

APPENDIX E: PPP AND C&R TRAIL

Public Participation Process undertaken in terms of regulation 39, 40, 41, 42, 43 & 44 of the regulations. (Supporting documentation and inputs included)

Placement of on-site notice board

The image below depicts the on-site notice board in front of the site. The notice board complies with all the public participation process requirements as stipulated in regulation 41 of the Environmental Impact Assessment Regulations of 2014 as amended on 07 April 2017. The notice board placed on-site is 60cm by 42cm in size. The notice board was fixed at a place conspicuous to the public and included all the relevant and required information in accordance to the above-mentioned regulations.

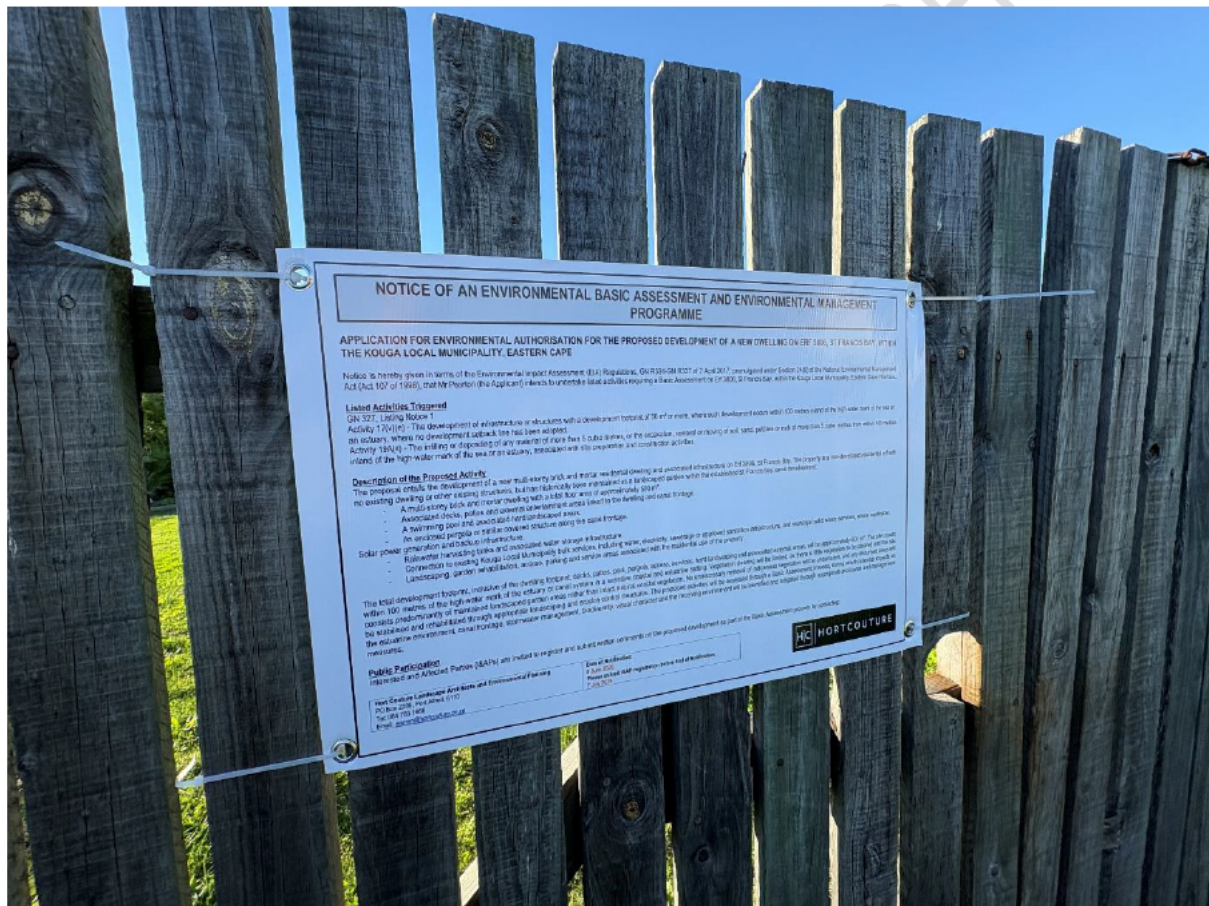


Figure 1 Notice Board at the Site

Public Participation press notice

The images below depict the press notice published in the online St Francis Today newspaper. The press notice is compliant with all the EIA requirements as contemplated in regulation 41 of the Environmental Impact Assessment Regulations of 2014 as amended on 07 April 2017. Due to the extent of the activity, it was not deemed necessary to publish the notice in a national newspaper as the impacts of the proposed activity would not extent beyond local boundaries.



MEET OUR ST FRANCIS BAY TEAM





Richard Arderne
Franchisee / Principal



Krystal Scott
Canals



Dot Stuart-White
Village



Dean Fox
Santareme/Port/CSF



Saria Blaauw
St Francis Links



Rachel Horne
Long Term Rentals



Amber Vorster
Holiday Rentals



Leandie Terblanche
Office Manager



Jane Arderne
Marketing Consultant



MEET OUR ST FRANCIS BAY TEAM



Richard Arderne
+27 (0)83 284 0168
Franchisee / Principal



Krystal Scott
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Canals



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Rachel Horne
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Long Term Rentals



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+27 (0)60 893 7285
Holiday Rentals



Leandie Terblanche
+27 (0)42 294 1188
Office Manager



Jane Arderne
+27 (0)42 294 1188
Marketing Consultant



Monday, 8 June 2026.

St Francis Bay | Cape St Francis | South Africa

Daily news, views and stories from our coastline and the world.



Village News:

[Rain, Panic And Rural Indonesia](#) – Notes From The Editor

[It All Starts With A Budget](#) – The Human Side Of Money Presented By Client Care

[St Francis Property Owners Newsletter: June 2026](#) – *Coastal Protection and Thyspunt Developments*

[Register Your Small-Scale Embedded Generation System – Amnesty till 30 June](#), are you going to register? just curious...

[Breathtaking view of snow-covered mountains in Ceres, Western Cape](#) – Photo Of The Day

[Iceland's geothermal heart beats through steaming vents, colourful mineral fields and dramatic volcanic terrain](#) – Jigsaw, 144.



Kouga Municipality:

Kouga Unveils Major Infrastructure Investment Programme for

2026/2027 – Kouga is set to roll out a significant capital investment programme for the 2026/2027 financial year,

SA & Africa News:

Small South African town where horses roam free and residents make their own fuel

– The small town of Greyton in the Western Cape is using biomass digesters to convert waste into fuel.

Business:

New store 60% cheaper than Pick n Pay and Checkers a massive hit in South Africa

– The new and first-of-its-kind store SKUBU has been a massive hit in SA.

Health:

Why men are so unhealthy – and what can be done – men are more likely to smoke, drink alcohol, use drugs and have high cholesterol and blood pressure.

Tech:

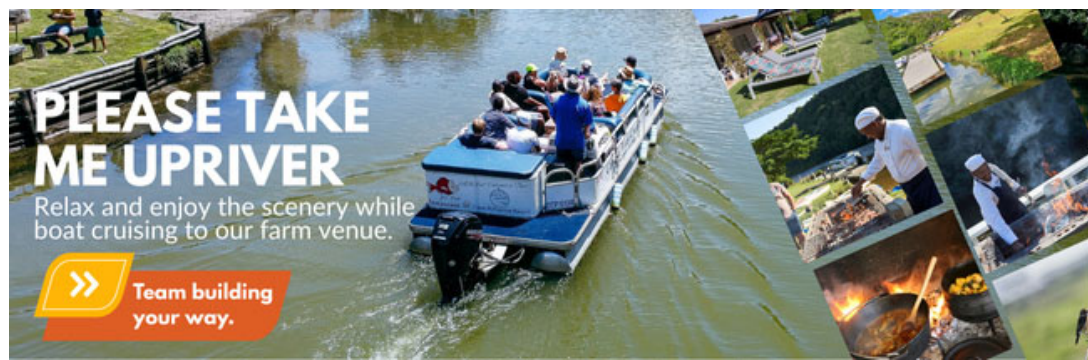
The gamers taking on the industry to stop it switching off games – Can a company take away something you've already paid for? In the world of online video games, some already do. Publishers can decide to switch off a game's servers, often leaving it effectively unplayable.

Politics:

Tipping point — gatvol business leaders condemn Joburg's decline and fall

– This is the first big public statement by the business community as the local government elections loom in Nov.





Sport:

Bafana Bafana realise World Cup dream despite Sifa botches – The South Africans head into their first World Cup appearance in 16 years with the public's attention on the national soccer association's blunders.

TIDES:

- Low 02:51am (0.75m)
- High 08:47am (1.38m)
- Low 03:01pm (0.66m)
- High 09:39pm (1.5m)

Travel:

South Africa's best natural hot springs for the ultimate winter escape –

From the Western Cape mountains to the Northern Cape desert, these natural hot springs offer the perfect winter getaway with relaxation, scenery and adventure.

Surfer's Corner:

Western Australia's Shark Crisis Deepens: Second Person Killed by Great White in Under a Month – "Someone will eventually have to take responsibility for these attacks"

Crime:

Cellphone tower syndicate in South Africa busted after R500,000 battery theft – The South African Police Service (SAPS) has arrested eight suspects found in possession of suspected stolen cellphone tower batteries with an estimated value of R500,000.

Energy:

Eskom offers 83% electricity discount to two heavy power users – the first of several such agreements



Environment:

Treasure chest of groundwater shrinking in many parts of the world –

Water levels in nearly one-third of the boreholes investigated in a recent global study are dropping steadily.

