

Betsy Ditcham

From: Marietta Prins <prinsnarietta@gmail.com>
Sent: 03 November 2019 05:03 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

Hi Betsy

Thanks for your info.. I just need to tell you that I met the developer that offer me a house and am not happy my current house is 174sq metres and he offer me s 40,Sam house and I have a garage as well. No this is not right and his lawyer says that if I font take it I must empty the place and get nothing. In the mean time they offer 2 x houses for one family and my house was paid out of my Stept fathers and Mothers pocket. Am sorry this must not go through unless I get cash money according to agreement of 2 houses if this I'd the case.

What happened to the Olivier family trust????? This must be investigated. As I don't agree my parents and others on the farm contribute to the fsmily trust.

Please the lawyer must know we are family members and did not worked on the farm. Othrraise the first will must be recall as well as George Olivier's will before he died. Am not happy at all and this must be sorted. We PSID rates and tsxec staying more that 45 years in this house to be taken away like that. No No.....

Please Advice
Marietta Prins

On Oct 31, 2019 12:03, "Betsy Ditcham" <betsy@sesc.net> wrote:

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

THE 30-DAY COMMENTING PERIOD ON THE POST-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 **Post-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.sescc.net) under the “public documents” section (<https://www.sescc.net/index.php?comp=article&op=view&id=448>).

The DSR is available for comment until **29 November 2019**. Comment on the document and proposed activity must therefore be submitted in writing on or before 29 November 2019 by means of the following: Fax: 086-575 2869, email: betsy@sescc.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 | FAX: 086 575 2869
EMAIL: betsy@sescc.net

Tableview | Cape Town
WEB: www.sescc.net

SES
Pharmex Environmental Services

ENVIRONMENTAL IMPACT ASSESSMENTS
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**Western Cape
Government**

Transport and Public Works

ROAD NETWORK MANAGEMENT

Email: Lyle.Martin@westerncape.gov.za

tel: +27 21 483 2419

Rm 335, 9 Dorp Street, Cape Town, 8001

PO Box 2603, Cape Town, 8000

REFERENCE : 16/9/6/1-14/09 (Job 22322)

ENQUIRIES : Mr L Martin

DATE : 26 November 2019

Sharples Environmental Services

PO Box 443

MILNERTON

7435

Attention: Ms B Ditcham

Dear Madam

POST-APPLICATION DRAFT SCOPING REPORT FOR THE PROPOSED MIXED-USE DEVELOPMENT ON PORTION 9 OF THE FARM KRANSHOEK 432, KNYSNA ROAD, PLETTENBERG BAY

1. The following refer:
 - 1.1 This Branch's letter 16/9/6/1-14/09 (Job 22322) dated 8 January 2019 to Bitou Municipality.
 - 1.2 Your email of 31 October 2019.
2. Although this Branch in its letter of 8 January 2019 objected, due to a lack of information, to the land use application, remains this Branch unopposed to the issuing of an Environmental Authorisation, provided that:
 - 2.1 This Branch will be offered the opportunity to withdraw its objection to the land use application and deliver its positive comments.
 - 2.2 Bitou Municipality applies to close (deproclaim) Minor Road 7207 (or at least the portion adjacent to Farm 432/9) to allow that Provincial Road to continue to exist as a Municipal Street under the Authority of Bitou Municipality and not this Branch.
 - 2.3 The upgrades that are proposed along Minor Road 7207 are implemented by Bitou Municipality with no cost towards this Branch.

Yours faithfully

SW CARSTENS

For CHIEF DIRECTOR: ROAD NETWORK MANAGEMENT

ENDORSEMENTS

1. Sharples Environmental Services
Attention: Ms B Ditcham (email: betsy@sescs.net)
2. Garden Route District Municipality
Attention: Mr JG Daniels (email)
3. District Roads Engineer
Oudtshoorn
4. Mr SW Carstens (email)
5. Mr E Burger (email)



BREDE-GOURITZ
C A T C H M E N T M A N A G E M E N T A G E N C Y

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

Enquiries: RM Mphahlele Tel: 023 346 8068 Fax: 044 873 2199 E-mail: rmphahlele@bgcma.co.za

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

Date: 11/11/2019

Sharples Environmental Services
PO Box 9087
GEORGE
6530

Dear Sir/ Madam

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

The Breede Gouritz Catchment Management Agency (BGCMA) acknowledges receipt of the post application draft scoping report (hereinafter referred to as "the report") dated 31 October 2019 submitted with respect to the above mentioned development.

