



Cape EAPrac

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17 Progress Street, George
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30 April 2025

Our Ref: BIT834/09

DEA&DP's Pre-Application Ref: 16/3/3/6/7/1/D1/14/0397/24

To Whom it May Concern
Interested & Affected Party

VIA EMAIL

ENVIRONMENTAL BASIC ASSESSMENT FOR PROPOSED PLETT SLEEPOVER TOURIST ACCOMMODATION WITH SUPPORTING FACILITIES ON A PORTION OF REMAINDER OF FARM 479 OAKHILL, BITOU MUNICIPAL DISTRICT.

Cape EAPrac has been appointed as independent environmental consultants responsible for facilitating the environmental investigation and formal Basic Assessment process for the proposed Plett SleepOver tourist accommodation with supporting facilities on a portion of Remainder of Farm 479 Oakhill, Bitou Municipal District (Figure 1).

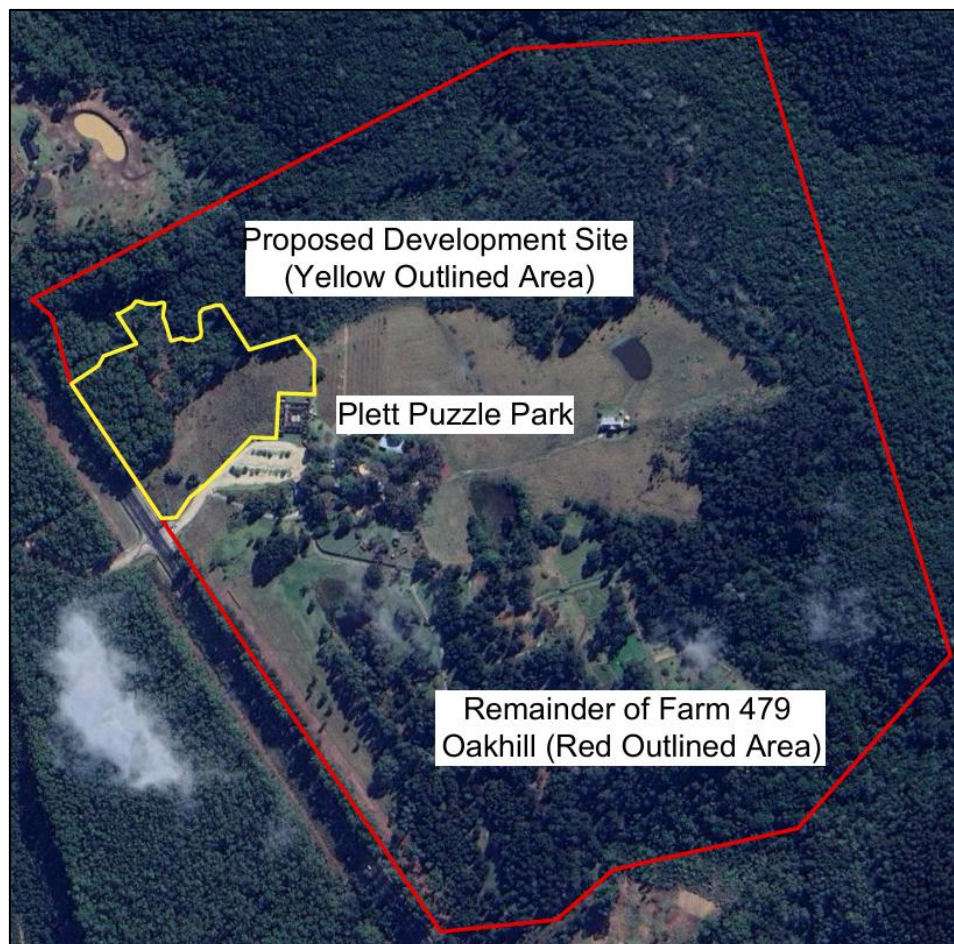


Figure 1: Locality map of proposed development site on a portion of RE/479, Plettenberg Bay.

Remainder of Farm 479 Oakhill is located in Plettenberg Bay, north of Keurboomstrand and east of the N2 at the existing tourist node for Plett Puzzle Park and Jukani Wildlife Sanctuary (Figure 1).

The Applicant intends to rezone a portion (~2.87ha) of the Remainder of Farm 479 (currently zoned Agriculture Zone I) to Resort Zone I to align with the existing tourist land use.

If approved, the proposed development is to be developed in three (3x) phases (Figure 2). Each phase entails the following:

Phase 1 (Total Development Footprint = ~ 4126.24m²):

- 30 x Accommodation units (single bedroom of 28.46m² each) (~853.8m²)
- Restaurant / Resort Shop (~163m²)
- Covered Entertainment Area (~119.44m²)
- Manager Unit (~27.39m²)
- Security / Staff Unit (~21.69m²)
- Storage / Gas Storage Unit (~39.67m²)
- Solar Panels (~11.25m²)
- 39 x Parking bays (~728.87m²)
- Internal Access Roads (~1562.21m²)
- Foot Paths (~598.92m²)

Phase 2 (Total Development Footprint = ~ 1216.15m²):

- 10 x Accommodation units (single bedroom) (~284.60m²)
- 13 x Parking bays (~242.93m²)
- Internal Access Roads (~530.90m²)
- Foot Paths (~157.72m²)

Phase 3 (Total Development Footprint = ~ 691.60m²):

- 10 x Accommodation units (single bedroom) (~284.60m²)
- 13 x Parking bays (~242.93m²)
- Foot Paths (~164.07m²)

Total development footprint for all three development phases equate to approximately **6033.99m²**.