Food:

10 top cooks share the worst thing they've ever eaten – dog, goat's penis, my dad's soup, jellyfish taco, bull testicle soup, and more, so much more...



**JOIN THE NEXT
GENERATION OF MEMBERS**

St Francis Property Owners Association

- ✓ Protect and strengthen our community
- ✓ Stay informed and involved
- ✓ Connect with fellow property owners
- ✓ Support the future of St Francis Bay

BECOME A MEMBER

A stronger St Francis starts with its members

**ST FRANCIS
PROPERTY
OWNERS**
Saving St Francis





NOTICE OF AN ENVIRONMENTAL BASIC ASSESSMENT AND ENVIRONMENTAL MANAGEMENT PROGRAMME

APPLICATION FOR ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED DEVELOPMENT OF A NEW DWELLING ON ERF 3806, ST FRANCIS BAY, WITHIN THE KOGUA LOCAL MUNICIPALITY, EASTERN CAPE

Notice is hereby given in terms of the Environmental Impact Assessment (EIA) Regulations, GN R324-GN R327 of 7 April 2017, promulgated under Section 24(5) of the National Environmental Management Act (Act 107 of 1998), that Mr Peadar (the Applicant) intends to undertake listed activities requiring a Basic Assessment on Erf 3806, St Francis Bay, within the Kouga Local Municipality, Eastern Cape Province.

Listed Activities Triggered

GN 327, Listing Notice 1

Activity 17(v)(e) - The development of infrastructure or structures with a development footprint of 50 m² or more, where such development occurs within 100 metres inland of the high-water mark of the sea or an estuary, where no development setback line has been adopted.

Activity 19A(ii) - The infilling or depositing of any material of more than 5 cubic metres, or the excavation, removal or moving of soil, sand, pebbles or rock of more than 5 cubic metres from within 100 metres inland of the high-water mark of the sea or an estuary, associated with site preparation and construction activities.

Description of the Proposed Activity

The proposal entails the development of a new multi-storey brick and mortar residential dwelling and associated infrastructure on Erf 3806, St Francis Bay. The property is a non-developed residential erf with no existing dwelling or other existing structures, but has historically been maintained as a landscaped garden within the established St Francis Bay canal development.

- A multi-storey brick and mortar dwelling with a total floor area of approximately 500 m².
- Associated decks, patios and external entertainment areas linked to the dwelling and canal frontage.
- A swimming pool and associated hard landscaped areas.
- An enclosed pergola or similar covered structure along the canal frontage.

Solar power generation and backup infrastructure.

- Rainwater harvesting tanks and associated water storage infrastructure.
- Connection to existing Kouga Local Municipality bulk services, including water, electricity, sewerage or approved sanitation infrastructure, and municipal solid waste services, where applicable.
- Landscaping, garden rehabilitation, access, parking and service areas associated with the residential use of the property.

The total development footprint, inclusive of the dwelling footprint, decks, patios, pool, pergola, access, services, hard landscaping and associated external areas, will be approximately 600 m². The site occurs within 100 metres of the high-water mark of the estuary or canal system in a sensitive coastal and estuarine setting. Vegetation clearing will be limited, as there is little vegetation to be cleared and the site consists predominantly of maintained landscaped garden areas rather than intact natural coastal vegetation. No unnecessary removal of indigenous vegetation will be undertaken, and any disturbed areas will be stabilised and rehabilitated through appropriate landscaping and erosion control measures. The proposed activities will be assessed through a Basic Assessment process, during which potential impacts on the estuarine environment, canal frontage, stormwater management, biodiversity, visual character and the receiving environment will be identified and mitigated through appropriate avoidance and management measures.

Public Participation

Interested and Affected Parties (I&APs) are invited to register and submit written comments on the proposed development as part of the Basic Assessment process by contacting:

Hort Couture Landscape Architects and Environmental Planning
PO Box 2206, Port Alfred, 6170
Tel: 054 783 1668
Email: waren@hortcouture.co.za

Date of Notification:
8 June 2026
Please submit I&AP registration before End of Notification:
9 July 2026

HC | HORTCOUTURE

WEDNESDAY NIGHTS

FULL STOP CAFE

PIZZA PASTA AMORE.

BUY ANY PASTA OR PIZZA
& GET A FREE
*BASE CAMP PIZZA

HAPPY HOUR 6PM - 7PM
BEERS - R30 | GLASS OF HOUSE WINE - R30

Sit down only

* MARGHERITA PIZZA

Honey Badger Flippers
lightweight, affordable, capable

Also available in...

BLUE BLACK TAN GREEN

The advertisement features a close-up of a red Honey Badger Flipper with a hexagonal grip pattern, partially buried in dark, crumbly soil. The flipper's metal blade is visible, showing a circular hole and a serrated edge. In the top right corner, there is a circular logo for 'KAKULI OUTDOOR GEAR' with the website 'www.kakuli.co.za'. At the bottom, four semi-circular tabs represent different color options: Blue, Black, Tan, and Green. The text 'Honey Badger Flippers' and 'lightweight, affordable, capable' is in a bold, sans-serif font, while 'Also available in...' is in a smaller font.

June 2026						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

« May

Search



Website Design & Developed by St Francis Today dotcom



The POPIA Act

CLARITY ON APPLICABILITY OF THE PROTECTION OF PERSONAL INFORMATION ACT, 2013 TO REQUIREMENTS OF THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 RELATING TO REGISTERS OF INTERESTED AND AFFECTED PARTIES AND THE INCLUSION OF COMMENTS IN REPORTS

It has come to the attention of the Department of Forestry, Fisheries and the Environment that there is uncertainty regarding the applicability of the requirements of the Protection of Personal Information Act, 2013 (Act No. 14 of 2013) (POPIA) to the requirements of the Environmental Impact Assessment Regulations, 2014, relating to registers of interested and affected parties and the inclusion of comments in reports. Please note the following in this regard:

Register of interested and affected parties:

Regulation 42 of the Environmental Impact Assessment Regulations, 2014, as amended (EIA Regulations) provides for the opening and maintenance of a register of interested and affected parties (I&APs), **by the proponent or applicant**, which must contain personal information (names, contact details and addresses). It is therefore the duty of the proponent or applicant to collect the information that must be contained in the register.

Regulation 42 further requires that these registers must be submitted to the competent authority (CA). There is no legal requirement in the EIA Regulations that such registers must be included in the reports that are published for public consultation purposes or be made publicly available as part of the EIA process. Since the information in the registers is personal/private information, it should not be included in or attached to reports and be made available in the public domain. CAs, applicants and environmental assessment practitioners (EAPs) should take note that, if this information was previously included in reports and shared in the public domain, this now requires reconsideration in accordance with the POPIA. The Department realises that EAPs may have included some personal information in these reports when they receive and compile them. Likewise, this information may reach CAs who also now need to be sensitive about the management of this information.

It is the duty of the proponent or applicant to collect the information that must be contained in the register. Despite the fact that, in practice, this task is often performed by the EAP, it is the proponent or applicant that remains responsible to comply with the applicable legislative provisions. The applicant or proponent must therefore ensure that the EAP is aware of the POPIA requirements and that registers should not be included in reports and be made available in the public domain.

Comments and responses information:

Regulation 19(1)(a) of the Environmental Impact Assessment Regulations 2014 (EIA Regulations) provides that where basic assessment must be applied to an application, the applicant must, within 90 days of receipt of the application by the CA submit to the CA a basic assessment report, inclusive of any specialist reports, an EMPR, a closure plan or the plans, reports and calculations contemplated in the Financial Provisioning Regulations, which have been subjected to a public participation process of at least 30 days and which reflects the incorporation of comments received, including any comments of the CA. There are similar requirements for the scoping report and the environmental impact assessment reports required in terms of the EIA Regulations.

Paragraph 3(h)(ii) of Appendix 1 of the EIA Regulations requires that a full description of the process followed to reach the proposed preferred alternative within the site, including details of the public participation process undertaken in terms of regulation 41 of the EIA Regulations, including copies of

the supporting documents and inputs received must be included in the basic assessment report. Furthermore, subparagraph (iii) requires that a summary of the issues raised by interested and affected parties, and an indication of the manner in which the issues were incorporated, or the reasons for not including them, must also be included in the basic assessment report.

The content requirements for a scoping report (Appendix 2) and an environmental impact assessment report (Appendix 3) contain similar requirements.

The applicant or EAP on behalf of the applicant is therefore required by law to submit reports, including comments received on such reports, summaries of the issues raised, and an indication of the manner in which the comments/issues were incorporated or reasons for not incorporating comments/issues in the reports, where such are not incorporated. It is not expressly required that names or personal information of those who provided comments should be included in the reports. It is however appreciated that it is often the practice to include the name/details of the person who provided the comments in the reports. In many instances those who commented enquire about/ seek confirmation of the inclusion of their comments in the reports. It is therefore important to be able to indicate the comment received in relation to the person/entity who submitted this. Furthermore, it is necessary for the CA to be aware of the persons who submitted comments, when considering the reports (including the comments). For these reasons the names of the commenting parties are intrinsically linked to the comments that are submitted by them and are often also included in the reports, but this must now be done with the careful consideration of and compliance with the POPIA requirements.

