



Western Cape
Government

Agriculture

Cor Van Der Walt
LandUse Management
Email: LandUse.Elsenburg@elsenburg.com
tel: +27 21 808 5099 fax: +27 21 808 5092

OUR REFERENCE : 20/9/2/4/6/182
YOUR REFERENCE : CT06/38/PREAPP/DSR/KRANSHOEK/04/2019
DEA&DP REFERENCE : N/A
ENQUIRIES : Cor van der Walt

Sharples Environmental Services
PO Box 443
Milnerton
7435

Att: Betsy Ditcham

PROPOSED MIXED-USE DEVELOPMENT: DIVISION KNYSNA
PORTION 9 OF THE FARM KRNASHOEK NO 432

Your application of May 2019 has reference.

The Western Cape Department of Agriculture has no objection against the proposed application.

Please note:

- Kindly quote the above-mentioned reference number in any future correspondence in respect of the application.
- The Department reserves the right to revise initial comments and request further information based on the information received.

Yours sincerely

Mr. CJ van der Walt

LANDUSE MANAGER: LANDUSE MANAGEMENT

2019-06-13

Copy:

Department of Environmental Affairs & Development Planning
Private Bag X 6509
George
6530



Mosdell, Pama & Cox

Attorneys • Notaries • Conveyancers

6 High Street Plettenberg Bay | P O Box 2180 Plettenberg Bay 6600 | Docex 2 Knysna
www.mpc.law.za | mpcplett@mpc.law.za | **Tel:** (044) 533 1101 | **Fax:** (044) 533 1115

Your ref:

Our ref: CA2015

13 June 2019

SESCC

C/O BETSY DITCHAM
P.O Box 443
Milnerton
Cape Town
7435

“ALSO BY EMAIL & BY FAX”

Dear Sir/Madam,

RE : PROPOSED MIXED USE DEVELOPMENT ON : PORTION 9 OF THE FARM NO 432, KRANSHOEK

1. We refer to the above matter and wish to advise that we have been appointed as the attorneys of record of :
 - 1.1. Robert and Shirna Cunningham,
 - 1.2. Alvie and Anthony Olivier,
 - 1.3. Quinton and Daphne Olivier, and
 - 1.4. Celeste and Adriaan Olivier.
2. It is our instructions to hereby assist our clients in submitting their request to be registered as an interest and/or effected party and to comment on the draft scoping report.
3. Our clients have already submitted an objection to the Bitou Municipality against the developer's application being PROPOSED REZONING, SUB DIVISION AND DEPARTURE: PORTION 9 OF THE FARM NO 432, KRANSHOEK, filed under MUNICIPAL NOTICE 292/2018.
4. Our clients' objection similarly must be taken into consideration in this proposed mixed-use development report.

Mosdell Pama and Cox Plettenberg Bay Inc (Registration Number: 2010/016500/21)

Directors: Perino Pama, BA LLB LLM • Andrew Cox, BA LLB • Douglas Henney, B.Proc (Non-Executive Director)

Associates: Celeste van Wyk LLB • Julie Maynard B Com LLB (cum laude) H.Dip (Tax) • Werner Smit LLB

Consultants: Clifford Mosdell • Yogesh Pama, B Juris • Cindy Allan, LLB • Ed Harris, BA LLB • Lou Marcelle Zachas LLB • Erasmus "Rassie" Theron B Juris

Candidate Attorneys: • Sonja Oelofse LLB • Porthri Blaauw, B Com (International Trade and

The phatshoane henney group is an association of independent firms, not practising in partnership and with separate liability

Also: Appraisers and Administrators of Estates



5. Robert Cunningham & Two Others, and Alvie Olivier and Another, are residing on house no 1 and 2, situated on the property. See attached hereto a list of their details marked **Annexure "A"**, a copy of a valuation of their two homes marked **Annexure "B"** and **"C"**, together with a map of its location.
6. Quinton Olivier & Five Others are residing on house no 3, situated on the property. See attached hereto a list of their details marked **Annexure "D"**, a copy of a valuation of their home marked **Annexure 'E'**, together with a map of its location.
7. The Olivier family has resided on the property for more than 53 years. This includes the children and grandchildren.
8. The families residing in the three houses on the property object to the proposed development as they have not been consulted as to their continued tenure on the property, which is currently zoned agricultural.
9. These families have no alternative accommodation and the valuations attached hereto depict the value of their homes.
10. Any attempt to rezone and develop the property, without accommodating these families, will be contrary to the Extension of Security and Tenure Act (hereinafter referred to as "ESTA") and the prescribed securities and protections stipulated therein for farm occupiers.
11. It is especially concerning that the developer has already attempted to curtail its obligations in terms of ESTA, by having its lawyer phone Quinton and demanding that the families vacate the property at the end of January 2019.
12. Needless to say, the families are disgruntled.
13. The property is seen as the Olivier's family heritage and a place for them to settle as they did on the past and for future generations.
14. These families also wish for an Olivier Family Grave Yard to be allowed on the property for the burial of those who may still pass.
15. Attached hereto marked **Annexure "F"**, is a further objection by Edwin Olivier, a representative of the family.



16. Unless this objection receives a suitable reply and in-depth consultation and agreement with the families, our offices will be necessitated to bring an urgent interdict against the developer's rezoning and sub-division application and development plans, in order to protect the long-term tenure rights of the families currently occupying the agricultural property.

Yours faithfully,

MOSDELL PAMA & COX

Per: **CINDY ALLAN**

Sent electronically, thus unsigned.

Our Ref: HM/ EDEN/ BITOU/ PLETTENBERG BAY/ REMAINDER OF FARM
KRANSHOEK 432
Case No.: 17072017WD0804E
Enquiries: Waseefa Dhansay
E-mail: waseefa.dhansay@westerncape.gov.za
Tel 021 483 9533
Date: 15 August 2017



LWANDLE MARINE ENVIRONMENTAL SERVICES
POSTNET SUIT 50
PRIVATE BAG X3
PLUMSTEAD
7801

RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: FINAL DECISION
In terms of Section 38(2) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape
Provincial Gazette 6061, Notice 298 of 2003

NOTIFICATION OF INTENT TO DEVELOP: THE PROPOSED INSTALLATION OF HF RADAR ON THE REMAINDER OF FARM KRANSHOEK 432, PLETTENBERG BAY: SUBMITTED IN TERMS OF SECTION 38(4) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

CASE NUMBER: 17072017WD0804E

The matter above has reference.

Heritage Western Cape is in receipt of your application for the above matter received on 4 August 2017. This matter was discussed at the Heritage Officers meeting held on 14 August 2017.

You are hereby notified that, since there is no reason to believe that the proposed installation of HF Radar on the Remainder of Farm Kranshoek 432, Plettenberg Bay will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.

However, should any heritage resources, including evidence of graves and human burials, archaeological material and paleontological material be discovered during the execution of the activities above, all works must be stopped immediately and Heritage Western Cape must be notified without delay.

This letter does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

HWC reserves the right to request additional information as required.

Should you have any further queries, please contact the official above and quote the case number

Yours faithfully,

Mphahlele Mlamuka
Chief Executive Officer, Heritage Western Cape

www.westerncape.gov.za/cas

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • **Postal Address:** Private Bag X9067, Cape Town, 8000
• **Tel:** +27 (0)21 483 5959 • **E-mail:** ceoheritage@westerncape.gov.za

Straatadres: Protea Assuransie-gebou, Groentemarkplein, Kaapstad, 8000 • **Posadres:** Privaatsak X9067, Kaapstad, 8001
• **Tel:** +27 (0)21 483 5959 • **E-pos:** ceoheritage@westerncape.gov.za

Betsy Ditcham

From: Marietta Prins <prinsnarietta@gmail.com>
Sent: 07 June 2019 11:38 AM
To: Betsy Ditcham
Subject: Re: REMINDER: 30-DAY COMMENTING PERIOD: THE PROPOSED MIXED-USE DEVELOPMENT ON PORTION 9 OF THE FARM KRANSHOEK NO. 432, KNYSNA ROAD, PLETTENBERG BAY

Goodmorning Ms Betsy

Thanks for the reminder. Please bear in mind am very pleased with the way things come nearer the time it will be conclude.

I just want to informed you that I got no complaints as long as am going to be paid out for the place where my house is standing. They send someone for valuation but up to know I don't know what they going to pay out. Therefore only if I agree on the amount and reconcile then the deal must go through please.

Do informed me of any in near future...

Thankyou...

You are really a professional by the way you handle my case.

Regards

M H Prins

On Jun 7, 2019 10:20, "Betsy Ditcham" <betsy@sescc.net> wrote:

REMINDER

Dear Registered Interested and Affected Party,

This email serves as a reminder that the commenting period for the above-mentioned project ends on **13 JUNE 2019**.


Please ensure any comments are submitted in writing on or before 13 June 2019 to myself, Betsy Ditcham, using the following means: Fax: 044-874 5953, email: betsy@sescc.net or postal address: PO Box 443, Milnerton, 7435.

