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Appendix F: Draft BAR – Public Participation Report

PROPOSED MEDIUM TO HIGH DENSITY RESIDENTIAL DEVELOPMENT ON RE / ERF 2074, MARINE WAY,
BITOU LOCAL MUNICIPALITY, WESTERN CAPE

This document records the details of the public participation process and records any comments received from Interested and Affected Parties (IAPs) in terms of the EIA regulations of the National Environmental Management Act (Act 107 of 1998) as well as the responses provided by the Environmental Impact Assessment Practitioner and the proponent.

A public participation process is being carried out in accordance with Section 24J of the NEMA; the following activities have been carried out:

- Submission of Notice of Intent and accompanying Screening Tool Report and Site verification report to the competent authority, Department of Environmental Affairs and Development Planning (DEADP) on 27 June 2024.
- Notice of proposed application for EA and registration of IAPs:
 - Placing two posters close to the site to inform the public of the process.
 - o Emailing notice to organs of state, landowners and potential IAPs
 - o Placing an advertisement in the KNYSNA PLETT HERALD on Thursday 4 July 2024
- Allowing for a 30-day registration and initial comment period on Notice;
 - Registration of IAPs: 4 July 4 August 2024
- Background information document (BID) provided to registered IAPs
- Record of registration and comments received in response to the notices and BID

The draft basic assessment report (BAR) will be distributed to registered IAPs for a 30-day review and comment period.

All comments received as well as responses provided by the Environmental Impact Assessment Practitioner and the proponent will be recorded throughout the process. Comments will be addressed in the assessment process.

See the following attached appendices for details of public participation activities carried out:

- Annexure E1: Notices, BID, Adverts and Background information document
- Appendix E2: Full Register of interested and affected parties
- Appendix E3: Registrations, Comments and Responses



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Comments and Response Report, 6 August 2024

Name	Date of comment / registration	COMMENTS	Date of response	RESPONSE
Barbara Price Hughes	10 August 2024	Objection: I am familiar with the history of the property and recall that the earlier proposal before 2008 when I bought my house, was turned down by the municipality because of the lack of services in this area. Since then the owner, now deceased, rezoned as agricultural and planted pine trees, which burnt in a fire in 2013. Mr De Vos then got permission to build an off the grid house facing down Piesang Valley, which was never completed because he died. I don't think anything has changed since then except the area has developed further as res 1 stands have been built on. My property borders the southern side of the property, erf 2816 on Raven Place, next to one of the access gates. My house and its value will be affected by increased traffic flow. The proposal of 230 units will change the nature of the established area known as 'Cutty Sark' by the locals, as its a low traffic area where people allow their children to walk and ride bicycles, walk the dogs etc. The roads are quite narrow and there are issues already where cars park on the road as there's insufficient verge to park on. There are several tight corners and a blind corner. It's unlikely that Marine Way will cope with the increase too, its got a great deal busier as Plett has filled up. Another circa 200 cars needing access daily would require a serious upgrade. I am not sure of the fynbos damage that the development will do - after the 2013 fire and removal of the pine trees, the fynbos regrew and was particularly beautiful, the owner refused to keep clearing exotic trees regrowth however. So it's got too many exotic saplings which impact the fynbos. Kindly give my objection to a high-density development where there is inadequate sewerage, water and electricity capacity already, plus is an established low traffic area.	11 August 2024	Thank you for your comments. I will register you as an interested / affected party and include your comments in the draft basic assessment.
Joshua Rosslee	7 August 2024	 looking at purchasing a property on Cutty Sark Drive near where the road ends at the vacant portion/s planned for development and access (as we understand it) from the circle on the N2. 	8 August 2024	Attaching the background information document for the proposed development which will provide you with additional information.

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Name	Date of comment / registration	COMMENTS	Date of response	RESPONSE
		 I am confused as to a) whether or not this is Thulana Ext whatever or 2) if this another development project entirely. I also cannot grasp a clear picture of where in relation to our proposed purchase this development will be. Would hate to purchase a house that is currently on a quiet street which becomes an access point for a new development - an emergency access is one thing but a builders/trades/resident's entrance is quite another. input on possible timeframes would also be greatly appreciated 		The traffic impact assessment and bulk services report is still required for the project. I will add you to the interested / affected parties register and send you the draft basic assessment report for a 30 day comment and review period; you will also receive all related information related to the assessment process.
Simone van der Walt	5 August 2024	I am one of the residents on the property Fynbosrant and would like to be included in the communications or any shared information regarding the development of the property. I'd like to know the plans in order to be prepared on my end in regards to the when the development begins and for the welfare of my family (how much time we have to relocate etc). Yes, I am residing on the property. I am in the second house, not the heritage building.	5 August 2024	Please confirm you are currently residing on Erf 2074 to add you to correct IAP register and provide you with the correct information.
Linda Hore	5 August 2024	Objection to the development of ERF: 2074 4 main objections as follows: Water scarcity: Power Infrastructure Sewage/effluent processing and infrastructure Solid Waste disposal. Water Scarcity and restrictions thereof: Plett's Bulk Water Resources 1. Keurbooms River (source of most of our water) \ 2. Desalination Plant (small 2 Ml/d - expensive to operate – usually only during peak demand) 3. Roodefontein Dam (very small allocation to Plett – only 150 000 Ml/a) Below images are the increased demand for water over the past 15 years:	5 August 2024	Thank you for your comments and relevant information regarding the proposed residential development on Erf 2074. I am almost finished the draft basic assessment report to distribute for a 30-day review and comment period. I will add your comments to the draft report.

Name	Date of comment /	COMMENTS								Date of	RESPONSE
	registration									response	
		Table 2.3.11	istoric Raw Water Abs	traction S	ımmarı -	July 2006	to lune 2	022			
		Town	Source Source	Tuction 30	anning y	aw Wate	Abstract	tion (ML/	a)		
		Town	Source	06/07	11/12	16/17	18/19	19/20	20/21		
		AND REAL PROPERTY.	Keurbooms River	1 781	2 287	2 438	3 195	3 105	3 728		
		Diettenhore	Roodefontein Dam	1 626	249	375	89	253	133		
		Plettenberg	Boreholes	0	0	0	228	86	0		
		Bay		0	253	271	247	303	0		
		Control of the Contro	Desalination	3 407	2 789	3 084	3 759	3 747	3 861		
		Subtotal	Boreholes	0	1	6	2	1	4		
		Harkerville	Borenoles	0		6	2		4		
		Subtotal	Wit River	126	137	172	8	58	169		
		Kurland	Boreholes	0	0	0	188	165	65		
			borenoies	126	137	172	196	223	234		
		Subtotal	Conet Bisses	85	58	48	76	79	84		
		Nature's	Groot River	00	30	40	70	13	04		
		Valley		85	58	48	76	79	84		
		Subtotal Bitou Total (M		3 619	2 984	3 309	4 034	4 050	4 184		
		Bitou Total (IV	-/a)	3013	2.304	3,303		S) III A Bridge Bridge	A CONTRACTOR OF THE PARTY OF TH		
		4 500 4 000 3 500 3 500 2 500 2 500 1 500	Historic Water Use (Trea		oric Linear Grow 74883 kL/a		c Water Use (All Historic Expone		Drough periods at Growth = 4.9%		
			last 5 years the waten breached, there	ter cut of	Time:		t water f		2006 2010 2011 2012		

Name	Date of comment / registration	COMMENTS	Date of response	RESPONSE
		2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5		
		Historic Flow in Keurbooms River illustrating cut-off at 300 l/s (q	
		"If in the opinion of the municipality the consumption of water by a consumer adversely affects the supply of water to another consumer, it may apply such restrictions as it may deem fit to the supply of water to the first mentioned consumer in order to ensure a reasonable supply of water to the other consumer and will inform that consumer of such restrictions." Above statement is from the municipal by-laws effectively restricting flow to users if the demand "balance" supply to other users — this should be considered when undertaking new developments on the current "users" in the immediate vicinity. To allow a new property development for large scale housings should not be permitted due to the impact of the low water reserves, current infrastructure with regards to water supply and treatment and the impact on the current Plettenberg bay community until such time as the water availability can be increased on an on going basis to have availability for the additional proposed developments.		
		Power Infrastructure Currently the infrastructure is sufficient, yet aging, for the residents on Marine way near the shell service station. Yet there have been instances where the local sub station has been overloaded and phases have dropped and fuses have blown.		

Name	Date of comment /	COMMENTS	Date of	RESPONSE
	registration	Likely a new upgraded substation will be required, where will the funds come from for	response	
		this upgrade, and how long will the local users be affected in this upgrade. This		
		information is required to facilitate the objection to this development.		
		Below details show demands and investments required by the municipality in order to		
		have sufficient supply and infrastructure to supply power for future developments.		
		INFRASTRUCTURE 1 - ELECTRICITY		
		Grid - in good condition		
		The big Issue - ESKOM load shedding		
		Peak Demand - 27MVA, constant for 9 years		
		Increasing population - Consumption will rise		
		Copital investment in Grid planned - R237m before 2040		
		Alternative Energy		
		Bitou - Installed Solar capacity about 1,07 MW and growing Solar - limited impact on maximum demand, but reduces		
		sales to consumers		
		Increasing use of solar and batteries by consumers will reduce Bitou revenues further.		
		Energy Transition (Solar, Waste to Energy) programme needs to be implemented by Bitou		
		Sewage and effluent services:		
		Currently the Gasnvlei WWTW is at capacity and at times overflows into the estuaries. This infrastructure capacity and the effects of an additional 300 residences shall have		
		to be studied in order to make an educated decision before the developer is given		
		authority to continue with the project.		
		Due to the topography of Thulana hills estate, much of the effluent is stored in a		
		temporary vessel and pumped North back to gravity return sewage ways, This unit		
		has to have a standby diesel generator for load shedding and power supply		
		interruptions. In the event the effluent cannot be pumped away, the spill effect is dire		
		and could contaminate the Piesang river and desalination water source.		
		Therefore a detailed study and risk mitigation exercise should be undertaken before		
		allowing a development of this size to continue:		

Name	Date of comment /	COMMENTS	Date of	RESPONSE
	registration		response	
		INFRASTRUCTURE 2 - SEWAGE SYSTEM		
		 70 sewage pump stations with standby generators, well maintained. Upgrades being implemented 		
		 5-10 sewer blockages/overflows daily, (root ingress and sabotage). Most cleared within 24 hours - very efficient. Appreciate workers efforts. 		
		 Gansevlei WWTW serves all of Plett. Near design capacity at peak periods. Expansion is necessary 		
		 Consultant appointed to assess expansion for anticipated load increase. 		
		Government grant funding needs to be procured urgently		
		Influent sampling systems need upgrading		
		 Upgrading of the Kurland WWTW is to commence in the new financial year 	1	
		Solid waste disposal: Currently all the waste is collected and sorted and trucked to Mossel bay waste facility. With an additional 300 units, what will the impact be on these services and the fleet of trucks required to remove this waste. Also addressing long term planning for more efficient ways at disposing of waste. This should form part of the proposal from the developer to ensure that their responsibilities to the local community and eco-system is undertaken and managed.		
		INFRASTRUCTURE 3 - SOLID WASTE DISPOSAL		
		Past 3 years difficult - excess waste at Transfer Station		
		Need to transport waste to Mossel Bay using old, undermaintained equipment Recent Improvements - purchase of new vehicles and		
		equipment - more is required. High cost - improve recycling and reduce waste With population increase, requires better management, procurement, maintenance and sufficient equipment.		
		PetroSA landfill replaced by new facility, but delays implementation.		
		Woste to energy to be investigated. If feasible, a long-term solution Tribute to "Keep Plett Clean" volunteers		

Name	Date of comment / registration	COMMENTS	Date of response	RESPONSE
Susan Hall Group Chartered Accountant Sugar Sweet Props 26 (Pty) Ltd	25 July 2024	We are the current land owners of phase 2 Thulana Hill, Marine Way, Plettenberg Bay, which is the direct neighbour of Erf 2074. We therefore hereby request you to register Sugar Sweet Props 26 (Pty) Ltd as an Interested and Affected party in this proposed development of Erf 2074. Bitou LM have made it conditional for the approval of phase 2 (102 units) at Thulana Hill, that access is through Erf 2074.	25 July 2024	Thank you for your comment
Chantel Yeates	4 July 2024	My mom owns a unit at Thulana Hill, next door to Erf 2074. Could you please send us further information regarding this proposed development.	4 July 2024	Yes certainly. I have attached a background information document for your review and comment. The information is also available at: www.ecoroute.co.za Could you please send me your moms contact name and details and I can add her to the Interested and Affected party (IAP) registration list.
Derek Lake	4 July 2024	I have two comments wrt to the above development 1,) The water pressure in Cutty Sark Avenue is already low at 190 kPa. Any development on Erf 2074 must supplement the water supply and not make the current situation any worse 2.) Cutty Sark Avenue is currently a Cul de Sac with a locked gate between it's western end and Erf 2074. Further the current road is narrow with no or road stopping or parking which is totally unsuitable for heavy traffic. Therefor please do not allow construction or residential access from the western end of Cutty Sark into Erf 2074. This should only be allowed from the main entrance in Marine Way	4 July 2024	I will forward these to the planning team (engineers and town planning). There will also be a Tra②ic impact assessment carried out and will therefore send your comments to the traffic engineer. I am not sure if you have received the Background Information Document and relevant appendices. I am attaching to this email to provide you with additional information.
Jenny Gerhard – Holiday Plett	5 July 2024	Registration: Managing agents of Thulana Hill, request to register. Include chairlady in all correspondence.	5 July 2024	Thank you for your registration. I am attaching a background information document. Please review and provide any comments / concerns for inclusion into the assessment process.
Keith Lurie	5 July 2024	Please register me as an IAP	5 July 2024	Noted, I will add you to the IAP database. Please find Background information attached if you haven't yet received.