The definition of “personal information” in the POPIA includes: *“(h) the name of the person if it appears with other personal information relating to the person or if the disclosure of the name itself would reveal information about the person”*. Since circumstances may arise where a name, included as part of the comments, may reveal information about a person, it is advisable to err on the side of caution and ensure that there is compliance with the POPIA when names are included in the reports. In some instances more than just the name of the person may be revealed and in such cases the information would also fall within the ambit of the definition of “personal information” and therefore there needs to be compliance with the POPIA requirements. The approach to be followed should be guided by sections 3(3), 9, 12(1) and (2), 11 as well as 18 of the POPIA, as explained below.

Section 3(3)(b) of POPIA provides that the POPIA must be interpreted in a manner that does not prevent any public or private body from exercising or performing its powers, duties and functions in terms of the law as far as such powers, duties and functions relate to the processing of personal information and such processing is in accordance with the POPIA or any other legislation, as referred to in section 3(2), that regulates the processing of personal information. Section 3(3)(b) of the POPIA should be read with and inform the interpretation of other relevant sections of POPIA.

For the current scenario the EAP and applicant has a legal duty to perform a function in terms of the EIA Regulations, which function requires the preparation of reports, that include comments made by process participants. POPIA must therefore be interpreted in a manner that does not prevent the applicant or EAP from performing its functions/duties under the EIA Regulations, as far as such functions/duties relate to the processing of personal information, and provided the processing is in accordance with POPIA and meets the requirements of the EIA Regulations. Furthermore, in light of the fact that the reports submitted by the EAPs are meant to provide the CAs with adequate information that will enable them to decide on applications received, adequate information may, at times, include incorporation of personal information in order for the reports to facilitate decision-making.

Section 9 of POPIA requires that personal information must be processed lawfully and in a reasonable manner that does not infringe the privacy of the data subject. The element of “lawfulness” is fairly straight forward and the requirement is that the responsible party must not act unlawfully in its collection or processing of personal information. The second element of “reasonableness” is perhaps not as straight forward as lawfulness. In most instances the foundation for determination of reasonableness will be the “Purpose Specification”, meaning that personal information must be collected for a specific, explicitly defined and lawful purpose related to a function or activity of the responsible party, which in turn will inform the data subject’s expectation as well as the responsible party’s processing of personal information. The responsible party must therefore take into account the interests and reasonable expectations of data subjects as well as all the provisions which are incorporated in the conditions for lawful processing of personal information provided in Chapter 3 of POPIA. Clearly, this notion incorporates the requirement for balance and proportionality in processing personal information by the responsible party.

Section 12(1) of POPIA provides that personal information must be collected directly from the data subject. In this case, at the invitation of the EAP, the commenting parties submit their comments and names directly to the EAP and therefore there is compliance with this requirement. Section 12(2)(b) provides that it is not necessary to comply with subsection 12(1), and to collect data directly from the data subject, if, amongst other things, the data subject has consented to the collection of the information from other sources. In the context of the EIA process it is reasonable to conclude that EIA process participants are aware that information collected by EAPs will eventually be used by CAs to make decisions on relevant development applications. Since the commenting parties are aware and intend that their comments should be considered during the decision-making process by the CA it is not necessary that the CA receive the comments and names of commenting parties directly from the commenting parties. Furthermore, as contemplated in section 12(2)(c), the collection (receipt) of the reports and comments (including the names of persons) by the CA from the EAP (and not directly from the commenting party) would not prejudice the legitimate expectations of the commenting party since the purpose of the submission of the comments to the EAP and the CA is to give effect to the legitimate expectation of the commenting parties that their comments would be considered during the decision-making process by the CA.

In addition, it should be noted that section 11(1)(a) of POPIA provides that personal information may only be processed if the data subject consents to the processing. On the other hand, section 11(1)(c) provides that personal information may only be processed if processing complies with an obligation imposed by law on the responsible party. The comments (and names of commenting parties) are included in the reports as a result of the requirements of the EIA Regulations and are submitted to the CA to enable informed decision-making.

The requirements of section 18 of POPIA should also be noted. Section 18(1) of POPIA requires that if personal information is collected, the responsible party must take reasonably practicable steps to ensure that the data subject is aware of, amongst other things, the information being collected, the name and address of the responsible party (in this case the EAP and applicant), the purpose for which the information is collected, whether or not the supply of the information by the data subject is voluntary or mandatory, the consequence of the failure to provide the required information, further information such as the recipient of the information, as well as the existence of the right to object to the processing of the personal information. It is therefore necessary that the relevant information be communicated by the EAPs to the commenting parties. Section 18(2) of POPIA requires that the steps must be taken, if the information is collected directly from the data subject, before the data is collected, unless the data subject is already aware of such information. If the above steps are followed and the required information is included when the reports are published for public consultation, the commenting parties will be duly informed of the reasons/purpose of the comments being requested,

the name and address of the EAP and applicant, as well as that the information will be included in the reports and be submitted to the CA to enable informed decision-making.

In order to ensure that the inclusion of comments - and names of commenting parties - in the reports complies with the POPIA, the above requirements should be taken into consideration and be given effect to. Furthermore, to err on the side of caution, it is advisable that EAPs should obtain express consent from commenting parties to include their names with their comments in the reports. It is therefore recommended that the EAP, when requesting comment, should also request the persons who may comment to provide consent that their names may be included with their comments in the reports. Commenting parties should also be informed that they may opt to not have their names shared, as well as an indication of the consequences of such an option being exercised, in which case only the comments will be included. This will ensure that the requirements of section 11(1)(a) of POPIA, which provides that personal information may only be processed if the data subject consents to the processing, is given effect to. Even when consent is obtained it is recommended that only the minimum details (the names) should be included in reports and the inclusion of unnecessary and excessive information should be avoided.

Registration of Interested and Affected Parties and Stakeholders

Organisation	Name	E-mail	Postal Address	Tel/cell
Stake holders				
DEDEAT (Cacadu)	Mr Andries Struwig	Andries.Struwig@dedea.gov.za	P/Bag X5001, Greenacres, Port Elizabeth, 6057	041 508 5808/00
DEDEAT (Cacadu)	Mrs Charmaine Struwig	Charmaine.Mostert@dedea.gov.za	P/Bag X5001, Greenacres, Port Elizabeth, 6057	041 508 5808/00
DEDEAT (Cacadu)	Mr Dayalan Govender	Davalan.Govender@dedea.gov.za	P/Bag X5001, Greenacres, Port Elizabeth, 6057	041 508 5808/00
Kouga Municipality Municipal Manager	Joezay Reed Charl du Plessis	jreed@kouga.gov.za	Postal Address: P.O. Box 137 ST FRANCIS BAY 6312	Contact: 042 200 2200
Kouga Municipality Planning, Development & Tourism	Anescha Swart Cllr Shena Ruth	aswart@kouga.gov.za sruth@kouga.gov.za iramakuwela@kouga.gov.za	Postal Address: P.O. Box 137 ST FRANCIS BAY 6312	Contact: 042 200 2200 078 072 8598

Kouga Municipality Finance & Economic Development	Bronwyn Africa	pacfo@kouga.gov.za	Postal Address: P.O. Box 137 ST FRANCIS BAY 6312	Bronwyn Africa Contact: 042 200 2200
Kouga Municipality Environmental Officer	Yonela Mlindazwe	ymlindazwe@kouga.gov.za	Postal Address: P.O. Box 137 ST FRANCIS BAY 6312	Not Available
Kouga Ward 12	Cllr Lorraine Maree	lmaree@kouga.gov.za ward12@kouga.gov.za	Postal Address: P.O. Box 137 ST FRANCIS BAY 6312	082 892 4664
Applicant	Michael Pearton	[REDACTED]	[REDACTED]	[REDACTED]
Applicant Architect	Jenny Stark	jennystarkdesign@gmail.com	Not Available	Not Available
Kromme Enviro-Trust (St Francis)	Si Cunneen Truus Hedding	secretary@stfranciskrommetrust.co.za	Not Available	Not Available

	Maggie Langlands	chairman@stfranciskrommetrust.co.za marketing@stfranciskrommetrust.co.za renewables@stfranciskrommetrust.co.za		
Kromme Joint River Committee	Lyn Aitken Secretary	secretary@krommejrc.co.za finance@krommejrc.co.za	Not Available	Not Available
St Francis Property owners Association	LYN AITKEN – ADMIN MANAGER	info@sfpo.co.za	Physical Address: (Office): 9 Philippa Place, St Francis Bay, Postal Address: PO Box 18, St Francis Bay, 6312	Telephone: 042 294 0594
Oceans and Coasts (A National branch of DFFE)	DEPUTY DIRECTOR-GENERAL DR LISOLOMZI FIKIZOLO	Ashare@environment.gov.za ; anaidoo@environment.gov.za ; lfikizolo@environment.gov.za rrazack@dffe.gov.za tmhlana@dffe.gov.za	Not Available	021 819 2410

		XMyanga@dfre.gov.za		
Department: Agriculture, Forestry and Fisheries (DFFE)	Babalwa Layini Bongani Finiza Zinzile Mtotywa	BLayini@environment.gov.za bfiniza@dfre.gov.za zmtotywa@dfre.gov.za	Not Available	Not Available
The Eastern Cape Provincial Heritage Resources Authority (ECPHRA)	SECTION 34 (BE-BUILT ENVIRONMENT) APPLICATION SUBMISSIONS Ayanda Mncwabe-Mama	sinazom@ecphra.org.za ayanda.mncwabe-mama@ecsrac.gov.za	Not Available	(043) 492 1941 / 081 336 0969
South African Civil Aviation Authority (SACAA)	Mr. Chaka	environment@caa.co.za Chakav@caa.co.za	Not Available	Not Available
Department of water and sanitation	Portia Makhanya (Chief Director)	MdakaneP@dws.gov.za SomyoS@dws.gov.za SekgobelaV@dws.gov.za NkalaT@dws.gov.za	Private Bag X7485, King William's Town, 5600	043 604 5400

