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PUBLIC PARTICIPATION PLAN

FOR THE

Proposed Green Valley Mixed-Use Development
on Portion 28 & 32 of the Farm Wittedrift No. 306,
& Associated Bulk Infrastructure, Plettenberg
Bay

APPLICANT:	Bitou Local Municipality.
ENVIRONMENTAL CONSULTANT:	Sharples Environmental Services cc Betsy Ditcham
SES REFERENCE NUMBER:	10/PREAPP/PPPLAN/GREENVALLEY/02/2021
DATE:	February 2021

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1. Introduction

Sharples Environmental Services cc (SES) has been appointed by Bitou Local Municipality, to undertake the Environmental Impact Assessment for the Proposed Green Valley Mixed-Use Development on Portion 28 & 32 of the Farm Wittedrift No. 306, & Associated Bulk Infrastructure, in Plettenberg Bay.

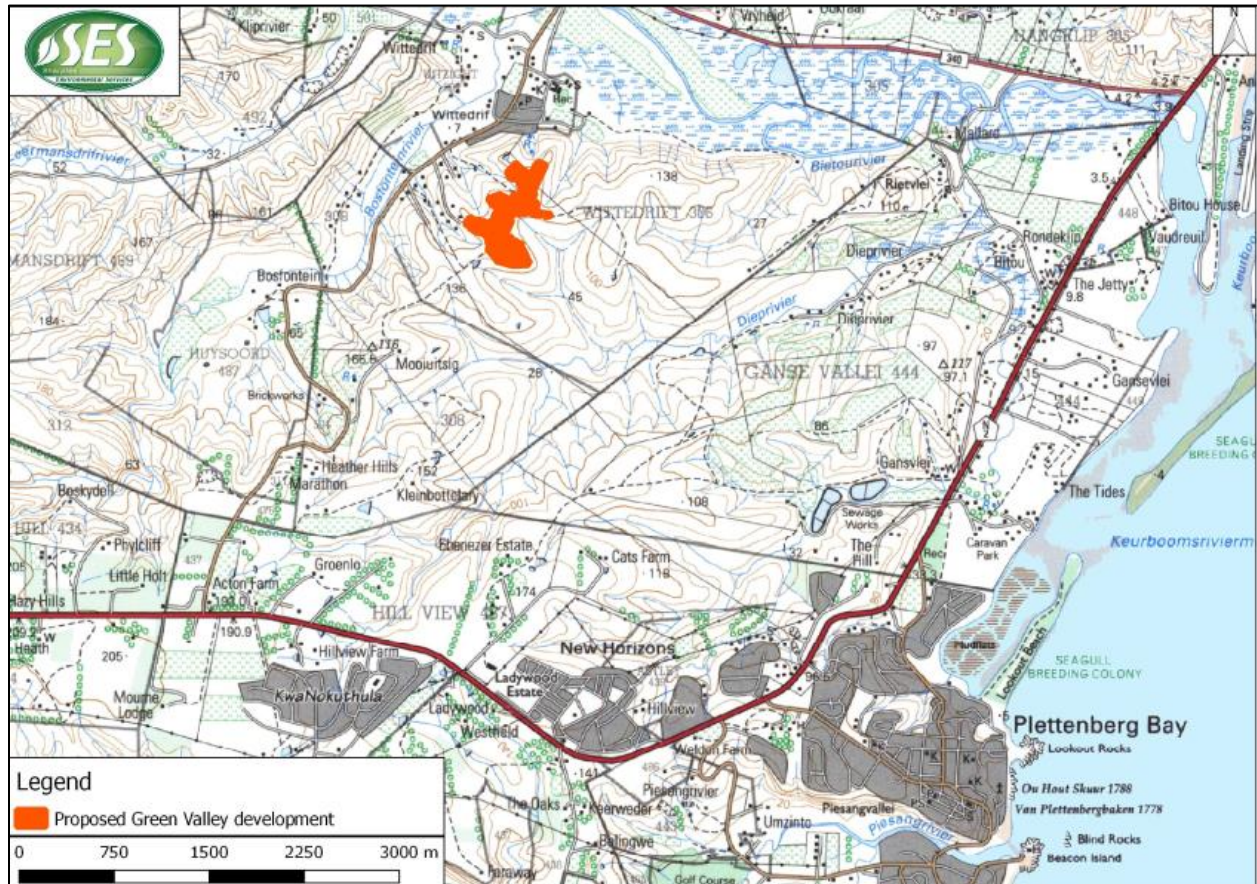


Figure 1: Locality of proposed development.

