



# Cape Environmental Assessment Practitioners (Pty) Ltd

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1<sup>st</sup> Floor Eagles View Building  
5 Progress Street, George  
PO Box 2070, George 6530

15 February 2022

Our Ref: BIT634/10

**DEA&DP Ref: 16/3/3/1/D1/6/0000/22**

Dear Registered and Potential Interested and Affected Party

Via post / email / fax

**RE: NOTIFICATION OF AVAILABILITY OF DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED REDEVELOPMENT OF THE EXISTING ARCH ROCK SEASIDE ACCOMMODATION ON PORTION 5 OF FARM 296, KEURBOOMSTRAND**

You are receiving this notice because:

1. You have been identified by Cape EAPrac as a potential Stakeholder / Authority,
2. You are a neighbouring property owner; or
3. You have registered as an Interested & Affected Party (I&AP).

**Cape Environmental Assessment Practitioners (Pty) Ltd. (Cape EAPrac)** has been appointed by the applicant, **Keurbooms Rock (Pty) Ltd**, as independent environmental assessment practitioner (EAP), to facilitate an application for Environmental Authorisation in terms of the National Environmental Management Act (NEMA, Act 107 of 1998) and 2014 EIA Regulations for the redevelopment of the existing Arch Rock Seaside Accommodation on Portion 5 of Farm 296, Keurboomstrand in the Western Cape Province. The property is within the urban edge of Keurboomstrand, and located on the seafront. This notice gives effect to Sections 24O(2) & (3) of the NEMA.

Keurbooms Rock (Pty) Ltd purchased the existing Arch Rock Seaside Accommodation resort on Remainder of Portion 5 of 296, Keurboomstrand.

The property has purchased by Keurbooms Rock (Pty) Ltd. in 2019 and it is their proposal to re-furbish / alter the existing resort units on the property as the units are outdated and old. The refurbishment is expected to reduce the throughput capacity of the facility which currently accommodates 26 pax in 10 chalets, to 22 pax in 8 chalets. The new units will be placed on the same footprints of the old units, although there is some overlap due to configuration. The overlap however takes place on areas that were previously lawned or gravel.

The new units will not require any changes to building lines or heights that are currently in effect. The three sea facing units will make use of the same frontal position as the current units. The lawns in front of the old sea facing units will be rehabilitated to coastal dune vegetation.

As an identified stakeholder, neighbouring property owner, registered Interested & Affected Party (I&AP) or authority, you have been identified as part of the public participation process for the application.

The BA process considers the construction activities in terms of the legislation applicable. As such, the following listed activity in terms of the NEMA 2014 EIA Regulations, as amended (R327) is applicable:

Activity No(s):	Basic Assessment Activity(ies) as set out in Listing Notice 1	Description
19A(ii)	The infilling or depositing of <b>any material of more than 5m<sup>3</sup></b> into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 5m <sup>3</sup> from –	The majority of the property is located within 100m of the high water mark of the sea.  The demolition and redevelopment of the buildings will exceed the 5m <sup>3</sup> threshold as

Activity No(s):	Basic Assessment Activity(ies) as set out in Listing Notice 1	Description
	(i) The seashore; (ii) The littoral active zone, an estuary or a <b>distance of 100m inland of the high water mark of the sea;</b> (iii) The sea; - but excluding where such infilling, depositing, dredging, excavation, removal or moving – (i) Will occur behind a development setback line; (ii) Is for maintenance purposes undertaken in accordance with a maintenance management plan; (iii) Falls within the ambit of activity 21 in this Notice, in which case that activity applies; (iv) Occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or Where such development is related to the development of a port or harbour, in which case activity 26 of Listing Notice 2 of 2014 applies.	specified in this activity. The proposed works will include the construction of 8 basements to the various units. This will generate around 1050m <sup>3</sup> of excavated material, in addition to the grub and clearing which might add around 600m <sup>3</sup> of topsoil and gravel to be stripped. Some of the excavated material is expected to be used for backfilling under the new units.
54(v)(e)	The <b>expansion</b> of facilities— (i) in the sea; (ii) in an estuary; (iii) within the littoral active zone; (iv) in front of a development setback; or <b>(v) if no development setback exists, within a distance of 100 metres inland of the high-water mark of the sea or an estuary, whichever is the greater;</b> in respect of— (a) fixed or floating jetties and slipways; (b) tidal pools; (c) embankments; (d) rock revetments or stabilising structures including stabilising walls; or <b>(e) infrastructure or structures where the development footprint is expanded by 50 square metres or more,</b> but excluding— (aa) the expansion of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour; or (bb) where such expansion occurs within an urban area.	The majority of the property is located within 100m of the high water mark of the sea. The DEA&DP has maintained that this activity is applicable, and should be included in the application. The redevelopment of the resort will increase the overall infrastructure from ±922m <sup>2</sup> to ±1052m <sup>2</sup> , an increase of ±130m <sup>2</sup> . The municipality has confirmed and maintains that the property is located inside the urban edge of Keurboomstrand, and it is clearly part of an urban area.