		MavasaW@dws.gov.za register@dws.gov.za		
Department of agriculture	Deputy Minister Nokuzola Capa Department of Agriculture	ea.dg@nda.gov.za AliciaS@nda.gov.za NcumisaT@nda.gov.za info@nda.gov.za Moses.Rannditsheni@nda.gov.za JoyleneV@nda.gov.za NancyR@nda.gov.za	Pretoria Physical: Agriculture Place 20 Steve Biko Street, Arcadia, Pretoria, 0002	012 312 9300 / 021 461 1301
Agri EC	Frikkie Rossouw Natural Resources Manager	nresources@agriec.co.za admin@agriec.co.za Infrastructure@agriec.co.za ruralsafety@agriec.co.za CEO@agriec.co.za	17 Mangold Street, Newton Park, Gqeberha, 6045	Mobile: 072 684 6093 Office: 041 363 1890
SACAU	SACAU	info@sacau.org	P.O Box 10480 Centurion, 0046 Pretoria South Africa	Tel: +27 12 644 0808 Fax: +27 12 667 1335

AgriSA	AgriSA	info@agrisa.org.za	Address Block D, Inkwazi Office Park 1249 Embankment Road, Centurion, Gauteng, South Africa, 0157 (Directions)	+27 (0) 87 711 0626
African Farmers' Association of South Africa (AFASA)	African Farmers' Association of South Africa (AFASA)	info@afasa.org.za admin@afasa.org.za	House G10 ARC- API Doornkloof 391-Jr Centurion 0062	+27 (0) 12 934 7290
Surrounding Landowners				
Farm no				
Erf 1239				
Erf 2916				
Erf 1238				
722				

Erf 1411	[REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED]	[REDACTED] [REDACTED]
Members of the Community				
	[REDACTED]	[REDACTED] [REDACTED]	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED] [REDACTED]	[REDACTED]	[REDACTED]

I&AP comments and response report

Organisation	Name	Date	Comment	Date	Response
Stake holders					
DEDEAT (Cacadu)	Mr Andries Struwig				
DEDEAT (Cacadu)	Mrs Charmaine Struwig	08/06/2026	Good day Ms Jenkins I noted your e-mail below with the attached for proposed application, for the above, refers. I am not sure whether you have received a communication from our Head Office with the new templates wef 04 May 2026, also with new banking details. To ensure that you do have the new template for any new submission (inclusive of new banking details), I have attached an e-mail which includes all the latest templates wef 04 May 2026 (as circulated by our HO, to Stakeholders/EAPs on their database), for your records and perusal. - <i>If you not on the Database, please get in contact i.e. send</i>	08/06/2026	Good day Mrs. Struwig Thank you for your email. We have received all the new templates including the departments banking details. Thank you. Regards, Mia Jenkins

			<i>an e-mail to Ms Gyan (as per the details on e-mail referred to and attached) requesting for you to be added to their mailing list, to ensure that you will receive any future communications in this regard.</i> Trust you will find this in order and of assistance. Thank you and regards. Charmaine Struwig Senior Administrative Clerk: Environmental Affairs Sarah Baartman / Nelson Mandela Bay Region		
DEDEAT (Cacadu)	Mrs Charmaine Struwig	09/06/2026	Good day Ms Jenkins Thank you for your e-mail response. It is noted. Regards. Charmaine Struwig Senior Administrative Clerk: Environmental Affairs		

			Sarah Baartman / Nelson Mandela Bay Region		
DEDEAT (Cacadu)	Mrs Charmaine Struwig	11/08/2026	Good day Ms Jenkins Your e-mail below, with the e-submission of application (as per the attached), for the above, refers. I hereby confirm that the application submission is complete and has been registered on our system with official date: 11 August 2026* (To note: Although e-mail has been sent on Friday 07 August 2026, such has been sent after official hours, being 16h00 on a Friday, therefore the official date of receipt and registration, being the above*) The Provincial reference number allocated to this application is EC08/C/LN1/M/41-2026 <u>Please note:</u> - The application still needs to be assigned to a Case Officer, whom will be dealing with this application. Once assigned, you will be notified via e-mail by	11/08/2026	Good day Mrs. Struwig Noted, thank you for confirming that the application of the above-mentioned project is registered. Have a good day further. Regards, Mia Jenkins

			the EQM Section Manager, whom Case Officer will be for this project. You will receive an official acknowledgement of receipt from the Case Officer in due course. - <u>To further note:</u> As this e-mail serves as confirmation of receipt and registration of application and considering the fact <u>that the timeframe starts the day following the date of acceptance and registration of such,</u> there is no need to first wait, for receipt of an official acknowledgement of receipt letter from the Case Officer, prior to starting of the next step in process, <u>you may proceed.</u> As waiting for such AOR letter and only then starting with process, may cause a delay and effect the timeframes involved, not being met. - <u>As per the requirement, to also submit a hard copy</u>		
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			of the original signed application document (if submitted electronically at first, as in this case), you need to deliver the hard copy of the original signed application submission document to our offices at your earliest convenience. Original signed document to include all the original signed declarations (Appendices 14, 15 and 16) and the National Screening Tool Report (Appendix 17). - To note: In respect of all documents to follow hereafter, i.e. reports, submissions, etc. it is required for an e-submission to be followed with the hard copy submission and visa-versa. To further note: Depending on which ever gets submitted first, i.e. e-copy or hard copy, such will be		
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			the date accepted as the date of submission and received by this office. ➤ <u>When making any e-submissions in future to Case Officer, i.e. reports to follow etc.</u> (as referred to within point above), please ensure that you always copy myself as the administrative support person and the EQM Manager, Mr Struwig in, at all times. This is required for easy reference and to ensure proper record keeping. - As per the “Receipt Book System” in place, for an application submitted to- and received by department (whether complete or not), to be captured in- and for receipt to be issued, I have attached the receipt issued for this		
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			<u>submission. Receipt no. EIA/2344</u>, for your records. See attached. - On receipt of this e-mail and notification of registration, please confirm receipt of such. Whilst awaiting for file to be assigned, to please note, in the event of any submissions in this regard i.e. electronically and hard copy delivery, please do not wait for the application to first be assigned, you may continue to submit such (whether e- copy via e-mail or hard copy delivered) to be addressed to the EQM Manager, Mr Struwig at Andries.Struwig@dedea.gov.za and always copy myself as the administrative support person. If any queries or clarity in this regard, please do not hesitate to contact this office. Trust you will find this in order. Thank you and regards.		
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			Charmaine Struwig Senior Administrative Clerk: Environmental Affairs Sarah Baartman / Nelson Mandela Bay Region		
DEDEAT (Cacadu)	Mr Dayalan Govender				
Kouga Municipality	Joezay Reed				
Municipal Manager	Charl du Plessis				
Kouga Municipality	Anescha Swart				
Planning, Development & Tourism	Cllr Shena Ruth				
Kouga Municipality Finance & Economic Development	Bronwyn Africa	10/06/2026	Good day Nomvelo, Kindly see the attached and the email below. Regards,		
Kouga Municipality Environmental Officer	Yonela Mlindazwe				
Kouga Ward 12	Cllr Lorraine Maree	09/06/2026	Thank you		
Applicant	Michael Pearton				
Applicant Architect	Jenny Stark				

Kromme Enviro-Trust (St Francis)	Si Cunneen Truus Hedding Maggie Langlands	07/08/2026	Dear Interested and affected party You are receiving this information as you have been identified as an interested and affected party (I&AP) in relation to the proposed development on Erf 3806 (Portion of Erf 2916), Sea Vista, St Francis Bay, Kouga Local Municipality. Please find the attached Background Information Document and I&AP registration and comment form. If you have any queries please do not hesitate to contact our office. Regards, Mia Jenkins		
Kromme Joint River Committee	Lyn Aitken Secretary	07/08/2026	Dear Interested and affected party You are receiving this information as you have been identified as an interested and affected party (I&AP) in relation to the proposed development on Erf 3806 (Portion of Erf 2916), Sea Vista, St Francis Bay, Kouga Local Municipality.		

