

Comments and Response Table: Pre-Application

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

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1	I am quite concerned about the wildfire threat to the Green Valley community and the Wittedrift residential area. No firebreaks or defensible spaces have been created around or adjacent to the homes/ structures or on the boundary of the property as per National Veld and Forest Fire Act - Chapter 4 of the act. Hopefully this will be included into the planning of this development. I have highlighted this in our Wittedrift Fire Management Unit (FMU) Veld Fire Management Strategy. <i>(See extracts in original comment)</i>	29 April 2021	South Cape Fire Protection Agency	The Wittedrift Fire Management Unit (FMU) Veld Fire Management Strategy and the need for a clear firebreak will be included in the Environmental Management Programme.
2	We have received your application with reference No: GREEN VALLEY, GREEN VALLEY HOUSING The Eskom Reference for this application is 01366-21 Please ensure you use this reference with all future correspondence.	30 April 2021	Eskom	The Eskom reference is noted.
3	I hereby inform you that Eskom has no objection to the proposed work indicated on your drawing in principle. This approval is valid for 12 months only, after which reapplication must be made if the work has not been completed.	05 May 2021	Eskom	The provisional approval is noted.
4	1. Eskom services are affected by your proposed works and the following must be noted: a) Eskom has no objection to the proposed work and include a drawing indicating Eskom 11kV/LV underground services in close proximity. b) Please note that underground services			The points have been noted and will be taken into consideration during the detailed design phase.

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	<p>indicated are only approximate and the onus is on the applicant to verify its location.</p> <p>c) There may be LV overhead services / connections not indicated on this drawing.</p> <p>d) The successful contractor must apply for the necessary agreement forms and additional cable information not indicated on included drawing, in order to start construction.</p> <p>Include Eskom Wayleave as-built drawings and all documentation, when applying for Working Permit.</p> <p>Should it be necessary to move, relocate or support any existing services for possible future needs, it will be at the developer's cost.</p> <p>Application for relocating services must be made to Customer Services on 08600 37566 or customerservices@eskom.co.za</p>			
5	<p>2. Underground Services</p> <p>The following conditions to be adhered to at all times:</p> <p>a) Works will be carried out as indicated on plans.</p> <p>b) No mechanical plant to be used within 3.0m of Eskom underground cables.</p> <p>c) All services to be verified on site.</p> <p>d) Cross trenches to be dug by hand to locate all underground services before construction work commences.</p> <p>e) If Eskom underground services cannot be</p>			<p>The conditions are noted and will be included in the Environmental Management Programme, where applicable.</p>

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	<p>located or is grossly misplaced from where the wayleave plan indicates, then all work is to be stopped and Graham Hector from the Land Development Office to be contacted on 021 980 3551 / HectorG@eskom.co.za, to arrange the capturing of such services.</p> <p>f) In cases where proposed services run parallel with existing underground power cables the greatest separation as possible should be maintained with a minimum of 1000mm.</p> <p>g) Where proposed services cross underground power cables the separation should be a minimum of 300mm with protection between services and power cables. (Preferably a concrete slab)</p> <p>h) No manholes; catch- pits or any structure to be built on top of existing underground services.</p> <p>i) Only walk-behind (2 ton Bomac type) compactors to be used when compacting on top of and 1 metre either side of underground cables.</p> <p>j) If underground services cannot be located then the Customer Network Centre (CNC) should be consulted before commencement of any work.</p> <p>k) No work can take place within the servitude of a 66kV Cable or 13kV Cable if indicated.</p> <p>Should you need to undertake any work within the proximity of our 66kV or 132kV Cables please contact Graham Hector on 082 7720 359 or graham.hector@eskom.co.za</p>			
6	3. O.H. Line Services:			

