

From: Bertil Ström [bertil@absamail.co.za]
Sent: 25 April 2008 12:47 AM
To: 'Prinsloo,Dirk'
Cc: 'wovens'; wayne harrison; Stephen Dugmore; rkc@lantic.net; 'Phil Ovens'; peter sapire; Marie-Louise Strom; justinh@angloplat.com; 'Joey'; 'Jillian Ovens'; jhagemann@angloresearch.com; jc.lab@keimouth.co.za; Harry C Boyte; Gunnar Strom; Anu M Idicula; Karin Strom; grotman@iafrica.com; chakra1@iafrica.com
Subject: Keimouth Apartments BAR

Follow Up Flag: Follow up
Flag Status: Red

Hi Dirk

Further to our previous communications and now that I have had some time to absorb the content of your BAR I want the following issues addressed in the document. There may be some issues that have previously been touched on, however, I am sure that you will know those that have.

1) BAR section 2(b) - Activity alternatives

You have proposed no alternatives. Why? There are clearly alternatives.

What about an eco-resort - a likely suggestion by any environmentally conscious person. Built to blend in with the natural environment and make use of what the local environment has to offer which in this case is plentiful. Foreign tourists are known to support such developments as a matter of distinct preference. This would also reduce the many impacts of the low cost - high volume development that your BAR supports. In terms of the long term marketability of Kei Mouth as a whole, this type of development will also do more for all the stakeholders. Kei Mouth still has the possibility of establishing itself correctly so as to become part of a niche market - before high profit developments destroy this possibility and turn it toward a trashy coastal resort scenario. The economic spin offs of niche market developments are far greater than for the latter mentioned. Both property prices and local income will be optimised by developing with the right market in mind. The motivations for an eco-development are plentiful.

Another alternative would be to build the Apartments - 'Hotel' behind the dune. This would reduce the visual impact for all homeowners behind the building as well as save the ecologically sensitive foredune from serious degradation.

I can think of many alternatives but without too much time at hand right now I would like my first to be put forward as 'an' alternative.

2) BAR section 7 - Waste, effluent, emission and noise management

7(a) - Solid waste management.

You have stated that construction phase of this development will produce six cubic meters of waste a month. This is absolutely impossible. When building a house the quantity of waste that you have stated would even be an unlikely figure. You have said that this waste will be disposed of at the Kei Mouth solid waste facility. I don't believe that this is a registered landfill site so your suggestion as a specialist in this regard is of concern.

You probably are familiar with the primary siting criteria for a landfill site. Please see the table below. Your comment and suggestion that any waste either construction or operational can be deposited on the Kei Mouth waste site is seriously at question. There have clearly been no real observations taken on the ground before filling in the BAR.

Criteria for the elimination of immediately unsuitable waste sites

Suitable sites must meet all of the following criteria. Any site failing to meet any one of the following criteria can be immediately discarded.

Ref

SITING CRITERIA

Site 1

1

Within 3km radius of an airport runway

YES

2

Within a 1:50 year floodplain of a river, wetland or vlei

No

3

Unsuitable in-situ ground conditions like dolomite and heaving clays

No

4

Unusually flat or steep ground that will cause operational and drainage problems

YES

5

Ecological sensitive areas like a nature reserve

No

6

Catchments of important water sources

YES

7

Areas where ground water is close to the surface

YES

8

Ground water recharge zones

YES

9

Close proximity to surface water storage areas

YES

10

Shallow bedrock areas

No

11

Insufficient buffer land strip separating a good site from an unsuitable one

No

12

Cemeteries and burial grounds

YES

13

Areas of archaeological importance

No

14

Important cultural and socially important sites

YES

As you can see there is not one factor making this site unsuitable but actually eight! For your information there is a Xhosa cemetery only about 300 meters from said site.

The BAR states the following: "If the solid waste (construction or operational phases) will not be disposed of in a registered landfill site or be taken up in a municipal waste stream, the application should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA"

Looking at the situation as it stands I believe that this has not been acted on and you as the competent authority have suggested that all is well. Please explain how you have come to this conclusion.

As a matter of interest, where was the waste from the demolition of the old building dumped. I happen to know that it was not done in accordance with waste management law.

Why have no recycling measures been put in place. The recycling age is here. This development will generate a lot of waste. Do you expect it all to be buried so that waste can occupy some more of our valuable land space?

Section 7(b) - Liquid effluent

The Kei Mouth waste water works is also at question. It appears that this falls within the Cape Morgan Nature reserve? The siting of such an establishment falls under very similar criteria to solid waste management and it would therefore seem prudent that a full EIA be suggested in this regard as well.

This brings your engineering report into the picture. This report is firstly a far cry from a complete engineering report. It does not investigate either capacity of the existing waste water works or the potable water treatment works or the current situation with regards to raw water storage and collection capacity. All of these figures are easily obtainable as all the current facilities were designed for a given capacity at some time or another by relevant professionals. This should form part of the engineering report and why is it not included in your report?

The report compares new with old. There is no old so to speak. It has been demolished and has not existed for over two or three years now.

The figures for fresh water consumption are incorrect. They suggest that a per person allowance of around 108 liters a day is good for design purposes. I directly challenge this and would suggest that for a development of this nature a per person allowance for design purposes would be around 320 liters per day. Likewise the figure for liquid effluent will therefore proportionally increase significantly. This dramatically changes the picture painted by your report.

In their evaluation of the demolished hotel's consumption, I do not believe that their figures are true. The old hotel did not have the capacity suggested by the report.

3) BAR section 9 - Energy efficiency

Why has solar water heating not been suggested?

4) BAR section 12 - Facility Illustration

The illustrations that you have provided do not adhere to the requirements set out in the BAR.

5) BAR section 13(b) Need and desirability of the activity

You have said that it is important to note that the former Beach Hotel was not well supported / visited by local inhabitants. This statement is in fact incorrect. The former Beach Hotel was in existence from at least 1940 and was not a steel structure as you have stated elsewhere. In its time of operation it was well supported and given its age it does fall under heritage protection. I have photographic evidence of this.

An eco-resort would be more desirable and have far better socio-economic benefits for all people associated with Kei Mouth.

6) BAR Section C 2 - Location and landscape

You have given incorrect information.

You should have included - Ridgeline, Side slope of hill or mountain & Sea-front. Please correct this description.

7) BAR Section C 3 - Groundwater, Soil and geological stability of the site

I believe that you have overlooked the fact that there is a shallow water table present. There are seasonally wet soils, there are steep slopes with loose soil and there is unstable soil.

If you are unsure of this as the BAR suggests a specialist should be consulted.

8) BAR Section D - Public participation

I do not believe that the public participation process has been adequately addressed. As you well know, Kei Mouth properties are largely owned by holiday makers. Therefore the usual measures cannot be assumed to be sufficient when most property owners affected by the development are not in the geographical area will not be aware of what is known as the public participation process. In instances like this extraordinary measures are required.

Another point in this regard is that you convened a public meeting in Kei Mouth on the 6th of March. This seems a ridiculous date bearing in mind most homeowners would not be present then but would have been a couple of weeks later over the Easter weekend. Why?

Have the people in the location been fully and fairly briefed on this proposed development. Have they been informed of possible alternatives and the various outcomes. Have they been given the assistance they may require to understand the impacts and consequences of such a development due to their possible disadvantaged backgrounds? They must know how they can better benefit by appropriate development in Kei Mouth.

9) BAR Section E - Impact Assessment - 3 Impacts that may result from the construction phase.

It has been shown that by excavating into dunes in order to found buildings causes a breakdown in the natural flow of groundwater. This results in the drying out and death of dune vegetation and thus dune degradation. So by excavating into the site side of the dune and building, you are effectively killing the vegetation that falls on the municipal side of the dune (sea side) and that is where the stabilisation of vegetation is most needed. This is information from a documented study.

Therefore by allowing the construction of this building that will have to be founded deep within the foredune you are effectively granting the owners permission to destroy dune forest that exists on land which is not their own. Please comment on this specific issue.

10) Conclusion

It is clear that the current situation with regards to infrastructure in Kei Mouth is dire. Development in general cannot take place without a full EIA being done to determine what is required for sustainable development in Kei Mouth. Lets face it, this is only the beginning of much development in the area and the existing infrastructure is incapable of supplying the current load let alone what is to come.

The lack of regard for the natural environment is of great concern. A quick look on Google earth will clearly show how the foredune has been severely damaged wherever buildings have been erected and in fact anti-erosion measures have been implemented in front of all such structures to stop what you call a stable dune from washing away.

Your engineering report suggests that provision for the old will cover for the new. This is not the case and any argument in that regard is nonsense. Whatever resources were made available to the open market for such by the demolition of the old Hotel have long since found new consumers. The new 'Hotel' will usurp new resources and appropriate provision needs to be made for that.

I trust that these issues will be fully addressed in your final BAR.