			Please find the attached Background Information Document and I&AP registration and comment form. If you have any queries please do not hesitate to contact our office. Regards, Mia Jenkins		
St Francis Property owners Association	LYN AITKEN – ADMIN MANAGER				
Oceans and Coasts (A National branch of DFFE)	Xolani Myanga Specialised Environmental Officer	15/07/2026	Dear Warren, I hope this email finds you well. Kindly find the attached comments for your consideration. <i>Thanks & Regards</i>  Xolani Myanga Specialised Environmental Officer	15/07/2026	Good afternoon Mr Myanga Thank you for the comments received. They are noted and the departments comments will be addressed in the DBAR accordingly. Kind Regards Warren Lange

			Directorate: Coastal Development & Coordination Chief Directorate: Integrated Coastal Management Branch: Oceans and Coasts V&A Waterfront, Cape Town, 8001 Tel: (+27) 21 493 7064 Cell: (+27) 76 819 2935 Email: xmyanga@dfpe.gov.za Comment letter attached as Appendix 1.		
Oceans and Coasts (A National branch of DFFE)	Xolani Myanga Specialised Environmental Officer	15/07/2026	Dear Mr Lange, Thank you for your response and acknowledgement of the Department's comments. We look forward to reviewing the DBAR during		

			the next stage of the process. <i>Thanks & Regards</i>  Xolani Myanga Specilised Environmental Officer Directorate: Coastal Development & Coordination Chief Directorate: Integrated Coastal Management Branch: Oceans and Coasts V&A Waterfront, Cape Town, 8001 Tel: (+27) 21 493 7064 Cell: (+27) 76 819 2935		
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			Email: xmvanga@dffe.gov.za		
Oceans and Coasts (A National branch of DFFE)	Tabisile	28/07/2026	Dear Warren & Mia I trust this email finds you well. The Branch Oceans & Coasts has received the draft Basic Assessment Report (BAR) for Farm 838 Humansdorp and would like to arrange a site inspection on 6 August 2026 at 10:00. Considering that there is a proposed project on Erf 3806, can we also cover this site on 7 August 2026 at 11:00? Kindly advise on your availability for the proposed dates so that the necessary arrangements can be made. Kind Regards Tabisile 0614863177	29/07/2026	Dear Tabisile, I hope you are well. Warren is out of office until Friday 14th of August 2026. I hereby propose alternative dates for the site visits for residences Henderson (Farm 838 Humansdorp) and Pearton (Erf 3806). The dates for your consideration are the 19th and 20th of August 2026, if possible, could we make these visits on the same day? Kind regards Anastasia

Oceans and Coasts (A National branch of DFFE)	Tabisile	30/07/2026	Dear Anastasia, Thank you for your prompt response. The proposed dates are noted, will communicate closer to the date. Kind Regards Tabisile	19/08/2026	Dear Tabisile, I hope you are well. Please could you advise on the alternative dates for the site visit for Farm 838 Humansdorp and Erf 3806 St. Francis Bay. Kind regards Anastasia Doyle
Oceans and Coasts (A National branch of DFFE)	Tabisile	24/08/2026	Dear Tabisile and Xolani, I trust you both are well. Please note that I have sent a follow up email regarding the proposed dates for the site visit for Farm 838 Humansdorp and Erf 3806 St. Francis Bay. From previous correspondence it was indicated that the suggested dates will be confirmed closer to the time which has now passed. I would like to confirm when a site visit is possible. In the interim preliminary comments have been provided for Erf 3806 on the 15th of July 2026, we	24/08/2026	Dear Anastatia My apologies for not responding on time. Due to being out of the office unplanned, the site inspection will be arranged when the Draft BA is out for ERF 3806. Comments for Farm 838 Humansdorp are en route for approval and will be submitted immediately when it's signed. Kind Regards Tabisile

			kindly request that the same can be done for Farm 838 Humansdorp as the commenting period is coming to an end. These comments need to be included in our final reports and therefore we require them as soon as possible. I would appreciate your assistance. Kind regards Anastasia Doyle		0614863177
Oceans and Coasts (A National branch of DFFE)	Tabisile	25/08/2026	Dear Tabisile, Thank you for your response, noted. We will wait for your correspondence regarding the preliminary comments for [REDACTED] and will arrange for a site visit on Erf 3806 shortly. Have a lovely afternoon. Kind regards Anastasia		
Department: Agriculture, Forestry and Fisheries (DFFE)	Babalwa Layini Bongani Finiza Zinzile Mtotywa				

The Eastern Cape Provincial Heritage Resources Authority (ECPHRA)	SECTION 34 (BE- BUILT ENVIRONMENT) APPLICATION SUBMISSIONS Ayanda Mncwabe-Mama	10/06/2026	Dear Mia The notification is noted, ECPHRA will revert once the case is registered on SAHRIS. Best Regards Ayanda Mncwabe-Mama DSRAC/ECPHRA: Archaeologist Adress: Wilton Zimasile Mkwayi Building, No.5 Eales Street Qonce 5600 Contact No: (043) 492 1370 / 077 603 3035	10/06/2026	Good day Ayanda Your email is noted, thank you. Regards, Mia Jenkins
The Eastern Cape Provincial Heritage Resources Authority (ECPHRA)	SECTION 34 (BE- BUILT ENVIRONMENT) APPLICATION SUBMISSIONS Ayanda Mncwabe-Mama	21/07/2026	Good day, Thank you for the submission. Please note that all development applications are processed via our online portal, the South African Heritage Resources Information System (SAHRIS) found at the following link: https://sahris.org.za/. We do not accept emailed, posted, hardcopy, faxed, website links or DropBox links as official submissions. Register and create an application on SAHRIS for		

			each EA application, by filling the NID (Notice of Intent to Develop) and upload all documents pertaining to the Environmental Authorisation Application Process. **PLEASE NOTE** An application fee is now required for all section 38 applications (R500 for NID evaluations). <u>Applications that do not include a proof of payment will be considered incomplete and will not be processed until proof of payment is provided.</u> Best Regards Ayanda Mncwabe-Mama DSRAC/ECPHRA: Archaeologist Adress: Wilton Zimasile Mkwayi Building, No.5 Eales Street Qonce 5600 Contact No: (043) 492 1370 / 077 603 3035		
South African Civil Aviation Authority (SACAA)	Mr. Chaka	09/06/2026	Good day Mia, I trust you are well. This email serves to acknowledge receipt of your KZM and BID documents for the proposed development of a	09/06/2026	Good day Mr. Chaka Your email is noted, thank you. Have a good day further.

			new dwelling in Sea Vista, St Francis Bay, within the Kouga Local Municipality, Eastern Cape. Should you have any enquiries, please feel free to contact me. Kind regards, Vhukhudo Chaka Aviation Environmental Comp Air Safety Infrastructure Office: +27 11 545 1394 Email: Chakav@caa.co.za www.caa.co.za		Regards, Mia Jenkins
Department of water and sanitation	Portia Makhanya (Chief Director)				
Department of agriculture	Deputy Minister Nokuzola Capa Department of Agriculture				
Agri EC	Mornay Viljoen Rural Safety Manager	08/06/2026	Dear Frikkie I received the following application for a planned development at St Francis Bay. Can you please have a look and give the sender feedback? Regards		
Agri EC	Brent Mcnamara Chief Executive Officer	08/06/2026	Dear All, This is residential within a township. No further action needed. Regards		

Agri EC	Mornay Viljoen Rural Safety Manager	09/06/2026	Morning Brent Noted Regards Get Outlook for Android		
Agri EC	Frikkie Rossouw Natural Resources Manager	09/06/2026	Good morning Mornay I can confirm that I also received a notification from the EAP. I will ask Natasja to forward it to the relevant AA Kind regards / Vriendelike groete		
Agri EC	Frikkie Rossouw Natural Resources Manager	09/06/2026	Dear Mia Thank you for the notice. I would like to confirm that comments are due by the 9 July 2026. Secondly if there are any I&AP that would like to register that they do it before the 9 July 2026. Kind regards / Vriendelike groete	09/06/2026	Good day Frikkie I hope you are well, to confirm the 30-day public participation notification period for the project-above concludes on 9 July 2026. The public participation process has a 30-day notification and comment period whereby new I&APs can register and give comment. Although there is a 30-day public participation notification period, any I&AP wanting to be registered and provide comment can do so during the duration of the

					EIA process where they will be included in the circulation of the projects reports. It is better that I&APs are registered during the public participation period for them to be included during the entire process and receive all the reports in relation to the project. Please make use of the attached I&AP registration and comment form should anyone like to register or provide comment. Have a good day further. Regards, Mia Jenkins
Agri EC	Frikkie Rossouw Natural Resources Manager	10/06/2026	Hi Mia Thank you for your response and the attached Kind regards / Vriendelike groete		
SACAU					
AgriSA					
Surrounding Landowners					
Erf 1239					

Erf 2916		30/06/2026	Good day I hope you are well, please advise if you have received the previously sent email including the notice below and BID attached for the project-above. Thank you.	30/06/2026	Hi thank you for the docs. I did not receive anything before this.
Erf 2916		30/06/2026	Good day Noted, thank you. Regards, Mia Jenkins		
Erf 2916		30/06/2026	Hi Warren, I have filled in the details on the IAP form for the Pearton building, St Francis Bay, and hereby request to be registered as an IAP. I have not had time to make comments so there are none on the form but will be doing so. Is there a date that these have to be in by. Thanks,	30/06/2026	Good evening Thanks for your info. There is no need to comment at this stage unless you have as the Draft report still to be finalised will contain all relevant information, plans and specialist reports for you to comment on at that time. All your comments and interactions are recorded in the register and are circulated in the draft and final reports issued. You are however welcome to comment at any time

					should you feel it necessary. Kind Regards Warren Lange
Erf 2916	██████	27/07/2026	Hello Warren, I hope you are well. These are some preliminary comments. Would it be possible to give a rough estimate of how long you expect this process to take. Many thanks, ██████████████████		
Erf 2916	██████	21/08/2026	Hello Warren, These are some preliminary comments. Would it be possible to give a rough estimate of how long you expect this process to take. Thanks, ██████████ Comments attached as Appendix 3.	24/08/2026	Good morning ██████████ Thank you for your correspondence and comments regarding the proposed development on Erf 3806, St Francis Bay. We confirm that the St Francis Bay Family Trust has been registered as an Interested and Affected Party. The Trust will be included in all future correspondence and notified when the relevant application documents are made available for public review. We note the concerns raised regarding the environmental sensitivity of