LOCATION DESCRIPTION

The site for the proposed mixed use development is located on portion 28 and 32 of the Farm Wittedrift No. 306. It is an easterly extension of the existing Greenvalley informal settlement located on the outskirts of Wittedrift. The proposed development will be undertaken in Ward 1 of the Bitou Local Municipality, within the town of Plettenberg Bay in the Western Cape.

The preliminary bulk services routes would cross the following properties, as shown in Figure 2:

- Remainder of Portion 1 of Farm 444
- Portion 133 of Farm 444

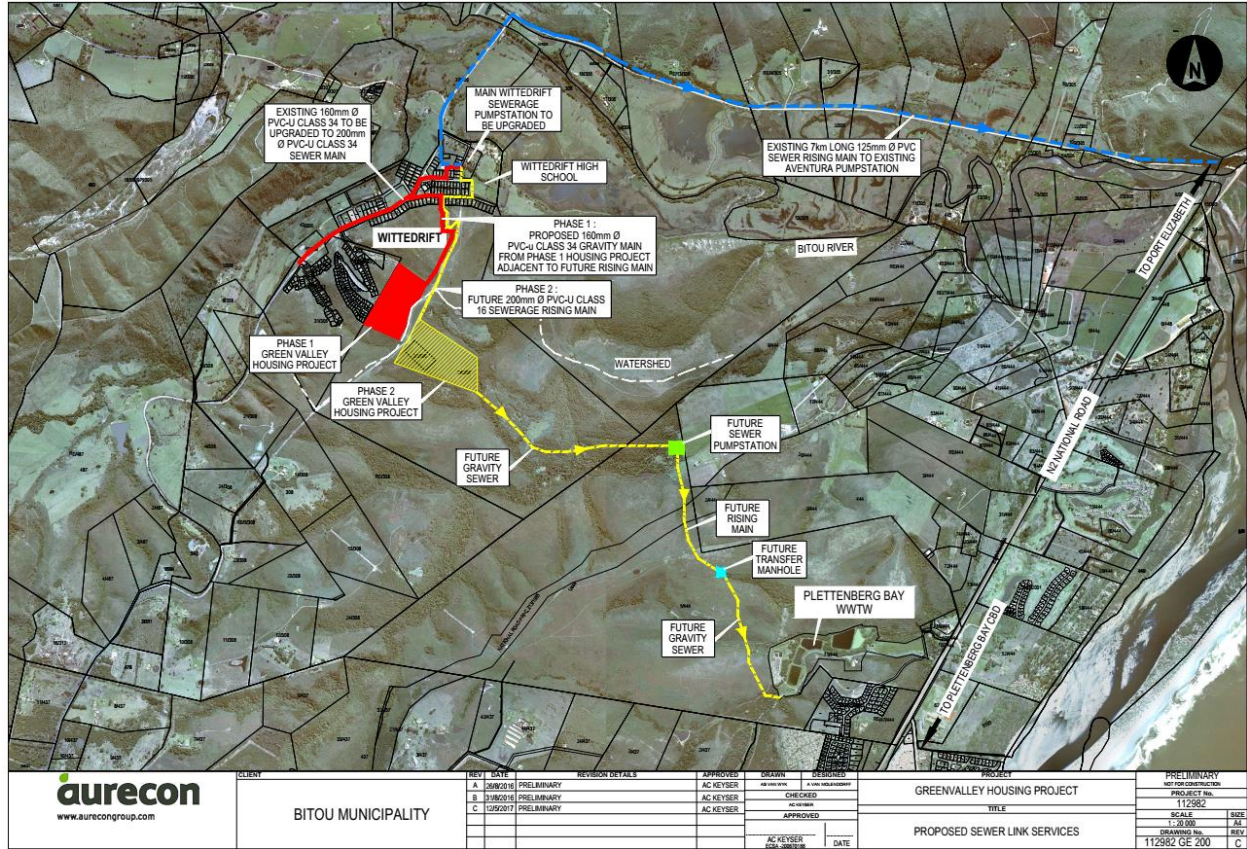


Figure 2: Proposed Bulk Water and Sewer Routes

DESCRIPTION OF PROPOSED ACTIVITY

The Bitou Municipality proposes to construct a mixed-use development, consisting mostly of low- and middle-income housing opportunities (359 single residential units and 33 high density blocks), & associated infrastructure (water and sewage pipeline infrastructure). In addition, business erven, community use areas, a Primary school, an early childhood development centre, places of worship, a sports field and Public Open Spaces are proposed, as per the draft layout in Figure 3.