Name	Date of comment /	COMMENTS	Date of	RESPONSE
	registration		response	
				The draft BAR will be made available for a comment and review period of 30 days.
PW Serfontein	5 July 2024	Registration - I am a member and permanent occupent of Thulana Hill, the adjacent property to Erf 2074, that will be directly affected by the proposed development.	5 July 2024	Thank you for your email, you have been registered as an I&AP. Thank you for your participation in the process. The background information is attached if you have not yet received a copy.
Stuart Comline - Plettenberg Bay Ratepayers and Residents Association,	3 July 2024	Registration as IAP. Organisation monitors all new developments within the Bitou Municipality on behalf of residents of the town and its members. Kindly provide us with any information on the proposed development on Erf 2074 Plettenberg Bay.	4 July 2024	Thank you for the email. Plettenberg Bay Ratepayers and Residents' Association has been registered for Attaching the background information which outlines the proposed development and environmental sensitivities identified to date. Please submit any initial comments / concerns by 3 August for inclusion into the pre- application draft basic assessment report (BAR).
Stuart Comline - Plettenberg Bay Ratepayers and Residents Association,	4 July 2024	Could you please clarify; Is Erf 2074 still zoned as Agriculture? If so, when do you anticipate applying for Rezoning? Have you or the developers had any communication with Bitou Municipality, Town planning Department?	4 July 2024	Current zoning is Agriculture 1 (Bitou Zoning Scheme). Proposed to rezone to "General Residential II" Discussions between the planning team and the municipality have taken place over time. Rezoning application submitted once specialist studies completed, and comments addressed; these will determine any changes. Planning Space Garden Route (Pty) Ltd have been appointed to prepare the required Town Planning Report. Attached updated BID with appendices.

Name	Date of comment /	COMMENTS	Date of	RESPONSE
Emillion 1	registration	The CAUDIC gallery consists the group in disease of the state of the s	response	Natad Palacentals 11 111
Emily-Jane	8 October 2024	The SAHRIS palaeo-sensitivity map indicates that the property is of high		Noted. Palaeontologist will carry out
Vowles		palaeontological sensitivity. I would like to request that you consult a palaeontologist		required compliance statement.
Heritage		for comment on the sensitivity to determine whether a Palaeontological Impact		
Officer		Assessment is required before the development can be approved by Heritage		
HWC	40.4	Western Cape.	40.4	
Megan	13 August 2024		13 August	Thank you for your comments. I will
Simons		CapeNature would like to thank you for the opportunity to review the above report.	2024	include them in the basic assessment
Manager		Please note that our comments only pertain to the biodiversity related impacts and		report
(Conservatio		not to the overall desirability of the application. CapeNature wishes to make the		
n		following comments:		
Intelligence)		According to the Western Cape Biodiversity Spatial Plan (Pool-Stanvliet et.al. 2017)1		
Cape Nature		the property has Critical Biodiversity Areas (CBA 1: Terrestrial) to the south, a slither		
		of Ecological Support Areas (ESA 1: Aquatic and ESA 2: Degraded) along the south-		
		western boundary, and the remainder of the property has Other Natural Areas. The		
		property does not have any freshwater features and is within a FEPA river corridor to		
		the south.		
		According to Vlok and de Villiers (2007)2 fine scale vegetation maps the area is		
		described as Roodefontein Grassy Fynbos and Piesang River Fynbos-Forest. According		
		to the National Biodiversity Assessment (Skowno et al. 2018)3 the vegetation unit is		
		South Outeniqua Sandstone Fynbos which is Least Concerned (SANBI 2022)4.		
		Following a review of the Site Sensitivity Verification Reports, CapeNature wishes to		
		make the following comments:		
		1. The development footprint is mostly within Other Natural Areas (ONA).		
		Although ONAs are not prioritised, they are still an important part of the natural		
		ecosystem. Thus, the objectives of ONA are to:" Minimize habitat and species loss and		
		ensure ecosystem functionality through strategic landscape planning. Offers flexibility		
		in permissible land-uses, but some authorisation may still be required for high-impact		
		land-uses." (Pool-Stanvliet et.al. 2017).		
		2. In terms of section 15(1) of the National Forests Act5, no person may cut,		
		disturb, damage, or destroy any protected tree or possess, collect, remove, transport,		
		export, purchase, sell, donate or in any other manner acquire or dispose of any		
		protected tree except under a license granted by the Minister. Therefore, CapeNature		
		recommend the department of Forestry, Fisheries, and Environment provide		
		comments for this application.		
		3. CapeNature reminds the applicant that all endangered species or protected		
		species listed in Schedules 3 and 4 respectively, in terms of the Western Cape Nature		
		Conservation Laws Amendment Act, 2000 (Act No. 3 of 2000) may not be picked or		
		removed without the relevant permit, which must be obtained from CapeNature.		

4. The site verification for the Terrestrial Animal Species is High for the entire property and the southern part has a High Plant Species Rating. It is therefore unfortunate, that this property is the last remaining natural fynbos habitat which provides refuge for animal species. 5. Housing infrastructure is generally not compatible in conserving fynbos (Helme et al. 2006). CapeNature does not support any development to the south in the CBA which has pristine fynbos. Furthermore, we recommend reducing the development footprint to relieve pressure on natural habitat and ecological processes. 6. In the Terrestrial Biodiversity and Plant Species Site Sensitivity Verification report the specialist mentioned the fynbos to the south is unique, pristine and can be an important habitat for certain species thus this section must be buffered by an area of natural habitat. 7. CapeNature does not support development on steep slopes with a gradient that is greater than 1:4. The geology could become unstable during vegetation removal and heavy rainfall events may also exacerbate the soil condition. 8. The specialist mentioned in the Terrestrial Animal Site Sensitivity Verification report that the property contains suitable habitat for Aloeides publical furtorials (Near Threatened) and Aloeides thyra orientis (Fandangered). Therefore, we recommend that the EAP consult an entomologist with knowledge and experience of butterfiles. CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received. DEADP Coastal Managemen 1 Unit 1 on RE/Erf 2014 with an estimated 230 units with supporting services and infrastructure including access roads; internal roads, sewage, electric, water reticulation systems; storm water management from the following comment and severals and infrastructure including access roads; internal roads, sewage, electric, water reticulation systems; storm water management structures as well as parking bays. The property is situ	Name	Date of comment /	COMMENTS	Date of	RESPONSE
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t support areas in the southernmost portion of the subject property in accordance to	_				
Department of the Western Cape Biodiversity Spatial Plan (2017). 2.1.3. The southern portion of Erf RE/2074 is located within the coastal protection	•				
Environment zone ("CPZ") as such, Section 63 of the NEM: ICMA must be considered where an	_				
al Affairs authorisation is required in terms of Chapter 5 of the NEMA. Furthermore, Section 62					
and of the NEM: ICMA obliges all organs of state that regulates the planning of land to			ļ ,		
apply that legislation in a manner that gives effect to the purpose of the CPZ. As such,					

Name	Date of comment /	COMMENTS	Date of	RESPONSE
	registration		response	
Developmen		Section 63 of the NEM: ICMA should be considered by local authorities for land use		
t Planning		decision making in order to comply with Section 63. The SD: CM notes from the layout		
Western		designs of Appendix C that no development is proposed for this specific portion of the		
Cape		subject property.		
Government		2.1.4. The SD: CM confirms that the subject property appropriately falls landward of		
		the Garden Route District coastal management line ("CML") and outside the estuarine		
		functional zone ("EFZ") which equates to the 5m contour. The applicant also		
		adequately considered the proposed development in relation to the Piesang River		
		Estuary and the SD: CM is of the opinion that the proposed development will not		
		comprise the ecological functioning of the estuary. Furthermore, the Aquatic Compliance Statement Report (2024) has recommended a 48m buffer for the		
		adjacent drainage line which is aligned with the south-western boundary of Erf		
		RE/2074.		
		2.1.5. The proposed development also aligns with Priority Area 1: Social & Economic		
		Development, of the Western Cape Provincial Coastal Management Programme		
		(2022-2027).		
		2.1.6. Based on the information provided and all the abovementioned items, the SD:		
		CM does not object to the proposed development on Erf RE/2074, provided that all		
		relevant mitigations measures as stipulated in the Environmental Management		
		Programme are strictly adhered to.		
South	11 July 2024	A formal obstacle assessment must be conducted to determine if the proposed	11 July	Thank you for your comment.
African Civil	-	residential development will impact flight safety due to its close proximity to	2024	
Aviation		Plettenburg Bay Airport. Kindly note that the SACAA has transferred all obstacle		
Authority		assessments and applications responsibilities to Air Traffic and Navigation Services		
(SACAA)		(ATNS) as published on the SACAA website:		
Pamela		www.caa.co.za/industryinformation/obstacles/ .The list and contact details of the		
Madonda		approved obstacles assessment services providers can be obtained from the CAA		
Aviation		website: www.caa.co.za . You are recommended to notify the Plettenburg Bay Airport		
Environment		for their comments and inputs.		
al				
Compliance				
Department	45.1.1.2224		45.1	
Obstacles	15 July 2024	This is to acknowledge that ATNS has received your query.	15 July	Could you please assist with further
evaluation		We would have to conduct relevant assessments to evaluate whether the proposed	2024	details on an obstacle assessment
team /		Structure will affect the safety of flight for aerodromes in close vicinity as well as		required as requested by SACAA in
Obstacles /		communication, navigation, and surveillance (CNS) equipment.		response to a proposed residential
Winne		Kindly note that there is an application fee as well as assessment fee attached to the		development on Erf 2074, Marine way, Plettenberg Bay.
Lekabe		assessments. Before the assessments commence, our Business Development		rietteriberg bay.
		department will forward a proposal to the client.		

Name	Date of comment /	COMMENTS	Date of	RESPONSE
	registration		response	
		The proposal and payment process are as follows if applicable:		I am attaching the background
		You will receive the proposal from our Business Development department, it will		information document and the
		contain the work that will be done as well as what it will cost.		comment received.
		They will provide you with all the information needed to make payment. For this		
		reason, please provide a billing address and the details of the person to whom the proposal should be addressed.		
		Please complete the .XLSX file attached for each structure, with required information		
		below before we can proceed with our assessment:		
		WGS-84 Coordinates (in degrees, minutes and seconds: S235214.452 E0281549.256)		
		for all the corners as well as the center of the structure.		
		Height to the top of structure (in meters) and coordinates as well if it does not form part of above-mentioned coordinates.		
		The Elevation above mean sea level (Ground elevation for each coordinate provided).		
		A KMZ file for the position of the proposed development.		
		This whole process can take up to 120 working days' minimum that will commence		
		after the proposal is accepted, signed, and received by our Business Development		
		department.		
		Please send all future correspondence to:		
		To get the ATNS Obstacle Evaluation fees please contact Winnie Lekabe at Winniel@atns.co.za.		
		Please note that the assessment conducted by ATNS is an independent process in line		
		with obtaining final approval from the South African Civil Aviation Authority (SACAA).		
Obstacles /	17 July 2024	The proposed Erf 2074 Plettenberg Bay is in close proximity to Plettenberg Airfield.	16 July	Please find information attached as
Winne		The proposed Environmental Service in close provincing to the content of the cont	2024	requested.
Lekabe		ATNS does not oppose the establishment of the proposed Erf 2074 Plettenberg Bay		I note the information relates to wind
		development, however this does not serve as an approval/no objection letter, the		turbines, so I have adapted for the 2 –
		applicant still needs to apply for a detailed obstacle assessment in order to obtain a		3 storey residential development
		letter of objection /no objection from ATNS and a conditional Approval from the		proposed with a maximum height of
		South African Civil Aviation Authority.		10.67. Site ranges from 114 to 138
		·		MASL.
		Please contact obtacles@atns.co.za for a detailed Obstacle Assessment application.		I am also attaching the kml file of the
				proposed development.
				Please also note that this site is
				located between two existing
				residential developments.
				Based on this information could you
				please advise if a risk assessment will
				still be necessary.

Name	Date of comment /	COMMENTS	Date of	RESPONSE
	registration		response	
			23 July	Please could you advise further on the
			2024	detailed Obstacle Assessment
				application required and provide associated fees.
			5 August	We have still not received a proposal
			2024	to carry out the obstacle assessment
				for development of residential houses
				on Erf 2074.
Department	24 July 2024	Proclaimed Main Road 383 (MR00383; Marine Way), for which Bitou Municipality is		Noted. TIA is currently underway.
of		the Road Authority and this Branch the Approving Authority in terms of Roads		TIA has been submitted: Reference:
Infrastructur		Ordinance 19 of 1976, is affected by this proposed development.		16/9/6/1-22/74 (Application 2024-07-
е		From an environmental point of view this Branch offers no objection to this		0096)
Vanessa		development. The compilation of a traffic impact assessment (in accordance with this		
Stoffels		Branch's Access Management Guidelines, 2020) by a reputable traffic engineer and		
Chief		the Road Authority's subsequent traffic related comments and recommendation to		
Directorate:		approve will be required by this Branch.		
Road				
Planning				



DR. COLLEEN EBERSOHN
PhD Univ. Pretoria
Cell:072 222 6013

e-mail: e-mail: ebersohn@cyberperk.co.za

MS. JANET EBERSOHN

Bsc. Hons. Environmental Management

Cell: 082 557 7122

e-mail: janet@ecoroute.co.za

Appendix E1: Adverts, notices and BID

Advert placed in the KNYSNA PLETT HERALD on Thursday 4 July 2024

LOST OR DESTROYED DEED

Notice is hereby given in terms of Regulation 68 of the Deeds Registries Act, 1937, of the intention to apply for the issue of a certified copy of Deed of Transfer T3004/2019, in favour of KNYSNA MUNICIPALITY, in respect of a certain ERF 19213 KNYNSA, IN THE KNYSNA MUNICIPALITY, DIVISION KNYSNA, PROVINCE OF THE WESTERN CAPE which has been lost or destroyed.

All persons having objection to the issue of such copy are hereby required to lodge the same in writing with the REGISTRAR OF DEEDS at ROOM 1216. 12™ FLOOR. 90 PLEIN STREET. CAPE TOWN within two weeks after the date of the first publication of this notice.

Dated at **PLETTENBERG BAY** on the **4**™ day of JULY 2024.

Applicant : SPS MALEPENG C/O NANDI BULABULA ATTORNEYS 20 Florina Place, Mainstreet, Plettenberg bay Contact Number: 044 533 6721 E –mail: akwaba@nandibulabulainc.co.za

FORM JJJ

LOST OR DESTROYED DEED

Notice is hereby given in terms of Regulation 68 of the Deeds Registries Act, 1937, of the intention to apply for the issue of a certified copy of Deed of Transfer T68958/2002, in favour of KNYSNA MUNICIPALITY, in respect of a certain ERF 11758 KNYNSA, IN THE KNYSNA MUNICIPALITY, DIVISION KNYSNA, PROVINCE OF THE WESTERN CAPE which has been lost or destroyed.

