

Comments and Response Report

Proposed residential development on Erf 7614, Knysna Local Municipality

DFFE Ref No: 14/12/16/3/3/1/3078

This document records the details of the public participation process and records any comments received from Interested and Affected Parties (IAPs) in terms of the EIA regulations of the National Environmental Management Act (Act 107 of 1998) as well as the responses provided by the Environmental Impact Assessment Practitioner and the proponent.

A public participation process is being carried out in accordance with Section 24J of the NEMA; the following activities were carried out:

- Distribution of notice of proposed development and intent to submit application for the required NEMA Environmental Authorisation and registration of IAPs: Registration period - 22 August to 23 September 2024
 - Placing two posters close to the site
 - Placing an advertisement in the KNYSNA PLETT HERALD on 22 August 2024.
 - Emailing notices to identified landowners, surrounding landowners and organs of state on 22 August 2024
- Allowing for a 30-day registration and initial comment on the advert, site notices and email notices
- Distribution of BID to IAPs requesting additional information
- Record of registration and comments received in response to the notices and / or BID
- Pre-application meeting requested with DFFE submitted on 12 September 2024; held 4 October 2024

The draft basic assessment report (BAR) will be distributed to registered IAPs for a 30-day comment and review period (excluding period between 15 December 2024 and 5 January 2025). Review and comment period: 29 November 2024 – 21 January 2025

All comments received as well as responses provided by the Environmental Impact Assessment Practitioner and the proponent will be recorded throughout the process. Comments will be addressed in the assessment process.

See the following attached appendices for details of public participation activities carried out:

- Annexure E1: Notices, BID, Adverts and Background information document
- Annexure E2: Minutes of pre-application meeting
- Appendix E3: Registrations, Comments and Responses
- Appendix E4: Full Register of interested and affected parties
- Appendix E5: Comments and Responses of previous rezoning application process

Comments and Response Report, 25 November 2024

Name	Date of comment / registration	COMMENTS	Date of response	RESPONSE
Lee-Anne Van Den Bergh Epilepsy Centre	29 August 2024	<ul style="list-style-type: none"> Who owns the land? Is it municipal for low cost housing or a developer with private, normal housing. Please provide a development proposal to see how it would impact on our land and see if there are any possible adverse effects to our property & access to the property they would be developing. 	12 September 2024	<p>The proposal entails the development of a maximum of 274 units (2 – 4 storeys) on erf 7614 (5.6 ha approximately). The developer is Bugali Investments (private developer), and bulk services will be provided by the Knysna Municipality. I am attaching the following:</p> <ul style="list-style-type: none"> - Background information. - Two layout which have been developed. Alternative 2 was developed to avoid impacts on the identified wetland. - Existing / proposed access (extracted from Traffic Impact assessment compiled by Engineering and Advise Services) The draft basic assessment report will be sent to you for a 30-day review and comment period. Please send initial concerns you would like to be addressed in the assessment – I note one of the concerns includes the influx of workers during the construction phase. What erf are you located on?
	10 September 2024	Kindly provide a response to our queries. We are a residential care facility for vulnerable persons and need to prepare for the influx of workers etc. that will be involved in this development as a result the pertinent questions require answers		
	13 September 2024	Erf 4662 Epilepsy Centre (next to the prison)		
Brian Thompson Oaklands	22 November 2024	<p>Telephonic Registration and request details on:</p> <ul style="list-style-type: none"> - Type of development - Density - Applicant - Phases - Timeframes - Details of process 	22 November 2024	<ul style="list-style-type: none"> - Medium / high residential development - 4 storeys - Private development - Reconstruction zone; infill development; target market: lower middle-income group - Planning process, requires EA, WUL and rezoning – can take up to 3 years for commencement - 3 zones developed in 3 phases; each phase 24 – 60 months – first phase possible to be in place within next five years <p>Will send basic assessment report for 30-day review and comment. Please distribute to</p>

Name	Date of comment / registration	COMMENTS	Date of response	RESPONSE
				residents in complex and advise if anyone else should be added to IAP list.
STATE DEPARTMENTS				
Sbonelo Ndlovu Water Use Officer Breede-Olifants Catchment Management Agency: George	30 September 2024	<p>No objections – will provide comments when basic assessment report is available</p> <p>Development occurs near perennial river, a regulated area of a watercourse, thus triggers water uses in terms of Section 21 c and l of the NWA and must be authorised. These sections refer to the impeding or diverting the flow of water in a watercourse and altering the bed, banks, course or characteristics of a watercourse respectively. The regulated area of a watercourse is defined as follows:</p> <p>a) The outer edge of the 1 in 100 year flood line and / or the delineated riparian habitat, whichever is the greatest distance, measured from the middle of the watercourse of a river, spring, natural channel, lake or dam</p> <p>b) In the absence of a determine 1 in 100 year floodline or riparian area the area within 100m from the edge of a watercourse where the edge of the watercourse is the first identifiable annual bank fill flood bench (subject with compliance to section 144 of the Act); or</p> <p>(c) a 500 m radiated from the delineated boundary (extent) of any wetland or pan</p> <p>As required by s22 of the NWA a water use authorisation is required prior to commencement with any S21 water use activity.</p> <p>Commencement of any water use activity without an authorisation as required by S22 of the NWA constitutes an offence in terms of section 151 (a)(a) of the NWA. In terms of S15(2) of the NWA, any person who contravenes is guilty of an offence and liable, on first conviction to a fine or an imprisonment of a period not exceeding five years or both such a fine and imprisonment.</p> <p>In light of the above, you are advised that the onus remains with the property owner to adhere to the NWA, prior to commencement of any water use contemplated in S21 of the NWA that is associated with the development.</p>	30 September 2024	Comments will be included in the BAR. Comments are noted and addressed in basic assessment report.
Vanessa Weyer SANPARKS	22 August 2024	Provide link for document	26 August 2024	Notification attached. Draft BAR will be distributed for 30-day review and comment.

Name	Date of comment / registration	COMMENTS	Date of response	RESPONSE
Mercia Liddle Environmental Officer: Coastal Management WC DEADP – Sub-directorate: Coastal Management	13 September 2024	The subject property falls outside the Coastal Protection Zone and as such there will be no comment from the sub-Directorate: Coastal Management.	13 September 2024	Noted
Stephanie-Anne Barnardt-Delport Specialist Heritage Officer Heritage Western Cape	26 August 2024	<p>Please can you provide me with HWC reference number for me to provide you with a comment.</p> <p>If there was no NID trigger, please note that HWC cannot comment on matters that do not form part of our mandate.</p> <p>Please include your HWC reference number in future correspondence to assist in responding to your query promptly.</p>	26 August 2024	The reference number is 21030213 I am attaching ROD and Response provided by the applicant and town planner.
		Has the separated Section 35 application been submitted? I know that this might only take place after authorization however an archaeologist will need to be appointed to comply with this condition.		I just want to clarify – you mention the S35 application - do you have a list of archaeology / palaeontology resources for the site?

There are a number of professional archaeologists you can contact, unfortunately, I cannot refer you to a particular individual but can provide a list:

Graham Avery drgavery97@gmail.com
John Gribble john.gribble@terramarearchaeology.com
Jayson Orton jayson@asha-consulting.co.za
Jonathan Kaplan acrm@waccess.co.za
Lita Webley lita@webleyonline.com
David Halkett david.halkett@aco-associates.com
Peter Nilssen peter@carm.co.za (who is included in this email)

The link below for additional professional archaeologist on the list below:
<https://www.aphp.org.za/memberlist>

Or you can contact the sociation of Southern African Professional Archaeologists for further recommendations or suggest:
<https://asapa.co.za/>

As discussed, please be attached Section 35 forms (the archaeologist will help the developer/owner select the form) the following is required:

1. Completed signed application form
2. Locality map
3. Proof of Ownership
4. Power of Attorney
5. Images of the site and its context
6. Repository Agreement for temporary storage
7. Consultation (the archaeologist should be able to assist you with the consultation, if not, I can provide a few contact details)
8. Proof of Payment with correct reference number (Please contact HWC.HWC@westerncape.gov.za for assistance with payment and reference).
9. Any additional information pertaining to the heritage of the site
10. Digital copies of all required documents must be submitted to admin mail box HWC.HWC@westerncape.gov.za

Please see link to our website for further assistance:
<https://www.hwc.org.za/making-an-application>

The documents I shared with you are all I have for this development in terms of Heritage. We started the environmental authorisation process this year. I just want to confirm that no studies were then submitted in 2021 for the site. And the assessment as per the screening tool (paleontology and archaeology must still be done)?

Name	Date of comment / registration	COMMENTS	Date of response	RESPONSE
	28 August 2024	<p>There won't be the usual HIA assessment as the matter went to HWC appeals committee and resolved that no further studies is required however there needed to be a section 35 application process.</p> <p>This is the only item outstanding from heritage side.</p> <p>I hope that is clear, there is no need to submit HIA with AIA/PIA, that decision was overturned by the HWC appeals committee.</p>	28 August 2024	<p>Thanks for the confirmation – I think the confusion is that the archaeologist does not know what sites require permits.</p> <p>Please advise if the following mitigation measures that will be included in the CEMP will be acceptable:</p> <ul style="list-style-type: none"> - Prior to commencement of construction, an Archaeologist to be appointed to do site walkover and identify any resources that require a S35 permits prior to site clearing. - Section 35 application to be submitted to WC Heritage authority. - Archaeologist to provide training on identification of potential resources on site - If any archaeology / paleontology resources are discovered during construction, work must be suspended immediately, and the appropriate authorities (WC heritage) must be contacted. - Any discovered artefacts shall not be removed under any circumstances without consent from relevant authority.
<p>Danie Swanepoel</p> <p>Danie.Swanepoel@westerncape.gov.za</p>	29 April 2022	<p>Kindly note that the site falls within the Knysna Lakes Area and as such the National Department of Forestry, Fisheries and the Environment (DFFE) is the competent authority to make a final determination of the applicability of the EIA Regulations. We will however provide written comment.</p>	NA	Noted

Appendix E1: Adverts, notices and BID

Figure 1: Advert placed in the KNYSNA PLETT HERALD on Thursday 4 July 2024



Figure 2: Two site notices were place at the site.



New directors appointed at SWD cricket

The newly appointed directors of the South Western Districts Cricket (SWDC) non-profit company are, from left: Jason Kiewit (chairperson of the social and ethics board committee), Micheal Eksteen (president and chairperson of the board) and (right) Bevan Cassim (chairperson of the human resource and remuneration board committee). This follows the end of the tenure of chairpersons Maurice Ellis (social and ethics board committee) and Reginald Salmons (human resource and remuneration board committee). The announcement was made during SWD Cricket's annual general meeting held on 9 August.



Adventurers start big walk

■ Yolande Stander

PLETTENBERG BAY - In high spirits and with a sense of adventure, six Good Samaritans set off from Plettenberg Bay on Monday 19 August on an epic 550km journey to raise funds for community-based programmes and to create awareness around challenges faced by vulnerable groups and communities.

Dubbed the "Camino Walk 2024", the group joyfully started to tackle this mammoth task, which will see them walking for 12 days to Cape Town, visiting various towns along the way including the Garden Route towns of Knysna, George and Mossel Bay.

Their first stretch was more than 43km to Knysna, and they will keep it up with an average of about 46km per day.

This is the second journey of its kind. One of the walkers, Abbah Smith, said that last year there were only four of them, and they completed 425km from Piketberg to Springbok. "The feeling was fantastic. We took the N7 last year, and just beheld the splendour of flowers that blossomed all the way along the road," Smith said.

He said the group was made up of friends who had known each other for more than



The Camino Walk 2024 crew set off from Plett on an epic 550km walking journey for charity.

35 years. "We got along extremely well."

He said that they did however face some challenges along the way. "I must admit that the N7 is rather undulating and from Garies it is uphill all the way to Springbok. We struggled a bit, but reached our destination with only minor injuries. I suppose that is what Camino is about."

This year the group includes Smith, Fabian Smit and Nico Cloete from Saldanha, Julie Williams from Bellville, Ceasar Sauls from Worcester and Vanita

Daniels from Johannesburg.

They will also be taking a two-man support crew with them.

Smith said their first day was a great success. They all felt good and enjoyed the journey between the two coastal holiday towns.

Donations can be made to their cause, which is to support the organisations Eilandhuis, Mfesane and Masakhe in Cape Town. Anyone who wants to contribute can contact Smith on 083 996 0770.



ECO-ROUTE ENVIRONMENTAL CONSULTANCY

Notification of Public Participation

Proposed residential development on Erf 7614, Knysna Local Municipality

A residential development consisting of a maximum of 274 residential units comprising one, two and three-bedroom apartments is proposed on Erf 7614, located in Knysna Local Municipality between Rio Street in the North, Sanel and League Street in the West, and Concordia Road in the South. The erf is approximately 5.96 ha in extent; approximate central coordinates: 34° 1'42.56"S; 23° 2'56.02"E.

Notice is hereby provided in terms of the National Environmental Management Act (Act 107 of 1998). The National Environmental Management Act: Environmental Impact Assessment Regulations 2014, as amended in 2017 of a 30-day Public Participation Process to be undertaken under the authority of the Department of Forestry, Fisheries and the Environment (DFFE). An environmental authorisation (EA) will be required to be issued by the Department of Forestry, Fisheries and the Environment (DFFE) prior to the commencement of construction; the process requires a Basic Assessment to be carried out.

The following EIA listed Activities are applicable:

Government Notice No. R327 (listing Notice 1): Activity 19
Activity 27

The proposed development will require a **Water Use License Authorisation (WULA) / General Authorisation (GA)** to be issued by the Department of Water and Sanitation for Section 21 c and l water uses in terms of the National Water Act, 1998 (Act No. 36 of 1998).

The WULA / GA process will be run in parallel with the NEMA process.

A public participation process will be conducted in terms of the NEMA Regulation 41 of GN R. 326, 2014, as amended. All interested and affected parties (I&APs) are encouraged to participate in the process.

Please provide written comments with your name, contact details and an indication of any direct business, financial, personal or other interest which you may have in the proposed development.

Date of Notice: 22 August 2024

Register and /or provide comments as and I&AP by: 23 September 2024

The draft Basic assessment report will be distributed to all registered IAPs for a 30-day comment and review period.

Environmental Assessment Practitioner: Claire De Jongh (EAPASA Reg: 2021/3519)

Tel: 084 607 4743
Fax: 086 402 9562
Email: claire@ecoroute.co.za
Address: PO. Box 1252 Sedgfield 6573



ECO-ROUTE ENVIRONMENTAL CONSULTANCY



EIA PROCESS

Notification of Public Participation: Proposed New Regional Cemetery on Portion 33 of The Farm Hill View No. 437, Plettenberg Bay, Western Cape

Notice is hereby provided in terms of the National Environmental Management Act (Act 107 of 1998), the National Environmental Management Act: Environmental Impact Assessment Regulations 2014, as amended, of a 30-day Public Participation Process to be undertaken under the authority of the Department of Environmental Affairs and Development Planning (DEA&DP) reference: 16/3/3/1/D1/14/0026/24.

The Public Participation Process will run from
23 August 2024 – 23 September 2024.

