



BREED-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

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E-mail: mphahlele@bgcma.co.za

REFERENCE: **4/10/2/K60G/KRANS HOEK 432/7&8, BITOU**

Date: 23 September 2025

Sharples Environmental Services
P.O. Box 9087
George
6529

Good day

RE: NOTIFICATION OF THE 30-DAY PUBLIC PARTICIPATION COMMENTING PERIOD OF THE DRAFT SCOPING REPORT FOR THE PROPOSED MIXED-USE DEVELOPMENT ON PORTIONS 7 AND 8 OF THE FARM KRANS HOEK 432, BITOU LOCAL MUNICIPALITY, GARDEN ROUTE DISTRICT MUNICIPALITY, WESTERN CAPE

The Breede-Olifants Catchment Management Agency (BOCMA) has assessed the above-referenced submission and, in terms of the 30-day public participation commenting period, provides the following comments which must be duly considered and addressed:

1. The proposed development triggers water uses in terms of Section 21(c) and 21(i) of the National Water Act, 1998 (Act No. 36 of 1998):

- Section 21(c): Impeding or diverting the flow of water in a watercourse.
- Section 21(i): Altering the bed, banks, course, or characteristics of a watercourse.

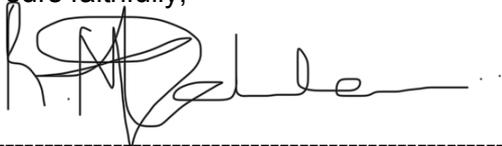
This is due to the encroachment of the proposed development and associated infrastructure into regulated areas of watercourses. Specifically:

- A stormwater retention pond is proposed within the regulated area of a wetland.
- A pump station is proposed within 100 m of a stream.
- Pipeline crossings of watercourses are also proposed.

RE: NOTIFICATION OF THE 30-DAY PUBLIC PARTICIPATION COMMENTING PERIOD OF THE DRAFT SCOPING REPORT FOR THE PROPOSED MIXED-USE DEVELOPMENT ON PORTIONS 7 AND 8 OF THE FARM KRANS HOEK 432, BITOU LOCAL MUNICIPALITY, GARDEN ROUTE DISTRICT MUNICIPALITY, WESTERN CAPE

2. As stipulated in Section 22 of the National Water Act, a water use authorisation is required prior to the commencement of any such activities.
3. It is confirmed that a water use authorisation application for the proposed development has been lodged as required, and its assessment/processing is currently underway. Accordingly, no water use activities associated with this development may commence without an approved water use authorisation, or prior written approval from this office.
4. The onus remains with the property owner to comply with all relevant provisions of the National Water Act, 1998. This office further reserves the right to amend and/or revise its comments, as well as to request any additional information deemed necessary.

Yours faithfully,



pp MR. JAN VAN STADEN
CHIEF EXECUTIVE OFFICER (ACTING)



Madeleine Knoetze

From: Madeleine Knoetze <madeleine@sesc.net>
Sent: Tuesday, 23 September 2025 21:03
To: 'Rabokale Mphahlele'
Subject: RE: NOTIFICATION OF THE 30-DAY PUBLIC PARTICIPATION COMMENTING PERIOD OF THE DRAFT SCOPING REPORT FOR THE PROPOSED MIXED-USE DEVELOPMENT ON PORTIONS 7 AND 8 OF THE FARM KRANS HOEK 432, BITOU LOCAL MUNICIPALITY, GARDEN ROUTE DISTRICT MUNICIPALITY. WESTERN

Good evening Rabo,

Thank you so much for sending through BOCMA's comments on the proposed development.

Have a lovely Heritage Day tomorrow.

Kind regards / Vriendelike groete,

Madeleine Knoetze
Senior Environmental Assessment Practitioner
(EAPASA Reg: 2021/3230)
TEL: (021) 554 5195
EMAIL: madeleine@sesc.net
Unit 1 A2 | The Avenues | Parklands | Cape Town
PO Box 443 | Milnerton | 7435
WEB: www.sesc.net

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From: Rabokale Mphahlele <rmphahlele@bocma.co.za>
Sent: Tuesday, 23 September 2025 20:37
To: 'Madeleine Knoetze' <madeleine@sesc.net>
Subject: RE: NOTIFICATION OF THE 30-DAY PUBLIC PARTICIPATION COMMENTING PERIOD OF THE DRAFT SCOPING REPORT FOR THE PROPOSED MIXED-USE DEVELOPMENT ON PORTIONS 7 AND 8 OF THE FARM KRANS HOEK 432, BITOU LOCAL MUNICIPALITY, GARDEN ROUTE DISTRICT MUNICIPALITY. WESTERN

Good day

Please see BOCMA comments on the referenced planned residential development scoping report (draft).

Best regards



Rabokale Mphahlele
Water Resource Scientist [Pr.Nat.Sci. (SACNASP)]
Section: Water Resource Management
Contact: 072 2111 451/023 346 8000

From: Madeleine Knoetze <madeleine@sesc.net>
Sent: Tuesday, 16 September 2025 19:13
Cc: Betsy Ditcham <betsy@sesc.net>
Subject: NOTIFICATION OF THE 30-DAY PUBLIC PARTICIPATION COMMENTING PERIOD OF THE DRAFT SCOPING

REPORT FOR THE PROPOSED MIXED-USE DEVELOPMENT ON PORTIONS 7 AND 8 OF THE FARM KRANS HOEK 432, BITOU LOCAL MUNICIPALITY, GARDEN ROUTE DISTRICT MUNICIPALITY. WESTERN CAP

Dear Interested and Affected Parties and Stakeholders,

RE: NOTIFICATION OF THE 30-DAY PUBLIC PARTICIPATION COMMENTING PERIOD OF THE DRAFT SCOPING REPORT FOR THE PROPOSED MIXED-USE DEVELOPMENT ON PORTIONS 7 AND 8 OF THE FARM KRANS HOEK 432, BITOU LOCAL MUNICIPALITY, GARDEN ROUTE DISTRICT MUNICIPALITY, WESTERN CAPE (DEA&DP Ref: 16/3/3/2/D1/13/0001/25)

Sharples Environmental Services cc (SES) has been appointed by Krans Development (Pty) Ltd, to undertake the environmental assessment, in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Assessment Regulations of 2014, as amended (GNR 326 of 2017; GNR 517 of 2021), for the proposed mixed-use development on portion 7 and 8 of the Farm Krans Hoek 432, Bitou Local Municipality, Garden Route District Municipality, Western Cape. The Application form for the proposed development has been submitted, and the current Application for Environmental Authorisation has the reference number: DEA&DP Ref: 16/3/3/2/D1/13/0001/25.