All persons having objection to the issue of such copy are hereby required to lodge the same in writing with the REGISTRAR OF DEEDS at ROOM 1216, 12™ FLOOR, 90 PLEIN STREET. CAPE TOWN within two weeks after the date of the first publication of this notice.

Dated at **PLETTENBERG BAY** on the **4**[™] day of JULY 2024.

Applicant: SPS MALEPENG C/O NANDI BULABULA ATTORNEYS 20 Florina Place, Mainstreet, Plettenberg bay Contact Number: 044 533 6721 E –mail: <u>akwaba@nandibulabulainc.co.za</u>

Legal Notices / Important Notices

IN THE HIGH COURT OF SOUTH AFRICA (WESTERN CAPE DIVISION, CAPE TOWN)

CASE NO: 2329/2015

In the matter between:

Plaintiff

NEDBANK LIMITED

LITTLE CREEK TRADING 285 CC

(Registration Number: 2005/165125/23)

AYODELE FOLU AYENI (Born: 9 May 1963)

OLAYINKA OMOTOKUNBO IRENE ROSE AYENI (Born: 30 September 1964)

Third Defendant

Second Defendant

First Defendant

NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY

KINDLY NOTE THAT that the following property will be offered for sale in execution, by public auction, on 17 JULY 2024 at 11h00 at the offices of the Sheriff of the High Court, Knysna at No. 8 Church Street, Knysna, in terms of a warrant of execution issued pursuant to a judgment granted by the abovementioned Honourable Court on 1 August

CERTAIN: Erf 59 Knysna, in the Municipality and Division of Knysna, Western Cape Province

SITUATED AT: 41 Circular Dive, Paradise, Knysna

MAGISTERIAL DISTRICT:

MEASURING:

IN EXTENT 828 (EIGHT HUNDRED AND TWENTY EIGHT SIX) square metres AS HELD: by the First Defendant under Deed of Transfer T82178/2006

THE PROPERTY IS ZONED FOR RESIDENTIAL USE.

SUBJECT TO THE TERMS AND CONDITIONS MENTIONED OR REFERRED TO THEREIN.

IMPROVEMENTS:

- Although no warranties are given, the following information is provided:
 - A modern well designed multi storey dwelling built from plastered and painted brick walls under a pitched corrugated iron roof, flooring from concrete covered with ceramic tile, carpet and timber, gypsum- and synthetic board ceilings with exposed beams and aluminium window frames.
 - The main building consists of an entrance hall, lounge/dining room, living room guest toilet, storeroom, kitchen, scullery/laundry, 5 bedrooms, 2 en-suite bathrooms and 3 en-suite showers. The main building is fitted with a burglar alarm. The kitchen is fitted with floor cupboard with granite tops and a freestanding Eurogas stove. The living room is fitted with a built-in bar and some of the bathrooms are fitted with heated towel rails.
 - The outbuildings consist of a single storey double garage built from plastered and painted brick walls under a mono-pitched corrugated iron roof and aluminium window frames. There is a swimming pool, decks and balconies.

(The nature, extent, condition and existence of the improvements are not guaranteed.)

- A copy of the Conditions of Sale may be inspected at the offices of, or obtained, from:
 - Sheriff of the High Court Knysna, Tel: 044 382 1020; and
- VanderSpuy Cape Town, 1st Floor, 56 Shortmarket Street, Cape Town, Tel: 021 419 3622.
- The following amounts are payable at the sale and upon signature of the conditions of sale: a deposit of 10% (TEN PERCENT) of the full purchase price, payable in cash or by bank guaranteed
 - cheque (balance is payable on registration of transfer, which balance shall be secured by an approved bank guarantee, to the Plaintiff's conveyancers within 14 (FOURTEEN) days of the date of sale); and Sheriff's commission, calculated as follows: 3.2
 - 6% on the first R100 000.00 of the proceeds of the sale, and
 - 3.5% on the proceeds of the sale exceeding R100 001.00 to R400 000.00 and;
 - 1.5% on the balance of the proceeds of the sale.
 - subject to a maximum commission of R40 000.00 plus VAT and a minimum of R3 000.00 plus VAT (inclusive in all instances of the sheriff's bank charges and other expenses incurred in paying the proceeds into his or her trust account).
- The sale in execution will be conducted by Mr Senzo Dhamini of the Sheriff of the High Court Knysna (Tel: 04 382 1020) and the following information can be obtained from the Sheriff:
 - rules of auction (conditions of sale);
 - directions to the property put up for sale in execution;
 - directions to the premises where the sale in execution will be taking place; and
- 1 (ONE) free copy of this notice.
- A copy of the regulations promulgated in terms of the Consumer Protection Act 68 of 2008 can be obtained at the following URL link: https://www.gov.za/sites/default/files/32186_467.pdf (last accessed on 21 May 2024)
- Prior to the commencement of the auction, any person that intends to bid must register his or her identity on the Sheriff's bidder's record. Such registration requires proof of identity and of residence. Any person who intends to bid on behalf of another person must produce a letter of authority expressly authorising him or her to bid on behalf of that person, and both that person and the bidder must produce proof of identity and of residence. If a person will be bidding on behalf of a company, the letter of authority must appear on a letterhead of the company and must be accompanied by a certified copy of a resolution authorising him or her

DATED AT CAPE TOWN ON THIS DAY OF FEBRUARY 2024.

VANDERSPUY CAPE TOWN Attorneys for Plaintif

Ref: Mr Y Cariem/NED8/0235

1st Floor 56 Shortmarket Street CAPE TOWN Tel: 021 419 3622 Fax: 021 418 1329



NOTICE: AMENDMENT TO AGRICULTURAL **ZONED PROPERTIES**

All agricultural zoned properties within the Knysna Municipal jurisdictional area will be charged with the base residential property rates tariff as from 1 July 2024. The agricultural rebate of 75% will only be applicable to owners of agricultural zoned properties who practice bona fide farming activities on the property. Therefore, owners must be registered with the South African Revenue Service as a farmer and must submit a copy of the latest IT48 ("calculation of taxable income from farming operations"), together with the application for a rebate.

If no IT48 can be produced upon application, due to recent ownership change or any other acceptable reason, a municipal official, authorized by the Municipal Manager, shall issue an agricultural certificate to the owner of the property after an inspection of the property if he or she is satisfied that such land is used bona fide and exclusively by the owner or occupier for agricultural purposes.

Agricultural zoned properties used for bona fide farming activities as well as other non-related farming activities (business activities and etcetera), will be multi-purposed in terms of Council's Municipal Property Rates Act Policy and By-Law. The 75% agricultural rebate will only be applicable on the agricultural portion of the multi-purposed property valuation.

Application forms for the agricultural rates rebate, accompanied by the latest SARS assessment (IT48) must be submitted to the Rates Department at Customer Care Centre or emailed to <u>rates@knysna.gov.za.</u>

For any clarification, contact the Accountant: Rates & Taxes, Ms. Mandisa Siko at 044 302 6453.

SETLOANE MAPELENG ACTING MUNICIPAL MANAGER



Legal Notices / Important Notices

ECO-ROUTE ENVIRONMENTAL CONSULTANCY

Notification of Public Participation

Proposed residential development on Erf 2074, **Bitou Local Municipality, Western Cape**

Aresidential development (estimated 230 units) is proposed to be developed on Erf 2074, located on Marine Drive in Plettenberg Bay, Bitou Local Municipality in the Western Cape Province. The erf is approximately 6 ha in extent; approximate central coordinates: 34° 3'16.00"S; 23°21'37.65"E.

In terms of the National Environmental Management Act, 1998 (Act No. 107) of 1998) (NEMA) and the 2014 Environmental Impact Assessment (EIA) regulations (as amended, 2017), the proposed development requires an environmental authorisation (EA) to be issued by the Western Department of Environmental Affairs and Development Planning (DEA&DP) prior to the commencement of construction. The proposed development triggers the following NEMA EIA listed activities:

- Listing Notice 1(GNR 327) Activity 27
- Listing Notice 3 (GNR 324) Activity 12

The environmental authorisation application process requires a Basic Assessment to be carried out. The proposed development may require a Water Use License Authorisation (WULA) / General Authorisation (GA) in terms of the National Water Act, 1998 (Act No. 36 of 1998). The NWA process will be run in parallel with the NEMA process.

Notice is hereby given in terms of Regulation 41 of the NEMAEIA regulations that the developer will be applying for an EA from the DEA&DP. A public participation process will be conducted in terms of the NEMA Regulation 41 of GN R. 326, 2014, as amended.

All interested and affected parties (IAPs) are encouraged to participate in the process. The Public Participation Process will run from 4 July to 5 August 2024.

Contact Eco Route to register and / or comment as an I&AP within 30 days of this notice (i.e. by 5 August 2024). Please provide written comments with your name, contact details and an indication of any direct business, financial, personal or other interest which you may have in the proposed development.

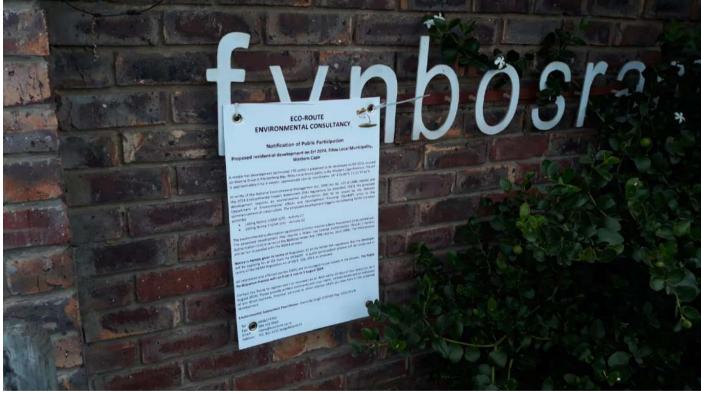
Environmental Assessment Practitioner: Claire De Jongh (EAPASA Reg: 2021/3519)

0846074743 Tel: 086 402 9562 Fax: claire@ecoroute.co.za Email:

PO. Box 1252 Sedgefield 6573 Address:

Site notices placed in close proximity to the site on Thursday 4 July 2024





ECO-ROUTE ENVIRONMENTAL CONSULTANCY



Notification of Public Participation

Proposed residential development on Erf 2074, Bitou Local Municipality, Western Cape

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Environmental Assessment Practitioner: Claire De Jongh (EAPASA Reg: 2021/3519)

Tel: 0846074743 Fax: 086 402 9562

Email: claire@ecoroute.co.za Address: PO. Box 1252 Sedgefield 6573

Figure 1:

Background Information Document



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BACKGROUND INFORMATION DOCUMENT (BID)

PROPOSED MEDIUM TO HIGH DENSITY RESIDENTIAL DEVELOPMENT ON RE / ERF 2074, MARINE WAY, BITOU LOCAL MUNICIPALITY, WESTERN CAPE

PUBLIC PARTICPATION PROCESS Pre-application Phase

Application for Environmental Authorisation as required in terms National Environmental Management Act (Act 107 Of 1998) Environmental Impact Assessment Regulations 2014, as amended

4 July 2024

Introduction

A medium to high density residential development is proposed to be developed on RE / Erf 2074. The site is approximately 5.95 hectares (ha) in extent and situated within the urban edge of the Plettenberg town settlement, immediately south of Marine Way within the Bitou Local Municipality in the Western Cape Province.

The proposed development entails the construction and operation of a residential development and will require prior authorisation in terms of the following:

- National Environmental Management Act (Act 107 of 1998) (NEMA)
- NEMA Environmental Impact Assessment (EIA) Regulations 2014, as amended, 2017
- National Environmental Management: Biodiversity Act (Act 10 of 2004) (NEMBA)
- National Heritage Resources Act (Act 25 of 1999) (NHRA)
- National Water Act (Act 36 of 1998) (NWA)

Eco-Route Environmental Consultancy have been appointed to carry out the environmental authorisation process as required in terms of NEMA and the NEMA EIA regulations, 2014, as amended.

Purpose of the BID

The main purpose of this Background Information Document (BID) is to:

- Provide potential Interested and Affected Parties (IAPs) with information regarding the proposed development;
- Describe the environmental process being undertaken in terms of the NEMA and the EIA regulations, 2014, as amended
- Outline the basic assessment and public participation process

Project Proposal (Alternative 1)

An estimated 230 units are proposed to be developed on Erf 2074; the units are proposed to be two- and three-bedroom units in three-storey buildings; each unit is proposed to be approximately 100 to 130m2 in extent. Supporting services and infrastructure will be installed, including; access roads, internal roads, sewage, electric and water reticulation systems, stormwater management structures as well as parking bays. The development including supporting services and infrastructure will occupy an estimated 50 000 m2 (5 ha) of the erf. The development is proposed to be developed in 3 or 4 phases to allow the development to respond to changing market demands.



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The property is situated in an area that has been identified as a "Strategic Development Area" in terms of the Bitou Strategic Development Framework, 2022, with the potential for medium-density (3 to 4-storey) residential development.

Erf 2074 is currently used for single residential purposes and existing infrastructure includes a house and an outbuilding. Indigenous trees and vegetation have been planted by the owner of the property; a small olive grove (3000m2) was planted as part of previous agricultural activities; a small plantation of king proteas has been planted.

A rezoning application was submitted in 2006 to rezone Erf 2074 from Agriculture to a subdivisional area, however this application was never concluded. In August 2012, an application was made for a second dwelling which allowed a new house to be constructed in the southern portion of the site. The application was approved, and the house construction commenced however it was not completed. Remnants of the building footprint and access road still exist.

The current development proposal has been designed for the maximum number of units that can be achieved taking into account access and parking requirements, existing structures, site characteristics, as well as infrastructure development parameters of the zoning Scheme.

Alternatives

Alternatives are defined in the NEMA EIA Regulations as different means of meeting the general purpose and requirements of the activity, which may include alternatives to:

- (a) the property on which or location where it is proposed to undertake the activity;
 - The development is proposed by the landowner of Erf 2074; Erf 2074 will be the only location assessed.
- (b) the type of activity to be undertaken;
 - The proposed development is a medium to high residential developing entailing approximately 230 units with a maximum development footprint of 5 hectares.
- (c) the design or layout of the activity;
 - An initial site development plan has been included as Appendix B.
 - The current layout proposal will be assessed as alternative layout 1; any changes to the layout identified during the assessment process will form the basis of alternative 2.
- (d) the technology to be used in the activity or process alternatives;
 - Includes, inter alia, energy, water, sewage, waste management options
- (e) the operational aspects of the activity; and
 - Includes, inter alia, energy, water, sewage, waste, landscape management options
- (e) the option of not implementing the activity.
 - The no-go option will be assessed.