Kind regards


Betsy Ditcham
Environmental Assessment Practitioner &
Office Manager

TEL: (021) 554 5195 | FAX: 086 575 2869
EMAIL: betsy@sesc.net

Tableview | Cape Town
WEB: www.sesc.net



ENVIRONMENTAL IMPACT ASSESSMENTS
ENVIRONMENTAL AUDITING AND MONITORING
ENVIRONMENTAL MANAGEMENT PLANS
AQUATIC ASSESSMENT
WASTE AND WATER LICENSES
PROJECT MANAGEMENT
REHABILITATION AND CLOSURE PLANS



From: Betsy Ditcham <betsy@sesc.net>

Sent: 16 May 2019 07:46 AM

Subject: 30-DAY COMMENTING PERIOD: THE PROPOSED MIXED-USE DEVELOPMENT ON PORTION 9 OF THE FARM KRANSHOEK NO. 432, KNYSNA ROAD, PLETTENBERG BAY

Importance: High

Dear Commenting Authorities, Organs of State and Potential Interested & Affected Parties (I & AP's).

THE 30-DAY COMMENTING PERIOD ON THE PRE-APPLICATION DRAFT SCOPING REPORT FOR THE PROPOSED MIXED-USE DEVELOPMENT ON PORTION 9 OF THE FARM KRANSHOEK NO. 432, KNYSNA ROAD, PLETTENBERG BAY

Sharples Environmental Services cc (SES) has been appointed by Status Homes Property Developers (Pty) Ltd (applicant), to undertake the Environmental Authorisation process in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Assessment Regulations, 2014, as amended, for the proposed Affordable Housing Development at Kranshoek, Portion Farm 432/9, Plettenberg Bay.

This email serves to inform you that the **Pre-Application Draft Scoping Report (DSR)** is now being made available for comment.

A hard copy of the DSR has been made available at the Kranshoek Library. The document is also available for download from our website (www.sesc.net) under the "public documents" section.

The DSR is available for comment until **13 June 2019**. Comment on the document and proposed activity must therefore be submitted in writing on or before 13 June 2019 by means of the following: Fax: 086-575 2869, email: betsy@sesc.net or postal address: PO Box 443, Milnerton, 7435..

Please do not hesitate to contact me if you have any queries.

Kind regards

Betsy Ditcham
Environmental Assessment Practitioner &
Office Manager

TEL: (021) 554 5195 | MOB: 082 456 6918
FAX: 086 575 2869 | EMAIL: betsy@sesc.net

Tableview | Cape Town
WEB: www.sesc.net

SES
Sharples
Environmental Services

- MINING APPLICATIONS
- PROJECT MANAGEMENT
- AIR EMISSIONS LICENSES
- WASTE AND WATER LICENSES
- REHABILITATION AND CLOSURE PLANS
- ENVIRONMENTAL MANAGEMENT PLANS
- ENVIRONMENTAL AUDITING AND MONITORING
- ENVIRONMENTAL IMPACT ASSESSMENTS (EIA)



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Betsy Ditcham

From: Lyle Martin <Lyle.Martin@westerncape.gov.za>
Sent: 21 May 2019 08:24 AM
To: betsy@sesc.net
Subject: 16/9/6/1-14/09 (Job 22322) - Portion 9 Kranshoek 432, Knysna

Good Day

1. Receipt is herewith acknowledged of your letter/email **F432P9PR-1** dated **16 May 2019**.
2. Kindly note that the matter is receiving attention and that a further communication will be addressed to you as soon as circumstances permit.

Kindest Regards

Lyle Martin
Administrative Clerk: Road Planning
Road Management
Transport and Public Works
Western Cape Government

Address: 9 Dorp Street, Cape Town 8001; PO Box 2603, Cape Town 8000

Tel: +27 21 483 2419

E-mail: Lyle.Martin@westerncape.gov.za

Website: www.westerncape.gov.za

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Betsy Ditcham

From: Waseefa Dhansay <Waseefa.Dhansay@westerncape.gov.za>
Sent: 16 May 2019 02:01 PM
To: Betsy Ditcham
Subject: RE: 30-DAY COMMENTING PERIOD: THE PROPOSED MIXED-USE DEVELOPMENT ON PORTION 9 OF THE FARM KRANSHOEK NO. 432, KNYSNA ROAD, PLETTENBERG BAY

Dear Betsy

Please note HWC can only comment once the NID has been submitted.

Kind regards,

Waseefa Dhansay
Assistant Director: Professional Services
Heritage Resource Management Services
Heritage Western Cape

3rd Floor, Protea Assurance Building
Green Market Square
Cape Town
8001

Telephone: 021 483 9689

Email: waseefa.dhansay@westerncape.gov.za

Website: <https://www.hwc.org.za>



Heidi Boise

From: Betsy Ditcham <betsy@sesc.net>
Sent: 16 May 2019 10:56 AM
To: Waseefa Dhansay <Waseefa.Dhansay@westerncape.gov.za>
Subject: RE: 30-DAY COMMENTING PERIOD: THE PROPOSED MIXED-USE DEVELOPMENT ON PORTION 9 OF THE FARM KRANSHOEK NO. 432, KNYSNA ROAD, PLETTENBERG BAY

Dear Waseefa,

All documents can be downloaded from the following link:
<https://www.sesc.net/index.php?comp=article&op=view&id=448>

Please note that this is the Pre-Application Public Participation and a NID has not yet been submitted to HWC.

Kind regards

Betsy Ditcham

Environmental Assessment Practitioner &
Office Manager

TEL: (021) 554 5195 | MOB: 082 456 6918
FAX: 086 575 2869 | EMAIL: betsy@sesc.net

Tableview | Cape Town

WEB: www.sesc.net



From: Waseefa Dhansay <Waseefa.Dhansay@westerncape.gov.za>

Sent: Thursday, 16 May 2019 08:20

To: Betsy Ditcham <betsy@sesc.net>

Subject: RE: 30-DAY COMMENTING PERIOD: THE PROPOSED MIXED-USE DEVELOPMENT ON PORTION 9 OF THE FARM KRANSHOEK NO. 432, KNYSNA ROAD, PLETTENBERG BAY

Dear Betsy

The email below refers,

I am not locating the proposal on your system, do you have a HWC reference number or confirmation that the NID was submitted to HWC?

Kind regards,

Waseefa Dhansay

Assistant Director: Professional Services

Heritage Resource Management Services

Heritage Western Cape

3rd Floor, Protea Assurance Building

Green Market Square

Cape Town

8001

Telephone: 021 483 9689

Email: waseefa.dhansay@westerncape.gov.za

Website: <https://www.hwc.org.za>



Heidi Boise

From: Betsy Ditcham <betsy@sesc.net>

Sent: 16 May 2019 07:46 AM

To: Betsy Ditcham <betsy@sesc.net>

Subject: 30-DAY COMMENTING PERIOD: THE PROPOSED MIXED-USE DEVELOPMENT ON PORTION 9 OF THE FARM KRANSHOEK NO. 432, KNYSNA ROAD, PLETTENBERG BAY

Importance: High

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Please do not hesitate to contact me if you have any queries.

Kind regards

Betsy Ditcham
Environmental Assessment Practitioner &
Office Manager

TEL: (021) 554 5195 | MOB: 082 456 6918
FAX: 086 575 2869 | EMAIL: betsy@sescc.net

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BREED-GOURITZ
CATCHMENT MANAGEMENT AGENCY

101 York Street 3rd Floor Rm 302 George 6530, P.O. Box 1205 George 6530

Enquiries: K. Ravele

Tel: 023 346 8073

Fax: 044 873 2199

E-mail: kravele@bgcma.co.za

REFERENCE:4/10/2/K60G/KRANSHOEK 432/9, PLETTENBERG BAY

Date: 29/05/2019

Sharples Environmental Services

PO Box 9087

GEORGE

6530

Attention: Betsy Ditcham

RE: PRE-APPLICATION DRAFT SCOPING REPORT: PROPOSED MIXED-USE DEVELOPMENT ON PORTION 9 OF THE FARM KRANSHOEK NO. 432, KNYSNA ROAD, PLETTENBERG BAY.

With reference to the above mentioned report received by this office on the **15/05/2019**.

This BGCMA has reviewed the application and the following must be adhered to:

- According to the NWA (Act 36 of 1998), any development within 500m of a wetland requires authorisation, as this is regarded as a regulated area.
- The applicant must submit a Risk Matrix, which will guide the type of authorisation that will be undertaken. The Risk Matrix must be undertaken by a SACNASP Registered Aquatic Specialist.
- All relevant sections and regulations of the National Water Act (Act 36 of 1998) regarding water use must be adhered to.
- Erosion control measures must be implemented to prevent soil erosion during the construction phase.
- No pollution of groundwater or surface water may occur due to any activity.

- Polluted stormwater should be contained and/or managed in such a way that it does not pose any negative impacts on the environment. Furthermore, polluted stormwater should not be allowed to enter the municipal sewage system.
- Please be advised that no activities may commence without the appropriate approvals/authorisations (where needed) from the responsible authority. The onus remains with the registered property owner to confirm adherence to any relevant legislation that such activities might trigger and/or need authorization.
- This office reserves the right to amend and revise its comments as well as to request any further information.
- Please do not hesitate to contact this office if you have any further queries and quote the above reference in doing so.