The Draft Basic Assessment Report along with all the supplementary appendices are being made available to all registered and potential Interested and Affected Parties (I&AP's) for a 30 day comment period extending from **Monday 21 February – Wednesday 23 March 2022**.

Digital copies of the Draft Basic Assessment Report will be available on the Cape EAPrac website at: [www.cape-eaprac.co.za](http://www.cape-eaprac.co.za) once the comment period commences. A WeTransfer link will be sent via email to registered I&APs.

In terms of the approved public participation plan, the alternative mechanisms for accessing the reports are available to any I&AP's that may not have access to the digital platforms listed above. Please contact this office to arrange alternative access of needed.

Comments must be provided in writing on or before Wednesday 23 March 2022 to be included in the Final Basic Assessment Report to be submitted to DEA&DP for decision-making.

Comments can be submitted in writing to:

Cape EAPrac

**ATT: Melissa Mackay**

P.O. Box 2070, George, 6530

Tel.: 044 874 0365

Fax: 044 874 0432

Email: [mel@cape-eaprac.co.za](mailto:mel@cape-eaprac.co.za)

Should you wish **not to receive any further information**, please inform this office in writing. Please provide this office with the names and contact details of any other persons that may have an interest in this proposal along with your own comments.

If you have any enquiries in this regard, or would like any additional information, please do not hesitate to contact this office directly.



**Ms Melissa Mackay**

Snr Consultant

EAPASA Registration: 2019/4446

**Comment Period:**

**Monday 21 February to Wednesday 23 March  
2022**

*In the event that you or your organization have been wrongly identified as a stakeholder, or in the event that the responsibility of providing comment on this application lies with another party within your organization, either forward this notice to them or notify Cape EAPrac within one week of receiving this notice of the correct party that should be informed. Should you be aware of any relevant legislation that needs to be complied with, in addition to this process, please inform us of such as soon as possible. Should you be aware of any party that may not be able to effectively participate in this environmental process due to illiteracy, disability or any other disadvantage, please contact Cape EAPrac during office hours and we shall assist where required.*

**Please Note:** When registering as an Interested and Affected Party (I&AP), you consent to the lawful processing of personal information for the intended purposes, as described by the Protection of Personal Information Act, 2013 (Act no. 4 of 2013). Your information will be used for this project, including the initial application as well as subsequent related appeals, amendments or audits, or any future project where you are identified as an I&AP. You also agree that by submitting comment to inform this process, your contact details will, where required by a public body, be reflected in our regulated reports that must be compiled and submitted to the general public, registered stakeholders, organs of state as well as the competent authority for consideration and decision-making.

## Melissa Mackay

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**From:** Melissa Mackay  
**Sent:** Tuesday, 15 February 2022 15:14  
**To:** Melissa Mackay  
**Subject:** 16/3/3/1/D1/6/0000/22 Redevelopment of the Arch Rock Seaside Accommodation on Portion 5 of Farm 296 Keurboomstrand  
**Attachments:** BIT634.10 DBAR Notification 15Feb22.pdf

Good afternoon

### **RE: 16/3/3/1/D1/6/0000/22 REDEVELOPMENT OF THE ARCH ROCK SEASIDE ACCOMMODATION ON PORTION 5 OF FARM 296 KEURBOOMSTRAND**

Please find attached notification for the availability of the Draft Basic Assessment Report (DBAR) for the proposed redevelopment of the existing Arch Rock Seaside Accommodation on Portion 5 of Farm 296 Keurboomstrand. The reports will be made available for a 30 day comment period from **Monday 21 February to Wednesday 23 March 2022**. Documents can be accessed via the Cape EAPrac website or any other digital platform requested. An email will be circulated towards the end of the week providing links to the website and on the WeTransfer site.

You have been identified as a stakeholder or have registered as an Interested & Affected Party (I&AP) for the process. Should you no longer wish to receive correspondence, please advise in writing.

**Please Note:** When registering as an Interested and Affected Party (I&AP), you consent to the lawful processing of personal information for the intended purposes, as described by the Protection of Personal Information Act, 2013 (Act no. 4 of 2013). Your information will be used for this project, including the initial application as well as subsequent related appeals, amendments or audits, or any future project where you are identified as an I&AP. You also agree that by submitting comment to inform this process, your contact details will, where required by a public body, be reflected in our regulated reports that must be compiled and submitted to the general public, registered stakeholders, organs of state as well as the competent authority for consideration and decision-making.

Kindly view our [Privacy Statement](#) for more information.

### Regards

**Melissa Mackay | 084 584 7419**

SENIOR CONSULTANT | ECO | GIS

BTech Nat. Con. (NMMU)

Reg. EAP (EAPASA)

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Cape EAPrac



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