Should any reasonable / feasible alternatives be identified by IAPS, organs of state, specialists or the project team during the environmental process, such alternatives will be investigated.

Environmental Sensitivities

Historically the entire site resembled an open-canopy vegetation type which is consistent with the South Outeniqua Sandstone Fynbos mapped on the property in terms of National Vegetation Map (2018); South Outeniqua Sandstone Fynbos (FFs 19) is a *least threatened vegetation type* in terms of NEMBA and the 2022 updated list of threatened ecosystems.



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The Western Cape Biodiversity Spatial Plan (WCBSP; 2017) excludes the majority of Erf 2074 from the conservation planning areas; the southernmost section of the site is mapped as a terrestrial Critical Biodiversity Area 1 (CBA1); Ecological Support Areas 1 and 2 (ESA1 and ESA2) are mapped along the west-south-western boundary of Erf 2074.

The site is situated in quaternary catchment K60G. The closest perennial river is the Piesang River located in the valley bottom below the cliffs approximately 250 m south of the property. At this point, the river is mapped as the Estuarine Functional Zone (EFZ) and flows in an easterly direction for approximately 1.8 km until it exits to the sea at the river mouth.

The property is located on a watershed; the northern area indirectly drains to the Keurbooms River via stormwater in urban areas, while the southernmost section of the property drains directly to the Piesang River.

The western area of the development is situated within 100 meters of a mapped drainage line; the drainage line falls on Erf 2073 and drains towards the Piesang River in the south. Any construction of stormwater outlets, pipes or associated infrastructure directing stormwater into the drainage line on the western neighbouring property to the may require a water use license (WUL) / general authorisation as Section 21 c and I water uses listed in the NWA will be triggered.

According to the National Freshwater Ecosystem Priority Atlas (NFEPA; Nel et al., 2011) the two sub-quaternary reaches (SQR 9200 and 9188) mapped on the property are classified as Freshwater Ecosystem Priority Areas (FEPAs).

A heritage impact assessment was carried out on the site in 2005 by Dr Lita Webley. A stone house is located on the property and is believed to have been constructed over 100 years ago. A Notice of intention was submitted in 2005 in terms of Section 38 of the NHRA. In 2006 a Heritage approval was obtained for the previous development on terms of section 38 (8) of the National Heritage Resources Act and states that no further study was required.

Environmental Legislation

National Environmental Management Act

In terms of the NEMA 2014 EIA Regulations (as amended, 2017) the proposed development triggers activities listed in GNR. 327 (Listing Notice 1) and 324 (Listing Notice 3) and therefore requires an environmental authorisation. A basic assessment is required to be carried out as part of the environmental authorisation process.

The competent authority is the Western Cape Department of Environmental Affairs and Development Planning (DEADP).

The following NEMA EIA listed activities are applicable to the proposed development (please note that these are subject to change as more information becomes available):

Listing Notice Activity No(s): Activity Description

Listing Notice 1 27 The clearance of an area of 1 hectares or more, but less than 20 hectares

of indigenous vegetation.

Listing Notice 3 12 The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is

vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a

maintenance management plan.

i. Western Cape

ii. Within critical biodiversity areas identified in bioregional plans.



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Screening Tool

The Department of Forestry, Fisheries and Environment (DFFE) has launched an on-line screening tool that is applied at the initial stages of an assessment. A Screening Report has been generated for the site; the DFFE National Screening Tool indicates the following environmental sensitivities:

- Agriculture theme: Medium sensitivity
- Animal species theme: High sensitivity
- Aquatic biodiversity theme: Very high sensitivity
- Archaeological and Cultural Heritage theme: Very High sensitivity
- Civil aviation theme: High sensitivity
- Defence theme: Low sensitivity
- Palaeontology theme: High sensitivity
- Plant species theme: Medium sensitivity.
- Terrestrial biodiversity theme: Very High Sensitivity

The following studies have been carried out to date:

- Aquatic Compliance Statement has been carried out by Confluent Environmental (Pty) Ltd, completed February 2024
- Terrestrial Biodiversity & Terrestrial Plant Species Report by Confluent Environmental (Pty) Ltd, completed February 2024
- Terrestrial Animal Species Specialist Assessment, Site Sensitivity Verification Report by Confluent Environmental (Pty) Ltd, completed February 2024
- Heritage Impact Assessment, Dr Lita Webley, 2005

The screening tool report and the reports compiled by relevant specialists to date will assist to identify potential environmental issues and impacts in the construction phase and operational phase of the proposed development.

The following specialist assessments are deemed necessary:

- A full assessment and risk assessment matrix is recommended to be carried out once stormwater calculations
 for 1:100 events and pre- and post-construction flows to the south have been done and stormwater
 management plan compiled accordingly.
- Due to the high sensitivity of the southern section and the location of development footprints in this area, a terrestrial and plant species assessment will be required.
- Due to the high sensitivity of the southern section and the location of development footprints in this area, a terrestrial animal species assessment will be required.

With regards to archaeology, heritage and palaeontology, the stone house identified in the 2005 Heritage Impact Assessment will not be demolished but incorporated into the planned development; furthermore, in 2006 approval was obtained from the Western Cape Heritage authority for the previous development proposal and stated that no further heritage assessments such as archaeological assessment, palaeontology assessment or visual impact assessments are deemed necessary.

National Water Act

The western area of the development is situated within 100 meters of a mapped drainage line which drains towards the Piesang River situated 250 meters south of the site. The proposed development may require a Water Use Authorisation (WUA) or a General Authorisation (GA) in terms of Section 21 of the National Water Act, 1998 (Act No.



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36 of 1998). The Department of Water Affairs and Sanitation will be registered as an interested and affected party in the process. This process will run in parallel with the Basic Assessment Process.

Basic Assessment Process

A Basic Assessment process is carried out to identify and assess potential impacts associated with the proposed development. Mitigation measures to reduce anticipated negative impacts and enhance anticipated positive impacts are recommended. The basic assessment concludes with recommendations and any related conditions for environmental authorisation.

Public participation process is carried out according to NEMA EIA Regulation 41 of GN R.326, 2017. *All interested and affected parties (IAPs) are encouraged to participate.*

A pre-application Public Participation Process (PPP) will be done to inform the development proposal prior to submission of a formal Application to the competent authority (DEADP).

The pre-application PPP phase is carried out to allow members of the public ample time to register as Interested and Affected Parties (IAPs), receive and review project information and provide input/ comments on the proposed development.

The following steps will be undertaken as part of the EA Application Process:

- Generation of screening tool report; complete
- Compile verification report and notice of intent to apply for environmental authorisation; complete
- Submission of Notice of Intent to apply for Environmental Authorisation to the competent authority (DEADP);
 complete
- Public participation starts (current) and entails:
 - Identifying potential Interested and Affected Parties (IAPS)
 - Identifying landowners, adjacent landowners, relevant organs of state and stakeholders these
 parties are automatically registered as IAPs for the process unless requested to be removed from the
 IAP database
 - Distribution of Notice and Background information document to identified potential IAPs
 - Placement of Site Notices at the site
 - o Placement of advert in a local newspaper
 - A 30-day period is provided to register as an IAP
 - Open Registered Stakeholder database
- Maintain stakeholder database; keep record of comments received, responses provided, throughout the basic assessment process
- Undertaking of planned specialist impact assessments based on screening tool and verification report
- Compilation of Pre-Application Basic Assessment Report (BAR) which identifies of potential impacts and proposed mitigation measures, and includes a Draft Environmental Management Programme report (EMPr) (construction and operational phase), Comments and Response Report, Specialist studies
- Distribution of preapplication BAR to IAPs for a 30-day comment and review period
- Submission of EA Application to DEADP
- Update pre-application BAR to draft BAR incorporating any comments received, additional studies and accompanying changes to proposed project
- Distribution draft BAR to IAPs for a 30-day comment and review period



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- Update draft BAR to final BAR based on comments received on the Draft BAR
- Submit Final BAR to DEADP for decision-making
- The DEADP reviews the documents and decides whether the project can proceed or not.
- An Environmental Authorisation (EA), with conditions, is issued to the applicant if the proposed development may proceed.
- A copy of the EA is made available to all IAPs to consider, along with the reasons for the decision made. If you disagree with the decision, you are provided with information on how to lodge an appeal.

Public participation process

A vital part of the process is public consultation. The public participation process provides IAPs with an opportunity to gain an informed understanding of the proposed development through the review relevant reports and provides an opportunity for IAPS to comment on the proposed development and raise issues or concerns to be considered during the planning process.

Should you (or any other party you may be aware of) want to participate in the process and / or have comments regarding the proposed development and social and / or environmental related concerns, *you are invited to register* as an IAP for the application for environmental authorisation process.

The names and contact details of members of the public who respond to the legal advert and/or notices (calling for IAPs to register and comment; registration period: **4 July to 3 August 2024**) will be captured on the project Stakeholder Register. All written comments provided throughout the process will also be recorded.

To register as an IAP please submit your full contact details, in writing, to Eco-Route Environmental Consultancy using the contact details provided at the end of this document.

Please note that the main purpose of this Pre-Application process is to gain an understanding of all issues / concerns related to the development proposal so that these can be addressed prior to submission of the formal Application to DEADP.

TO REGISTER AS AN I&AP, PLEASE SEND YOUR REGISTRATION REQUEST, NAME & FULL CONTACT DETAILS, AND ANY PRELIMINARY COMMENTS TO:

ATT: Claire De Jongh P.O. BOX 1252 Sedgefield 6573 Email: claire@ecoroute.co.za Tel: 044 343 2232

Fax: 086 402 9562



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BASIC ASSESSMENT PROCESS

PROPOSED MEDIUM TO HIGH DENSITY RESIDENTIAL DEVELOPMENT ON RE / ERF 2074, MARINE WAY, BITOU LOCAL MUNICIPALITY, WESTERN CAPE

REGISTRATION / INITIAL COMMENT SHEET ON BID

Should you have any preliminary comments and would like to be registered as an Interested and Affected Part (I&AP), please complete this form and return it to Eco Route Environmental Consultancy at P.O. BOX 1252 Sedgefield 6573. Tel: 044 343 2232, Fax: 086 402 9562, Email: claire@ecoroute.co.za

TITLE	
NAME & SURNAME	
REPRESENTING	
POSTAL ADDRESS	
TEL NO.	
FAX NO.	
CELL NO.	
E-MAIL	
COMMENTS (please feel free 1. List any key issues or conce	
Please note: In terms of the E	tivation for participating in this environmental process (disclose any interest). EIA regulations, 2014, as amended, it is compulsory for IAPs to state their interest in a roviding reasons, may result in a person / entity not being registered.



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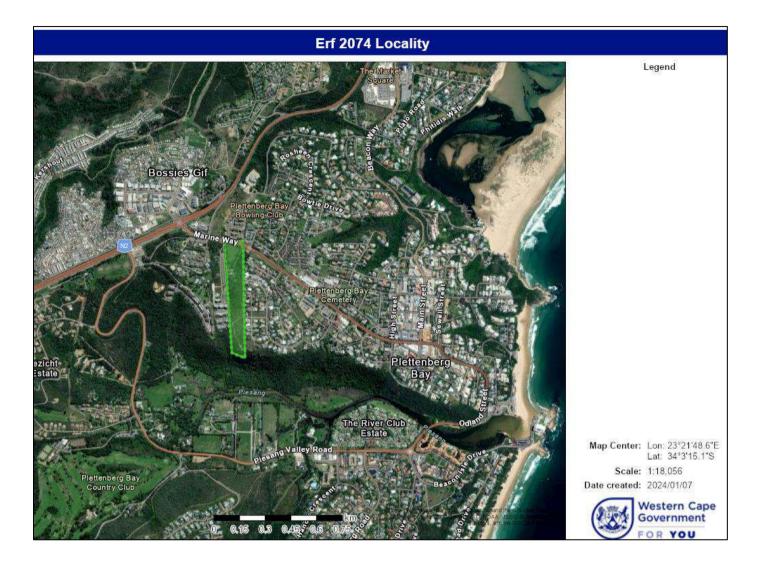
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APPENDIX A: LOCALITY MAP



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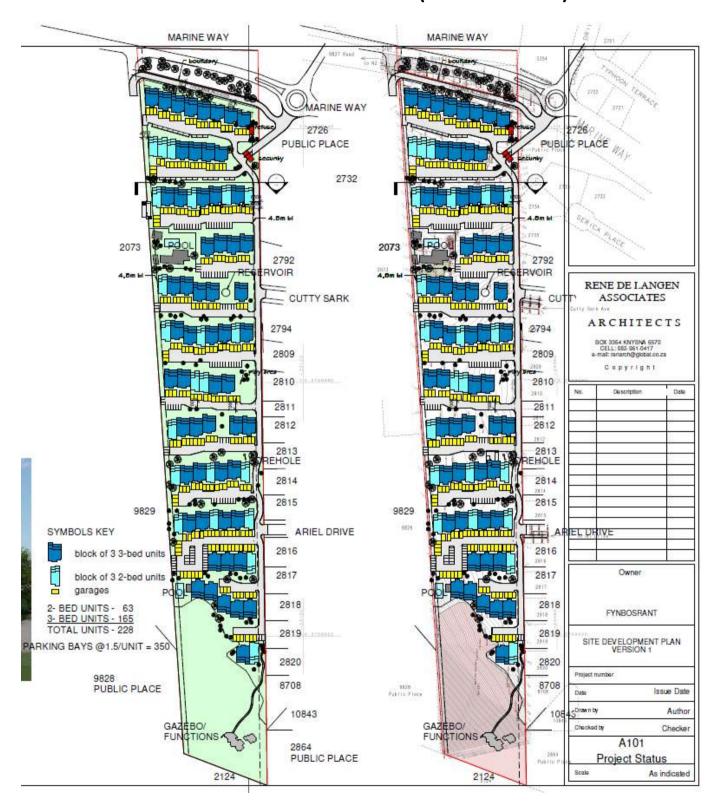
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APPENDIX B: LAYOUT PLAN (ALTERNATIVE 1)



Appendix E3: Full Register of interested and affected parties

PROPOSED RESIDENTIAL DEVELOPMENT, ERF 2074, PLETTENBERG BAY LIST OF INTERESTED AND AFFECTED PARTIES.

