

Appendix L: Proposed Public Participation Process

According to Section (2)(4)(f) and (o) of the National Environmental Management Act, 1998, Act 107 of 1998 (NEMA), the participation of all interested and affected parties (I&APs) in environmental governance must be promoted and all people must have the opportunity to develop the understanding, skills and capacity necessary for achieving equitable and effective participation, and participation by vulnerable and disadvantaged persons must be ensured. To give effect to the legislation and guidelines applicable to public participation as contemplated in Section 24J of the NEMA (Guidelines on public participation in terms of the NEMA EIA Regulations (Regulation 41), published by the DFFE in 2017), the public participation process entails the following:

Initial notice (40-day period):

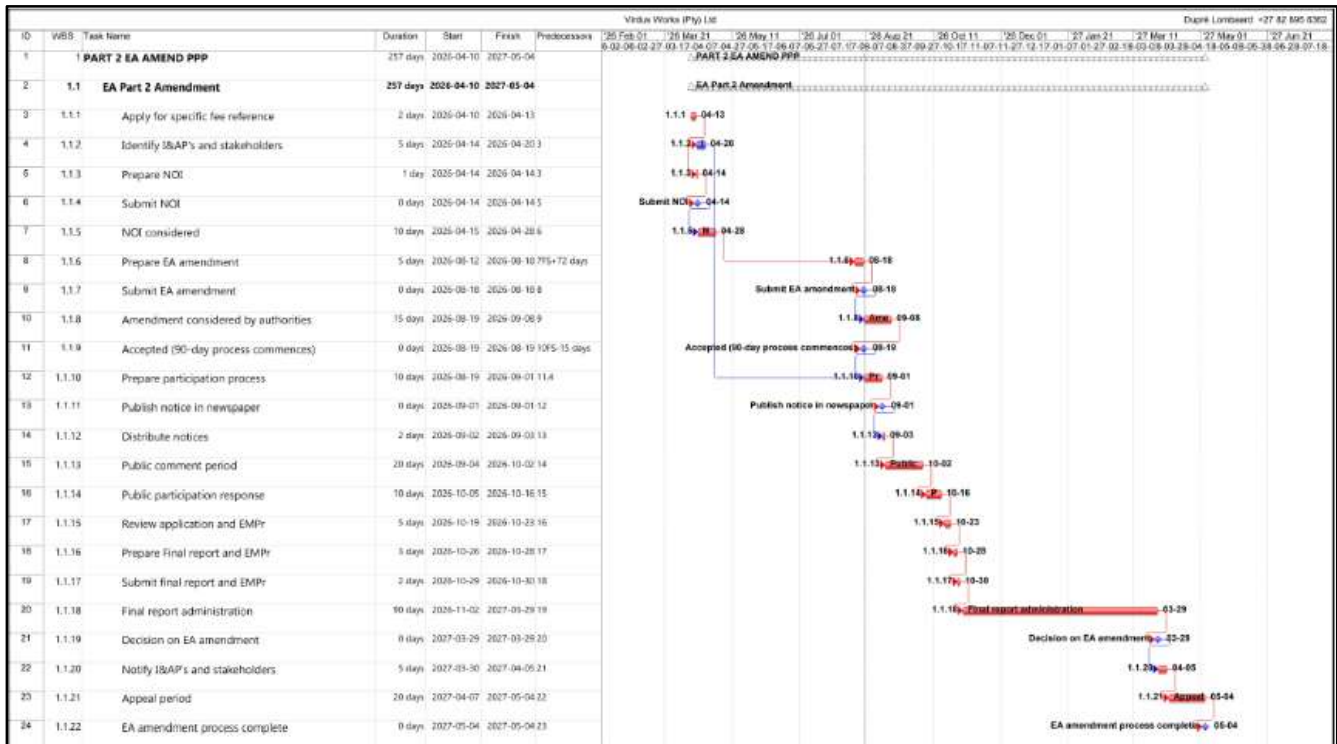
- An advertisement in the George Herald.
- Site notices displayed on the site street boundaries
- Email notices to potential Interested and Affected Parties (I&APs)(identified neighbours, community organisations, associations).
- Email notices to organs of state (local, provincial and national) with an interest in the matter.
- Email notice to ward councillor.
- Placing of a notice on the Virdus website and availability of a full copy of the application documents on the website and at any other appropriate venue.