Regards
Bertil

----- Original Message -----

From: dugstrom <mailto:dugstrom@mweb.co.za>
To: Bertil Strom <mailto:bertil@absamail.co.za> ; Gunnar <mailto:gunnarstrom@icon.co.za> Strom ;
jc.lab@keimouth.co.za ; jhagemann@angloresearch.com ; Jillian <mailto:Jillian.Ovens@wits.ac.za>
Ovens' ; 'Joey' <mailto:conveyancing@blkretzmanning.co.za> ; justinh@angloplat.com ; Karin Strom
<mailto:karin@sdks-architects.co.za> ; Marie-Louise <mailto:Marie@idasa.org.za> Strom ; Peter
Sapire <mailto:psapire@absamail.co.za> ; 'Phil <mailto:philovens@peppadew.com> Ovens' ;
rkc@lantic.net ; wayne <mailto:harrison@shark.co.za> harrison ; 'wovens'
<mailto:wovens@woa.co.za>
Sent: Thursday, April 24, 2008 4:18 PM
Subject: Keimouth deadline

Hi

Comments on the Basic Assessment Re4port are due tomorrow, 25th April.

Please submit these to Dirk Prinsloo, even if it is just one line

Thanks

Stephen

From: Bertil Ström [bertil@absamail.co.za]
Sent: 07 April 2008 09:35 AM
To: Prinsloo,Dirk
Subject: Read: New Kei Beach Hotel and Apart Resort

From: Bertil Ström [bertil@absamail.co.za]
Sent: 07 April 2008 09:36 AM
To: Prinsloo,Dirk
Subject: Read: New Kei Beach Hotel and Apart Resort

From: Bertil Ström [bertil@absamail.co.za]
Sent: 04 April 2008 09:55 AM
To: Prinsloo,Dirk; 'dugstrom'
Cc: Gunnar Strom; jc.lab@keimouth.co.za; jhagemann@angloresearch.com; 'Jillian Ovens';
'Joey'; justinh@angloplat.com; Marie-Louise Strom; Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne
harrison; 'wovens'
Subject: Re: New Kei Beach Hotel and Apart Resort

Follow Up Flag: Follow up
Flag Status: Red

Hi Dirk

Please confirm - is the Kei Mouth waste site registered?

Regards
Bertil

----- Original Message -----

From: Prinsloo,Dirk <mailto:DPrinsloo@gibb.co.za>

To: 'Bertil Ström' <mailto:bertil@absamail.co.za> ; 'dugstrom' <mailto:dugstrom@mweb.co.za>
Cc: Gunnar Strom <mailto:gunnarstrom@icon.co.za> ; jc.lab@keimouth.co.za ;
jhagemann@angloresearch.com ; 'Jillian' <mailto:Jillian.Ovens@wits.ac.za> Ovens' ; 'Joey'
<mailto:conveyancing@blkretzmanning.co.za> ; justinh@angloplat.com ; Marie-Louise
<mailto:Marie@idasa.org.za> Strom ; Peter Sapire <mailto:psapire@absamail.co.za> ; 'Phil'
<mailto:philovens@peppadew.com> Ovens' ; rkc@lantic.net ; wayne <mailto:harrison@shark.co.za>
harrison ; 'wovens' <mailto:wovens@woa.co.za>
Sent: Thursday, April 03, 2008 11:54 AM
Subject: RE: New Kei Beach Hotel and Apart Resort

Dear Bertil

Your comments have been noted and will be addressed in the Final Basic Assessment Report.

Regards

Dirk

From: Bertil Ström [mailto:bertil@absamail.co.za]
Sent: 03 April 2008 10:09
To: Prinsloo,Dirk; 'dugstrom'
Cc: Gunnar Strom; jc.lab@keimouth.co.za; jhagemann@angloresearch.com; 'Jillian Ovens'; 'Joey';
justinh@angloplat.com; Marie-Louise Strom; Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne
harrison; 'wovens'
Subject: Re: New Kei Beach Hotel and Apart Resort

Hi Dirk

I have had a good browse through your BAR. Some statements appear to be unsubstantiated and/or opinionated. Where are the calculations as per engineering principles for such things as raw water supply capacity (hydrological survey), fresh water treatment supply capacity and quality, sewage treatment capacity. None of these elements can be evaluated by visual inspection. Where is the sewage sludge disposed of and does the discharged water adhere to DWAF regulations. Is the reticulation infrastructure capable of sustaining notably more load?

The same applies to the power supply. Where is the engineering report to substantiate that the grid will be able to sustainably support this 'Hotel'. What will be done in terms of lighting so that the building doesn't stand out like a bonfire on the sky line?

Further more the solid waste facility at Kei Mouth most definitely does not have the capacity to handle waste in general not to mention much more waste. Is it in fact registered? Is its site location appropriate? I have inspected it myself. I believe and can show it to be seriously lacking in capacity and capability to handle further solid waste of any nature be it putrescible, garbage, rubbish, mixed hazardous and special wastes.

The area generally (Kei Mouth) has a sandy topsoil underlain by clay. There are visually shallow aquifers and a high ground water recharge scenario is obviated by the surface geology. The dune is most certainly not static. The only reason it is static is because of stailisation by natural vegetation which is now at serious risk of damage and hence the dune itself is at risk of being undermined. A clear point in case is the Northcroft beach dune that has receded considerably in the past few years. Why are property owners having to place gabions and other anti-erosion measures in front of their structures that have the same type of situation as the 'Hotel' will have?. Dune sand is in engineering terms not stable but rather unstable.

Where are concrete aggregates to be sourced? Does the local quarry have capacity to supply this huge quantity of sand without damaging the dune habitat it surrounded by?

As the EIA practitioner you must be able to substantiate your claims by engineering calculations and these must surely have been consulted. Where is this information for scrutinizing. I would like to be able to submit written comments based on your engineering information so that it is factual and not merely speculative.

As far as I am concerned the BAR should show that there are a number of worrying factors that should be properly investigated whereas in this case shows quite the opposite. This is most certainly my opinion, but it appears to me that a high speed rubber stamp is being sought and the environment is not really being seriously considered.

As we know the environment is not just the bunnies and the birds but everyone and everything therein. How can the local population be said to be benefitting when at best very few permanent positions will be generated and some casual jobs. Is this a trade off for an aesthetically poor structure imposing itself on a pristine coastline and stretching the infrastructure to beyond a limit state. The environment is there for the enjoyment of everyone. Its decline will likewise be felt by everyone. What - for the maximisation of personal profit of a few individuals.

Regards
Bertil

----- Original Message -----

From: Prinsloo,Dirk <mailto:DPPrinsloo@gibb.co.za>

To: 'dugstrom' <mailto:dugstrom@mweb.co.za>

Cc: Bertil Strom <mailto:bertil@absamail.co.za> ; Gunnar <mailto:gunnarstrom@icon.co.za> Strom ; jc.lab@keimouth.co.za ; jhagemann@angloresearch.com ; 'Jillian Ovens' <mailto:Jillian.Ovens@wits.ac.za> ; 'Joey' <mailto:conveyancing@blkretzmanninc.co.za> ; justinh@angloplat.com ; Marie-Louise <mailto:Marie@idasa.org.za> Strom ; Peter Sapire <mailto:psapire@absamail.co.za> ; 'Phil' <mailto:philovens@peppadew.com> Ovens' ; rkc@lantic.net ; wayne <mailto:harrison@shark.co.za> harrison ; 'wovens' <mailto:wovens@woa.co.za>

Sent: Thursday, April 03, 2008 8:44 AM

Subject: RE: New Kei Beach Hotel and Apart Resort

Dear Stephen

The missing pages are part of an appendix to the town planning application for the "Departure and Consent Use" of the erven of the proposed development. The application was submitted in April 2006 and all information contained in town planning application has been in the Public domain for about 2 years. The missing pages do not in any way have any bearing on impacts assessed in Section B, sub-section 7 (effluent) and sub-section 8 (water-use) on pages 4, 5 and 6 of Basic Assessment Report (BAR), or on the legislative process of the BAR.

All information required, to comply with the legislative requirements and processes, have been included in the BAR.

The timeframe for submitting written (includes email) comments, for inclusion into the final Basic Assessment Report is 25 April 2008. Submissions must therefore reach ARCUS GIBB by 25 April 2008. The final report and application, which will include submissions received, will be submitted to the Department of Economic Development and Environmental Affairs office in East London on 29 April 2008.

Regards

Dirk

From: dugstrom [mailto:dugstrom@mweb.co.za]
Sent: 02 April 2008 08:20
To: 'Prinsloo,Dirk'
Cc: Bertil Strom; Gunnar Strom; jc.lab@keimouth.co.za; jhagemann@angloresearch.com; 'Jillian Ovens'; 'Joey'; justinh@angloplat.com; Marie-Louise Strom; Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne harrison; 'wovens'
Subject: RE: New Kei Beach Hotel and Apart Resort

Hi Dirk,

Given the delay in providing this information, please can the date of the 25th April be moved forward.