STATE DEPARTMENTS	STATE DEPARTMENTS				
Name	Contact Person	Contact Details	Email	Date of registration	
Department of Environmental Affairs and Development Planning (DEA & DP)	Danie Swanepoel Francois Naude Meryll Fredericks	Private Bag x6509, George, 6530 044 814 2013 (T)	<u>Danie.Swanepoel@westerncape.gov.za</u> <u>Francois.Naude@westerncape.gov.za</u> <u>Meryll.Fredericks@westerncape.gov.za</u>	Automatically registered	
Department of Health	Nathan J1acobs	Private Bag x6592, George, 6530 044-803 2727 (T) 044-873 5929 (F)	Nathan.Jacobs@westerncape.gov.za	Automatically registered	
Heritage Western Cape	Noluvo Toto Stephanie Barnardt Emily-Jane Vowles	Private Bag x9067, Cape Town, 8000 021-483 9729 (T) 021-483 9845 (F)	Noluvo.Toto@westerncape.gov.za Stephanie.barnardt@westerncape.gov.za Emily.Vowles@westerncape.gov.za	Automatically registered	
WC: Transport & Public Works / Department of Infrastructure	Vanessa Stoffels Evan Burger	24 th Floor, 9 Lower Burg Street, Cape Town 021 483 4669 (T)	Vanessa. Stoffels@westerncape.gov.za Evan. Burger@westerncape.gov.za	Automatically registered	
Department of Water & Sanitation	John Roberts	Private Bag x16, Sanlamhof, 7532 021 941 6179 (T) 021 941 6082 (F)	RobertsJ@dwa.gov.za	Automatically registered	
DFFE: Forestry Management	Melanie Koen	Private Bag x12, Knysna, 6570 044 302 6902 (T) 044 382 5461 (F)	MKoen@dffe.gov.za	Automatically registered	
DFFE: Oceans and Coast	Rueben Molale	Department of Forestry, Fisheries and the Environment (DFFE), Branch: Oceans and Coast, 2 East Pier Building, East Pier Road, Victoria and Alfred Waterfront, Cape Town, 8001.	RMolale@dffe.gov.za OCeia@environment.gov.za	Automatically registered	
Coastal Management Unit, DEA&DP	leptieshaam Bekko	Private Bag x9086, Cape Town. 8000	leptieshaam.Bekko@westerncape.gov.za Mercia.Liddle@westerncape.gov,za Hilda.Hayward@westerncape.gov.za	Automatically registered	
DLAQUE	Mercia J Liddle	021 483 3370 (T)			
	Hilda Hayward	078 744 9205 (Cell) (leptieshaam	Ryan.Apolles@westerncape.gov.za		
	Ryan Apolles	Bekko)			
ORGANS OF STATE					
Name	Contact Person	Contact Details	Email		

PO Box 1252, Sedgefield, 6573

Breede-Gouritz Catchment	Andiswa Sam	PO Box 1205, George, 6530	asam@bgcma.co.za	Automatically registered
Management Agency	R Mphahlele	023 346 8000 (T)	rmphahlele@bgcma.co.za	
		023 347 2012 (F)	pntanzi@bgcma.co.za	
Cape Nature Land Use	Megan Simons	Private Bag x6546, George, 6530	msimons@capenature.co.za	Automatically registered
Advice	Keith Spencer	044 802 5328 (T) 044 802 5313 (F)	kspencer@capenature.co.za	
Southern Cape Fire	Dirk Smit	Private Bag x12, Knysna, 6570	managerfpa@gmail.com	Automatically registered
Protection Agency	DII K SIIIIL	044 302 6912 (T)	manageripa@gman.com	Automatically registered
		086 616 1682 (F)		
SANPARKS	Vanessa Weyer	PO Box 3542, Knysna, 6570	Vanessa.Weyer@sanparks.org	Automatically registered
		044 302 5600 (T)		
		044 382 4539 (F)		
Civil Aviation Authority	Pamela Madondo	0115451034	'MadondoP@caa.co.za'	15 July 2024
	Environmental	0675971961	MashiloaneN@caa.co.za	
	compliance specialist			
Obstacle evaluation team	Winnie Lekabe		'Obstacles@atns.co.za'	15 July 2024
			WinnieL@atns.co.za	
MUNICIPALITIES				
Name	Contact Person	Contact Details	Email	
Bitou Municipality	Chris Schliemann	PO Box 255, Plettenberg Bay, 6600	cschliemann@plett.gov.za	Automatically registered
		044 501 3324 (T)		
		086 659 7954 (F)		
		083 628 4001		
Bitou Municipality	Michael Rhode	PO Box 255, Plettenberg Bay, 6600	mrhode@plett.gov.za	Automatically registered
		044 501 3264 (T)		
		044 533 3485 (F)		
Bitou Municipality	Anja Taljaard	PO Box 255, Plettenberg Bay, 6600	ataljaard@plett.gov.za	Automatically registered
		044 501 3318 (T)		
		044 533 6885 (F)		
Bitou Municipality	Municipal Manager	Private Bag X1002, Plettenberg Bay,	mmemani@plett.gov.za	Automatically registered
	Mbulelo Memani	6600		
		044 501 3000 (T)		
		067 495 845 (M)		
Bitou Municipality – Ward 2	Dave Swart	Plettenberg Bay, 6600	DSwart@plett.gov.za	Automatically registered
Councillor		0834197533		
Garden Route District	Mr. Lusanda Menze	P.O. Box 12, George, 6530	info@gardenroute.gov.za	Automatically registered
Municipality		044-8031300 (T)		
		0865556303 (F)		

	1	1		T
Garden Route District Municipality	Dr. Nina Viljoen	P.O. Box 12, George, 6530 044-8031300 (T) 0865556303 (F)	nina@gardenroute.gov.za	Automatically registered
NGO		0003330303 (1)		
Name	Contact Person	Postal/ Physical Address	Email	
Plettenberg Bay Community	Julie Carlisle	Postnet Suite #38, Private Bag X1006,	info@plettenvironmentalforum.co.za	Automatically registered
Environmental Forum	Julie Cartisie	Plettenberg Bay 6600	info@piettenvironmentanorum.co.za	Automatically registered
Planning Team and specialist	S			
Name	Contact Person	Postal/ Physical Address	Email	
Landowner / applicant Erf 2074	Gerhard de Vos	PO BOX 74960, LYNNWOOD RIDGE, PRETORIA, GAUTENG, 0040	gerhardjdevos@hotmail.com	Automatically registered
Planning Space Garden Route (Pty) Ltd				
Surrounding Landowners				
Farm / Erf No.	Contact Person	Postal/ Physical Address	Email	
Erf 9828 (East) / 9827		Thulana Hill, Marine Drive	nina@mutualconstruction.co.za	Automatically registered
Re/2073 (east)		Thulana Hill, Marine Drive	Accounts1@holidayplett.co.za	Automatically registered
Marine Way (Road) (Erf 8744; Erf 9827) (North)		Castleton, Piesang Valley Road	Liesl.vw@legendloges.co.za	Automatically registered
Erf 2726 (Public place – west) Erf 3006	Bitou municipality	Public Place	accounts@plett.gov.za	Automatically registered
Erf 2733		14 Serica Place / 0824430834	anton@tau.co.za	Automatically registered
Erf 2734 (west)		15 Serica Place / 0722148086	beith@telkomsa.net	Automatically registered
Erf 2735 (west)	Mr and Mrs Mc Nally	13 Serica Place	drsmcnally@yahoo.com	Automatically registered
Erf 2793	•	75 Cutty sark Avenue / 0714436929	ndzalama@aol.com	Automatically registered
Street (Re/3006 – west)	Bitou municipality	Cutty sark Avenue / Public Place	accounts@plett.gov.za /	Automatically registered
Erf 2794 (west)	Lake Family Trust	70 Cutty sark Avenue / 0828006515	Dereklake70@gmail.com	Automatically registered / Registered 4 July 2024
Erf 2809 (west)	Mr / Mrs H Sender	2 Raven Place	bgmodedesign@yahoo.de	Automatically registered
Erf 2810 (west)	Mr JM Rea	1 Raven Place / 0729447597	poolmagicplett@gmail.com	Automatically registered
Erf 2811 (west)	Public Place / Bitou Municipality	Raven Place	accounts@plett.gov.za	Automatically registered
Erf 2812 (west)	Public Place / Bitou Municipality Public Place / Bitou Municipality	5 Ariel Drive	accounts@plett.gov.za	Automatically registered
Erf 2813 (west)	Mrs DA Davis	7 Raven Place / 0844042220	Nitadavis1947@gmail.com	Automatically registered
Erf 2814 (west)	Mr G Anderson	9 Ariel Place / Raven Place	Geoff.anderson@mweb.co.za	Automatically registered
Erf 2815 (west)	Mr and Mrs L Lutz	Cnr Raven Place and Ariel Drive / 0735865732	llutz@telkomsa.net	Automatically registered

Erf 2816 (west)	Mr and Mrs BA Price- Hughes	13 Ariel Drive / 0834524871	pricehughes@icloud.com	Automatically registered
Erf 2817 (west)	Mr and Mrs M Diamond	15 Ariel Drive / 0835392399	Number not working	Automatically registered
Erf 2818 (west)	Mr H Nagel	17 Ariel Drive / 0824928902	michellenagelhe@gmail.com	Automatically registered
Erf 2820 (west)	Mr WR Barron	21 Raven Place / 0828740565	Barronw45@gmail.com	Automatically registered
Erf 8708 (west)	Mr and Mrs S and OCH Heydrowsky and Kusel	24 Ariel Drive / 0723437217	warnecke@sh-aktive-beteiligungen.de	Automatically registered
Erf RE/2124 (south)	Mr and Mrs ON Poluta	PO Box 2079, Plettenberg Bay, 6600 / 0826177806	Olivia.poluta@yahoo.com	Automatically registered
Additional Registrations				·
Name	Contact Person	Postal/ Physical Address / contact number	Email	
Plettenberg Bay Ratepayers	Stuart Comline	0836545449	info@plettratepayers.co.za /	3 July 2024
and Residents Association			info@plettratepayers.co.za	
Keith Lurie	Keith Lurie		keithlurie1@gmail.com>	5 July 2024
Thulana Hill - resident	Chantel Yeates Mom	Thulana Hill	cmyeates@gmail.com	4 July 2024
Thulana Hill – Managing	JR Gerhard	Thulana Hill	jen@holidayplett.co.za	5 July 2024
agents	N. Polimis (Chairlady)		info@keepingitcompliant.co.za holidayplett@mweb.co.za	
Thulana Hill - resident	Mr PW Serfontein	Thulana Hill	=	5 July 2024
Thulana Hill – Phase 1	Sue Hall	Thulana Hill	Sue@mutualconstruction.co.za	25 July 2024
	Mike Barnes		Mike@mutualconstruction.co.za	·
	Chantelle Gladwin-		info@thulanahill.co.za	
	Wood		acox@MPC.LAW.ZA	
	Dianne Reddy		ebersohn@cyberperk.co.za	
	Henrique Greeff		gladwin-wood@hbgschindlers.com	
	Any cox		reddy@hbgschindlers.com	
			greeff@hbgschindlers.com	
Simone van der Walt	Simone van der Walt	Residing on Erf 2074	21ssvdwalt@gmail.com	5 August 2024
Linda Hore	Linda Hore	IAP	linda.hore1@gmail.com scottsm1958@gmail.com	5 August 2024
Joshua Rosslee	Joshua Rosslee	IAP – interested in purchasing in Cutty Sark area	joshuar@kustekonline.co.za	8 August 2024



claire@ecoroute.co.za

From: admin@ecoroute.co.za

Sent: Thursday, 04 July 2024 13:19

To: pricehughes@icloud.com

Cc: claire@ecoroute.co.za; janet@ecoroute.co.za

Subject: NOTIFICATION OF PUBLIC PARTICIPATION FOR ERF 2074, PLETTENBERG BAY

Dear I&AP,

Please visit our website to view all documents: <u>www.ecoroute.co.za</u>

claire@ecoroute.co.za

From: admin@ecoroute.co.za
Sent: Thursday, 04 July 2024 13:18

To: llutz@telkomsa.net

Cc: claire@ecoroute.co.za; janet@ecoroute.co.za

Subject: NOTIFICATION OF PUBLIC PARTICIPATION FOR ERF 2074, PLETTENBERG BAY

Dear I&AP,

Please visit our website to view all documents: <u>www.ecoroute.co.za</u>

From:admin@ecoroute.co.zaSent:Thursday, 04 July 2024 13:18To:geoff.anderson@mweb.co.za

Cc: claire@ecoroute.co.za; janet@ecoroute.co.za

Subject: NOTIFICATION OF PUBLIC PARTICIPATION FOR ERF 2074, PLETTENBERG BAY

Dear I&AP,

From: admin@ecoroute.co.za

Sent: Thursday, 04 July 2024 13:17

To: nitadavis1947@gmail.com

Cc: claire@ecoroute.co.za; janet@ecoroute.co.za

Subject: NOTIFICATION OF PUBLIC PARTICIPATION FOR ERF 2074, PLETTENBERG BAY

Dear I&AP,

From: admin@ecoroute.co.za

Sent: Thursday, 04 July 2024 13:17

To: poolmagicplett@gmail.com

Cc: claire@ecoroute.co.za; janet@ecoroute.co.za

Subject: NOTIFICATION OF PUBLIC PARTICIPATION FOR ERF 2074, PLETTENBERG BAY

Dear I&AP,

From:admin@ecoroute.co.zaSent:Thursday, 04 July 2024 13:16To:bgmodedesign@yahoo.de