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	<p>a) The following building and tree restriction on either side of centre line of overhead power line must be observed:</p> <table><tr><td>Voltage</td><td>Building restriction either side of centre line</td></tr><tr><td>11 / 22kV</td><td>9.0 m</td></tr><tr><td>66kV</td><td>11.0 m</td></tr><tr><td>132kV</td><td>15.5 m</td></tr></table> <p>b) No construction work may be executed closer than 6 (SIX) metres from any Eskom structure or structure-supporting mechanism.</p> <p>c) No work or no machinery nearer than the following distances from the conductors:</p> <table><tr><td>Voltage</td><td>Not closer than:</td></tr><tr><td>11 / 22kV</td><td>3.0 m</td></tr><tr><td>66kV</td><td>3.2 m</td></tr><tr><td>132kV</td><td>3.8 m</td></tr></table> <p>d) Natural ground level must be maintained within Eskom reserve areas and servitudes.</p> <p>e) That a minimum ground clearance of the overhead power line must be maintained to the following clearances:</p> <table><tr><td>Voltage</td><td>Safety clearance above road:</td></tr><tr><td>11 / 22kV</td><td>6.3 m</td></tr><tr><td>66kV</td><td>6.9 m</td></tr><tr><td>132kV</td><td>7.5 m</td></tr></table> <p>f) That existing Eskom power lines and</p>	Voltage	Building restriction either side of centre line	11 / 22kV	9.0 m	66kV	11.0 m	132kV	15.5 m	Voltage	Not closer than:	11 / 22kV	3.0 m	66kV	3.2 m	132kV	3.8 m	Voltage	Safety clearance above road:	11 / 22kV	6.3 m	66kV	6.9 m	132kV	7.5 m			
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	<p>infrastructure are acknowledged as established infrastructure on the properties and any rerouting or relocation would be for the cost of the applicant/developer.</p> <p>g) That Eskom rights or servitudes, including agreements with any of the landowners, obtained for the operation and maintenance of these existing power lines and infrastructure be acknowledged and honoured throughout its lifecycle which include, but are not limited to:</p> <table><tr><td></td><td>Having 24 hour access to its infrastructure according to the rights mentioned in (a) above, To perform maintenance (structural as well as servitude – vegetation management) on its infrastructure according to its maintenance programmes and schedules,</td></tr><tr><td>i.</td><td></td></tr><tr><td>ii.</td><td>To upgrade or refurbish its existing power lines and infrastructure as determined by Eskom, To perform any other activity not listed above to ensure the safe operation and maintenance of the Eskom power lines or infrastructure.</td></tr></table>		Having 24 hour access to its infrastructure according to the rights mentioned in (a) above, To perform maintenance (structural as well as servitude – vegetation management) on its infrastructure according to its maintenance programmes and schedules,	i.		ii.	To upgrade or refurbish its existing power lines and infrastructure as determined by Eskom, To perform any other activity not listed above to ensure the safe operation and maintenance of the Eskom power lines or infrastructure.			
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	iii. iv.				
	<p>h) Eskom must have at least a 10m obstruction free zone around all pylons (not just a 10m radius from the centre).</p> <p>i) Eskom shall not be liable for the death or injury of any person, or for loss of or damage to any property, whether as a result of the encroachment or use of the area where Eskom has its services, by the applicant, his/her agent, contractors, employees, successors in title and assignee.</p> <p>j) The applicant indemnifies Eskom against loss, claims or damages, including claims pertaining to interference with Eskom services, apparatus or otherwise.</p> <p>k) Eskom shall at all times have unobstructed access to and egress from its services.</p> <p>l) Any development which necessitates the relocation of Eskom’s services will be to the account of the developer.</p> <p>m) Lungile Motsisi MotsisL@eskom.co.za, Eskom: Transmission must be contacted on 011 800 5734 to comment on behalf of the 400 kV OVERHEAD POWERLINES, NO WORK WITIN THIS SERVITUDE OR UNDERNEATH POWERLINES IS ALLOWED until comment from Eskom Transmission has been obtained.</p>				

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7	4. NOTE Wayleaves, Indemnity form (working permit) and all as-built drawings issued by Eskom to be kept on site at all times during construction period.			
8	The Plettenberg Bay Community Environment Forum has had a look at the documents pertaining to the proposed Greenvalley mixed-used development and bulk infrastructure. While we understand the dire need to provide housing, we are acutely aware of the sensitivity of the environment in which this proposed development is to take place.	19 May 2021	Plettenberg Bay Community Environmental Forum	This is noted.
9	The proposed mixed-use development occurs in the catchment of one of the most environmentally sensitive areas in Bitou The catchment of the Bitou River and Wetland system which feeds directly into the Keurbooms Estuary. One of the conditions of approval (and in CISR reports) for the increased water supply by Bitou Municipality from the Keurbooms system was that the health of the Bitou system should, at the very least, remain intact and preferably be improved in order to ensure that impacts resulting from the abstraction of water from the Keurbooms River were mitigated by this small and sensitive, yet highly ecologically valuable system. In addressing ALL activities taking place in this area, this backdrop needs to be given consideration.			The need to maintain or improve the health of the Keurbooms system is noted.
10	Our comments as follows:			A Visual Impact Assessment will be conducted to inform the EIA