Please confirm revised date

Thanks

Stephen Dugmore

From: dugstrom [mailto:dugstrom@mweb.co.za]
Sent: Tuesday, April 01, 2008 5:10 PM
To: 'Prinsloo,Dirk'; Alexis Keal and Ann Roebert; Allan Porter; Andrew and Carol Baisley; Bertil Strom; Bill Heaton; Brandon Roebert; Brendan Kretzmann; Cavall Freitag; Charles Stewart; Councillor Nomonde Dyani; Derek Hill; Dirk Prinsloo; Doug Cordingley; E Bezuidenhout and B Futter; Foster Sikolobo; G Strom; Gretchen&Gordon Hagemann; Gunnar Strom; Ian Scott; J Hageman; J Pretorius; Jen and Mike Sheard; John Keil; John Tuck; Judy and Robyn Hobbs; Justin Hagemann; Marie Strom; Mduduzi; Mr Labuschagne; Nomboniso Mntwini; Norma Rowlings; Pat Mahon; Peter Sapire; Prof. Harry Boyte; Robert Porter; Sally Ann Hodson; Stephen Dugmore; Tony and Bev Stone; Wayne Harrison; Yvonne Lees
Subject: RE: New Kei Beach Hotel and Apart Resort

Hi Dirk

The engineering report appears to be missing pages 2,3 and 4. Please correct this and advise when it is ready

Thanks

Stephen Dugmore

From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]

Sent: Tuesday, April 01, 2008 7:46 AM

To: Alexis Keal and Ann Roebert; Allan Porter; Andrew and Carol Baisley; Bertil Strom; Bill Heaton; Brandon Roebert; Brendan Kretzmann; Cavall Freitag; Charles Stewart; Councillor Nomonde Dyani; Derek Hill; Dirk Prinsloo; Doug Cordingley; E Bezuidenhout and B Futter; Foster Sikolobo; G Strom; Gretchen&Gordon Hagemann; Gunnar Strom; Ian Scott; J Hageman; J Pretorius; Jen and Mike Sheard; John Keil; John Tuck; Judy and Robyn Hobbs; Justin Hagemann; Marie Strom; Mduduzi; Mr Labuschagne; Nomboniso Mntwini; Norma Rowlings; Pat Mahon; Peter Sapire; Prof. Harry Boyte; Robert Porter; Sally Ann Hodson; Stephen Dugmore; Tony and Bev Stone; Wayne Harrison; Yvonne Lees

Subject: New Kei Beach Hotel and Apart Resort

Dear Interested and Affected Parties

I have made arrangements to publish the electronic images and appendices of the Basic Assessment Report on the ARCUS GIBB website. The address of the website is <<http://projects.gibb.co.za/>> <http://projects.gibb.co.za/> . Alternatively go to <<http://www.gibb.co.za>> www.gibb.co.za and follow the links on the projects tab. The images and all appendices will be available and can be downloaded from the site.

Regards

Dirk

Dirk Prinsloo
Senior Environmentalist
Environmental Services: Infrastructure Group
ARCUS GIBB (Pty) Ltd
P.O. Box 19844
Tecoma 5214
Cell: +27 (0) 84 448 6544
Ph: +27 (0) 43 706 3614
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<<mailto:dprinsloo@gibb.co.za>> <mailto:dprinsloo@gibb.co.za>

NOTICE: This communication may contain confidential and privileged information that is for the sole use of the intended recipient. Any viewing, copying or distribution of, or reliance on this message by unintended recipients is strictly prohibited. If you have received this message in error, please notify us immediately by replying to the message and deleting it from your computer.

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From: Bertil Ström [bertil@absamail.co.za]
Sent: 03 April 2008 12:49 PM
To: Prinsloo,Dirk; 'dugstrom'
Cc: Gunnar Strom; jc.lab@keimouth.co.za; jhagemann@angloresearch.com; 'Jillian Ovens'; 'Joey'; justinh@angloplat.com; Marie-Louise Strom; Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne harrison; 'wovens'
Subject: Re: New Kei Beach Hotel and Apart Resort

Follow Up Flag: Follow up
Flag Status: Red

Hi Dirk

Thanks for that. One thing though. You have not answered any questions. My question remains. How can you as a practitioner answered the questions in the BAR without having consulted relevant literature? Or have you? This information is public. Can we see it?

Let me get this right. The final basic assessment goes for approval / disapproval on the 29th April 2008. How do we know to what extent our comments have been looked at and whether your address of the issue is in fact holistic?

If this Final BAR is accepted as a true representation, does this mean that amongst other things, no EMP is required by the developer?

Regards
Bertil

----- Original Message -----

From: Prinsloo,Dirk <mailto:DPrinsloo@gibb.co.za>
To: 'Bertil Ström' <mailto:bertil@absamail.co.za> ; 'dugstrom' <mailto:dugstrom@mweb.co.za>
Cc: Gunnar Strom <mailto:gunnarstrom@icon.co.za> ; jc.lab@keimouth.co.za ; jhagemann@angloresearch.com ; 'Jillian' <mailto:Jillian.Ovens@wits.ac.za> Ovens'; 'Joey' <mailto:conveyancing@blkretzmanninc.co.za> ; justinh@angloplat.com ; Marie-Louise <mailto:Marie@idasa.org.za> Strom ; Peter Sapire <mailto:psapire@absamail.co.za> ; 'Phil' <mailto:philovens@peppadew.com> Ovens'; rkc@lantic.net ; wayne <mailto:harrison@shark.co.za> harrison ; 'wovens' <mailto:wovens@woa.co.za>
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Bertil

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<mailto:Jillian.Ovens@wits.ac.za> ; 'Joey' <mailto:conveyancing@blkretzmanninc.co.za> ;

justinh@angloplat.com ; Marie-Louise <mailto:Marie@idasa.org.za> Strom ; Peter Sapire

<mailto:psapire@absamail.co.za> ; 'Phil' <mailto:philovens@peppadew.com> Ovens' ; rkc@lantic.net

; wayne <mailto:harrison@shark.co.za> harrison ; 'wovens' <mailto:wovens@woa.co.za>

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Subject: RE: New Kei Beach Hotel and Apart Resort

Dear Stephen

The missing pages are part of an appendix to the town planning application for the "Departure and Consent Use" of the erven of the proposed development. The application was submitted in April 2006 and all information contained in town planning application has been in the Public domain for about 2 years. The missing pages do not in any way have any bearing on impacts assessed in Section B, sub-section 7 (effluent) and sub-section 8 (water-use) on pages 4, 5 and 6 of Basic Assessment Report (BAR), or on the legislative process of the BAR.

All information required, to comply with the legislative requirements and processes, have been included in the BAR.

The timeframe for submitting written (includes email) comments, for inclusion into the final Basic Assessment Report is 25 April 2008. Submissions must therefore reach ARCUS GIBB by 25 April 2008. The final report and application, which will include submissions received, will be submitted to the Department of Economic Development and Environmental Affairs office in East London on 29 April 2008.

Regards

Dirk

From: dugstrom [mailto:dugstrom@mweb.co.za]

Sent: 02 April 2008 08:20

To: 'Prinsloo,Dirk'

Cc: Bertil Strom; Gunnar Strom; jc.lab@keimouth.co.za; jhagemann@angloresearch.com; 'Jillian Ovens'; 'Joey'; justinh@angloplat.com; Marie-Louise Strom; Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne harrison; 'wovens'

Subject: RE: New Kei Beach Hotel and Apart Resort

Hi Dirk,

Given the delay in providing this information, please can the date of the 25th April be moved forward.

Please confirm revised date

Thanks

Stephen Dugmore

From: dugstrom [mailto:dugstrom@mweb.co.za]
Sent: Tuesday, April 01, 2008 5:10 PM
To: 'Prinsloo,Dirk'; Alexis Keal and Ann Roebert; Allan Porter; Andrew and Carol Baisley; Bertil Strom; Bill Heaton; Brandon Roebert; Brendan Kretzmann; Cavall Freitag; Charles Stewart; Councillor Nomonde Dyani; Derek Hill; Dirk Prinsloo; Doug Cordingley; E Bezuidenhout and B Futter; Foster Sikolobo; G Strom; Gretchen&Gordon Hagemann; Gunnar Strom; Ian Scott; J Hageman; J Pretorius; Jen and Mike Sheard; John Keil; John Tuck; Judy and Robyn Hobbs; Justin Hagemann; Marie Strom; Mduduzi; Mr Labuschagne; Nomboniso Mntwini; Norma Rowlings; Pat Mahon; Peter Sapire; Prof. Harry Boyte; Robert Porter; Sally Ann Hodson; Stephen Dugmore; Tony and Bev Stone; Wayne Harrison; Yvonne Lees
Subject: RE: New Kei Beach Hotel and Apart Resort

Hi Dirk

The engineering report appears to be missing pages 2,3 and 4. Please correct this and advise when it is ready

Thanks

Stephen Dugmore

From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]
Sent: Tuesday, April 01, 2008 7:46 AM
To: Alexis Keal and Ann Roebert; Allan Porter; Andrew and Carol Baisley; Bertil Strom; Bill Heaton; Brandon Roebert; Brendan Kretzmann; Cavall Freitag; Charles Stewart; Councillor Nomonde Dyani; Derek Hill; Dirk Prinsloo; Doug Cordingley; E Bezuidenhout and B Futter; Foster Sikolobo; G Strom; Gretchen&Gordon Hagemann; Gunnar Strom; Ian Scott; J Hageman; J Pretorius; Jen and Mike Sheard; John Keil; John Tuck; Judy and Robyn Hobbs; Justin Hagemann; Marie Strom; Mduduzi; Mr Labuschagne; Nomboniso Mntwini; Norma Rowlings; Pat Mahon; Peter Sapire; Prof. Harry Boyte; Robert Porter; Sally Ann Hodson; Stephen Dugmore; Tony and Bev Stone; Wayne Harrison; Yvonne Lees
Subject: New Kei Beach Hotel and Apart Resort

Dear Interested and Affected Parties

I have made arrangements to publish the electronic images and appendices of the Basic Assessment Report on the ARCUS GIBB website. The address of the website is <<http://projects.gibb.co.za/>> <http://projects.gibb.co.za/> . Alternatively go to <<http://www.gibb.co.za>> www.gibb.co.za and follow the links on the projects tab. The images and all appendices will be available and can be downloaded from the site.

