



REFERENCE: 16/3/3/6/7/2/D1/13/0181/24
ENQUIRIES: Shireen Pullen
DATE OF ISSUE: **08 July 2024**

The Director
Krans Development (PTY) LTD
PO Box 95861
WATERKLOOF
0145

Attention: Mr. Andre Vlok

Email: andre@canprop.co.za

Dear Sir

ACKNOWLEDGMENT OF RECEIPT AND COMMENT ON THE NOTICE OF INTENT (NOI) TO APPLY FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NEMA EIA REGULATIONS FOR THE PROPOSED MIXED-USE DEVELOPMENT ON PORTION 7 AND 8 OF THE FARM KRANSHOEK 432, BITOU MUNICIPALITY

1. The abovementioned document received by the Directorate: Development Management (Region 3), hereinafter referred to as "this Directorate" via electronic mail on 7 June 2024 refers.
2. This letter serves as acknowledgment of receipt of the above-mentioned document by this Directorate.
3. Kindly quote the abovementioned reference number in any future correspondence in respect of this Notice of Intent. Also, kindly take note of your specific fee reference number **G-SEIR-EIA-K2**.
4. The proposed development entails the development of a mixed-use development with associated infrastructure consisting of the following:
 - Community Zone I – Educational facilities of all kinds;
 - Community Zone II – Provision of places where communities can congregate and worship according to the custom of their specific faith or religion;
 - Business Zone III – Provision opportunity of retail sale of goods and services to the public; General Residential Zone 1 – Provision of dwelling house for a single family, where each dwelling has its own land unit;
 - Open Space Zone I – Public Open Space; • Open Space Zone II – Private Open Space; Transport Zone II – Public road;
 - Transport Zone III – Private road;
 - Utility Zone – Where the proposed pump station will be located.

The proposed development will follow a phased approach, with portion 7 consisting of four (4) phases and portion 8 will consist of two (2) development phases (which includes the development of a Primary/Secondary School as part of Phase 1).

5. In light of the above, a Scoping and Environmental Impact Assessment Process is applicable to the proposed development. You are advised that when undertaking the Scoping/EIA Process, you must take into account all applicable guidelines, including the guidelines developed by the Department. These can be downloaded from the Department's website, (<http://eadp-westerncape.kznshf.gov.za/your-resource-library/policies-guidelines>). In particular, the guidelines that may be applicable to the proposed development include, inter alia, the following:
- Circular EADP 0028/2014: One Environmental Management System
 - Guideline for the review of specialist input in the EIA process, June 2005.
 - Guideline for involving biodiversity specialists in the EIA process, June 2005.
 - Guideline for environmental management plans, June 2005.
 - Guideline on Alternatives (March 2013)
 - Guideline on Need and Desirability (March 2013)
 - Guideline on Public Participation (March 2013)

6. Public Participation

Please be advised that according to Regulation 41(2) the person conducting a public participation process (PPP) must "take into account any guidelines applicable to public participation".

When notifying I&APs of the application the minimum information to be provided in a notice, which include placing an advertisement or fixing a notice board, must contain, inter alia, whether a Basic Assessment or Scoping & EIR process is to be followed and information on how to register as an I&AP. A register of I&APs must be opened, maintained and made available to any person requesting access to the register in writing. The register must also be submitted together with the final EIR.

In addition to the above, please ensure that this Department's Planning component is provided with an opportunity to provide comment/input on the proposal. The sooner they are involved in the process, the better.

7. Alternatives

Be advised that in terms of the EIA Regulations and NEMA the investigation of alternatives is mandatory. Also note that alternatives are not limited to site and location alternatives. All alternatives identified must therefore be investigated to determine if they are feasible and reasonable.

8. Heritage

It is noted that an NID will be submitted to Heritage Western Cape (HWC) to determine whether Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999), is applicable to the proposal.

9. One Environmental System

It is also understood that the proposal will require a Water Use License in terms of the National Water Act, 1998 (Act No 36 of 1998) in addition to the Environmental Authorisation in terms of the NEMA EIA Regulations, as amended. In light of the one environmental system, it is now a requirement to synchronise these processes in order to ensure that all processes are duly informed by one another. It is therefore the duty of the Environmental Assessment Practitioner ("EAP") to take note of the timeframes and synchronise the three processes.

10. Specialist Input

10.1 Screening Tool Report

- a) The screening tool report identifies numerous specialist requirements in the process, however, the NOI states that not all specialist studies identified by the screening tool may be required.

- b) Protocols or Minimum Information Requirements

Please be informed that the applicable protocols or minimum information requirements, which were published in Government Notice No. 320 of 20 March 2020 (Government Gazette No. 431 10

of 20 March 2020 refers), which came into effect on 9 May 2020, must be applied to the impact assessment process that must be followed: Provided that if the specialist assessment affected by any of the protocols, was commissioned before 9 May 2020, then the applicant is allowed to continue and submit documents for decision-making, which do not need to comply with the requirements of the protocols. Proof that the specialist work was outsourced before 9 May 2020, is deemed to be sufficient to allow this on a case-by-case basis. In such instances, the specialist report need not comply with the applicable protocol, but must comply with Appendix 6 of the Environmental Impact Assessment Regulations, 2014 (as amended).