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	<p>1. Site Selection, Aesthetics & Sense-of-Place</p> <ul style="list-style-type: none"> A skyline impact study of the development must be conducted. The "Row Housing" as proposed, on the hilltops of Wittedrift, will impact the skyline, particularly for existing ecotourism establishment and if eco-tourism is to be considered as a job creation opportunity. <p>The proposed powerline poles must also be considered in this regard.</p>			Phase of the project. This will address the anticipated skyline impacts of the development.
11	<ul style="list-style-type: none"> The proposed development, as described in the documents, does not take into consideration the existing sense of place of Wittedrift or Green Valley. Both of these are currently rural, one set on the hillsides and the other below the hills. To place RDP housing on top of the hills above Wittedrift and Green Valley will destroy the existing sense-of-place and makes no sense from an ease-of-access or diminished environmental impact perspective either. If job creation is to include eco-tourism and if existing eco-tourism initiatives and businesses are to be enabled to thrive, this will have a negative impact on this. 			The Socio-Economic Impact Assessment which will be conducted to inform the EIA Phase will further address the impact on the sense of place.
12	<ul style="list-style-type: none"> Considering the sensitivities involved, we are surprised that a relatively pristine area; with buffering steep slopes into valleys with streams; that feed into a wetland that protects the health and maintains the functioning of the Keurbooms Estuary, has been selected as a preferred site for such a development. Was consideration given to 			Please see Section 5.1.1.1 of the Post-Application Draft Scoping Report, which details the process followed to reach the preferred alternative location and layout.

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	areas to the west of the existing Green Valley village?			
13	<p>2. Water Pipeline & Stormwater Management: The draft scoping report states that, "> 6km of bulk water pipeline infrastructure and it is proposed to construct > 5km of bulk sewer pipeline infrastructure. The approximate size of the development footprint for the bulk water and sewage infrastructure services is estimated to be approximately 17ha". Furthermore, 2.5 of the Draft Scoping Report states that the infrastructure for the transportation of the bulk water supply for the development does NOT trigger a legal process. We completely disagree with this and believe that a more detailed investigation needs to be done with ground-truthing and more detailed engineering reports than those included:</p> <p>a. The route and work required for the supply of water occurs through a CBA, over and alongside streams, rivers and valleys that feed water directly into the Bitou system and into the Keurbooms Estuary. To state that nothing is triggered by this activity is questionable.</p>			<p>As per Table 5 of the Draft Scoping Report, the size of the pipelines and throughput capacity do not trigger the specific listed activities, however, the pipelines' impact on the CBA's is covered by the inclusion of Listed Activity 27 (LN 1), 12 (LN 3) and 15 (LN 2) resulting in the need to conduct the Full Scoping and EIA Process.</p>
14	b. We object to the route and placement of the proposed new infrastructure due to the sensitivity of the environment.			Your objection is noted and alternatives will be investigated in the EIA Phase where feasible.
15	c. How is the proposed impacted area to be rehabilitated post construction and how is run-off from rain to be managed during and post-			Rehabilitation measures will be included into the EMPr.

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	construction work until vegetation growth is reestablished? The last pipeline that was installed above Wittedrift has resulted in ongoing issues with storm water damage to properties below the hill in the village of Wittedrift and this has never been addressed by the authorities.			
16	d. If "existing storm water networks" are to be used (as is suggested in the draft scoping document) then these need to be upgraded as the current storm water system is totally inadequate.			The existing stormwater capacity will be confirmed by the Municipality and any upgrades required identified.
17	e. A detailed plan for storm water management (including during, post-construction and an ongoing maintenance plan) needs to be in place.			The need for a comprehensive Stormwater Management Plan is noted and will be included in the EIA Report.
18	f. We query whether a water audit has been done to in fact determine whether the existing water resource for the Bitou Municipal area is adequate to supply not only this development but developments approved in the past year and awaiting construction, and developments still awaiting approval or in the application processes. To continue to consider applications without giving thought to the cumulative needs and impacts on existing resources is shortsighted and fraught with potential future problems.			The existing water capacity will be confirmed by the Municipality in the EIA Phase.
19	3. Sewer Network Capacity: 2.5 of the Draft Scoping Report states that <i>"it is proposed to construct the following infrastructure for the bulk transportation of sewage: 5.19km X 160mm new gravity sewer. Although the length</i>			As per Table 5 of the Draft Scoping Report, the size of the pipelines and throughput capacity do not trigger the specific listed activities, however, the pipelines' impact on the CBA's is covered by the inclusion of Listed Activity 27 (LN 1), 12 (LN 3) and 15 (LN 2) resulting in the need to conduct the Full Scoping and

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	<p><i>threshold is clearly triggered, the proposed pipeline does not trigger the diameter threshold OR the peak throughput capacity thresholds. The Civil Engineering and Services Report confirmed that the peak flow (Peak Wet Weather Flow) is approximately 15 litres per second. This activity is therefore NOT triggered.</i></p> <p>We object strongly to this and insist that it is a requirement to err on the side of caution in this regard. The route and work required for the sewer infrastructure occurs through a CBA, over and alongside streams, rivers and valleys that feed water directly into the Bitou system and into the Keurbooms Estuary. To state that nothing is triggered by this activity is questionable. A details engineering report that includes ongoing monitoring and management of the system is needed.</p> <p>The report prepared by GLS Consulting states that <i>"There is insufficient capacity in the existing sewer network to accommodate the proposed development. Various master plan items are required to connect the proposed development to the existing sewer system."</i> The Forum requests that detailed plans are conducted and made available for comment.</p>			EIA Process.
20	<p>4. Freshwater Resources:</p> <ul style="list-style-type: none"> The report divides the study area into two: the Bosfontein River and the Diep River. Both of these 			The management objectives are noted and will be further investigated in the EIA Report and EMPr.

