



Cape EAPrac

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21 February 2024
Our Ref: BIT729/05

DEA&DP's Ref: 16/3/3/6/7/1/D1/6/0121/22

To Whom it May Concern
Interested & Affected Party

VIA EMAIL

ENVIRONMENTAL BASIC ASSESSMENT FOR KEURBOOMS LIFESTYLE VILLAGE ON PORTION 38 OF FARM GANSE VALLEI 444, BITOU MUNICIPALITY

Cape EAPrac has been appointed as independent environmental consultants responsible for facilitating the environmental investigation and formal Basic Assessment process for the proposed Keurbooms Lifestyle Village, Plettenberg Bay, Bitou Municipality (Figure 1).

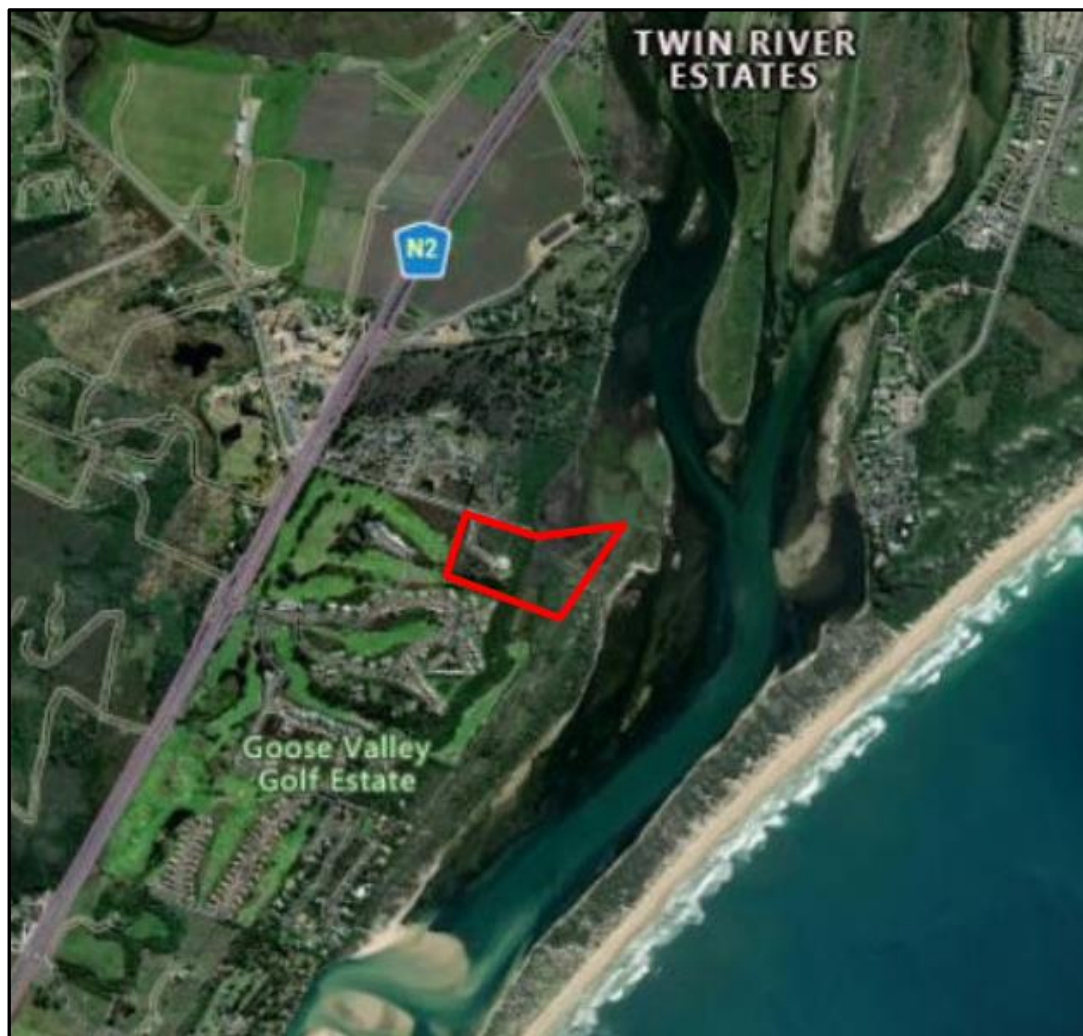


Figure 1: Locality map of proposed development site (red outlined area) on Portion 38 of Farm Ganse Vallei 444, Plettenberg Bay.