Regards

Dirk

Dirk Prinsloo
Senior Environmentalist
Environmental Services: Infrastructure Group
ARCUS GIBB (Pty) Ltd
P.O. Box 19844
Tecoma 5214
Cell: +27 (0) 84 448 6544
Ph: +27 (0) 43 706 3614
Fax: +27 (0) 43 706 3647
<<mailto:dprinsloo@gibb.co.za>> <mailto:dprinsloo@gibb.co.za>

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From: Bertil Ström [bertil@absamail.co.za]
Sent: 03 April 2008 12:16 PM
To: Prinsloo,Dirk
Subject: Read: New Kei Beach Hotel and Apart Resort

From: Bertil Ström [bertil@absamail.co.za]
Sent: 03 April 2008 10:09 AM
To: Prinsloo,Dirk; 'dugstrom'
Cc: Gunnar Strom; jc.lab@keimouth.co.za; jhagemann@angloresearch.com; 'Jillian Ovens'; 'Joey'; justinh@angloplat.com; Marie-Louise Strom; Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne harrison; 'wovens'
Subject: Re: New Kei Beach Hotel and Apart Resort

Follow Up Flag: Follow up
Flag Status: Blue

Hi Dirk

I have had a good browse through your BAR. Some statements appear to be unsubstantiated and/or opinionated. Where are the calculations as per engineering principles for such things as raw water supply capacity (hydrological survey), fresh water treatment supply capacity and quality, sewage treatment capacity. None of these elements can be evaluated by visual inspection. Where is the sewage sludge disposed of and does the discharged water adhere to DWAF regulations. Is the reticulation infrastructure capable of sustaining notably more load?

The same applies to the power supply. Where is the engineering report to substantiate that the grid will be able to sustainably support this 'Hotel'. What will be done in terms of lighting so that the building doesn't stand out like a bonfire on the sky line?

Further more the solid waste facility at Kei Mouth most definitely does not have the capacity to handle waste in general not to mention much more waste. Is it in fact registered? Is its site location appropriate? I have inspected it myself. I believe and can show it to be seriously lacking in capacity and capability to handle further solid waste of any nature be it putrescible, garbage, rubbish, mixed hazardous and special wastes.

The area generally (Kei Mouth) has a sandy topsoil underlain by clay. There are visually shallow aquifers and a high ground water recharge scenario is obviated by the surface geology. The dune is most certainly not static. The only reason it is static is because of stailisation by natural vegetation which is now at serious risk of damage and hence the dune itself is at risk of being undermined. A clear point in case is the Northcroft beach dune that has receded considerably in the past few years. Why are property owners having to place gabions and other anti-erosion measures in front of their structures that have the same type of situation as the 'Hotel' will have?. Dune sand is in engineering terms not stable but rather unstable.

Where are concrete aggregates to be sourced? Does the local quarry have capacity to supply this huge quantity of sand without damaging the dune habitat it surrounded by?

As the EIA practitioner you must be able to substantiate your claims by engineering calculations and these must surely have been consulted. Where is this information for scrutinizing. I would like to be able to submit written comments based on your engineering information so that it is factual and not merely speculative.

As far as I am concerned the BAR should show that there are a number of worrying factors that should be properly investigated whereas in this case shows quite the opposite. This is most certainly my opinion, but it appears to me that a high speed rubber stamp is being sought and the environment is not really being seriously considered.

As we know the environment is not just the bunnies and the birds but everyone and everything therein. How can the local population be said to be benefitting when at best very few permanent positions will be generated and some casual jobs. Is this a trade off for an aesthetically poor structure imposing itself on a pristine coastline and stretching the infrastructure to beyond a limit state. The environment is there for the enjoyment of everyone. Its decline will likewise be felt by everyone. What - for the maximisation of personal profit of a few individuals.

Regards
Bertil

----- Original Message -----

From: Prinsloo,Dirk <mailto:DPrinsloo@gibb.co.za>

To: 'dugstrom' <mailto:dugstrom@mweb.co.za>

Cc: Bertil Strom <mailto:bertil@absamail.co.za> ; Gunnar <mailto:gunnarstrom@icon.co.za> Strom ; jc.lab@keimouth.co.za ; jhagemann@angloresearch.com ; 'Jillian' <mailto:Jillian.Ovens@wits.ac.za> Ovens' ; 'Joey' <mailto:conveyancing@blkretzmanninginc.co.za> ; justinh@angloplat.com ; Marie-Louise <mailto:Marie@idasa.org.za> Strom ; Peter Sapire <mailto:psapire@absamail.co.za> ; 'Phil' <mailto:philovens@peppadew.com> Ovens' ; rkc@lantic.net ; wayne <mailto:harrison@shark.co.za> harrison ; 'wovens' <mailto:wovens@woa.co.za>

Sent: Thursday, April 03, 2008 8:44 AM
Subject: RE: New Kei Beach Hotel and Apart Resort

Dear Stephen

The missing pages are part of an appendix to the town planning application for the "Departure and Consent Use" of the erven of the proposed development. The application was submitted in April 2006 and all information contained in town planning application has been in the Public domain for about 2 years. The missing pages do not in any way have any bearing on impacts assessed in Section B, sub-section 7 (effluent) and sub-section 8 (water-use) on pages 4, 5 and 6 of Basic Assessment Report (BAR), or on the legislative process of the BAR.

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Regards

Dirk

From: dugstrom [mailto:dugstrom@mweb.co.za]
Sent: 02 April 2008 08:20
To: 'Prinsloo,Dirk'
Cc: Bertil Strom; Gunnar Strom; jc.lab@keimouth.co.za; jhagemann@angloresearch.com; 'Jillian Ovens'; 'Joey'; justinh@angloplat.com; Marie-Louise Strom; Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne harrison; 'wovens'
Subject: RE: New Kei Beach Hotel and Apart Resort

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Stephen Dugmore

From: dugstrom [mailto:dugstrom@mweb.co.za]

Sent: Tuesday, April 01, 2008 5:10 PM

To: 'Prinsloo,Dirk'; Alexis Keal and Ann Roebert; Allan Porter; Andrew and Carol Baisley; Bertil Strom; Bill Heaton; Brandon Roebert; Brendan Kretzmann; Cavall Freitag; Charles Stewart; Councillor Nomonde Dyani; Derek Hill; Dirk Prinsloo; Doug Cordingley; E Bezuidenhout and B Futter; Foster Sikolobo; G Strom; Gretchen&Gordon Hagemann; Gunnar Strom; Ian Scott; J Hageman; J Pretorius; Jen and Mike Sheard; John Keil; John Tuck; Judy and Robyn Hobbs; Justin Hagemann; Marie Strom; Mduduzi; Mr Labuschagne; Nomboniso Mntwini; Norma Rowlings; Pat Mahon; Peter Sapire; Prof. Harry Boyte; Robert Porter; Sally Ann Hodson; Stephen Dugmore; Tony and Bev Stone; Wayne Harrison; Yvonne Lees
Subject: RE: New Kei Beach Hotel and Apart Resort

Hi Dirk

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Stephen Dugmore

From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]

Sent: Tuesday, April 01, 2008 7:46 AM

To: Alexis Keal and Ann Roebert; Allan Porter; Andrew and Carol Baisley; Bertil Strom; Bill Heaton; Brandon Roebert; Brendan Kretzmann; Cavall Freitag; Charles Stewart; Councillor Nomonde Dyani; Derek Hill; Dirk Prinsloo; Doug Cordingley; E Bezuidenhout and B Futter; Foster Sikolobo; G Strom; Gretchen&Gordon Hagemann; Gunnar Strom; Ian Scott; J Hageman; J Pretorius; Jen and Mike Sheard; John Keil; John Tuck; Judy and Robyn Hobbs; Justin Hagemann; Marie Strom; Mduduzi; Mr Labuschagne; Nomboniso Mntwini; Norma Rowlings; Pat Mahon; Peter Sapire; Prof. Harry Boyte; Robert Porter; Sally Ann Hodson; Stephen Dugmore; Tony and Bev Stone; Wayne Harrison; Yvonne Lees

Subject: New Kei Beach Hotel and Apart Resort

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Regards

Dirk

Dirk Prinsloo
Senior Environmentalist
Environmental Services: Infrastructure Group
ARCUS GIBB (Pty) Ltd
P.O. Box 19844
Tecoma 5214
Cell: +27 (0) 84 448 6544
Ph: +27 (0) 43 706 3614
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<mailto:dprinsloo@gibb.co.za> mailto:dprinsloo@gibb.co.za

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From: Bertil Ström [bertil@absamail.co.za]
Sent: 03 April 2008 09:24 AM
To: Prinsloo,Dirk
Subject: Read: New Kei Beach Hotel and Apart Resort

From: Bertil Ström [bertil@absamail.co.za]
Sent: 03 April 2008 08:50 AM
To: Prinsloo,Dirk
Subject: Read: New Kei Beach Hotel and Apart Resort

From: Bertil Ström [bertil@absamail.co.za]
Sent: 03 April 2008 07:45 AM
To: Prinsloo,Dirk
Subject: Read: New Kei Beach Hotel and Apart Resort

From: Bertil Ström [bertil@absamail.co.za]
Sent: 02 April 2008 07:50 AM
To: Prinsloo,Dirk
Subject: Read: Draft Basic Assessment for Public Comment - BS.2

From: Bertil Ström [bertil@absamail.co.za]
Sent: 01 April 2008 04:09 PM
To: Prinsloo,Dirk; Justin Hagemann; dugstrom
Cc: Gunnar Strom; jc.lab@keimouth.co.za; Justin Hagemann Contact; Jillian Ovens; Joey; Marie-Louise Strom; Peter Sapire; Phil Ovens; rkc@lantic.net; wayne harrison; wovens
Subject: Re: Draft Basic Assessment for Public Comment - BS.2

Hi Dirk

Am I therefore registered as an I&AP?

