



# Cape Environmental Assessment Practitioners (Pty) Ltd

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5 Progress Street, George  
PO Box 2070, George 6530

7 February 2022

Our Ref: BIT667/07

**DEA&DP Ref: 16/3/3/1/D1/6/0011/21**

Dear Registered and Potential Interested and Affected Party

Via post / email / fax

**RE: NOTIFICATION OF AVAILABILITY OF DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED RECONSOLIDATION, SUBDIVISION AND REFURBISHMENT OF THE EXISTING SINGLE RESIDENTIAL DWELLING ON REMAINDER ERF 141 & ERF 390, 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, **Cava Mola Mining (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 reconsolidation, rezoning & refurbishment of the existing single residential dwelling on Remainder Erf 141 and Erf 390, Keurboomstrand in the Western Cape Province. This notice gives effect to Sections 24O(2) & (3) of the NEMA.

Erf 390 and Remainder Erf 141 Keurboomstrand were previously a single erf (Erf 141) and was subdivided and rezoned in August 2015. Erf 390 was rezoned from Residential Zone 1 to Open Space Zone II for private open space (private garden). Remainder Erf 141 retained the Residential Zone I zoning and has a single residential dwelling of  $\pm 348\text{m}^2$ .

The new owner and applicant is proposing the reconsolidation of Erven 390 and Remainder 141 into a single cadastral unit again, and the refurbishment of a single residential dwelling on the reconsolidated erf of  $\pm 965\text{m}^2$ , including buildings, stoep and swimming pool. This will entail the removal of the existing structure and the refurbishment of the dwelling on the original sized erf. The reconsolidated erf size will be  $\pm 1603\text{m}^2$ , thus a total of  $\pm 60\%$  of the erf will be developed.

The erven are within the urban edge of Keurboomstrand, and located on the seafront.

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 <math>5\text{m}^3</math></b> into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than $5\text{m}^3$ from –	The entire property and the erven to the north are located within 100m of the high water mark of the sea.

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 <b>a 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.	The existing structure will be demolished and replaced with a new dwelling of ±965m <sup>2</sup> and the existing retaining wall will be replaced with rock gabion baskets. This demolition and redevelopment will require the moving of building materials of more than 5m <sup>3</sup> into and from the area located within 100m of the high water mark of the sea.
52.	The expansion of structures in the coastal public property where the development footprint will be increased by more than 50 square metres, excluding such expansions within existing ports or harbours where there will be no increase in the development footprint of the port or harbour and excluding activities listed in activity 23 in Listing Notice 3 of 2014, in which case that activity applies.	The existing retaining wall will be replaced with rock gabion baskets to reduce the potential risks to the public property. The buried toe mattress will extend to and connect with the existing half buried gabions which is located seawards of the property's boundary and just inside the coastal public property thus expanding the existing structure.  The mapped area indicates that approximately 31m <sup>2</sup> will be added to the existing gabion wall, however detailed designs and on site conditions may increase this area which is likely to trigger this activity.

The Draft Basic Assessment Report along with all the supplementary appendices are available to all registered and potential Interested and Affected Parties (I&AP's) for a 30 day comment period extending from **Thursday 10 February – Friday 11 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.

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 Friday 11 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:**

**Thursday 10 February to Friday 11 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:** Monday, 07 February 2022 11:30  
**To:** Undisclosed Recipients  
**Subject:** 16/3/3/1/D1/6/0011/21 House Maritz on Remainder Erf 141 & Erf 390 Keurboomstrand - Draft Basic Assessment Report  
**Attachments:** BIT667.07 DBAR Notification.pdf; BIT667 Site Location.pdf

Good morning

### RE: AVAILABILITY OF THE DRAFT BASIC ASSESSMENT REPORT FOR HOUSE MARITZ ON REMAINDER ERF 141 & ERF 390 KEURBOOMSTRAND

Please find attached notification for the availability of the Draft Basic Assessment Report (DBAR) for the proposed House Maritz on Remainder Erf 141 & Erf 390 Keurboomstrand. The DBAR will be available for a 30 day comment period from **Thursday 10 February to Friday 11 March 2022**. Documents will be available on the Cape EAPrac website. Please contact this office should you prefer another digital platform.

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)

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Cape EAPrac



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