Comment and response report:

- Compiled following the closure of the public comment period.
- Included in the final report submitted to the Competent Authority for decision-making.

Decision notice:

- Notice by email to all registered IAPs on receipt of a decision, with notification of right of appeal.



Appendix L1: Public notice in the media

**NOTICE OF PUBLIC PARTICIPATION PROCESS AND AVAILABILITY OF APPLICATION:
PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE (DEA&DP REF.
16/3/3/5/D2/19/0008/26)**

Notice is hereby given of a public participation process in terms of the National Environmental Management Act, 1998, Act 107 of 1998, (NEMA) regarding the proposed rezoning of Erf 28005 from business zone to general residential zone for its use for residential purposes. The property situated on the corner of Park and Platinum Road has an area of 5,6987 ha and forms part of the Eden Meander developments. The extent and description of the listed activity under Section A in the amended environmental authorisation for the development of Erf 28005, Portion 8 of the development approved on Portion 22 of Farm Kraai Bosch No. 195 and Erf 23333, George (16/3/1/5/D2/19/0021/12 issued on 26 February 2013) must be changed in order to allow for a four-storey residential development. Ownership of the property will also change and therefore the rights to the authorized activity must be transferred to a new owner.

Because the property is fully serviced and has rights for the development of business uses with coverage of 100% and a building height of two storeys, all of the original listed activities do not apply to the application. Only the following activity applies.

Government Notice No. R386 of 21 April 2006, Activity 13: The clearance of an area of 1 hectare or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation, except where such removal of vegetation is required for: (1) the undertaking of a process or activity included in the list of waste management activities published in terms of section 19 of the Notional Environmental Management: Waste Act, 2008 (Act No. 59 of 2008), in which case the activity is regarded to be excluded from this list. (2) the undertaking of a linear activity falling below the thresholds mentioned in Listing Notice 1 in terms of GN No 544 of 2010.	Government Notice No. R 327 of 07 April 2017, Activity 27: The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.	Activity is applicable. Erf is fully serviced but has been vacant and remained undeveloped since authorisation of the business use development in 2013. Natural vegetation has regrown on the property and needs to be cleared for the development to occur, whether for the authorised development or for the amended use.
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Dupré Lombaard (Mobile: +27 82 895 6362 (WhatsApp only) // Email: dupre.lombaard@virdus.com) of Virdus Works (Pty) Ltd has been appointed as the independent Environmental Assessment Practitioner (EAP) to undertake the environmental authorisation process on behalf of the applicant (Laritza Investments 183 (Pty) Ltd). Any person wishing to register, or participate in the process, or submit comments on the application, may submit written comments to the EAP via email. All correspondence must reference the subject and DEA&DP reference number and must include the name, address, preferred contact details, and sufficient details regarding the subject to permit a rational response.

The full application can be accessed on the Virdus website: <https://www.virdus.com/virdus-adverts->

[and-publications](#). If alternative access to the application is required, special arrangements can be made with the EAP or Nico Williams (Mobile: +27 76 564 8569 // E-mail: nico.williams@virdus.com). The application will be available for a period of 31 days for public access and comment, from 03 September to 05 October 2026. Virdus Works respects the right to privacy of all stakeholders (I&APs) and will comply with the requirements of the Protection of Personal Information Act, 2013, Act 4 of 2013. By registering as an I&AP and participating in the process, I&APs agree that their names, limited details, and comments may be made available in the public domain.

**KENNISGEWING VAN OPENBARE DEELNAME PROSES EN BESKIKBAARHEID VAN AANSOEK:
VOORGESTELDE HERSONERING EN VERANDERING VAN GEBRUIK OP ERF 28005, GEORGE
(DEA&DP VERW. 16/3/3/5/D2/19/0008/26)**

Hiermee word kennis gegee van 'n openbare deelname proses ingevolge die Wet op Nasionale Omgewingsbestuur, 1998, Wet 107 van 1998, (NEMA) rakende die voorgestelde hersonering van Erf 28005 vanaf sake sone na algemene woon sone vir die gebruik daarvan vir residensiële doeleindes. Die eiendom geleë op die hoek van Park- en Platinumweg het 'n oppervlakte van 5,6987 ha en vorm deel van die Eden Meander ontwikkelings. Die omvang en beskrywing van die gelyste aktiwiteit onder Afdeling A in die gewysigde omgewingsmagtiging vir die ontwikkeling van Erf 28005, Gedeelte 8 van die ontwikkeling goedgekeur op Gedeelte 22 van Plaas Kraai Bosch Nr. 195 en Erf 23333, George (16/3/1/5/D2/19/0021/12 uitgereik op 26 Februarie 2013) moet verander ten einde voorsiening te maak vir 'n vier-verdieping residensiële ontwikkeling. Eienaarskap van die eiendom sal ook verander en daarom moet die regte op die gemagtigde aktiwiteit aan 'n nuwe eienaar oorgedra word.