Cc: claire@ecoroute.co.za; janet@ecoroute.co.za

Subject: NOTIFICATION OF PUBLIC PARTICIPATION FOR ERF 2074, PLETTENBERG BAY

Dear I&AP,

From: admin@ecoroute.co.za

Sent: Thursday, 04 July 2024 13:16

To: dereklake70@gmail.com

Cc: claire@ecoroute.co.za; janet@ecoroute.co.za

Subject: NOTIFICATION OF PUBLIC PARTICIPATION FOR ERF 2074, PLETTENBERG BAY

Dear I&AP,

From: admin@ecoroute.co.za
Sent: Thursday, 04 July 2024 13:15

To: ndzalama@aol.com

Cc: claire@ecoroute.co.za; janet@ecoroute.co.za

Subject: NOTIFICATION OF PUBLIC PARTICIPATION FOR ERF 2074, PLETTENBERG BAY

Dear I&AP,

From: admin@ecoroute.co.za

Sent: Thursday, 04 July 2024 13:14

To: drsmcnally@yahoo.com

Cc: claire@ecoroute.co.za; janet@ecoroute.co.za

Subject: NOTIFICATION OF PUBLIC PARTICIPATION FOR ERF 2074, PLETTENBERG BAY

Dear I&AP,

From: admin@ecoroute.co.za

Sent: Thursday, 04 July 2024 13:14

To: beith@telkomsa.co.za

Deitil@teikollisa.co.za

Cc: claire@ecoroute.co.za; janet@ecoroute.co.za

Subject: NOTIFICATION OF PUBLIC PARTICIPATION FOR ERF 2074, PLETTENBERG BAY

Dear I&AP,

From: admin@ecoroute.co.za

Sent: Thursday, 04 July 2024 13:13

To: anton@tau.co.za

Cc: claire@ecoroute.co.za; janet@ecoroute.co.za

Subject: NOTIFICATION OF PUBLIC PARTICIPATION FOR ERF 2074, PLETTENBERG BAY

Dear I&AP,

From:admin@ecoroute.co.zaSent:Thursday, 04 July 2024 13:13To:accounts@plett.gov.za

Cc: claire@ecoroute.co.za; janet@ecoroute.co.za

Subject: NOTIFICATION OF PUBLIC PARTICIPATION FOR ERF 2074, PLETTENBERG BAY

Dear I&AP,

From:admin@ecoroute.co.zaSent:Thursday, 04 July 2024 13:12To:liesl.vw@legendlodges.co.za

Cc: claire@ecoroute.co.za; janet@ecoroute.co.za

Subject: NOTIFICATION OF PUBLIC PARTICIPATION FOR ERF 2074, PLETTENBERG BAY

Dear I&AP,

From:admin@ecoroute.co.zaSent:Thursday, 04 July 2024 13:11To:accounts1@holidayplett.co.za

Cc: claire@ecoroute.co.za; janet@ecoroute.co.za

Subject: NOTIFICATION OF PUBLIC PARTICIPATION FOR ERF 2074, PLETTENBERG BAY

Dear I&AP,

From:admin@ecoroute.co.zaSent:Thursday, 04 July 2024 13:10To:nina@mutualconstruction.co.za

Cc: claire@ecoroute.co.za; janet@ecoroute.co.za

Subject: NOTIFICATION OF PUBLIC PARTICIPATION FOR ERF 2074, PLETTENBERG BAY

Dear I&AP,

From: admin@ecoroute.co.za
Sent: Thursday, 04 July 2024 13:09

To: 'Gerhard De Vos'

Cc: claire@ecoroute.co.za; janet@ecoroute.co.za

Subject: NOTIFICATION OF PUBLIC PARTICIPATION FOR ERF 2074, PLETTENBERG BAY

Dear Applicant,

From: admin@ecoroute.co.za

Sent: Thursday, 04 July 2024 13:08

To: info@plettratepayers.co.za

Cc: claire@ecoroute.co.za; janet@ecoroute.co.za

Subject: NOTIFICATION OF PUBLIC PARTICIPATION FOR ERF 2074, PLETTENBERG BAY

Dear I&AP,

From: admin@ecoroute.co.za
Sent: Thursday, 04 July 2024 13:07

To: AbrahamsN@nra.co.za; environment@caa.co.za
Cc: claire@ecoroute.co.za; janet@ecoroute.co.za

Subject: NOTIFICATION OF PUBLIC PARTICIPATION FOR ERF 2074, PLETTENBERG BAY

Dear State Department,

From: admin@ecoroute.co.za

Sent: Thursday, 04 July 2024 13:07

To: 'Chris Schliemann'; mrhode@plett.gov.za; 'Anje Minne'; mmemani@plett.gov.za; DSwart@plett.gov.za; info@gardenroute.gov.za;

nina@gardenroute.gov.za

Cc: claire@ecoroute.co.za; janet@ecoroute.co.za

Subject: NOTIFICATION OF PUBLIC PARTICIPATION FOR ERF 2074, PLETTENBERG BAY

Dear Municipalities,

From: admin@ecoroute.co.za

Sent: Thursday, 04 July 2024 13:04

To: asam@bocma.co.za; rmphahlele@bocma.co.za; pntanzi@bocma.co.za; 'Megan Simons'; cfordham@capenature.co.za;

managerfpa@gmail.com; Vanessa.Weyer@sanparks.org

Cc: claire@ecoroute.co.za; janet@ecoroute.co.za

Subject: NOTIFICATION OF PUBLIC PARTICIPATION FOR ERF 2074, PLETTENBERG BAY

Dear State Department,

From: admin@ecoroute.co.za

Sent: Thursday, 04 July 2024 13:00

To: Danie.Swanepoel@westerncape.gov.za; Francois.Naude@westerncape.gov.za; Meryll.Fredericks@westerncape.gov.za;

Nathan.Jacobs@westerncape.gov.za; Noluvo.Toto@westerncape.gov.za; Stephanie.barnardt@westerncape.gov.za; 'Vanessa Stoffels';

RobertsJ@dwa.gov.za; 'Melanie Koen'; 'Brandon Layman'; 'Cor Van der Walt'; 'Melanie Koen'; RMolale@dffe.gov.za; oceia@environment.gov.za; 'OCEIA'; leptieshaam.Bekko@westerncape.gov.za; Mercia.Liddle@westerncape.gov.za;

Hilda.Hayward@westerncape.gov.za; Ryan.Apolles@westerncape.gov.za

Cc: claire@ecoroute.co.za; janet@ecoroute.co.za

Subject: NOTIFICATION OF PUBLIC PARTICIPATION FOR ERF 2074, PLETTENBERG BAY

Dear State Department,

From:

Sunday, 11 August 2024 22:07 Sent: claire@ecoroute.co.za To: admin@ecoroute.co.za; janet@ecoroute.co.za Cc: Subject: Re: Public participation for erf 2074, Plettenberg Bay Thank you. Sent from my iPhone > On 11 Aug 2024, at 19:33, claire@ecoroute.co.za wrote: > Good day Barbara > Thank you for your comments. I will register you as an interested / affected party and include your comments in the draft basic assessment. > Kind regards > Claire > -----Original Message-----> From: Barbara Price-Hughes <pri>pricehughes@icloud.com> > Sent: Saturday, August 10, 2024 3:22 PM > To: claire@ecoroute.co.za > Cc: admin@ecoroute.co.za; janet@ecoroute.co.za > Subject: Public participation for erf 2074, Plettenberg Bay > Good afternoon > > My apologies that I missed the deadline to object to the proposed development- Unfortunately I accidentally deleted my mailbox and have only recently regained access. > I am familiar with the history of the property and recall that the earlier proposal before 2008 when I bought my house, was turned down by the municipality because of the lack of services in this area. Since then the owner, now deceased, rezoned as agricultural and planted pine trees, which burnt in a fire in 2013. Mr De Vos then got

Barbara Price-Hughes <pri>pricehughes@icloud.com>

permission to build an off the grid house facing down Piesang Valley, which was never completed because he died.

> I don't think anything has changed since then except the area has developed further as res 1 stands have been built on.

> My property borders the southern side of the property, erf 2816 on Raven Place, next to one of the access gates. My house and its value will be affected by increased

traffic flow.

> The proposal of 230 units will change the nature of the established area known as `'Cutty Sark' by the locals, as its a low traffic area where people allow their children to walk and ride bicycles, walk the dogs etc. The roads are quite narrow and there are issues already where cars park on the road as there's insufficient verge to park on. There are several tight corners and a blind corner.

>

> It's unlikely that Marine Way will cope with the increase too, its got a great deal busier as Plett has filled up. Another circa 200 cars needing access daily would require a serious upgrade.

>

> I am not sure of the fynbos damage that the development will do - after the 2013 fire and removal of the pine trees, the fynbos regrew and was particularly beautiful, the owner refused to keep clearing exotic trees regrowth however. So it's got too many exotic saplings which impact the fynbos.

>

> Kindly give my objection to a high density development where there is inadequate sewerage, water and electricity capacity already, plus is an established low traffic area.

>

> regards

>

> Barbara Price-Hughes

> 0834524871

>

>

>

>

From: claire@ecoroute.co.za

Sent: Friday, 12 July 2024 10:51

To: 'MadondoP@caa.co.za'

Subject: RE: NOTIFICATION OF PUBLIC PARTICIPATION FOR ERF 2074, PLETTENBERG BAY

Good day Pamela

Thank you for your comment.

Kind Regards Claire

Claire De Jongh

Eco Route Environmental Consultancy 0846074743

EAPASA registration: 2021/3519

From: Pamela Madondo < Madondo P@caa.co.za >

Sent: Thursday, July 11, 2024 10:51 AM

To: admin@ecoroute.co.za

Cc: Nrateng Mashiloane < <u>MashiloaneN@caa.co.za</u>>

Subject: RE: NOTIFICATION OF PUBLIC PARTICIPATION FOR ERF 2074, PLETTENBERG BAY

Good day,

Kindly find attached comments from the South African Civil Aviation Authority on the proposed development for ERF 2074, Plettenberg Bay.

Kind regards,

Pamela Madondo

Environment Compliance Specialist

Aviation Environmental Protection

Office: +27115451034 | Cell: 0675971961 | Email: MadondoP@caa.co.za | www.caa.co.za



Report fraud and corruption: 0800 204 911 | sacaa@thehotline.co.za | SMS: 30916

From: admin@ecoroute.co.za <admin@ecoroute.co.za>

Sent: Thursday, July 4, 2024 1:07 PM

To: AbrahamsN@nra.co.za; Aviation Environmental Compliance <environment@caa.co.za>

Cc: claire@ecoroute.co.za; janet@ecoroute.co.za;

Subject: NOTIFICATION OF PUBLIC PARTICIPATION FOR ERF 2074, PLETTENBERG BAY

"This message was sent from outside of SACAA. Please use caution when opening links and/ or attachments"

Dear State Department,

ECO-ROUTE ENVIRONMENTAL CONSULTANCY



Notification of Public Participation

Proposed residential development on Erf 2074, Bitou Local Municipality, Western Cape

A residential development (estimated 230 units) is proposed to be developed on Erf 2074, located on Marine Drive in Plettenberg Bay, Bitou Local Municipality in the Western Cape Province. The erf is approximately 6 ha in extent; approximate central coordinates: 34° 3'16.00"S; 23°21'37.65"E.

In terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) and the 2014 Environmental Impact Assessment (EIA) regulations (as amended, 2017), the proposed development requires an environmental authorisation (EA) to be issued by the Western Department of Environmental Affairs and Development Planning (DEA&DP) prior to the commencement of construction. The proposed development triggers the following NEMA EIA listed activities:

- Listing Notice 1(GNR 327) Activity 27
- Listing Notice 3 (GNR 324) Activity 12

The environmental authorisation application process requires a Basic Assessment to be carried out. The proposed development may require a Water Use License Authorisation (WULA) / General Authorisation (GA) in terms of the National Water Act, 1998 (Act No. 36 of 1998). The NWA process will be run in parallel with the NEMA process.

Notice is hereby given in terms of Regulation 41 of the NEMA EIA regulations that the developer will be applying for an EA from the DEA&DP. A public participation process will be conducted in

Kind regards,

Carina Leslie

Personal Assistant/Admin Office: 064 691 4394

www.ecoroute.co.za



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From: claire@ecoroute.co.za

Sent: Monday, 05 August 2024 18:59

To: 'obstacles'

Cc: 'Winnie Lekabe'; 'Janet Ebersohn'

Subject: RE: Obstacle assessment - Erf 2074 Plettenberg Bay

Good day

We have still not received a proposal to carry out the obstacle assessment for development of residential houses on Erf 2074.

Kind regards

Claire

0846074743

From: claire@ecoroute.co.za <claire@ecoroute.co.za>

Sent: Tuesday, July 23, 2024 4:34 PM **To:** 'obstacles' <obstacles@atns.co.za>

Cc: 'Winnie Lekabe' < WinnieL@atns.co.za>; 'Janet Ebersohn' < janet@ecoroute.co.za>

Subject: RE: Obstacle assessment - Erf 2074 Plettenberg Bay

Good day

Please could you advise further on the detailed Obstacle Assessment application required and provide associated fees.

Thank you

Kind Regards

Claire

From: obstacles < obstacles@atns.co.za Sent: Wednesday, July 17, 2024 3:24 PM

To: claire@ecoroute.co.za

Cc: Winnie Lekabe < WinnieL@atns.co.za>

Subject: RE: Obstacle assessment - Erf 2074 Plettenberg Bay

Good day Claire,

RE: ERF 2074 PLETTENBERG BAY

The proposed Erf 2074 Plettenberg Bay is in close proximity to Plettenberg Airfield.

ATNS does not oppose the establishment of the proposed Erf 2074 Plettenberg Bay development, however this does not serve as **an approval/no objection letter**, the applicant still needs to apply for a detailed obstacle assessment in order to obtain a letter of objection /no objection from ATNS and a conditional Approval from the South African Civil Aviation Authority.

Please contact obtacles@atns.co.za for a detailed Obstacle Assessment application.

Kind Regards,

Obstacles Evaluation Team | COO - Air Traffic Services BRUMA

E: obstacles@atns.co.za • W: www.atns.com

From: claire@ecoroute.co.za

Sent: Tuesday, July 16, 2024 3:34 PM **To:** obstacles <obstacles@atns.co.za>

Cc: 'Janet Ebersohn' <janet@ecoroute.co.za>; joclyn@ecoroute.co.za; Winnie Lekabe <WinnieL@atns.co.za>

Subject: RE: Obstacle assessment - Erf 2074 Plettenberg Bay

Good day

Please find information attached as requested.

I note the information relates to wind turbines, so I have adapted for the 2 – 3 storey residential development proposed with a maximum height of 10.67. Site ranges from 114 to 138 MASL.

I am also attaching the kml file of the proposed development.

Please also note that this site is located between two existing residential developments.

Based on this information could you please advise if a risk assessment will still be necessary.

Thank you

Kind Regards Claire

From: obstacles < obstacles@atns.co.za > Sent: Monday, July 15, 2024 12:44 PM

To: claire@ecoroute.co.za

Subject: RE: Obstacle assessment - Erf 2074 Plettenberg Bay

Good day Claire,

RE: Proposed Structure

This is to acknowledge that ATNS has received your query.

We would have to conduct relevant assessments to evaluate whether the proposed Structure will affect the safety of flight for aerodromes in close vicinity as well as communication, navigation, and surveillance (CNS) equipment.