The following EIA Listed Activities are applicable:

Government Notice No. R327 (Listing Notice 1): Activity 23
Activity 27
Government Notice No. R324 (Listing Notice 3): Activity 12 i (i)

A Draft Basic Assessment Report and relevant appendices will be sent via email to all registered Interested and Affected Parties/ I&APs for public review and comment. Alternatively, all relevant documents may be accessed via our website during the public participation period:

www.ecoroute.co.za

In addition, a hardcopy will be placed at the New Horizons Public Library for I&APs without access to internet.

Should you wish to comment on the Draft report, gain further information regarding the project or wish to register as an Interested and Affected Party please contact the Environmental Assessment Practitioner (details below).

Please provide written comments with your name, contact details and an indication of any direct business, financial, personal, or other interest which you may have in the development.

Environmental Assessment Practitioner:

Samantha Teeluckdhari (EAPASA Reg 2023/6443)

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Email: samantha@ecoroute.co.za // admin@ecoroute.co.za

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ECO-ROUTE
ENVIRONMENTAL CONSULTANCY
Notification of Public Participation



Proposed residential development on Erf 7614, Knysna Local Municipality

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A public participation process will be conducted in terms of the NEMA Regulation 41 of GN R. 326, 2014, as amended. All interested and affected parties (I&APs) are encouraged to participate in the process.

Please provide written comments with your name, contact details and an indication of any direct business, financial, personal or other interest which you may have in the proposed development.

Date of Notice: 22 August 2024

Register and /or provide comments as and I&AP by: 23 September 2024

The draft Basic assessment report will be distributed to all registered IAPs for a 30-day comment and review period.

Environmental Assessment Practitioner: Claire De Jongh (EAPASA Reg: 2021/3519)

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Figure 3: Notice Distributed

Background Information Document



BACKGROUND INFORMATION DOCUMENT (BID)

Proposed development of affordable (middle income) medium to high density residential housing on ERF 7416 KNYSNA, Garden Route District Municipality, Western Cape

PUBLIC PARTICIPATION PROCESS

Application for Environmental Authorisation as required in terms National Environmental Management Act (Act 107 Of 1998) Environmental Impact Assessment Regulations 2014, as amended

September 2024

Introduction

Bugali Investments is proposing to develop affordable (middle income) residential units (medium to high density) on Erf 7416 located in Knysna, Western Cape. The proposed development triggers Activities in Listing Notice 1 of the Environmental Impact Assessment Regulations, 2014 (as amended, 2017) published in terms of the national Environmental Management Act (Act 107 of 1998) (NEMA) and therefore requires an environmental authorisation to be issued by the competent authority before development can commence. The application process requires that a basic assessment be carried out.

The proposed development will also require the following:

- Permits for Threatened / Protected species listed in terms of the National Environmental Management: Biodiversity Act (Act 10 of 2004) (NEMBA) (as required)
- Permits for Protected Trees listed in terms of the National Forests Act (Act 84 of 1998) (as required)
- Permission from the National Heritage Resources Act (Act 25 of 1999) (NHRA) (as required)
- Authorisation in terms of the National Water Act (Act 36 of 1998) (NWA)

Eco-Route Environmental Consultancy have been appointed to carry out the environmental authorisation process as required in terms of NEMA and the NEMA EIA regulations, 2014, as amended.

Purpose of the BID

The main purpose of this Background Information Document (BID) is to:

- Provide Interested and Affected Parties (IAPs) with information regarding the proposed development;
- Describe the environmental process being undertaken in terms of the NEMA and the EIA regulations, 2014, as amended
- Outline the basic assessment and public participation process

Development Proposal

The development proposal entails the development of affordable middle-income housing on Erf 7416, Knysna. Erf 7416 is located within walking distance to the Knysna CBD and is approximately 5.6 hectares in extent. The site is currently vacant.



Eco Route

ENVIRONMENTAL CONSULTANCY
REGISTRATION NO. 1998/031976/23

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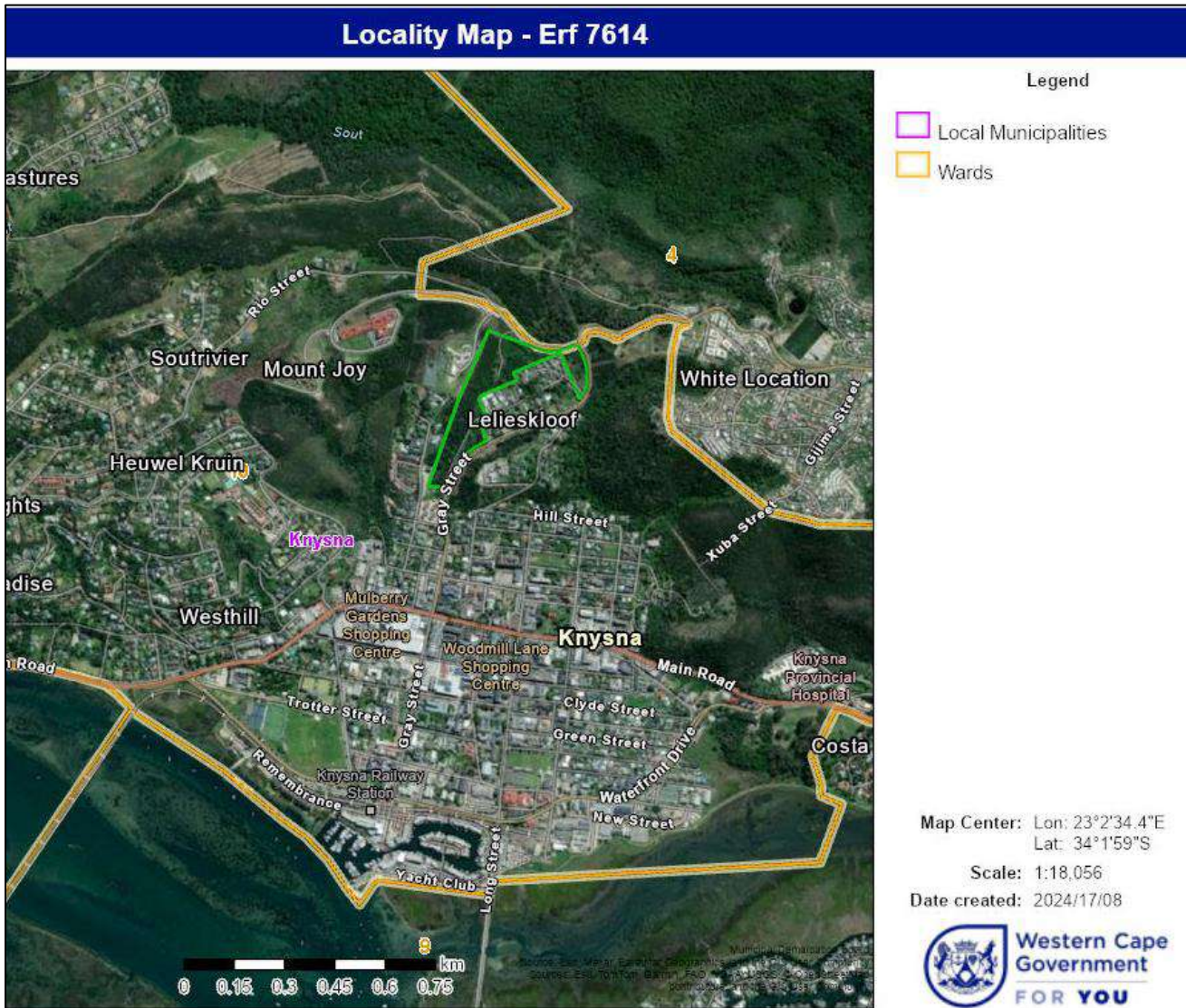


Figure 1: Locality Map

The development proposal entails the development of 2 – 4 storey buildings and approximately 274 flats. Average housing unit sizes are estimated to be between 30m² to 65m². The development will provide communal open space areas and parking areas. Buildings are proposed to range from 2 storeys to 4 storeys. Buildings higher than 3 storeys will have lift access. The heights of buildings will not exceed the 12m-height limitation as prescribed in the Knysna Zoning Scheme Bylaw. As a result of previous public participation processes, some buildings will be restricted to 8,5m or 2 storeys to ensure the protection of views from the surrounding residential properties. The aim of the proposed development is to create affordable housing for the middle-income group. Units will cater to a wide variety of residents.

UNIT TYPE	SIZE	% OF DEVELOPMENT	UNIT NR (Alternative 1)
Bachelor flat	30-35m ²	±20%	55
One-bedroom flat	35-40m ²	±35%	96
2 bedroom flat	40-50m ²	±25%	68
3 bedroom flat	50-60m ²	±20%	55
Total			274



The present zoning of the property is “Undetermined Zone” and the intention is to make an application for the rezoning of the land to “Sub-divisional Area” which would allow for the further subdivision of the land into 3 “General Residential III” erven, 1 communal “Open Space II” erf, and 2 “Public Road” erven. Detailed Site Development plans will be submitted for each phase before building plan approval.



Figure 2: Proposed subdivision plan

Alternatives

Alternatives are defined in the NEMA EIA Regulations as different means of meeting the general purpose and requirements of the activity, which may include alternatives to:

- the property on which or location where it is proposed to undertake the activity;
 - The development is proposed by the landowner of Erf 2074; Erf 2074 (5.7 ha) will be the only location assessed.
- the type of activity to be undertaken;
 - The proposed development is a medium to high residential housing entailing a maximum of 274 units
- the design or layout of the activity;
 - The proposed layout proposal will be assessed as alternative layout 1; any changes to the layout identified during the assessment process will form the basis of alternative 2.
- the technology to be used in the activity or process alternatives;
 - Includes, *inter alia*, energy, water, sewage, waste management options



- (e) the operational aspects of the activity; and
 - Includes, *inter alia*, energy, water, sewage, waste, landscape management options
- (e) the option of not implementing the activity.
 - The no-go option will be assessed.

Should any reasonable / feasible alternatives be identified by IAPS, organs of state, specialists or the project team during the environmental process, such alternatives will be investigated.

Environmental Sensitivities

The vegetation mapped on Erf 7614, in terms of the 2018 National Vegetation map, is Garden Route Shale Fynbos (FFh9). This vegetation has an ecosystem status of *endangered* in terms of the Revised National List of threatened ecosystems, 2022. In terms of the Western Cape Biodiversity Spatial Plan (BSP), the site does not fall within a critical biodiversity area (CBA) or Ecological Support Area (ESA). The site is located within an urban area and currently represents transformed vegetation with a high density of alien plants.

Erf 7614 falls within the Outeniqua Strategic Water Source Area for surface water (SWSA-sw). Erf 7614 falls within quaternary catchment K50B in the catchment of the Knysna River. According to the National Freshwater Ecosystem Priority Atlas (NFEPA; Nel et al., 2011) the sub-quaternary reach (SQR 9117) is classified as a Freshwater Ecosystem Priority Areas (FEPA). All watercourses on or nearby to Erf 7614 drain to the Knysna Estuary which is ranked as the number one most important estuary in South Africa. Two non-perennial rivers or natural lines of drainage are mapped on the property flowing in a Southwest direction over the property. An unchanneled valley-bottom wetland and a number of artificial aquatic features occurs on the site.

Environmental Legislation

National Environmental Management Act

The proposed development will carry out activities contained in Listing Notice 1 of the 2014 Environmental Impact Assessment (EIA) regulations (as amended, 2017), published in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA); an environmental authorisation (EA) will be required to be issued by the National Department of Forestry, Fisheries and the Environment (DFFE) prior to the commencement of construction; the process requires a Basic Assessment to be carried out.

The following listed activities are applicable:

Listing Notice 1 GNR 327: Activity 19	The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse;	A wetland occurs on site. Stormwater management measures and roads will be developed in this area.
Listing Notice 1 GNR 327: Activity 27	The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for (i) the undertaking of a linear activity; or	The site is approximately 5.6 hectares in extent and currently vacant with no activities currently taking place on the property.



	(ii) maintenance purposes undertaken in accordance with a maintenance management plan.	
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Screening Tool

The Department of Forestry, Fisheries and Environment (DFFE) has launched an on-line screening tool that is applied at the initial stages of an assessment. A Screening Report has been generated for the site; the DFFE National Screening Tool indicates the following environmental sensitivities:

- Agriculture theme: Medium sensitivity
- Animal species theme: High sensitivity
- Aquatic biodiversity theme: Very high sensitivity
- Archaeological and Cultural Heritage theme: Very High sensitivity
- Civil aviation theme: Medium sensitivity
- Defence theme: Low sensitivity
- Palaeontology theme: Very High sensitivity
- Plant species theme: Medium sensitivity.
- Terrestrial biodiversity theme: Very High Sensitivity

The following studies will be carried out:

- Aquatic Study, Confluent Environmental (Pty) Ltd
- Terrestrial Biodiversity & Terrestrial Plant Species Study, Confluent Environmental (Pty) Ltd
- Terrestrial Animal Species Specialist Assessment, Confluent Environmental (Pty) Ltd

Western Cape Heritage authority have confirmed no further assessments are required however a Section 35 application in terms of The National Heritage Resources Act (Act 25 of 1999) will be required. An archaeologist will be appointed to do a site walkover prior to commencement and Section 35 permit application will be submitted to the HWC as required for heritage resources identified on the site.

National Water Act

The proposed development will require a Water Use Authorisation (WUA) or a General Authorisation (GA) in terms of Section 21 of the National Water Act, 1998 (Act No. 36 of 1998). This process will run in parallel with the Basic Assessment Process.

Basic Assessment and public participation Process

A Basic Assessment process is carried out to identify and assess potential impacts associated with the proposed development. Mitigation measures to reduce anticipated negative impacts and enhance anticipated positive impacts are recommended. The basic assessment concludes with recommendations and any related conditions for environmental authorisation.

Public participation process is carried out according to NEMA EIA Regulation 41 of GN R.326, 2017. ***All interested and affected parties (IAPs) are encouraged to participate.***

The following steps will be undertaken as part of the EA Application Process:

- Generation of screening tool report; complete



Eco Route

ENVIRONMENTAL CONSULTANCY

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- Submission of Notice of Intent to apply for Environmental Authorisation to the competent authority (DFFE); complete
- Public participation starts (**current**) and entails:
 - Identifying potential Interested and Affected Parties (IAPS)
 - Identifying landowners, adjacent landowners, relevant organs of state and stakeholders
 - Notice of public participation and 30-day registration (email, advert in local newspaper, site notices)
- Undertaking of planned specialist impact assessments (current)
- Compilation of Basic Assessment Report (BAR) which identifies of potential impacts and proposed mitigation measures, and includes a Draft Environmental Management Programme report (EMPr), Comments and Response Report, Specialist studies (current)
- Submission of EA Application to DEDEAT
- Distribution draft BAR to IAPs for a 30-day comment and review period
- Update draft BAR to final BAR based on comments received on the Draft BAR
- Submit Final BAR to DEDEAT for decision-making (within 90 days of application accepted)
- The DFFE reviews the information provided and decides whether the project can proceed or not.
- An Environmental Authorisation (EA), with conditions, is issued to the applicant if the proposed development may proceed.
- A copy of the EA is made available to all IAPs to consider, along with the reasons for the decision made. If you disagree with the decision, you are provided with information on how to lodge an appeal.

A vital part of the process is public consultation. The public participation process provides IAPs with an opportunity to gain an informed understanding of the proposed development through the review relevant information and provides an opportunity for IAPS to comment on the proposed development and raise issues or concerns to be considered during the planning process.