					the site, its proximity to the estuary and canal system, the scale and visual character of the proposed development, stormwater management, flooding, sea level rise and the potential cumulative impacts of development within the surrounding coastal area. It is important to point out that specialist input has been obtained from both ecological and marine aquatic specialists, who are registered professionals in their respective fields. These specialists have assessed the environmental impacts associated with the proposed development that are relevant to their respective areas of expertise, including those relating to a number of the concerns raised in your correspondence. Your comments have been included in the Comments and Responses Trail and will inform the remainder of the environmental assessment process. The potential impacts associated with the proposed footprint, scale, design and related infrastructure have been
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					assessed in the Draft Basic Assessment Report, together with the relevant specialist input and feasible and reasonable alternatives. While matters such as building height, coverage, setbacks and compliance with the applicable zoning scheme are ultimately considered through the municipal planning and building approval processes, and compliance with these municipal requirements remains necessary, the potential environmental implications of the proposed scale, footprint and design are also considered as part of the environmental assessment. The Draft Basic Assessment Report had already been finalised prior to receipt of your comments. Your comments have nevertheless been included in the Comments and Responses Trail, and the Trust has been added to the circulation list. The Trust will be notified and provided with access to the Draft Basic Assessment Report, supporting specialist reports, plans,
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					elevations and other relevant information relied upon in the assessment. The Trust will then have a further formal opportunity to review the information and submit any additional comments before the assessment is finalised and submitted to the competent authority for consideration. We also note that the Trust is not opposed to appropriate development, but wishes to ensure that the environmental sensitivities of the site and the amenity of adjoining properties are properly considered. This position will be accurately recorded as part of the public participation process. Thank you for taking the time to raise these matters. We trust that the above confirms the Trust's registration and explains how its comments will be addressed as the application proceeds. Kind Regards Warren Lange
Erf 2916	■■■■■	24/08/2026	Hello Warren, thank you for your response. Can you advise where we can view the draft report. Also can you give an idea of how	24/08/2026	Hi ■■■■■ The draft report is being packaged and uploaded to a folder and you will

			long the whole process is still likely to take. Thanks, [REDACTED]		receive a link to download the documents for review. There is a 30-day comment period within which to submit any further comments which will also be captured and addressed in the final report where necessary. You will then receive a link to the download the final report. After circulation of the final report, the department will within 107 days issue their decision. Therefore the expected timeline to decision will still take approximately 4 and half months. Kind Regards Warren Lange
Erf 1238	[REDACTED]				
722	[REDACTED]				
Erf 1411	[REDACTED] [REDACTED]	16/06/2026	Good Day I hereby request to be Registered as an Interested and Affected Party and request for the plans of erf 3806 st francis bay. I see they intend building closer than the allowed 100m from the estuary. Are	16/06/2026	Good day [REDACTED] We will register you as an Interested and Affected Party, as requested. Kindly complete and return the attached registration form. Please be assured that your personal information will be treated as confidential and will not be circulated or shared with any parties other than the

			multistorey buildings allowed on the front erf possibly obscuring views from back erf? Regards 		competent authority, where required as part of the environmental assessment process. With regard to the development plans, these are not yet available. They will be included in, or circulated together with, the Draft Assessment Report, which will be made available to you for review and comment. For clarity, the reference to a distance of 100 m relates to the threshold distance within which the proposed development may trigger the requirement for environmental impact assessment. It does not represent a development setback. Where the project description refers to a multistorey building, the proposed development will comprise no more than a double storey structure and will be required to comply with the applicable municipal height restrictions and other relevant planning requirements. Kind Regards Warren Lange
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Erf 1411	██████████ ██████████	03/07/2026	Good day Warren Please find attached the Interested and Affected Party Registration and Comment Form submitted by the affected party ██████████ for your information and consideration. Thanks ██████████ Comment Form Attached as Appendix 2.	03/07/2026	Dear Interested and Affected Party, Your I&AP registration and comment form has been received, please see the attached background information document for the project-above. You are receiving this information as you have been identified as an Interested and Affect Party through the EIA process for the project-above. Have a good day further. Regards, Mia Jenkins
Members of the Community					
	██████████	16/08/2026	New Interested and Affected Party registration To: Mia Jenkins The following person has registered as an Interested and Affected Party for New dwelling on Erf 3806, Sea Vista, St Francis Bay, Application for Environmental Authorisation in terms of	17/08/2026	Dear Interested and affected party You are receiving this information as you have been identified as an interested and affected party (I&AP) in relation to the proposed development on Erf 3806 (Portion of Erf 2916), Sea Vista, St Francis Bay, Kouga Local Municipality.

			Section 24(5) of the National Environmental Management Act (Act 107 of 1998), as amended, and the EIA Regulations GN R324 to GN R327 of 7 April 2017. The process being followed is a Basic Assessment. The competent authority is the Eastern Cape Department of Economic Development, Environmental Affairs and Tourism (DEDEAT). The DEDEAT reference number is stated as "TO BE CONFIRMED" (report p. 1). Listed activities cited are GN R327 Listing Notice 1 Activity 17(v)(e) and Activity 19A(ii) (report p. 4 to 5, notice p. 1). No EAP reference number is stated in the documents., via the ShapeSFB public-participation platform. Please add them to the I&AP database for this application. ██████████		Please find the attached Background Information Document and Interested and affected party registration and comment form. If you have any queries please do not hesitate to contact our office. Regards, Mia Jenkins
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			██████████ ████████████████████ ██████████ Nature of interest Resident Sent by ShapeSFB (shapesfb.co.za), an independent public- participation platform, on behalf of the registrant. Reply to reach them directly.		
	██████████	24/08/2026	Good morning ██████████ Thank you for registering as an Interested and Affected Party for the proposed new dwelling on Erf 3806, Sea Vista, St Francis Bay. We confirm that your details have been added to the Interested and Affected Party database for the environmental authorisation application. You will receive all future notifications and relevant documentation made available for public review		

			and will have an opportunity to submit comments as the Basic Assessment process proceeds. Please feel free to contact us should you require any further information or wish to submit comments at this stage. Kind Regards Warren Lange		
	██████	24/08/2026	New Interested and Affected Party registration To: Warren Lange The following person has registered as an Interested and Affected Party for New dwelling on Erf 3806, Sea Vista, St Francis Bay, Application for Environmental Authorisation in terms of Section 24(5) of the National Environmental Management Act (Act 107 of 1998), as amended, and the EIA Regulations GN R324 to GN R327 of 7 April 2017. The process being followed is a Basic Assessment. The	24/08/2026	Good morning ██████ Thank you for registering as an Interested and Affected Party for the proposed new dwelling on Erf 3806, Sea Vista, St Francis Bay. We confirm that your details have been added to the Interested and Affected Party database for the environmental authorisation application. You will receive all future notifications and relevant documentation made available for public review and will have an opportunity to submit comments as the Basic

			competent authority is the Eastern Cape Department of Economic Development, Environmental Affairs and Tourism (DEDEAT). The DEDEAT reference number is stated as "TO BE CONFIRMED" (report p. 1). Listed activities cited are GN R327 Listing Notice 1 Activity 17(v)(e) and Activity 19A(ii) (report p. 4 to 5, notice p. 1). No EAP reference number is stated in the documents., via the ShapeSFB public-participation platform. Please add them to the I&AP database for this application. [REDACTED] [REDACTED] Nature of interest Resident		Assessment process proceeds. Please feel free to contact us should you require any further information or wish to submit comments at this stage. Kind Regards Warren Lange
	[REDACTED]	26/08/2026	Dear Interested and affected party You are receiving this information as you have been identified as an interested and affected party (I&AP) in relation to the proposed development on Erf 3806 (Portion of Erf 2916), Sea Vista, St		

			Francis Bay, Kouga Local Municipality. Please find the attached Background Information Document and Interested and affected party registration and comment form. If you have any queries please do not hesitate to contact our office. Regards, Mia Jenkins		
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Table 1 Comment and Response Trail

Background Information Document (BID) and EIA Notice circulation

The Background Information Document and EIA notice was circulated to I&AP's and Stake Holders via email on the 8 June 2026, with additional circulation newly registered I&AP's. Please refer to the screenshot below for proof of circulation.

APPLICATION FOR ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED DEVELOPMENT OF A NEW DWELLING ON ERF 3806 (PORTION OF E...

 mia@hortcuture.co.za
To
Cc
Bcc

 Reply  Reply All  Forward 

Mon 2026/06/08 16:22

 You forwarded this message. It is being moved to your Sent folder.

 Paarton BID June 26 rev 1.pdf
828 KB

NOTICE OF AN ENVIRONMENTAL BASIC ASSESSMENT AND ENVIRONMENTAL MANAGEMENT PROGRAMME

APPLICATION FOR ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED DEVELOPMENT OF A NEW DWELLING ON ERF 3806 (PORTION OF ERF 2916), SEA VISTA, ST FRANCIS BAY, WITHIN THE KOUGA LOCAL MUNICIPALITY, EASTERN CAPE

Notice is hereby given in terms of the Environmental Impact Assessment (EIA) Regulations, GN R204-GN R327 of 7 April 2017, promulgated under Section 24(3) of the National Environmental Management Act (Act 107 of 1996), that Mr Paarton (the Applicant) intends to undertake listed activities requiring a Basic Assessment on Erf 3806 (Portion of Erf 2916), Sea Vista, St Francis Bay, within the Kouga Local Municipality, Eastern Cape Province.

Listed Activities Triggered

CR 127: Listed Activity 1

Activity 17(a) - The development of infrastructure or structures with a development footprint of 50 m² or more, where such development occurs within 100 metres inland of the high-water mark of the sea or an estuary, where no development setback line has been adopted.

Activity 15A(i) - The mining or depositing of any material of more than 5 cubic metres, or the excavation, removal or moving of soil, sand, pebbles or rock of more than 5 cubic metres from within 100 metres inland of the high-water mark of the sea or an estuary, associated with site preparation and construction activities.

