

# Annexure 36

Minutes of Pre-  
Application  
Consultation 25<sup>th</sup>  
November 2024

## MEETING NOTES: SECTION 53 PRE-APPLICATION CONSULTATION

### CAPE WINELANDS AIRPORT:

<b>Meeting date:</b>	25 November 2024
<b>Time:</b>	10:30 –13:00
<b>VENUE:</b>	TEAMS
<b>Attendees:</b>	<p>PROVINCIAL OFFICIALS:</p> <p>Johann De Jongh (DEA&amp;DP, Development Management)</p> <p>Helene Janser (DEA&amp;DP, Development Management)</p> <p>Dalene Groenewald (DEA&amp;DP, Development Management)</p> <p>Cor van der Walt (Western Cape Department of Agriculture)</p> <p>Bandile Ngcolomba (Department of Economic Development &amp; Tourism)</p> <p>Ilse van Schalkwyk (Department of Economic Development &amp; Tourism)</p> <p>Marek Kedzieja (DEA&amp;DP, Spatial Planning)</p> <p>Natasha Bieding (DEA&amp;DP, EIA Component)</p> <p>Barend du Preez (Western Cape Infrastructure, Road Use Management)</p> <p>CONSULTANT TEAM:</p> <p>Japie Hugo (Town Planner)</p> <p>Johan Brink (Innovative Transport Solutions)</p> <p>Adele Klingenberg (Cape Winelands Airport)</p> <p>Amanda Fritz-White (PHS Consulting)</p> <p>Deon Cloete (Cape Winelands Aero)</p> <p>Nick Ferguson (Cape Winelands Aero)</p>
<b>File reference:</b>	15/3/2/12/BC5/N (preliminary file ref.)

ITEM	DISCUSSIONS AND ACTIONS	Responsible person
1.	<p><b>WELCOME</b></p> <p>Johann welcomed everyone to the meeting.</p>	Johann de Jongh
2.	<p><b>OVERVIEW</b></p> <p>Introduction presentation.</p>	Japie Hugo (Consultant Team)

3.	<p><b>DISCUSSION</b></p> <ul style="list-style-type: none"> <li>o Formal discussion required amongst developer/consultant team and respective municipalities regarding the proposed name of the airport. The name needs to comply with the Provincial Geographic Names Committee and international guidelines for naming.</li> <li>o What are the timelines for the airport in respect of international flights and for the other land uses, such as the hotel and conference facilities in particular. Are there details available on the number of beds and conferences proposed.</li> <li>o The application for the international license will be lodged with the National Department of Transport this week. Hope to have all approvals in place towards the end of 2025. Essentially looking at a two-year build program (ending 2027/beginning 2028).</li> <li>o The first land uses would be around logistics, warehousing and cold storage and the hotel would only be considered when passenger numbers exceed 2.5 million at the end of the first stage.</li> <li>o The trigger for the Section 53 application is the impact the proposed development will have on agriculture. Clarity is required on the proposed land uses surrounding the airport and the associated pressure that this would place on agriculture. Do not want to see competing rights being established on abutting agricultural land by speculators.</li> <li>o Some of the facilities (logistics, warehousing and cold storage) will be accommodated on site, but will predominantly be located outside the property, in line with the Municipal SDF.</li> <li>o There has been on-going consultation with the surrounding farmers and farmer's associations, who have been supportive of the proposals. There has been no indication of any of the surrounding farmers creating competing rights.</li> <li>o Would welcome the consolidation of abutting agricultural land portions.</li> <li>o The Department of Agriculture does not like to give away water earmarked for agricultural use to industrial or any other type of development. Is there any water registered on the farms?</li> <li>o There is only dryland cultivation on the properties, with no irrigation water. There is a General Authorisation for small quantities for animal and domestic drinking water.</li> <li>o How does the noise impact the adjacent poultry farms?</li> </ul>	<p>Marek Kedzieja</p> <p>Ilse Van Schalkwyk</p> <p>Consultant Team</p> <p>Consultant Team</p> <p>Cor van der Walt</p> <p>Consultant Team</p> <p>Consultant Team</p> <p>Cor van der Walt</p> <p>Cor van der Walt</p> <p>Consultant Team</p> <p>Cor van der Walt</p>
----	--	--

	<ul style="list-style-type: none"> <li>o All the impacts to the surrounding poultry farms are addressed in the EIA documentation, not only in terms of noise, but also air quality and light.</li> <li>o The latest Northern District Spatial Plan earmarks the areas from the airport and between the railway line and Klipheuwel Road for industrial use, which would include the County Chicken site.</li> <li>o Expressed concern with regards future expansion onto the adjoining Farm to the north.</li> <li>o The Blanckenberg family were not opposed to the proposed development but would like to retain their property for agricultural purposes. They were amenable to having lights installed on their property for improved security.</li> <li>o Rural safety is a ministerial priority. The consultant team has met with all neighbouring farmers and local community policing forums and hope to improve security and be more cost effective.</li> <li>o Suggestion from the Western Cape Department of Agriculture is to create two separate land portions (airport and consolidated agricultural land unit), which will be easier to manage. The National Department of Agriculture may also insist on a subdivision, as the Transport zoned portion will need to be removed from the Agricultural Land Register.</li> </ul>	<p>Consultant Team</p> <p>Consultant Team</p> <p>Cor van der Walt</p> <p>Consultant Team</p> <p>Consultant Team</p> <p>Cor van der Walt</p>
4.	<p><b>WAY FORWARD</b></p> <ul style="list-style-type: none"> <li>o Only submit Section 53 application once final EIR has been submitted, together with additional studies.</li> <li>o The EIA draft report is out for comment until 13 December. There is an additional public consultation planned for early 2025, with the submission date being 21 February 2025. Specialist studies (impact or risk assessments) have been completed.</li> <li>o Any application to the National Department of Agriculture would preferably only be submitted after the By-Law process has been concluded.</li> <li>o The Directorate Development Management will provide ongoing guidance throughout the LUPA application process to the Consultant Team.</li> </ul>	<p>Johann de Jongh</p> <p>Adele Klingenberg (Consultant Team)</p> <p>Consultant Team</p> <p>Johann de Jongh</p>
5.	<p><b>CLOSURE</b></p> <p>Johann closed the meeting at 13h00.</p>	