Therefore—

- i. in accordance to the above, where the applicable protocol applies to any specialist performing work related to any of the fields of practice listed in Schedule I of the Natural Scientific Professions Act, 2003 (Act 27 of 2003) must be registered with the South African Council for Natural Scientific Professions ("SACNASP")^[1] in any of the prescribed categories [Section 18] and further to this, only a person registered with the SACNASP may practise in a consulting capacity [Section 20]; or
- ii. where a specialist assessment was commissioned prior to 9 May 2020, you are required to submit proof to the competent authority that the work was commissioned prior to the said date (e.g. approved quotation for specialist assessment and/or proof of work being carried out).
- iii. It is the responsibility of the Environmental Assessment Practitioner (EAP) to confirm this list and to motivate in the assessment report, the reason for not including any of the identified specialist studies, including the provision of photographic evidence of the footprint situation. Such motivation must be submitted to this Department as soon as possible, preferably before the submission of the application form.

10.2 Site Verification Report (SSVR)

Please be advised that a SSVR must adhere to the requirements of the various protocols. In this regard the protocols state that the outcome of the site sensitivity verification must be recorded in the form of a report that, *inter alia*:

- confirms or disputes the current use of the land and the environmental sensitivity as identified by the screening tool, such as new developments or infrastructure, the change in vegetation cover or status etc.; and
- contains a motivation and evidence (e.g. photographs) of either the verified or different use of the land and environmental sensitivity.

a) Agricultural Sensitivity Theme

The Agricultural Sensitivity theme is rated as "Very High" and according to the protocols, an Agro-Ecosystems Specialist Assessment must be undertaken. The Environmental Assessment Practitioner (EAP) disputes the sensitivity and motivates that the proposed development site has been zoned as Agricultural Zone I, and that vegetation has since been allowed to re-establish and agricultural practice is not currently the dominant land use and that the Department of Agriculture will be included in the list of I&APs. Although this can be agreed to, please note that, should the outcome of the PPP necessitate such a study, the requirement will have to be complied with.

b) Terrestrial Biodiversity Sensitivity Theme

The Terrestrial Biodiversity Sensitivity Theme is rated as "Very High", which requires an assessment by a SACNASP registered specialist in the field of Terrestrial Biodiversity. The appointed specialist confirmed that the development area falls within the terrestrial biodiversity screening tool designated Ecological Support Area (ESA) 1 associated along portion 8 and CBA 2 that's associated with the watercourse on portion 7. A Terrestrial Biodiversity and Plant Species Specialist will be appointed to conduct an impact assessment for the proposed development. Additionally, CapeNature will be included as a Stakeholder as part of the Public Participation Processes. This Directorate agrees with the way forward.

[1] SACNASP – the legislated regulatory body for natural science practitioners in South Africa.

- c) **Animal Sensitivity Theme**
 The Animal Sensitivity Theme is rated as "High", due to the identification of species of conservation concern that might occur on the site. According to the protocols, a Specialist Assessment must be done by a SACNASP registered specialist in the field of terrestrial animal species. A site verification site visit conducted by the EAP, could not confirm the presence of any of the SCCs. Notwithstanding the afore-mentioned, a Terrestrial Animal Species Impact Assessment will be conducted for the proposed development. This Directorate is in agreement herewith. Comment from CapeNature must be sought very early in the process for more guidance.
- d) **Plant Sensitivity Theme**
 The Plant Sensitivity Theme is rated as "Medium" and requires an assessment by a SACNASP registered specialist with expertise in the field of terrestrial plant species. A specialist was appointed to verify whether any of the species of conservation concern was noted on site. No presence of species that are of conservation concern were found on site. Notwithstanding the afore-mentioned, the EAP does not clearly state whether the sensitivity is disputed. Nonetheless, it is the understanding that the plant specialist assessment will form part of the Terrestrial Biodiversity Assessment. Comment from CapeNature must be sought very early in the process for more guidance.
- e) **Civil Aviation Theme**
 According to the screening tool the civil aviation sensitivity was rated as "high", as the site is located within 8km of the Plettenberg Bay airport. Comment from the CAA must be included in the final EIR that must be submitted for decision-making by this Directorate, but preferably prior to the commencement of the application phase.
- f) **Aquatic Sensitivity Theme**
 According to the screening tool the aquatic sensitivity was rated as "very high". The NOI states that a specialist has been appointed to assess and provide either an assessment or compliance statement depending on their findings. According to the protocols, an aquatic compliance statement is only applicable when the sensitivity rating is "low" and not when it is "very high". It is therefore the opinion of this Directorate that an aquatic specialist assessment must be undertaken, due to the very high sensitivity of the site, regardless of whether there are any watercourses on the site or not.
- g) **Palaeontology**
 The Screening Tool indicated that the site has a "High" sensitivity rating and that a Palaeontology Impact Assessment might be required. Palaeontology will therefore be considered for this assessment. Prof. Marion Bamford was appointed by ASHA Consulting to provide palaeontological insights into potential impacts of the proposed development on the potential resources. According to the findings of the specialist, trace fossils, tracks and burrows are expected to occur in the Peninsula Formation sandstone and associated mudstones, the obvious thick covering of unconsolidated sand, soil and light gravel with no bedrock exposed means that it is extremely unlikely that fossils will be present on site. Furthermore, geological test excavation carried out on Portion 9 immediately to the west showed that no bedrock was present in any of their holes which extended between 2.3 m and 3.1 m deep. A Notice of Intent to Develop will be compiled and submitted to Heritage Western Cape (HWC) for consideration. This Directorate agrees with the way forward.
- h) **Archaeological and Cultural Heritage Sensitivity Theme**
 According to the Screening tool, the Archaeological and Cultural Heritage Sensitivity of the site is rated as "low". The screening tool does not suggest an Archaeological and Cultural Heritage Impact Assessment be completed. Kindly ensure that comment is obtained from Heritage Western Cape as soon as possible in the process.