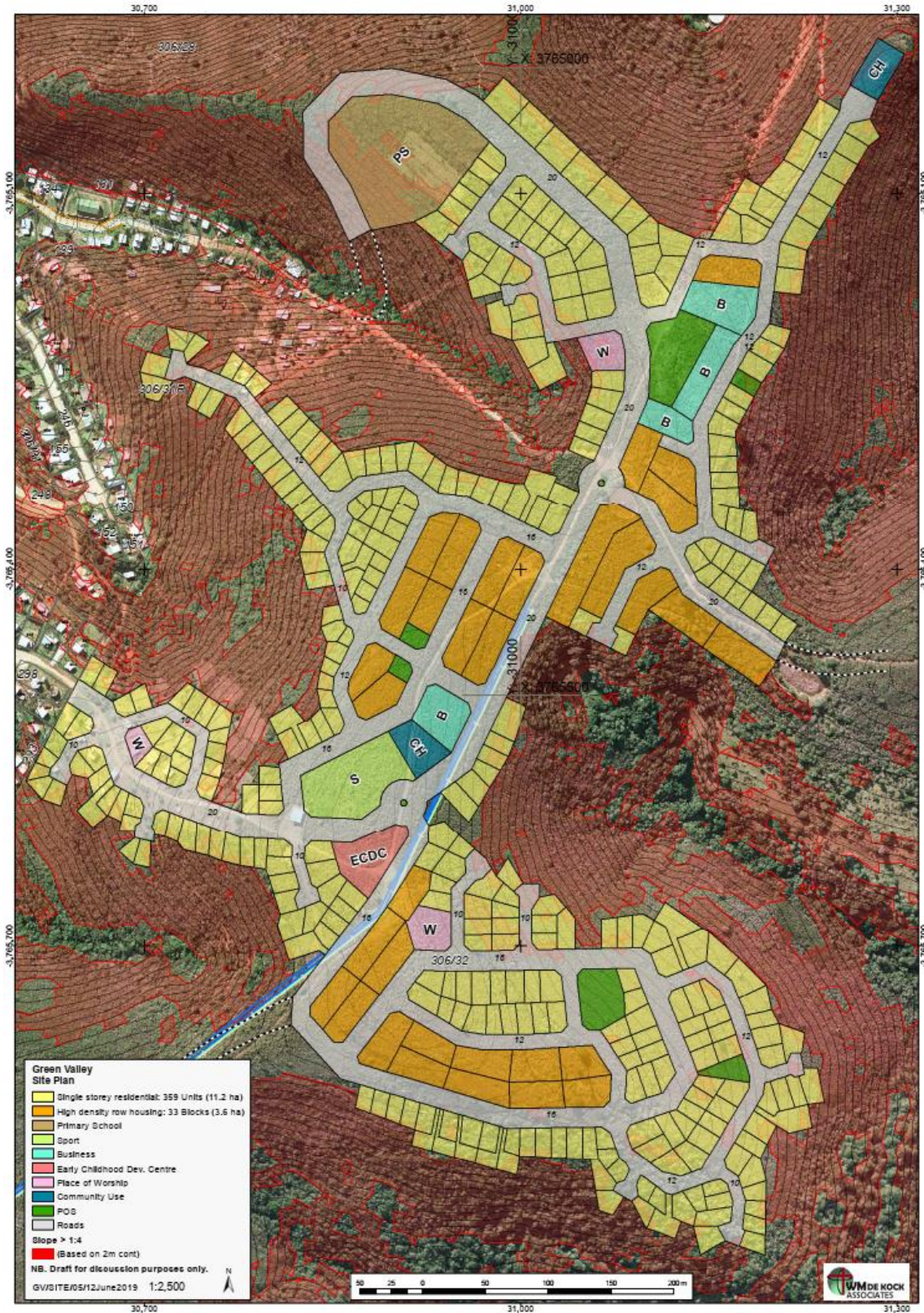


Figure 3: Proposed Draft Layout

2. Public Participation Plan

Activity in accordance with regulation 41(2)(a) to (d) of the EIA Regulations	Requirements	Proposed
<p>(a) fixing a notice board at a place conspicuous to and accessible by the public at the boundary, on the fence or along the corridor of—</p> <p>(i) the site where the activity to which the application or proposed application relates is or is to be undertaken; and</p> <p>(ii) any alternative site;</p>	<p>Proponents/ applicants, EAPs, specialists and professionals, where relevant, must:</p> <ul style="list-style-type: none"> - ensure that all reasonable measures are taken to identify potential I&APs for purposes of conducting public participation on the application; and - ensure that, as far as is reasonably possible, taking into account the specific aspects of the application- 	<p>Notice boards fixed as per Figure 4.</p>
<p>(b) giving written notice, in any of the manners provided for in section 47D of the Act, to—</p> <p>(i) the occupiers of the site and, if the proponent or applicant is not the owner or person in control of the site on which the activity is to be undertaken, the owner or person in control of the site where the activity is or is to be undertaken and to any alternative site where the activity is to be undertaken;</p> <p>(ii) owners, persons in control of, and occupiers of land adjacent to the site where the activity is or is to be undertaken and to any alternative site where the activity is to be undertaken;</p> <p>(iii) the municipal councillor of the ward in which the site and alternative site is situated and any organisation of ratepayers that represent the community in the area;</p> <p>(iv) the municipality which has jurisdiction in the area;</p> <p>(v) any organ of state having jurisdiction in respect of any aspect of the activity;</p> <p>and</p> <p>(vi) any other party as required by the competent authority;</p>	<p>(a) information containing all relevant facts in respect of the application or proposed application is made available to potential I&APs; and</p> <p>(b) participation by potential or registered I&APs has been facilitated in such a manner that all potential or registered I&APs are provided with a reasonable opportunity to comment on the application or proposed application.