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	rivers feed into the Bitou system and, although may be disproportionately impacted currently, are of equal concern in terms of the impact to the Bitou Wetland and Estuary which feed and maintain the health of the Keurbooms Estuary. As such, and as stated in the report, the management objective should be for them to be upgraded as per NFEPA objectives.			
21	<ul style="list-style-type: none"> The report states that, <i>"One of the tributaries of the area (north eastern tributary adjacent to proposed site) eventually feeds into the Bitou River, which is a FEPA system, and estuary (which is a FEPA wetland) of high conservation value. The management objective for these NFEPA's is for them not be allowed to degrade but should rather be improved where possible."</i> It should be noted that all of the tributaries mentioned in the report feed into the Bitou system: either the wetland or the lower reaches of the river. 			This correction has been noted.
22	<ul style="list-style-type: none"> Referring to the use of existing infrastructure that "has already impacted the watercourses, the Freshwater Impact Assessment states, <i>"Therefore the access routes are unlikely to cause any further degradation within freshwater habitat and are deemed as low impact activities in the context of this site"</i>. This statement is highly questionable and negates the statement made with reference to NFEPA, as referenced above. Acceptance of degradation and allowing ongoing degradation is 			The Freshwater Specialists will elaborate on the statement in the Freshwater Impact Assessment Report, to be compiled for the EIA Phase.

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	not acceptable.			
23	<ul style="list-style-type: none"> While the study area may not fall within aquatic biodiversity areas, it definitely falls within the catchments of the Bitou system which feed the Keurbooms system. Both of these are extremely important systems, in terms of their biodiversity value, their ecosystem value and importance to the MPA's (Robberg and Tsitsikamma) and to the Tsitsikamma IBA. This needs to be recognized and taken into account for this development: its environmental impacts, the aesthetic impacts on eco-tourism potential and thus for potential job creation in the area in future for existing and growing population numbers. 			<p>The downstream impacts of the development are noted and will be further investigated and described in the EIA Report.</p>
24	<ul style="list-style-type: none"> The Freshwater Impact Assessment concludes that, <i>"the proposed development will likely have a moderate impact upon the riparian systems. However, after stormwater, erosion and sediment control measures are incorporated in the process, the proposed project will have a low impact on aquatic habitat. It is recommended that the final layout plan account for the determined aquatic buffer zones to mitigate developmental impacts"</i>. acknowledged that "mitigation" measures will be put in place, we query the maintenance and monitoring of such mitigation measures over time, particularly in this ecologically sensitive area that has an extremely important ecological function to play. 			<p>The concern for ongoing maintenance and monitoring is noted and will be addressed in the EMPr.</p>

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25	<p>5. Power:</p> <ul style="list-style-type: none"> • We strongly object to the use of high mast floodlighting. This is an environmentally sensitive area, on a hilltop above what is currently a quiet, rural village. Such lighting is completely inappropriate and ill thought through. 			Your comment is noted and has been circulated to the engineers for consideration.
26	<p>• Furthermore, the draft scoping report states: <i>"Clinkscapes Maughan-Brown (2017) found that there is however currently no electricity supply capacity available on the Eskom 22kV bulk network for the proposed mixed use development. Spare capacity will only be available is approximately 2021 / 2022 once Eskom has constructed their new 66/22kV Substation adjacent to the Wittedrift turn-off near Bitou River from the N2 National Road."</i> What guarantee is there that there will be sufficient capacity to supply the proposed development?</p> <p>The substation referred to above has been 'on the cards' for many years and, environmentally, is highly controversial due to its location below a fossil dune 'cliff and within extremely close proximity to the estuary. The current power supply in Wittedrift is questionable, with power outages taking place very often when it rains suggesting that infrastructure requires upgrading.</p>			Confirmation of electrical capacity will be included in the EIA Report.
	<p>6. Environmental Impacts:</p> <p>The draft scoping report mentions areas of indigenous forest that are to be impacted by</p>			Comment has been received from DAFF, which includes requests for buffer areas around the forest ecotones and the protection of indigenous trees. These will be further explored in the EIA Phase.