- i) Socio-Economic
Due to the alignment of the proposed development with the strategic goals of the Bitou Local Municipality, a Socio-Economic Assessment is not planned at present. The Socio-Economic Context of the proposed development will be further elaborated upon during the planned EIA process.

11. Services

Please ensure that there are sufficient service-infrastructure and services available to support the proposed development. Written confirmation from the local municipality is crucial to the success of this application.

12. Need and Desirability

- 12.1 In terms of the NEMA EIA Regulations, when considering an application, the Department must take into account a number of specific considerations including *inter alia* the need for and desirability of any proposed development.
- 12.2 As such, the need for and desirability of the proposed activity must be considered and reported on in the Scoping Report and Environmental Impact Report (EIR). The final EIR must reflect how the strategic context of the site in relation to the broader surrounding area, has been considered in addressing need and desirability. Refer to the Department's Guideline on Need and Desirability (March 2013).

13. Pre- Application Consultation

- 13.1 This Directorate itself for a pre-application meeting at a time convenient for all parties to provide further guidance and advice in terms of Regulation 8 on the process requirements and the administration of your application.
- 13.2 Please note that the pre-application consultation is an advisory process and does not pre-empt the outcome of any future application which may be submitted to the Department.
- 13.3 No information provided, views expressed and/or comments made by officials during the pre-application consultation should in any way be seen as an indication or confirmation:
 - that additional information or documents will not be requested
 - of the outcome of the application
14. Please ensure the Scoping Report and Plan of Study for EIA comply with all the information requirements outlined in Appendices 2. Care must be taken that the EAP does not collapse the scoping process by including specialist input prior to a plan of study being "accepted".
15. This Directorate awaits the submission of the Application Form prescribed by the EIA Regulations, 2014 (as amended).
16. Please note that it is an offence in terms of Section 49A(1)(a) of the NEMA for a person to commence with a listed activity unless the Competent Authority has granted an Environmental Authorisation for undertaking it. Failure to comply with the requirements of Section 24F of the NEMA shall result in the matter being referred to the Environmental Compliance and Enforcement Directorate of this Department. A person convicted of an offence in terms of the above is liable to a fine not exceeding R10 million or to imprisonment for a period not exceeding 10 years, or to both such fine and imprisonment.
17. Kindly quote the abovementioned reference number in any future correspondence in respect of this application.

18. This Department reserves the right to revise initial comments and request further information from you based on any new or revised information received.

Yours faithfully

S

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

Copy:
Madeleine Knoetze
Anje Minnie

Sharples Environmental Services cc
Bitou Municipality

Email: madeleine@sescs.net
Email: aminnie@plett.gov.za

REFERENCE NUMBER: 15/4/2/10/BM2/Ptn7_8Kranshoek432/07

ENQUIRIES: Riaan Thomson

Metroplan
7 Upper Dickens Street
PORT ELIZABETH
6000

Attention: Lance del Monte

Email: lance@mplan.co.za

Dear Sir

SUBDIVISION OF AGRICULTURAL LAND ACT, 1970 (ACT 70 OF 1970): CONFIRMATION OF THE DESIGNATION OF PORTIONS 7 & 8 OF THE FARM KRANSHOEK NO. 432, PLETTENBERG BAY WITHIN THE KNYSNA, WILDERNESS AND PLETTENBERG BAY REGIONAL STRUCTURE PLAN