Regards

Bertil

----- Original Message -----

From: Prinsloo,Dirk <mailto:DPrinsloo@gibb.co.za>
To: 'Bertil Ström' <mailto:bertil@absamail.co.za> ; Justin <mailto:justinh@Angloplat.com>
Hagemann ; dugstrom <mailto:dugstrom@mweb.co.za>
Cc: Gunnar Strom <mailto:gunnarstrom@icon.co.za> ; jc.lab@keimouth.co.za ; Justin Hagemann
Contact <mailto:jhagemann@angloresearch.com> ; Jillian <mailto:Jillian.Ovens@wits.ac.za> Ovens
; Joey <mailto:conveyancing@blkretzmanninc.co.za> ; Marie-Louise <mailto:Marie@idasa.org.za>
Strom ; Peter Sapire <mailto:psapire@absamail.co.za> ; Phil <mailto:philovens@peppadew.com>
Ovens ; rkc@lantic.net ; wayne <mailto:harrison@shark.co.za> harrison ; wovens
<mailto:wovens@woa.co.za>
Sent: Tuesday, April 01, 2008 2:56 PM
Subject: RE: Draft Basic Assessment for Public Comment - BS.2

Dear Bertil

I had a look at my records and you are not registered as an I&AP, or have requested for your name to be placed on the register. You have been receiving my replies to emails sent by other parties as you are on their distribution list. Although the timeframe for registering as a I&AP closed on 21 March 2008, I have included you details in the I&AP register and my email list. The draft BAR was sent out last week and the emails you have been receiving were in response to issues related to the BAR.

I will send the Draft BAR to your email address. If anybody else on the mailing list (as above) requires a copy, please notify me and I will email a copy.

Regards

Dirk

From: Bertil Ström [mailto:bertil@absamail.co.za]
Sent: 01 April 2008 02:21
To: Prinsloo,Dirk; Justin Hagemann; dugstrom
Cc: Gunnar Strom; jc.lab@keimouth.co.za; Justin Hagemann Contact; Jillian Ovens; Joey; Marie-Louise Strom; Peter Sapire; Phil Ovens; rkc@lantic.net; wayne harrison; wovens
Subject: Re: Draft Basic Assessment for Public Comment - BS.2

Thanks for the explanation Dirk -

So we await the draft BAR to see what has been covered and to what extent.

Regards
Bertil

----- Original Message -----

From: Prinsloo,Dirk <mailto:DPrinsloo@gibb.co.za>
To: 'Bertil Ström' <mailto:bertil@absamail.co.za> ; Justin <mailto:justinh@Angloplat.com>
Hagemann ; dugstrom <mailto:dugstrom@mweb.co.za>
Cc: Gunnar Strom <mailto:gunnarstrom@icon.co.za> ; jc.lab@keimouth.co.za ; Justin Hagemann
Contact <mailto:jhagemann@angloresearch.com> ; Jillian Ovens <mailto:Jillian.Ovens@wits.ac.za>
; Joey <mailto:conveyancing@blkretzmanninc.co.za> ; Marie-Louise <mailto:Marie@idasa.org.za>

Strom ; Peter Sapire <mailto:psapire@absamail.co.za> ; Phil <mailto:philovens@peppadew.com>
Ovens ; rkc@lantic.net ; wayne <mailto:harrison@shark.co.za> harrison ; wovens
<mailto:wovens@woa.co.za>
Sent: Tuesday, April 01, 2008 1:51 PM
Subject: RE: Draft Basic Assessment for Public Comment - BS.2

Dear Bertil

The BAR is part of a new set of "Environmental Impact Assessment" legislation. The legislations determines that a BAR is required and not a Scoping and EIA Report. This fact was discussed in the BAR (See Appendix E, Comments and Response Report).

As per my previous email, the way forward for all I&AP's will be to comment on the Basic Assessment Report. As mentioned, most of the issues raised by your emails have been acknowledged, discussed and assessed in the BAR. Any submissions/comment made in responses to the draft BAR, will be included into the final BAR that will be submitted to the environmental authorities. An explanation/interpretation will be given by me in the Issues and Response Report section of the final BAR and will be submitted to the authorities and will also be distributed to all I&AP's.

After the competent authority has made a decision on the application for Environmental Authorisation, a Record of Decision (RoD) will be issued. I will notify you of the issue of the RoD. This could grant or not grant permission for the proposed development to commence. All parties will then have the opportunity to appeal against the RoD. Thus, If you are still not satisfied with the response to or assessment of issues in the final report, you will be able to appeal the RoD as set out in the regulations.

Regards

Dirk

From: Bertil Ström [mailto:bertil@absamail.co.za]
Sent: 01 April 2008 12:42
To: Prinsloo,Dirk; Justin Hagemann; dugstrom
Cc: Gunnar Strom; jc.lab@keimouth.co.za; Justin Hagemann Contact; Jillian Ovens; Joey; Marie-Louise Strom; Peter Sapire; Phil Ovens; rkc@lantic.net; wayne harrison; wovens
Subject: Re: Draft Basic Assessment for Public Comment - BS.2

Hi Dirk

As I understand the IEM procedure, due to the position of this building, law states that no scoping or initial investigation is required but rather a full EIA. In other words the classification of the proposal by virtue of its position is Significant Impact.

I am unfamiliar with a BAR. Where does this come in? Further more who was of the opinion that the building in consideration namely the new 'Hotel' so to speak would have no negative visual impact? Was this by inclusion of the public? Who accepted that the height of the 'Hotel' would be about the height of the palm trees. Using that kind of terminology is similar to asking how long is a piece of string.

As you have clarified, the building is four stories plus a basement and pitched roof. That is a substantial structure. How could anyone possibly define such a structure as having no negative visual impact? Bearing in mind what the developers want to build, we will be lucky to see the palm trees at all, unless they are allowed to seriously undermine the protected primary dune. Coastal properties are to a large extent evaluated against their position with regards to views. Where one used to look at the sea on the horizon, we now face the possibility of looking at the back of a 'Hotel'. I am afraid to say that the visual impact is huge. Even properties further back and at higher elevation will now be at jeopardy of losing their views.

To go a bit further what about light pollution and noise pollution to name other factors that come to mind immediately but certainly not defining a comprehensive list? Are we looking at the developer coming forward with proposals in mitigation of these as they will certainly affect us as property owners in the near environs of the proposed new development?

Why was the first public meeting convened before the easter weekend and not over the easter weekend when there would have been significantly more homeowners present at the meeting and could have been considered somewhat more public?

At what point do we get to see a copy of the EIA report that will be sent for approval?

Regards
Bertil

----- Original Message -----

From: Prinsloo,Dirk <mailto:DPrinsloo@gibb.co.za>

To: 'Bertil Ström' <mailto:bertil@absamail.co.za> ; Justin <mailto:justinh@Angloplat.com>

Hagemann ; Prinsloo,Dirk <mailto:DPrinsloo@gibb.co.za> ; dugstrom

<mailto:dugstrom@mweb.co.za>

Cc: Gunnar Strom <mailto:gunnarstrom@icon.co.za> ; jc.lab@keimouth.co.za ; Justin Hagemann

Contact <mailto:jhagemann@angloresearch.com> ; Jillian Ovens <mailto:Jillian.Ovens@wits.ac.za>

; Joey <mailto:conveyancing@blkretzmanninc.co.za> ; Marie-Louise <mailto:Marie@idasa.org.za>

Strom ; Peter Sapire <mailto:psapire@absamail.co.za> ; Phil <mailto:philovens@peppadew.com>

Ovens ; rkc@lantic.net ; wayne <mailto:harrison@shark.co.za> harrison ; wovens

<mailto:wovens@woa.co.za>

Sent: Tuesday, April 01, 2008 11:42 AM

Subject: RE: Draft Basic Assessment for Public Comment - BS.2

Dear Bertil

As per the Basic Assessment Report, yes the building is four storeys plus basement.

As per email sent to Justin Hageman "the new development is taller than the previous Hotel. In Section E 1 (Issues Raised by I&AP's) of the Basic Assessment it was reported that "It is accepted that the height of the building will be approximately the height of the palm trees in architectural impressions and the EAP is of the opinion that the building will not be a negative visual impact"

All Interested and Affected Parties have been made aware of the issues, again as per the Basic Assessment Report (BAR).

The Basic Assessment report does discuss "sense of place and visual impact" and does highlight that the concept of "the right to a view" is not part of this Basic Assessment Report.

Socio-economic factors have been taken into consideration and assessed.

The way forward for all I&AP's will be to make comment on the Basic Assessment Report. As mentioned above, most of the issues raised by your email have been acknowledged, discussed and assessed in the BAR. Your written (including email) submissions will be included into the final document that will be submitted to the environmental authorities.