Kindly submit initial comments to contact details provided below. Kindly note, only comments on environmental grounds can be considered.

If there are any IAPs or Stakeholders that you feel should be registered, kindly provide name and contact details.

The draft Basic Assessment Report will be sent to you for a 30-day review and comment period.

Thank you for your participation in the process.

Contact Details

ATT: Claire De Jongh

P.O. BOX 1252 Sedgfield 6573

Email: claire@ecoroute.co.za

Tel: 0846074743/ 044 343 2232

Fax: 086 402 9562

Appendix E2: Minutes of pre-application meeting



Proposed development of medium – high density affordable middle income residential housing on ERF 7614 KNYSNA, Garden Route District Municipality, Western Cape

Pre-application Meeting

Agenda and minutes

Date of meeting: 4 October 2024

Time of meeting: 9: 30am

Agenda

- **Welcome**
- **Introductions**
- **Presentation – Proposed development, site overview, PPP, Listed Activities**
- **Questions and Discussion**

Welcome and Introductions

DFFE:

- Trisha Rene Pillay tpillay@dffe.gov.za
- Coenrad Agenbach CAGENBACH@dffe.gov.za
- Mmamohale Kabasa MKabasa@dffe.gov.za

EAPs:

Janet Ebersohn janet@ecoroute.co.za

Claire De Jongh claire@ecoroute.co.za

Town Planner:

Lizemarie Botha lizemarie@planningspace.co.za

Apologies –Richard Sohn richard@sohn.co.za (Applicant / Landowner)

Presentation (attached)

Meetings notes:

Trisha – approval from SANPARKS - in terms Section 50 (5) from NEMPAA – Claire- confirmed not in protected area
Coenrad Agenbach – what was a previous process carried out for?

Lizemarie – Land has been earmarked for housing since late 80s and it has been approved at that time as more of small single residential that has never been implemented. Another approval and the two earlier 2000s for a very much similar development as this. Public participation was carried out as part of rezoning process, but the EA is required for the rezoning.

Claire / Janet - We would like to proceed with the application for environmental authorisation, however based on specialist aquatic study the stormwater management plan will need to be updated. Final plans and designs and



Eco Route

ENVIRONMENTAL CONSULTANCY

REGISTRATION NO. 1998/031976/23

DR. COLLEEN EBERSOHN

PhD Univ. Pretoria

Cell: 072 222 6013

email: ebersohn@cyberperk.co.za

MS. JANET EBERSOHN

BSc. Hons. Environmental Management

Cell: 082 557 7122

e-mail: janet@ecoroute.co.za

accompanying SWMP will only commence once the EA and rezoning is in place and all mitigation measures will be included in final designs. However, the WUL will only be issued once the final SWMP is in place.

Coenrad – WUL is required for the site; this is already a condition. Include the updating of plans and SWMP and required WUL in the draft BAR.

Claire – We will start the online preapplication phase of the WULA concurrently with the application for the EA. It may just mean the EA will be issued before the WULA. However other preconstruction conditions will still need to be carried out and the WUL will need to be in place prior to start of construction.

Conerad – Public participation – Trisha will send contact details of biodiversity and protection area sections to include on the IAP register so they can comment on draft BAR.

Mmamohale Kabasa – Normally final layout plans are submitted with the final BAR.

Claire - Final plans and designs and accompanying SWMP will only commence once the EA and rezoning is in place and all mitigation measures will be included in final designs. SWMP important for site due to existing wetland, AIS clearing and increased hard surfaces.

Lizemarie – Final designs and plans will only start after rezoning approval in place and rezoning approval requires the EA approval. Detailed plans will accommodate the mitigation measures and sent to DFFE for approval prior to construction of each phase. Detail required by DWS in SWMP will only be possible to commence after rezoning in place.

Coenrad – We use this approach for turbine projects etc. The approach can be a risk (i.e., appeals). Ensure BAR contains all required principles for SWMP, layouts etc. The updated EMP and final plans will require DFFE approval and may require an additional 30-day PPP. An amendment may also be required.

Coenrad – Past experiences in Knysna relates to flood risks in the area. The 1:100 flood line delineation must be done, and development planned accordingly.

Claire – Would like to start with EA application process now and have the draft bar sent for review and comment.

Lizemarie – Area earmarked as restructuring zone – can certain red tape be removed because of this / can it make a difference to the required EA process

Trisha – No it doesn't

Coenrad – Previous DFA allowed for different application route but that is no longer an option. No shorter timeframes for housing developments. Comments from DFFE will be provided within timeframes.

Trisha – Are you familiar with uploading the DFFE application

Janet - YEs

Trisha – Site verification report is required as per protocols. Needs to be included in the basic assessment report. And with the application for EA.

Trisha/Coenrad – compile and submit minutes for approval and attach to application for EA.

Claire – confirm no application for the BAR.

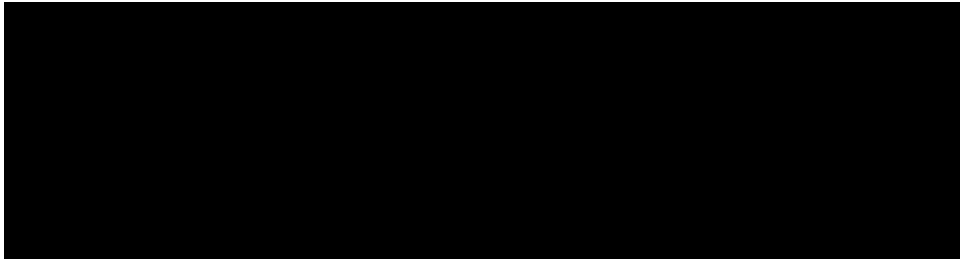
Coenrad / Trisha – Kindly note there is a DFFE template for the application form, declaration forms, and landowner consent form. There is no template for the BAR.

Kindly note that SANParks, CapeNature should also be included as IAPs and should provide comments on the project.

Appendix E3: Registration and comments

claire@ecoroute.co.za

From:
Sent:
To:
Cc:
Subject:



The Proposed Residential Development on Erf 7614, Knysna

Good Morning Claire

Thank you for your feedback.

We are on Erf 4662 Epilepsy Centre (next to the prison)

Kind Regards

Lee-Anne van den Bergh
Branch Director



E: branchdirector.sck@epilepsy.org.za
Share Call Number: 0860 EPILEPSY (0860 374537)
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www.epilepsy.org.za



From: claire@ecoroute.co.za <claire@ecoroute.co.za>

Sent: Thursday, 12 September 2024 18:06

To: Lee-Anne Van Den Bergh <branchdirector.sck@epilepsy.org.za>

Cc: 'Liz Beard 2' <beard1@mweb.co.za>; 'Carol Wilkins ' <cwilkins@mweb.co.za>; 'Mike Smerdon' <surfacepro@telkomsa.net>; 'Janet Ebersohn' <janet@ecoroute.co.za>; 'Admin' <admin@ecoroute.co.za>

Subject: RE: NOTIFICATION OF PUBLIC PARTICIPATION: Draft Basic Assessment Report - The Proposed Residential Development on Erf 7614, Knysna Local Municipality, Western Cape

Importance: High

Good day Lee-Anne

Kindly note that you have been registered as an interested / affected party for this process.

The proposal entails the development of a maximum of 274 units (2 – 4 storeys) on erf 7614 (5.6 ha approximately). The developer is Bugali Investments (private developer), and bulk services will be provided by the Knysna Municipality.

I am attaching the following:

- Background information.
- Two layout which have been developed. Alternative 2 was developed to avoid impacts on the identified wetland.
- Existing / proposed access (extracted from Traffic Impact assessment compiled by Engineering and Advise Services)

The draft basic assessment report will be sent to you for a 30-day review and comment period.

Please send initial concerns you would like to be addressed in the assessment – I note one of the concerns includes the influx of workers during the construction phase. What erf are you located on?

Thank you for your participation in the process.

Kind Regards

Claire



Claire De Jongh
Eco Route Environmental Consultancy
0846074743
EAPASA registration: **2021/3519**

From: admin@ecoroute.co.za <admin@ecoroute.co.za>

Sent: Thursday, 12 September 2024 14:11

To: claire@ecoroute.co.za

Subject: FW: NOTIFICATION OF PUBLIC PARTICIPATION: Draft Basic Assessment Report - The Proposed Residential Development on Erf 7614, Knysna Local Municipality, Western Cape

Hi Claire,

Please see below, I am sure I did send it to you – a huge apology if I didn't.

Please can you reply to the her.

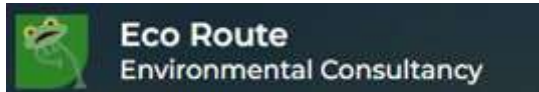
Kind regards,

Carina Leslie

Personal Assistant/Admin

Office: 064 691 4394

www.ecoroute.co.za



From: janet@ecoroute.co.za <janet@ecoroute.co.za>

Sent: Thursday, 12 September 2024 14:10

To: admin@ecoroute.co.za

Subject: FW: NOTIFICATION OF PUBLIC PARTICIPATION: Draft Basic Assessment Report - The Proposed Residential Development on Erf 7614, Knysna Local Municipality, Western Cape

Should you require any information please do not hesitate to contact me.



Kind Regards
Janet Ebersohn
Bsc.Hon Environmental Management
EAPASA Registration Number: 2019/1286
082 5577122

From: Lee-Anne Van Den Bergh <branchdirector.sck@epilepsy.org.za>

Sent: Tuesday, 10 September 2024 09:32

To: admin@ecoroute.co.za; janet@ecoroute.co.za

Cc: 'Liz Beard 2' <beard1@mweb.co.za>; 'Carol Wilkins ' <cwilkins@mweb.co.za>; Mike Smerdon <surfacepro@telkomsa.net>

Subject: FW: NOTIFICATION OF PUBLIC PARTICIPATION: Draft Basic Assessment Report - The Proposed Residential Development on Erf 7614, Knysna Local Municipality, Western Cape

Dear Carina

Please see email below sent 29 August 2024 to which I have not received a response

Kindly provide a response to our queries. We are a residential care facility for vulnerable persons and need to prepare for the influx of workers etc. that will be involved in this development as a result the pertinent questions require answers

Your response would be highly appreciated

Kind Regards

Lee-Anne van den Bergh
Branch Director



+

E: branchdirector.sck@epilepsy.org.za

Share Call Number: 0860 EPILEPSY (0860 374537)

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From: Lee-Anne Van Den Bergh

Sent: Thursday, 29 August 2024 11:03

To: admin@ecoroute.co.za

Subject: RE: NOTIFICATION OF PUBLIC PARTICIPATION: Draft Basic Assessment Report - The Proposed Residential Development on Erf 7614, Knysna Local Municipality, Western Cape

Dear Carina

Thank you for your email dated 22 August 2024.

Please assist with the following queries:

- Who owns the land? Is it municipal for low cost housing or a developer with private, normal housing.
- Please provide a development proposal to see how it would impact on our land and see if there are any possible adverse effects to our property & access to the property they would be developing.

Thank you

Lee-Anne van den Bergh
Branch Director



+27 44 382 2155

E: branchdirector.sck@epilepsy.org.za

Share Call Number: 0860 EPILEPSY (0860 374537)

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From: admin@ecoroute.co.za <admin@ecoroute.co.za>

Sent: Thursday, 22 August 2024 14:19

To: Lee-Anne Van Den Bergh <[REDACTED]>

Cc: claire@ecoroute.co.za; 'Janet Ebersohn' <janet@ecoroute.co.za>

Subject: NOTIFICATION OF PUBLIC PARTICIPATION: Draft Basic Assessment Report - The Proposed Residential Development on Erf 7614, Knysna Local Municipality, Western Cape

Dear I&AP,

lizemarie@planningspace.co.za

From: Danie Swanepoel <Danie.Swanepoel@westerncape.gov.za>
Sent: Friday, April 29, 2022 9:51 AM
To: lizemarie@planningspace.co.za
Cc: lundi@planningspace.co.za; Malcolm Fredericks; Dorien Werth
Subject: RE: Request for comment: Lelies

Good day Lizemarie,

We have received your request and it is receiving attention. Kindly note that the site falls within the Knysna Lakes Area and as such the National Department of Forestry, Fisheries and the Environment (DFFE) is the competent authority to make a final determination of the applicability of the EIA Regulations. We will however provide written comment.

Kind regards

Danie Swanepoel
Environmental Impact Management Services: Development Management (Region 3)
Department of Environmental Affairs and Development Planning
Western Cape Government

4th Floor, York Park Building, 93 York Street, George, 6530

Cell: +27 (0)82 7847551

Email: Danie.Swanepoel@westerncape.gov.za

Website: www.westerncape.gov.za/eadp



Be 110% Green. Read from the screen.

Due to COVID-19 restrictions, we are still operating on a "work-from-home" basis.
Should you not be able to contact the numbers above, please call +27 (0)21 483 4091
between 07:30-16:00.

From: lizemarie@planningspace.co.za <lizemarie@planningspace.co.za>
Sent: Friday, 29 April 2022 08:19
To: Francois Naude <Francois.Naude@westerncape.gov.za>; Danie Swanepoel <Danie.Swanepoel@westerncape.gov.za>
Cc: lundi@planningspace.co.za; Jessica P Christie <Jessica.Christie@westerncape.gov.za>
Subject: RE: Request for comment: Lelies

Hi Francois and Danie,

Further to our request forwarded to you on 11 April, we would just like to confirm that you have received it and that it is getting attention.

Your assistance will be appreciated.

Kind Regards

Lizemarie

Lizemarie Botha B.TRP - Pr. Pln 1234	 Planning Space Town and Regional Planners
C 082 855 1125 E lizemarie@planningspace.co.za W www.planningspace.co.za	

From: lizemarie@planningspace.co.za <lizemarie@planningspace.co.za>
Sent: Monday, 11 April 2022 10:28 AM
To: 'Francois Naude' <Francois.Naude@westerncape.gov.za>; 'Danie Swanepoel' <Danie.Swanepoel@westerncape.gov.za>
Cc: 'lundi@planningspace.co.za' <lundi@planningspace.co.za>
Subject: Request for comment: Lelies

Hi All,

Could you please assist with confirming if the planned development on Erf 7614 Knysna would trigger any listed activities? Attached please find our formal request as well as the Motivation Report in support of the Resoning application. Please advise if you need any other information.

Kind Regards

Lizemarie

Lizemarie Botha B.TRP - Pr. Pln 1234	 Planning Space Town and Regional Planners
C 082 855 1125 E lizemarie@planningspace.co.za W www.planningspace.co.za	

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claire@ecoroute.co.za

From: Salome Mambane <SMAMBANE@dffe.gov.za>
Sent: Monday, 18 November 2024 12:37
To: admin@ecoroute.co.za; claire@ecoroute.co.za
Cc: EIAAdmin; Trisha Rene Pillay; claire@ecoroute.co.za; 'janet@ecoroute.co.za'; richard@sohn.co.za; Danie Swanepoel; Pamela Booth
Subject: 14/12/16/3/3/1/3078

Dear Sir/Madam.

ACKNOWLEDGEMENT OF RECEIPT OF THE NEW APPLICATION FORM FOR THE PROPOSED DEVELOPMENT OF MEDIUM – HIGH DENSITY AFFORDABLE MIDDLE INCOME RESIDENTIAL HOUSING ON ERF 7614 KNYSNA, GARDEN ROUTE DISTRICT MUNICIPALITY, WESTERN CAPE PROVINCE.