This email serves to inform you that the Draft Scoping Report (DSR) and associated appendices currently available for download and viewing until 17 October 2025.

A hard-copy of the document has been made available at the Kranshoek Public Library Trekker Street, Kranshoek, Plettenberg Bay, Western Cape. The document is also available for download from our website: <https://sescc.net/eia-report/deadp-ref-16-3-3-2-d1-13-0001-25-draft-scoping-report-for-the-proposed-mixed-use-development-on-portions-7-and-8-of-the-farm-krans-hoek-432-bitou-local-municipality-garden-route-district-municipa/>

Public Participation Commenting Period: 16 September 2025 – 17 October 2025

You have been identified as a registered Interested & Affected Party (I&AP), providing you with the opportunity to review and comment on the Draft Scoping Report. Should you **no longer wish to be registered as an I&AP** for this project, indicating that you no longer wish to be included in future communications regarding this process, **please notify this office in writing.**

If you are receiving this mail, and you are the landowner/landlord of the property, you are requested to notify ALL occupiers on your property of the details of this mail and public participation period. Alternatively, you may request that the EAP undertake this notification on your behalf, by supplying the EAP with the occupiers' contact details. If you are the occupier, you are requested to notify the landowner/landlord of the details of this mail and public participation period. Alternatively, you may request that the EAP undertake this notification on your behalf, by supplying the EAP with the landowner/landlord contact details.

Please Note: Choosing to be registered as an I&AP or by submitting a comment, you consent to the lawful processing of your personal information in relation to the intended purposes, as described by the Protection of Personal Information Act, 2013 (Act no. 4 of 2013). Your personal information will be utilized for all processes relevant to this specific project, in compliance with the POPI Act, 2013. You also provide consent to having your contact details being made available, and to be reflected in our regulated reports.

The **DSR** is available for **comment until the 17th of October 2025.** Comments on the **DSR** and proposed activity must therefore be submitted **in writing on or before 17 October 2025,** by means of the following: **email: madeleine@sesc.net or postal address: PO Box 443, Milnerton, 7435.**

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

Geagte Kommentaarlewers owerhede, staatsinstansies en/of potensiele belanghebbende en geaffekteerde partye,

KENNISGEWING AAN DIE 30-DAE PUBLIEKE DEELNAME PROSES VIR DIE VOORGESTELDE GEMENGDE-GEBRUIKSONTWIKKELING OP PORSIES 7 EN 8 VAN DIE PLAAS KRANS HOEK 432, BITOU PLAASLIKE MUNISIPALITEIT, TUIN ROETE DISTRIK MUNISIPALITEIT, WES-KAAP PROVINSIE (DEA&DP Ref: 16/3/3/2/D1/13/0001/25)

Sharples Environmental Services cc (SES) is deur Krans Development (Pty) Ltd aangestel om die omgewingsassessering in terme van die Nasionale Omgewingsbestuurswet, 1998 (Wet No. 107 van 1998) en die Omgewings Assesseringregulasies van 2014, soos aangepas (GNR 326 van 2017; GNR 517 van 2021), vir die bogenoemde projek te ondergaan. Die aansoekvorm om omgewingsgoedkeuring te verkry is reeds ingedien en die aansoek behou die volgende verwysing nommer: DEA&DP Ref: 16/3/3/2/D1/13/0001/25.

Die epos dien om u in kennis te stel Konsep Skoperingsverslag (KSV) en sy geassosieerde bylae tans beskikbaar is vir aflaai en besigtiging vanaf vandag, 16 September 2025 tot en met Vrydag, 17 Oktober 2025.

'n Hardekopie van die dokumente is beskikbaar gestel by die Kranshoek Publieke Biblioteek, 342 Trekker Straat, Kranshoek. Plettenbergbaai, Wes-Kaap,. Die dokument is ook beskikbaar vir aflaai vanaf ons webtuiste: <https://sescc.net/eia-report/deadp-ref-16-3-3-2-d1-13-0001-25-draft-scoping-report-for-the-proposed-mixed-use-development-on-portions-7-and-8-of-the-farm-krans-hoek-432-bitou-local-municipality-garden-route-district-municipa/>

Openbare Deelname Kommentaartydperk: 16 September 2025 – 17 Oktober 2025

U is geïdentifiseer as 'n geregistreerde Belanghebbende & Geaffekteerde Party (B&GP), wat jou die geleentheid bied om die KSV te hersien en daarop kommentaar te lewer. **Indien u nie meer as 'n B&GP vir hierdie projek geregistreer wil wees nie**, wat aandui dat u nie meer by toekomstige kommunikasie rakende hierdie proses ingesluit wil word nie, **stel asseblief hierdie kantoor skriftelik in kennis.**

Indien u hierdie pos ontvang, en u is die grondeienaar/verhuurder van die eiendom, word u versoek om ALLE okkuperders op u eiendom in kennis te stel van die besonderhede van hierdie pos en publieke deelname tydperk. Alternatiewelik kan u versoek dat die Omgewingsassesseringspraktisyn (EAP) hierdie kennisgewing namens u onderneem deur die WHP van die okkuperders se kontakbesonderhede te verskaf. Indien u die okkuperder is, word u versoek om die grondeienaar/verhuurder in kennis te stel van die besonderhede van hierdie pos- en openbare deelname tydperk. Alternatiewelik kan jy versoek dat die EAP hierdie kennisgewing namens jou onderneem deur die EAP van die grondeienaar/verhuurder se kontakbesonderhede te verskaf.

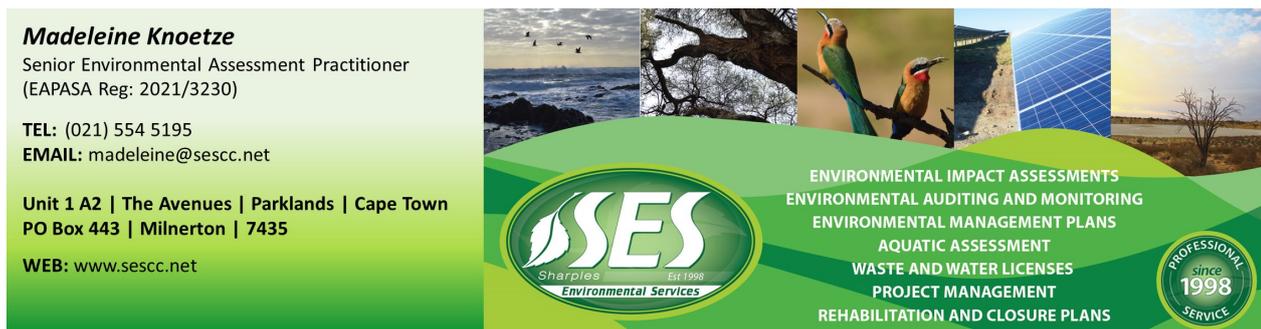
Neem asseblief kennis: Deur te u kies om as 'n B&GP geregistreer te word of deur 'n opmerking in te dien, stem u in tot die wettige verwerking van u persoonlike inligting met betrekking tot die beoogde doeleindes, soos beskryf deur die Wet op die Beskerming van Persoonlike Inligting, 2013 (Wet no. 4 van 2013). U persoonlike inligting sal gebruik word vir alle prosesse relevant tot hierdie spesifieke projek, in ooreenstemming met die POPI Wet, 2013. U gee ook toestemming dat u kontakbesonderhede beskikbaar gestel word, en om in ons gereguleerde verslae weerspieël te word.