Intergreen (Pty) Ltd, hereafter referred to as the Applicant, proposes to develop a residential lifestyle estate, with private amenities, on Portion 38 of Farm Ganse Vallei 444 (8.58ha), Plettenberg Bay (Bitou Municipality, Western Cape Province).

The property is situated east of the N2 national road and is bordered by the Goose Valley Golf Estate (south and west), Keurbooms Estuary (east) and the Meadows Residential Estate (north-west), as well as private residential development directly north of the site. A single residential dwelling with stables and paddocks occupy the property. The property was historically used for grazing activities (Figure 2).

Portion 38 of Farm Ganse Vallei 444 is currently zoned Agriculture Zone I and it is the intention of the applicant to subdivide the property into two (2) portions and to rezone it to a **Residential Zone II** portion (3.17ha) and a **Open Space Zone III** portion (5.41ha).

The proposed development within the **Residential Zone II** portion will entail the following infrastructure:

- **Twelve (12) x sectional title group housing units** (single storey), each with a double garage and two (2) additional parking bays. Each unit will cover ~655m² and will therefore calculate to **1.39 units per hectare** over the entire site.
- Entrance gate (from Rietvlei Road).
- Guard house.
- Maintenance and staff rooms.
- Communal areas (clubhouse, conference room, gym, pool, doctor/nurse office and admin office).
- Six (6) x visitor parking bays at the communal buildings / facilities.
- Internal access roads (5.5m wide). No development is proposed in the Open Space Zone III portion (~5.41ha) and this area which encompass the Keurbooms Estuary will act as a private nature reserve.
- Water pipeline infrastructure to connect to the existing Plettenberg Bay water system.
- Sewage pumpstation with associated pipeline infrastructure to connect to the existing Plettenberg Bay sewer system.

Access throughout the private nature reserve will be via existing footpaths from within the site, as well as existing footpaths that traverse the estuary from the public parking area at the bottom of Rietvlei Road.

Access to the proposed development site will be directly from Rietvlei Road (Minor Road 7214) within a 9.45m wide right of way servitude (Portion 4 of Farm 444) along the northern boundary of Portion 38 of Farm Ganse Vallei 444. The Rietvlei Road connects directly with the N2 National Road and is an existing tar road.

The proposed development will be a sectional title development (no subdivision), and therefore all the outdoor spaces are considered communal open space. Given that a large portion (~5.41 ha) of the property will be zoned 'Open Space Zone III' for a private nature reserve, internal open space is limited within the proposed Residential Zone II portion.

The proposed units have been specifically positioned within the transformed, flat portion of the site which avoids higher sensitive areas identified by specialist studies.

All existing buildings/structures which do not form part of the newly proposed development (paddocks, entrance gate, dwelling) will be demolished.



Figure 2: Locality map of proposed development site (red outlined area) on Portion 38 of Farm Ganse Vallei 444, Plettenberg Bay. Access to the proposed development site will be directly from Rietvlei Road along the northern boundary.