The Department confirms having received the new Application Form for the abovementioned project on 14 November 2024. You have submitted these documents to comply with the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Assessment (EIA) Regulations, 2014, as amended.

You are hereby reminded of Section 24F of the National Environmental Management Act 1998 (Act No. 107 of 1998), as amended, that no activity may commence prior to an Environmental Authorisation being granted by the Department.

Kind Regards,
Salome Mambane
Integrated Environmental Authorisations:
Priority Infrastructure Developments
Tel: 012 399 9385
Cell: 063 684 5431
Email: SMambane@dffe.gov.za

claire@ecoroute.co.za

From: claire@ecoroute.co.za
Sent: Friday, 13 September 2024 10:29
To: 'Mercia J Liddle'
Cc: 'admin@ecoroute.co.za'
Subject: RE: NOTIFICATION OF PUBLIC PARTICIPATION: Draft Basic Assessment Report - The Proposed Residential Development on Erf 7614, Knysna Local Municipality, Western Cape

Good day Mercia

Noted, thank you.

Kind Regards
Claire



Claire De Jongh
Eco Route Environmental Consultancy
0846074743
EAPASA registration: **2021/3519**

From: admin@ecoroute.co.za <admin@ecoroute.co.za>
Sent: Friday, 13 September 2024 08:58
To: claire@ecoroute.co.za
Subject: FW: NOTIFICATION OF PUBLIC PARTICIPATION: Draft Basic Assessment Report - The Proposed Residential Development on Erf 7614, Knysna Local Municipality, Western Cape

Good morning Claire,

FYI, please see below.

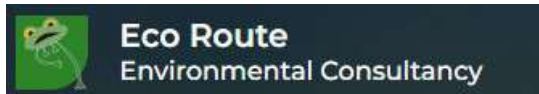
Kind regards,

Carina Leslie

Personal Assistant/Admin

Office: 064 691 4394

www.ecoroute.co.za



From: Mercia J Liddle <Mercia.Liddle@westerncape.gov.za>

Sent: Friday, 13 September 2024 08:11

To: admin@ecoroute.co.za

Subject: RE: NOTIFICATION OF PUBLIC PARTICIPATION: Draft Basic Assessment Report - The Proposed Residential Development on Erf 7614, Knysna Local Municipality, Western Cape

Good day,

Please be advised that the subject property falls outside the Coastal Protection Zone and as such there will be no comment from the sub-Directorate: Coastal Management.

Kind Regards

Mercia Liddle

Environmental Officer: Coastal Management

Department of Environmental Affairs and Development Planning
Western Cape Government

4th Floor, Leeusig, 1 Dorp Street, Cape Town, 8000

Email: mercia.liddle@westerncape.gov.za

Website: www.westerncape.gov.za/eadp

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From: admin@ecoroute.co.za <admin@ecoroute.co.za>

Sent: Thursday, 22 August, 2024 2:05 PM

To: TPillay@dffe.gov.za; 'Melanie Koen' <Mkoen@dffe.gov.za>; Danie Swanepoel <Danie.Swanepoel@westerncape.gov.za>; Francois Naude <Francois.Naude@westerncape.gov.za>; Meryll Fredericks <Meryll.Fredericks@westerncape.gov.za>; Nathan Jacobs <Nathan.Jacobs@westerncape.gov.za>; Noluvo Toto <Noluvo.Toto@westerncape.gov.za>; Stephanie Barnardt <Stephanie.Barnardt@westerncape.gov.za>; info@hwc.co.za; calvin.vanwijk@westerncape.gov.za; Vanessa Stoffels <Vanessa.Stoffels@westerncape.gov.za>; RobertsJ@dwa.gov.za; RMolale@dffe.gov.za; oceia@environment.gov.za; 'OCEIA' <OCEIA@dffe.gov.za>; leptieshaam Bekko <leptieshaam.Bekko@westerncape.gov.za>; Mercia J Liddle <Mercia.Liddle@westerncape.gov.za>; Hilda Hayward <Hilda.Hayward@westerncape.gov.za>; Ryan Apolles <Ryan.Apolles@westerncape.gov.za>; Cor Van der Walt <Cor.VanderWalt@westerncape.gov.za>; Brandon Layman <Brandon.Layman@westerncape.gov.za>; info@elsenburg.co.za; enquiries@daff.gov.za; Manie.abrahams@westerncape.gov.za; melvin.schwartz@dalrrd.gov.za; ghsmith@ruraldevelopment.gov.za

Cc: claire@ecoroute.co.za; 'Janet Ebersohn' <janet@ecoroute.co.za>

Subject: NOTIFICATION OF PUBLIC PARTICIPATION: Draft Basic Assessment Report - The Proposed Residential Development on Erf 7614, Knysna Local Municipality, Western Cape

Dear State Department,

**ECO-ROUTE
ENVIRONMENTAL CONSULTANCY
Notification of Public Participation**



Proposed residential development on Erf 7614, Knysna Local Municipality

A residential development consisting of a maximum of 274 residential units comprising one, two and three- bedroom apartments is proposed on Erf 7614, located in Knysna Local Municipality between Rio Street in the North, Sanel and League Street in the West, and Concordia Road in the South. The erf is approximately 5.96 ha in extent; approximate central coordinates: 34° 1'42.56"S; 23° 2'56.02"E.

Notice is hereby provided in terms of the National Environmental management Act (Act 107 of 1998). The National Environmental Management Act: Environmental Impact Assessment Regulations 2014, as amended in 2017 of a 30-day Public Participation Process to be undertaken under the authority of the Department of Forestry, Fisheries and the Environment (DFFE). An environmental authorisation (EA) will be required to be issued by the Department of Forestry, Fisheries and the Environment (DFFE) prior to the commencement of construction; the process requires a Basic Assessment to be carried out.

The following EIA listed Activities are applicable:

Government Notice No. R327 (listing Notice 1): Activity 19
Activity 27

The proposed development will require a **Water Use License Authorisation (WULA) / General Authorisation (GA)** to be issued by the Department of Water and Sanitation for Section 21 c and l water uses in terms of the National Water Act, 1998 (Act No. 36 of 1998).
The WULA / GA process will be run in parallel with the NEMA process.

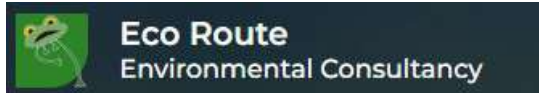
Kind regards,

Carina Leslie

Personal Assistant/Admin

Office: 064 691 4394

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BREED-OLIFANTS
CATCHMENT MANAGEMENT AGENCY

101 York Street 3rd Floor Room 302 George 6530, P.O Box 1205 George 6530

Enquiries: SI Ndlovu

Tel: 023 346 8000

Fax: 044 873 2199

E-mail: sndlovu@bocma.co.za

REFERENCE: 4/10/2/K50B/ERF 7614, KNYSNA

DATE: 23 SEPTEMBER 2024

ECOROUTE ENVIRONMENTAL CONSULTANCY
PO Box 9187
GEORGE
6530

Attention: Ms C. Leslie

RE: NOTIFICATION OF PUBLIC PARTICIPATION FOR PROPOSED RESIDENTIAL DEVELOPMENT ON ERF 7614, KNYSNA LOCAL MUNICIPALITY

Reference is made to the above mentioned Notification of Public Participation made available to Breede-Olifants Catchment Management Agency (BOCMA) for comments.

The following are BOCMA comments relating to Notification of Public Participation for proposed residential development on Erf 7614, which should be adhered to:

1. The Breede-Olifants Catchment Management Agency notes the public participation notification and has no objections to the proposed development, however BOCMA will provide comprehensive comments when the final Basic Assessment Report is available.
2. Please note that the proposed development occurs near the perennial river, a regulated area of watercourse, thus it triggers water uses in terms of section 21(c) & (i) of the National Water Act, 1998 (Act No. 36 of 1998) and must be authorised. These sections refer to the impeding or diverting the flow of water in a watercourse and altering the bed, banks, course or characteristics of a watercourse respectively. The regulated area of a watercourse is defined as follows:
 - a) *The outer edge of the 1 in 100-year flood line and/or delineated riparian habitat, whichever is the greatest distance, measured from the middle of the watercourse of a river, spring, natural channel, lake or dam;*

RE: NOTIFICATION OF PUBLIC PARTICIPATION FOR PROPOSED RESIDENTIAL DEVELOPMENT ON ERF 7614, KNYSNA LOCAL MUNICIPALITY

- (b) *In the absence of a determined 1 in 100-year flood line or riparian area the area within 100m from the edge of a watercourse where the edge of the watercourse is the first identifiable annual bank fill flood bench (subject to compliance to section 144 of the Act); or*
- (c) *A 500 m radius from the delineated boundary (extent) of any wetland or pan*
3. As required by section 22 of the National Water Act, 1998 (Act No. 36 of 1998), a Water Use Authorisation is required prior to commencement with any water use activity contemplated in section 21 of National Water Act. Moreover, commencement with any water use activity without an authorisation as required by section 22 of National Water Act constitutes an offence in terms of section 151(1) (a) of the National Water Act. In terms of section 151(2) of the National Water Act, any person who contravenes is guilty of an offence and liable, on first conviction to a fine or an imprisonment of a period not exceeding five years or both such a fine and imprisonment.
 4. In light of the above, you are advised that the onus remains with the property owner to adhere to the National Water Act, prior to commencement with any water use contemplated in section 21 of National Water Act that is associated with the development.
 5. Kindly note that this office reserves the right to amend and revise its comments as well as to request any further information.
 6. The BOCMA offices can be contacted for further information related to the requirement for, or the application for a Water Use Authorisation.
 7. Should you wish to apply for a water use authorisation for unregistered water uses triggered by the proposed activities, you may apply electronically by logging onto the Department of Water and Sanitation (DWS) website at <http://www.dws.gov.za/e-WULAAS>.
 8. Should you have further enquiries, the office can be contacted or alternatively contact Mr. Si Ndlovu at the above-mentioned contact number or on sndlovu@bocma.co.za

Yours faithfully,

pp *Jand L.*

MR. JAN VAN STADEN
CHIEF EXECUTIVE OFFICER (ACTING)

claire@ecoroute.co.za

From: claire@ecoroute.co.za
Sent: Monday, 30 September 2024 15:05
To: 'Sbonelo Ndlovu'
Cc: 'Admin'; 'Janet Ebersohn'; 'Andiswa Sam'; 'Coreen Rautenbach'
Subject: FW: Comments of Notification of Public Participation for Residential Development on Erf 7614, Knysna
Attachments: RESIDENTIAL DEVELOPMENT ON ERF 7614 COMMENTS.pdf

Good day Sbonelo

Thank you for your comments. They will be included in the basic assessment report.

Kind Regards



Claire De Jongh
Eco Route Environmental Consultancy
0846074743
EAPASA registration: **2021/3519**

From: admin@ecoroute.co.za <admin@ecoroute.co.za>
Sent: Monday, 30 September 2024 14:01
To: claire@ecoroute.co.za
Subject: FW: Comments of Notification of Public Participation for Residential Development on Erf 7614, Knysna

Hi Claire,

FYI 😊

Thanks,

Carina Leslie

Personal Assistant/Admin

Office: 064 691 4394

www.ecoroute.co.za



From: Sbonelo Ndlovu <sndlovu@bocma.co.za>

Sent: Monday, 30 September 2024 13:59

To: Admin <admin@ecoroute.co.za>

Cc: Andiswa Sam <asam@bocma.co.za>; Coreen Rautenbach <crautenbach@bocma.co.za>

Subject: Comments of Notification of Public Participation for Residential Development on Erf 7614, Knysna

Good Carina

I hope you're well.

Herewith please find attached comments for notification of public participation for proposed residential development on Erf 7614, Knysna.

Kindly note that these comments are advisory, and they are based on the information that was reviewed.

Apologies for the late submission of comments, it was due to unforeseen circumstances.

Should you have any urgent queries please do not hesitate to contact me.

Kind Regards,

SBONELO NDLOVU

WATER USE OFFICER

BREDE-OLIFANTS CATCHMENT MANAGEMENT AGENCY: GEORGE

DIV: Water Resource Management **SUB-CO:** Water Use Regulation

CONTACT: Tel: 023 346 8031 | Cell: 083 667 8083 | Email: sndlovu@bocma.co.za

PHYSICAL ADDRESS: 101 York Street | Unit 302 | George | 6530

POSTAL ADDRESS: PO Box 1205 | George | 6530

WEBSITE: www.bgcma.co.za



BREDE-OLIFANTS
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

Lord give me endless knowledge and wisdom - AKA

claire@ecoroute.co.za

From: claire@ecoroute.co.za
Sent: Monday, 26 August 2024 11:22
To: 'Stephanie Barnardt'
Cc: 'Admin'
Subject: RE: NOTIFICATION OF PUBLIC PARTICIPATION: Draft Basic Assessment Report - The Proposed Residential Development on Erf 7614, Knysna Local Municipality, Western Cape

Hi Stephanie

Yes, an archaeologist and palaeontologist will carry out required assessments as part of the Environmental Authorisation application process and thereafter, the S35 application.

Kind Regards
Claire

From: Stephanie Barnardt <Stephanie.Barnardt@westerncape.gov.za>
Sent: Monday, August 26, 2024 11:09 AM
To: claire@ecoroute.co.za
Cc: 'Admin' <admin@ecoroute.co.za>
Subject: RE: NOTIFICATION OF PUBLIC PARTICIPATION: Draft Basic Assessment Report - The Proposed Residential Development on Erf 7614, Knysna Local Municipality, Western Cape

Good day Claire

Has the separated Section 35 application been submit?
I knowledge that this might only take place after authorization however an archaeologist will need to be appointed to comply with this condition.

Kind regards,

Application forms 2024:

[Applications Link](#)

[Notice](#)

Stephanie-Anne Barnardt-Delport
Specialist Heritage Officer (Archaeologist)(Professional ASAPA Member: 745)
Heritage Western CapeTel: (+27) 021 829 3315

Heritage Resource Management Services
Protea Assurance Building Greenmarket Square, Cape Town

Website: www.hwc.org.za / www.westerncape.gov.za



From: claire@ecoroute.co.za <claire@ecoroute.co.za>

Sent: Monday, August 26, 2024 10:54 AM

To: Stephanie Barnardt <Stephanie.Barnardt@westerncape.gov.za>

Cc: 'Admin' <admin@ecoroute.co.za>

Subject: RE: NOTIFICATION OF PUBLIC PARTICIPATION: Draft Basic Assessment Report - The Proposed Residential Development on Erf 7614, Knysna Local Municipality, Western Cape

You don't often get email from claire@ecoroute.co.za. [Learn why this is important](#)

Good day

The reference number is 21030213

I am attaching ROD and Response provided by the applicant and town planner.

Kind Regards
Claire

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To: claire@ecoroute.co.za

Subject: FW: NOTIFICATION OF PUBLIC PARTICIPATION: Draft Basic Assessment Report - The Proposed Residential Development on Erf 7614, Knysna Local Municipality, Western Cape

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Please see email below.