Die **KSV** is beskikbaar vir kommentaar tot en met **17 Oktober 2025**. Kommentaar op die KSV en voorgestelde aktiwiteite moet dus **skriftelik voor of op 17 Oktober 2025** ingedien word deur middel van die volgende: **e-pos: madeleine@sescc.net of posadres: Posbus 443, Milnerton, 7435.**

Moet asseblief nie huiwer om ons te kontak indien jy enige navrae het nie.

Thank you / Dankie.

Kind regards / Vriendelike groete,



Madeleine Knoetze
Senior Environmental Assessment Practitioner
(EAPASA Reg: 2021/3230)

TEL: (021) 554 5195
EMAIL: madeleine@sescc.net

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From: Madeleine Knoetze <madeleine@sesc.net>

Sent: Thursday, 14 August 2025 16:22

Cc: Betsy Ditcham <betsy@sesc.net>

Subject: FW: NOTIFICATION OF THE COMMENCEMENT OF THE 30-DAY PUBLIC PARTICIPATION COMMENTING PERIOD OF THE DRAFT BASIC ASSESSMENT REPORT THE PROPOSED INSTALLATION OF SERVICES ASSOCIATED WITH THE KOEBERG NUCLEAR POWER STATION ON FARM DUYNEFONTYN 1552, DUYNEFONTEIN.

Dear Interested and Affected Parties and Stakeholders,

RE: NOTIFICATION OF THE COMMENCEMENT OF THE 30-DAY PUBLIC PARTICIPATION COMMENTING PERIOD OF THE DRAFT BASIC ASSESSMENT REPORT THE PROPOSED INSTALLATION OF SERVICES ASSOCIATED WITH THE KOEBERG NUCLEAR POWER STATION ON FARM DUYNEFONTYN 1552, DUYNEFONTEIN, CITY OF CAPE TOWN METROPOLITAN MUNICIPALITY, WESTERN CAPE PROVINCE.

Sharples Environmental Services cc (SES) has been appointed by Asanele Consultants (Pty) Ltd, on behalf of Eskom Holdings SOC Ltd, to undertake the environmental assessment, in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Assessment Regulations of 2014, as amended (GNR 326 of 2017; GNR 517 of 2021), for the proposed activities associated with the proposed cable infrastructure upgrades within the boundaries of the Koeberg Nuclear Power Station (KNPS) on the Farm Duynefontyn No. 1552, Melkbosstrand, City of Cape Town Metropolitan Municipality, Western Cape Province.

This email serves to inform you that the Draft Basic Assessment Report (DBAR) and associated appendices will be available for download and viewing from today, Thursday, 14 August 2025.

A hard-copy of the document has been made available Koeberg Library, Merchant Walk, Duynefontein, Melkbosstrand, Cape Town, as well as at the Koeberg Visitors Centre. The document is also available for download from our website: <https://sesc.net/eia-report/draft-basic-assessment-report-for-the-proposed-installation-of-services-at-the-koeberg-nuclear-power-station-on-duynefontyn-1552-melkbosstrand-city-of-cape-town-metropolitan-municipality/>

Public Participation Commenting Period: 14 August 2025 – 15 September 2025

You have been identified as a registered Interested & Affected Party (I&AP), providing you with the opportunity to review and comment on the Draft Basic Assessment Report. Should you **no longer wish to be registered as an I&AP** for this project, indicating that you no longer wish to be included in future communications regarding this process, **please notify this office in writing.**

If you are receiving this mail, and you are the landowner/landlord of the property, you are requested to notify ALL occupiers on your property of the details of this mail and public participation period. Alternatively, you may request that the EAP undertake this notification on your behalf, by supplying the EAP with the occupiers' contact details. If you are the occupier, you are requested to notify the landowner/landlord of the details of this mail and public participation period. Alternatively, you may request that the EAP undertake this notification on your behalf, by supplying the EAP with the landowner/landlord contact details.

Please Note: Choosing to be registered as an I&AP or by submitting a comment, you consent to the lawful processing of your personal information in relation to the intended purposes, as described by the Protection of Personal Information Act, 2013 (Act no. 4 of 2013). Your personal information will be utilized for all processes relevant to this specific project, in compliance with the POPI Act, 2013. You also provide consent to having your contact details being made available, and to be reflected in our regulated reports.

The **DBAR** is available for **comment until the 15th of September 2025.** Comments on the **DBAR** and proposed activity must therefore be submitted **in writing on or before 15 September 2025.** by means of the following: **email: madeleine@sesc.net or postal address: PO Box 443, Milnerton, 7435.**

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

Geagte Kommentaarlewers owerhede, staatsinstansies en/of potensiele belanghebbende en geaffekteerde partye,

KENNISGEWING VAN BEGIN VAN 30-DAE PUBLIEKE DEELNAME PROSES VIR DIE VOORGESTELDE INSTALLASIE VAN DIENSTE VERBAND HOUEND MET DIE KOEBERG KERNKRAAGSTASIE OP PLAAS DUYNEFONTYN 1552, DUYNEFONTEIN, KAAPSTAD METROPOLITAANSE MUNISIPALITEIT, WES-KAAP PROVINSIE.

Sharples Environmental Services cc (SES) is deur Asenele Consulting (Pty) Ltd aangestel, namens Eskom Holdings SOC Ltd, om die omgewingsassessering in terme van die Nasionale Omgewingsbestuurswet, 1998 (Wet No. 107 van 1998) en die Omgewings Assesseringregulasies van 2014, soos aangepas (GNR 326 van 2017; GNR 517 van 2021), vir die bogenoemde projek te ondergaan.

Die epos dien om u in te lig dat die Konsep Basiese Assesseringsverslag (DBAR) en sy geassosieerde bylae beskikbaar gestel sal word vir aflaai en besigtiging vanaf vandag, Donderdag, 14 Augustus 2025.