</p> <p>In ensuring the above, applicants and EAPs, in addition to the methods contained in Chapter 6 of the EIA Regulations, or as part of reasonable alternative methods proposed in terms of regulation 41(2)(e) of the EIA Regulations, may make use of the following non-exhaustive list of methods :</p> <p>emails, websites, Zero Data Portals, Cloud Based Services, or similar platforms, direct telephone calls, virtual meetings, newspaper notices, radio advertisements, community representatives, distribution of notices at places that are accessible to potential I&APs.</p>	<p>An extensive I&AP database has been compiled, which identifies affected adjacent landowners, authorities, organs of state and other affected parties.</p> <p>A summary of the means proposed to notify the various I&APs has been included in the section below. These include email notification, direct telephonic calls, Whatsapp Broadcasts, site notices and advertisement.</p> <p>Letter-drops will be undertaken as per Figure 4 and 5.</p>
<p>(c) placing an advertisement in—</p> <p>(i) one local newspaper; or</p>		<p>An advertisement will be placed in the Knysna-Plett Herald, in English.</p>

<p>(ii) any official Gazette that is published specifically for the purpose of providing public notice of applications or other submissions made in terms of these Regulations;</p>		
<p>(d) placing an advertisement in at least one provincial newspaper or national newspaper, if the activity has or may have an impact that extends beyond the boundaries of the metropolitan or district municipality in which it is or will be undertaken: Provided that this paragraph need not be complied with if an advertisement has been placed in an official Gazette referred to in paragraph (c)(ii)</p>		
<p>(e) using reasonable alternative methods, as agreed to by the competent authority, in those instances where a person is desirous of but unable to participate in the process due to— (i) illiteracy; (ii) disability; or (iii) any other disadvantage</p>		<ul style="list-style-type: none"> • I&AP's who do not have access to email will be notified of the process via an sms or Whatsapp medium if appropriate. • Information containing all relevant facts in respect of the application or proposed application will also be circulated in this way if appropriate. • If we are made aware of any I&AP with illiteracy, disability or other disadvantage we will engage with such I&AP to ensure their issues are noted.

Consideration is given to the COVID19 pandemic, health restrictions and social distancing requirements. Where possible letter-drops will be undertaken if residents post boxes are easily accessible. On-site notices will be positioned at key points within/around the access points of Green Valley, in Afrikaans and English.

