



# Cape EAPrac

Cape Environmental Assessment Practitioners (Pty) Ltd

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12 March 2025

EIA Reference: 16/3/3/1/D1/13/0024/24

NEAS Reference: WCP/EIA/0001505/2024

Our Ref: BIT794/14

Attention: Registered Interested and Affected Parties (I&APs)

VIA: Email

**RE: ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED PLETT LAGOON ESTATE RESIDENTIAL DEVELOPMENT ON THE REMAINDER OF ERF 6503, PLETTENBERG BAY.**

**Cape Environmental Assessment Practitioners (Pty) Ltd (Cape EAPrac)** on behalf of the Holder of the Environmental Authorisation (EA), namely **Plett Lagoon Estate (Pty) Ltd**, hereby notify all registered Interested & Affected Parties (I&APs) of the outcome of the environmental Basic Assessment process as per Condition 6 of the EA.

The Competent Authority (Provincial Department of Environmental Affairs & Development Planning - DEA&DP), having considered the Basic Assessment Report, **granted authorisation** and issued the Environmental Authorisation (EA) on **07 March 2025**.

The Environmental Authorisation (EA) contains a number of conditions of approval which the Holder of the EA must ensure compliance with.

A copy of the complete decision, including the reasons for the decision (Annexure 3 of the attached EA) are included with this notification, as well as being available on the *Cape EAPrac* website ([www.cape-eaprac.co.za](http://www.cape-eaprac.co.za)) for perusal.

The EA authorises several 'listed activities' as well as the following development components, which must be implemented approximate to the Site Development Plan (Plan No: Pr2309PB6503L07) dated 8 February 2024.

The proposed development entails the development of a gated residential estate and associated structures and infrastructure on the Remainder of Erf 6503, Plettenberg Bay:

- A node of mid-sized residential erven ranging between 800-1200m<sup>2</sup> (i.e., Residential Zone II) on an area of approximately 4.07ha, including the development of the buildings restricted to two storeys;
- A node of larger residential erven ranging in size between 1900m<sup>2</sup> – 3300m<sup>2</sup> (i.e., Residential Zone I) on an area of approximately 2.27ha, including the development of the buildings restricted to two storeys;
- Garage units (structures) in the north-western corner of the single residential portion;
- Internal Open Space Zone II erven with a development footprint of 0.37ha;
- An Open Space erf of approximately 10.5765 ha in extent to be managed for a conservation purpose (i.e., Open Space Zone IV);
- An entrance gate and road access with security facility;

In addition, the following associated infrastructure will be developed:

- An internal road network and an access point with roads of up to 5.5 metres with a road reserve of less than 13.5m wide, with a development footprint of approximately 1.8303 ha (i.e., Transport Zone III);
- A temporary on-site Wastewater Treatment Works (to be decommissioned once capacity at the Ganse Vallei WWTW is made available); and bulk service infrastructure for sewage reticulation;
- An internal water reticulation network;
- Electricity reticulation and street lighting, and
- Stormwater reticulation and drainage structures, including a stormwater network; and stormwater pipelines.
- A new security fence along the western side of the conservation area (i.e. aligned to the development boundary).

In terms of **Condition 6.4. of the EA**, please take note of the following information:

EA Holder Name:	Plett Lagoon Estate (Pty) Ltd
Responsible Person:	Mr Paul Burton
Postal Address:	PO Box 1055 Cape Town 8000
Telephone:	083 700 8216
Email:	pbu@maynards.co.za
Decision Maker:	Department of Environmental Affairs & Development Planning (DEA&DP)
Contact Person:	Steve Kleinhans (Case Officer) Gavin Benjamin (Director: Development Management (Region 3))
Postal Address:	4 <sup>th</sup> Floor, York Park Building, 93 York Street, George Private Bag X6509, George, 6530
Telephone:	044 814 2006 / 044 814 2022
Email:	Steve.Kleinhans@westerncape.gov.za Gavin.Benjamin@westerncape.gov.za DEADPEIAAdmin.George@westerncape.gov.za

**APPEAL PROCEDURE in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended)**

Should any party intend to appeal this decision, a formal **Appeal Form** must be submitted to the Appeal Administrator (i.e., the Western Cape Ministry of Local Government, Environmental Affairs and Development Planning) in terms of **Regulation 4 of the National Appeal Regulations**, within **20 calendar days from the date of this notification**.

Appellants are required to submit a copy of the Appeal to the decision-maker (i.e., the Competent Authority that issued the decision), this office, the Holder of the EA (i.e., the Applicant), all registered I&APs and any Organ of State with interest in this matter (copy of the Stakeholder Register can be obtained from the undersigned for this purpose).

In the event that you should have any queries about the appeal procedure, or require assistance with an appeal, you must contact Mr Marius Venter directly (021-483 3721 / deadp.appeals@westerncape.gov.za).

Please refer to the attached **Environmental Authorisation (Section H – Appeals)** for specific details on the appeal procedure.

Kind regards,

**Mr Francois Byleveld**

francois@cape-eaprac.co.za

Cand. EAPASA Reg 2023/6770

**Date of notification: 12 March 2025**