Yours Sincerely,


MR. JAN VAN STADEN
CHIEF EXECUTIVE OFFICER (ACTING)

BIODIVERSITY CAPABILITIES

postal Private Bag X6546, George, 6530
physical 4th Floor, York Park, Building,
York Street, George, 6530
website www.capenature.co.za
enquiries Colin Fordham
telephone +27 44 802 5328 fax +27 44 802 5313
email cfordham@capenature.co.za
reference 14/2/6/1/6/1_BITO/432/9_2017/CF007
date 12th June 2019

Sharples Environmental Services
P.O. Box 443
Milnerton Tel: (021) 554 5195
7435 Fax: (086) 575 2869
betsy@sesc.net

Attention: Ms Betsy Ditcham

COMMENT ON PRE-APPLICATION SCOPING REPORT IN TERMS OF THE NEMA ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS FOR THE PROPOSED MIXED-USE DEVELOPMENT ON FARM KRANSHOEK No.432 PORTION 9, PLETTENBURG BAY, BITOU MUNICIPAL AREA.

DEADP reference #: None Given

CapeNature, as custodian of biodiversity in the Western Cape¹, would like to thank you for the opportunity to review the proposed Pre-application scoping report as well as it's associated appendices and wishes to make the following comments. Please note that our comments only pertain to the biodiversity related impacts and not to the overall desirability of the application.

The following information was extracted from the supplied documentation details the proposed scope of works which is planned and illustrated in Figure 1:

¹ Section 9, Western Cape Nature Conservation Board Act 15 of 1998

“

1.2. Summary of Development Proposal

It is proposed to construct approximately 885 housing units consisting of a mix of affordable housing, business and commercial properties, schooling facilities (including creche's), places of worship, a health clinic and Public Open Spaces. The Public Open Spaces account for > 5% of the development proposal. The following is proposed to be developed as per the **Site Layout Plans** shown in **Appendix C** and in the **figures** below:

Table 2: Size and number of each respective aspect proposed

Development Proposed	No.	Size (ha)
Residential Zone 1: Dwelling Houses	529	9,61
Residential Zone 4: Flats	383	3,47
Business Zone 1: Shops, shopping centre	2	1,46
Institutional Zone 1: School & Creche	2	4,05
Institutional Zone 2: Place of Worship	2	0,20
Institutional Zone 3: Health Clinic	1	0,19
Open Space Zone 1: Public Parks	3	1,50
Transport Zone 1: Roads	-	5,05
TOTAL DEVELOPMENT FOOTPRINT		±25,58Ha
*Not including Public Open Space		

”

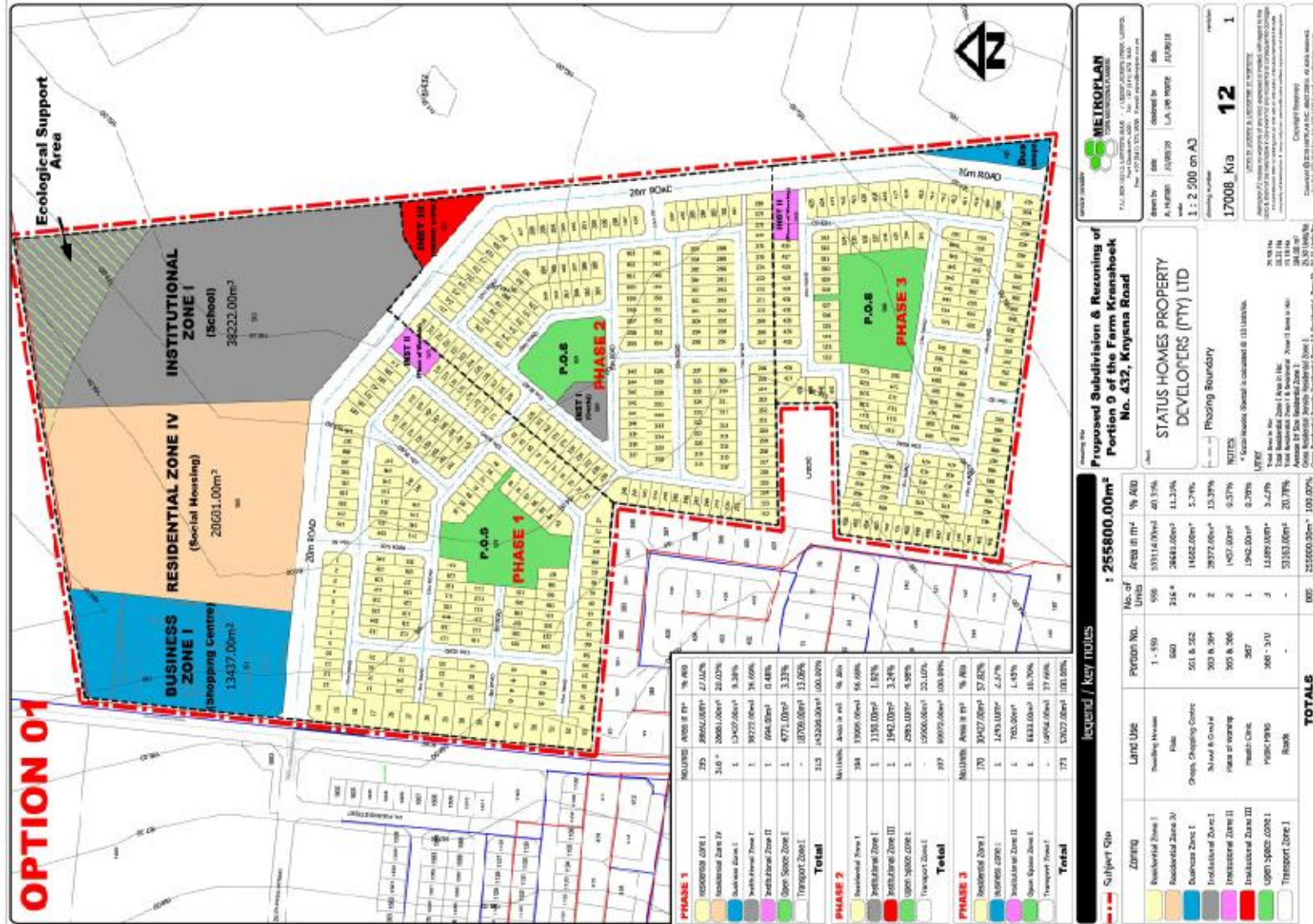


Figure 1: Map supplied by the consultant illustrating the proposed scope of works.

The Western Cape Nature Conservation Board trading as **CapeNature**

Board Members: Prof Denver Hendricks (Chairperson), Prof Gavin Maneveldt (Vice Chairperson), Ms Marguerite Bond-Smith, Mr Mervyn Burton, Dr Colin Johnson, Prof Aubrey Redlinghuis, Mr Paul Slack

According to Mucina and Rutherford² and the Western Cape Biodiversity Spatial Plan (WCBSBP 2017)³ the vegetation unit present on the property is the Vulnerable South Outeniqua Sandstone Fynbos (Moderately Protected) (Figure 2). The South Outeniqua Sandstone Fynbos is not listed as threatened ecosystems in terms of the National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004) (NEM: BA). The conservation target for this specific vegetation unit is listed as 23% of its original extent.