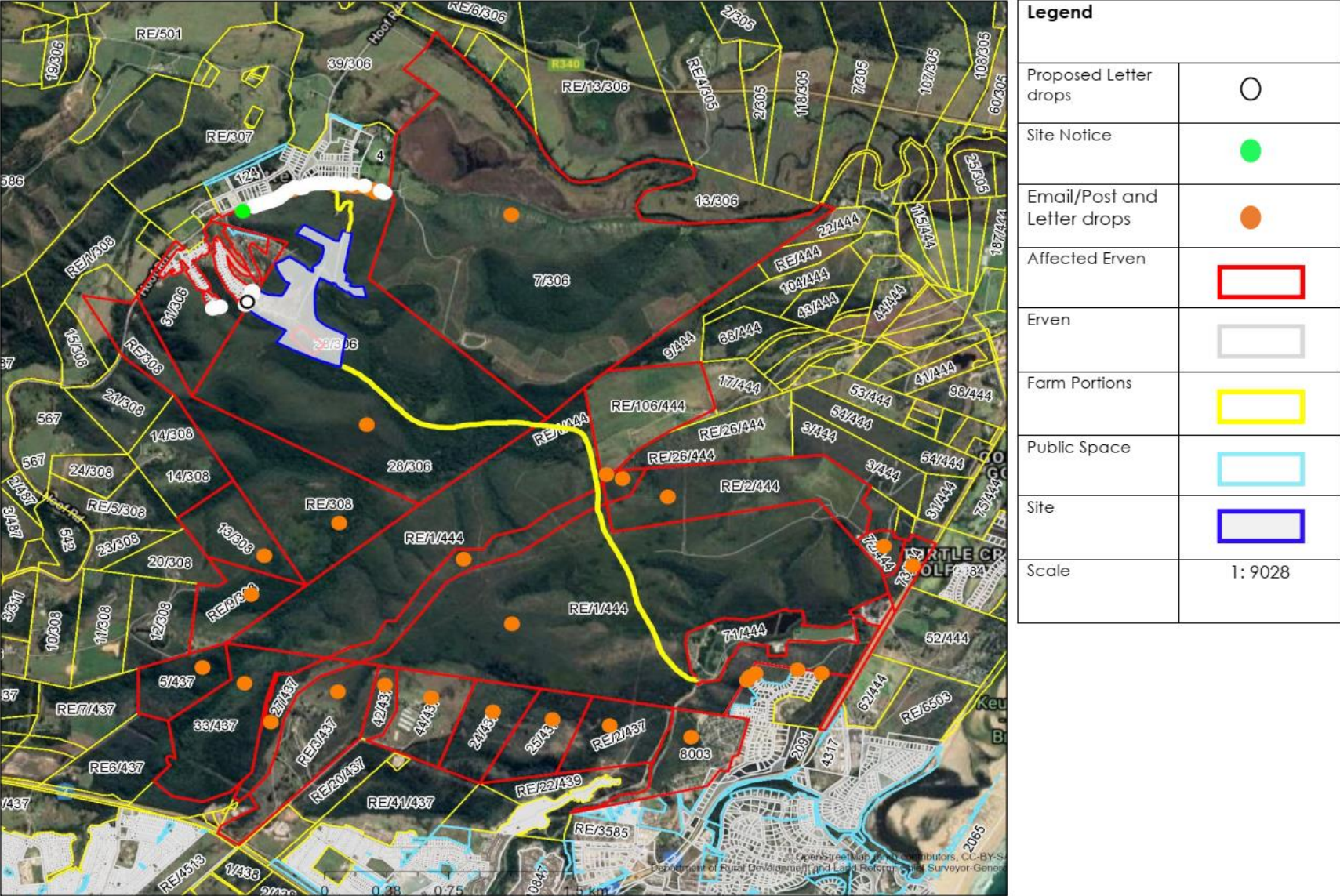


Figure 4: Proposed distribution of on-site notices, letter-drops and emails to adjacent properties.