Kindly note that there is an application fee as well as assessment fee attached to the assessments.

Before the assessments commence, our Business Development department will forward a proposal to the client.

The proposal and payment process are as follows if applicable:

- You will receive the proposal from our Business Development department, it will contain the work that will be done as well as what it will cost.
- They will provide you with all the information needed to make payment. For this reason, please provide a billing address and the details of the person to whom the proposal should be addressed.

Please **complete the .XLSX file attached for each structure**, with required information below before we can proceed with our assessment:

- WGS-84 Coordinates (in degrees, minutes and seconds: S235214.452 E0281549.256) for all the corners as well as the center of the structure.
- Height to the top of structure (in meters) and coordinates as well if it does not form part of above-mentioned coordinates.
- The Elevation above mean sea level (Ground elevation for each coordinate provided).
- A KMZ file for the position of the proposed development.

This whole process can take up to 120 working days' minimum that will commence after the proposal is accepted, signed, and received by our Business Development department.

Please send all future correspondence to: obstacles@atns.co.za
To get the ATNS Obstacle Evaluation fees please contact Winnie Lekabe at Winniel@atns.co.za.

Please note that the assessment conducted by ATNS is an independent process in line with obtaining final approval from the South African Civil Aviation Authority (SACAA).

Kind regards,

Obstacles Evaluation Team | COO - Air Traffic Services BRUMA

E: obstacles@atns.co.za • W: www.atns.com

From: claire@ecoroute.co.za

Sent: Monday, July 15, 2024 12:16 PM **To:** obstacles obstacles@atns.co.za

Cc: 'Janet Ebersohn' < <u>janet@ecoroute.co.za</u>>; <u>joclyn@ecoroute.co.za</u>

Subject: Obstacle assessment - Erf 2074 Plettenberg Bay

Importance: High

Good day

Could you please assist with further details on an obstacle assessment required as requested by SACAA in response to a proposed residential development on Erf 2074, Marine way, Plettenberg Bay.

I am attaching the background information document and the comment received.

Thank you

Kind regards Claire

Claire De Jongh

Eco Route Environmental Consultancy 0846074743

EAPASA registration: 2021/3519

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From: claire@ecoroute.co.za

Sent: Thursday, 04 July 2024 13:28

To: 'Chantel Yeates'

Cc: 'Janet Ebersohn'; 'Admin'

Subject: RE: Proposed Residential Development, Erf 2074 Plettenberg Bay

Attachments: BID_Erf 2074_Final_4 July 2024_.pdf

Hi Chantel

Yes certainly. I have attached a background information document for your review and comment. The information is also available at: www.ecoroute.co.za

Could you please send me your moms contact name and details and I can add her to the Interested and Affected party (IAP) registration list.

Thank you

Kind regards Claire

Claire De Jongh

Eco Route Environmental Consultancy 0846074743

EAPASA registration: 2021/3519

From: Chantel Yeates <cmyeates@gmail.com>

Sent: Thursday, July 4, 2024 1:22 PM

To: claire@ecoroute.co.za

Subject: Re: Proposed Residential Development, Erf 2074 Plettenberg Bay

Good day

My mom owns a unit at Thulana Hill, next door to Erf 2074.

Could you please send us further information regarding this proposed development.

Many thanks and regards

-

Chantel Yeates

Cell: 082 461 2972

"If you wish to succeed in life, make perseverance your bosom friend, experience your wise counselor, caution your elder brother, and hope your guardian genius."

- Joseph Addison

From: dereklake70@gmail.com
Sent: Friday, 05 July 2024 10:02
To: claire@ecoroute.co.za

Subject: RE: Public Participation in the Proposed Residential Development on Erf 2074

Hi Claire,

Thanks for your email.

Regards, Derek Lake.

From: claire@ecoroute.co.za <claire@ecoroute.co.za>

Sent: Thursday, July 4, 2024 5:21 PM

To: dereklake70@gmail.com

Subject: RE: Public Participation in the Proposed Residential Development on Erf 2074

Good day Derek

Thank you for your comments. I will forward these to the planning team (engineers and town planning). There will also be a Traffic impact assessment carried out and will therefore send your comments to the traffic engineer.

I am not sure if you have received the Background Information Document and relevant appendices.

I am attaching to this email to provide you with additional information.

Kind Regards Claire

From: dereklake70@gmail.com <dereklake70@gmail.com>

Sent: Thursday, July 4, 2024 5:00 PM

To: claire@ecoroute.co.za

Subject: Puplic Participation in the Proposed Residential Development on Erf 2074

Dear Sirs,

My comments wrt the above follow:-

- 1.) My name is Derek Walter Lake of Erf 2794 (70 Cutty Sark Avenue). I am a trustee and beneficiay of the Lake Family Trust house built on Erf 2794
- 2.) Contact 0828006515 and dereklake70@gmail.com
- 3.) I have no direct interest in the development.

I have two comments wrt to the above development

- 1,) The water pressure in Cutty Sark Avenuue is already low at 190 kPa. Any development on Erf 2074 must supplement the water supply and not make the current situation any worse
 - 2.) Cutty Sark Avenue is currently a Cul de Sac with a locked gate between it's western end and Erf 2074.

Further the current road is narrow with no off road stopping or parking which is totally unsuitable for heavy traffic.

Therefor please do not allow construction or residential access from the western end of Cutty Sark into Erf 2074. This should only be allowed from the main entrance in Marine Way.

I hope you will find the comments useful.

Regards,

Derek Lake.

-	
	Virus-free. <u>www.avg.com</u>



Holiday Home Management-Holiday Home Rentals-Property Administrators, Body Corporate & Home Owners Association Management CK2003/033318/23

P.O. Box 1743
Plettenberg Bay
6600
email: holidayplett@mweb.co.za

044 5333008(tel) 044 5333002(fax)

website: www.holidayplett.co.za

5th July, 2024

Ecoroute, P.O. Box 1252 SESDGEFIELD, 6573

Attention: Claire De Jongh

Dear Ms De Jongh,

THULANA HILL AND PROPOSAL TO DEVELOP ERF 2074 PLETTENBERG BAY

We are the managing agents for Thulana Hill, Marine Way, Plettenberg Bay.

The Trustees of this development have requested us to register Thulana Hill as an Interested and Affected Party in this project.

Please note our contact details as above and include the Chairlady, Mrs. N. Polimis, in all correspondence on this subject.

Her email address will appear on the header line when we forward this communication by email.

Kindly acknowledge receipt of this request.

Yours faithfully,

J.R. GERHARD (Mrs)

MANAGING AGENT - HOLIDAY PLET

Byghand

Members: Jenny Gerhard & Vivienne Nel

From: claire@ecoroute.co.za

Sent: Friday, 05 July 2024 12:38

To: 'Holiday Plett'

Cc: 'info@keepingitcompliant.co.za'

Subject: RE: THULANA HILL : INTERESTED AND AFFECTED PARTY IN ERF 2074

Attachments: BID_Erf 2074_Final_4 July 2024_.pdf

Good day Jenny

Thank you for your registration.

I am attaching a background information document. Please review and provide any comments / concerns for inclusion into the assessment process.

Thank you

Kind Regards Claire

From: Holiday Plett < jen@holidayplett.co.za>

Sent: Friday, July 5, 2024 12:06 PM

To: claire@ecoroute.co.za

Cc: info@keepingitcompliant.co.za

Subject: THULANA HILL: INTERESTED AND AFFECTED PARTY IN ERF 2074

Kindly see attached registration as an I&AP for Thulana Hill.

Yours faithfully,

Jenny Gerhard

Principal (CEA)

jen@holidayplett.co.za Call me: 044 533 3008



Holiday Rentals, Home Management, Property Sales & Body Corporate & HOA Management www.holidayplett.co.za www.plettproperty.com

cian ce ccorou	0.00.10
From: Sent: To: Subject: Attachments:	claire@ecoroute.co.za Friday, 05 July 2024 11:39 'Keith Lurie' RE: erf 2074 BID_Erf 2074_Final_4 July 2024pdf
Good day Keith	
Noted, I will add y	ou to the IAP database.
Please find Backg	round information attached if you haven't yet received.
The draft BAR will	be made available for a comment and review period of 30 days.
Thank you	
Kind regards Claire	
Sent: Frida	n Lurie <keithlurie1@gmail.com> y, July 5, 2024 10:49 AM ecoroute.co.za f 2074</keithlurie1@gmail.com>
Good mo	rning Claire
Please re	gister me as an IAP
Regards	
Keith	

From: claire@ecoroute.co.za

Sent: Monday, 05 August 2024 15:37

To: 'linda.hore1@gmail.com'; 'scottsm1958@gmail.com'

Cc: 'Janet Ebersohn'; 'Admin'
Subject: RE: Objections to erf 2074

Good day

Thank you for your comments and relevant information regarding the proposed residential development on Erf 2074. I am almost finished the draft basic assessment report to distribute for a 30-day review and comment period. I will add your comments to the draft report.

Kind Regards Claire

From: admin@ecoroute.co.za <admin@ecoroute.co.za>

Sent: Monday, August 5, 2024 3:07 PM

To: claire@ecoroute.co.za

Subject: FW: Objections to erf 2074

Hi Claire,

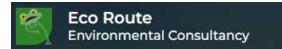
Please see attached. Will you reply to the client?

Please copy me in, so that I can save it.

Many thanks and kind regards,

Carina Leslie

Personal Assistant/Admin Office: 064 691 4394 www.ecoroute.co.za



From: janet@ecoroute.co.za <janet@ecoroute.co.za>

Sent: Monday, August 5, 2024 9:21 AM

To: admin@ecoroute.co.za

Subject: FW: Objections to erf 2074

Should you require any information please do not hesitate to contact me.



Kind Regards

Janet Ebersohn

Bsc.Hon Environmental Management

EAPASA Registration Number: 2019/1286

082 5577122

From: Linda Hore < linda.hore1@gmail.com>

Sent: Friday, August 2, 2024 9:25 AM

To: ebersohn@cyberperk.co.za; janet@ecoroute.co.za

Cc: Netflix < scottsm1958@gmail.com >

Subject: Objections to erf 2074

From: Mercia J Liddle <Mercia.Liddle@westerncape.gov.za>

Sent: Tuesday, 06 August 2024 15:16

To: admin@ecoroute.co.za; claire@ecoroute.co.za; janet@ecoroute.co.za

Subject: RE: NOTIFICATION OF PUBLIC PARTICIPATION FOR ERF 2074, PLETTENBERG BAY

Attachments: DEADP_CMU 062-2024 Erf 2074_Plettenberg Bay_Aug2024_.pdf

Good day,

Please find attached the sub-Directorate: Coastal Management's comments on the subject matter.

Kind Regards

Mercia Liddle

Environmental Officer: Coastal Management

Department of Environmental Affairs and Development Planning Western Cape Government

4th Floor, Leeusig, 1 Dorp Street, Cape Town, 8000

Email: mercia.liddle@westerncape.gov.za Website: www.westerncape.gov.za/eadp



Be 110% Green. Read from the screen.

From: admin@ecoroute.co.za <admin@ecoroute.co.za>

Sent: Thursday, 4 July, 2024 1:00 PM

To: Danie Swanepoel < <u>Danie.Swanepoel@westerncape.gov.za</u>>; Francois Naude < <u>Francois.Naude@westerncape.gov.za</u>>; Meryll Fredericks

<a href="mailto:span="mailto:sp

Subject: NOTIFICATION OF PUBLIC PARTICIPATION FOR ERF 2074, PLETTENBERG BAY

Dear State Department,

ECO-ROUTE ENVIRONMENTAL CONSULTANCY



Notification of Public Participation

Proposed residential development on Erf 2074, Bitou Local Municipality, Western Cape

A residential development (estimated 230 units) is proposed to be developed on Erf 2074, located on Marine Drive in Plettenberg Bay, Bitou Local Municipality in the Western Cape Province. The erf is approximately 6 ha in extent; approximate central coordinates: 34° 3'16.00"S; 23°21'37.65"E.

In terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) and the 2014 Environmental Impact Assessment (EIA) regulations (as amended, 2017), the proposed development requires an environmental authorisation (EA) to be issued by the Western Department of Environmental Affairs and Development Planning (DEA&DP) prior to the commencement of construction. The proposed development triggers the following NEMA EIA listed activities:

- Listing Notice 1(GNR 327) Activity 27
- Listing Notice 3 (GNR 324) Activity 12

The environmental authorisation application process requires a Basic Assessment to be carried out. The proposed development may require a Water Use License Authorisation (WULA) / General Authorisation (GA) in terms of the National Water Act, 1998 (Act No. 36 of 1998). The NWA process will be run in parallel with the NEMA process.

Notice is hereby given in terms of Regulation 41 of the NEMA EIA regulations that the developer will be applying for an EA from the DEA&DP. A public participation process will be conducted in

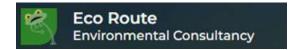
,

Kind regards,

Carina Leslie

Personal Assistant/Admin Office: 064 691 4394

www.ecoroute.co.za



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Objection to the development of ERF: 2074

4 main objections as follows:

- 1) Water scarcity:
- 2) Power Infrastructure
- 3) Sewage/effluent processing and infrastructure
- 4) Solid Waste disposal.