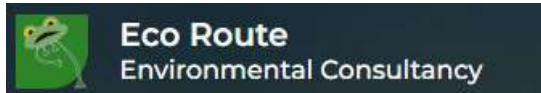
Kind regards,

Carina Leslie

Personal Assistant/Admin

Office: 064 691 4394

www.ecoroute.co.za



From: Stephanie Barnardt <Stephanie.Barnardt@westerncape.gov.za>

Sent: Friday, August 23, 2024 8:09 AM

To: admin@ecoroute.co.za

Subject: RE: NOTIFICATION OF PUBLIC PARTICIPATION: Draft Basic Assessment Report - The Proposed Residential Development on Erf 7614, Knysna Local Municipality, Western Cape

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Please include your HWC reference number in future correspondence to assist in responding to your query promptly.

Kindly note: Due to volume of queries I receive I may not be able to respond to you immediately, if you have not received a reply from within ten working days, please resend your query

Kind regards,

Application forms 2024:

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[Notice](#)

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Heritage Western CapeTel: (+27) 021 829 3315

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Protea Assurance Building Greenmarket Square, Cape Town

Website: www.hwc.org.za / www.westerncape.gov.za



From: admin@ecoroute.co.za <admin@ecoroute.co.za>

Sent: Thursday, August 22, 2024 2:05 PM

To: TPillay@dffe.gov.za; 'Melanie Koen' <Mkoen@dffe.gov.za>; Danie Swanepoel <Danie.Swanepoel@westerncape.gov.za>; Francois Naude <Francois.Naude@westerncape.gov.za>; Meryll Fredericks <Meryll.Fredericks@westerncape.gov.za>; Nathan Jacobs <Nathan.Jacobs@westerncape.gov.za>; Noluvo Toto <Noluvo.Toto@westerncape.gov.za>; Stephanie Barnardt <Stephanie.Barnardt@westerncape.gov.za>; info@hwc.co.za; calvin.vanwijk@westerncape.gov.za; Vanessa Stoffels <Vanessa.Stoffels@westerncape.gov.za>; RobertsJ@dwa.gov.za; RMolale@dffe.gov.za; oceia@environment.gov.za; 'OCEIA' <OCEIA@dffe.gov.za>; leptieshaam Bekko <leptieshaam.Bekko@westerncape.gov.za>; Mercia J Liddle <Mercia.Liddle@westerncape.gov.za>; Hilda Hayward <Hilda.Hayward@westerncape.gov.za>; Ryan Apolles <Ryan.Apolles@westerncape.gov.za>; Cor Van der Walt <Cor.VanderWalt@westerncape.gov.za>; Brandon Layman <Brandon.Layman@westerncape.gov.za>; info@elsenburg.co.za; enquiries@daff.gov.za; Manie.abrahams@westerncape.gov.za; melvin.schwartz@dalrrd.gov.za; ghsmith@ruraldevelopment.gov.za

Cc: claire@ecoroute.co.za; 'Janet Ebersohn' <janet@ecoroute.co.za>

Subject: NOTIFICATION OF PUBLIC PARTICIPATION: Draft Basic Assessment Report - The Proposed Residential Development on Erf 7614, Knysna Local Municipality, Western Cape

Dear State Department,

**ECO-ROUTE
ENVIRONMENTAL CONSULTANCY
Notification of Public Participation**



Proposed residential development on Erf 7614, Knysna Local Municipality

A residential development consisting of a maximum of 274 residential units comprising one, two and three- bedroom apartments is proposed on Erf 7614, located in Knysna Local Municipality between Rio Street in the North, Sanel and League Street in the West, and Concordia Road in the South. The erf is approximately 5.96 ha in extent; approximate central coordinates: 34° 1'42.56"S; 23° 2'56.02"E.

Notice is hereby provided in terms of the National Environmental management Act (Act 107 of 1998). The National Environmental Management Act: Environmental Impact Assessment Regulations 2014, as amended in 2017 of a 30-day Public Participation Process to be undertaken under the authority of the Department of Forestry, Fisheries and the Environment (DFFE). An environmental authorisation (EA) will be required to be issued by the Department of Forestry, Fisheries and the Environment (DFFE) prior to the commencement of construction; the process requires a Basic Assessment to be carried out.

The following EIA listed Activities are applicable:

Government Notice No. R327 (listing Notice 1): Activity 19
Activity 27

The proposed development will require a **Water Use License Authorisation (WULA) / General Authorisation (GA)** to be issued by the Department of Water and Sanitation for Section 21 c and l water uses in terms of the National Water Act, 1998 (Act No. 36 of 1998).
The WULA / GA process will be run in parallel with the NEMA process.

Kind regards,

Carina Leslie

Personal Assistant/Admin

Office: 064 691 4394

www.ecoroute.co.za



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

claire@ecoroute.co.za

From: claire@ecoroute.co.za
Sent: Wednesday, 28 August 2024 09:29
To: 'Stephanie Barnardt'
Cc: 'Admin'; 'peter@carm.co.za'; 'Janet Ebersohn'
Subject: RE: NOTIFICATION OF PUBLIC PARTICIPATION: Draft Basic Assessment Report - The Proposed Residential Development on Erf 7614, Knysna Local Municipality, Western Cape

Hi Stephanie

Thanks for the confirmation – I think the confusion is that the archaeologist does not know what sites require permits.

Please advise if the following mitigation measures that will be included in the CEMP will be acceptable:

- Prior to commencement of construction, an Archaeologist to be appointed to do site walkover and identify any resources that require a S35 permits prior to site clearing.
- Section 35 application to be submitted to WC Heritage authority.
- Archaeologist to provide training on identification of potential resources on site
- If any archaeology / paleontology resources are discovered during construction, work must be suspended immediately, and the appropriate authorities (WC heritage) must be contacted.
- Any discovered artefacts shall not be removed under any circumstances without consent from relevant authority.

Thank you
Kind regards
Claire

From: Stephanie Barnardt <Stephanie.Barnardt@westerncape.gov.za>
Sent: Wednesday, 28 August 2024 08:26
To: claire@ecoroute.co.za
Cc: 'Admin' <admin@ecoroute.co.za>; peter@carm.co.za; 'Janet Ebersohn' <janet@ecoroute.co.za>
Subject: RE: NOTIFICATION OF PUBLIC PARTICIPATION: Draft Basic Assessment Report - The Proposed Residential Development on Erf 7614, Knysna Local Municipality, Western Cape

Good day Claire

There won't be the usual HIA assessment as the matter went to HWC appeals committee and resolved that no further studies is required however there needed to be a section 35 application process.

This is the only item outstanding from heritage side.

I hope that is clear, there is no need to submit HIA with AIA/PIA, that decision was overturned by the HWC appeals committee.

Kind regards,

Application forms 2024:

[Applications Link](#)

[Notice](#)

Stephanie-Anne Barnardt-Delport
Specialist Heritage Officer (Archaeologist)(Professional ASAPA Member: 745)
Heritage Western CapeTel: (+27) 021 829 3315

Heritage Resource Management Services
Protea Assurance Building Greenmarket Square, Cape Town

Website: www.hwc.org.za / www.westerncape.gov.za



From: claire@ecoroute.co.za <claire@ecoroute.co.za>
Sent: Wednesday, August 28, 2024 8:18 AM
To: Stephanie Barnardt <Stephanie.Barnardt@westerncape.gov.za>

Cc: 'Admin' <admin@ecoroute.co.za>; peter@carm.co.za; 'Janet Ebersohn' <janet@ecoroute.co.za>

Subject: RE: NOTIFICATION OF PUBLIC PARTICIPATION: Draft Basic Assessment Report - The Proposed Residential Development on Erf 7614, Knysna Local Municipality, Western Cape

Thanks Stephanie

The documents I shared with you are all I have for this development in terms of Heritage. We started the environmental authorisation process this year. I just want to confirm that no studies were then submitted in 2021 for the site. And the assessment as per the screening tool (paleontology and archaeology must still be done)?

Thank you

Kind Regards
Claire

From: Stephanie Barnardt <Stephanie.Barnardt@westerncape.gov.za>

Sent: Wednesday, 28 August 2024 08:10

To: claire@ecoroute.co.za

Cc: 'Admin' <admin@ecoroute.co.za>; peter@carm.co.za; 'Janet Ebersohn' <janet@ecoroute.co.za>

Subject: RE: NOTIFICATION OF PUBLIC PARTICIPATION: Draft Basic Assessment Report - The Proposed Residential Development on Erf 7614, Knysna Local Municipality, Western Cape

Good day Claire

There are a number of professional archaeologists you can contact, unfortunately, I cannot refer you to a particular individual but can provide a list:

Graham Avery drgavery97@gmail.com

John Gribble john.gribble@terramarearchaeology.com

Jayson Orton jayson@asha-consulting.co.za

Jonathan Kaplan acrm@wcaccess.co.za

Lita Webley lita@webleyonline.com

David Halkett david.halkett@aco-associates.com

Peter Nilssen peter@carm.co.za (who is included in this email)

The link below for additional professional archaeologist on the list below:

<https://www.aphp.org.za/memberlist>

Or you can contact the sociation of Southern African Professional Archaeologists for further recommendations or suggest:

<https://asapa.co.za/>

As discussed, please be attached Section 35 forms (the archaeologist will help the developer/owner select the form) the following is required:

1. Completed signed application form
2. Locality map
3. Proof of Ownership
4. Power of Attorney
5. Images of the site and its context
6. Repository Agreement for temporary storage
7. Consultation (the archaeologist should be able to assist you with the consultation, if not, I can provide a few contact details)
8. Proof of Payment with correct reference number (Please contact HWC.HWC@westerncape.gov.za for assistance with payment and reference).
9. Any additional information pertaining to the heritage of the site
10. Digital copies of all required documents must be submitted to admin mail box HWC.HWC@westerncape.gov.za

Please see link to our website for further assistance:

<https://www.hwc.org.za/making-an-application>

Kind regards,

Application forms 2024:

[**Applications Link**](#)

[**Notice**](#)

Stephanie-Anne Barnardt-Delport
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Heritage Western CapeTel: (+27) 021 829 3315

Heritage Resource Management Services
Protea Assurance Building Greenmarket Square, Cape Town

Website: www.hwc.org.za / www.westerncape.gov.za



From: claire@ecoroute.co.za <claire@ecoroute.co.za>

Sent: Tuesday, August 27, 2024 4:26 PM

To: Stephanie Barnardt <Stephanie.Barnardt@westerncape.gov.za>

Cc: 'Admin' <admin@ecoroute.co.za>; peter@carm.co.za; 'Janet Ebersohn' <janet@ecoroute.co.za>

Subject: RE: NOTIFICATION OF PUBLIC PARTICIPATION: Draft Basic Assessment Report - The Proposed Residential Development on Erf 7614, Knysna Local Municipality, Western Cape

You don't often get email from claire@ecoroute.co.za. [Learn why this is important](#)

Hi Stephanie

I just want to clarify – you mention the S35 application - do you have a list of archaeology / palaeontology resources for the site?

Thank you

Kind Regards

Claire

From: Stephanie Barnardt <Stephanie.Barnardt@westerncape.gov.za>

Sent: Monday, 26 August 2024 11:09

To: claire@ecoroute.co.za

Cc: 'Admin' <admin@ecoroute.co.za>

Subject: RE: NOTIFICATION OF PUBLIC PARTICIPATION: Draft Basic Assessment Report - The Proposed Residential Development on Erf 7614, Knysna Local Municipality, Western Cape

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Protea Assurance Building Greenmarket Square, Cape Town

Website: www.hwc.org.za / www.westerncape.gov.za



From: claire@ecoroute.co.za <claire@ecoroute.co.za>

Sent: Monday, August 26, 2024 10:54 AM

To: Stephanie Barnardt <Stephanie.Barnardt@westerncape.gov.za>

Cc: 'Admin' <admin@ecoroute.co.za>

Subject: RE: NOTIFICATION OF PUBLIC PARTICIPATION: Draft Basic Assessment Report - The Proposed Residential Development on Erf 7614, Knysna Local Municipality, Western Cape

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Good day

The reference number is 21030213

I am attaching ROD and Response provided by the applicant and town planner.

Kind Regards

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From: admin@ecoroute.co.za <admin@ecoroute.co.za>

Sent: Monday, August 26, 2024 10:17 AM

To: claire@ecoroute.co.za

Subject: FW: NOTIFICATION OF PUBLIC PARTICIPATION: Draft Basic Assessment Report - The Proposed Residential Development on Erf 7614, Knysna Local Municipality, Western Cape

Hi Claire,

Please see email below.

Kind regards,

Carina Leslie

Personal Assistant/Admin

Office: 064 691 4394

www.ecoroute.co.za



From: Stephanie Barnardt <Stephanie.Barnardt@westerncape.gov.za>

Sent: Friday, August 23, 2024 8:09 AM

To: admin@ecoroute.co.za

Subject: RE: NOTIFICATION OF PUBLIC PARTICIPATION: Draft Basic Assessment Report - The Proposed Residential Development on Erf 7614, Knysna Local Municipality, Western Cape

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Website: www.hwc.org.za / www.westerncape.gov.za



From: admin@ecoroute.co.za <admin@ecoroute.co.za>

Sent: Thursday, August 22, 2024 2:05 PM

To: TPillay@dffe.gov.za; 'Melanie Koen' <Mkoen@dffe.gov.za>; Danie Swanepoel <Danie.Swanepoel@westerncape.gov.za>; Francois Naude <Francois.Naude@westerncape.gov.za>; Meryll Fredericks <Meryll.Fredericks@westerncape.gov.za>; Nathan Jacobs <Nathan.Jacobs@westerncape.gov.za>; Noluvo Toto <Noluvo.Toto@westerncape.gov.za>; Stephanie Barnardt <Stephanie.Barnardt@westerncape.gov.za>; info@hwc.co.za; calvin.vanwijk@westerncape.gov.za; Vanessa Stoffels <Vanessa.Stoffels@westerncape.gov.za>; RobertsJ@dwa.gov.za; RMolale@dffe.gov.za; oceia@environment.gov.za; 'OCEIA' <OCEIA@dffe.gov.za>; leptieshaam Bekko <leptieshaam.Bekko@westerncape.gov.za>; Mercia J Liddle <Mercia.Liddle@westerncape.gov.za>; Hilda Hayward <Hilda.Hayward@westerncape.gov.za>; Ryan Apolles <Ryan.Apolles@westerncape.gov.za>; Cor Van der Walt <Cor.VanderWalt@westerncape.gov.za>; Brandon Layman <Brandon.Layman@westerncape.gov.za>; info@elsenburg.co.za; enquiries@daff.gov.za; Manie.abrahams@westerncape.gov.za; melvin.schwartz@dalrrd.gov.za; ghsmith@ruraldevelopment.gov.za

Cc: claire@ecoroute.co.za; 'Janet Ebersohn' <janet@ecoroute.co.za>

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ENVIRONMENTAL CONSULTANCY
Notification of Public Participation**



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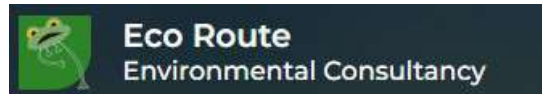
Kind regards,

Carina Leslie

Personal Assistant/Admin

Office: 064 691 4394

www.ecoroute.co.za



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claire@ecoroute.co.za

From: claire@ecoroute.co.za
Sent: Monday, 26 August 2024 10:42
To: 'vanessa.weyer@sanparks.org'
Cc: 'Admin'
Subject: RE: [Public participation] Erf 7614 Knysna
Attachments: Notification letter_Residential development_Erf 7614 Knysna_FINAL.pdf

Good day Vanessa

The notification of the Public participation process is attached. Registration of IAPs: 22 August – 23 September 2024.