'n Hardekopie van die dokumente is beskikbaar gestel by die Koeberg Biblioteek, Merchant Walk, Duynefontein, Melkbosstrand, Kaapstad, asook die Koeberg Besoekersentrum. Die dokument is ook beskikbaar vir aflaai vanaf ons webtuiste: <https://sescc.net/eia-report/draft-basic-assessment-report-for-the-proposed-installation-of-services-at-the-koeberg-nuclear-power-station-on-duynefontyn-1552-melkbosstrand-city-of-cape-town-metropolitan-municipality/>

Openbare Deelname Kommentaar tydperk: 14 Augustus 2025 – 15 September 2025

U is geïdentifiseer as 'n geregistreerde Belanghebbende & Geaffekteerde Party (B&GP), wat jou die geleentheid bied om die Konsep Basiese Assesseringsverslag te hersien en daarop kommentaar te lewer. **Indien u nie meer as 'n B&GP vir hierdie projek geregistreer wil wees nie**, wat aandui dat u nie meer by toekomstige kommunikasie rakende hierdie proses ingesluit wil word nie, **stel asseblief hierdie kantoor skriftelik in kennis.**

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Neem asseblief kennis: Deur te u kies om as 'n B&GP geregistreer te word of deur 'n opmerking in te dien, stem u in tot die wettige verwerking van u persoonlike inligting met betrekking tot die beoogde doeleindes, soos beskryf deur die Wet op die Beskerming van Persoonlike Inligting, 2013 (Wet no. 4 van 2013). U persoonlike inligting sal gebruik word vir alle prosesse relevant tot hierdie spesifieke projek, in ooreenstemming met die POPI Wet, 2013. U gee ook toestemming dat u kontakbesonderhede beskikbaar gestel word, en om in ons gereguleerde verslae weerspieël te word.

Die **DBAR** is beskikbaar vir kommentaar tot en met **15 September 2025**. Kommentaar op die DBAR en voorgestelde aktiwiteite moet dus **skriftelik voor of op 15 September 2025** ingedien word deur middel van die volgende: **e-pos: madeleine@sescc.net of posadres: Posbus 443, Milnerton, 7435.**

Moet asseblief nie huiwer om ons te kontak indien jy enige navrae het nie.

Thank you / Dankie.

Kind regards,

Madeleine Knoetze

Senior Environmental Assessment Practitioner
(EAPASA Reg: 2021/3230)

TEL: (021) 554 5195

EMAIL: madeleine@sesc.net

Unit 1 A2 | The Avenues | Parklands | Cape Town
PO Box 443 | Milnerton | 7435

WEB: www.sesc.net



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PROJECT MANAGEMENT
REHABILITATION AND CLOSURE PLANS



D: PCM REFERENCE NUMBER: 16/3/3/2/D1/13/0001/25

ENQUIRIES: Tina Titus

DATE: 17 October 2025

Attention: Ms Madeleine Knoetze

Email: madeleine@sesc.net

Dear Madam

COMMENT ON THE NOTIFICATION OF THE 30-DAY PUBLIC PARTICIPATION COMMENTING PERIOD OF THE DRAFT SCOPING REPORT FOR THE PROPOSED MIXED-USE DEVELOPMENT ON PORTIONS 7 AND 8 OF THE FARM KRANS HOEK 432, BITOU LOCAL MUNICIPALITY, GARDEN ROUTE DISTRICT MUNICIPALITY, WESTERN CAPE

The above-mentioned report has been received and reviewed by the Directorate of Pollution and Chemicals Management (D: PCM) and the following additional comments must be addressed:

1. The source of the existing raw effluent contamination into the northern wetland system must be identified and rectified by the responsible party, as soon as possible, regardless of the development application, to conserve what ecological function is left of the wetland. Should the development commence, that area will become an OSZ with possible foot traffic towards the private OSZ – possible human health risk.
2. The services infrastructure capacity must be confirmed and upgrades made if required before development commences. The "severe" contamination of the HGM1 wetland could indicate recurring pollution and an already stressed sewerage system – the capacity assessment should include the calculated sewage load from the Portion 9 development as well, to assess the combined impact of all three phases.
3. The proposed pumpstation should be well maintained and up to date with efficient technologies. The nearby HGM3 wetland's functions are already degraded (ESA2) and it may not be able to ameliorate continuous overflows from the pumpstation, posing environmental and health risks.
4. There is no clinic in preferred alternative – is there a clinic to be built in Portion 9? It is mentioned that the Bitou IDP highlights concerns for the rate of population growth including health hazards. Raw effluent is already contaminating the area from an unknown source which could indicate possible poor management and a possibly already over capacity sewerage system – if adding more to this system, there should at least be more capacity for health safety in the area.

The Department reserves the right to revise to provide additional comment on this application should any further relevant information become available.

Yours faithfully,

Tina Titus

Graduate Intern

Mr. Russell Mehl

Control Environmental Officer: Pollution Policy and Regulatory Services

CC: Rabia Reynolds

Email: Rabia.Reynolds@westerncape.gov.za



54 York Street,
George
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E-mail: info@gardenroute.gov.za
www.gardenroute.gov.za

OFFICE OF THE MUNICIPAL MANAGER

Enquiries: GJ VOS
Reference: A/20/10/25
Date: 20/10/2025

Ms Madeleine Knoetze
P.O.Box 443
Milnerton
7435

Ms

**RE: PROPOSED MIXED -USE DEVELOPMENT ON PORTION 7 and 8 OF FARM 432 KRANSHOEK
,PLETTENBERG BAY.**

Your letter under reference: 16/3/3/2/D1/13/0001/25 with attachment received 17 October 2025 concerning the above mentioned refers:

This office has no objection with the proposed mixed-use development on portion 7 and 8 of the farm Kranshoek 432.

Yours faithfully

GJ Vos

Chief Municipal Health-Bitou

gjvos@gardenroute.gov.za

Tel: +27 (0)44 501 1602 | +27 (0)83 557 1522

4 Virginia street

Plettenberg bay 6600

Goshen Green
Erf 07 Portion 92
Farm 440 Plettenberg Bay

16th October 2025

REF: Proposed Mixed-Use Development on Portions 7&8 of Farm Krans Hoek 432

Thank you for giving us the opportunity to raise our concerns with the above rezoning.

**We Strongly oppose any new development on Portion 8.
If something like this had to go ahead “ we would need “....**

**ROAD UPGRADES
WATER UPGRADES
BUFFER ZONE
LIFESTYLE CHANGE**

Portion 8 should remain as agriculture and serve as a buffer between the urban edge creating open spaces and food gardens, where we all benefit.

Building so many houses will surely have a negative impact on the north side of portion 8 where the critical biodiversity area is. The number of houses in some of the proposed plans is far too many.