The BGCMA has no objection to the proposed development, subject to adherence to the following conditions:

- Page Paragraph 5 of your Freshwater Impact Assessment (FIA) dated 12 March 2019 found in Appendix H3 of the report states that " A screening assessment identified seven wetland systems within a 500 m radius of the site" and that "...The two wetlands (WET/3 and (WET/4) that traverse the site will be directly impacted upon by the proposed development". The said paragraph also states that the wetland (WET/7) located near the southern boundary of the site is likely to be indirectly impacted upon.
- Since the above activities are proposed within 500 m radius of several wetlands; they are classified as the use of water in terms of section 21 (c) & (i) of the National Water Act 36 of 1998 (hereinafter referred to as NWA) for which a water use authorization is required as contemplated in section 22 of NWA.
- In light of the above a Water Use Licence will be required as this development is excluded from being authorized in terms of General Authorisation, Government Gazette No. 40229, Notice No. 509, dated 26 August 2016; due to that the risk class or impacts of the proposed development on the water resources range mainly between High and Medium according to

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

Table 7: Evaluation of potential impacts of the proposed development on freshwater habitat found in page 32-33 of your FIA.

- A Water Use License Application may be submitted on the online following online platform: [Electronic Water Use License Application and Authorization System](http://ewulaas.dwa.gov.za/ewulaas) (e-WULAAS) which can be accessed on <http://ewulaas.dwa.gov.za/ewulaas>.
- Further, please note that lodging a water use authorisation application does not guarantee that an authorisation will be approved.
- If you have already lodged a Water Use Licence Application for this development, you must wait until the licence is issued before commencing with the above mentioned water uses associated with the development.
- Kindly be informed that commencement with any water use activity listed under section 21 of NWA without an authorization as required in terms section 22 and 40 of the NWA constitute a criminal offence in terms of Section 151(1). Moreover, section 151(2) of NWA provides that a person who contravenes section 151(1) of NWA is guilty of an offence and is liable on first conviction to a fine or to imprisonment for a period not exceeding 5 (five) years or to both such fine and such imprisonment.
- Please provide further details of where the sewerage will be take to. If the sewer will be directed to municipal wastewater treatment work, provide this office with a written agreement of such an agreement from the municipality within thirty days (30) of receipt of this letter.
- All the previous comments from this office with regard to this development must be adhered to.

This office reserves the right to revise its comments and request additional information that may arise from correspondence and/or upon a site inspection.

Please do not hesitate to contact this office if you have any further queries and quote the above reference in doing

Yours Sincerely,


MR. JAN VAN STADEN
EXECUTIVE OFFICE (ACTING)



REFERENCE: 16/3/3/2/D1/8/0001/19
ENQUIRIES: Shireen Pullen
DATE: 2019 -11- 29

The Director
Status Homes Property Developers
82 Kromboom Road
RONDEBOSCH
7780

Attention: Mr. Alphonso Les Lamour

Tel.: (021) 696 4631
Fax: 086 416 7957

Dear Sir

COMMENT ON THE DRAFT SCOPING REPORT (SR) AND PLAN OF STUDY FOR ENVIRONMENTAL IMPACT ASSESSMENT (POSEIA) FOR THE PROPOSED MIXED USE DEVELOPMENT ON PORTION 9 OF THE FARM KRANSHOEK NO. 432, KNYSNA ROAD, PLETTENBERG BAY

1. The draft Scoping Report dated October 2019 and received by this Department on 31 October 2019, refers.
2. It is noted that your cover letter states that your submission of the draft Scoping Report includes one hard copy and one cd. Kindly note that there is no record of any submission of a cd to this Department. Your attention is drawn to section 5.9 of this Department's letter dated 4 November 2019, which states that "two printed copies, as well as two electronic copies (saved on CD/DVD) of the Scoping Report must be submitted to the Department. Please ensure that this requirement is met with the submission of the final SR.
3. Public Participation
 - 3.1. Please ensure that the reckoning of days allow for sufficient time for delivery of documentation on which Interested and Affected Parties (I&APs) should comment, before the counting of the 30-day period for public participation and not from the date of notification. Please take this into account in your all future project planning.
 - 3.2. It is also noted that you have attached t a Town Planning Motivation Report to the draft SR. Please ensure that the Planning Directorate of this Department is also provided with a copy of the said report in order to obtain their inputs in terms of the following:
 - 3.2.1. The need and desirability of the development proposal from a planning perspective;
 - 3.2.2. The consistency of the development proposal with regard to the relevant planning documents for the area;
 - 3.2.3. If there is any other current or historic planning applications that may have a potential bearing on this application;

3.2.4. The overall acceptability of the development proposal from a planning perspective.

4. Content of the Scoping Report

4.1. It is noted that a number of specialist reports have already been included in the scoping report as part of the scoping process. As such, the EAP is advised not to collapse the scoping and environmental impact assessment processes by including specialist's studies as part of the scoping report, prior to the plan of study being accepted by the competent authority.

