

Francois Byleveld

From: Rabokale Mphahlele <rmphahlele@bocma.co.za>
Sent: Thursday, 21 November 2024 19:09
To: Francois Byleveld
Cc: Andiswa Sam
Subject: RE: ENVIRONMENTAL BASIC ASSESSMENT FOR KEURBOOMS LIFESTYLE VILLAGE ON PORTION

You don't often get email from rmphahlele@bocma.co.za. [Learn why this is important](#)

Good day,

This office acknowledges receipt of the above-referenced land use application for comments.

Please note that the comments issued on 23 March 2024 regarding this development remain applicable. At this stage, this office has no further comments. However, kindly note that we reserve the right to amend or revise the issued comments and to request any additional information if required.

Kind regards,
Rabo

From: Rabokale Mphahlele
Sent: Saturday, 23 March 2024 15:17
To: Francois Byleveld <francois@cape-eaprac.co.za>
Cc: Andiswa Sam <asam@bocma.co.za>; Carlo Abrahams <cabrahams@bocma.co.za>
Subject: RE: Invite to comment on the proposed Keurbooms Lifestyle Village, Portion 38 of Farm Ganse Vallei 444, Plettenberg Bay, Bitou Municipality

Good day

Herewith attached please find this office's comments on the above-referenced development Pre-App DBAR.

Regards

From: Francois Byleveld <francois@cape-eaprac.co.za>
Sent: Wednesday, February 21, 2024 3:35 PM
To: Carlo Abrahams <cabrahams@bocma.co.za>; abrahamsn@nra.co.za; Stephanie Barnardt <stephanie.barnardt@westerncape.gov.za>; ieptieshaam.bekko@westerncape.gov.za; Nathan.Jacobs@westerncape.gov.za; Melanie Koen <Mkoen@dffe.gov.za>; Anje Minne <aminne@plett.gov.za>; Chris Schliemann <cschliemann@plett.gov.za>; Megan Simons <msimons@capenature.co.za>; Lizell Stroh <StrohL@caa.co.za>; Executive Mayor David John Swart <dswart@plett.gov.za>; Cor Van der Walt <Cor.VanderWalt@westerncape.gov.za>; nina@gardenroute.gov.za; Jessica P Christie <Jessica.Christie@westerncape.gov.za>; Francois Naude <francois.naude@westerncape.gov.za>; Evan Burger <Evan.Burger@westerncape.gov.za>; wilmari.immelmans@westerncape.gov.za; Vanessa.Stoffels@westerncape.gov.za
Subject: Invite to comment on the proposed Keurbooms Lifestyle Village, Portion 38 of Farm Ganse Vallei 444, Plettenberg Bay, Bitou Municipality

Good day,

OPPORTUNITY TO COMMENT ON THE PROPOSED KEURBOOMS LIFESTYLE VILLAGE, PORTION 38 OF FARM GANSE VALLEI 444, PLETTENBERG BAY, BITOU MUNICIPALITY

Please find attached a notification for your attention, informing of an ongoing environmental application process for the proposed Keurbooms Lifestyle Village on Portion 38 of Farm Ganse Vallei 444, Plettenberg Bay, Bitou Municipality.

The Pre-Application Draft Basic Assessment Report (Pre-App DBAR) with appendices, will be available from **Friday, 23 February 2024 to Monday, 25 March 2024** for review and comment.

Your input will be highly appreciated.

Kind regards/Vriendelike groete

Francois Byleveld

PROJECT ASSISTANT

MSc Geology (UFS)

Candidate EAP Reg # 2023/6770

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17 Progress Street, George

PO Box 2070, George 6530



Cape EAPrac



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REFERENCE: 4/10/2/ K60G / GANSE VALLEI 444/38 PLETTENBERG BAY

Cape EAPrac

P.O. Box 2070

George

Western Cape

6530

Date: 23/03/2024

Attention: Francois Byleveld

RE: COMMENTS ON DRAFT BASIC ASSESSMENT (BAR) REPORT: KEURBOOMS LIFESTYLE VILLAGE ON PORTION 38 OF FARM GANSE VALLEI 443, PLETTENBERG BAY, BITOU MUNICIPALITY

The Breede Olifants Catchment Management Agency has assessed the aforementioned draft BAR with reference BIT729/06, and the following comments are applicable.