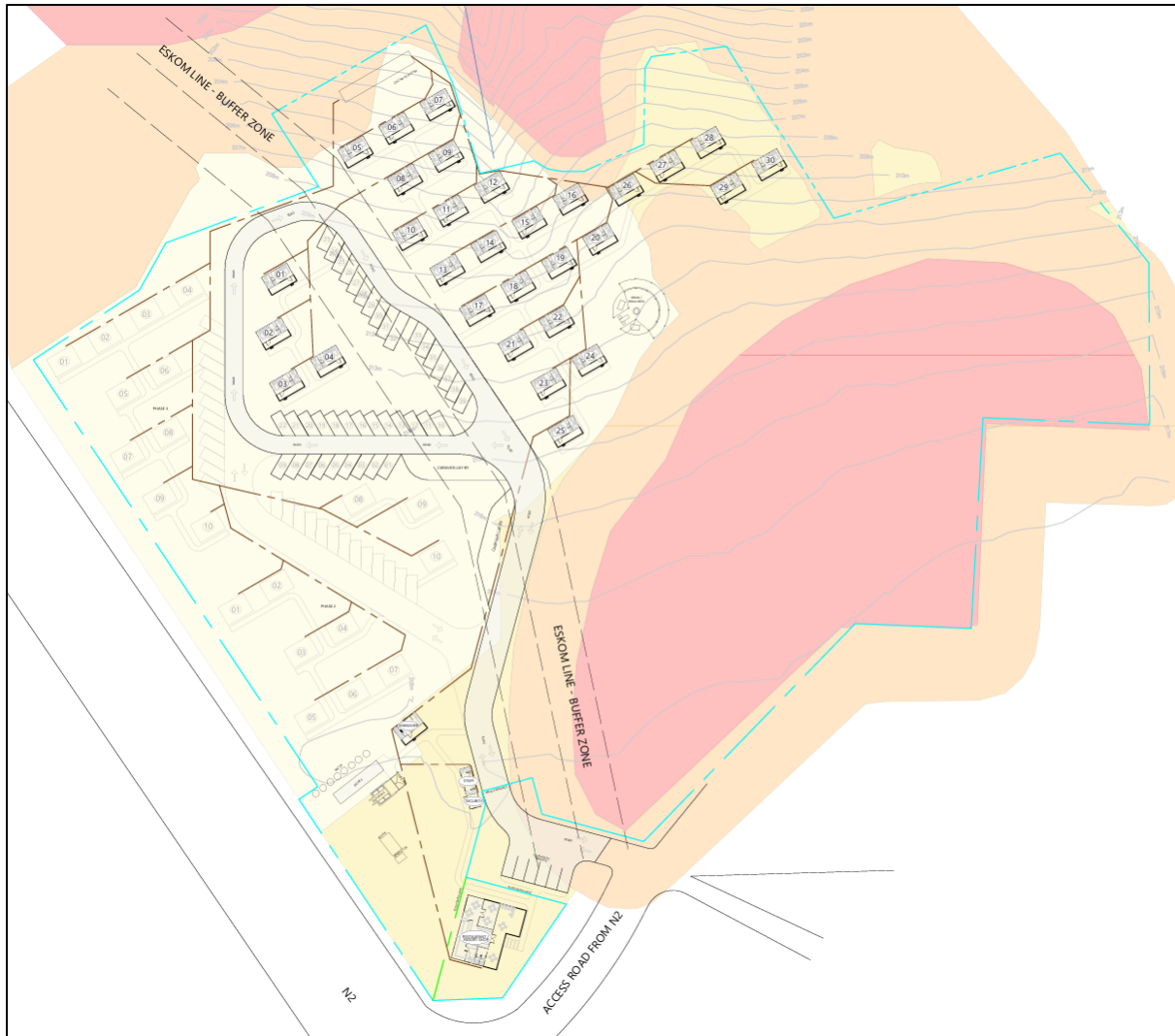


Figure 2: Proposed Site Development Plan (Meyfin Projects, 2024).

Basic Assessment Application: Listing Notice 1 (Activity 12, 19, 27), Listing Notice 3 (Activity 4, 6, 14) applies to the proposed development for which a Basic Assessment process is required.

Potential/registered I&APs and mandated Authorities/Organs of State are invited to **review and submit comment** on the Pre-Application Draft Basic Assessment Report (Pre-App DBAR), which will be available for a **30-day commenting period**.

Information Available: A Pre-Application Draft Basic Assessment Report (Pre-App DBAR) with specialist and technical reports, will be available for a 30-day commenting period, extending from **02 May 2025 – 02 June 2025**. The electronic report can be accessed digitally via www.cape-eaprac.co.za / Active Projects. Alternative platforms / access to reports can be arranged on request.

Potential I&APs wanting to register must submit their **full contact details** and/or submissions to Cape EAPrac, within the stipulated 30-day commenting period, to below address. Your motivation for, or interest in the outcome of the application, must please be stipulated in your registration/submission. You are required to indicate your preferred method of communication as part of your registration/submission.

Parties registering with Cape EAPrac, or submitting formal comments, will be formally registered on the Stakeholder Register. Registered stakeholders will be kept informed throughout the

remainder of the environmental application process, as well as be informed of the outcome of the application.

Should you have any queries about the proposal or process you are most welcome to contact the undersigned directly.

Kind regards,

To register as an I&AP or to submit comments on the Pre-App DBAR:

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