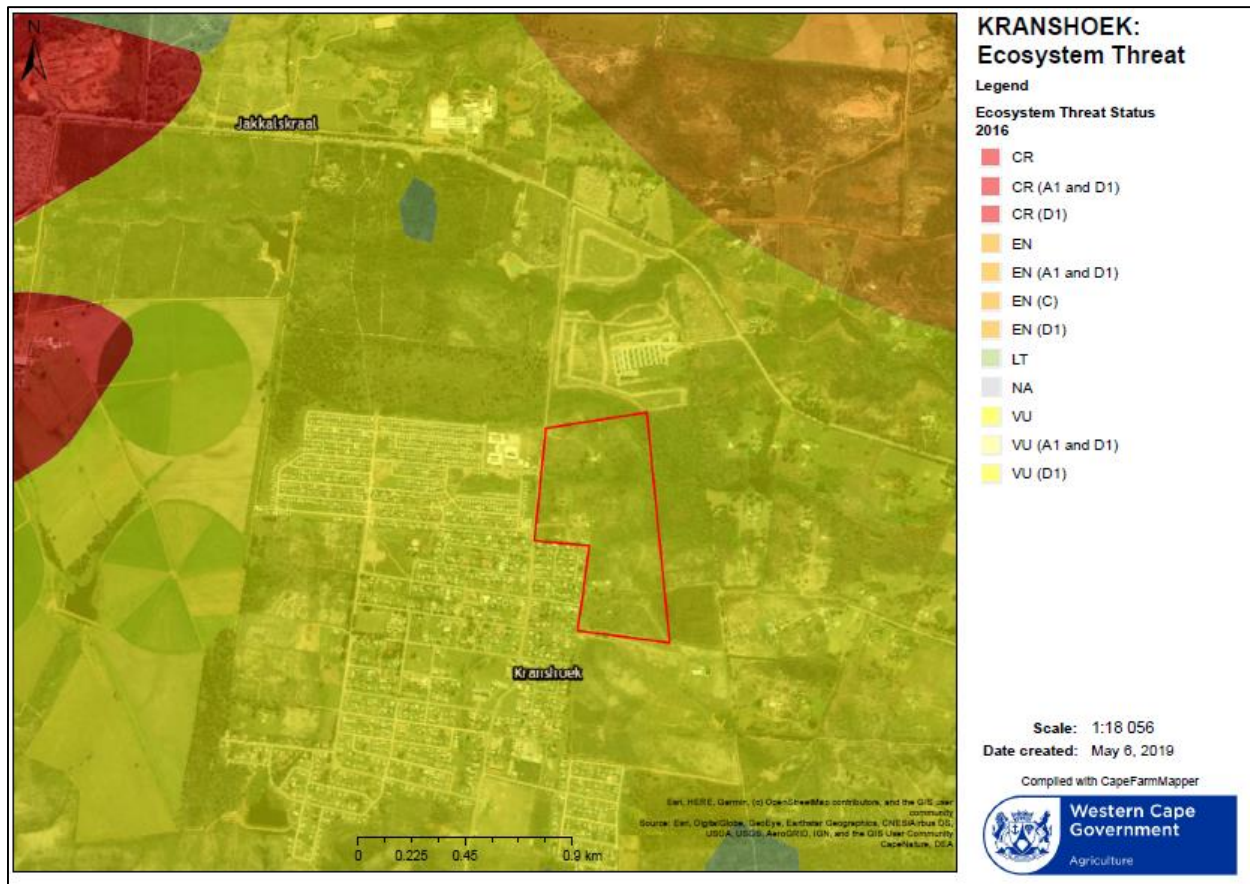


Figure 2: Map of the Farm showing the vegetation units and cadastral boundaries (map extracted from consultant documents).

According to surveyor general data, there is a non-perennial stream present and according to Freshwater Ecosystem Priority Areas (FEPAs)⁴ data, there is no known wetlands detected on the site. In addition to which, the property and the WCBSBP (2017)⁵ layers delineated on site are known as Ecological Support Area and Other Natural Area (ONA)(Figure 3).

² Mucina, L. & Rutherford, M. C. (EDS) 2006. The Vegetation of South Africa, Lesotho and Swaziland. Strelitzia 19. South African National Biodiversity Institute, Pretoria. (revised 2012)
³ Pence, G.Q.K. 2017. The Western Cape Biodiversity Spatial Plan: Technical Report. In Prep. Western Cape Nature Conservation Board (CapeNature), Cape Town.
⁴ Nel, J.L., Murray, K.M., Maherry, A.M., Petersen, C.P., Roux, D.J., Driver, A., Hill, L., Van Deventer, H., Funke, N., Swartz, E.R., Smith-Adao, L.B., Mbona, N., Downsborough, L. & Nienaber, S. (2011). Technical Report for the National Freshwater Ecosystem Priority Areas project. WRC Report No. K5/1801.
⁵ Pence, G.Q.K. 2017. The Western Cape Biodiversity Spatial Plan: Technical Report. In Prep. Western Cape Nature Conservation Board (CapeNature), Cape Town.

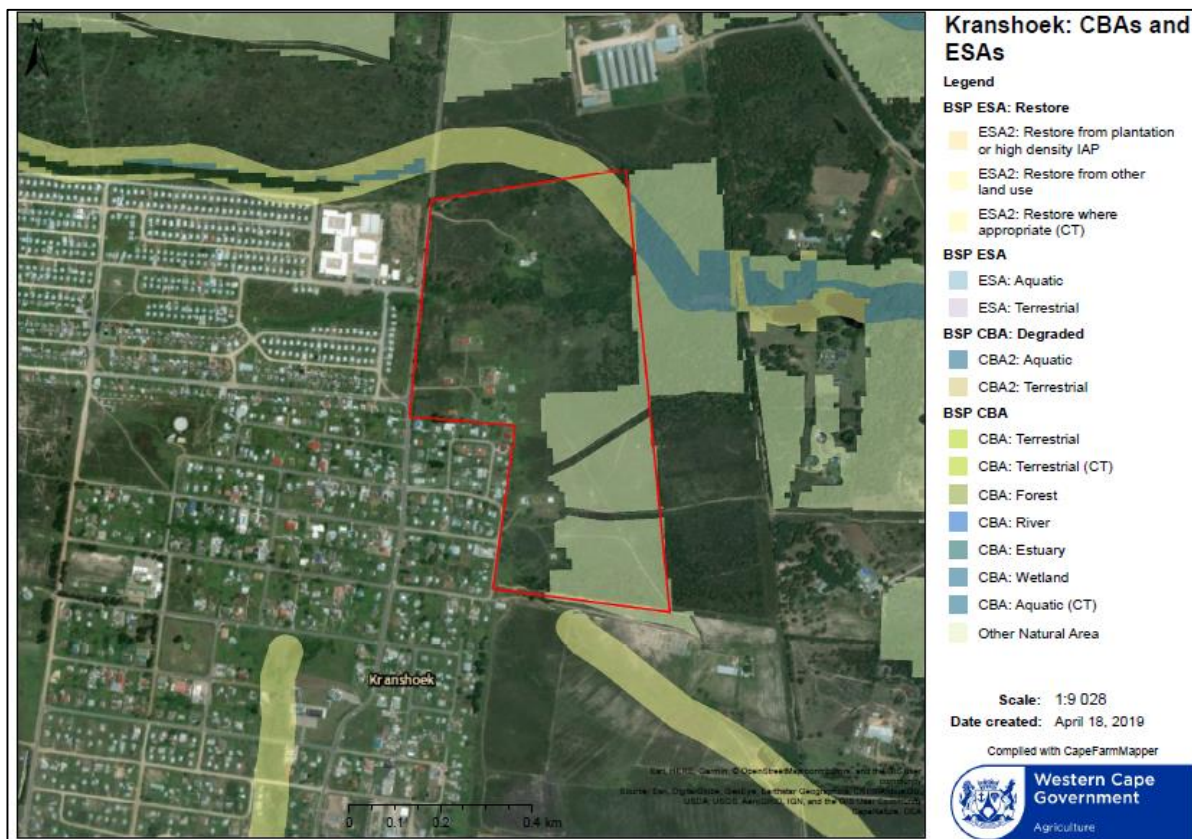


Figure 3: Map of the Farm and surrounding area showing the extent of the Western Cape Biodiversity Spatial Plan (WCBSP) layers (WCBSP 2017) (map extracted from consultant documents).

ESA are defined as: “Areas that are not essential for meeting biodiversity targets, but that play an important role in supporting the functioning of PAs or CBAs, and are often vital for delivering ecosystem services.” ESA objectives are to: “Restore and/or manage to minimize impact on ecological processes and ecological infrastructure functioning, especially soil and water-related services, and to allow for faunal movement.”

Other Natural Area (ONAs): “Areas that have not been identified as a priority in the current biodiversity spatial plan but retain most of their natural character and perform a range of biodiversity and ecological infrastructure functions. Although they have not been prioritised for meeting biodiversity targets, they are still an important part of the natural ecosystem.”

ONAs should be managed or utilised in a manner that minimises habitat and species loss and ensures ecosystem functionality through strategic landscape planning. These ‘other natural areas’ offer considerable flexibility in terms of management objectives and permissible land uses, but some authorisation may still be required for high impact land uses.

Following a review of the application and appendices, and given the above mentioned sensitivity of the site, CapeNature would like to make the following comments/recommendations:

1. CapeNature would like to reiterate that all endangered species or protected species listed in Schedules 3 and 4 respectively, in terms of the Western Cape Nature Conservation Laws Amendment Act, 2000 (Act No. 3 of 2000) may not be picked or removed without the relevant

permit, which must be obtained from CapeNature. This is also to ensure that rescued/harvested plant material is accounted for and used in the rehabilitation or relocation process. To obtain such permits please contact the relevant Conservation Services Officials at the George CapeNature Regional Office or use the following website address <http://www.capenature.co.za/permits-information/>.

