



Enquiries

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File Ref: 18/9706/PB

Date: 9 January 2025

Attention: Mr Andrew Beveridge

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Dear Sir

OSCAER PERMIT IN TERMS OF THE ENVIRONMENTAL CONSERVATION ACT, 1989 (ACT 107 OF 1989) AND THE OUTENIQUA SENSITIVE COASTAL AREA EXTENTION REGULATIONS: VEGETATION CLEARING AND EARTHWORKS ON ERF 9706 AND PORTION 57 OF FARM 443, PLETTENBERG BAY

The information provided by Eco Route Environmental Consultancy regarding the proposed construction of a residential dwelling and the proposed realignment of the access road on Erf 9706, Plettenberg Bay refers.

A. DESCRIPTION OF THE ACTIVITY

Disturbance of vegetation and earthworks: the proposed activity entails the construction of a house within previously disturbed areas that contained a previous residential dwelling. The footprint is to a large degree transformed and will be built on approximately 959m² of existing footprint and an additional 423m² expanded footprint. A 2m building perimeter is allowed for at approximately 244m² of disturbance. A new section of driveway totalling 378m² will be cleared. Approximately 300m³ of excavation works will be required for the construction works.

B. LOCATION

The proposed vegetation clearing and earthworks are to occur on Erf 9706, within the Bitou Municipal area.

SG 21 Digit Code:	C03900080000970600000
Centre Point GPS Co-ordinates:	Lat: -34.091066°S Lon: 23.371003°E

C. APPLICANT

Mr Andrew Beveridge
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D. ENVIRONMENTAL CONSULTANT

Eco Route Environmental Consultancy
Mrs Lizelle Genade
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E. DECISION

In terms of section 21 (1) of the Environment Conservation Act, 1989 (Act 73 of 1989) regarding identified activities concerning the Outeniqua Sensitive Coastal Area extension, the Bitou Municipality (as defined in terms of Government Notice No. R1528 of 27 November 1998), hereby issues a permit with conditions for the execution of the activity as described above.

F. KEY FACTORS AFFECTING THE DECISION

The proposed activity entails the construction of a dwelling house on erf 9706 Plettenberg Bay. The proposed dwelling is situated within an area that was previously transformed by a previous structure. The proposed dwelling will be situated mostly within the area of this previous footprint with some expansion into relatively disturbed areas. The footprint is to a large degree transformed. The development is set-back from the High Water Mark Line.

G. CONDITIONS OF THE PERMIT

The applicant must adhere to but is not limited to the following:

Scope and General Matters

1. This permit is only applicable to the construction of the proposed dwelling on erf 9706 as per the OSCAE application and architect designs submitted. Any other or new activities on the site are subjected to the OSCAE Regulation in terms of Government Notice No. R879 of May 1996 and it is the owner's responsibility to ensure compliance with these regulations.
2. The applicant must give the municipality one week (7 days) written notice before commencement of the activities. Such notice shall make clear reference to the site location details and reference number given above.

Compliance and Monitoring

3. The applicant shall be responsible for ensuring compliance with the conditions of the permit by any person acting on his / her behalf, including employees, consultants, the contractor and any other person rendering a service to the applicant with regard to the activity.
4. The applicant shall only hand over and give access to the site to a contractor after receipt of a written confirmation by the contractor that the conditions of authorisation herein will be adhered to.
5. The applicant is to appoint a suitably qualified Environmental Control Officer (ECO) who has adequate environmental knowledge to understand and implement the conditions as set out in this permit. This ECO is to monitor the proposed protection measures and whether all works are done in accordance with this permit for the duration of the construction period. The ECO is to keep a photographic record of the site and is to submit compliance reports to the Bitou Municipality on a monthly basis.
6. The applicant must compile and submit an audit report to the Municipality on completion of the construction activities.
 - 6.1. The audit report must indicate the date on which the clearing of vegetation was completed as well as details with regard to compliance with the conditions of this permit.
 - 6.2. If the audit report is not submitted, the Municipality may give 30 days written notice and may have such a monitoring report undertaken at the expense of the applicant and may authorise an person to take such measures necessary for this purpose.
7. In the event of non-compliance and resultant damage to the environment, the Municipality may require that remedial measures be undertaken to its satisfaction, at the cost of the applicant
8. A copy of this permit must be kept on site for the duration of the authorised activity on completion of the proposed activities; waste material of any description must be removed from the site and disposed of at a licensed landfill site.