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	infrastructure. Has the Department of Forestry been consulted? Where are the reports for this?			
	<p>7. Access Roads: The number and location of access roads and paths, as described in the draft scoping report, is questionable. It would appear that the village of Wittedrift will be rendered a gateway to Green Valley with the currently quiet village becoming criss-crossed by access points, vehicle and human traffic. At present, Wittedrift is a village where children play in the street safely, people walk their dogs in the evenings and where neighbours know each other and slow down when school is out, where kids play and when it is "dog-walking-hour". The suggested pathways, access routes, taxi points, etc invoke a sense that the current scenario is to be drastically altered, impacting the lifestyle of those currently residing in the area.</p>			<p>The Traffic Impact Assessment and Socio-Economic Impact Assessment which will be conducted to inform the EIA Phase will further address the impact on the sense of place and access alternatives.</p>
	<p>8. Waste Management: The current waste management situation in Wittedrift and Green Valley is terrible. Those who are able to afford wheelie bins are able to manage their waste. However, the rest of the waste finds its way into the streets and environment. Will homeowners of Green Valley who need bins, be given wheelie bins? Will waste management strategies be enforced and monitored? Or will waste find its way into the streams, the wetlands and estuaries? How is this to be managed and</p>			<p>As per Section 4.2.7 of the Draft Scoping Report, domestic waste will be collected on a weekly basis at roadsides by self-compacting refuse vehicles, from wheelie-bins provided to residents.</p> <p>To facilitate smooth functioning of the solid waste collection system, roadways and turning shunts will be designed to accommodate easiest movement possible for refuse vehicles.</p>

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	monitored?			
	<p>9. Job/Business Creation/Sites:</p> <ul style="list-style-type: none"> Please can you elaborate on the four business sites/spaces to be included in the development What will these entail? Considering that there is very little current business activity in Wittedrift/Green Valley, and that it is a rural/rural village setting, the type of business that is to be encouraged or facilitated is very relevant. It is highlighted in the reports that unemployment in the area is a major and increasing issue and, associated with this is an increase in health issues and crime. How is this to be managed and mitigated? 			<p>According to the Town Planning Motivation Report, the business sites have been included to serve the residents in their daily needs; i.e. small businesses.</p> <p>A health clinic or satellite police station could also be accommodated on these sites.</p>
	<ul style="list-style-type: none"> The cited IDP for Bitou (2017 - 2022) includes as part of its mission statement, "<i>Facilitating local economic development with a particular focus on reducing poverty, creating jobs and developing the tourism and eco-tourism sectors.</i>" How does this development contribute towards this? 			<p>The proposed development's contribution to the mission of the IDP is discussed in Section 2.3.12 of Post-App Scoping Report.</p>
	<p>10. Density:</p> <p>33 blocks of high density row housing is specified. How many units are included in each block? Furthermore, what is the total number of people to be accommodated through this development and will there be available AND affordable transport for them to get to places of work? There is currently hopelessly too little work in the Bitou</p>			<p>It is currently anticipated that there would be 431 residential units associated with the high density row housing.</p> <p>A total of 730 residential units is anticipated, which could accommodate approximately 3000 people.</p> <p>Affordable transport options will be further investigated in the EIA Phase.</p>

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	Valley for the existing population and the cost of transport into Plettenberg Bay is unaffordable for the current daily rates paid for work in town. How is this to be addressed PRIOR to development starting? This should not become an "unintended consequence".			
	11. Wittedrift as an "Education Centre": Barbour is quoted as stating that " <i>Wittedrift should be developed as an education centre. In this regard a number of proposals for tertiary training facilities, such as culinary and hotel schools, private colleges and skills development centres have been mooted for the area.</i> " The PBCEF would query this statement and asks where this concept arose and from which community process?			This recommendation was sourced from the 2017 Bitou Spatial Development Framework.
	12. Socio Economic Environment: The draft scoping report states that during the socio-economic survey, 101 households in Green Valley were interviewed. If this is to be a mixed-use development, including low- and middle income housing (as is stated) and it is to link the communities of Green Valley and Wittedrift, why were interviews limited to Green Valley?			The interviews referenced were conducted as part of a separate project and the results were used in the Baseline Socio-Economic Impact Assessment. Detailed consultation with all key stakeholders will be undertaken as part of the EIA Phase.
	Barbour (2017), as referenced in the Draft Scoping Report, explains that in terms of Wittedrift/Green Valley the HSP notes that the current housing backlog was 277 and that an additional 633 would be needed to meet future demand. The total number of housing units identified was therefore			The SDF earmarks the site concerned for future urban development. The urban edge has also been amended to accommodate the proposed project and its future southward extension.