We will distribute the draft bar for a 30-day review and comment period after the registration period has closed.

Kind regards
Claire



Claire De Jongh
Eco Route Environmental Consultancy
0846074743
EAPASA registration: **2021/3519**

From: admin@ecoroute.co.za <admin@ecoroute.co.za>
Sent: Monday, August 26, 2024 10:22 AM
To: claire@ecoroute.co.za
Subject: FW: [Public participation] Erf 7614 Knysna

Good morning Claire,

Please see below.

Kind regards,

Carina Leslie

Personal Assistant/Admin

Office: 064 691 4394

www.ecoroute.co.za



From: admin@ecoroute.co.za <admin@ecoroute.co.za>

Sent: Thursday, August 22, 2024 6:31 PM

To: admin@ecoroute.co.za

Subject: [Public participation] Erf 7614 Knysna

SANParks (not verified) (vanessa.weyer@sanparks.org) sent a message using the contact form at <https://ecoroute.co.za/node/94>.

The sender's name

SANParks

The sender's email

vanessa.weyer@sanparks.org

Subject

Erf 7614 Knysna

Message

Please may you supply link to document download, many thanks.

Appendix E4: Full Register of interested and affected parties

PROPOSED RESIDENTIAL DEVELOPMENT, ERF 2074, PLETTENBERG BAY LIST OF INTERESTED AND AFFECTED PARTIES.

PROPOSED MEDIUM – HIGH RESIDENTIAL DEVELOPMENT, ERF 7614, Leilieskloof, Knysna LIST OF INTERESTED AND AFFECTED PARTIES, November 2024

STATE DEPARTMENTS			
Name	Contact Person	Contact Details	Email
Department of Forestry, Fisheries and the Environment (DFFE)	Trisha Pillay Melanie Koen	Private Bag X 447· PRETORIA · 0001· Environment House ·473 Steve Biko Road, Arcadia,· PRETORIA (012) 399 9406	TPillay@dffe.gov.za mkoen@environment.gov.za
DFFE Protected Areas Directorate: (added 7 October)	Mr Rofhiwa Telephone no.: 012 399 8801		RMagodi@dffe.gov.za ;
DFFE Protected Areas Directorate: (added 7 October)	Name: Tshwanelo Leballo Telephone no.: 012 399 9561		tleballo@dffe.gov.za
DFFE Biodiversity Conservation Directorate:			BCAdmin@dffe.gov.za
Department of Environmental Affairs and Development Planning (DEA & DP)	Danie Swanepoel Francois Naude Meryll Fredericks	Private Bag x6509, George, 6530 044 814 2013 (T)	Danie.Swanepoel@westerncape.gov.za Francois.Naude@westerncape.gov.za Meryll.Fredericks@westerncape.gov.za
Department of Health	Nathan J1acobs	Private Bag x6592, George, 6530 044-803 2727 (T) 044-873 5929 (F)	Nathan.Jacobs@westerncape.gov.za

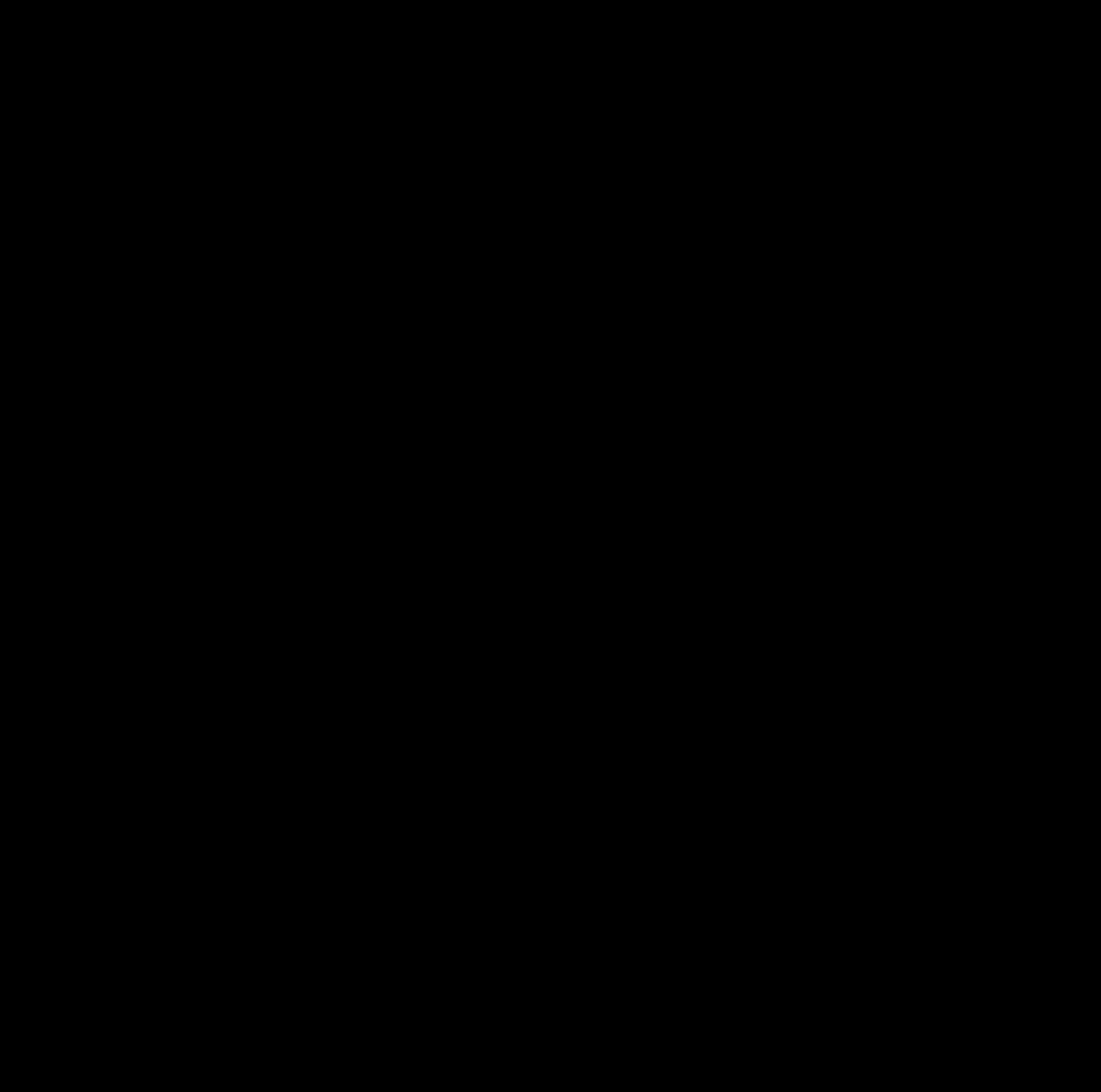
Heritage Western Cape	Noluvo Toto Stephanie Barnardt C. van Wijk	Private Bag x9067, Cape Town, 8000 021-483 9729 (T) 021-483 9845 (F)	Noluvo.Toto@westerncape.gov.za Stephanie.barnardt@westerncape.gov.za info@hwc.co.za calvin.vanwijk@westerncape.gov.za
Transport & Public Works / Department of Infrastructure	Vanessa Stoffels	24 th Floor, 9 Lower Burg Street, Cape Town 021 483 4669 (T)	Vanessa.Stoffels@westerncape.gov.za
Department of Water & Sanitation	John Roberts	Private Bag x16, Sanlamhof, 7532 021 941 6179 (T) 021 941 6082 (F)	RobertsJ@dwa.gov.za
Department of Water & Sanitation	C Abrahams	P/Bag X16 Sanlamhof 7532	cabrahams@bgcma.co.za
Gouritz WMA: BGCMA	Rabokale Mphahlele	Private Bag X16 Sanlamhof Bellville 7532	rmphahlele@bgcma.co.za
BREEDE-OLIFANTS CATCHMENT MANAGEMENT AGENCY: GEORGE DIV: Water Resource Management SUB-CO: Water Use Regulation	SBONELO NDLOVU WATER USE OFFICER	Tel: 023 346 8031 Cell: 083 667 8083 PHYSICAL ADDRESS: 101 York Street Unit 302 George 6530 POSTAL ADDRESS: PO Box 1205 George 6530 WEBSITE: www.bgcma.co.za	sndlovu@bocma.co.za
DFFE: Forestry Management	Melanie Koen	Private Bag x12, Knysna, 6570 044 302 6902 (T) 044 382 5461 (F)	MKoen@dffe.gov.za
DFFE: Oceans and Coast	Rueben Molale	Department of Forestry, Fisheries and the Environment (DFFE), Branch: Oceans and Coast, 2 East Pier Building, East Pier Road, Victoria and Alfred Waterfront, Cape Town, 8001.	RMolale@dffe.gov.za OCeia@environment.gov.za

Coastal Management Unit, DEA&DP	leptieshaam Bekko Mercia J Liddle Hilda Hayward Ryan Apolles	Private Bag x9086, Cape Town. 8000 021 483 3370 (T) 078 744 9205 (Cell) (leptieshaam Bekko)	leptieshaam.Bekko@westerncape.gov.za Mercia.Liddle@westerncape.gov.za Hilda.Hayward@westerncape.gov.za Ryan.Apolles@westerncape.gov.za
Department of Agriculture Western Cape	Mr Cor van der Walt	P/Bag X1 Elsenburg 7607	corvdw@elsenberg.com
Department of Agriculture - National		P/Bag X120 Pretoria 0001	info@elsenberg.com Enquiries@daff.gov.za
Department of Provincial Health	Manie Abrahams	P/Bag X6592 George 6530	Manie.Abrahams@westerncape.gov.za
Department of Rural Develop. & Land Reform	Glen Smith	P.O. Box 872 George 6530	ghsmith@ruraldevelopment.gov.za
ORGANS OF STATE			
Name	Contact Person	Contact Details	Email
South African National Roads Agency	Colleen Runkel	P/Bag X19 Bellville 7535	Runkelc@nra.co.za
Breede-Gouritz Catchment Management Agency	Andiswa Sam R Mphahlele	PO Box 1205, George, 6530 023 346 8000 (T) 023 347 2012 (F)	asam@bgcma.co.za rmphahlele@bgcma.co.za pntanzi@bgcma.co.za

Cape Nature Land Use Advice	Megan Simons Keith Spencer	Private Bag x6546, George, 6530 044 802 5328 (T) 044 802 5313 (F)	msimons@capenature.co.za kspencer@capenature.co.za
Southern Cape Fire Protection Agency	Dirk Smit	Private Bag x12, Knysna, 6570 044 302 6912 (T) 086 616 1682 (F)	managerfpa@gmail.com
SANPARKS	Vanessa Weyer	PO Box 3542, Knysna, 6570 044 302 5600 (T) 044 382 4539 (F)	Vanessa.Weyer@sanparks.org
Eskom Western Cape – Land & Rights	Lianne Muller MullerLE@eskom.co.za HansSS@eskom.co.za	P.O. Box 222 Brackenfell 7561	WayleavesWesternOU@eskom.co.za
MUNICIPALITIES			
Name	Contact Person	Contact Details	Email
Knysna Municipality	Pam Booth - Environmental Manager Knysna Municipality	082 875 0342 / 079 208 7855	pbooth@knysna.gov.za .
Knysna Municipality – Ward 10	Cllr Peter Bester	0793360170	pknysna@gmail.com
Garden Route District Municipality	Mr. Lusanda Menze	P.O. Box 12, George, 6530 044-8031300 (T) 0865556303 (F)	info@gardenroute.gov.za
Garden Route District Municipality	Dr. Nina Viljoen	P.O. Box 12, George, 6530 044-8031300 (T) 0865556303 (F)	nina@gardenroute.gov.za
NGO			
	Contact Person	Postal/ Physical Address	Email
Garden Route Environmental Forum	Cobus Meiring:		
Knysna Ratepayers Association	Mr. Ian Uys		

Knysna Catchment Management Forum	Johan de Klerk	
WESSA	Lorna Watt	
Lakes Bird Club	Pat Nurse -Chair	
Landowner (Applicant)		
Farm / Erf No.	Contact Person	
Erf 7614	Richard Sohn	
Surrounding Landowners		
Farm / Erf No.	Contact Person	
Erf RE / 215 – street parcel (Gardiners Road)	Department Roads and Transport	
RE/4578 (League street)	Department Roads and Transport	
Erf 408 – Bond st / league st		
Erf 3154 – League st	Resident	
Erf 3153 – League st	Resident	
Erf 8314 – League st	Resident	
Erf 3143 – 8 League street	residents	

Erven – 15232, 15230, 15231 – Gray street	Resident
Erf 2757 – Gray street	Resident
Erf 2758 – Gray street	Resident
Erf 15396 – Gray st	Resident
Erf 4916 – Gray st	Resident
Erf RE / 4972 – Gray st	Oaklands On The Knoll Brian Thompson
Erf 225 – Gardiners st	Resident
Erf 226 – Gardiners st	Resident
Erf 227– Gardiners st	Resident
Erf 228– Gardiners st	Resident
Erf 229– Gardiners st	The Cape days @ Gardens



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**Appendix E5: comments and responses of previous rezoning
application process**

REZONING, SUBDIVISION & DEPARTURE APPLICATION ON ERF 7614 KNYSNA

Lelieskloof



RESPONSE TO COMMENTS AND OBJECTIONS RECEIVED

A. AUTHORITIES

1. COMMENT FROM SOUTH AFRICAN NATIONAL ROADS AGENCY SOC LIMITED (SANRAL)

The South African National Roads Agency SOC Limited (SANRAL) has no objection to the above development as the future national road will not be affected.	Noted
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2. COMMENTS FROM DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING (DEADP)

The abovementioned property falls inside the Urban Edge of Knysna as indicated in the Knysna SDF (2017).	Noted
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Based on the available information, there is no comment on the application from a provincial land-use planning perspective.	Noted
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B. MUNICIPAL DEPARTMENTS

1. COMMENT FROM COMMUNITY SERVICES

Noted.	Noted
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2. COMMENTS FROM ENVIRONMENTAL SERVICES

Invasive plants need to be controlled in addition to the fuel loads from a fire risk management perspective.	Noted, the owners are in the process of clearing the site from alien trees.
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It is recommended that hardened surfaces leading to increased stormwater runoff are mitigated through the use of sustainable urban drainage systems, with the effect of reducing the volume of contaminated stormwater entering the estuary and providing water for irrigation of green open spaces.	Noted, this will be included in the detailed stormwater management plan.
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Water harvesting and low carbon usage should inform the development guidelines.	Noted and will be incorporated into the design of the buildings
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3. COMMENTS FROM TECHNICAL SERVICES DIRECTORATE

<ul style="list-style-type: none">• Traffic Impact Assessment (TIA) must be updated from 2014.• The new TIA must comment on the growth assumptions made in the 2007 and 2014 documents so that it can be tested.	An updated TIA is attached hereto as ANNEXURE 1 The report has been forwarded to the DTS for further comment.
Original conditions on sewer and water are still valid.	The original conditions of approval have previously been addressed in the service level agreement and will be is acceptable as conditions of the new approval.