Omdat die eiendom ten volle gediens is en beskik oor regte vir die ontwikkeling van sakegebruik met dekking van 100% en 'n gebou hoogte van twee verdiepings, is al die oorspronklike gelyste aktiwiteite nie van toepassing op die aansoek nie. Slegs die volgende aktiwiteit is van toepassing.

Regeringskennisgewing Nr. R386 van 21 April 2006, Aktiwiteit 13:	Regeringskennisgewing Nr. R 327 van 07 April 2017, Aktiwiteit 27:	Aktiwiteit is van toepassing.
Die skoonmaak van 'n gebied van 1 hektaar of meer plantegroei waar 75% of meer van die plantegroiebedekking inheemse plantegroei uitmaak, behalwe waar sodanige verwydering van plantegroei vereis word vir: (1) die onderneming van 'n proses of aktiwiteit wat ingesluit is in die lys van afvalbestuur aktiwiteite wat gepubliseer is ingevolge artikel 19 van die Wet op Nasionale Omgewingsbestuur: Afval, 2008 (Wet Nr. 59 van 2008), in welke geval die aktiwiteit as uitgesluit van hierdie lys beskou word; (2) die onderneming van 'n lineêre aktiwiteit wat onder die drempels val wat in Lys kennisgewing 1 genoem word ingevolge Regeringskennisgewing Nr. 544 van 2010.	Die skoonmaak van 'n gebied van 1 hektaar of meer, maar minder as 20 hektaar inheemse plantegroei, behalwe waar sodanige skoonmaak van inheemse plantegroei vereis word vir— (i) die onderneming van 'n lineêre aktiwiteit; of (ii) onderhoud doeleindes wat onderneem word in ooreenstemming met 'n onderhoud bestuursplan.	Erf is volledig gediens, maar is leeg en onontwikkel sedert die magtiging van die sake gebruik ontwikkeling in 2013. Natuurlike plantegroei het op die eiendom hergroeï en moet verwyder word vir die ontwikkeling om plaas te vind, hetsy vir die gemagtigde ontwikkeling of vir die gewysigde gebruik.

Dupré Lombaard (Selfoon: +27 82 895 6362 (slegs WhatsApp) // E-pos: dupre.lombaard@virdus.com) van Virdus Works (Edms) Bpk is aangestel as die onafhanklike omgewings assesserings praktisyn (EAP) om die omgewingsmagtiging proses namens die aansoeker (Laritz Investments 183 (Pty) Ltd) te onderneem. Enige persoon wat wil registreer, of aan die proses wil deelneem, of kommentaar op die aansoek wil indien, kan skriftelike kommentaar per e-pos by die

EAP indien. Alle korrespondensie moet verwys na die onderwerp en DEA&DP verwysingsnommer en moet die naam, adres, voorkeur kontakbesonderhede en voldoende besonderhede rakende die onderwerp bevat om 'n rasonale reaksie moontlik te maak.

Die volledige aansoek kan op die Virdus-webwerf verkry word: <https://www.virdus.com/virdus-adverts-and-publications>. Indien alternatiewe toegang tot die aansoek vereis word, kan spesiale reëlins getref word met die EAP of Nico Williams (Selfoon: +27 76 564 8569 // E-pos: nico.williams@virdus.com). Die aansoek sal beskikbaar wees vir 'n tydperk van 31 dae vir openbare toegang en kommentaar, vanaf 03 September – 05 Oktober 2026. Virdus Works respekteer die reg op privaatheid van alle belanghebbendes (I&APs) en sal voldoen aan die vereistes van die Wet op die Beskerming van Persoonlike Inligting, 2013, Wet 4 van 2013. Deur as 'n I&AP te registreer en aan die proses deel te neem, stem I&AP's in dat hul name, beperkte besonderhede en kommentaar in die openbare domein beskikbaar gestel kan word.