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	910. The SDF does, however, note that the future expansion of Wittedrift / Green Valley should be limited due to the areas limited economic development potential.			
	The Draft Scoping Report states that 541 people were identified as needing houses in Green Valley in 2017. These figures need to be updated if such a large development in a rural, ecologically sensitive area is to be considered, particularly when the SDF has noted that the future expansion of Wittedrift / Green Valley should be limited. We query how the figure of 730 UNITS (not people), plus additional community and business facilities, etc, was arrived at, particularly during a pandemic when traditional movement and population growth trends will have been impacted.			<p>These figures have been updated in with the latest information from the Municipality.</p> <p>The number of units is based on those households registered for subsidy mousing and takes into account a percentage of non-registered households in need for low cost housing.</p> <p>The social facilities were provided according to the guidelines in the Development Parameters for the provision of facilities within Settlements in the Western Cape.</p>
	The Plettenberg Bay Community Environment Forum thanks you for the opportunity to comment and we reserve the right to comment on future reports and documents pertaining to this proposed development application. We look forward to your response confirming receipt of documentation.			The Plettenberg Bay Community Environment Forum will be supplied with all reports and documents for comment in future public participation for the development.
	1. The current housing waiting total in your report shows 277 ours reflects 375 currently.	20 May 2021	Greenvalley Housing Committee	This total has been revised based on the latest
	2. 33 high density row houses on the proposed land, we do not know if you aware of the strong winds on that land , it is really not conducive to build these high density row houses up on the			<p>The engineers have been informed to take this into consideration.</p> <p>The inclusion of only single residential units would significantly</p>

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	College land , we would prefer to have all single residential houses on the land.			decrease the housing availability for the project.
	3. First of all, this Directorate would like to emphasise from the start that we are aware of the investigations that are currently underway regarding the alleged unlawful commencement of activities (i.e. vegetation clearance of certain areas) on certain areas of the proposed site that are linked to or involve some of the listed activities that are being triggered by the development proposal. This may have administrative implications for the official application for environmental authorisation that will ultimately be submitted to this Directorate for decision-making.	24 May 2021	Department of Environmental Affairs and Development Planning Development Management (Region 3)	The administrative implications have been noted.
	4. Following the information provided, it is understood that the proposed development entails the construction of a mixed-use development, consisting mostly of low- and middle-income housing opportunities (359 single residential units and 33 high density blocks), associated infrastructure (i.e. water and sewage pipeline infrastructure), business erven, community use areas, a Primary School, an early childhood development centre, places of worship, a sports field and Public Open Spaces on portions 28 & 32 of the Farm Wittedrift No. 306, Plettenberg Bay.			The Department's understanding of the proposed development is noted.
	5. Previous Comment			Revised Services Reports will be undertaken for the EIA Phase

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	<p>Numerous concerns were previously raised by this Directorate following the submission of a Notice of Intent regarding lack and capacity of municipal infrastructure services to support the proposed development in terms of water supply and that upgrades to the water supply networks are required. The lack of capacity to accommodate solid waste that will be generated by the proposed development, as the municipal landfill site was closed at that stage. As such, it was found that the proposed development could be implemented without major upgrades to the existing municipal services infrastructure, which may potentially have huge financial implications. As such, the financial feasibility/viability of the project remains questionable. In light of the above, you are required to explain to what extent the situation has changed, as the nature and extent of the proposed development necessitates that there should be sufficient unallocated capacity exist to provide the proposed development with potable services. Please ensure that confirmation from the Bitou Municipality's Technical Services Department of sufficient unallocated services (water, sewage and solid waste) exists within the Bitou Municipal grid to support the proposed development. Confirmation thereof is crucial to the success of this application. You are also advised to investigate the implementation of</p>			<p>and confirmation provided by the Municipality of sufficient unallocated services (water, sewage and solid waste) for the development.</p>

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	resource conservation measures as part of your proposal, in order to conserve much needed services.			
	6. Site Verification Report On 20 March 2020 the Minister of Forestry, Fisheries and the Environmental published the general requirements for undertaking site sensitivity verification for environmental themes for activities requiring environmental authorisation (Government Gazette No. 43110). In terms of these requirements, prior to commencing with a specialist assessment, the current land use and environmental sensitivity of the site under consideration by the screening tool must be confirmed by undertaking a site sensitivity verification. In light of the above, it is advised that a Site Sensitivity Verification Report, which confirms or disputes the current land use and environmental sensitivity as identified by the screening tool is submitted to this Directorate, prior to the submission of the application for environmental authorisation and/or commencing with a specialist assessment.			A Site Sensitivity Verification Report wa submitted to the Department with the Application Form.
	7. Screening Tool Report It is noted from the screening tool report (STR) that the involvement 6 specialists are highlighted according to the sensitivity themes.			An Agricultural Compliance Statement will be conducted for the Proposed Development.