The Odour barriers are not reliable, and proposed houses will be subjected to the smell of the Chicken Farm. We endure bad offensive smells at certain times.

Our lifestyle that we invested in 25 years ago will be destroyed with noise, crime, security, pollution, traffic and loose its property value.

This development is going to impact negatively on the current land owners around the Airport setting a precedent for further rezoning and sub divisions of their farms.

Sewerage and rubbish upkeep are a big concern. We already have so much pollution in our current water ways.

Plettenberg Bay has a big problem with water, we do not have the infrastructure to support this rapid growth in developments - no reservoirs have been built to ease our water issues, we do not have sufficient storage facilities. We are on the precipice of a water crisis!

Our current access road from the chicken farm to Coastal Corridor is currently maintained by residents, our concerns are what is going to become of this road? Looks like it will be used for access to the new development.

A solid barrier/ wall distinguishing the development and our property would assist in noise pollution and crime.

Warm regards
Kathy Green & family

Madeleine Knoetze

From: Madeleine Knoetze <madeleine@sesc.net>
Sent: Friday, 17 October 2025 11:14
To: 'Kathy Green'
Cc: Betsy Ditcham
Subject: RE: NOTIFICATION OF THE 30-DAY PUBLIC PARTICIPATION COMMENTING PERIOD OF THE DRAFT SCOPING REPORT FOR THE PROPOSED MIXED-USE DEVELOPMENT ON PORTIONS 7 AND 8 OF THE FARM KRANS HOEK 432, BITOU LOCAL MUNICIPALITY, GARDEN ROUTE DISTRICT MUNICIPALITY. WESTERN

Good morning Kathy,

I hope you are doing well.

Thank you for registering as an Interested & Affected Party of the proposed development. We hereby acknowledge receipt of your comments and confirm these will be addressed appropriately in the relevant documents.

Should you have any further comments or enquiries regarding the proposed development. Please do not hesitate to contact us.

Kind regards / Vriendelike groete,

Madeleine Knoetze
Senior Environmental Assessment Practitioner
(EAPASA Reg: 2021/3230)
TEL: (021) 554 5195
EMAIL: madeleine@sesc.net
Unit 1 A2 | The Avenues | Parklands | Cape Town
PO Box 443 | Milnerton | 7435
WEB: www.sesc.net

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From: Kathy Green <dkgreen9124@gmail.com>
Sent: Friday, 17 October 2025 08:20
To: Madeleine Knoetze <madeleine@sesc.net>
Subject: Re: NOTIFICATION OF THE 30-DAY PUBLIC PARTICIPATION COMMENTING PERIOD OF THE DRAFT SCOPING REPORT FOR THE PROPOSED MIXED-USE DEVELOPMENT ON PORTIONS 7 AND 8 OF THE FARM KRANS HOEK 432, BITOU LOCAL MUNICIPALITY, GARDEN ROUTE DISTRICT MUNICIPALITY. WESTERN

Good Morning Madeleine

Thank you for your mail.

Attached please find our objection to the development on Portion 7&8 of Farm 432 Kraanshoek.

Kindly acknowledge our objection.

Look forward to further updates.

Warm regards
Kathy

On Tue, 16 Sept 2025 at 19:13, Madeleine Knoetze <madeleine@sesc.net> wrote:

Dear Interested and Affected Parties and Stakeholders,

RE: NOTIFICATION OF THE 30-DAY PUBLIC PARTICIPATION COMMENTING PERIOD OF THE DRAFT SCOPING REPORT FOR THE PROPOSED MIXED-USE DEVELOPMENT ON PORTIONS 7 AND 8 OF THE FARM KRANS HOEK 432, BITOU LOCAL MUNICIPALITY, GARDEN ROUTE DISTRICT MUNICIPALITY, WESTERN CAPE (DEA&DP Ref: 16/3/3/2/D1/13/0001/25)

Sharples Environmental Services cc (SES) has been appointed by Krans Development (Pty) Ltd, to undertake the environmental assessment, in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Assessment Regulations of 2014, as amended (GNR 326 of 2017; GNR 517 of 2021), for the proposed mixed-use development on portion 7 and 8 of the Farm Krans Hoek 432, Bitou Local Municipality, Garden Route District Municipality, Western Cape. The Application form for the proposed development has been submitted, and the current Application for Environmental Authorisation has the reference number: DEA&DP Ref: 16/3/3/2/D1/13/0001/25.

This email serves to inform you that the Draft Scoping Report (DSR) and associated appendices currently available for download and viewing until 17 October 2025.

A hard-copy of the document has been made available at the Kranshoek Public Library Trekker Street, Kranshoek, Plettenberg Bay, Western Cape. The document is also available for download from our website: <https://sesc.net/eia-report/deadp-ref-16-3-3-2-d1-13-0001-25-draft-scoping-report-for-the-proposed-mixed-use-development-on-portions-7-and-8-of-the-farm-krans-hoek-432-bitou-local-municipality-garden-route-district-municipa/>

Public Participation Commenting Period: 16 September 2025 – 17 October 2025

You have been identified as a registered Interested & Affected Party (I&AP), providing you with the opportunity to review and comment on the Draft Scoping Report. Should you **no longer wish to be registered as an I&AP** for this project, indicating that you no longer wish to be included in future communications regarding this process, **please notify this office in writing.**

If you are receiving this mail, and you are the landowner/landlord of the property, you are requested to notify ALL occupiers on your property of the details of this mail and public participation period. Alternatively, you may request that the EAP undertake this notification on your behalf, by supplying the EAP with the occupiers' contact details. If you are the occupier, you are requested to notify the landowner/landlord of the details of this mail and public participation period. Alternatively, you may request that the EAP undertake this notification on your behalf, by supplying the EAP with the landowner/landlord contact details.

Please Note: Choosing to be registered as an I&AP or by submitting a comment, you consent to the lawful processing of your personal information in relation to the intended purposes, as described by the Protection of Personal Information Act, 2013 (Act no. 4 of 2013). Your personal information will be utilized for all processes relevant to this specific project, in compliance with the POPI Act, 2013. You also provide consent to having your contact details being made available, and to be reflected in our regulated reports.

