



**REFERENCE:** 16/3/3/6/7/1/D1/6/0121/22  
**ENQUIRIES:** Dorien Werth  
**DATE:** 17 May 2024

Intergreen (Pty) Ltd  
P.O. Box 55265  
Northlands  
2116

**Attention: Nils Brink van Zyl**

Cell: 083 271 6095  
Email: [nils@intergreen.co.za](mailto:nils@intergreen.co.za)/  
[christopher@intergreen.co.za](mailto:christopher@intergreen.co.za)

## **COMMENT ON THE PRE-APPLICATION DRAFT BASIC ASSESSMENT REPORT (BAR) FOR THE KEURBOOMS LIFESTYLE VILLAGE ON PORTION 38 OF THE FARM GANSE VALLEI 444, PLETTENBERG BAY, WESTERN CAPE**

1. The abovementioned document received by the Directorate: Development Management (Region 3), hereinafter referred to as "this Directorate" via electronic mail on 09 May 2024 refers.
2. It is understood that the proposal entails the development of a residential lifestyle estate, with private amenities on Portion 38 of Farm Ganse Vallei 444 (8.58ha), Plettenberg Bay. There will be in-house services available for nursing care at home for ill and/or elderly residents.

Portion 38 of Farm Ganse Vallei 444 is currently zoned Agriculture Zone I and it is the intention of the applicant to subdivide the property into two (2) portions and to rezone it to a Residential Zone II portion (3.17ha) and Open Space Zone III portion (5.41ha).

The development proposal within the Residential Zone II portion will entail the following infrastructure:

- Twelve (12) x sectional title group housing units (single storey), each with a double garage and two (2) additional parking bays. Each with a development footprint of 655 square metres.
- Entrance gate (from Rietvlei Road).
- Guard house.
- Maintenance and staff rooms.
- Communal area.
- Six (6) x visitor parking bays at the communal buildings/facilities.

- Internal access roads (5.5m wide). No development is proposed in the Open Space Zone III portion (5.41ha) and this area which encompass the Keurbooms Estuary will act as private open space.
- Sections of external water link line and sewage line within road reserve of the Rietvlei Road and N2.

This Directorate comment as follows:

3. This Directorate notes that a Water Use License application is not applicable, as the proposed development does not fall within the regulated area of a watercourse. However, you are advised to still consult with the Breede-Olifants Catchment Management Agency (BOCMA) and include their comments/inputs on the proposal in the BAR.
4. It is further noted that there are two protected trees species on the proposed site, as such you are advised to also consult and obtain written comment from the Department of Agriculture, Forestry & Fisheries, should the proposal involve any disturbance or removal of any of the protected tree species on the site.
5. Portion 38 of Farm Ganse Valleï 444 is located in a Freshwater Ecosystem Priority Area (FEPA), although the development footprint falls outside the 33m buffer zone of the estuary. It is however still critical that the management of and discharge of stormwater from the development site be taken into consideration. The proposed mitigation measures stormwater specifications and method statements that will be required as a minimum is noted in the pre-application draft BAR. However, this Directorate requires that a detailed stormwater management plan forms part of the Environmental Management Programme (EMPr), which must be submitted with the Basic Assessment Report.
6. Please ensure that written confirmation is obtained from the Bitou Municipality: Technical Services that there are sufficient unallocated services (i.e. water, sewage and solid waste exists within the Bitou Municipal service network grid) to support the proposed development. The aforementioned confirmation is crucial to the success of the application.
7. This Directorate awaits the submission of the Application for Environmental Authorisation.

### **General**

8. All applications, reports and documents, which include all signatures and Annexures which are included as part of the application and subsequent reports, must be submitted via e-mail to this Department, with attached PDF versions of said letters and reports. If the documents are too large to attach to an e-mail, this Department must be notified per e-mail and provided with an electronic link to such documents that is accessible by the Department.

**Note:** The Directorate: Development Management (Region 3), has created a generic e-mail **address to centralise its administration within the component (i.e. notifying clients of decisions** and receiving EIA applications, Notice of Intent form; request for fee reference numbers, etc.) Please make use of the new e-mail address when submitting such documents:

[DEADPEIAAdmin.George@westerncape.gov.za](mailto:DEADPEIAAdmin.George@westerncape.gov.za)

9. Please note that the activity may not commence prior to an environmental authorisation being granted by this Directorate.
10. This Department reserves the right to revise or withdraw initial comments or request further information from you based on any new or revised information received.

Yours faithfully

pp \_\_\_\_\_  
**HEAD OF DEPARTMENT**  
**ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 3**  
**DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING**

Copies to: Ms. L. van Zyl

Cape EAPrac

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