



Cape EAPrac

Cape Environmental Assessment Practitioners (Pty) Ltd

Reg. No. 2008/004627/07
VAT No 4720248386

Telephone: (044) 874 0365
Web: www.cape-eaprac.co.za

17 Progress Street, George
PO Box 2070, George 6530

08 November 2023

Our Ref: BIT794/08

DEA&DP's Ref: 16/3/3/6/7/1/D1/13/0177/23

To Whom it May Concern
Interested & Affected Party

VIA EMAIL

ENVIRONMENTAL BASIC ASSESSMENT FOR PLETT LAGOON ESTATE ON REMAINDER OF ERF 6503, PLETTENBERG BAY, BITOU MUNICIPALITY

Cape EAPrac has been appointed as independent environmental consultants responsible for facilitating the environmental investigation and formal Basic Assessment process for the proposed Plett Lagoon Estate on Remainder of Erf 6503, Plettenberg Bay, Bitou Municipality (Figure 1).

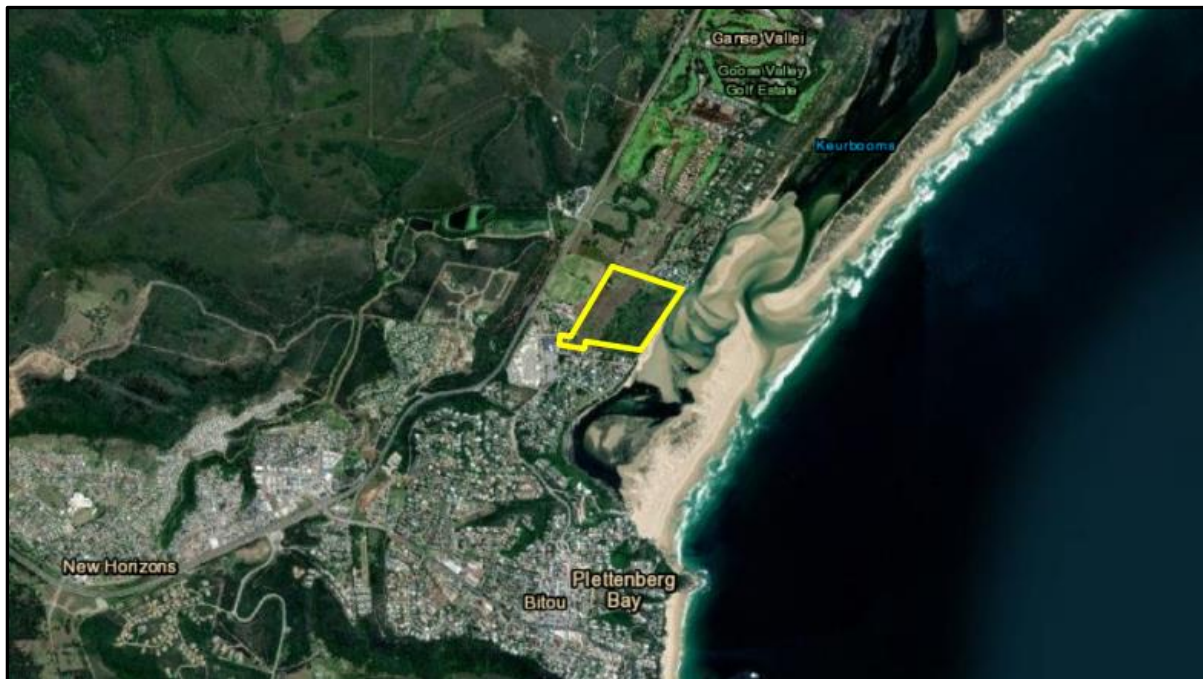


Figure 1: Locality map of proposed development site (yellow outlined area) on Remainder of Erf 6503, Plettenberg Bay.

Remainder of Erf 6503 (19.1129ha) is located in Plettenberg Bay, east of the N2 and Plett Primary School, bordering the Keurbooms Estuary (Figure 1).