2. CapeNature would like to also remind the landowner that in terms of the Conservation of Agricultural Resources Act, 1983 (Act No. 43 of 1983) ("CARA"), landowners must prevent the spread of alien invasive plants on the property. The level of alien infestation is therefore not to be seen as reducing the sensitivity of a site, nor is the subsequent removal of alien vegetation from a property regarded as a mitigation measure due to this being a legal requirement. Infestation by alien plants does not necessarily mean that an area is not important for biodiversity as some vegetation types are particularly prone to invasive alien infestation, but may recover when cleared of alien vegetation.
3. In addition to CARA, in terms of the Alien and Invasive Species Regulations, NEM: BA, 2014, specific alien plant species (e.g. *Acacia mearnsii*) are either prohibited or listed as requiring a permit; aside from restricted activities concerning, *inter alia*, their spread, and should be removed. All alien trees such as present at the property should be removed as they are a propagule source for further spread of invasive alien plants and the submitted Alien Invasive Species Control plan should be enforced accordingly to ensure compliance in this regard.
4. There are reasons for WCBSP (2017) layer delineation. Please can the EAP discuss these in context of the development.
5. It appears as if this development forms part of a larger development given the location of and distribution of access roads throughout the property. CapeNature recommends that the cumulative impact of this development be seriously considered, especially considering the condition of the surrounding habitat. This is of particular importance in terms of the wetland cumulative impact.
6. The following comments were compiled by the CapeNature Wetland Ecologist, to remove any conflicts of interest that may arise as a result of the findings of the review⁶:
 - 6.1. It is understood that the freshwater and botanical specialist studies were conducted prior to the proposal of an alternative option (Option 02, pg. 43, draft Scoping Report) to the preferred and no-go options. The freshwater specialist report should be revised and amended, taking into consideration the second alternative. It is suggested that the alternative option take in account the wetland demarcations and proposed buffer area and that these remain no-go areas during all phases of development and thereafter. The preferred option does not seem to take cognisance of the freshwater ecosystems at all and they clearly were not considered in the current plans.
 - 6.2. All mitigation measures proposed within the freshwater specialist report should be strictly considered and implemented, with the proposed buffer areas (42m) surrounding the wetland(s). These measures should also take into account the proposed alignment of the access road, as the current alternatives (excluding the no-go option) would mean a complete destruction of the top end of a wetland on site (WET/4 in the reports).

⁶ Should the applicant or EAP wish to be given access to communication conducted between this comment's author and wetland specialist CapeNature can provide such proof of authenticity.

Alternative access options or mitigation measures must be considered in order for no net loss of wetlands on this particular site. This should further investigated before wetland off-sets can be considered at all.

- 6.3. The hydrological function of the wetlands on site should be improved and maintained. All invasive alien (IAS) plant species (including pines and black wattle) should be removed and follow up clearing should be conducted and maintained on site. Keep in mind that the removal of these IA species could lead to an increase of water on site in the area where the wetlands occur, and this hydrological function should not be impeded.
7. The following comments are regarding the ecological impact assessment report:
 - 7.1. The vegetation map of Southern Africa has recently been updated (2018 beta version available), is freely available (downloadable from: <http://bgis.sanbi.org/SpatialDataset/Detail/670>) and should be used by all specialists as the best available science. It is therefore recommended that the specialist be allowed to update the report and potential impacts accordingly.
 - 7.2. As mentioned in points 2 and 3 of this comment clearing of alien vegetation will not be considered as a mitigation measure that offsets the environmental impact of a development, as this is a legal requirement. Therefore it can also not be used as an indication of habitat sensitivity. The presence of alien plant species actually may increase the habitat sensitivity rating as it is an indication of the vulnerability of the vegetation communities to alien plant infestation.
 - 7.3. CBA/ESA regions are areas delineated that are in a natural condition that are required to meet biodiversity targets, for species, ecosystems or ecological processes and infrastructure. As stipulated in the Land Use Advice (LUA) Handbook (Pool-Stanvliet *et al.* 2017)⁷ although the area impacted was heavily infested with alien tree species, this cannot be used as motivation for establishing of a development within ESA or actually ONA. It should be noted that it is the landowners responsibility to ensure his property is suitably maintained at a level consistent with LUA guidelines. It does not appear as though the EAP or applicant took cognisance of the botanists recommendations regarding the ESA or ONA regions as outlined in the Ecological Impact Assessment report.
 - 7.4. The specialist also does not appear to have been given access to the preferred alternative layout for assessment?
 - 7.5. Please note the WCBSP (2017) is known as the Western Cape Biodiversity Spatial Plan, not the Western Cape Biodiversity Sector Plan, as referred to in Table 1.
 - 7.6. It is unclear how much time the botanist spent on site or what season sampling was conducted or how much of the site was investigated?
 - 7.7. In line with the Freshwater Impact Assessment Report: "*Retention of a buffer around the drainage lines as well as the north-eastern portion (Ecological Support Area) as Open Space as well as the overall development of a 'compact urban settlements, whilst maintaining an open space system' thus means that the proposed development is possible whilst meeting the regional planning guideline recommendations.*" This does not appear to have been considered by the EAP or applicant when compiling the preferred alternative design.

⁷ Pool-Stanvliet, R., Duffell-Canham, A., Pence, G. & Smart, R. 2017. The Western Cape Biodiversity Spatial Plan Handbook. Stellenbosch: CapeNature.

- 7.8. The Fynbos Forum Ecosystems Guidelines for Environmental Assessment in the Western Cape⁸ provides guidelines for the compilation of botanical specialist assessments. This report will need to be updated accordingly to comply with all requirements of de Villiers et al. (2016).
- 7.9. The site burnt in 2017, can the specialist provide the applicant guidance regarding suitable burning regime for the property, should the applicant comply with all recommendations outlined in the report?
- 7.10. CapeNature recommends that all mitigation measures and recommendations outlined in this report be adhered to accordingly when designing the preferred alternative layout.
8. The Cape Floristic Region is largely a fire-dependent system and natural fire regimes must be maintained and managed in the landscape (in particular for the remaining underdeveloped portions of the farm areas). The exclusion of fire from certain habitats will be considered unacceptable as this may ultimately cause the loss of species. Where appropriate, the location of fire-breaks should be indicated and these fire-breaks may be considered part of the proposed footprint. Fire-breaks must be brush-cut and vegetation must not be completely removed. Brush-cutting under power lines must occur as infrequently as possible as brush-cutting will lead to loss of species diversity over time. The ecological specialist along with the Southern Cape Fire Protection Agency should also guide the landowner in terms of how often in future the remainder for the property should be burnt for ecological purposes and this timeframe stipulated in the EMPr.
9. Using specialist findings, a detailed No-Go Areas map should be compiled and appended to the Environmental Management Programme (EMPr). The aim of this map is to sensitise the applicant to the location of sensitive habitat relative to construction footprints. This will also empower the Environmental Control Officer (ECO) to ensure the strictest level of compliance regarding the protection of sensitive habitat.
10. CapeNature supports densification of developments and urban sprawl should be avoided at all costs. Can the EAP or applicant comment why densification of the settlement to avoid all ecologically sensitive regions was not considered as an alternative?
11. Can the EAP illustrate how the principals of mitigation hierarchy were followed, when specialist report findings appear to simply have been ignored according to all alternative layouts. Offsets cannot/will not be considered without this process being followed in depth.
12. It is seriously concerning that the after mitigation freshwater impacts, outlined in the scoping report, do not consider the fact that freshwater mitigation measures were forcing a design change to exclude the buffer areas from development. Therefore, the preferred alternative impact after mitigation is **not low but remains high**. Please can the EAP ensure that all impacts placed in the after mitigation table (located the scoping report), are implementing the mitigation measures outlined in each specialist study report accordingly. This is an issue of high importance as it still appears as if the specialists were not actually provided with the preferred alternative layout to access?

⁸ De Villiers C.C., Driver A., Clark B., Euston-Brown D.I.W., Day E.G., Job N., Helme N.A., Holmes P.M., Brownlie S. and A.B. Rebelo (2016). Ecosystem Guidelines for Environmental Assessment in the Western Cape, Edition 2. Fynbos Forum, Cape Town.

To conclude, it appears as if the ecological and freshwater recommendations/constraints have been ignored by the EAP and/or applicant when compiling the any of the alternative layouts. It concerns CapeNature greatly that independently both the ecological and freshwater specialists identified sensitive sections of the property (which coincidentally are the same sections of the property) and these portions rated high in terms of biodiversity importance\ensitivity, yet the applicant wishes to simply develop those section of the property anyway? CapeNature therefore currently **strongly objects** to this pre-application scoping report as the ecological and freshwater sensitivity of the property has simply not been considered in any layouts. It may be that the after mitigation table is not completely accurate (as was identified in the case with the after mitigation wetland assessment specialist report impacts), which could have led to this situation? CapeNature would also like to enquire if the specialists were given access to the preferred alternative to assess accordingly? It might be of interest to all parties concerned if CapeNature can meet with the applicant and EAP, to discuss alternatives layouts accordingly, before submission of the Draft Scoping Report. CapeNature does however seriously recommends that the EAP and/or applicant first consider changing design layouts, to line up with the wetland and ecological specialist's findings accordingly. CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.

Yours sincerely



Colin Fordham

For: Manager (Biodiversity Capabilities)

Copies to:

- (1) Mr Carlo Abrahams (BGCMA)**
- (2) Mr Danie Swanepoel (DEA&DP)**
- (3) Ms Anje Taljaard (Bitou Local Municipality)**



Enquiries	Contact Details	Fax Number	E-Mail
A Taljaard	044 501 3318	044 533 6885	ataljaard@plett.gov.za

File Ref: 18/9/432/KH

11 June 2019

Attention: Ms Betsy Ditcham
Sharples Environmental Services cc

Tel: 082 456 6918

E-Mail: betsy@sescc.net

Dear Madam

COMMENT ON DRAFT SCOPING REPORT IN TERMS OF THE NEMA ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS FOR THE PROPOSED MIXED-USE DEVELOPMENT ON PORTION 9 OF FARM NO. 432, KRANSHOEK, PLETTENBERG BAY

DEA&DP Reference Number: To be Issued

SES Reference Number: CT06/38/PREAPP/DSR/KRANSHOEK/04/2019

Bitou Local Municipality would like to thank you for the opportunity to review and comment on the Draft Scoping Report (DSR) and Plan of Study for Environmental Impact Assessment (POSEIA) accessed on the 20th of May 2019.