4.2. The specialist reports contained in the draft scoping report does not fully comply with Appendix 6 of the NEMA EIA Regulations, 2014 (as amended) as none of the specialist reports contains a signed declaration of independence. Please ensure that all report requirements stipulated in Appendix 6 is adhered to in the Environmental Impact Assessment phase.

5. Alternatives

5.1. This Department is aware that the site is situated within close proximity of a primary school. It is also noted in the new preferred alternative that provision is made for two places of worship, a health clinic and a crèche, but no high school. Consideration should be given to make provision for at least one (1) high school within the proposed lay-out.

5.2. In order to give effect to the development of sustainable settlements, it is important to investigate alternatives, which avoid or minimise the impacts on the receiving environment. As such, the mitigation hierarchy must be applied to avoid, protect, minimise or compensate for any potential impacts on any site specific bio-physical attributes or which may cause pollution to any natural water resources. As such, you are therefore advised to consider the following development layout or technology alternatives:

5.2.1. The development lay-out should be designed in such a way to avoid slopes that are steeper than 1:4 where possible;

5.2.2. The proposed development should avoid or minimise the impacts on wetlands or watercourses traverses the property by establishing appropriate buffers or development setbacks (Mitigation measure in the Environmental Management Programme (EMPr));

5.2.3. The proposed development should include Resource Conservation Measures ("RCM") for rainwater harvesting; and

5.2.4. The RCM include aspects such as power saving lighting; dual flush toilets, use of low-flow showerheads; the collection of rainwater from the roofs and storage thereof in tanks.

6. Availability of bulk infrastructure services

6.1. It is noted that a preliminary services statement has been included in the draft Scoping Report to investigate the location of existing civil engineering services in and around the site and to also establish the services requirements to support the proposed development. However, the final Environmental Impact Assessment Report (EIAR) should contain written confirmation from the Bitou Municipality whether there is sufficient unallocated services (e.g. water, sewage, electricity, stormwater management, solid waste management etc.) available to sustainably support the proposed development.

6.2. Solid waste management and disposal

- 6.2.1. This Department is concerned about the current available capacity of the existing landfill site as it is assumed that the solid waste is still being transported to the existing PetroSA landfill site. Furthermore, the Environmental Authorisation/ Waste Management License for the new regional landfill site has not been implemented and as such the afore-mentioned landfill is currently not functional.
- 6.2.2. The Services Report that has been submitted as part of the draft SR also fails to demonstrate how solid waste generated by the proposed development will be managed or disposed of. Written confirmation must therefore be obtained from the Bitou Municipality regarding the available capacity to sustainably support the proposed development.
7. It is further noted that the proposal also requires a Water Use Licence in terms of the National Water Act (Act No36 of 1998). In light of the One Environmental System, it is now a requirement to synchronise the EIA and WULA processes in order to ensure that both processes are duly informed by one another. It is therefore the duty of the Environmental Assessment Practitioner ("EAP") to take note of the timeframes and synchronise the two processes. Failure to give effect to the one environmental system may prejudice the success of the application.
8. It is reiterated that the onus remains on the applicant to ensure that all the applicable listed activities are applied for and assessed as part of the environmental impact assessment (EIA) process. Only the activities applied for will be considered.
9. Also ensure that all specialist reports to be submitted along with the final Environmental Impact Assessment Report are current and that the content is still relevant.
10. *Plan of Study for EIR*
The plan of study should be amended to address the aspects which have been raised in the abovementioned comments.
11. This Department hereby awaits the submission of the final Scoping Report for consideration. Please note that two printed copies as well as two electronic copies (saved on CD/DVD) of the final Scoping Report must be submitted to the Department
12. This Department will provide further comment on subsequent documentation that may be submitted and avails itself for consultation or guidance in terms of Regulation 8. However, please note that such consultation and/or guidance is an advisory process and does not pre-empt the outcome of the application which has been submitted to the Department.
13. The proposed development may not commence prior to an environmental authorisation being granted by the Department.
14. This Department reserves the right to revise initial comments and request further information based on any new or revised information received.

Yours faithfully


HEAD OF COMPONENT
ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 3
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

CC: (1) Ms. B. Ditchem (Sharples Environmental Services cc- EAP)

Fax: 086 575 222869

Email: betsy@shrplecc.net

16/3/3/2/D1/8/0001/19



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

File Ref: 18/9/432/Kranshoek

29 November 2019

Attention: Ms Betsy Ditcham
Sharples Environmental Services cc

Tel: 082 456 6918

E-Mail: betsy@sescc.net

Dear Madam

COMMENT ON POST APPLICATION 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: 16/3/3/6/7/D1/8/0095/19

SES Reference Number: CT06/38/PREAPP/DSR/KRANSHOEK/10/2019

Bitou Local Municipality would like to thank you for the opportunity to review and comment on the Post-Application Draft Scoping Report (DSR) and Plan of Study for Environmental Impact Assessment (POSEIA).