Access is currently gained from an existing public road (Beacon Way) in the south-west corner of the proposed development site, between the Checkers Centrum and Plettenberg Bay Primary School. The proposed development will be a gated village, with access from Cuthbert Close in the Poortjies residential neighbourhood (Figure 2).

The proposed development entails the following:

- Five (5) x General residential erven (**Residential Zone IV**, high density), consisting of thirty-eight (38) apartments in total. (General apartments and retirement units).
- Twenty-eight (28) x Group housing erven (**Residential Zone II**, medium density).
- Nine (9) x Single residential erven (**Residential Zone I**, low density).
- Sixteen (16) x Garage units in the north-western corner of the single residential portion.
- Clubhouse to cater for the needs of the development.
- Entrance gate/road with security and fencing. Access will be approximately 18m wide (four lanes).
- Internal access roads between plots and apartments (**Private Streets**; up to 5.5m wide brick paved roads).
- Fourteen (14) x **Open Space Zone II** erven (~0.6985ha).
- One (1) x **Open Space Zone III** erf (~10.5784ha).

The proposed development therefore consists of 75 units on 19.1129ha (~4 units per hectare).

The northern part of the property contains an existing primary dwelling and outbuildings which will occupy the centre plot (Figure 1 and Figure 2). The proposed single residential erven will form a separate gated community.

The development of all the proposed dwellings, clubhouse and parking garages is proposed to be concentrated on the existing, disturbed secondary grassland area, thereby avoiding the more sensitivity estuarine area containing wetland and natural, intact thicket vegetation, thus creating a sizable coastal buffer along the Keurbooms Estuary (Figure 2 and Figure 3).



Figure 2: Locality map of Erf 6503 located between the Plett Primary School and Keurbooms Estuary.

Remainder of Erf 6503 is zoned Agricultural Zone I and it is proposed to rezone the development site into **Residential Zone I, II and IV** as well as **Open Space Zone II and III**. Open Space Zone II (approximately 0.6985ha) will consist of a communal clubhouse, maintenance buildings and communal pedestrian walkways that connect the western units with the private nature reserve. The remainder of the property (approximately 10.5784ha) will be zoned Open Space Zone III.