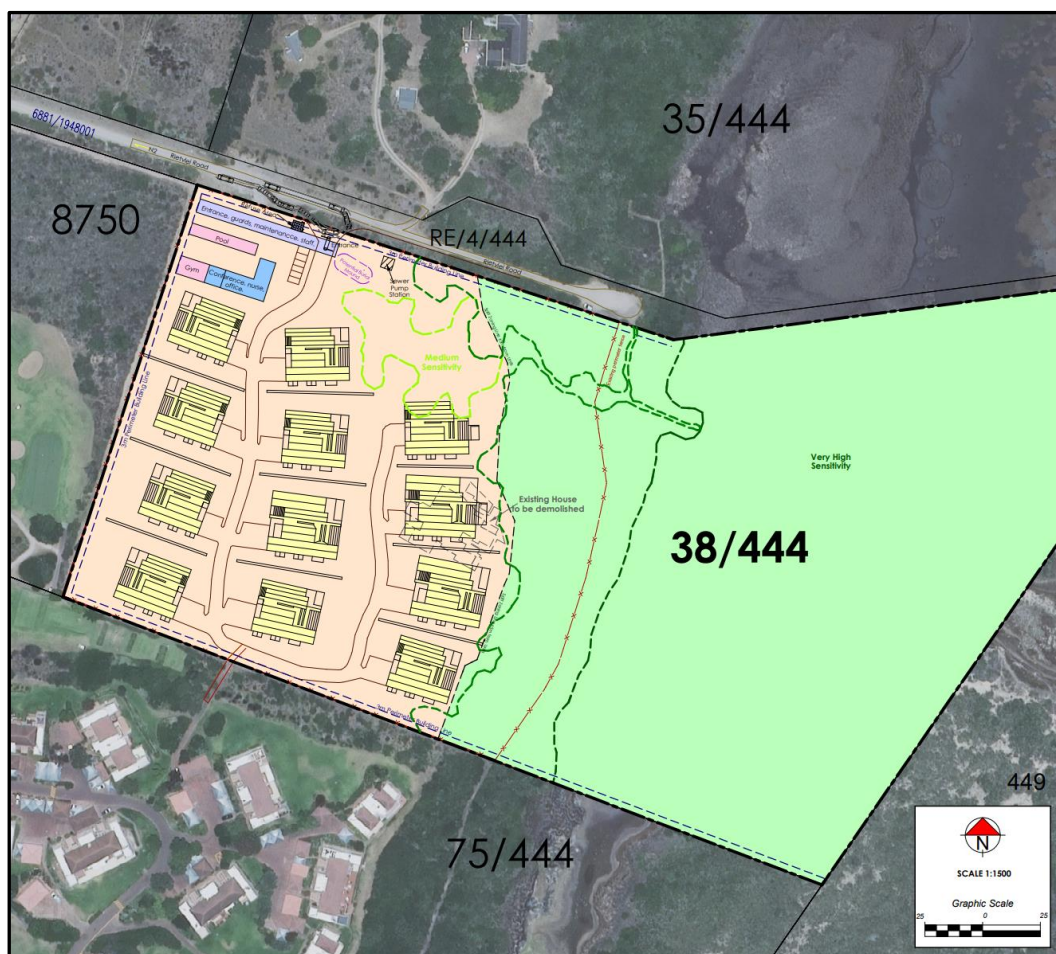


Figure 3: Proposed site development plan (Marike Vreken Town and Regional Planners, 2023).

Basic Assessment Application: Listing Notice 1 (Activity 17, 19A, 27, 28) and Listing Notice 3 (Activity 4, 12) applies to the proposed development for which a Basic Assessment process is required.

Potential I&APs and mandated Authorities/Organs of State are invited to **review and submit comment** on the Pre-Application Draft Basic Assessment Report (Pre-App DBAR), which will be available for a **30-day commenting period**.

Information Available: A Pre-Application Draft Basic Assessment Report (Pre-App DBAR) with specialist and technical reports, will be available for a 30-day commenting period, extending from **23 February 2024 – 25 March 2024**. The electronic report can be accessed digitally via www.cape-eaprac.co.za / Active Projects. Alternative platforms / access to reports can be arranged on request.

Potential I&APs wanting to register must submit their **full contact details** and/or submissions to Cape EAPrac, within the stipulated 30-day commenting period, to below address. Your motivation for, or interest in the outcome of the application, must please be stipulated in your registration/submission. You are required to indicate your preferred method of communication as part of your registration/submission.

Parties registering with Cape EAPrac, or submitting formal comments, will be formally registered on the Stakeholder Register. Registered stakeholders will be kept informed throughout the remainder of the environmental application process, as well as be informed of the outcome of the application.

Should you have any queries about the proposal or process you are most welcome to contact the undersigned directly.

Input from stakeholders is very important to help inform the process, as well as decision-making and we kindly do request that those with an interest or mandate, please do take the time to review the report and provide us with your comment so that we can consider and respond thereto as part of the process. All submissions will be incorporated into the Final Basic Assessment that will be presented to the Competent Authority for decision-making.

Kind regards,

To register as an I&AP or to submit comments on the Pre-App DBAR:

Cape EAPrac Attention: Francois Byleveld and Louise-Mari van Zyl

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