Regards

Dirk

From: Bertil Ström [mailto:bertil@absamail.co.za]
Sent: 01 April 2008 10:00
To: Justin Hagemann; Prinsloo,Dirk; dugstrom
Cc: Colin Francis; Gunnar Strom; jc.lab@keimouth.co.za; Justin Hagemann Contact; Jillian Ovens; Joey; Marie-Louise Strom; Peter Sapire; Phil Ovens; rkc@lantic.net; wayne harrison; wovens
Subject: Re: Draft Basic Assessment for Public Comment - BS.2

Hi Dirk

These images appear to me to be unrealistic and in fact false. Firstly please confirm that my observations of a four storey new building are correct. If this is the case how can a four storey building with pitched roof visually only extend to what the images portray as about one storey higher than the old building of two stories with a low slung pitched roof. This is easily picked up using the palm trees as a measure and in any case the new building is substantially higher than the old.

It also covers more lateral ground at the same new excessive elevation. This results in a huge visual impact from our property as well as many others. I believe that there a lot of stakeholders who are unaware of this and will certainly not approve of such a building being erected in front of their properties. Affected erven can be plotted as part of the EIA social study and the owners informed.

If this is the type of information that decisions must be based upon it will not be possible due to its intrinsic deficiencies. What we need to see is the real picture. When will such information be available?

Regards
Bertil strom

----- Original Message -----

From: Justin Hagemann <mailto:justinh@Angloplat.com>
To: Prinsloo,Dirk <mailto:DPPrinsloo@gibb.co.za> ; dugstrom <mailto:dugstrom@mweb.co.za>
Cc: Bertil Strom <mailto:bertil@absamail.co.za> ; Colin <mailto:cfrancis@iburst.co.za> Francis ; Gunnar Strom <mailto:gunnarstrom@icon.co.za> ; jc.lab@keimouth.co.za ; Justin Hagemann Contact <mailto:jhagemann@angloresearch.com> ; Jillian Ovens <mailto:Jillian.Ovens@wits.ac.za> ; Joey <mailto:conveyancing@blkretzmanninc.co.za> ; Marie-Louise <mailto:Marie@idasa.org.za> Strom ; Peter Sapire <mailto:psapire@absamail.co.za> ; Phil <mailto:philovens@peppadew.com> Ovens ; rkc@lantic.net ; wayne <mailto:harrison@shark.co.za> harrison ; wovens <mailto:wovens@woa.co.za>
Sent: Tuesday, April 01, 2008 7:34 AM
Subject: RE: Draft Basic Assessment for Public Comment

Hello All

Attached find architectural impressions of the proposed development "in situ". Dirk, could you please comment on whether this is the official proposal.

Judging from the palm trees, the proposed new development is taller than the previously existing Beach Hotel.

Regards

Justin Hagemann

Technical Manager

Precious Metals Refiners

Tel: 014 - 567 9333

Fax: 014 - 567 9284

Cell: 083 339 7218

From: Prinsloo,Dirk [mailto:DPPrinsloo@gibb.co.za]
Sent: 31 March 2008 12:47
To: 'dugstrom'
Cc: Bertil Strom; Colin Francis; Gunnar Strom; jc.lab@keimouth.co.za; Justin Hagemann Contact; 'Jillian Ovens'; 'Joey'; Justin Hagemann; Marie-Louise Strom; Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne harrison; 'wovens'
Subject: RE: Draft Basic Assessment for Public Comment

Dear Stephen

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Regards

Dirk

From: dugstrom [mailto:dugstrom@mweb.co.za]
Sent: 27 March 2008 08:01
To: 'Prinsloo,Dirk'
Cc: Bertil Strom; Colin Francis; Gunnar Strom; jc.lab@keimouth.co.za; jhagemann@angloresearch.com; 'Jillian Ovens'; 'Joey'; justinh@angloplat.com; Marie-Louise Strom; Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne harrison; 'wovens'
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Please can we be emailed ALLI the images, appendices, Architectural designs etc. I know that the architectural drawings are Cad based and I also know for a fact that CAD drawings can be easily converted to emailable .pdf documents. Alternatively the timelines must be altered to allow for postage and receipt of CD"s

Please revert

Thanks

Stephen

From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]
Sent: Thursday, March 27, 2008 1:15 PM
Subject: Draft Basic Assessment for Public Comment

Dear Interested and Affected Parties

Please find attached the draft Basic Assessment Report for Public comment. The version sent is email friendly and therefore does not contain all images and appendixes, such as Architectural designs etc. A hard copy (paper) will be delivered to Mr. Labuschagne and another copy to the Municipal offices in Kei Mouth. It is not possible to supply additional paper copies, but electronic versions on a CD can be supplied if required.

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Regards

Dirk

Dirk Prinsloo
Senior Environmentalist
Environmental Services: Infrastructure Group
ARCUS GIBB (Pty) Ltd
P.O. Box 19844
Tecoma 5214
Cell: +27 (0) 84 448 6544
Ph: +27 (0) 43 706 3614
Fax: +27 (0) 43 706 3647
<mailto:dprinsloo@gibb.co.za> mailto:dprinsloo@gibb.co.za

<<Draft Kei Beach Hotel BAR_email.pdf>>

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From: Bertil Ström [bertil@absamail.co.za]
Sent: 01 April 2008 03:26 PM
To: Prinsloo,Dirk
Subject: Read: BAR

From: Bertil Ström [bertil@absamail.co.za]
Sent: 01 April 2008 03:25 PM
To: Prinsloo,Dirk
Subject: Read: Draft Basic Assessment for Public Comment - BS.2

From: Bertil Ström [bertil@absamail.co.za]
Sent: 01 April 2008 02:21 PM
To: Prinsloo,Dirk; Justin Hagemann; dugstrom
Cc: Gunnar Strom; jc.lab@keimouth.co.za; Justin Hagemann Contact; Jillian Ovens; Joey; Marie-Louise Strom; Peter Sapire; Phil Ovens; rkc@lantic.net; wayne harrison; wovens
Subject: Re: Draft Basic Assessment for Public Comment - BS.2

Thanks for the explanation Dirk -

So we await the draft BAR to see what has been covered and to what extent.

Regards
Bertil

----- Original Message -----

From: Prinsloo,Dirk <<mailto:DPrinsloo@gibb.co.za>>
To: 'Bertil Ström' <<mailto:bertil@absamail.co.za>> ; Justin <<mailto:justinh@Angloplat.com>>
Hagemann ; dugstrom <<mailto:dugstrom@mweb.co.za>>
Cc: Gunnar Strom <<mailto:gunnarstrom@icon.co.za>> ; jc.lab@keimouth.co.za ; Justin Hagemann
Contact <<mailto:jhagemann@angloresearch.com>> ; Jillian <<mailto:Jillian.Ovens@wits.ac.za>> Ovens
; Joey <<mailto:conveyancing@blkretzmanninc.co.za>> ; Marie-Louise <<mailto:Marie@idasa.org.za>>
Strom ; Peter Sapire <<mailto:psapire@absamail.co.za>> ; Phil <<mailto:philovens@peppadew.com>>

Ovens ; rkc@lantic.net ; wayne <mailto:harrison@shark.co.za> harrison ; wovens <mailto:wovens@woa.co.za>
Sent: Tuesday, April 01, 2008 1:51 PM
Subject: RE: Draft Basic Assessment for Public Comment - BS.2

Dear Bertil

The BAR is part of a new set of "Environmental Impact Assessment" legislation. The legislations determines that a BAR is required and not a Scoping and EIA Report. This fact was discussed in the BAR (See Appendix E, Comments and Response Report).

As per my previous email, the way forward for all I&AP's will be to comment on the Basic Assessment Report. As mentioned, most of the issues raised by your emails have been acknowledged, discussed and assessed in the BAR. Any submissions/comment made in responses to the draft BAR, will be included into the final BAR that will be submitted to the environmental authorities. An explanation/interpretation will be given by me in the Issues and Response Report section of the final BAR and will be submitted to the authorities and will also be distributed to all I&AP's.

After the competent authority has made a decision on the application for Environmental Authorisation, a Record of Decision (RoD) will be issued. I will notify you of the issue of the RoD. This could grant or not grant permission for the proposed development to commence. All parties will then have the opportunity to appeal against the RoD. Thus, If you are still not satisfied with the response to or assessment of issues in the final report, you will be able to appeal the RoD as set out in the regulations.

Regards

Dirk

From: Bertil Ström [mailto:bertil@absamail.co.za]
Sent: 01 April 2008 12:42
To: Prinsloo,Dirk; Justin Hagemann; dugstrom
Cc: Gunnar Strom; jc.lab@keimouth.co.za; Justin Hagemann Contact; Jillian Ovens; Joey; Marie-Louise Strom; Peter Sapire; Phil Ovens; rkc@lantic.net; wayne harrison; wovens
Subject: Re: Draft Basic Assessment for Public Comment - BS.2

Hi Dirk

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I am unfamiliar with a BAR. Where does this come in? Further more who was of the opinion that the building in consideration namely the new 'Hotel' so to speak would have no negative visual impact? Was this by inclusion of the public? Who accepted that the height of the 'Hotel' would be about the height of the palm trees. Using that kind of terminology is similar to asking how long is a piece of string.