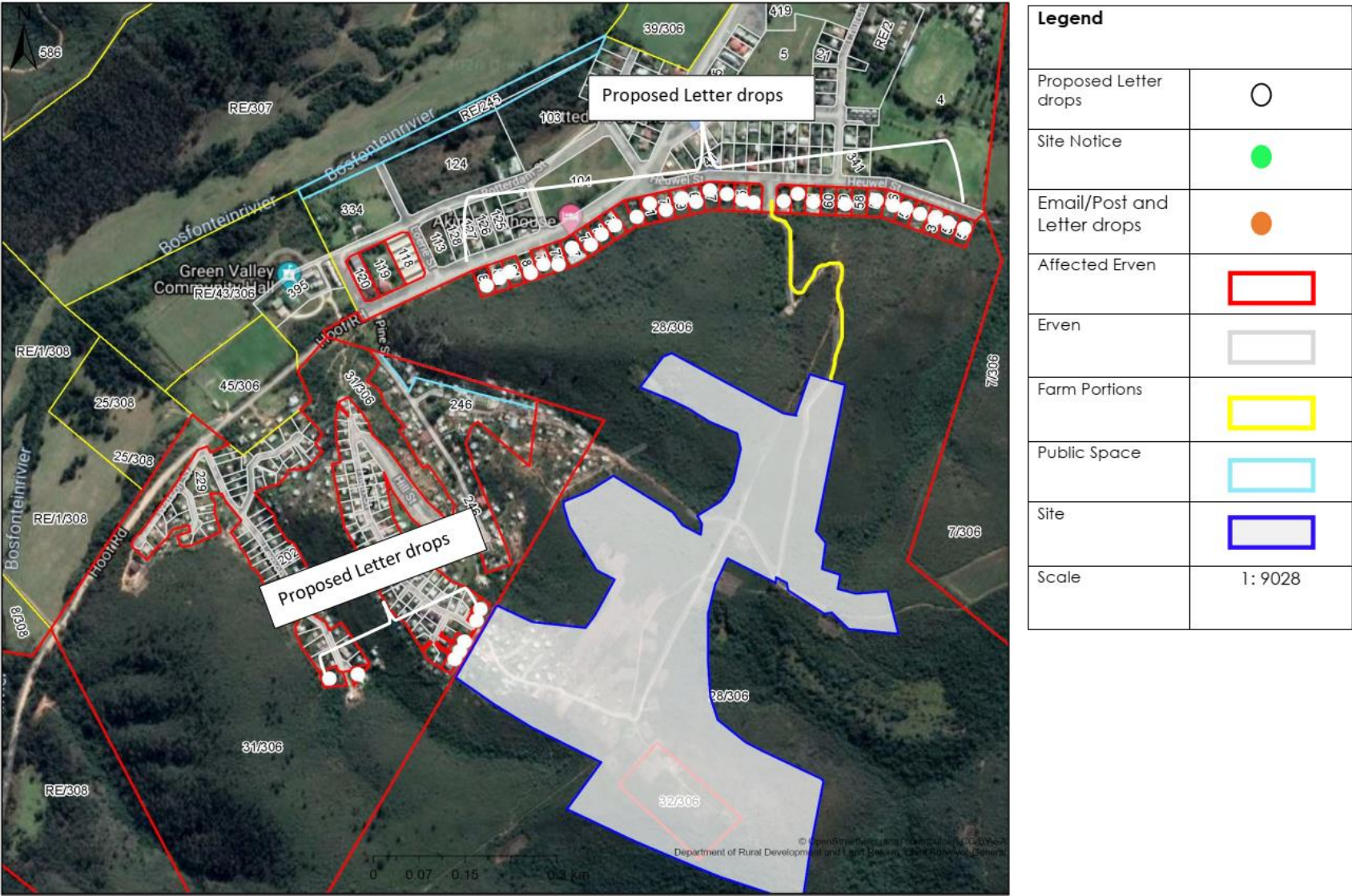


Figure 5: Close-up of Proposed Letter Drops

AVAILABILITY OF REPORTS FOR REVIEW & COMMENT

All documents / reports with annexures will be uploaded onto the SES website for download, review and comment. The SEScc website is designed to be mobile friendly, allowing those with only mobile internet the availability to view the relevant reports. On request, reports will also be shared via bulk online sharing sites such as WeTransfer / OneDrive.

Any person(s) wishing to register as an I&AP, who may not be able to obtain documents via WeTransfer or the SES website, are encouraged to contact us within the allotted public participation period, and we will make alternative arrangements where necessary.

PUBLIC INFORMATION MEETING

Should the need arise for an information sharing session, a virtual meeting will be set up during which the EAP, Engineer, Client and any required specialist will present on the findings of the Impact Assessments. Participants will be given the opportunity to post questions to the presenters, which will be answered in a Q&A session. Any virtual meetings held will be recorded and made available to all registered I&AP's.

3. Identified Interested and Affected Parties.

AUTHORITIES AND ORGANS OF STATE

The following Authorities and Organs of State will be consulted during Public Participation:

STATE DEPARTMENTS				
AUTHORITY	CONTACT PERSON	MEANS OF NOTIFICATION		
		INITIAL NOTIFICATION	PREFERRED METHOD OF NOTIFICATION	PREFERRED METHOD OF DOCUMENT RECEIPT
Eskom: Land Development	Mr O Peters	<ul style="list-style-type: none"> Email notification with link to download documents 	•	•
Breede-Gouritz Catchment Management Agency	Mr C Abrahams	<ul style="list-style-type: none"> Email notification with link to download documents 	•	•
Western Cape Government: Department of Environmental Affairs and Development Planning - Development Management (Region 3)	Mr G Benjamin	<ul style="list-style-type: none"> Email notification with link to download documents 	•	•
Western Cape Government: Department of Transport and Public Works	Mr J Prodehl	<ul style="list-style-type: none"> Email notification with link to download documents 	•	•
Western Cape Government: Department of Agriculture	Mr C van der Walt	<ul style="list-style-type: none"> Email notification Hard Copy delivery 	•	•
Western Cape Government: Department of Health		<ul style="list-style-type: none"> Email notification with link to download documents 	•	•
Western Cape Government: Department of Human Settlements		<ul style="list-style-type: none"> Email notification with link to download documents 	•	•
Heritage Western Cape		<ul style="list-style-type: none"> Email notification with link to download documents & BID 	•	•
ORGANS OF STATE				
ORGANS OF STATE	CONTACT PERSON	INITIAL NOTIFICATION	PREFERRED METHOD OF NOTIFICATION	PREFERRED METHOD OF DOCUMENT RECEIPT