Please note that these comments have been drafted by the Land Use Management division within the Economic Development and Planning directorate. Additional comments may be required from other relevant departments within the municipality.

The following information was taken from the supplied report and summarise the proposed activities.

DESCRIPTION OF ACTIVITY

The development proposal is for the construction of a mixed-use development, consisting of a mix of affordable housing, business and commercial properties as well as schooling facilities, places of worship, a health clinic and Public Open Spaces. The amount of housing units proposed varies between 885 and 912. The total development footprint is approximately 25.58 hectares excluding Public Open Spaces.

LOCATION

The activities are proposed to occur on the Portion 9 of the Farm No. 432, Kranshoek, within the Bitou Municipal area.

Following a review of the documentation and appendices the following comments are made:

1. The composition and position of the proposed land uses are predominantly consistent with what the Bitou Municipal Spatial Development Framework (SDF) 2017 and the Draft Municipal Spatial Development Framework 2019 details. A worthy effort is made to provide a mix of affordable housing and development potential including business zones and schooling facilities.
2. There is a discrepancy in the number of proposed residential units that are proposed within the Scoping Report and in the appended specialist reports and motivations. The preferred alternative (Option 2 SDP,

Appendix C1) indicates that a total of 912 residential units are to be developed, however mention is made to 885 residential units within the Scoping report.

3. The planning motivation included as Appendix G1 to the Draft Scoping Report mentions that the Residential Zone 1 erven will be an average of 184m² with the minimum erf size being 160m² (calculated from a total of 885 proposed residential units - it is unsure how this erven size will be further decreased based on the newest preferred layout plan). It is recommended that the development incorporate a greater variety of erven sizes within the development proposal to offer a larger diversity to the general public. A recommended 10 to 20% of the provided residential erven should be increased in size to allow for non-FLISP home owners with properties sized between 400 and 500m². These erven should be considered to be placed along the western boundary of the property (adjacent to the existing Kranshoek settlement) to ensure an incremental change in density.
4. Additional vehicular linkages are recommended to increase the connectivity of the new development proposal with the existing Kranshoek settlement at Long and Van Rooyen Streets. Pedestrian access should also be provided from the residences to the existing crèche and existing and future taxi ranks.



Figure 2 – Extract from Option 2 (Preferred Alternative Layout) indicating potential additional vehicular linkages to the Kranshoek settlement.

5. It is to be noted that there are persons living on the specified property, some of whom have resided there for a period longer than 30 years. The onus is on the property owner and applicant to ensure that the correct legal processes are followed to ensure adequate relocation and compensation of the affected individuals.
6. The applicant is to consider and investigate the location of the proposed clinic on the north eastern portion of the property and whether this is the appropriate positioning to service the established Kranshoek settlement as well as the new development proposal area.
7. The visual statement is to investigate the potential visual impact from the multi-floored social housing proposal (a maximum of 4 floors would be allowable in terms of the Section 8 Zoning Scheme) situated on the northern portion of the property and recommendations as to the appropriate design are to be given for example breaking up of the bulk of the appearance of the structures by staggering the buildings. The visual statement should also address the impact on the sense of place that will arise should the erven sizes remain on average 184m² and the resulting residential component be seemingly densely spaced “boxes”.
8. A GEF Fynbosfire Project report undertaken by CSIR in April 2015 has identified the risk to communities from fire at the Municipal areas wildland-urban interface. Figure 2 below shows the risks to life as a threat from fires in the Kranshoek area. The areas to the east of the proposed development were identified as medium to high risk areas. These areas were severely burnt and form part of the burn scar from the 2017 Knysna/Bitou fires. Although these areas have recently burnt, unchecked and aggressive alien invasive regrowth and poor management thereof will result in a high risk from fires to the proposed development. The onus is on each property owner to ensure the management and clearance of alien invasive plant species. Firebreaks are to be included along the eastern property boundary in compliance with the National Veld and Forests Fire Act (Act 101 of 1998). The firebreaks are to be of a suitable width and should be determined in consultation with the Southern Cape Fire Protection Agency.

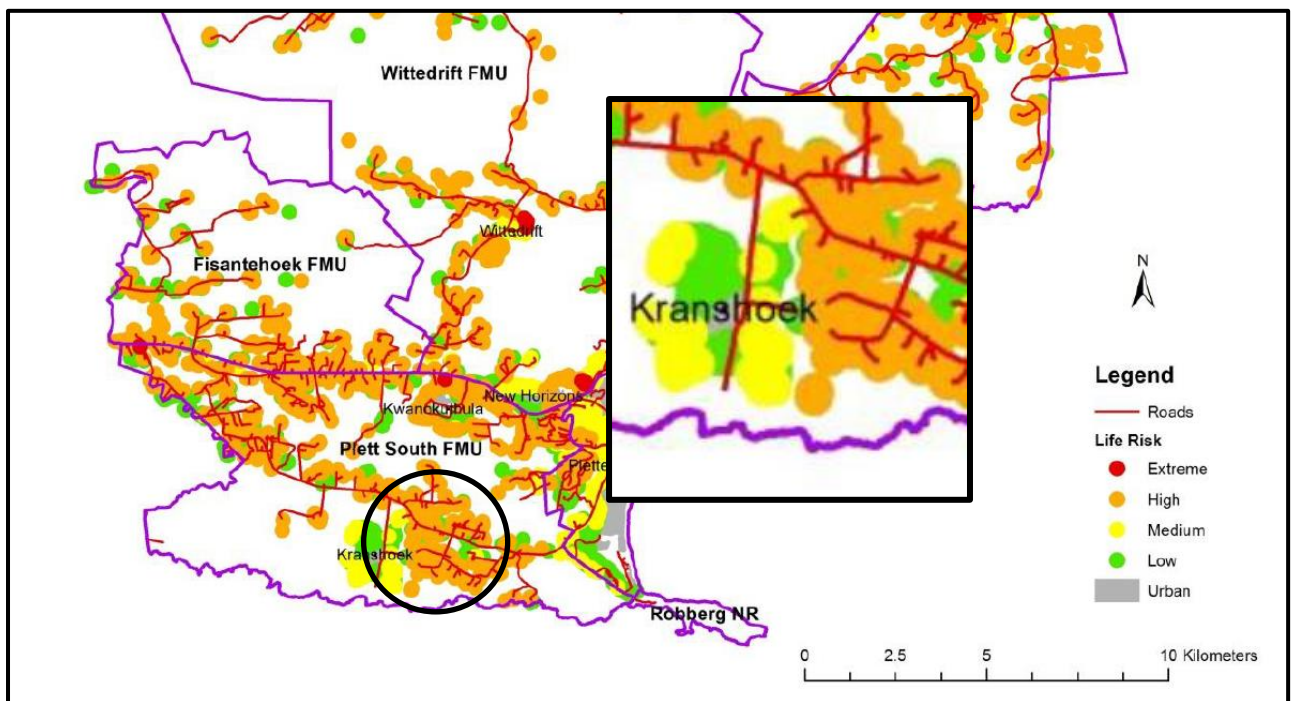


Figure 2 – Extract from GEF Fynbos Fire Project, Risk to Communities at the Wildland-Urban Interface (April 2015) showing the level of risk to human life for the Plettenberg Bay Wildland-Urban Interface with reference to Kranshoek and Portion 9 of Farm No. 432.

9. In terms of the National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004), Alien and Invasive Species Regulations, 2014, specific alien plant species are prohibited and should be removed, without the use of heavy machinery and without disturbing the topsoil. It is recommended that the property owner undertake an Alien Invasive Monitoring, Control and Eradication Plan in alignment

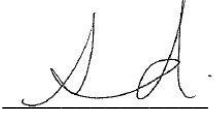
with the NEM:BA guidelines for monitoring, control and eradication plans (September 2015) and that it be submitted for approval to the Department of Environmental Affairs: Biodiversity Unit. A Directive in terms of Section 74(1) of the NEM: BA can be issued by the Department of Environmental Affairs for listed invasive species on properties. Upon non-compliance and conviction the penalties referred to in Section 102 of the Act would be:

- 9.1. A fine of up to five million rand, and in the case of a second or subsequent conviction, a fine up to R10 million; or
 - 9.2. Imprisonment for a period of up to 5 years, and in the case of a second or subsequent conviction, to imprisonment of up to 10 years; or,
 - 9.3. Both such fine and imprisonment.
10. As threats from Climate Change become more frequent it is suggested that various renewable energy and climate change adaptation strategies be incorporated within the design of the development. Consideration should be given to the installation of rain-water harvesting tanks, solar water heaters, low energy lightbulbs (LED technology), planting of fruit trees, vegetable gardens to promote food security and indigenous landscaping to reduce alien infestation and reduce water requirements.
 11. The design of the storm water outlet structures are to be submitted for approval prior to construction. As the entrance of pollution and litter into our watercourses is a major issue and an identified impact it is considered important that litter traps be implemented at storm water outlets as recommended by the Water specialist. All discharge points are to make use of SUDS design principles in order to minimise the potential for erosion.
 12. It is noted that the recommendation from the wetland specialist is to exclude the identified wetland from all development areas, with a 42m buffer zone imposed but that certain portions of the road and an additional crossing of the wetland is required and proposed. The freshwater specialist report will be amended to include the additional information and the impact on this system will be assessed. Should the remaining portions of wetland be able to be maintained and rehabilitated in a functional manner it is recommended that these portions be zoned as Public Open Space to ensure its future protection. If the development will result in the loss of the wetland system and offsets should be investigated the proposed offset should ensure that the same wetland services (flood attenuation, filtration, toxicant removal, food security etc.) be delivered to the local Kranshoek community as the existing wetland system currently does.
 13. The public/ green open spaces should be provided with sufficient public amenities, such as ablutions, play parks/ outdoor gyms, picnic tables, walking trails etc., so as to be usable/functional (active) spaces, and not unused spaces conducive to crime and other unwanted activities.
 14. The storm water detention ponds proposed within the Public Open Space areas may pose a safety risk to the community when they are full and may lead to drownings. This is to be adequately addressed in the management plan to ensure the safety of the residents and their children (adequate signage etc.).
 15. The development proposal should be circulated to Technical services within the Bitou Municipality to confirm the availability of services as well as how this proposal will tie in with planned future upgrades of infrastructure.
 16. A guideline specifying the use of indigenous and endemic vegetation in all landscaping should be drafted and be made available to all future property owners.
 17. Please note that the Department of Health deem the adjacent Egg Laying Facility on Portion 10 of Farm No. 432 as an offensive trade, recommending a 500m buffer from the facility. The Department of Health have been included in the list of registered interested and affected parties and their comments should be sought in regards to how this is to be incorporated into the development proposal.

The Bitou Municipality reserves the right to revise initial comments and request further information based on any additional information that might be received.

Should you require any additional information please do not hesitate to contact this office.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'A. Taljaard', written over a horizontal line.

Anjé Taljaard
Environmental Management Officer
Economic Development and Planning: Town Planning
Bitou Municipality

For: Manager: Town Planning



To: Betsy Ditcham

Re: Proposed mixed-use development on portion 9 of Erf 432

The forum is pleased to hear that the development falls within the Urban Edge.

The forum would like clarification on whether the proposed road down Du Plessis Street could be planned around the existing wetland as preservation of the wetland will maintain the areas ecological integrity. The forum feels that during heavy precipitation events the floodplain areas around the wetland will become inundated with water which could lead to flood issues if drainage is not adequately planned.

The forum would like clarification as to whether rainwater catchment tanks will be used throughout the planned development. The forum feels that the current water demand in Bitou would not be able to efficiently accommodate the new proposed development. The use of rainwater catchment tanks will decrease the additional pressure on the towns water supply.

The forum would like clarification as to whether the municipality has adequate space in terms of sewerage removal and electrical supply to accommodate this proposed development.

The forum is in favor of the recommendations made by the Ecological and Freshwater Impact Assessment specialists.

The forum supports the idea of maintaining the identified Ecological Support Areas (ESA) along the north-eastern boundary by incorporating them as open space areas. The forum would also like clarification on whether the buildings in the residential zone and institutional zones can incorporate the identified wetland shown in Figure 3 of the draft scoping report.

The forum is pleased to hear that majority of alien invasive species occurring on the site will be remove due to the proposed developments.

The forum would like clarification on whether tree species will be left in the Public Open Space areas to support the avifaunal populations currently residing within the area.

'A FORUM SUPPORTING SUSTAINABLE DEVELOPMENT'

POSTNET SUITE #38, PRIVATE BAG X1006, PLETTENBERG BAY 6600
CELL: 079 890 0511 (consultant)

E-MAIL: plettenvironmentalforum@gmail.com WEBSITE: www.plettenvironmentalforum.co.za

The forum would like clarification on whether there are measures in place to protect areas cleared of vegetation from soil erosion.

The forum would like clarification as to whether there is a large faunal removal and relocation strategy in place to avoid unnecessary mortalities of larger faunal species.

The forum would like clarification on whether there is an alien invasive species monitoring and control plan to combat the predicted encroachment and sprouting of the presently occurring invasive species.

The forum feels that the water pollution risks associated with the proposed developments are rather excessive, especially with regard to extinction of local species and the entering of pollutants and sewerage into the water course. Toxins which will enter the water course via runoff from the construction materials will flow downstream and affect farms which use water originating from the identified drainage line.

The forum is in favor of Alternative B: “No-Go” purely due to the ecological implications that the proposed developments have on the area. However, the forum understands that the development will positively affect the socio-economic climate of Plettenberg Bay and thus the forum recommends Alternative A: Option 2.

Yours sincerely.



Ashaylin Sebastian
Forum Consultant

‘A FORUM SUPPORTING SUSTAINABLE DEVELOPMENT’

POSTNET SUITE #38, PRIVATE BAG X1006, PLETTENBERG BAY 6600
CELL: 079 890 0511 (consultant)

E-MAIL: plettenvironmentalforum@gmail.com WEBSITE: www.plettenvironmentalforum.co.za

Betsy Ditcham

From: Marietta Prins <prinsnarietta@gmail.com>
Sent: 16 May 2019 08:28 AM
To: Betsy Ditcham
Subject: RE: Portion 9 farm 432 Kranshoek Plettenbergbay

Thankyou.. I will be thankfuly if you kept me up to date.

Thankyou
M H Prins

On May 16, 2019 08:12, "Betsy Ditcham" <betsy@sesc.net> wrote:

Dear Marietta,

The farm has not been sold, however the owner is aware of the proposed development.

The Environmental Authorisation process will take approximately 12 months to complete and construction of the proposed development would only be able to commence after this period.

I have included you onto the Interested & Affected Parties Register so you will be kept informed throughout the process. If you would like to submit a comment on the proposal, please feel free to do so.

Kind regards



Betsy Ditcham
Environmental Assessment Practitioner &
Office Manager

TEL: (021) 554 5195 | MOB: 082 456 6918
FAX: 086 575 2869 | EMAIL: betsy@sesc.net

Tableview | Cape Town
WEB: www.sesc.net

SES
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Environmental Services

- MINING APPLICATIONS
- PROJECT MANAGEMENT
- AIR EMISSIONS LICENSES
- WASTE AND WATER LICENSES
- REHABILITATION AND CLOSURE PLANS
- ENVIRONMENTAL MANAGEMENT PLANS
- ENVIRONMENTAL AUDITING AND MONITORING
- ENVIRONMENTAL IMPACT ASSESSMENTS (EIA)

From: Marietta Prins <prinsnarietta@gmail.com>
Sent: Thursday, 16 May 2019 08:01
To: Betsy Ditcham <betsy@sesc.net>
Subject: RE: Portion 9 farm 432 Kranshoek Plettenbergbay

Hi Betsy

No communication from the owner S E Olivier. I am staying on the farm and My Mom and her Brother Married since 1974 and that's why I want to know because I will be then prepare myself for a place to stay..Is the farm sold or not and how long its still going to take...Time is precious and I have to be on the lookout.

M H Prins

On May 16, 2019 07:50, "Betsy Ditcham" <betsy@sesc.net> wrote:

Good Morning Marietta,

I am uncertain as to what you are referring? Is there perhaps an attachment missing from your email?

SES has been appointed to conduct an Environmental Authorisation process for a Proposed Affordable Housing Development on Portion 9 of Farm 432. The Pre-Application Draft Scoping Report (DSR) is now being made available for comment.

A hard copy of the DSR has been made available at the Kranshoek Library. The document is also available for download from our website (www.sesc.net) under the "public documents" section.

The DSR is available for comment until 13 June 2019. Comment on the document and proposed activity must therefore be submitted in writing on or before 13 June 2019 by means of the following: Fax: 086-575 2869, email: betsy@sesc.net or postal address: PO Box 443, Milnerton, 7435..

Please do not hesitate to contact me if you have any queries.

Kind regards

Betsy Ditcham

Environmental Assessment Practitioner &
Office Manager

TEL: (021) 554 5195 | MOB: 082 456 6918

FAX: 086 575 2869 | EMAIL: betsy@sesc.net

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WEB: www.sescc.net



From: Marietta Prins <prinsnarietta@gmail.com>

Sent: Wednesday, 15 May 2019 14:01

To: betsy@sesc.net

Subject: Portion 9 farm 432 Kranshoek Plettenbergbay

Good Afternoon

This was on a bill board at the corner of the farm. Is this farm already sold???