General Conditions

9. The disturbance of protected plant species is not part of this permit and should be the subject of a separate application directed to the Department of Forestry, Fisheries and the Environment (DFFE). A license to remove protected trees, if necessary, must be issued to the landowner/his representative on application for a license by the DFFE, as required by the National Forest Act, 84 of 1998 as amended (NFA), to cut, disturb, damage or destroy Natural Forest.
10. That activity should be restricted to normal working hours (08h00 to 17h00), Monday to Fridays.
11. The contractor shall provide suitable containerised or chemical toilet facilities or any other approved toilet facilities to be placed on or near the site in such a way that it will not cause water or other environmental pollution. Toilets shall be of a neat construction and must have doors and locks and secured so that they can't blow over. Toilets should be supplied at a ratio of 1 toilet for every 15 workers on site.
12. No fires are permitted on site. Adequate firefighting equipment must be available on site and be in good working order.

Environmental Conditions

13. In terms of the National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004), Alien and Invasive Species Regulations, 2014, specific alien plant species are prohibited and should be removed, without the use of heavy machinery and without disturbing the topsoil. The owner is to ensure that they comply with the relevant legislation.
14. Indigenous plants outside of the building footprint or wild animals may not be harmed in any way.
15. Any incident regarding any harm to wild animals or indigenous plants must be reported to the Director: Economic Development and Planning of Bitou Municipality.
16. During construction, the contractor shall protect areas susceptible to erosion by installing all the necessary temporary and permanent erosion protection works at the earliest possible stage and before vacating the site. All potentially unstable slopes must be avoided and disturbance effectively stabilised where applicable.
17. The contractor must at all times maintain supervision of the site and ensure that all workers are aware of and comply with the conditions of authorisation.
18. The disturbance of natural vegetation should be kept to a minimum and restricted to the building footprint of the proposed dwelling. The working - and access area is to be clearly demarcated in order to prevent access and disturbance to areas outside the footprint. An appropriate method of demarcation of the site should be utilised. All demarcations must be maintained throughout the maintenance period. These areas are to be strictly treated as No-Go areas by the appointed contractor and his labourers.
19. The contractor (if any) is to ensure that no organic waste, surplus food or general pollution is dumped by his employees on the site but that they make use of weather and scavenger proof waste bins that are to be emptied on a regular basis.
20. Hazardous materials kept on site must be contained in suitable leak proof containers and put in a safe place with suitable signage to identify it as a hazardous storage area.
21. All topsoil from excavation areas is to be stockpiled and re-used during rehabilitation. Topsoil is a valuable material and should not be lost.
22. If at any stage Heritage resources are uncovered during the construction activities the finding must be reported to the Department of Heritage Western Cape and development may not re-commence until a Heritage specialist is consulted.
23. Concrete delivery trucks may not wash their tanks on site or along the access roads to the site.

Specific Conditions

24. The disturbance of natural vegetation should be kept to an absolute minimum and restricted to the construction footprint. An appropriate method of demarcation should be agreed with the ECO. These areas are to be strictly treated as No-Go areas by the appointed contractor and his workers.
25. Clearing by heavy machinery should only be done in areas where significant excavations are required. The areas along the edge of the development footprint, especially the working area around the development that will not be permanently transformed, must be cleared by means of light machinery i.e. chainsaws, etc. to minimise the impact on the environment.

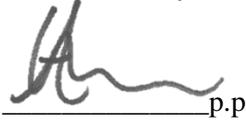
26. No additional or new access routes to the beach are to be created.
27. Indigenous seedling rescue is to occur prior to any construction activities occurring on site. A register of rescued plant material is to be created with the final placement of the plant material being recorded. This should be submitted to this Directorate together with the ECO report.
28. Weather forecasts must be obtained and included in the daily site preparations to ensure weather-dependant mitigation measures for erosion is put in place, if needed.
29. Excavations should not remain open to wind and remain for significant lengths of time.
30. Landscaping should be limited to indigenous and endemic plant species.

The Applicant is to take cognisance of the proximity to the coastal 100-year erosion risk line, rising sea levels and storm surges along the coast. The Municipality indemnifies itself from any future damage to the property as a result of these dynamic coastal processes.

H. DURATION AND DATE OF EXPIRY

This permit is valid for a period of five years and shall lapse if the activity does not commence within two years of the date of issue.

Yours faithfully,



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Mr Chris Schliemann

Acting Director: Planning and Development

Date: 9 January 2025