4. COMMENTS FROM WASTE REMOVAL

Approval not granted until the following is submitted:	These conditions are normally a condition of approval and not a pre-requisite for approval.
Identify the communal refuse collection area (must not obstruct traffic, if and when curbside collection is taking place).	As stated in the Engineering Report that accompanied the application, communal refuse storage facilities will be constructed for each block of apartments. These facilities will be emptied regularly by the Municipal refuse collection service. More detail will be provided at detailed SDP's for each phase.
An Integrated Waste Management Plan needs to be submitted for the facility to Waste Officer at the municipality for approval.	Noted this will be included in the Service level agreement and detailed engineering design reports.
Applications for the purchase of wheelie bins	Noted
Chipping of trees and/or removal of any vegetation must be chipped on-site, part of OSCAE permit and if removal of vegetation is already taking place, submit a report on where and how it is being disposed of.	Noted, chipping will take place on-site and stock-piled to convert to compost for use during the landscaping process.

5. COMMENT FROM AESTHETICS COMMITTEE

No objection for rezoning and subdivision.	Noted
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C. PUBLIC

1. OBJECTION FROM ALBERT AND CHARLENE PEARSON (Nr20 Kloof Gardens)

There is a natural spring on Portion A that runs in a stream through Kloof Gardens into a vlei on Portion C. The matter must be referred to the Department of Environmental Affairs and Department of Forestry and Fisheries.	We are not aware of a natural spring on Portion A. There is a stormwater drainage line that runs through the property. There is a stormwater retention area on the proposed open space erf and a further open stormwater channel that runs long Grey street. Al this has been
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	considered in the detailed stormwater plan that accompanied the application.
Traffic considerations – Gray street cannot cope with the additional traffic	See notes on Traffic and findings of the updated Traffic Impact assessment that states the contrary.
Height impact on views – object to the proposed development on Portion C	See notes on Impact on Views
Heritage impact must be assessed due to the proximity of the heritage cottage	<p>The application has been referred to Heritage Western CAPE. A Notice of intent to develop was submitted -See confirmation of receipt attached as ANNEXURE 2.</p> <p>The objector provided much detail on the heritage value of the Gardener’s cottage, but the property that contains this building has now been developed into flats at a density much higher than what is proposed for this development.</p>
2. OBJECTION FROM CHERYL AND ROBERT WARREN (ERF 236)	
The objection period given was unreasonable as it falls over the December festive season.	See notes on Public Participation below
After the fires, the municipal infrastructure in the area has not been upgraded - the development will put additional strain on the system.	See notes on Infrastructure
The development will impact on the character of the area, especially with reference to heigh.	See notes on Character of the Area
No proposed unit plans or visual aids have been made available.	See comment relating to detailed Site Development Plan
Explanation required for the term “Middle Income” and cost-effective housing. What is the proposed cost of purchasing a unit?	See notes on Target Market
Questions relating to the difference between the 2009 and the 2020 site plan.	This has been explained in the Motivation Report under the heading “Background”.
Building line relaxations -were there any given as it seems that there are some encroachments.	See comment relating to detailed Site Development Plan
The title deed and Power of Attorney have not been made available for perusal.	This was submitted as part of the application.
The electrical documentation is from 2006. Has the upgrade been done to allow for connection to the network at Salt River?	The updated electrical report is attached

Will the development have its own substation? Green Living implementation?	
Parking relaxations is not supported	See notes on parking
What is the building construction time frame ? Will there be added security during the construction period? With added movement through the area, the surrounding properties will be at risk.	The building construction time frame is uncertain at this stage. The size of the development will require a phased implementation and will be dependant on market demand. A five-year roll-out plan is expected.
Traffic – an updated traffic study is required.	Updated TIA attached
Will planned footpaths be used by the public or only for residents?	Internal footpaths will only be used by residents.
Building Design – is there an Aesthetic committee in place. Where can the designs be perused?	There is an Aesthetic committee in place. See notes on detailed design
The road closure will impact on a wider public that should be involved.	There is no road closure applied for – see notes on Road
Will the public have access to the facilities provided in the open space areas?	No, the development will be enclosed.
Is a new taxi stop going to be added as currently there are no pickup points near the site?	This is a good idea and must be further explored at the phased site development plan stage.
Walking to town is a security risk and middle-income owners will prefer to use cars.:	Walking to town will entail walking through the development, existing on the south side which is less than 400m from the intersection of Main St and Gray Street.
Water supply : Knysna is already under strain – will the system be able to supply the additional water usage?	See notes on Infrastructure read with the Service Report and comment from DTS
Sewerage Disposal -Will a new system be put in place or will it be linked to the existing system? The current system occasionally fails	See Notes on Infrastructure read with the Service Report and comment from DTS
Stormwater – will a new system be put into place or will the development link into the existing system – The existing system occasionally floods.	This has been addressed in the stormwater plan
The need for affordable housing vs holiday rental market?	The free market cannot be controlled to such an extent where only certain people can buy units. The development will be marketed on a willing buyer willing seller principle.
There is no need for higher density units. Local working family's needs 3-bedroom homes with gardens for pets, in a price range of R 800 000 to R1m	The need for higher density is not just an individual preference but a requirement for the sustainable growth of towns.

	Cost of land and infrastructure and building material would simply not allow 3bedroom single residential homes in the proposed price category.
3. OBJECTION FROM HARRIET LOUISE THESEN AND DEBORAH MAY STANLEY (ERF 4067)	
The timeframe given to affected parties is too short considering Covid and December holidays.	See notes on Public Participation
A public meeting should have been called	See notes on Public Participation
The natural bowl will amplify noise in the area which will impact negatively on the high-end guest houses in Thesen Hill.	See notes on Noise
No EIA study was conducted, historically the area was covered in fynbos and wetlands	The development does not trigger any listed activities in terms of NEMA. The property is within an urban area, and it is not earmarked as critical biodiversity area or a protected area.
Water Supply: The municipal service network is very old and inadequate. No provision has been made for alternative water collection methods e.g., use of greywater and rainwater.	See Notes on Infrastructure
Electricity: No indication of green energy No energy efficiency fenestration reports have been submitted	See Notes on Infrastructure Fenestration reports are only done at the final building plan stage.
Density: There are too many units with too many people, and this will add noise, traffic, and crime.	See notes on density
Impact on the character of the area, especially the upmarket Thesen Hill Area.	See notes on Impact on Character
Impact on Biodiversity: The development will reduce the habitat of endemic species.	The site is completely infested in invasive alien vegetation. There are a few large trees that will be retained. The owners are presently clearing aliens.
Noise concerns during the construction phase	Construction is a disruption in a neighbourhood, but the impacts are mitigated by a construction code of conduct that prescribes various actions, such as working hours, site security, public safety, etc The temporary inconvenience of
Influx of people into the area during construction will cause a security risk.	

	construction phase must be measured against long term benefits of economic growth and prosperity.
Not opposed to development but to the density and height	The scale and density of the development are required to achieve affordability.
Lack of Green Space	See notes on scale and density
Clear definition of Middle-income housing	See discussion on the target market
Impact on surrounding property values	See notes on the target market
4. OBJECTION FROM LLEWYLLEN SKUCE	
Same as Cheryl and Robert Warren	See above
5. OBJECTION FROM LOUISE GEORGE RENAULDE BOTMA	
Same as Cheryl and Robert Warren	See above
6. OBJECTION FROM MELLISA CROONEY AND JOHANNES VAN DER WESTHUIZEN	
Same as Cheryl and Robert Warren	See above
7. DIRK BEUKES ON BEHALF OF MS CJW LOUW)	
Complain about the time period for public comment	See notes on public comment
More public participation and community engagement is required	See notes on public participation
Concern about impact on existing Fauna and Flora	See notes on Biodiversity
Impact on privacy	There will be an impact on privacy. To mitigate this impact it is proposed that a 1.8m wall be constructed along the boundary with adjacent residential properties. The 4,5nm building line along this boundary will also be retained.
Who is going to pay for the upgrade of the roads	See notes on Roads
How can Lelies kloof Road be sold as part of the property?	See notes on Roads
The Municipality should own and maintain the land as part as a piece of nature	Unfortunately, the municipality used to own the land but has sold the land with the specific purpose of creating affordable housing. If the municipality still owned this land it would have been developed into low-cost housing.
General anti-development remarks	No Comment
What is the anticipated selling price of the units	See notes on the target market
General questions about demographic of Knysna	This can be found in the status quo report of the 2020 Knysna Spatial Development Framework
Concerns about increase in traffic and impact on the surrounding road network, specifically Gray Street	See notes on Traffic
Questions regarding the re-alignment of Lelies Kloof Avenue:	The possible alignment of the road was attached to the application as Annexure J.

The open space in front of no 3 (4623) and 5 (232) will be taken up by the road? If so, they will no longer have outside parking?

the boundary fences of no's 8 Concordia (233), 10 Concordia (2754) and 12 Concordia (2755) on Lelieskloof Avenue side appears to be in the way of where the indicated road will run. Are portions of these properties going to be bought out for the road?

it also appears that a portion of 10 Lelieskloof Avenue (225) will also be in the way of the road

am I correct to understand that the house built in 1910 as well as Kloof Gardens (228 & 229), 6 Lelieskloof (227), and 8 Lelieskloof (226) will not be affected by the road?

How do you envisage access to our properties while a new road is being built?

All the properties along the southern boundary of Gardiners Kloof Road have been subjected to a road widening in the early 90ties. As indicated on the aerial image below, the existing road reserve is extremely narrow. Although the road reserve was widened, the road was not physically widened and subsequently, people have started encroaching onto this road reserve with parking, fencing, etc. This historical situation is irrelevant to this application.

The developer will construct the portion of Gardiners kloof Road up to where it meets with the existing road (yellow line below). None of the houses or encroachments will therefore be affected by this application. It will however be affected if the municipality decides to upgrade and widen the road, as originally planned.

The existing road will be used until the link has been constructed, only then will the redundant portion of the road be demolished.



Figure 1: Proposed road re-alignment

Concerns relating to Traffic	See noted on traffic
What is the general demand for housing	There is a demand for affordable homes between R 800 000.00 to R1 200 000.00
Will the residents of the greater Concordia buy into the development	Yes hopefully
How long will the building process be? Construction hours etc? Safety measures during construction ?	The implementation will take place in phases and will depend on market demand. It is anticipated that the development will be completed in 5 years after approval has been granted.
Will netting be put up to protect our privacy during construction ?	Yes, the construction area will be closed off.
What type of fencing is envisaged	Each phase will be fenced and secured. Detail of fence material is not yet available.
What rules will there be inside the development as far as noise is concerned	See notes on Noise
An application on Erven 225, 226 and 227 was refused because of density considerations being inappropriate for the area.	Council has approved the rezoning of the properties to allow for 48 Flats. The approval was appealed, and the appeal was upheld by the Provincial government. The reasons for this decision were not stipulated.
8. EMAIL FROM EGIL BOCKMANN	
Concern about losing their view.	See Notes on view

<p>Portion C is about at 50m and with a 12m building it will reach 62 m. Our building is located at 64m so it is likely that our view will be impacted on.</p>	
<p>9 DAAN DERKSIN ATTORNEYS ON BEHALF OF HILLCREST BODY CORPORATE</p>	
<p>Height Restriction: In so far as the proposed developments will entail more than one 5 story building, our client demands strict adherence to the 12-metre height restriction. Furthermore, there should be no development on slopes steeper than 25%;</p>	<p>Noted and accepted as conditions of approval</p>
<p>Density: The proposed 274 units will cause inappropriate density if regard is had to the size of the land. It should be borne in mind that most families in the area have two motor vehicles</p>	<p>Please see notes on Scale and Density</p>
<p>Traffic.: Updated impact study is necessary, in particular, if regard is had to the recent developments by the Knysna Municipality of the Northern Areas. Grey Street has become extremely busy during recent times and it is submitted that the traffic impact on the CBC, in particular Main- (Absa intersection), Grey and League Streets will become unendurable. Bearing in mind the income group which is targeted by the developers, the 274 Units can potentially generate 548 motor vehicles, exclusive of those of visitors.</p>	<p>Noted, see updated Traffic Impact Assessment. Gray Street is a major connector in town and high volumes of traffic can be expected League Street is a dead-end road to the west of the development land and will not be impacted by the development at all.</p>
<p>5. Parking: The departure allowed in terms of parking is unacceptable. Where will visitors park?</p>	<p>See notes on Parking</p>
<p>10. RI-HAN DE JAGER obo KLOOF GARDENS HOMEOWNERS ASSOCIATION</p>	
<p>We as a group of owners and trustees see the development of the area as positive</p>	<p>Noted</p>
<p>Concerned about losing our view towards Knysna Centre and especially our nice lagoon view</p>	<p>See notes on View</p>
<p>Reduced height of Portion C</p>	<p>See notes on view</p>

There are no environmental studies	This was not required; the application is to reinstate lapsed approval.
There is no heritage report	A Notice of Intend to developed has been forwarded to WCH. See acknowledgment of receipt attached.
11. P BESTER -COUNCILOR WARD 10	
Request for an extension of time	See notes on Public Participation
Request for a questions and answer session perhaps a team's meeting	Meeting to be arrange
Biggest concern is what target market the development will aim for	See notes on Target Market
Time Frame for the development	See the previous comment on time frame
Is there sufficient Infrastructure	See notes in infrastructure

D. GENERAL RESPONSE TO TYPICAL CONCERNS:

1. COMMENTS ON ADVERTISING OF THE APPLICATION

Some objectors complained about the public participation period extending over the Christmas season.

The application was advertised in a local newspaper and surrounding neighbours were notified by registered mail or email on 26 November 2020, with the objection period expiring on 15 January 2021. Due to the season, the municipality allowed for an additional 3 weeks for public comment.

There is no obligation to engage in a public meeting and in the current covid situation it is not recommended. However, meetings with objectors can be arranged via teams to clarify certain matters if the council feels this is important.

2. INFRASTRUCTURE CAPACITY

The Engineering Report set out the detail of the infrastructure requirements. The Department of Technical Services has confirmed that bulk supply is available. They have not objected to the proposal and have confirmed that the previous conditions of approval are still applicable. The development will be subject to augmentation fees and extension charges that will be required for the upgrade of external services where required.

The Service Level Agreement was previously prepared and will be re-submitted to the Director of Technical Services once the approval has been granted. This agreement will set out the responsibilities of the developer and the Municipality.

3. SCALE AND DENSITY

The proposed 274 units, that were previously approved, calculates to a density of approximately 50 units per ha. Although this may seem high in relation to average single residential densities of ± 10 units per ha, it is still a relatively low density for Flats (typical densities of $\pm 60-80$ du/ha). Also, because the units will be facilitated in multiple storey buildings, the coverage of the development will be relatively low (currently estimated at $\pm 20\%$ for buildings and covered parking. This will allow ample open space between the buildings and will create a feeling that the development is less dense than what it is.

4. DEFINING THE TARGET MARKET

Many objectors requested a better understanding of what “middle income” and “affordable” mean in monetary terms. At this stage it the intention to market the units as follows:

UNIT TYPE	SIZE	% OF DEVELOPMENT	UNIT NR	PRICE
Bachelor flat	30-35m ²	$\pm 20\%$	55	$\pm R 750 000.00$
One-bedroom flat	35-40m ²	$\pm 35\%$	96	$\pm R 850 000.00$
2 bedroom flat	40-50m ²	$\pm 25\%$	68	$\pm R 950 000.00$
3 bedroom flat	50-60m ²	$\pm 20\%$	55	$\pm R 1.100 000 .00$

The inequalities of the country’s demographics do not lend themselves to a real definition of a “middle class” because the gap between rich and poor distort the averages. For this discussion, the “ middle income” target market for this development, is defined as a household that can afford a loan repayment of about R 6000 to 10 000 a month. The average household size will be 3 people.