Public Participation Plan

CapeNature	Mr C Fordham	<ul style="list-style-type: none"> Email notification with link to download documents 	•	•
	Ms M Simons	<ul style="list-style-type: none"> Email notification with link to download documents 	•	•
Garden Route District Municipality Executive Manager: Community Services	Ms. N Viljoen	<ul style="list-style-type: none"> Email notification with link to download documents 	•	•
Garden Route District Municipality Executive Manager: Planning and Economic Development	Mr L Menze	<ul style="list-style-type: none"> Email notification with link to download documents 	•	•
Garden Route District Municipality: Health and Environmental Services	Mr J Compion	<ul style="list-style-type: none"> Email notification with link to download documents 	•	•
Garden Route District Municipality Executive Manager: Roads Services	Mr J.G Daniels	<ul style="list-style-type: none"> Email notification with link to download documents 	•	•
Bitou Municipality: Engineering services	Mr. MJ Rhode	<ul style="list-style-type: none"> Email notification with link to download documents 	•	•
Bitou Municipality: Roads & Stormwater	Mr. Phillip Dietzsch	<ul style="list-style-type: none"> Email notification with link to download documents 	•	•
Bitou Municipality: Water & Sanitation	Ms Franclyn Lucy Samuel	<ul style="list-style-type: none"> Email notification with link to download documents 	•	•
Bitou Municipality: Community Services	Mr. TM Sompani	<ul style="list-style-type: none"> Email notification with link to download documents 	•	•
Bitou Municipality: Parks & Recreation	Mr Jeremy Basson	<ul style="list-style-type: none"> Email notification with link to download documents 	•	•

Bitou Municipality: Waste Management	Mr. Douglas Baartman	<ul style="list-style-type: none"> Email notification with link to download documents 	•	•
Bitou Municipality: Town Planning	Mr. Chris Schliemann	<ul style="list-style-type: none"> Email notification with link to download documents 	•	•
Ward Councillor - Ward 1	Councillor Jessica N. Kamkam	<ul style="list-style-type: none"> Email notification with link to download documents 	•	•

ADJACENT LANDOWNERS / OCCUPIERS AND INTERESTED AND AFFECTED PARTIES

The following Interested & Affected Parties will be notified during Public Participation:

INTERESTED AND AFFECTED PARTIES				
ADJACENT LANDOWNERS / OCCUPIERS				
DESCRIPTION/NAME	IDENTIFICATION	INITIAL NOTIFICATION	PREFERRED METHOD OF NOTIFICATION	PREFERRED METHOD OF DOCUMENT RECEIPT
Neighbouring landowners / Land occupiers	Farm Name: Wittedrift Farm Nr: 7/306	<ul style="list-style-type: none"> Email notification with link to download documents 	•	•
	Farm Name: Wittedrift Farm Nr: 32/306	<ul style="list-style-type: none"> Email notification with link to download documents 	•	•
	Farm Name: Wittedrift Farm Nr: 7/30	<ul style="list-style-type: none"> Email notification with link to download documents 	•	•
	Farm Name: Hill View Farm Nr: 5/437	<ul style="list-style-type: none"> Email notification with link to download documents 	•	•
	Farm Name: Hill View Farm Nr: 33/437	<ul style="list-style-type: none"> Email notification with link to download documents 	•	•
	Farm Name: Hill View Farm Nr: 32/437	<ul style="list-style-type: none"> Email notification with link to download documents 	•	•
	Farm Name: Hill View Farm Nr: 27/437	<ul style="list-style-type: none"> Email notification with link to download documents 	•	•
	Farm Name: Hill View Farm Nr: RE/3/437	<ul style="list-style-type: none"> Email notification with link to download documents 	•	•
	Farm Name: Hill View Farm Nr: 42/437	<ul style="list-style-type: none"> Email notification with link to download documents 	•	•