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	<p><u>Agricultural Theme</u></p> <p>The agricultural sensitivity theme is rated as “medium”. According to protocol, an agricultural theme that results in a medium sensitivity rating requires a minimum of a compliance statement to be done by an agricultural soil scientist that is registered with the South African Council for Natural Scientific Professions (“SACNASP”). Alternatively, the Department of Agriculture must be consulted to determine whether an agricultural specialist assessment needs to be conducted. Such input must be obtained prior to the submission of the application form.</p>			
	<p><u>Animal Species Sensitivity Theme</u></p> <p>The animal species sensitivity theme was rated as “high”. According to the protocol the presence or likely presence of the species of conservation concern (SCC) identified by the screening tool must be investigated through a site inspection by a specialist registered with the SACNASP with a field of practice relevant to the taxonomic groups (“taxa”) for which the assessment is being undertaken. Also note that according to the protocols, where no species of conservation concern are found on site during the investigation or if the presence is confirmed to be unlikely, a Terrestrial Animal Species Compliance Statement must be submitted. It is however noted that a terrestrial biodiversity study will be undertaken.</p>			<p>The necessary Animal Species and Terrestrial Biodiversity studies will be conducted for the proposed development.</p>

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	Please ensure that this protocol is complied with			
	<u>Aquatic Sensitivity Theme</u> The aquatic sensitivity theme was rated as “very high” and the Plan of Study for Environmental Impact Assessment (EIA) indicates that a Freshwater Impact Assessment was done and will be included as part of the Environmental Impact Assessment phase. According to this protocol, where the site indicates a very high aquatic sensitivity, a specialist assessment by a specialist registered with SACNASP with expertise in aquatics. Please ensure that this protocol is complied with.			The requirements of the protocol are noted and will be complied with, where applicable.
	<u>Archaeological Sensitivity Theme</u> The archaeological sensitivity theme was rated “high” and the SR indicates that a Notice of Intent to develop will be submitted to Heritage Western Cape. Such engagement must occur as soon as possible so that Heritage Western Cape can confirm the sensitivity and advise which heritage studies are required for the proposed development. It is advised that such input must be obtained, prior to the submission of the application form			A Notice of Intent to Develop will be compiled and submitted to HWC for their comment.
	<u>Civil Aviation Sensitivity Theme</u> The sensitivity of the civil aviation theme was rated as “high”. According to the protocol, a minimum of a Compliance Statement by the EAP must be submitted. Input from the Civil Aviation			Input from the CAA will be sought.

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	Authority must also be obtained as soon as possible. It is advised that such input be obtained, prior to the submission of the application form.			
	<u>Plant Species Theme</u> The Plant Species Theme sensitivity theme was rated as “medium”. It is noted that a Botanical Assessment was done and will form part of the EIA phase. Please ensure that the plant species protocol is complied with.			The requirements of the protocol are noted and will be complied with, where applicable.
	<u>Terrestrial Biodiversity Sensitivity Theme</u> The Terrestrial Biodiversity sensitivity theme sensitivity was rated “very high”. The protocol states that a minimum requirement is a terrestrial biodiversity impact assessment must be prepared by a specialist registered with the SACNASP with expertise in the field of ecological sciences. Please ensure that this protocol is complied with going forward.			The necessary Terrestrial Biodiversity studies will be conducted for the proposed development.
	8. Plan of Study This Department notes that, in addition to the specialist studies already conducted, a Socio-Economic Impact Assessment, Traffic Impact Assessment and a Visual Impact Assessment are still proposed to be undertaken during the “EIA Phase” to inform the findings of the Draft Environmental Impact Assessment Report. You are required to also include a Terrestrial Biodiversity Impact Assessment to comply with the protocols. It must further be demonstrated how the findings			The Plan of Study has been revised accordingly.

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	of the screening tool compares with the plan of study and the specialist studies to be included as part of the development proposal.			
	<p>9. Sensitivity of the site</p> <p>The proposed site is characterized by Garden Route Shale Fynbos which is a vulnerable vegetation type. Most parts of the site forms part of an Ecological Support Area (ESA1) and it is surrounded by Critical Biodiversity Areas. The proposed road and sewer line infrastructure is located almost entirely inside a mixture of mapped CBA's and ESA's. The terrestrial CBA's are associated with the steeper hill slopes and drainage lines, while the ESA's correspond with the flatter and seemingly more disturbed areas (fallow land areas). The proposed sewer line to the Waste Water Treatment Works (WWTW) also skirts the bottom edge of a CBA forest in the small valley west of the proposed pump station. Please note that the specialist reports' terms of reference must include the objectives of the CBA and ESA, which must be considered in the assessment processes and to consider and assess how the impacts of the proposal may compromise/ influence the said objectives.</p>			<p>The requirements of the specialist reports in terms of the CBA's and ESA's are noted.</p>
	<p>10. Stormwater management</p> <p>The proximity of the proposed development to watercourses in the area makes stormwater management a crucial part of the assessment and</p>			<p>A stormwater management plan will be included as part of the Environmental Management Programme (EMPr) to be submitted with the Environmental Impact Assessment Report.</p>