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

1. A significant change to the proposed site development layout has been made to exclude the identified wetland area and the associated buffer area as recommended by the Fresh Water Specialist. This is supported. It is recommended that a cooperative Kranshoek Wetland Management Committee be established consisting of representatives from the Business Zone, the Residential Zone IV, the Single Residential component as well as the Municipality and other authority representatives (eg. the Breede Gouritz Catchment Management Agency). This Committee is to jointly manage the proposed Public Open Space to ensure its conservation and enjoyed use by all community members. Community uses of the area which are not in conflict with the conservation of the core wetland area are to be investigated, promoted and implemented. These could include hiking trails, pic-nic spots, birding hides (once the area is rehabilitated) and potentially urban food gardens or the like.
2. The response to comments regarding the inclusion of larger sized erven refers. It is still noted that the average Residential Zone 1 erven will be approximately 195m² (calculated from 457 erven across 8.9ha). The existing erven within Kranshoek, along the western boundary, are on average between 600 to 900m² in size, with the government subsidised housing further north along the boundary are approximately 250m² in size. The placement of residential erven sized approximately 195m² adjacent to large 800m² erven will be disjointed. A recommended increase in size of the properties adjacent to the western boundary of the property (adjacent to the existing Kranshoek settlement) is to be considered to ensure an incremental change in density.
3. The additional vehicular linkage as recommended is noted and appreciated. However, Figure 57 of the Draft Municipal SDF identifies a future link road (Eureka Street Link) to the road adjacent to the property which will serve to increase the connectivity of future communities (please see extract below).



Figure 1 – Extract from Figure 57 of the Draft Bitou SDF (2018) that indicates the proposed future road link to the Kranshoek community.

The proposed road network included in the preferred layout (as indicated in Figure 2 below) is recommended to be strengthened in order to allow for this future link road to be established. This should ideally be a higher order road than the other neighbourhood roads indicated in the layout plan.

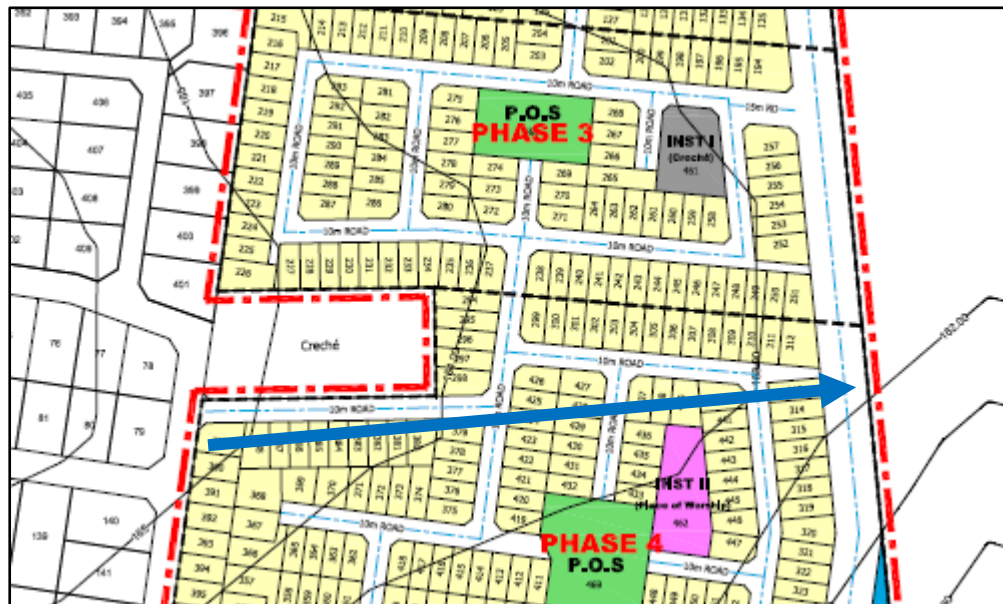


Figure 2 – Extract from Option 3 (Preferred Alternative Layout) West-East vehicular linkages that are to be strengthened.

- It is noted that the Institutional Zone 1 proposed on the north eastern portion of the property has been removed from the development proposal. It is enquired whether the applicant has consulted with the Department of Education regarding the need for and the required placement and size of a school and whether it will be included in any further phases of development.

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,

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