



Cape EAPrac

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19 May 2025

EIA Reference: 16/3/3/1/D1/6/0035/24

NEAS Reference: WCP/EIA/0001554/2024

Our Ref: BIT729/14

Attention: Registered Interested and Affected Parties (I&APs)

VIA: Email

RE: ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED KEURBOOMS LIFESTYLE VILLAGE, PORTION 38 OF THE FARM GANSE VALLEI 444, PLETTENBERG BAY, WESTERN CAPE

Cape Environmental Assessment Practitioners (Pty) Ltd (Cape EAPrac) on behalf of the Holder of the Environmental Authorisation (EA), namely **Intergreen (Pty) Ltd**, hereby notify all registered Interested & Affected Parties (I&APs) of the outcome of the environmental Basic Assessment process as per Condition 5 of the EA.

The Competent Authority (Provincial Department of Environmental Affairs & Development Planning - DEA&DP), having considered the Basic Assessment Report, **granted authorisation** and issued the Environmental Authorisation (EA) on **09 May 2025**.

The Environmental Authorisation (EA) contains a number of conditions of approval which the Holder of the EA must ensure compliance with.

A copy of the complete decision, including the reasons for the decision (Annexure 3 of the attached EA) are included with this notification, as well as being available on the Cape EAPrac website (www.cape-eaprac.co.za) for perusal.

The following typographical errors were identified in the Environmental Authorisation and the Department of Environmental Affairs and Development Planning has been notified accordingly. The typographical errors include:

- Page 3: Section B – Listing Notice 1: Activity 28 is not included in the Environmental Authorisation, however it was included in the Final Basic Assessment Report (Final BAR). No reason for the exclusion was included in the Environmental Authorisation.
- Page 3: Section B – Listing Notice 3: Activity 4 is incorrectly shown as Activity 12.

- Page 5: Section C – The *End point co-ordinates* (specifically Longitude) for the “Water pipeline upgrades in Rietvlei Road reserve” are incorrect. The correct Longitude co-ordinates for the end point are 23° 23' 04.96”.
- Page 5: Section C – The following Properties and SG Codes were not included in the Property Description table however they were included in the Final BAR:
 - Portion 38 of Farm 444. SG Code: C 0 3 9 0 0 0 0 0 0 0 0 4 4 4 0 0 0 3 8
 - Portion 73 of Farm 444,. SG Code: C 0 3 9 0 0 0 0 0 0 0 0 4 4 4 0 0 0 7 3

The EA authorises several 'listed activities' as well as the following development components:

<p>The development entails the establishment of a low-density residential estate, with private amenities and a conservation area / open space. The development allows for private in-house care and support, should ill/elderly residents require such services.</p> <p>The proposed development will comprise of the following:</p> <ul style="list-style-type: none"> ● Twelve (12) sectional title single storey group housing units (i.e., Residential Zone II), ● Entrance gate, ● Guard house, ● Maintenance and staff rooms, ● Communal area (club house, conference room, gym, pool, doctor/nurse office and admin office), ● Six (6) visitor parking bays at the communal buildings / facilities, ● Internal access roads (5.5m wide), 	
<ul style="list-style-type: none"> ● Engineering services and engineering link services (including a waterline and sewer within the road reserve as part of Municipal infrastructure; sewage pumpstation); and ● An integrated opens space network (i.e., Open Space Zone III). 	

In terms of **Condition 5.4. of the EA**, please take note of the following information:

EA Holder Name:	Intergreen (Pty) Ltd
Responsible Person:	Mr Nils Brink van Zyl
Postal Address:	PO Box 55265 Northlands 2116
Telephone:	083 271 6095
Email:	nils@intergreen.co.za
Decision Maker:	Department of Environmental Affairs & Development Planning (DEA&DP)
Contact Person:	Dorien Werth (Case Officer) Gavin Benjamin (Director: Development Management (Region 3))
Postal Address:	4 th Floor, York Park Building, 93 York Street, George Private Bag X6509, George, 6530
Telephone:	044 814 2005 / 044 814 2022
Email:	Dorien.Werth@westerncape.gov.za Gavin.Benjamin@westerncape.gov.za DEADPEIAAdmin.George@westerncape.gov.za

APPEAL PROCEDURE in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended)

Should any party intend to appeal this decision, a formal **Appeal Form** must be submitted to the Appeal Administrator (i.e., the Western Cape Ministry of Local Government, Environmental Affairs and Development Planning) in terms of **Regulation 4 of the National Appeal Regulations**, within **20 calendar days from the date of this notification**.

Appellants are required to submit a copy of the Appeal to the decision-maker (i.e., the Competent Authority that issued the decision), this office, the Holder of the EA (i.e., the Applicant), all registered I&APs and any Organ of State with interest in this matter (copy of the Stakeholder Register can be obtained from the undersigned for this purpose).

In the event that you should have any queries about the appeal procedure, or require assistance with an appeal, you must contact Mr Marius Venter directly (021-483 3721 / deadp.appeals@westerncape.gov.za).

Please refer to the attached **Environmental Authorisation (Section G – Appeals)** for specific details on the appeal procedure.

Kind regards,

Mr Francois Byleveld

francois@cape-eaprac.co.za

Cand. EAPASA Reg 2023/6770

Date of Notification: 19 May 2025