1) Water Scarcity and restrictions thereof:

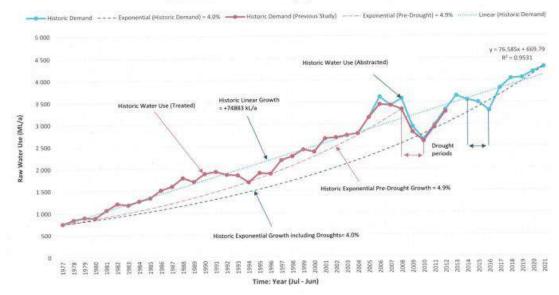
Plett's Bulk Water Resources

- 1. Keurbooms River (source of most of our water) \
- 2. Desalination Plant (small 2 Ml/d expensive to operate usually only during peak demand)
- 3. Roodefontein Dam (very small allocation to Plett only 150 000 Ml/a)

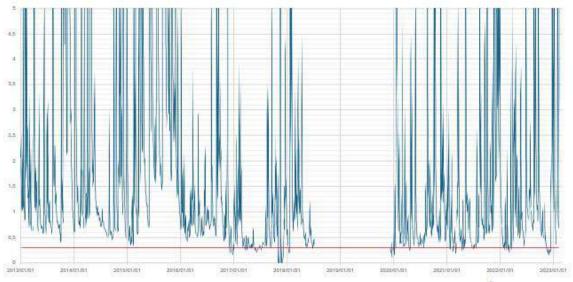
Below images are the increased demand for water over the past 15 years:

Town	Source	Raw Water Abstraction (ML/a)						
		06/07	11/12	16/17	18/19	19/20	20/21	21/22
NUCS THE RESIDENCE OF THE PERSON OF T	Keurbooms River	1 781	2 287	2 438	3 195	3 105	3 728	3 737
Plettenberg	Roodefontein Dam	1 626	249	375	89	253	133	77
Bay	Boreholes	0	0	0	228	86	0	0
	Desalination	0	253	271	247	303	0	156
Subtotal		3 407	2 789	3 084	3 759	3 747	3 861	3 970
Harkerville	Boreholes	0	1	6	2	1	4	7
Subtotal		0	1	6	2	1	4	7
12 14 14 14	Wit River	126	137	172	8	58	169	94
Kurland	Boreholes	0	0	0	188	165	65	139
Subtotal Subtotal		126	137	172	196	223	234	233
Nature's Valley	Groot River	85	58	48	76	79	84	88
Subtotal		85	58	48	76	79	84	88
Bitou Total (M	3 619	2 984	3 309	4 034	4 050	4 184	4 298	

Bitou Historic Raw Water Use (July 1977 to June 2022)



Many times in the last 5 years the water cut off point to extract water from the Keurbooms has been breached, therefore Plett has been placed under water restrictions.



Historic Flow in Keurbooms River illustrating cut-off at 300 l/s (0.3 m³/s).

"If in the opinion of the municipality the consumption of water by a consumer adversely affects the supply of water to another consumer, it may apply such restrictions as it may deem fit to the supply of water to the first mentioned consumer in order to ensure a reasonable supply of water to the other consumer and will inform that consumer of such restrictions."

Above statement is from the municipal by-laws effectively restricting flow to users if the demand "balance" supply to other users – this should be considered when undertaking new developments on the current "users" in the immediate vicinity.

To allow a new property development for large scale housings should not be permitted due to the impact of the low water reserves, current infrastructure with regards to water supply and treatment and the impact on the current Plettenberg bay community until such time as the water availability can be increased on an on going basis to have availability for the additional proposed developments.

2) Power Infrastructure

Currently the infrastructure is sufficient, yet aging, for the residents on Marine way near the shell service station. Yet there have been instances where the local sub station has been overloaded and phases have dropped and fuses have blown.

Likely a new upgraded substation will be required, where will the funds come from for this upgrade, and how long will the local users be affected in this upgrade. This information is required to facilitate the objection to this development.

Below details show demands and investments required by the municipality in order to have sufficient supply and infrastructure to supply power for future developments.



3) Sewage and effluent services:

Currently the Gasnvlei WWTW is at capacity and at times overflows into the estuaries.

This infrastructure capacity and the effects of an additional 300 residences shall have to be studied in order to make an educated decision before the developer is given authority to continue with the project.

Due to the topography of Thulana hills estate, much of the effluent is stored in a temporary vessel and pumped North back to gravity return sewage ways, This unit has to have a standby diesel generator for load shedding and power supply interruptions. In the event the effluent cannot be pumped away, the spill effect is dire and could contaminate the Piesang river and desalination water source.

Therefore a detailed study and risk mitigation exercise should be undertaken before allowing a development of this size to continue:

INFRASTRUCTURE 2 - SEWAGE SYSTEM

- 70 sewage pump stations with standby generators, well maintained.
 Upgrades being implemented
- 5-10 sewer blockages/overflows daily, (root ingress and sabotage). Most cleared within 24 hours - very efficient. Appreciate workers efforts.
- Gansevlei WWTW serves all of Plett. Near design capacity at peak periods.
 Expansion is necessary
- Consultant appointed to assess expansion for anticipated load increase.
- Government grant funding needs to be procured urgently
- Influent sampling systems need upgrading
- Upgrading of the Kurland WWTW is to commence in the new financial year

4) Solid waste disposal:

Currently all the waste is collected and sorted and trucked to Mossel bay waste facility. With an additional 300 units, what will the impact be on these services and the fleet of trucks required to remove this waste.

Also addressing long term planning for more efficient ways at disposing of waste.

This should form part of the proposal from the developer to ensure that their responsibilities to the local community and eco-system is undertaken and managed.

INFRASTRUCTURE 3 - SOLID WASTE DISPOSAL

- Past 3 years difficult excess waste at Transfer Station
- Need to transport waste to Massel Bay using old, undermaintained equipment
- Recent Improvements purchase of new vehicles and equipment - more is required.
- High cost improve recycling and reduce waste
- With population increase, requires better management, procurement, maintenance and sufficient equipment.
- PetroSA landfill replaced by new facility, but delays implementation.
- Waste to energy to be investigated. If feasible, a long-term solution
- Tribute to "Keep Plett Clean" volunteers





From:claire@ecoroute.co.zaSent:Friday, 05 July 2024 15:25To:'pwserfontein@gmail.com'Cc:'admin@ecoroute.co.za'

Subject: RE: [Public participation] Erf 2074: proposed development

Attachments: BID_Erf 2074_Final_4 July 2024_.pdf

Good afternoon

Thank you for your participation in the process. The background information is attached if you have not yet received a copy.

Kind Regards

Claire

From: admin@ecoroute.co.za <admin@ecoroute.co.za>

Sent: Friday, July 5, 2024 2:46 PM **To:** pwserfontein@gmail.com **Cc:** claire@ecoroute.co.za

Subject: RE: [Public participation] Erf 2074: proposed development

Good afternoon Mr Serfontein,

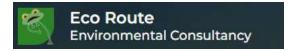
Thank you for your email, you have been registered as an I&AP.

Please do not hesitate to contact us should you require any further information.

Kind regards,

Carina Leslie

Personal Assistant/Admin Office: 064 691 4394 www.ecoroute.co.za



From: admin@ecoroute.co.za <admin@ecoroute.co.za>

Sent: Friday, July 5, 2024 2:06 PM

To: admin@ecoroute.co.za

Subject: [Public participation] Erf 2074: proposed development

PW Serfontein (not verified) (pwserfontein@gmail.com) sent a message using the contact form at https://ecoroute.co.za/node/88.

The sender's name
PW Serfontein
The sender's email
pwserfontein@gmail.com

Subject

Erf 2074: proposed development

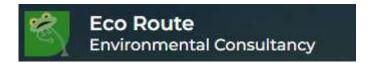
Message

I am a member and permanent occupent of Thulana Hill, the adjacent property to Erf 2074, that will be directly affected by the proposed development.

From:	Simone van der Walt <21ssvdwalt@gmail.com>					
Sent:	Monday, 05 August 2024 15:47					
To: claire@ecoroute.co.za						
Subject:	Re: [Public participation] Affected Party from the development of Fynbosrant					
Hi Claire,						
Yes I am residing or	n the property. I am in the second house, not the heritage building.					
Many thanks						
Simone						
On Mon, 05 Aug 202	24 at 15:07, < <u>claire@ecoroute.co.za</u> > wrote:					
Hi Simone						
Are you currently res	siding on Erf 2074 in Plett – I just want to make sure I add you to the correct database and send you the correct information.					
I have attached a loo	cality map of the site.					
Thank you						
Claire						

www.ecoroute.co.za

From: admin@ecoroute.co.za <admin@ecoroute.co.za> Sent: Monday, August 5, 2024 2:32 PM To: 21ssvdwalt@gmail.com Cc: claire@ecoroute.co.za **Subject:** RE: [Public participation] Affected Party from the development of Fynbosrant Good afternoon Simone, Thank you for your email, please note that you have been registered as an I&AP. Kind regards, Carina Leslie Personal Assistant/Admin Office: 064 691 4394



From: admin@ecoroute.co.za <admin@ecoroute.co.za>

Sent: Sunday, August 4, 2024 10:46 PM

To: admin@ecoroute.co.za

Subject: [Public participation] Affected Party from the development of Fynbosrant

Simone van der Walt (not verified) (21ssvdwalt@gmail.com) sent a message using the contact form at https://ecoroute.co.za/node/88.

The sender's name

Simone van der Walt

The sender's email

21ssvdwalt@gmail.com

Subject

Affected Party from the development of Fynbosrant

Message

I am one of the residents on the property Fynbosrant and would like to be included in the communications or any shared information regarding the development of the property. I'd like to know the plans in order to be prepared on my end in regards to the when the development begins and for the welfare of my family (how much time we have to relocate etc)

From: claire@ecoroute.co.za

Sent: Thursday, 04 July 2024 13:44

To: 'Stuart Comline'

Subject: RE: Erf 2074 Plettenberg Bay

Attachments: BID_Erf 2074_Final_4 July 2024_.pdf

Hi Stuart

Yes, the current zoning is Agriculture 1 in terms of the Bitou Zoning Scheme. It is proposed to rezone the property to "General Residential II" which permits flats, group housing and townhouses as primary rights.

The public participation process for the Environmental Authorisation process has just started. However, discussions between the planning team and the municipality have taken place over time. The rezoning application will likely be submitted once all the required specialist studies have been completed, and once comments on the proposed development have been addressed, as these will determine if there are any changes required based on the input received.

Planning Space Garden Route (Pty) Ltd have been appointed to prepare the required Town Planning Report.

I am attaching an updated BID to this email which includes additional appendices:

- Appendix A: Locality Map
- Appendix B: Town Planning Report
- Appendix C: Layout alternative 1
- Appendix D; Screening Tool report
- Appendix E: Site verification Report and accompanying specialist compliance statement.

Thank you for your participation in this process.

Kind Regards

Claire

From: Stuart Comline <comline@icon.co.za> Sent: Thursday, July 4, 2024 10:46 AM **To:** claire@ecoroute.co.za **Cc:** info@plettratepayers.co.za

Subject: RE: Erf 2074 Plettenberg Bay

Thank you, Claire

Could you please clarify;

Is Erf 2074 still zoned as Agriculture?

If so, when do you anticipate applying for Rezoning?

Have you or the developers had any communication with Bitou Municipality, Town planning Department?

Thak you

Regards

Stuart Comline

Plettenberg Bay Ratepayers and Residents Association

0836545449

From: claire@ecoroute.co.za>

Sent: Thursday, July 4, 2024 9:57 AM **To:** 'Stuart Comline' <comline@icon.co.za>

Cc: info@plettratepayers.co.za

Subject: RE: Erf 2074 Plettenberg Bay

Good day Stuart

Thank you for the email. The Plettenberg Bay Ratepayers and Residents' Association has been included as a registered IAP for this proposed development.

I am attaching the background information which outlines the proposed development and environmental sensitivities identified to date. Please submit any initial comments / concerns by 3 August for inclusion into the pre-application draft basic assessment report (BAR).

The draft BAR will be made available to all registered IAPS for 30-day review and comment period prior to the application for environmental authorisation being submitted.

Thank you

Kind Regards

Claire

Claire De Jongh

Eco Route Environmental Consultancy 0846074743

EAPASA registration: 2021/3519

From: Stuart Comline < comline@icon.co.za > Sent: Wednesday, July 3, 2024 3:31 PM

To: <a href="mailto:claimbox:c

Good day Claire

On behalf of the Plettenberg Bay Ratepayers and Residents Association, please register this organisation as an Interested and Affected party in respect of the proposed development on Erf 2074 Plettenberg Bay.

This organisation, through its Town Planning portfolio, monitors all new developments within the Bitou Municipality on behalf of residents of the town and its members.

Kindly provide us with any information on the proposed development on Erf 2074 Plettenberg Bay.

Thank you for your assistance

Regards

Stuart Comline

Plettenberg Bay Ratepayers and Residents Association

0836545449

From: Lizemarie < lizemarie@planningspace.co.za>
Sent: Wednesday, 25 September 2024 16:26

To: 'Evan Burger'; 'Vanessa Stoffels'

Cc: claire@ecoroute.co.za

Subject: Proposed rezoning Remainder of Erf 2074 Plettenberg Bay

Attachments: Cover letter to WCPR 25-09-2024.pdf; Transport section - APP_2024-07-0096 Letter.pdf; Proposed Site Development Plan.pdf; Traffic Impact

Assessment August 2024.pdf; DIAGRAM 1-Locality Map.pdf; DIAGRAM 3-Zoning Map.pdf; ANNEXURE A-Power of Attorney & Company

Resolution.pdf

Your reference: 16/9/6/1-22/74 (Application 2024-07-0096)

Hi Evan

I hope you are well.

Attached hereto is the Traffic Impact Assessment as requested.

We would appreciate your comment and approval as the controlling authority in terms of Act 21 of 1940.

Kind Regards

Lizemarie

Lizemarie Botha
B.TRP - Pr. Pln 1234

C | 082 855 1125
E | lizemarie@planningspace.co.za
W | www.planningspace.co.za
Town and Regional Planners

From: claire@ecoroute.co.za

Sent: Thursday, 25 July 2024 18:33

To: 'Sue Hall'

Cc: 'Mike Barnes'; 'info'; 'Andy Cox'; 'ebersohn@cyberperk.co.za'; 'janet@ecoroute.co.za'; 'Chantelle Gladwin-Wood'; 'Dianne Reddy'; 'Henrique

Greeff'

Subject: RE: Application Erf 2074

Thank you for your registration and comments Sue.

Kind Regards Claire

From: Sue Hall <Sue@mutualconstruction.co.za>

Sent: Thursday, July 25, 2024 6:17 PM

To: claire@ecoroute.co.za

Cc: Mike Barnes <Mike@mutualconstruction.co.za>; info <info@thulanahill.co.za>; Andy Cox <acox@MPC.LAW.ZA>; ebersohn@cyberperk.co.za; janet@ecoroute.co.za; Chantelle Gladwin-Wood <gladwin-wood@hbgschindlers.com>; Dianne Reddy <reddy@hbgschindlers.com>; Henrique Greeff

<greeff@hbgschindlers.com>
Subject: Application Erf 2074

Dear Claire

Please find attached documents to register Sugar Sweet Props 26 (Pty) Ltd as an Interested and Affected party in Erf 2074

Sugar Sweet Props 26 (Pty) Ltd are the owners of the property right next door to Erf 2074 so have a vested interest

Please acknowledge receipt

Thank you

Sue Hall

Group Chartered Accountant MGC Group

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