Farm Name: Hill View Farm Nr: 44/437	Email notification with link to download documents	•	•
Farm Name: Hill View Farm Nr: 24/437	• Email notification with link to download documents	•	•
Farm Name: Hill View Farm Nr: 25/437	• Email notification with link to download documents	•	•
Farm Name: Hill View Farm Nr: RE/2/437	• Email notification with link to download documents	•	•
Farm Name: Ganse Vallei Farm Nr: RE/47/444	• Email notification with link to download documents	•	•
Farm Name: Ganse Vallei Farm Nr: 71/444	• Email notification with link to download documents	•	•
Farm Name: Ganse Vallei Farm Nr: RE/89/444	• Email notification with link to download documents	•	•
Farm Name: Ganse Vallei Farm Nr: 73/444	• Email notification with link to download documents	•	•
Farm Name: Ganse Vallei Farm Nr: 72/444	• Email notification with link to download documents	•	•
Farm Name: Ganse Vallei Farm Nr: RE/2/444	• Email notification with link to download documents	•	•
Farm Name: Ganse Vallei Farm Nr: 120/444	• Email notification with link to download documents	•	•
Farm Name: Ganse Vallei Farm Nr: 134/444	• Email notification with link to download documents	•	•
Farm Name: Ganse Vallei Farm Nr: 154/444	• Email notification with link to download documents	•	•
Farm Name: Ganse Vallei Farm Nr: 133/444	• Email notification with link to download documents	•	•
Farm Name: Ganse Vallei Farm Nr: RE/106/444	• Email notification with link to download documents	•	•
Farm Nr: 13/308	• Email notification with link to download documents	•	•
Farm Nr: RE/9/308	• Email notification with link to download documents	•	•
Farm Nr: RE/308	• Email notification with link to download documents	•	•
Erf Nr: 246	• Letter-drop	•	•

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	Erf Nr: 340	• Letter-drop	•	•
	Erf Nr: 73	• Letter-drop	•	•
	Erf Nr: 60	• Letter-drop	•	•
	Erf Nr: 58	• Letter-drop	•	•
	Erf Nr: 55	• Letter-drop	•	•
	Erf Nr: 8003	• Letter-drop	•	•
	Erf Nr: 9852	• Letter-drop	•	•
	Erf Nr: 9863	• Letter-drop	•	•
	Erf Nr: 9864	• Letter-drop	•	•
	Erf Nr: 9865	• Letter-drop	•	•
	Erf Nr: 9866	• Letter-drop	•	•
	Erf Nr: 9883	• Letter-drop	•	•
	Erf Nr: 9884	• Letter-drop	•	•
	Erf Nr: 297	• Letter-drop	•	•
	Street Parcel ID: 248	• Email notification with link to download documents	•	•
	Street Parcel ID: RE/245	• Email notification with link to download documents	•	•

4. Conclusion

SES confirms that all reasonable measures will be taken to identify potential I&APs for purposes of conducting the public participation on this application.

As far as is reasonably possible all information containing relevant facts in respect of this application will be made available to potential I&APs and participation by potential or registered I&APs will be facilitated in such a manner that all potential or registered I&APs will be provided with a reasonable opportunity to comment.

This public participation plan, once agreed with the competent authority, will be adhered to and any deviations, where relevant, will be identified and discussed with the authorities.



REFERENCE: 16/3/3/6/7/1/D1/7/0177/17
ENQUIRIES: Shireen Pullen
DATE OF ISSUE: 02 March 2021

The Municipal Manager
Bitou Municipality
Private Bag X1002
PLETTENBERG BAY
6600

Attention: Mr. Omar Essa

Tel: (044) 501 3264
Fax: 086 570 5405
Email: oessa@plett.gov.za

RE: PUBLIC PARTICIPATION PLAN FOR THE PROPOSED GREENVALLEY MIXED-USE DEVELOPMENT ON PORTION 28 & 32 OF THE FARM WITTEDRIFT NO. 306 & ASSOCIATED BULK INFRASTRUCTURE, PLETTENBERG BAY

1. The abovementioned document received by the Directorate: Development Management (Region 3), hereinafter referred to as "this Directorate" via electronic mail on 22 February 2021, refers.
2. This letter serves as an acknowledgment of receipt of the abovementioned document.
3. It is however noted that the Director: Development Management (Region 3), Mr Gavin Benjamin is identified as the contact person to be notified during the public participation process. Please note that **all documents** must be submitted to this Department's Administrative component via DEADPEIAAdmin.George@westerncape.gov.za and must be copied to the assigned case officer. No submissions should be made directly to the Director.
4. Also note that this Department's Planning section should be included in the list. The contact person is Mrs. Elma Vreken Email: Elma.Vreken@westerncape.gov.za.
5. The Public Participation Plan indicates that site notices will be positioned at key points within/around the access points of Green Valley, in Afrikaans and English. Based on the occupiers of the adjacent land it is recommended that a site notice in Xhosa also be placed within/around the access points to Green Valley.
6. Notwithstanding to the above, this Department is satisfied and agrees with the proposed public participation plan, subject to the changes proposed in paragraphs 3 and 5 above.

7. Please note that the proposed development may not commence, prior to an environmental authorisation being granted by this Directorate.
8. This Department reserves the right to revise or withdraw initial comments or request further information from you based on any new or revised information received.

Yours faithfully

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

Copies to: Ms. B. Ditchem

SEScC.net (EAP)

Email: betsy@sesc.net