1. The Department has received your request for confirmation of the status and designation of the above-mentioned properties in terms of the above Regional Structure Plan, which was originally approved as a Guide Plan in Government Notice No. 1708 of 5 August 1983, but later declared as a Regional Structure Plan in Government Notice No. 170 of 9 February 1996.
2. I hereby confirm that Portions 7 & 8 of the Farm Kranshoek No. 432, Plettenberg Bay were indeed included in the Knysna, Wilderness and Plettenberg Bay Regional Structure Plan. This portion was designated as '**Agriculture**'.
3. Based on the above information, it is therefore the view of this Department that Portions 7 & 8 of the Farm Kranshoek No. 432, Plettenberg Bay **are not** exempt from the provisions of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970).
4. Should you require any further information, please do not hesitate to contact Riaan Thomson from my office on 044 – 814 2323 or on e-mail: Riaan.Thomson@westerncape.gov.za

Yours faithfully

MR. GAVIN BENJAMIN

DIRECTOR: DEVELOPMENT MANAGEMENT (REGION3)

WCG: DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Copies to:

Director: Land Use and Soil Management
Department of Agriculture, Forestry and Fisheries

Private Bag X120

PRETORIA

0001

Attention: Ms. Annette Geertsema (e-mail: AnnetteS@dalrrd.gov.za)

Director Land Use Management

Western Cape: Department of Agriculture

Private Bag X1

ELSENBURG

7607

Attention: Mr Cor van der Walt (e-mail: corvdw@elsenburg.com)

The Surveyor General

Western Cape: Department of Rural Development and Land Reform

Private Bag X9073

CAPE TOWN

8000

Attention: Mr J Williamson (e-mail: julian.williamson@dalrrd.gov.za)

The Surveyor General

Western Cape: Department of Rural Development and Land Reform

Private Bag X9073

CAPE TOWN

8000

Attention: Mr Andrew Ballantyne (e-mail: andrew.ballantyne@dalrrd.gov.za)



GEORGE
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EMAIL: info@sesc.net **WEBSITE:** www.sesc.net
ADDRESS: Unit 17 Cathedral Square,
Cathedral Street, George, 6530
PO BOX: 9087, George, 6530

CAPE TOWN
TEL: +27 (0) 21 554 5195 **FAX:** +27 (0) 86 575 2869
EMAIL: betsy@sesc.net **WEBSITE:** www.sesc.net
ADDRESS: Tableview, Cape Town, 7441
PO BOX: 443, Milnerton, 7435

SES Ref: CT19/RDH/APP/09/25

Western Cape Department of Environmental Affairs and Development Planning
Private Bag X 6509
George,
6530

5 September 2025

Attention To: Directorate: Development Management (Region 3)

To whom it may concern,

CLARIFICATION LETTER REGARDING THE CLEARANCE OF LAND ON PORTION 8 OF THE FARM KRANS HOEK 342, NEAR KRANSHOEK, BITOU LOCAL MUNICIPALITY, GARDEN ROUTE DISTRICT MUNICIPALITY, WESTERN CAPE PROVINCE.

Sharples Environmental Services ss (SES) has been appointed by the Applicant, Krans Development (Pty) Ltd to oversee the process for the Application for Environment Authorisation (EA) associated with the proposed mixed-use residential development on Portions 7 and 8 of the Farm Krans Hoek 432, Bitou Local Municipality, Garden Route District Municipality, Western Cape Province.

Upon populating the Application Form for Environmental Authorisation (EA) and Draft Scoping Report documents for submission and commenting to the Western Cape Department of Environmental Affairs and Development Planning (WCDEADP), the aerial imagery for the proposed development site was updated (Google Earth imagery of March 2025). It was during these final checks of the documents, where it was noted that a clearance event took place within the boundaries of Portion 8 of the Farm Krans Hoek 432 (hereafter referred to as Portion 8). Upon inspection, it was noted that the clearance event originated from the commencement of construction activities on Portion 9 of the Farm Krans Hoek 432 (hereafter referred to as Portion 9).

A representative of SES conducted a site visit after the clearance was remotely observed. As noted in the photos below, the area in question was used for stockpiling construction rubble accumulated and extracted from Portion 9. A meeting was called with the Developers of Portion 9 to discuss the way forward regarding the management of the clearance and stockpiling on the property.