The **DSR** is available for **comment until the 17th of October 2025**. Comments on the **DSR** and proposed activity must therefore be submitted **in writing on or before 17 October 2025**, by means of the following: **email: madeleine@sesc.net or postal address: PO Box 443, Milnerton, 7435.**

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

Geagte Kommentaarlewers owerhede, staatsinstansies en/of potensieële belanghebbende en geaffekteerde partye,

**KENNISGEWING AAN DIE 30-DAE PUBLIEKE DEELNAME PROSES VIR DIE VOORGESTELDE GEMENGDE-
GEBRUIKSONTWIKKELING OP PORSIES 7 EN 8 VAN DIE PLAAS KRANS HOEK 432.**

**BITOU PLAASLIKE MUNISIPALITEIT, TUIN ROETE DISTRIK MUNISIPALITEIT, WES-KAAP PROVINSIE (DEA&DP Ref:
16/3/3/2/D1/13/0001/25)**

Sharples Environmental Services cc (SES) is deur Krans Development (Pty) Ltd aangestel om die omgewingsassessering in terme van die Nasionale Omgewingsbestuurswet, 1998 (Wet No. 107 van 1998) en die Omgewings Assesseringregulasies van 2014, soos aangepas (GNR 326 van 2017; GNR 517 van 2021), vir die bogenoemde projek te ondergaan. Die aansoekvorm om omgewingsgoedkeuring te verkry is reeds ingedien en die aansoek behou die volgende verwysing nommer: DEA&DP Ref: 16/3/3/2/D1/13/0001/25.

Die epos dien om u in kennis te stel Konsep Skoperingsverslag (KSV) en sy geassosieerde bylae tans beskikbaar is vir aflaai en besigtiging vanaf vandag, 16 September 2025 tot en met Vrydag, 17 Oktober 2025.

'n Hardekopie van die dokumente is beskikbaar gestel by die Kranshoek Publieke Biblioteek, 342 Trekker Straat, Kranshoek. Plettenbergbaai, Wes-Kaap,. Die dokument is ook beskikbaar vir aflaai vanaf ons webtuiste: <https://sesc.net/eia-report/deadp-ref-16-3-3-2-d1-13-0001-25-draft-scoping-report-for-the-proposed-mixed-use-development-on-portions-7-and-8-of-the-farm-krans-hoek-432-bitou-local-municipality-garden-route-district-municipa/>

Openbare Deelname Kommentaartydperk: 16 September 2025 – 17 Oktober 2025

U is geïdentifiseer as 'n geregistreerde Belanghebbende & Geaffekteerde Party (B&GP), wat jou die geleentheid bied om die KSV te hersien en daarop kommentaar te lewer. **Indien u nie meer as 'n B&GP vir hierdie projek geregistreer wil wees nie**, wat aandui dat u nie meer by toekomstige kommunikasie rakende hierdie proses ingesluit wil word nie, **stel asseblief hierdie kantoor skriftelik in kennis**.

Indien u hierdie pos ontvang, en u is die grondeienaar/verhuurder van die eiendom, word u versoek om ALLE okkupeerders op u eiendom in kennis te stel van die besonderhede van hierdie pos en publieke deelname tydperk. Alternatiewelik kan u versoek dat die Omgewingassesseringspraktisyn (EAP) hierdie kennisgewing namens u onderneem deur die WHP van die okkupeerders se kontakbesonderhede te verskaf. Indien u die okkupeerder is, word u versoek om die grondeienaar/verhuurder in kennis te stel van die besonderhede van hierdie pos- en openbare deelname tydperk. Alternatiewelik kan jy versoek dat die EAP hierdie kennisgewing namens jou onderneem deur die EAP van die grondeienaar/verhuurder se kontakbesonderhede te verskaf.

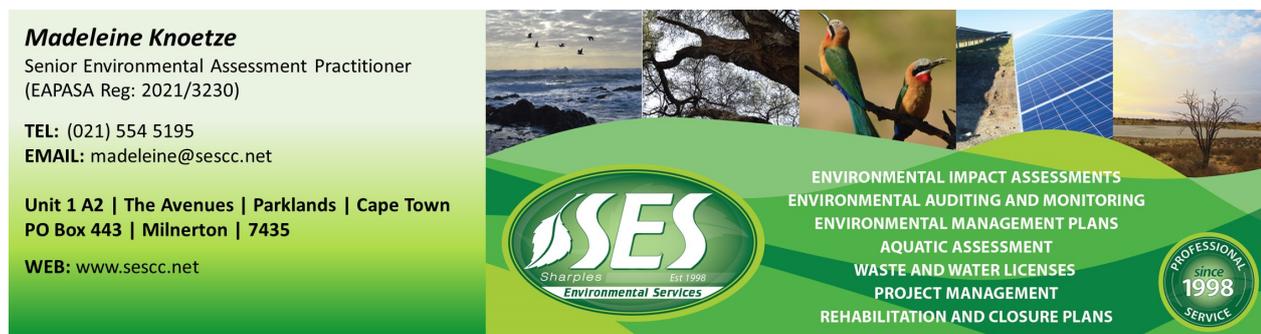
Neem asseblief kennis: Deur te u kies om as 'n B&GP geregistreer te word of deur 'n opmerking in te dien, stem u in tot die wettige verwerking van u persoonlike inligting met betrekking tot die beoogde doeleindes, soos beskryf deur die Wet op die Beskerming van Persoonlike Inligting, 2013 (Wet no. 4 van 2013). U persoonlike inligting sal gebruik word vir alle prosesse relevant tot hierdie spesifieke projek, in ooreenstemming met die POPI Wet, 2013. U gee ook toestemming dat u kontakbesonderhede beskikbaar gestel word, en om in ons gereguleerde verslae weerspieël te word.

Die **KSV** is beskikbaar vir kommentaar tot en met **17 Oktober 2025**. Kommentaar op die KSV en voorgestelde aktiwiteite moet dus **skriftelik voor of op 17 Oktober 2025** ingedien word deur middel van die volgende: **e-pos: madeleine@sesc.net of posadres: Posbus 443, Milnerton, 7435.**

Moet asseblief nie huiwer om ons te kontak indien jy enige navrae het nie.

Thank you / Dankie.

Kind regards / Vriendelike groete,



Madeleine Knoetze
Senior Environmental Assessment Practitioner
(EAPASA Reg: 2021/3230)

TEL: (021) 554 5195
EMAIL: madeleine@sesc.net

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From: Madeleine Knoetze <madeleine@sesc.net>

Sent: Thursday, 14 August 2025 16:22

Cc: Betsy Ditcham <betsy@sesc.net>

Subject: FW: NOTIFICATION OF THE COMMENCEMENT OF THE 30-DAY PUBLIC PARTICIPATION COMMENTING PERIOD OF THE DRAFT BASIC ASSESSMENT REPORT THE PROPOSED INSTALLATION OF SERVICES ASSOCIATED WITH THE KOEBERG NUCLEAR POWER STATION ON FARM DUYNFONTYN 1552, DUYNFONTEIN.