Thankyou

M H Prins

Cell 0829343666



Virus-free. www.avast.com

Betsy Ditcham

From: Edwin Olivier <27823360546@vodamail.co.za>
Sent: 18 June 2019 01:46 PM
To: betsy@sesc.net
Subject: PROPOSED MIXED-USE DEVELOPMENT ON PORTION 9 OF THE FARM NO 432, KRANSHOEK: MUNICIPAL NOTICE 292/2018
Attachments: IMG-20190616-WA0005.jpg; IMG-20190616-WA0004.jpg; IMG-20190616-WA0003.jpg

Good day to you,

I act in support of and on behalf of my mother Daphne Cornelia Olivier, married to Ivan James Olivier (youngest son of George and Maud Olivier). I am the eldest of Daphne's family, of which Quinton James Olivier, my younger brother, is locally managing our family affairs in this respect. All our children have been born and bred on the farm since I was born in 1965. As you may note, this is more than 54 years ago! This includes the children and grand children of Edward and Shirley Olivier, who also passed away.

I hereby wish to object to the proposed mixed-use development of Portion 9 of the Farm number 432, Kranshoek.

We duly respect the wishes of SW Olivier to let go of the land, as it is her right to do so, but object about the fact that the inhabitants of the farm for the past ±60 years have not properly been taken into account or catered for. Some of these occupants have spent thousands of rands to make decent and proper homes over the years, which is now just simply disregarded. Some of these properties are well valued over one million rand. Now it is understood that all these are to be demolished to make room for some standardised low cost housing development, with no mentioning of compensation at all!

Attached herewith, please find a copy of the original objection sent to the Bitou Municipality. Despite an acknowledgement of receipt, nothing else was heard since.

Kind regards,

Edwin Olivier
PO Box 399
Soneike
7583
082 336 0546
071 656 0705

Betsy Ditcham

From: Marietta Prins <prinsnarietta@gmail.com>
Sent: 07 June 2019 11:38 AM
To: Betsy Ditcham
Subject: Re: REMINDER: 30-DAY COMMENTING PERIOD: THE PROPOSED MIXED-USE DEVELOPMENT ON PORTION 9 OF THE FARM KRANSHOEK NO. 432, KNYSNA ROAD, PLETTENBERG BAY

Goodmorning Ms Betsy

Thanks for the reminder. Please bear in mind am very pleased with the way things come nearer the time it will be conclude.

I just want to informed you that I got no complaints as long as am going to be paid out for the place where my house is standing. They send someone for valuation but up to know I don't know what they going to pay out. Therefore only if I agree on the amount and reconcile then the deal must go through please.

Do informed me of any in near future...

Thankyou...

You are really a professional by the way you handle my case.

Regards

M H Prins

On Jun 7, 2019 10:20, "Betsy Ditcham" <betsy@sescc.net> wrote:

REMINDER

Dear Registered Interested and Affected Party,

This email serves as a reminder that the commenting period for the above-mentioned project ends on **13 JUNE 2019**.


Please ensure any comments are submitted in writing on or before 13 June 2019 to myself, Betsy Ditcham, using the following means: Fax: 044-874 5953, email: betsy@sescc.net or postal address: PO Box 443, Milnerton, 7435.

Kind regards


Betsy Ditcham
Environmental Assessment Practitioner &
Office Manager

TEL: (021) 554 5195 | FAX: 086 575 2869
EMAIL: betsy@sesc.net

Tableview | Cape Town
WEB: www.sesc.net



ENVIRONMENTAL IMPACT ASSESSMENTS
ENVIRONMENTAL AUDITING AND MONITORING
ENVIRONMENTAL MANAGEMENT PLANS
AQUATIC ASSESSMENT
WASTE AND WATER LICENSES
PROJECT MANAGEMENT
REHABILITATION AND CLOSURE PLANS



From: Betsy Ditcham <betsy@sesc.net>

Sent: 16 May 2019 07:46 AM

Subject: 30-DAY COMMENTING PERIOD: THE PROPOSED MIXED-USE DEVELOPMENT ON PORTION 9 OF THE FARM KRANSHOEK NO. 432, KNYSNA ROAD, PLETTENBERG BAY

Importance: High

Dear Commenting Authorities, Organs of State and Potential Interested & Affected Parties (I & AP's).

THE 30-DAY COMMENTING PERIOD ON THE PRE-APPLICATION DRAFT SCOPING REPORT FOR THE PROPOSED MIXED-USE DEVELOPMENT ON PORTION 9 OF THE FARM KRANSHOEK NO. 432, KNYSNA ROAD, PLETTENBERG BAY

Sharples Environmental Services cc (SES) has been appointed by Status Homes Property Developers (Pty) Ltd (applicant), to undertake the Environmental Authorisation process in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Assessment Regulations, 2014, as amended, for the proposed Affordable Housing Development at Kranshoek, Portion Farm 432/9, Plettenberg Bay.

This email serves to inform you that the **Pre-Application Draft Scoping Report (DSR)** is now being made available for comment.

A hard copy of the DSR has been made available at the Kranshoek Library. The document is also available for download from our website (www.sesc.net) under the "public documents" section.

The DSR is available for comment until **13 June 2019**. Comment on the document and proposed activity must therefore be submitted in writing on or before 13 June 2019 by means of the following: Fax: 086-575 2869, email: betsy@sesc.net or postal address: PO Box 443, Milnerton, 7435..

Please do not hesitate to contact me if you have any queries.

Kind regards

Betsy Ditcham
Environmental Assessment Practitioner &
Office Manager

TEL: (021) 554 5195 | MOB: 082 456 6918
FAX: 086 575 2869 | EMAIL: betsy@sesc.net

Tableview | Cape Town
WEB: www.sesc.net

SES
Sharples
Environmental Services

- MINING APPLICATIONS
- PROJECT MANAGEMENT
- AIR EMISSIONS LICENSES
- WASTE AND WATER LICENSES
- REHABILITATION AND CLOSURE PLANS
- ENVIRONMENTAL MANAGEMENT PLANS
- ENVIRONMENTAL AUDITING AND MONITORING
- ENVIRONMENTAL IMPACT ASSESSMENTS (EIA)



Virus-free. www.avast.com

Betsy Ditcham

From: Marietta Prins <prinsnarietta@gmail.com>
Sent: 17 May 2019 08:31 AM
To: Betsy Ditcham
Subject: RE: Portion 9 Farm 432

Goodmorning Betsy excellent work well done. Really a pleasure for outstanding communication
Regards
Marietta

On May 17, 2019 07:58, "Betsy Ditcham" <betsy@sesc.net> wrote:

Good Morning Marietta,

I have added both yourself and Mr Du Plessis to the Interested and Affected Partied database and you will be kept informed of the progress of the Environmental Authorisation process.

Kind regards

Betsy Ditcham
Environmental Assessment Practitioner &
Office Manager

TEL: (021) 554 5195 | MOB: 082 456 6918
FAX: 086 575 2869 | EMAIL: betsy@sesc.net

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From: Marietta Prins <prinsnarietta@gmail.com>
Sent: Thursday, 16 May 2019 16:38
To: Betsy Ditcham <betsy@sesc.net>
Subject: Portion 9 Farm 432

Hi Betsy

You can in future sent progress information to my lawyer Mr F Du Plessis at HDRS Attorneys

Email. fdp@fdrs.law.co.za

And cc me on prinsnarietta@gmail.com

Really appreciate your prompt communication and really a asset to any company with your skills.

Regards

Marietta



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Betsy Ditcham

From: Marietta Prins <prinsnarietta@gmail.com>
Sent: 16 May 2019 04:38 PM
To: Betsy Ditcham
Subject: Portion 9 Farm 432

Hi Betsy

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Email. fdp@fdrs.law.co.za
And cc me on prinsnarietta@gmail.com

Really appreciate your prompt communication and really a asset to any company with your skills.

Regards

Marietta

Betsy Ditcham

From: Ashaylin Sebastian <ashaylinsebastian@gmail.com>
Sent: 16 May 2019 12:57 PM
To: Betsy Ditcham
Subject: Re: 30-DAY COMMENTING PERIOD: THE PROPOSED MIXED-USE DEVELOPMENT ON PORTION 9 OF THE FARM KRANSHOEK NO. 432, KNYSNA ROAD, PLETTENBERG BAY

Good day Betsy

Received with thanks.

Regards

Ashaylin Sebastian
079 890 0511

On Thu, May 16, 2019 at 7:46 AM Betsy Ditcham <betsy@sescc.net> wrote:

Dear Commenting Authorities, Organs of State and Potential Interested & Affected Parties (I & AP's).

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Kind regards

Betsy Ditcham

Environmental Assessment Practitioner &
Office Manager

TEL: (021) 554 5195 | MOB: 082 456 6918

FAX: 086 575 2869 | EMAIL: betsy@sesc.net

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Betsy Ditcham

From: Marietta Prins <prinsnarietta@gmail.com>
Sent: 16 May 2019 09:01 AM
To: betsy@sesc.net
Subject: Portion ,9 Farm 432
Attachments: IMG_20181025_115231.jpg; photo.jpg

Hi Betsy

This was sent out last year September 2018

Is yours another 12 months waiting period.

That means only be settle 2020?

Sorry I had to know because am a pensioner and not leaving my house unless I am been paidout.

Sorry but its very important to me Staying alone on the same farm distance from them is not safe.

M H Prins