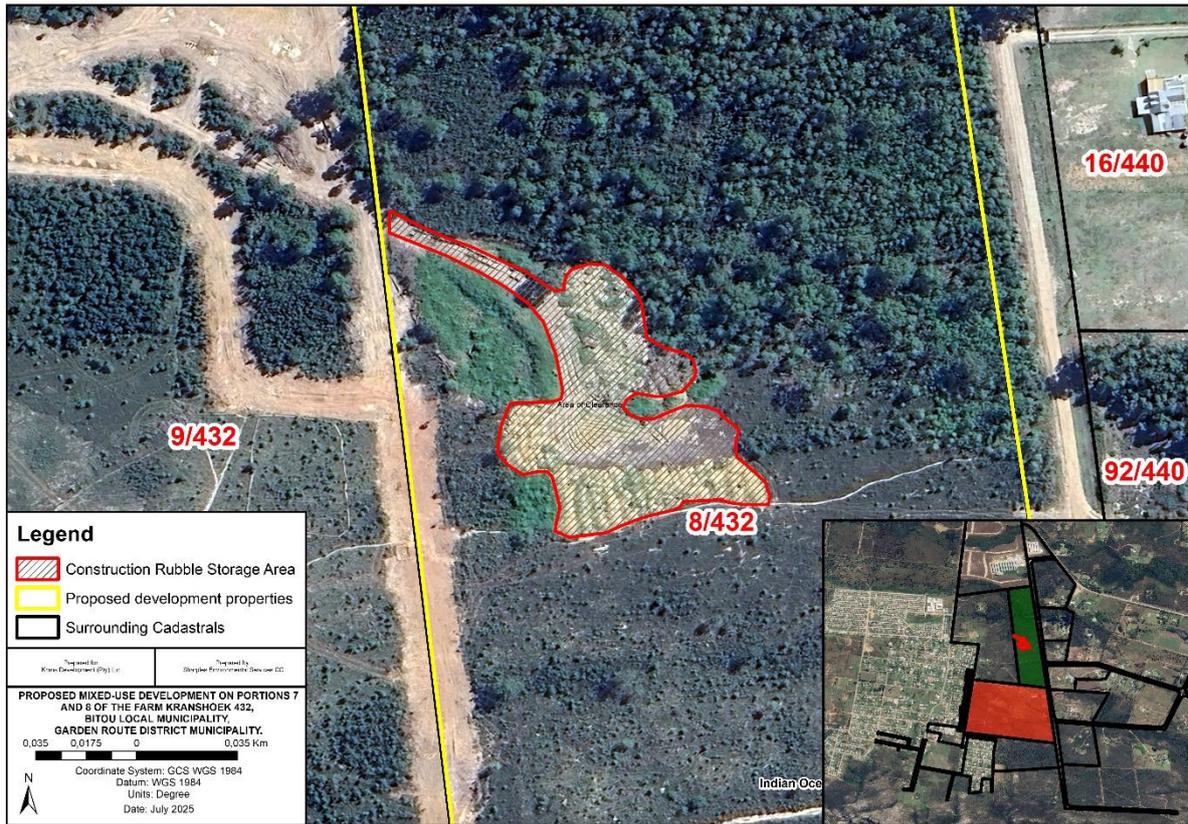


Figure 1. Map indicating the area of concern through a red polygon.

Following the meeting, the developer instructed the contractor to remove all construction rubble from Portion 8.

Appendix A contains the progression of the removal of the stockpiles and construction rubble. Accordingly, please note that even though the clearance activities were undertaken within the boundaries of Portion 8, the activities were not toward the commencement of the current Application for EA.

Should you have any questions or concerns regarding the contents of this letter, please do not hesitate to contact us.

Yours sincerely,
 Madeleine Knoetze

Sharple Environmental Services cc
 Environmental Assessment Practitioner
 EAPASA Reg: 2021/3230

APPENDIX A – PROGRESSION PHOTOGRAPHS



Representation of the area being used for stockpiling prior to the discussion with the developer of Portion 9.



Representation of the Contractors in process of clearing the stockpiling and construction rubble on Portion 8 (24 June 2025) .



Representation of the area following the removal of all rubble and stockpiles from Portion 8, allowing for revegetation to occur (8th of July 2025).



REFERENCE: 16/3/3/2/D1/13/0001/25
ENQUIRIES: Shireen Pullen
DATE OF ISSUE: **23 SEPTEMBER 2025**

The Director
Krans Development (PTY) LTD
PO Box 95861
WATERKLOOF
0145

Attention: Mr Andre Vlok

Email: andre@canprop.co.za

Dear Sir

ACKNOWLEDGEMENT OF RECEIPT OF THE DRAFT SCOPING REPORT FOR THE PROPOSED MIXED-USE DEVELOPMENT ON PORTION 7 AND 8 OF THE FARM KRANSHOEK 432, BITOU MUNICIPALITY

1. The abovementioned document submitted to this Directorate on your behalf by your appointed Registered Environmental Assessment Practitioner Sharples Environmental Services cc represented by Ms. Madeleine Knoetze with EAPASA registration number: 2021/3230 on 16 September 2025 refers.
2. This letter serves as an acknowledgment of receipt of the aforementioned document by the Department.
3. Please note that the information is currently under review and this Department will respond to you in due course.
4. Kindly quote the abovementioned reference number in any future correspondence in respect of the application.
5. The Department reserves the right to revise initial comments and request further information from you based on any new or revised information received.