Description of the Proposed Activity

The proposal entails the development of a new multi-story brick and mortar residential dwelling and associated infrastructure on Erf 3806, St Francis Bay. The property is a non-developed residential lot with no existing dwelling or other existing structures, but has historically been maintained as a landscaped garden within the established St Francis Bay sand development.

- A multi-story brick and mortar dwelling with a total floor area of approximately 500 m².
- Associated decks, patios and external entertainment areas linked to the dwelling and canal frontage.
- A swimming pool and associated hard landscaped areas.
- An enclosed pergola or similar covered structure along the canal frontage. Solar power generation and backup infrastructure.
- Rainwater harvesting tanks and associated water storage infrastructure.
- Connection to existing Kouga Local Municipality bulk services, including water, electricity, sewerage in approved sanitation infrastructure, and municipal solid waste services, where applicable.
- Landscaping, garden rehabilitation, access, parking and service areas associated with the residential use of the property.

The total development footprint, inclusive of the dwelling footprint, decks, patios, pool, pergola, access, services, hard landscaping and associated external areas, will be approximately 650 m². The site occurs within 100 metres of the high-water mark of the estuary or canal system in a sensitive coastal and estuarine setting. Vegetation clearing will be limited, as there is little vegetation to be cleared and the site consists predominantly of maintained landscaped garden areas rather than intact natural coastal vegetation. No unnecessary removal of indigenous vegetation will be undertaken, and any disturbed areas will be stabilised and rehabilitated through appropriate landscaping and erosion control measures. The proposed activities will be assessed through a Basic Assessment process, during which potential impacts on the estuarine environment, canal frontage, stormwater management, biodiversity, visual character and the receiving environment will be identified and mitigated through appropriate avoidance and management measures.

Public Participation

Interested and Affected Parties (I&APs) are invited to register and submit written comments on the proposed development as part of the Basic Assessment process by contacting:

Mr Gordon Landman Architects and Environmental Planning
Pty Ltd (G&EAP)
Tel: 033 352 1033
Email: info@hortcuture.co.za

Date of Notification:
4 June 2026
Please submit I&AP registration before third of Notification:
8 July 2026



Regards,
Mia Jenkins

 Office Administration
Hortcuture Landscape Architects and Planning
3 Watford Lane
Mossburn, 6028
Tel: 033 352 1033
Email: info@hortcuture.co.za | www.hortcuture.co.za

APPLICATION FOR ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED DEVELOPMENT OF A NEW DWELLING ON ERF 3806 (PORTION OF E...

 mia@hortcuture.co.za

 Reply  Reply All  Forward 

Tue 2026/06/09 17:00

 I&AP Registration and Comment Form version 2 February 2026.pdf
509 KB

Dear Interested and affected party

You are receiving this information as you have been identified as an interested and affected party (I&AP) in relation to the proposed development on Erf 3806 (Portion of Erf 2916), Sea Vista, St Francis Bay, Kouga Local Municipality.

Please find the attached I&AP registration and comment form, kindly complete the attached form.

If you have any queries please do not hesitate to contact our office.

Regards,
Mia Jenkins

 Office Administration
Hortcuture Landscape Architects and Planning
3 Watford Lane

Background Information Document: THE PROPOSED DEVELOPMENT OF A NEW DWELLING ON ERF 3806 (PORTION OF ERF 2916), SEA VISTA, ST ...



mia@hortcuture.co.za

Reply Reply All Forward

Fri 2026/07/03 17:26

Click h



Dear Interested and Affected Party,

Your I&AP registration and comment form has been received, please see the attached background information document for the project-above.

You are receiving this information as you have been identified as an Interested and Affect Party through the EIA process for the project-above.

Have a good day further.

Regards,
Mia Jenkins



Office Administration
Hort Cuture Landscape Architects and Planning
3 Hinkwood Lane
Port Alfred | Eastern Cape | South Africa
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APPLICATION FOR ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED DEVELOPMENT OF A NEW DWELLING ON ERF 3806 (PORTION OF ER...



mia@hortcuture.co.za

To
Cc
Bcc

Reply Reply All Forward

Fri 2026/08/07 16:53

You forwarded this message on 2026/08/17 16:58.



Dear Interested and affected party

You are receiving this information as you have been identified as an interested and affected party (I&AP) in relation to the proposed development on Erf 3806 (Portion of Erf 2916), Sea Vista, St Francis Bay, Kouga Local Municipality.

Please find the attached Background Information Document and I&AP registration and comment form.

If you have any queries please do not hesitate to contact our office.

Regards,
Mia Jenkins



Office Administration

Microsoft Word - 76 Assessment 70V

APPLICATION FOR ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED DEVELOPMENT OF A NEW DWELLING ON ERF 3806 (PORTION OF E..



mia@hortcuture.co.za

Reply Reply All Forward

Wed 2026/08/26 13:01



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Mia Jenkins



Office Administration
Hort Cuture Landscape Architects and Planning
3 Hinkwood Lane
Port Alfred | Eastern Cape | South Africa
Tel: +27 (0) 783 3868
mia@hortcuture.co.za | www.hortcuture.co.za

Draft Basic Assessment Report (BAR) and Environmental Management Program (EMPr) circulation.

To be included in Final Basic Assessment Report.

APPENDIX 1



forestry, fisheries & the environment

Department:
Forestry, Fisheries and the Environment
REPUBLIC OF SOUTH AFRICA

Private Bag X 447 · Pretoria · 0001 · Environment House · 473 Steve Biko Road, Arcadia, Pretoria

EDMS Reference: 275023

Inquiries: Ms. Tabisile Mhlana

Telephone: 021493 7060

E-mail: OCEIA@dffe.gov.za

Mr Warren Lange

Hort-Couture Landscape Architects & Planning CC

1 Halstead Lane

Port Alfred

6170

Telephone Number: 064 783 1668

Email Address: admin@hortcouture.co.za

Dear Mr Lange,

COMMENTS ON THE BACKGROUND INFORMATION DOCUMENT FOR THE PROPOSED DEVELOPMENT OF A NEW DWELLING ON ERF 3806 (PORTION OF ERF 2916), SEA VISTA, ST FRANCIS BAY, WITHIN THE KOUGA LOCAL MUNICIPALITY, EASTERN CAPE

The Department of Forestry, Fisheries, and the Environment (DFFE), Branch Oceans & Coasts (O&C) appreciates the opportunity granted to provide comments and recommendations on the Background Information Document (BID) in the subject of this letter. This Branch will provide comments based on the provisions of Section 24O (2) the National Environmental Management Act 107 of 1998 ("NEMA") and Section 5 of the National Environmental Management: Integrated Coastal Management Act 24 of 2008 ("ICM Act").

The Branch O&C has the mandate to ensure the holistic management of the coast, estuarine areas and maintenance of the coastal landscapes to realise that the development and use of natural resources are sustainable. The Branch further ensures that the ecological integrity, natural character, and economic, social,

and aesthetic value of the coastal zone are maintained to protect people, properties, and economic activities against the impacts of dynamic coastal processes.

The Branch has reviewed the BID and provides the following comments for consideration during the preparation of the Draft Basic Assessment Report (DBAR) and Environmental Management Programme (EMPr): **Please note the recommendations for your consideration:**

1. The BID acknowledges that the proposed development is located within 100 m of the estuary/canal environment. However, the assessment should clearly identify the applicable provisions of the ICM Act and demonstrate how the proposed development complies with coastal management objectives, particularly the protection of coastal public property, coastal processes and estuarine ecosystems.
2. The Branch recommends confirmation as to whether a Coastal Management Line (CML) has been established for the area in terms of Section 25 of the ICM Act. If a CML is applicable, the applicant should indicate the location of the line relative to the proposed development footprint and demonstrate compliance with any associated restrictions or management measures. In the absence of a Development Setback Line or Coastal Management Line, the applicant should demonstrate that a precautionary estuarine buffer has been applied to minimise risks to the estuarine environment and account for coastal processes, climate change, erosion, and flooding hazards
3. It is noted that there is currently no approved Estuarine Management Plan (EMP) for the Kromme Estuary. In the absence of an approved Estuarine Management Plan for the Kromme Estuary, the applicant should demonstrate that the proposed development is consistent with the objectives and principles of the National Estuarine Management Protocol (NEMP), relevant Coastal Management Programmes, and applicable estuarine conservation and management objectives.
4. The St Francis Bay canal system is hydraulically connected to the Kromme Estuary. The DBAR should assess potential impacts on the estuarine receiving environment, including water quality impacts from construction activities, increased stormwater runoff from additional hard surfaces, sedimentation and erosion risks, and potential impacts on estuarine ecological functioning.
5. The BID identifies stormwater as a key issue; however, the DBAR must provide a detailed stormwater management strategy demonstrating that post-development runoff will not negatively impact the canal system or estuarine environment. Measures should include attenuation, erosion prevention, and prevention of polluted runoff entering the canal.