As you have clarified, the building is four stories plus a basement and pitched roof. That is a substantial structure How could anyone possibly define such a structure as having no negative visual

impact? Bearing in mind what the developers want to build, we will be lucky to see the palm trees at all, unless they are allowed to seriously undermine the protected primary dune. Coastal properties are to a large extent evaluated against their position with regards to views. Where one used to look at the sea on the horizon, we now face the possibility of looking at the back of a 'Hotel'. I am afraid to say that the visual impact is huge. Even properties further back and at higher elevation will now be at jeopardy of loosing their views.

To go a bit further what about light pollution and noise pollution to name other factors that come to mind immediately but certainly not defining a comprehensive list? Are we looking at the developer coming forward with proposals in mitigation of these as they will certainly affect us as property owners in the near environs of the proposed new development?

Why was the first public meeting convened before the easter weekend and not over the easter weekend when there would have been significantly more homeowners present at the meeting and could have been considered somewhat more public?

At what point do we get to see a copy of the EIA report that will be sent for approval?

Regards
Bertil

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From: Prinsloo,Dirk <mailto:DPrinsloo@gibb.co.za>

To: 'Bertil Ström' <mailto:bertil@absamail.co.za> ; Justin <mailto:justinh@Angloplat.com>

Hagemann ; Prinsloo,Dirk <mailto:DPrinsloo@gibb.co.za> ; dugstrom

<mailto:dugstrom@mweb.co.za>

Cc: Gunnar Strom <mailto:gunnarstrom@icon.co.za> ; jc.lab@keimouth.co.za ; Justin Hagemann

Contact <mailto:jhagemann@angloresearch.com> ; Jillian Ovens <mailto:Jillian.Ovens@wits.ac.za>

; Joey <mailto:conveyancing@blkretzmanninc.co.za> ; Marie-Louise <mailto:Marie@idasa.org.za>

Strom ; Peter Sapire <mailto:psapire@absamail.co.za> ; Phil <mailto:philovens@peppadew.com>

Ovens ; rkc@lantic.net ; wayne <mailto:harrison@shark.co.za> harrison ; wovens

<mailto:wovens@woa.co.za>

Sent: Tuesday, April 01, 2008 11:42 AM

Subject: RE: Draft Basic Assessment for Public Comment - BS.2

Dear Bertil

As per the Basic Assessment Report, yes the building is four storeys plus basement.

As per email sent to Justin Hageman "the new development is taller than the previous Hotel. In Section E 1 (Issues Raised by I&AP's) of the Basic Assessment it was reported that "It is accepted that the height of the building will be approximately the height of the palm trees in architectural impressions and the EAP is of the opinion that the building will not be a negative visual impact"

All Interested and Affected Parties have been made aware of the issues, again as per the Basic Assessment Report (BAR).

The Basic Assessment report does discuss "sense of place and visual impact" and does highlight that the concept of "the right to a view" is not part of this Basic Assessment Report.

Socio-economic factors have been taken into consideration and assessed.

The way forward for all I&AP's will be to make comment on the Basic Assessment Report. As mentioned above, most of the issues raised by your email have been acknowledged, discussed and assessed in the BAR. Your written (including email) submissions will be included into the final document that will be submitted to the environmental authorities.

Regards

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From: Bertil Ström [mailto:bertil@absamail.co.za]
Sent: 01 April 2008 10:00
To: Justin Hagemann; Prinsloo,Dirk; dugstrom
Cc: Colin Francis; Gunnar Strom; jc.lab@keimouth.co.za; Justin Hagemann Contact; Jillian Ovens; Joey; Marie-Louise Strom; Peter Sapire; Phil Ovens; rkc@lantic.net; wayne harrison; wovens
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These images appear to me to be unrealistic and in fact false. Firstly please confirm that my observations of a four storey new building are correct. If this is the case how can a four storey building with pitched roof visually only extend to what the images portray as about one storey higher than the old building of two stories with a low slung pitched roof. This is easily picked up using the palm trees as a measure and in any case the new building is substantially higher than the old.

It also covers more lateral ground at the same new excessive elevation. This results in a huge visual impact from our property as well as many others. I believe that there a lot of stakeholders who are unaware of this and will certainly not approve of such a building being erected in front of their properties. Affected erven can be plotted as part of the EIA social study and the owners informed.

If this is the type of information that decisions must be based upon it will not be possible due to its intrinsic deficiencies. What we need to see is the real picture. When will such information be available?

Regards
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From: Justin <mailto:justinh@Angloplat.com> Hagemann
To: Prinsloo,Dirk <mailto:DPrinsloo@gibb.co.za> ; dugstrom <mailto:dugstrom@mweb.co.za>
Cc: Bertil Strom <mailto:bertil@absamail.co.za> ; Colin <mailto:cfrancis@iburst.co.za> Francis ;
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Peter Sapire <mailto:psapire@absamail.co.za> ; Phil <mailto:philovens@peppadew.com> Ovens ;
rkc@lantic.net ; wayne <mailto:harrison@shark.co.za> harrison ; wovens <mailto:wovens@woa.co.za>
Sent: Tuesday, April 01, 2008 7:34 AM
Subject: RE: Draft Basic Assessment for Public Comment

Hello All

Attached find architectural impressions of the proposed development "in situ". Dirk, could you please comment on whether this is the official proposal.

Judging from the palm trees, the proposed new development is taller than the previously existing Beach Hotel.

Regards

Justin Hagemann

Technical Manager

Precious Metals Refiners

Tel: 014 - 567 9333

Fax: 014 - 567 9284

Cell: 083 339 7218

From: Prinsloo,Dirk [mailto:DPPrinsloo@gibb.co.za]
Sent: 31 March 2008 12:47
To: 'dugstrom'
Cc: Bertil Strom; Colin Francis; Gunnar Strom; jc.lab@keimouth.co.za; Justin Hagemann Contact; 'Jillian Ovens'; 'Joey'; Justin Hagemann; Marie-Louise Strom; Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne harrison; 'wovens'
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Environmental Services: Infrastructure Group
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P.O. Box 19844
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<<Draft Kei Beach Hotel BAR_email.pdf>>

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Sent: 01 April 2008 02:15 PM
To: Prinsloo,Dirk
Subject: Read: Draft Basic Assessment for Public Comment - BS.2

From: Bertil Ström [bertil@absamail.co.za]
Sent: 01 April 2008 12:42 PM
To: Prinsloo,Dirk; Justin Hagemann; dugstrom
Cc: Gunnar Strom; jc.lab@keimouth.co.za; Justin Hagemann Contact; Jillian Ovens; Joey; Marie-Louise Strom; Peter Sapire; Phil Ovens; rkc@lantic.net; wayne harrison; wovens
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; Joey <mailto:conveyancing@blkretzmanninc.co.za> ; Marie-Louise <mailto:Marie@idasa.org.za>
Strom ; Peter Sapire <mailto:psapire@absamail.co.za> ; Phil <mailto:philovens@peppadew.com>
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Cc: Bertil Strom <mailto:bertil@absamail.co.za> ; Colin <mailto:cfrancis@iburst.co.za> Francis ;
Gunnar Strom <mailto:gunnarstrom@icon.co.za> ; jc.lab@keimouth.co.za ; Justin Hagemann Contact
<mailto:jhagemann@angloresearch.com> ; Jillian Ovens <mailto:Jillian.Ovens@wits.ac.za> ; Joey
<mailto:conveyancing@blkretzmanninc.co.za> ; Marie-Louise <mailto:Marie@idasa.org.za> Strom ;
Peter Sapire <mailto:psapire@absamail.co.za> ; Phil <mailto:philovens@peppadew.com> Ovens ;
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Sent: 31 March 2008 12:47
To: 'dugstrom'
Cc: Bertil Strom; Colin Francis; Gunnar Strom; jc.lab@keimouth.co.za; Justin Hagemann Contact; 'Jillian Ovens'; 'Joey'; Justin Hagemann; Marie-Louise Strom; Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne harrison; 'wovens'
Subject: RE: Draft Basic Assessment for Public Comment

Dear Stephen

The images showing the proposed development and site layout plans were originally submitted to the Municipality during April 2006 by the town planners on the project. The images were shown by me at the Public Meeting held on 6th March, were freely available since April 2006 and were published in the local publication (Mor Kei Echo). The images included into the email friendly version are electronic photographs of a few hundred kilobytes in size and must by law (Sections of the National Environmental Management Act as published in regulations in Government Notice No. R 385 on 21 April 2006) be included into the Basic Assessment Report and are thus not less important. The images that were part of the Town Planning Application were not electronic and were scans of paper copies and compressed as far as possible but are still in excess of 2 megabytes. Most email servers do not accept emails larger than 2 megabytes. The total size of the document is about 14 megabytes and should thus not be emailed due to bandwidth issues.

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Regards

Dirk

From: dugstrom [mailto:dugstrom@mweb.co.za]
Sent: 27 March 2008 08:01
To: 'Prinsloo,Dirk'
Cc: Bertil Strom; Colin Francis; Gunnar Strom; jc.lab@keimouth.co.za;
jhagemann@angloresearch.com; 'Jillian Ovens'; 'Joey'; justinh@angloplat.com; Marie-Louise Strom;
Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne harrison; 'wovens'
Subject: RE: Draft Basic Assessment for Public Comment

Dear Dirk,

It is essential for all I&AP's to receive the full documentation in a readable format in order to make meaningful comments.

It is worrying that crucial information (such as the images showing the proposed development 'in situ') have been left out of your document whilst other arguably less important images, which are no more 'email friendly' have been included. Is this intentional?