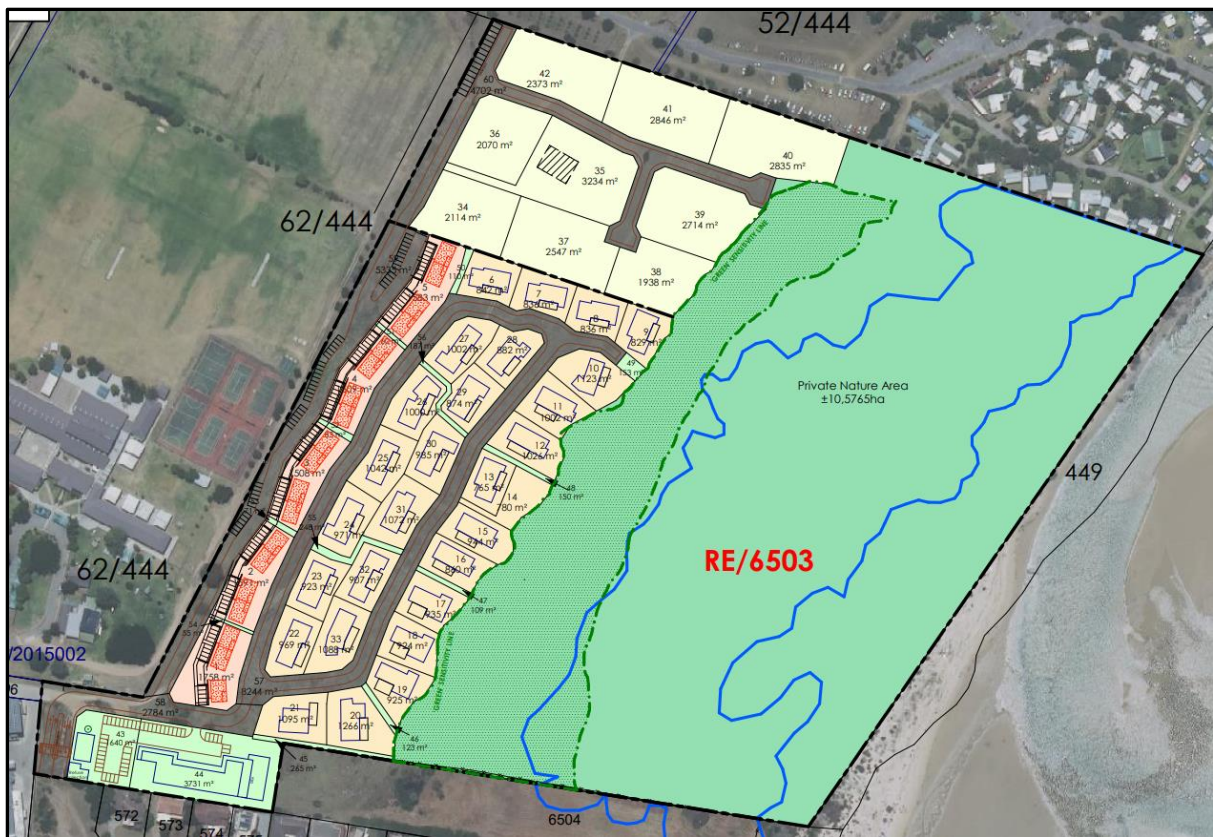


Figure 3: Site development plan indicating high density dwellings/apartment blocks (red shade, western border), medium density residential dwellings (orange shade), low density residential dwellings (yellow shade) as well as proposed clubhouse (green shade) at the entrance (Marike Vreken Town and Regional Planners, 2023).

Basic Assessment Application: Listing Notice 1 (Activity 12, 17, 19A, 27 and 28) and Listing Notice 3 (Activity 4, 12 and 14) applies to the proposed development for which a Basic Assessment process is required.

Water Use License Application (WULA): Section 21(c) and Section 21(i) for the construction of a housing development and associated infrastructure and the connection to the municipal sewer line within the regulated area of an (on-site) wetland. Water uses applied for include Section 21 (c): Impeding or diverting the flow of water in a watercourse, and Section 21 (i): Altering the bed, banks, course or characteristics of a watercourse.

Potential I&APs and mandated Authorities/Organs of State are invited to **review and submit comment** on the Pre-Application Draft Basic Assessment Report (Pre-App DBAR), which will be available for a **60-day commenting period**.

Information Available: A Pre-Application Draft Basic Assessment Report (Pre-App DBAR) with specialist and technical reports, inclusive of the WULA Technical Report, will be available for a 60-day commenting period, extending from **10 November 2023 – 01 February 2024** (excluding 15 Dec – 5 Jan). The electronic report can be accessed digitally via www.cape-eaprac.co.za / Active Projects. Alternative platforms / access to reports can be arranged on request.

Potential I&APs wanting to register must submit their **full contact details** and/or submissions to Cape EAPrac, within the stipulated 60-day commenting period, to below address. Your motivation for, or interest in the outcome of the application, must please be stipulated in your registration/submission. You are required to indicate your preferred method of communication as part of your registration/submission.

Parties registering with Cape EAPrac, or submitting formal comments, will be formally registered on the Stakeholder Register. Registered stakeholders will be kept informed throughout the remainder of the environmental application process, as well as be informed of the outcome of the application.

Should you have any queries about the proposal or process you are most welcome to contact the undersigned directly.

Input from stakeholders is very important to help inform the process, as well as decision-making and we kindly do request that those with an interest or mandate, please do take the time to review the report and provide us with your comment so that we can consider and respond thereto as part of the process. All submissions will be incorporated into the Final Basic Assessment that will be presented to the Competent Authority for decision-making.

Kind regards,

To register as an I&AP or to submit comments on the Pre-App DBAR:

Cape EAPrac Attention: Francois Byleveld
Postal Address: PO Box 2070, George, 6530
Telephone: 044 874 0365
E-mail: francois@cape-eaprac.co.za

To submit comments on the WULA Technical Report

Confluent Consulting Attention: Sonia Jordaan
Telephone: 062 743 2416
E-mail: sonia@confluent.co.za