Yours faithfully

HEAD OF DEPARTMENT

ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 3

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Copy:

Madeleine Knoetze
Anje Minnie

Sharples Environmental Services cc
Bitou Municipality

Email: madeleine@sesc.net

Email: aminnie@plet.gov.za

Madeleine Knoetze

From: Shireen Pullen <Shireen.Pullen@westerncape.gov.za>
Sent: Wednesday, 22 October 2025 15:17
To: Madeleine Knoetze; DEADP-EIAAdmin George
Cc: Francois Naude
Subject: RE: DEA&DP Ref: 16/3/3/2/D1/13/0001/25 - ACKNOWLEDGEMENT OF RECEIPT OF THE APPLICATION FORM TO WHICH A SCOPING & ENVIRONMENTAL IMPACT REPORTING ("EIR") PROCESS MUST BE APPLIED IN TERMS OF THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 FOR THE PROPOS

Hi Madeleine

According to my calculation it is 23 October 2025 (added 24 September 2025, which was a public holiday).

Kind Regards

Shireen Pullen

EAPASA Registration: 2021/4057

Environmental Officer: Development Management (Region 3)
Department of Environmental Affairs and Development Planning
Western Cape Government

4th Floor, York Park Building, 93 York Street, George

Tel: 044 814 2021

Email: Shireen.Pullen@westerncape.gov.za

Website: www.westerncape.gov.za



Be 110% Green. Read from the screen.

Should you not be able to contact the numbers above, please call +27 (0)21 483 4091 between 07:30-16:00.

From: Madeleine Knoetze <madeleine@sesc.net>
Sent: Tuesday, 21 October 2025 11:41
To: DEADP-EIAAdmin George <DEADPEIAAdmin.George@westerncape.gov.za>
Cc: Shireen Pullen <Shireen.Pullen@westerncape.gov.za>
Subject: RE: DEA&DP Ref: 16/3/3/2/D1/13/0001/25 - ACKNOWLEDGEMENT OF RECEIPT OF THE APPLICATION FORM

TO WHICH A SCOPING & ENVIRONMENTAL IMPACT REPORTING ("EIR") PROCESS MUST BE APPLIED IN TERMS OF THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 FOR THE PROPOS

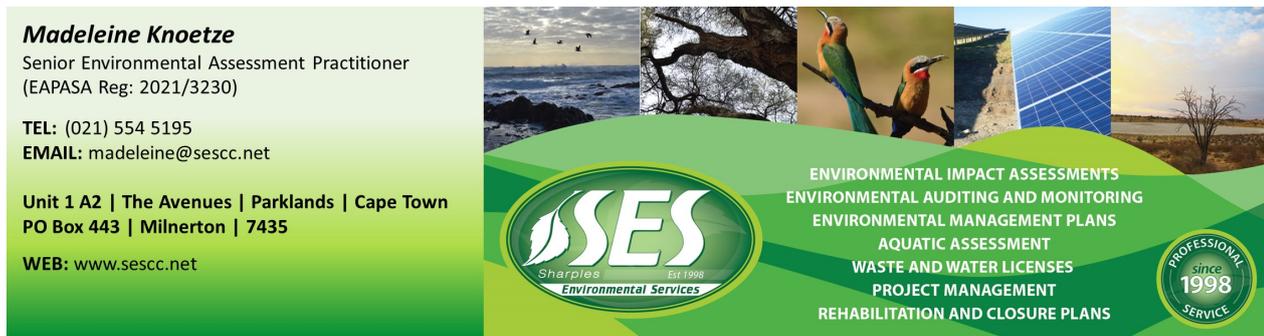
Good morning,

I hope you are doing well.

Please be reminded of the request for confirmation below.

We look forward to hearing from you.

Kind regards / Vriendelike groete,



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

Unit 1 A2 | The Avenues | Parklands | Cape Town
PO Box 443 | Milnerton | 7435
WEB: www.sescc.net

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AQUATIC ASSESSMENT
WASTE AND WATER LICENSES
PROJECT MANAGEMENT
REHABILITATION AND CLOSURE PLANS

PROFESSIONAL SERVICE since 1998

From: Madeleine Knoetze <madeleine@sescc.net>

Sent: Tuesday, 23 September 2025 09:20

To: 'DEADP-EIAAdmin George' <DEADPEIAAdmin.George@westerncape.gov.za>

Cc: Betsy Ditcham <betsy@sescc.net>; 'Shireen Pullen' <Shireen.Pullen@westerncape.gov.za>

Subject: RE: DEA&DP Ref: 16/3/3/2/D1/13/0001/25 - ACKNOWLEDGEMENT OF RECEIPT OF THE APPLICATION FORM TO WHICH A SCOPING & ENVIRONMENTAL IMPACT REPORTING ("EIR") PROCESS MUST BE APPLIED IN TERMS OF THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 FOR THE PROPOS