Discussion with any local estate agent will confirm that there is a big demand for housing units in the R 800 000 to 1.2million bracket. Peter Southey, the Rawson Property Group’s franchisee recently stated in the Rawsons Blog, that “the number of inquiries rose by about 35% - and our turnover is now 20% up from the previous year”.

He confirmed that the improvement in sales, has been seen in all price brackets, but it is especially evident in the R800,000 to R1,5 million bracket. Below the R800,000 level, he says, most estate agents have only a few entry-level apartments to offer. This is the section of the property market that this development will be targeting.

5. RESPONSE TO REQUEST FOR MORE DETAILED SITE DEVELOPMENT PLAN AND ARCHITECTURAL DRAWINGS

Due to the scale of the project, it is proposed that the development will occur in phases. To allow the phased implementation of the development, it is proposed that the site be subdivided into 3 General Residential III properties, as previously approved. The final design of each phase will be subject to the approval of detailed site development plans, as previously stated in condition [b] of the rezoning approval dated 24 June 2008.

6. PARKING

Concerns were raised about the practicalities of allowing a lower parking ratio. Within any residential development, a certain number of parking spaces is required for owners or occupants as well as for visitors to the development. Parking spaces, however, take up a considerable amount of space and cost. Relaxing parking requirements will avail space for affordable housing units. This development is adjacent to public transport facilities and is also close enough to town to allow people to walk. Thus, reducing the need for private cars and parking.

The main reason for requesting a parking departure is to allow the developer to implement the previous approval, where a parking ratio of 1.5 bays per unit (in line with the prescribed ratio in the then Knysna Zoning scheme) was approved. With the introduction of the new Zoning By-law, the parking requirement has increased from 1,5 bays per unit to 2 bays per unit.

This ratio of 1.5 bays per unit is also in line with the Provincial Standard Draft Zoning Scheme By-Law, which proposes lower parking ratio's for areas that have sufficient public transport.

Furthermore, the parking requirement according to the **National Department of Transport standards (10)** is 1,5 bays for a residential unit with 2 habitable rooms.

Although a lower parking ratio is required to implement the previously approved Site Development Plan. A higher parking ratio can be accommodated in a new design that could incorporate basement parking. The departure is therefore not critical to the development and should not be a reason for rejecting the rezoning application.

7. TRAFFIC

The application is supported by a Traffic Impact Assessment. There was a request from the Department Technical Services that the traffic impact assessment is updated. This has been done and the updated report is attached hereto.

The traffic assessment determined the extent and nature of the traffic generated by the proposed development, to assess the impact of this traffic on the operation of the associated road network, and to devise solutions for any problems identified. The following key elements, inter alia, are addressed in this traffic impact assessment:

- The suitability and safety of proposals for access to and egress from the site;
- The capacity of the existing and future road network within the influence radius; and
- The road upgrading measures required to accommodate the proposed development

The study concludes that the impact of the proposed development on the road network is acceptable, with minimal increases in delays, and consequently, no upgrading of the road network, other than that required to provide access to the proposed development, is required to be implemented by the developer.

8. IMPACT ON THE CHARACTER OF THE AREA

The development will have an impact on the character of the area as it will introduce a new land use with multi-story buildings. It must however also be kept in mind that this area is situated in an area that has been identified in the Knysna Spatial Development Framework as a "Restructuring Zone". The identified restructuring zones aim to contribute to the national priority of restructuring South African society to address structural, economic, social, and spatial dysfunctionalities of the past. One can therefore expect that the character of these areas would undergo some form of transformation.

The detailed design and placement of the units will be carefully considered and will be subject to approval from the aesthetic committee to ensure that the development will be aesthetically pleasing.

9. IMPACT ON BIODIVERSITY

Despite claims from some of the objectors, the site has limited biodiversity and has a low conservation potential. A visual inspection will reveal that the site is entirely overrun by wattle, gum, and other invasive species, which are being cleared.

10. NOISE

A certain level of noise is an inescapable part of urban and suburban living. With the planned higher densities level of ambient noise in the area will increase.

There are however several mechanisms available to mitigate noise in a sectional title scheme.

There will be internal control measures in the form of Body Corporate Rules. According to the Sectional Titles Schemes Management Act, an owner must not use his or her section or exclusive use area or permit it to be used in a manner or

for a purpose that may cause a nuisance to any occupier of a section. It is also stated in the Sectional Title Act that an owner must use and enjoy the common property in such a manner as not to interfere unreasonably with the use and enjoyment thereof by other owners or other persons lawfully on the premises. Body corporate rules vary, but typically set "silent times" between say 10pm till 10 am.

There are also Municipal By-laws that control disturbing Noise in the urban environment. A loud party, for example - is usually governed by municipal by-laws, and enforced by SAPS.

Temporary Construction noise will be limited to certain hours and weekdays in a Contractors Code of Conduct.

11. IMPACT ON VIEWS

The Site development plan has been sensitive towards the views of the surrounding properties.

All the view objections came from the Kloof Gardens Sectional Title Development (Erf 9753) that was approved for Flats in 2006. Lelieskloof development was approved in 2008, the Kloof Gardens HOA and the Developer Proximity properties submitted objections and appeals, mainly relating the potential impact on their views. At the time it was agreed to remove some of the buildings around the complex so that their views will not be impaired. Based on the revised SDP the appeals were withdrawn. See letters from Kloof Gardens HOA and Proximity Properties attached. Below is a comparison of the old and the revised layouts that were agreed on. The SDP that accompanied this application is the same as the one that they have previously agreed on.

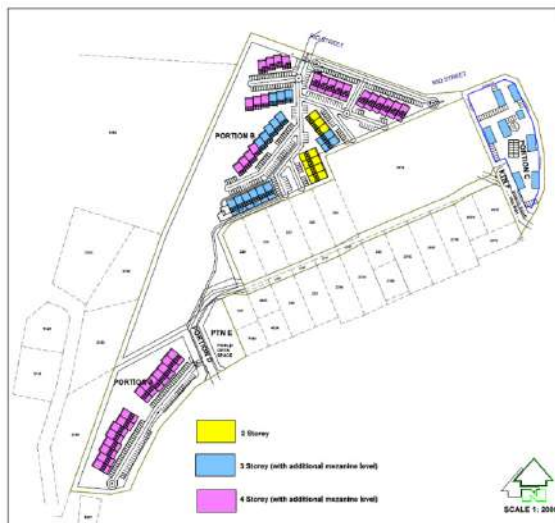


Figure 7: Building Height

Figure 2: Amended Layout 2008

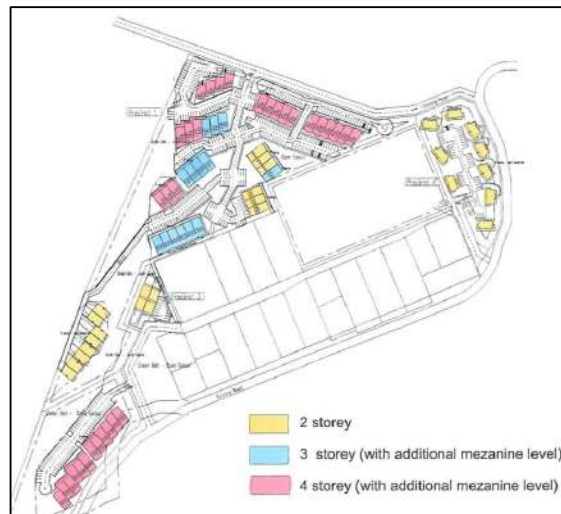


Figure 3: Submitted Layout 2008

Although the HOA has previously agreed to the height and the position of the two buildings on Portion C, they now raised concern about the potential impact of these buildings on their view.

We have prepared a digital terrain model, which is a 3D computer graphics representation of elevation data received from the Surveyor General 's Office. A viewshed analysis was done to indicate the extent of the current view from the property. As illustrated below, the view from these units is partially obscured by the hills flanking the valley on both sides. These hills, in particular, the eastern slope also densely vegetated with tall trees, more than 12m which obscure the lines of the site even more. As can be seen from the diagram below, the footprints of the buildings are outside of the viewshed area.

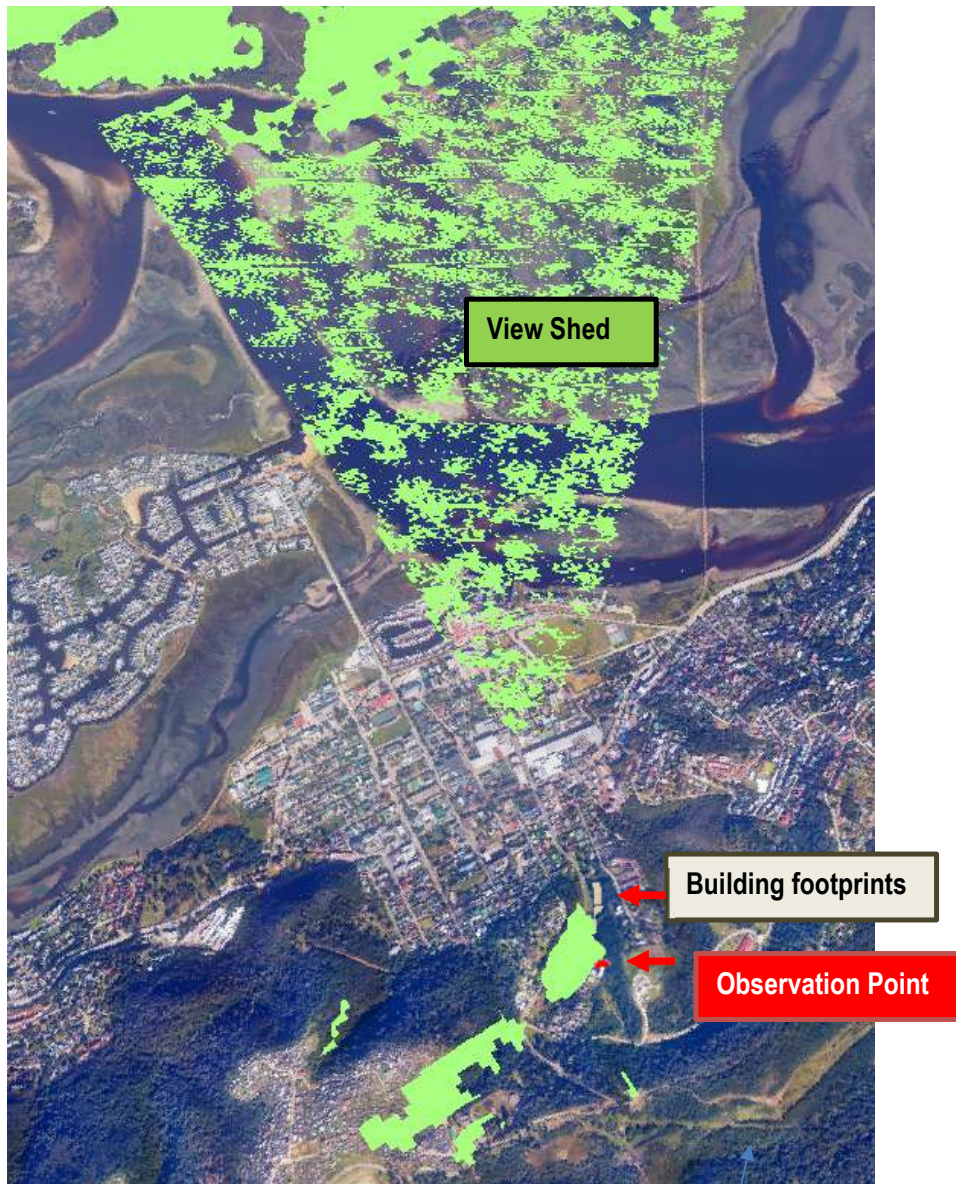
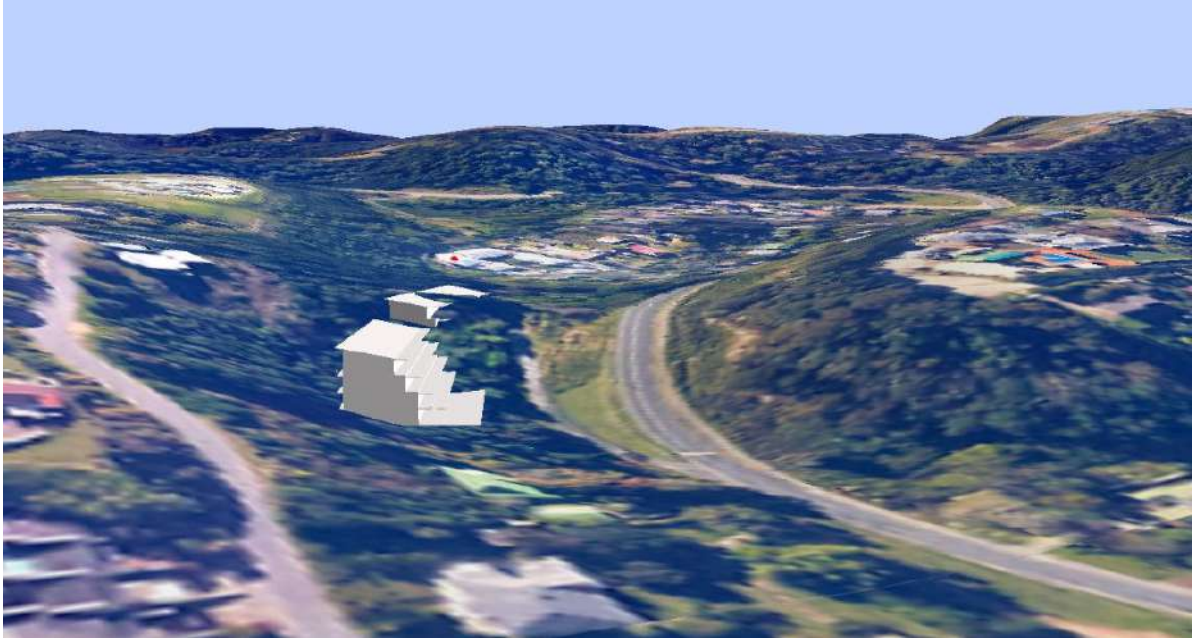


Figure 4: View Shed Analysis

A 3D model of the buildings was created and placed on the footprints as indicated on the SDP. A building height of 12m was added to the base ground floor level. A historical survey of the area was used to determine the average footprint height of each building. Building 1 has an average floor height of 43m above mean sea level and Building 2 has an average floor height of 47m.



The observation point was placed on one of the units in Kloof gardens with a height of 64m,

As indicated below, Building 1 is situated behind the hill and will not be visible from the observation point. Only the roof of Building 2 will be partially visible, but will not block the view towards the lagoon. Presently the existing trees will completely block the view further east and if retained will also reduce the visibility of the building.



Figure 5: View from Egil Bokmans Apartment



Figure 6: Simulated view the Buildings, but without trees

Annexure 1: Updated Traffic Impact Assessment (previously submitted via dopbox link)

Annexure 2: Updated Electrical Report

Annexure 3: Previous letter from Kloof Gardens/Proximity Properties