Dear Interested and Affected Parties and Stakeholders,

RE: NOTIFICATION OF THE COMMENCEMENT OF THE 30-DAY PUBLIC PARTICIPATION COMMENTING PERIOD OF THE DRAFT BASIC ASSESSMENT REPORT THE PROPOSED INSTALLATION OF SERVICES ASSOCIATED WITH THE KOEBERG NUCLEAR POWER STATION ON FARM DUYNFONTYN 1552, DUYNFONTEIN, CITY OF CAPE TOWN METROPOLITAN MUNICIPALITY, WESTERN CAPE PROVINCE.

Sharples Environmental Services cc (SES) has been appointed by Asanele Consultants (Pty) Ltd, on behalf of Eskom Holdings SOC Ltd, to undertake the environmental assessment, in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Assessment Regulations of 2014, as amended (GNR 326 of 2017; GNR 517 of 2021), for the proposed activities associated with the proposed cable infrastructure upgrades within the boundaries of the Koeberg Nuclear Power Station (KNPS) on the Farm Duynfontyn No. 1552, Melkbosstrand, City of Cape Town Metropolitan Municipality, Western Cape Province.

This email serves to inform you that the Draft Basic Assessment Report (DBAR) and associated appendices will be available for download and viewing from today, Thursday, 14 August 2025.

A hard-copy of the document has been made available Koeberg Library, Merchant Walk, Duynfontein, Melkbosstrand, Cape Town, as well as at the Koeberg Visitors Centre. The document is also available for download from our website: <https://sesc.net/eia-report/draft-basic-assessment-report-for-the-proposed-installation-of-services-at-the-koeberg-nuclear-power-station-on-duynfontyn-1552-melkbosstrand-city-of-cape-town-metropolitan-municipality/>

Public Participation Commenting Period: 14 August 2025 – 15 September 2025

You have been identified as a registered Interested & Affected Party (I&AP), providing you with the opportunity to review and comment on the Draft Basic Assessment Report. Should you **no longer wish to be registered as an I&AP** for this project, indicating that you no longer wish to be included in future communications regarding this process, **please notify this office in writing.**

If you are receiving this mail, and you are the landowner/landlord of the property, you are requested to notify ALL occupiers on your property of the details of this mail and public participation period.

Alternatively, you may request that the EAP undertake this notification on your behalf, by supplying the EAP with the occupiers' contact details. If you are the occupier, you are requested to notify the landowner/landlord of the details of this mail and public participation period. Alternatively, you may request that the EAP undertake this notification on your behalf, by supplying the EAP with the landowner/landlord contact details.

Please Note: Choosing to be registered as an I&AP or by submitting a comment, you consent to the lawful processing of your personal information in relation to the intended purposes, as described by the Protection of Personal Information Act, 2013 (Act no. 4 of 2013). Your personal information will be utilized for all processes relevant to this specific project, in compliance with the POPI Act, 2013. You also provide consent to having your contact details being made available, and to be reflected in our regulated reports.

The **DBAR** is available for **comment until the 15th of September 2025**. Comments on the **DBAR** and proposed activity must therefore be submitted **in writing on or before 15 September 2025**, by means of the following: **email: madeleine@sesc.net or postal address: PO Box 443, Milnerton, 7435.**

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

Geagte Kommentaarlewers owerhede, staatsinstansies en/of potensiele belanghebbende en geaffekteerde partye,

KENNISGEWING VAN BEGIN VAN 30-DAE PUBLIEKE DEELNAME PROSES VIR DIE VOORGESTELDE INSTALLASIE VAN DIENSTE VERBAND HOUEND MET DIE KOEBERG KERNKRAGSTASIE OP PLAAS DUYNFONTYN 1552, DUYNEFONTEIN, KAAPSTAD METROPOLITAANSE MUNISIPALITEIT, WES-KAAP PROVINSIE.

Sharples Environmental Services cc (SES) is deur Asenele Consulting (Pty) Ltd aangestel, namens Eskom Holdings SOC Ltd, om die omgewingsassessering in terme van die Nasionale Omgewingsbestuurswet, 1998 (Wet No. 107 van 1998) en die Omgewings Assesseringregulasies van 2014, soos aangepas (GNR 326 van 2017; GNR 517 van 2021), vir die bogenoemde projek te ondergaan.

Die epos dien om u in te lig dat die Konsep Basiese Assesseringsverslag (DBAR) en sy geassosieerde bylae beskikbaar gestel sal word vir aflaai en besigtiging vanaf vandag, Donderdag, 14 Augustus 2025.

'n Hardekopie van die dokumente is beskikbaar gestel by die Koeberg Biblioteek, Merchant Walk, Duynfontein, Melkbosstrand, Kaapstad, asook die Koeberg Besoekersentrum. Die dokument is ook beskikbaar vir aflaai vanaf ons webtuiste: <https://sesc.net/eia-report/draft-basic-assessment-report-for-the-proposed-installation-of-services-at-the-koeberg-nuclear-power-station-on-duynfontyn-1552-melkbosstrand-city-of-cape-town-metropolitan-municipality/>

Openbare Deelname Kommentaartydperk: 14 Augustus 2025 – 15 September 2025

U is geïdentifiseer as 'n geregistreerde Belanghebbende & Geaffekteerde Party (B&GP), wat jou die geleentheid bied om die Konsep Basiese Assesseringsverslag te hersien en daarop kommentaar te lewer. **Indien u nie meer as 'n B&GP vir hierdie projek geregistreer wil wees nie**, wat aandui dat u nie meer by toekomstige kommunikasie rakende hierdie proses ingesluit wil word nie, **stel asseblief hierdie kantoor skriftelik in kennis**.

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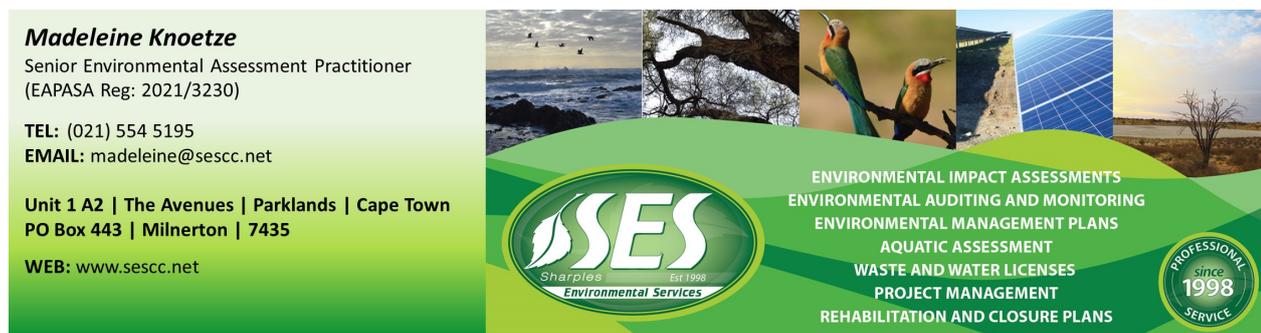
Neem asseblief kennis: Deur te u kies om as 'n B&GP geregistreer te word of deur 'n opmerking in te dien, stem u in tot die wettige verwerking van u persoonlike inligting met betrekking tot die beoogde doeleindes, soos beskryf deur die Wet op die Beskerming van Persoonlike Inligting, 2013 (Wet no. 4 van 2013). U persoonlike inligting sal gebruik word vir alle prosesse relevant tot hierdie spesifieke projek, in ooreenstemming met die POPI Wet, 2013. U gee ook toestemming dat u kontakbesonderhede beskikbaar gestel word, en om in ons gereguleerde verslae weerspieël te word.