Appendix L2: I&AP register

Salutation	Initials	Surname	Address_01	Address_02	Address_03	Address_0	Interest
	Cape	Nature	4th Floor, York Park Building	York Street	George	6530	
	BOCMA		101 York Street	George Central	George	6530	
The	Garden Route	District Municipality	54 York Street		George	6530	
The	George	Municipality	Environmental Services	82 Meade Street	George	6530	
The	Ward	Councillor (Sifiso Zakaria Ntondini)	71 York Street		George	6530	
The	CEO: Heritage	Western Cape	Protea Assurance Building	Greenmarket Square	Cape Town	8001	Case No: 28176SB0414
The	Regional Manager:	SANRAL	1 Havenga Street	Oakdale	Bellville	7530	
The	Road Use	Management	Chief Directorate Road Planning	9 Dorp Street	Cape Town	8001	
The	Builders	Warehouse	Shop 1, Eden Meander Lifestyle Centre	Knysna Road	George	6530	
The	Garden Route	Mall	N2 Highway & Knysna Rd		George	6529	
The	Blue Mountain Village	HOA	Blue Mountain Office Park	149 Park Rd	George	6539	
The	Property Manager	Eden Meander Lifestyle Centre		Knysna Road	George	6530	
The	Directors	Laritza Investments 183 (Pty) Ltd	PO Box 4628		George East	6539	
The	Blue Mountain Village	Retirement Estate	Blue Mountain Village	Park Road	George	6530	
The	Directors	Rainbow Place Properties 29 (Pty) Ltd	PO Box 4628		George East	6539	
The	Directors	Afrikaine (Pty) Ltd		Surfari Resort	Victoria Bay	6529	Erven 25485, 28678, 25484, 28677

Registration_01	Registration_02

Appendix L3: Public notice to I&APs

Virdus Works (Pty) Ltd (Reg. No. 2018/585747/07)

Development Management Consultants and
Environmental Assessment Practitioners

e • 11 Elektron Street, Techno Park, Stellenbosch, 7600, South Africa

Mobile: +27 82 895 6362

Email: dupre.lombaard@virdus.com



30 August 2026

«Interest»

«Salutation» «Initials» «Surname»

«Address_01»

«Address_02»

«Address_03»

«Address_04»

Per: «Registration_01» // «Registration_02»

Dear Sir / Madam Geagte Heer / Dame

**NOTICE OF PUBLIC PARTICIPATION PROCESS AND AVAILABILITY OF APPLICATION:
PROPOSED REZONING AND CHANGE OF USE ON ERF 28005, GEORGE (DEA&DP REF.
16/3/3/5/D2/19/0008/26)**

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Government Notice No. R386 of 21 April 2006, Activity 13:	Government Notice No. R 327 of 07 April 2017, Activity 27:	Activity is applicable.
The clearance of an area of 1 hectare or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation, except where such removal of vegetation is required for: (1) the undertaking of a process or activity included in the list of waste management activities published in terms of section 19 of the Notional Environmental Management:	The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or (ii) maintenance	Erf is fully serviced but has been vacant and remained undeveloped since authorisation of the business use development in 2013. Natural vegetation has regrown on the property and needs to be cleared for the development to occur,

Date: 27 August 2026

Waste Act, 2008 (Act No. 59 of 2008), in which case the activity is regarded to be excluded from this list. (2) the undertaking of a linear activity falling below the thresholds mentioned in Listing Notice 1 in terms of GN No 544 of 2010.	purposes undertaken in accordance with a maintenance management plan.	whether for the authorised development or for the amended use.
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KENNISGEWING VAN OPENBARE DEELNAME PROSES EN BESKIKBAARHEID VAN AANSOEK: VOORGESTELDE HERSONERING EN VERANDERING VAN GEBRUIK OP ERF 28005, GEORGE (DEA&DP VERW. 16/3/3/5/D2/19/0008/26)