6. The applicant should confirm that the proposed development will be connected to a full waterborne municipal sewerage system and demonstrate that no on-site sanitation or wastewater disposal systems (e.g. septic tanks, conservancy tanks, or soakaways) will be utilised, given the potential risk of contamination to the adjacent canal and estuarine environment
7. It is noted from the Coastal Viewer that the proposed development is located adjacent to the St Francis Bay canal system, which is hydraulically connected to the Kromme Estuary and lies in close proximity to areas identified as having a very high estuarine flooding risk. The draft BAR should therefore assess the potential flooding risks associated with extreme rainfall events, elevated estuarine water levels, storm surges, sea-level rise, and other climate change-related coastal hazards.
8. The assessment should demonstrate that the proposed dwelling and associated infrastructure will remain resilient to these hazards throughout their design life and will not increase flood risk to adjacent properties, adversely affect the hydraulic functioning of the canal system, be compatible with climate change adaptation principles, or increase vulnerability to current or future coastal/estuarine hazards. Where necessary, appropriate mitigation measures should be incorporated into the design, including minimum finished floor levels, stormwater management measures, and other climate-resilient engineering and planning interventions.
9. Although the site is described as previously landscaped and transformed, the assessment should verify the presence or absence of indigenous coastal vegetation, protected plant species, and any habitat of ecological significance for estuarine and coastal fauna. The findings should inform appropriate mitigation measures to avoid or minimise impacts on biodiversity. Vegetation clearing should be limited to the minimum area necessary for the proposed development, and the use of indigenous, locally occurring coastal plant species should be promoted as part of the rehabilitation and landscaping plan to enhance ecological functioning and reduce the risk of invasive alien plant establishment.
10. The DBAR should clearly indicate the location of the high-water mark on the site development plan, the distance of all proposed structures from the canal edge, the location and capacity for any sewage waste management, and whether any infrastructure extends into regulated coastal or estuarine areas.
11. The encroachment on the coastal public property is not condoned, the proponent is reminded of Section 15 of the ICM Act” *No person, owner or occupier of land adjacent to the seashore or other coastal public property capable of erosion or accretion may require any organ of state or any other person to*

take measures to prevent the erosion or accretion of the seashore or is caused by an intentional act or omission of that organ of state or other people.” Should the applicant intend to provide any protection measures against the coastal process, such measures should be within property boundaries.

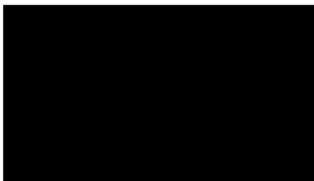
12. The BID acknowledges cumulative impacts; the DBAR should specifically assess the cumulative effect of ongoing residential development within the St Francis Bay canal system in terms of water quality, estuarine functioning, stormwater runoff volumes, habitat loss and ecological connectivity, visual and sense-of-place character.
13. Given the site's proximity to the canal frontage, the EMPr should include detailed measures to prevent cement-contaminated water from entering the canal, hydrocarbon spills from construction equipment, improper disposal of construction waste, and discharge of contaminated stormwater into the estuarine environment.
14. The ICM Act advocates for reasonable coastal access to the coastal and estuarine resources. Therefore, the applicant must take note of the provisions of Section 13 of the ICM Act which states that *“(1) Subject to this Act and any other applicable legislation, any natural person in the Republic – (a) has a right of reasonable access to the coastal public property; and (b) is entitled to use and enjoy coastal public property, provided such use – (i) does not adversely affect the rights of members of the public to use and enjoy the coastal public property; (ii) does not hinder the State in the performance of its duty to protect the environment; and (iii) does not cause adverse effect. (1A) Subject to subsections (2) and (3), no person may prevent access to coastal public property.”* During the construction and operational phase, the applicant should utilise the existing access points and ensure that the public can safely use and enjoy the coastal zone with no stalk piling outside the property boundaries.
15. Section 63 of the ICM Act states that when environmental authorization for coastal activities is applied for in terms of Chapter 5 of the National Environmental Management Act, the competent authority must take into account all relevant factors, including whether coastal public property, the coastal protection zone or coastal access land will be affected, and if so, the extent to which the proposed development or activity is consistent with the purpose for establishing and protecting those areas, the socio-economic impact of the proposed activities and the likely effects of coastal processes on the developmental proposal.
16. The applicant is reminded that, in terms of Section 69 of the ICM Act, no person may discharge effluent originating from a source on land into coastal waters except in accordance with a Coastal Waters

Discharge Permit (CWDP) issued by the responsible authority. Furthermore, Section 70 of the ICM Act prohibits the dumping of any waste or other material at sea without a permit issued by the Minister.

17. It is recommended that a comprehensive contingency plan be prepared, or the EMPr should address any leakages. All hazardous substances must be handled in accordance with the applicable legislation governing their transport, storage, and use. Potential pollution sources must be managed to ensure that groundwater and coastal waters contamination is minimized as far as is reasonably practicable.
18. Further comments will be provided during the next Public Participation Process (PPP) phase when additional information becomes available. A site inspection may also be required. Alternatively, the Environmental Assessment Practitioner (EAP) is requested to notify the Branch: Oceans and Coasts of any planned site inspections before the availability of the draft reports, should such inspections be undertaken.
19. You are hereby reminded of Section 24F of the National Environmental Management Act, Act No. 107 of 1998, as amended, that no other additional activities outside the scope of this application may commence before an Environmental Authorization is granted by the Competent Authority.

Based on the information contained in the BID, the Oceans and Coasts Branch has no objection in principle to the proposed development of a residential dwelling on Erf 3806 (Portion of Erf 2916), Sea Vista, St Francis Bay, subject to the concerns and recommendations outlined above being adequately addressed in the DBAR, EMPr, and any supporting specialist studies

Kindly note that the Branch O&C reserves the right to revise its comments and request further information based on any additional information received. All correspondence, documentation, and/or requests (hard copy and an electronic copy) should be submitted to our office via email to OCEIA@dfpe.gov.za / or **Physical Address: Department of Forestry, Fisheries & the Environment (DFFE), Branch: Oceans and Coast, 2 East Pier Building, East Pier Road, Victoria and Alfred Waterfront, Cape Town, 8001.**



Director: Coastal Development & Coordination

Department of Forestry, Fisheries, and the Environment

Date:

APPENDIX 2

INTERESTED & AFFECTED PARTY (IAP) REGISTRATION AND COMMENT FORM

Registered EAP: Warren Lange
Physical Address: 1 Halstead Lane, Port Alfred
Phone Number: 082 464 8339
Email: warren@hortcouture.co.za
Registration No. CK12001/017393/23

NAME OF THE PROJECT

Development of ERF 3806, Sea Vista

CONTACT DETAILS

Date: 02 July 2026 First Name: [REDACTED]
Title: [REDACTED]
Organisation: [REDACTED]
Physical Address: [REDACTED]
Phone Number: [REDACTED]

DISCLOSURE OF INTEREST (additional pages are acceptable):

Your Property/Erft: ERF 1411 Sea Vista

Indicate whether you are one of the following (tick the appropriate box):	Yes	No
An adjacent or neighbouring landowner	☒	☐
A tenant or lawful occupier of nearby property	☒	☐
A community representative or organisation member	☐	☒
A local business owner or operator	☐	☒
A resident or ratepayer within the affected area	☒	☐

Do you have any direct business, financial, personal or other interest in the approval or refusal of the application?

None.

What are your specific concerns, comments or objections to the proposed project, if so, could you please provide us with the details of your concerns.

Planned Building within the 100 meter mark of the Hightide estuary mark. Current development marked with 60meters. Front plots should only be single story. Plot development may restrict views.

INTERESTED & AFFECTED PARTY (IAP) REGISTRATION AND COMMENT FORM

Environmental or biophysical (e.g. conservation, biodiversity, paleontological) concerns. If so, please provide details:

- ① Development within 100 meters inland of the high-water mark in urban area.
- ② This is a Coastal Protected Zone.
- ③ We need to protect the ecological integrity and natural character of the Coast.
- ④ We need to maintain public access and the functioning of the littoral Active Zone.

General public interest or concern regarding potential environmental or socio-economic impacts. If so, please provide details:

- ① A Full EZA/NEMA s24/ZCM Assessment should be conducted.
- ② We need to ensure erosion, spit breaching, sea levels rising and the coastal management integration of proposed development.

Are you aware of any other I&APs who need to be notified? If so, please provide the contact details.

ERF 2916, ERF 1240, ERF 1238
SEA VISTA

FOR OFFICE USE

Date Received:

Acknowledgement sent:

Thank you for your participation

APPENDIX 3

Proposed Development on Erf 3806, St Francis Bay on behalf of Mr Pearton

Dear Sir/Madam,

The [REDACTED], owner of the adjoining property to Erf 3806 St Francis Bay, have requested that the trust be registered as an Interested and Affected Party in respect of the above application.

At this preliminary stage we wish to record the following concerns:

The proposed development is located in an environmentally sensitive area within 100 metres of the high-water mark of the estuary/canal system.

The proposed development is substantial for such a sensitive site, and we are concerned about its environmental, visual and cumulative impacts and whether they receive careful assessment.

We wish to understand the basis on which the proposed height, footprint, massing and associated structures are being assessed, together with any alternatives that were considered.

We request that the impacts on the estuarine environment, visual character of the river mouth, stormwater management, flooding, sea-level rise and cumulative development within this sensitive coastal area be fully evaluated.

We request copies of all documentation relevant to the application, including the Draft Basic Assessment Report, specialist studies, site plans, elevations and any visual impact assessments.

The [REDACTED] property adjoins the application site, and the [REDACTED] would like to ensure that the applicant's development rights are appropriately balanced with the protection of the sensitive estuarine environment and the amenity of neighbouring properties. We are not opposed to appropriate development but want to know that the environmental assessment is thorough and that all relevant impacts and alternatives have been properly considered before a decision is made about a development on this scale.

Please acknowledge our registration as an Interested and Affected Party and include the Trust in all future correspondence relating to this application.

Yours faithfully,

[REDACTED]