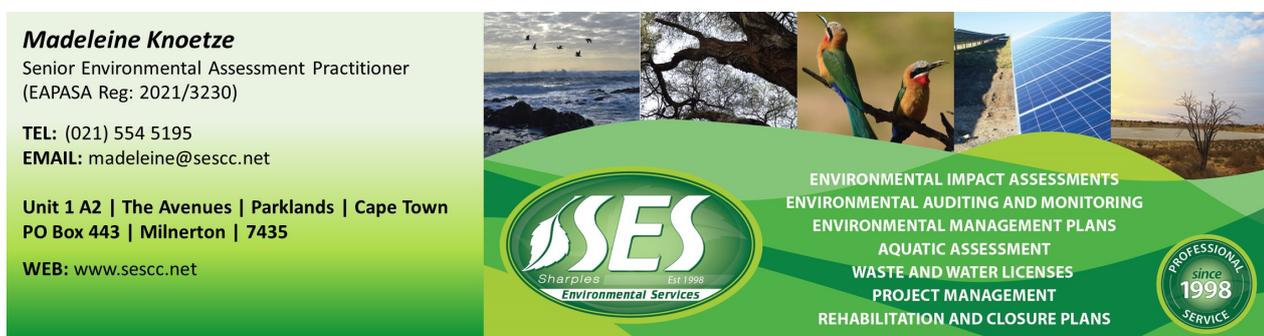
Good morning,

I hope you are doing well.

Thank you for the Acknowledgement of the Application form. Based on the contents of the Application form, we have calculated the final day of submission of the Final Scoping Report as the 23rd of October 2025.

Kindly confirm whether this aligns with your records.

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: DEADP-EIAAdmin George <DEADPEIAAdmin.George@westerncape.gov.za>

Sent: Tuesday, 16 September 2025 13:45

To: Andre Vlok Property Developer <andre@canprop.co.za>; Madeleine Knoetze <madeleine@sescc.net>; Anje Minne <aminne@plett.gov.za>

Cc: Shireen Pullen <Shireen.Pullen@westerncape.gov.za>; Francois Naude <Francois.Naude@westerncape.gov.za>;
Danie Swanepoel <Danie.Swanepoel@westerncape.gov.za>

Subject: DEA&DP Ref: 16/3/3/2/D1/13/0001/25 - ACKNOWLEDGEMENT OF RECEIPT OF THE APPLICATION FORM TO WHICH A SCOPING & ENVIRONMENTAL IMPACT REPORTING (“EIR”) PROCESS MUST BE APPLIED IN TERMS OF THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 FOR THE PROPOSED M

Good Day,

Subject:

ACKNOWLEDGEMENT OF RECEIPT OF THE APPLICATION FORM TO WHICH A SCOPING & ENVIRONMENTAL IMPACT REPORTING (“EIR”) PROCESS MUST BE APPLIED IN TERMS OF THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 FOR THE PROPOSED MIXED-USE DEVELOPMENT ON PORTION 7 AND 8 OF THE FARM KRANSHOEK 432, BITOU MUNICIPALITY

Please find attached the comment from this Department regarding the aforementioned subject.

For any enquiries please contact:

Mr. Francois Naude: Francois.Naude@westerncape.gov.za

Ms. Shireen Pullen: Shireen.Pullen@westerncape.gov.za

Please also copy the email: DEADPEIAAdmin.George@westerncape.gov.za in all electronic correspondence with this department regarding this application.

Kind Regards

DEADPEIA Admin George

Department of Environmental Affairs and Development Planning
Western Cape Government

4th Floor, York Park Building, 93 York Street, George, 6529

Tel: +27 (0)44 814 2002

Cell: 083 717 4349

Email: DEADPEIAAdmin.George@westerncape.gov.za

Website: www.westerncape.gov.za/eadp



**Western Cape
Government**
FOR YOU

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Should you not be able to contact the numbers above, please call +27 (0)21 483 4091 between 07:30-16:00.

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If you are not the intended recipient you may not copy or deliver this message to anyone."

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REFERENCE: 16/3/3/2/D1/13/0001/25
DATE OF ISSUE: 17 October 2025

The Director
Krans Development (Pty) Ltd.
PO Box 95861

WATERKLOOF
0145

Attention: Mr Andre Vlok

Email: andre@canprop.co.za

Dear Sir,

COMMENT ON THE DRAFT SCOPING REPORT FOR THE PROPOSED MIXED-USE DEVELOPMENT ON PORTION 7 AND 8 OF THE FARM KRANSHOEK 432, BITOU MUNICIPALITY