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	management of the activities proposed on the site. Please ensure that a detailed stormwater management plan is included as part of the Environmental Management Programme (EMPr) to be submitted with the Environmental Impact Assessment Report.			
	11. Alternatives It is noted that lay-out alternatives, bulk services route alternatives, as well as access roads will be considered in the Environmental Impact Assessment (EIA) phase. Please ensure that the impacts (including all cumulative impacts) of all identified alternatives is comparatively assessed in the EIA phase in order to derive at the best practicable environmental option.			All impacts, including cumulative, will be assessed.
	12. One Environmental System The pre-app SR indicates that a water use license application ("WULA") will be submitted for sections 21 (e) and (i) of the National Water Act, 1998 (Act No 36 of 1998) ("NWA"). It is reiterated that the EIA process and the WULA process timeframes must be synchronised in order to inform one another for decision-making purposes. It remains the responsibility of the EAP to ensure that the timeframes are synchronised. Failure to give effect to the one environmental system may prejudice the success of the application			The One Environmental System will be complied with.
	13. General a) In accordance with the Directions regarding			All documents will be submitted in accordance with the Directions.

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	measures to address, prevent and combat the spread of COVID-19 (Government Notice No. 650 of 5 June 2020) during Alert Level 3, all applications, reports and documents, which include all signatures and Annexures which are included as part of the application and subsequent reports, must be submitted via e-mail to the competent authority, with attached PDF versions of letters and reports. If the documents are too large to attach to an e-mail, the competent authority must be notified per e-mail and provided with an electronic link to such documents that is accessible by the relevant authority.			
	b) The Directorate: Development Management (Region 3), has created a generic e-mail address to centralise its administration within the component (i.e. notifying clients of decisions and receiving EIA applications, Notice of Intent form; request for fee reference numbers, etc.) Please make use of the new e-mail address when submitting documents: DEADPEIAAdmin.George@westerncape.gov.za Please copy the respective case officer in the correspondence sent.			The email address is noted.
	c) Kindly take note of the new reference number generated for the pre-application process. In future, quote the above-mentioned reference number in respect of this pre-application. d) Please note that the activity may not commence prior to an environmental			The new reference number is noted.

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	authorization being granted by this Directorate. e) This Department reserves the right to revise or withdraw initial comments or request further information from you based on any information received.			
	1. Bitou Municipality must provide all potable water and Sewerage Reticulation to the development.	31 May 2021	Western Cape Government: Department of Health	Potable water and sewerage have been taken into consideration.
	2. Bitou Municipality must have the necessary capacity to provide the development with potable water and sewerage service.			Confirmation of capacity will be included in the EIA Phase.
	3. The proposed Sewerage pumps must be operated in a nuisance free manner at all times			This is noted. Pumps will be designed to be nuisance free.
	4. No environmental pollution of any kind will be allowed on the property due to the operation of the Sewerage pumps			No environmental pollution is expected to result from the sewerage pumps.
	5. The owner must have an emergency plan (EMP) in place to combat any health nuisance that might occur with the operation of the Sewerage Pumps.			The Municipality has been informed of the need to compile and implement an emergency plan.
	6. If a health nuisance does occur, the owner must repair the defect without delay, also any spillage must be cleared immediately and the environment rehabilitated.			These conditions will be included in the emergency plan.
	7. The Sewerage pumps must have standby non-electrical pumps available in case of power outages or mechanical failure of the existing pumps.			These conditions will be included in the emergency plan.
	8. A "coffee Dam" must be constructed below			These design implications will be taken into account in the

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	close proximity to the Main pump, in a manner that would contain gradient spillage, due to power or mechanical failure of the pump, temporarily.			detailed design phase.
	9. The sewerage contents of the "coffee dam" to be transferred to the Bitou main line or sewerage plant in a nuisance free manner as a matter of urgency to prevent the occurrence of a nuisance.			Sewerage will be transferred in a nuisance free manner.
	10. The disposal of untreated sewage effluent on site is not allowed.			This is noted and no untreated sewerage will be disposed on site.
	11. All refuse is to be incorporated into the Bitou Municipality solid waste stream.			This is noted.
	1 Forestry studied the supporting documents for the above mentioned application and the following points related to Forestry's mandate i.e. the implementation of the NFA are applicable a. According to the report and information provided most of the area is disturbed with mostly Fynbos and consisting of indigenous forest (Afrotemperate Forest) occurring- as well along the riverine and in the valley.	01 June 2021	Department of Environment, Forestry and Fisheries	The conditions on site are noted.
	b. Forestry request that a 20-30m buffer be allowed between the forest ecotones and any developmental proposal.			The requested buffer will be investigated by the project team in the EIA Phase.
	c. That indigenous forest patches/ as well as protected/ indigenous trees be incorporated (through detailed surveying) into any developmental proposal/ design- and be retained/			The locations of the protected / indigenous trees will be mapped and incorporated into the detailed development design.

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	protected and indicated as no-go areas. That indigenous forest patches/ as well as protected/ indigenous trees be GPS'd and their exact position be incorporated within the development design footprint as no-go areas in order to ensure protection.			
	2 Forestry reserves the right to revise initial comment based on any additional information that may be received or obtained.			This is noted.