Die **DBAR** is beskikbaar vir kommentaar tot en met **15 September 2025**. Kommentaar op die DBAR en voorgestelde aktiwiteite moet dus **skriftelik voor of op 15 September 2025** ingedien word deur middel van die volgende; **e-pos: madeleine@sesc.net of posadres: Posbus 443, Milnerton, 7435.**

Moet asseblief nie huiwer om ons te kontak indien jy enige navrae het nie.

Thank you / Dankie.

Kind regards,



Madeleine Knoetze
Senior Environmental Assessment Practitioner
(EAPASA Reg: 2021/3230)

TEL: (021) 554 5195
EMAIL: madeleine@sesc.net

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Madeleine Knoetze

From: Madeleine Knoetze <madeleine@sesc.net>
Sent: Friday, 17 October 2025 11:15
To: 'Cindy Smith'
Cc: Betsy Ditcham
Subject: RE: NOTIFICATION OF THE 30-DAY PUBLIC PARTICIPATION COMMENTING PERIOD OF THE DRAFT SCOPING REPORT FOR THE PROPOSED MIXED-USE DEVELOPMENT ON PORTIONS 7 AND 8 OF THE FARM KRANS HOEK 432, BITOU LOCAL MUNICIPALITY, GARDEN ROUTE DISTRICT MUNICIPALITY. WESTERN

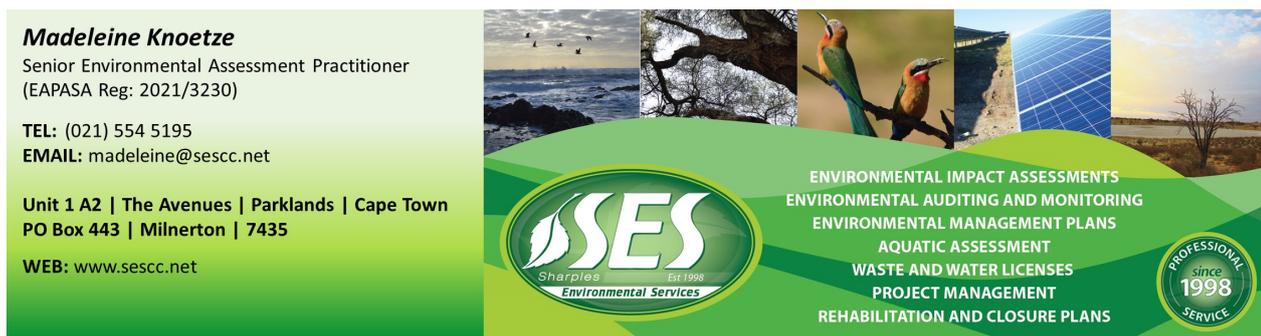
Good morning Cindy,

I hope you are doing well.

Thank you for registering as an Interested & Affected Party of the proposed development. We hereby acknowledge receipt of your comments and confirm these will be addressed appropriately in the relevant documents.

Should you have any further comments or enquiries regarding the proposed development, please do not hesitate to contact us.

Kind regards / Vriendelike groete,



Madeleine Knoetze
Senior Environmental Assessment Practitioner
(EAPASA Reg: 2021/3230)
TEL: (021) 554 5195
EMAIL: madeleine@sesc.net

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- PROJECT MANAGEMENT
- REHABILITATION AND CLOSURE PLANS

PROFESSIONAL SERVICE since 1998

From: Cindy Smith <smithcindy81@gmail.com>
Sent: Friday, 17 October 2025 08:45
To: madeleine@sesc.net
Subject: Fwd: NOTIFICATION OF THE 30-DAY PUBLIC PARTICIPATION COMMENTING PERIOD OF THE DRAFT SCOPING REPORT FOR THE PROPOSED MIXED-USE DEVELOPMENT ON PORTIONS 7 AND 8 OF THE FARM KRANS HOEK 432, BITOU LOCAL MUNICIPALITY, GARDEN ROUTE DISTRICT MUNICIPALITY. WESTERN

Good day Madeleine,

I hope you are well.

My landlord, Kathy Green of D4 Airport Road was kind enough to forward this email as I am a resident on her property opposite Portions 7 and 8 of the Farm Krans Hoek 432. I have been a happy resident of this space for over 3 years.

I **strongly oppose** the development of these portions. The portions serves not only as a buffer between the chicken farm and the residences here, but they are also serves as an environmental zone that should be protected due to the water/lake that serves the area - one we work to protect - but also the biodiversity of that area. It is lush and shows signs of rejuvenation for birds and trees

alike, and offers shade where the fires have ravaged this area before. Further down, the area has been worked on and misused and not taken care of, and this has greatly impacted the ground water due to invasive trees that soak up all the water, as well as the soil which is now hardened clay and nothing grows here anymore.

We the residents here have taken great care to rejuvenate our gardens with rich soil, manage water so very carefully and attempt to plant hardy good species of trees where we can to offer shade, give homes to animals and rejuvenate the soil.

Secondly, the areas closer towards the cliffs has not been managed well and the environment has been severely mistreated by residents in the B section using horses etc regardless of the fact that they are not allowed to. The coastal corridor is at great risk of being misused and mistreated, and everywhere there has been development, even over the last 3 years, I have seen the environment suffer and change for the worse!

Thirdly, as i work from home as an online teacher, the development in Kranshoek severely affected my ability to work in peace and quiet with the machines that dig up the earth and the people/workers around before 6 am and well after 8 pm even after phoning the police on multiple occasions - even Sundays! this is a waste of resources. The area here has been BRUTALIZED by the digging and has severely affected the landscape. My job was severely jeopardized at this time as was our peace and sanity. I would never have moved here if I had known there would be massive development.

Water is such an issue for us here, even with large water tanks as there is simply not enough rain, creating more buildings and residents will only make it worse.

I very strongly oppose this development and the destruction of the environment in this area. They have not worked carefully nor mindfully and the destruction cannot be undone.

Best

Cindy Smith, D4 Airport Road.