1. The BAR proposes the development of a low-density residential estate, with private amenities, on Portion 38 of Farm Ganse Vallei 444 situated between Plettenberg Bay and Keurboomstrand in the Western Cape Province Bitou Municipality. The site is located within the quaternary catchment K60G of the Breede Olifants Water Management Area. The development will comprise a residential zone (36%) and open space (64)% with no new infrastructure proposed in the open space. Further, the residential zone will constitute 12 residential dwellings and ancillary sewer, road, and water stormwater infrastructure as per the Civil Engineering Services Report dated November 2023 contained in Appendix G7 of the BAR.
2. In light of the above, it is noted that the development will be connected to the municipal sewer and potable water systems. Therefore, the requirement for a water use authorization related to water service provision, as outlined in sections 21 and 22 of the National Water Act, 1998 (Act 36 of 1998) (NWA) will not be triggered by this development.
3. However, a signed letter by Bitou municipality confirming that the municipal system has sufficient capacity to accommodate sewerage from the proposed development must be provided to this office before the commencement of construction works.
4. As per the Aquatic Biodiversity Compliance Statement (hereinafter ABCS) by Dr. J.M. Dabrowski dated 21 August 2023, this office confirms that the development does not trigger the requirements for a water use authorization in terms of section 21 (c) & (i) of NWA due to that none of the construction and operational activities will occur within the regulated area of a watercourse. The definition of a watercourse and the regulated area of a watercourse is provided in Clause 2 of the Government Notice 4167 published in Government Gazette 49833 dated 08 December 2023 (General Authorisation in terms of Section 39 NWA for water uses as defined in Section 21(c) or Section 21(i).
5. The estuary ecosystem occurring on-site that is identified in the ABCS must be protected as follows:
 - 5.1. Increased runoff due to vegetation clearance and/or soil compaction must be managed, and steps must be taken to ensure that stormwater during and post-construction does not lead to erosion and excessive levels of silt entering the estuary.
 - 5.2. No stormwater must be discharged from the development directly into the estuary.

RE: COMMENTS ON DRAFT BASIC ASSESSMENT (BAR) REPORT: KEURBOOMS LIFESTYLE VILLAGE ON PORTION 38 OF FARM GANSE VALLEI 443, PLETTENBERG BAY, BITOU MUNICIPALITY

- 5.3. The stormwater generated on site should be managed according to the Sustainable Drainage System (SuDS). In this respect, the stormwater management plan for the development must be reviewed and approved by a qualified freshwater ecologist before development to ensure that the stormwater management facilities are constructed, operated, and maintained in an environmentally sustainable manner.
 - 5.4. Before the construction commences, the buffer zone recommended in the ABCS between the Keurbooms estuary and development footprint must be delineated and introduced to staff as a No-Go area.
 - 5.5. Care must be taken to ensure that no pollution material enters the buffer zone and the estuary during and post-construction.
6. The handling and disposal of sewage and any waste material must at all times comply with the requirements of the NWA.
 7. No water must be taken from a water resource for any purpose without authorization as required in terms of sections 21 (a) and 22 of NWA.

The onus remains with the property owner to confirm adherence to any relevant legislation that such activities might trigger and/or require authorization for.

This office reserves the right to amend and revise these comments as well as request any further information.

Do not hesitate to contact us should you have any further queries in this regard. Please quote the above reference in doing so.

pp *R M Mphahlele*

Jan Van Staden
Chief Executive Officer (Acting)