1. The abovementioned document submitted to this Directorate on your behalf by your appointed Registered Environmental Assessment Practitioner Sharples Environmental Services cc represented by Ms. Madeleine Knoetze with EAPASA registration number: 2021/3230 on 16 September 2025 refers.
2. *This Directorate reviewed the document and comments as follows:*
 - 2.1. This Directorate notes that the findings of the specialist input included in the draft Scoping Report is presented as a single map. Kindly explain how the findings of the screening tool report and the site verification report relates to and informed the Plan of Study for EIA.
 - 2.2. In addition hereto, it is reiterated that any specialist performing work related to any of the fields of practice listed in Schedule I of the Natural Scientific Professions Act, 2003 (Act 27 of 2003) must be registered with the South African Council for Natural Scientific Professions ("SACNASP") in any of the prescribed categories [Section 18] and further to this, only a person registered with the SACNASP may practise in a consulting capacity [Section 20]. It will therefore be prudent for such specialists performing specialist studies or preparing specialist reports to provide proof of compliance with this Act.
 - 2.3. This Directorate is aware of the discovery of a new orchid species on the adjacent property and that a site visit during the correct season for optimal discoverability must be undertaken to ascertain whether the species is also present within the boundaries of the proposed development site. Please indicate when such inspection is planned for it is crucial to determine whether this new orchid species also occur on your specific site. Dependent on the outcome of the inspection, possible layout changes will need to be made.
 - 2.4. A large section of portion 8 is Terrestrial Critical Biodiversity Area (CBA) and therefore the terms and reference for the Terrestrial Biodiversity Specialist must include the objectives of the CBA and consider and assess how the impacts of the proposal may compromise/influence the said objectives.

- 2.5. The Need and Desirability aspect in section addressed in Section 7 of the Draft SR is noted. However, you are requested to expand on how the proposal will benefit the broader societal needs in terms of inclusive and affordable housing, especially in light of the statement that the proposed development promote sustainable, integrated and inclusive housing. The Environmental Impact Assessment Report should clearly demonstrate how this aspect has been addressed.
 - 2.6. This Directorate notes the aquatic sensitivities and buffer areas identified. It is however unclear whether there is any available information regarding the floodlines on the properties. Please be reminded that this Directorate does not support development of structures below the 1:50 year floodline and infrastructure below the 1:100 year floodline.
 - 2.7. It is noted that several alternatives have been identified in the draft SR. Please note that the Environmental Impact Assessment must include a comparative assessment of all reasonable and feasible alternatives, including the no-go alternative. Dependent on the findings of the site inspection for the new orchid, this may include additional alternative/s.
 - 2.8. Be reminded that the success of an application of this scale and nature depends largely on the availability of services to support the proposed development. The final report to be submitted to this Directorate for decision-making must include a written letter from the Bitou Municipality: Technical services clearly stipulating that sufficient unallocated capacity exist in the Municipal services to provide the proposal with all the required services without compromising existing services delivery.
3. *Synchronisation*
- 3.1. This Directorate is aware that a Water Use License Application ("WULA") for the relevant water use activities in terms of Section 21 of the National Water Act, Act 36 of 1998, has been commissioned by the applicant and will be managed by Upstream Consulting. Please be reminded that it is now a legal requirement to synchronise the two applications. As such, you are required to include the information and / or any formal correspondence from the Breede-Olifants Catchment Management Agency ("BOCMA") in respect of the WULA in the EIAR. Please be advised that the omission of any reports/information may prejudice the success of the application for environmental authorisation.
4. *Content of the Final SR*
- 4.1. The final Scoping Report must contain all the information outlined in Appendix 2 of GN No. R. 982 of 4 December 2014 and must also include the information requested in this letter.
 - 4.2. Failure to submit any information prescribed in Appendix 2 of GN No. R. 982 may result in Environmental Authorisation being refused.
5. Should the final Scoping Report not be submitted within the prescribed timeframe, the application will lapse in terms of Regulation 45 of the EIA Regulations, 2014 and your application file will be closed. Should you then wish to pursue the application again, a new application process would have to be initiated. A new Application Form would have to be submitted and the prescribed application fee would have to be paid.
6. Kindly quote the abovementioned reference number in any future correspondence in respect of the application.
7. Please note that the activity may not commence prior to an Environmental Authorisation being granted by the Department. It is an offence in terms of Section 49A of the NEMA for a person to commence with

a listed activity unless the Department has granted an Environmental Authorisation for the undertaking of the activity. Failure to comply with the requirements of Section 24F and 49A of the NEMA will result in the matter being referred to the Environmental Compliance and Enforcement Directorate of this Department for prosecution. A person convicted of an offence in terms of the above is liable to a fine not exceeding R10 million or to imprisonment for a period not exceeding 10 years, or to both such fine and imprisonment.

8. Kindly quote the abovementioned reference number in any future correspondence in respect of the application.
9. The Department reserves the right to revise initial comments and request further information from you based on any new or revised information received.

Yours faithfully

pp _____

HEAD OF DEPARTMENT

ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 3

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

(reference: 16/3/3/2/D1/13/0001/25)

Copied to:

Madeleine Knoetze

Anjé Minne

Sharples Environmental Services cc

Bitou Municipality

Email: madeleine@sescs.net

Email: aminne@plett.gov.za