Hiermee word kennis gegee van 'n openbare deelname proses ingevolge die Wet op Nasionale Omgewingsbestuur, 1998, Wet 107 van 1998, (NEMA) rakende die voorgestelde hersonering van Erf 28005 vanaf sake sone na algemene woon sone vir die gebruik daarvan vir residensiële doeleindes. Die eiendom geleë op die hoek van Park- en Platinumweg het 'n oppervlakte van 5,6987 ha en vorm deel van die Eden Meander ontwikkelings. Die omvang en beskrywing van die gelyste aktiwiteit onder Afdeling A in die gewysigde omgewingsmagtiging vir die ontwikkeling van Erf 28005, Gedeelte 8 van die ontwikkeling goedgekeur op Gedeelte 22 van Plaas Kraai Bosch Nr. 195 en Erf 23333, George (16/3/1/5/D2/19/0021/12 uitgereik op 26 Februarie 2013) moet verander ten einde voorsiening te maak vir 'n vier-verdieping residensiële ontwikkeling. Eienaarskap van die eiendom sal ook verander en daarom moet die regte op die gemagtigde aktiwiteit aan 'n nuwe eienaar oorgedra word.

Omdat die eiendom ten volle gediens is en beskik oor regte vir die ontwikkeling van sakegebruike met dekking van 100% en 'n gebou hoogte van twee verdiepings, is al die oorspronklike gelyste aktiwiteite nie van toepassing op die aansoek nie. Slegs die volgende aktiwiteit is van toepassing.

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Appendix L4: Site notices

**KENNISGEWING VAN OPENBARE DEELNAME PROSES EN BESIKBAARHEID VAN AANSOEK: VOORGESTELDE HERSONERING EN VERANDERING VAN GEBRUIK OP
 ERF 28005, GEORGE (DEA&DP VERW. 16/3/3/5/D2/19/0008/26)**

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Notice is hereby given of a public participation process in terms of the National Environmental Management Act, 1998, Act 107 of 1998, (NEMA) regarding the proposed rezoning of Erf 28005 from business zone to general residential zone for its use for residential purposes. The property situated on the corner of Park and Platinum Road has an area of 5,6987 ha and forms part of the Eden Meander developments. The extent and description of the listed activity under Section A in the amended environmental authorisation for the development of Erf 28005, Portion 8 of the development approved on Portion 22 of Farm Kraai Bosch No. 195 and Erf 23333, George (16/3/1/5/D2/19/0021/12 issued on 26 February 2013) must be changed in order to allow for a four-storey residential development. Ownership of the property will also change and therefore the rights to the authorized activity must be transferred to a new owner.

Because the property is fully serviced and has rights for the development of business uses with coverage of 100% and a building height of two storeys, all of the original listed activities do not apply to the application. Only the following activity applies.

Government Notice No. R386 of 21 April 2006, Activity 13: The clearance of an area of 1 hectare or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation, except where such removal of vegetation is required for: (1) the undertaking of a process or activity included in the list of waste management activities published in terms of section 19 of the Notional Environmental Management: Waste Act, 2008 (Act No. 59 of 2008), in which case the activity is regarded to be excluded from this list. (2) the undertaking of a linear activity falling below the thresholds mentioned in Listing Notice 1 in terms of GN No 544 of 2010.	Government Notice No. R 327 of 07 April 2017, Activity 27: The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.	Activity is applicable. Erf is fully serviced but has been vacant and remained undeveloped since authorisation of the business use development in 2013. Natural vegetation has regrown on the property and needs to be cleared for the development to occur, whether for the authorised development or for the amended use.
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Dupré Lombaard (Mobile: +27 82 895 6362 (WhatsApp only) // Email: dupre.lombaard@virdus.com) of Virdus Works (Pty) Ltd has been appointed as the independent Environmental Assessment Practitioner (EAP) to undertake the environmental authorisation process on behalf of the applicant (Laritz Investments 183 (Pty) Ltd). Any person wishing to register, or participate in the process, or submit comments on the application, may submit written comments to the EAP via email. All correspondence must reference the subject and DEA&DP reference number and must include the name, address, preferred contact details, and sufficient details regarding the subject to permit a rational response. The full application can be accessed on the Virdus website: <https://www.virdus.com/virdus-adverts-and-publications>. If alternative access to the application is required, special arrangements can be made with the EAP or Nico Williams (Mobile: +27 76 564 8569 // E-mail: nico.williams@virdus.com). The application will be available for a period of 31 days for public access and comment, from 03 September to 05 October 2026. Virdus Works respects the right to privacy of all stakeholders (I&APs) and will comply with the requirements of the Protection of Personal Information Act, 2013, Act 4 of 2013. By registering as an I&AP and participating in the process, I&APs agree that their names, limited details, and comments may be made available in the public domain.

Appendix L5: Public responses

Appendix L6: Comment and response report