Please can we be emailed ALLI the images, appendices, Architectural designs etc. I know that the architectural drawings are Cad based and I also know for a fact that CAD drawings can be easily converted to emailable .pdf documents. Alternatively the timelines must be altered to allow for postage and receipt of CD"s

Please revert

Thanks

Stephen

From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]
Sent: Thursday, March 27, 2008 1:15 PM
Subject: Draft Basic Assessment for Public Comment

Dear Interested and Affected Parties

Please find attached the draft Basic Assessment Report for Public comment. The version sent is email friendly and therefore does not contain all images and appendixes, such as Architectural designs etc. A hard copy (paper) will be delivered to Mr. Labuschagne and another copy to the Municipal offices in Kei Mouth. It is not possible to supply additional paper copies, but electronic versions on a CD can be supplied if required.

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Regards

Dirk

Dirk Prinsloo
Senior Environmentalist
Environmental Services: Infrastructure Group
ARCUS GIBB (Pty) Ltd
P.O. Box 19844
Tecoma 5214
Cell: +27 (0) 84 448 6544
Ph: +27 (0) 43 706 3614
Fax: +27 (0) 43 706 3647
<mailto:dprinsloo@gibb.co.za> mailto:dprinsloo@gibb.co.za

<<Draft Kei Beach Hotel BAR_email.pdf>>

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From: Bertil Ström [bertil@absamail.co.za]
Sent: 01 April 2008 12:04 PM
To: Prinsloo,Dirk
Subject: Read: Draft Basic Assessment for Public Comment - BS.2

From: Bertil Ström [bertil@absamail.co.za]
Sent: 01 April 2008 10:43 AM
To: Prinsloo,Dirk
Subject: Read: Draft Basic Assessment for Public Comment

From: Bertil Ström [bertil@absamail.co.za]
Sent: 01 April 2008 10:00 AM
To: Justin Hagemann; Prinsloo,Dirk; dugstrom
Cc: Colin Francis; Gunnar Strom; jc.lab@keimouth.co.za; Justin Hagemann Contact; Jillian Ovens; Joey; Marie-Louise Strom; Peter Sapire; Phil Ovens; rkc@lantic.net; wayne harrison; wovens
Subject: Re: Draft Basic Assessment for Public Comment - BS.2

Hi Dirk

These images appear to me to be unrealistic and in fact false. Firstly please confirm that my observations of a four storey new building are correct. If this is the case how can a four storey building with pitched roof visually only extend to what the images portray as about one storey higher than the old building of two stories with a low slung pitched roof. This is easily picked up using the palm trees as a measure and in any case the new building is substantially higher than the old.

It also covers more lateral ground at the same new excessive elevation. This results in a huge visual impact from our property as well as many others. I believe that there a lot of stakeholders who are unaware of this and will certainly not approve of such a building being erected in front of their properties. Affected erven can be plotted as part of the EIA social study and the owners informed.

If this is the type of information that decisions must be based upon it will not be possible due to its intrinsic deficiencies. What we need to see is the real picture. When will such information be available?

Regards
Bertil strom

----- Original Message -----

From: Justin <mailto:justinh@Angloplat.com> Hagemann
To: Prinsloo,Dirk <mailto:DPrinsloo@gibb.co.za> ; dugstrom <mailto:dugstrom@mweb.co.za>
Cc: Bertil Strom <mailto:bertil@absamail.co.za> ; Colin <mailto:cfrancis@iburst.co.za> Francis ;
Gunnar Strom <mailto:gunnarstrom@icon.co.za> ; jc.lab@keimouth.co.za ; Justin Hagemann Contact
<mailto:jhagemann@angloresearch.com> ; Jillian <mailto:Jillian.Ovens@wits.ac.za> Ovens ; Joey
<mailto:conveyancing@blkretzmanning.co.za> ; Marie-Louise <mailto:Marie@idasa.org.za> Strom ;
Peter Sapire <mailto:psapire@absamail.co.za> ; Phil <mailto:philovens@peppadew.com> Ovens ;
rkc@lantic.net ; wayne <mailto:harrison@shark.co.za> harrison ; wovens
<mailto:wovens@woa.co.za>
Sent: Tuesday, April 01, 2008 7:34 AM
Subject: RE: Draft Basic Assessment for Public Comment

Hello All

Attached find architectural impressions of the proposed development "in situ". Dirk, could you please comment on whether this is the official proposal.

Judging from the palm trees, the proposed new development is taller than the previously existing Beach Hotel.

Regards

Justin Hagemann

Technical Manager

Precious Metals Refiners

Tel: 014 - 567 9333

Fax: 014 - 567 9284

Cell: 083 339 7218

From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]
Sent: 31 March 2008 12:47
To: 'dugstrom'
Cc: Bertil Strom; Colin Francis; Gunnar Strom; jc.lab@keimouth.co.za; Justin Hagemann Contact; 'Jillian Ovens'; 'Joey'; Justin Hagemann; Marie-Louise Strom; Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne harrison; 'wovens'
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Regards

Dirk

From: dugstrom [mailto:dugstrom@mweb.co.za]
Sent: 27 March 2008 08:01
To: 'Prinsloo,Dirk'
Cc: Bertil Strom; Colin Francis; Gunnar Strom; jc.lab@keimouth.co.za;
jhagemann@angloresearch.com; 'Jillian Ovens'; 'Joey'; justinh@angloplat.com; Marie-Louise Strom;
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Please revert

Thanks

Stephen

From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]
Sent: Thursday, March 27, 2008 1:15 PM
Subject: Draft Basic Assessment for Public Comment

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Regards

Dirk

Dirk Prinsloo
Senior Environmentalist
Environmental Services: Infrastructure Group
ARCUS GIBB (Pty) Ltd
P.O. Box 19844
Tecoma 5214
Cell: +27 (0) 84 448 6544
Ph: +27 (0) 43 706 3614
Fax: +27 (0) 43 706 3647
<mailto:dprinsloo@gibb.co.za> mailto:dprinsloo@gibb.co.za

<<Draft Kei Beach Hotel BAR_email.pdf>>

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From: Bertil Ström [bertil@absamail.co.za]
Sent: 01 April 2008 09:36 AM
To: Prinsloo,Dirk
Subject: Read: New Kei Beach Hotel and Apart Resort

From: Bertil Ström [bertil@absamail.co.za]
Sent: 31 March 2008 03:39 PM
To: Prinsloo,Dirk
Subject: Read: Draft Basic Assessment for Public Comment

From: Bertil Ström [bertil@absamail.co.za]
Sent: 31 March 2008 01:03 PM
To: Prinsloo,Dirk
Subject: Read: Draft Basic Assessment for Public Comment

From: Bertil Ström [bertil@absamail.co.za]
Sent: 27 March 2008 08:47 PM
To: dugstrom; 'Prinsloo,Dirk'
Cc: Colin Francis; Gunnar Strom; jc.lab@keimouth.co.za; jhagemann@angloresearch.com; 'Jillian Ovens'; 'Joey'; justinh@angloplat.com; Marie-Louise Strom; Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne harrison; 'wovens'
Subject: Re: Draft Basic Assessment for Public Comment

Hi Dirk

For the records, who has the liberty of setting such tight time frames? I fully support Stevens last message. The purpose of an EIA is to establish a comprehensive, thorough and reliable investigation. How can this be said to be achieved firstly by disseminating incomplete documentation/information and secondly by setting unrealistic timeframes? Please share your views in this regard.

Yours sincerely
Bertil Strom

----- Original Message -----

From: dugstrom <mailto:dugstrom@mweb.co.za>
To: 'Prinsloo,Dirk' <mailto:DPrinsloo@gibb.co.za>
Cc: Bertil Strom <mailto:bertil@absamail.co.za> ; Colin <mailto:cfrancis@iburst.co.za> Francis ; Gunnar Strom <mailto:gunnarstrom@icon.co.za> ; jc.lab@keimouth.co.za ; jhagemann@angloresearch.com ; 'Jillian <mailto:Jillian.Ovens@wits.ac.za> Ovens' ; 'Joey' <mailto:conveyancing@blkretzmanninc.co.za> ; justinh@angloplat.com ; Marie-Louise <mailto:Marie@idasa.org.za> Strom ; Peter Sapire <mailto:psapire@absamail.co.za> ; Phil <mailto:philovens@peppadew.com> Ovens' ; rkc@lantic.net ; wayne <mailto:harrison@shark.co.za> harrison ; 'wovens' <mailto:wovens@woa.co.za>
Sent: Thursday, March 27, 2008 8:00 PM
Subject: RE: Draft Basic Assessment for Public Comment

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Regards

Dirk

Dirk Prinsloo

Senior Environmentalist
Environmental Services: Infrastructure Group
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P.O. Box 19844
Tecoma 5214
Cell: +27 (0) 84 448 6544
Ph: +27 (0) 43 706 3614
Fax: +27 (0) 43 706 3647
<mailto:dprinsloo@gibb.co.za> mailto:dprinsloo@gibb.co.za

<<Draft Kei Beach Hotel BAR_email.pdf>>

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From: Bertil Ström [bertil@absamail.co.za]
Sent: 05 March 2008 08:50 AM
To: Prinsloo,Dirk
Subject: Read: Kei Beach Hotel

From: boyte001@umn.edu
Sent: 25 April 2008 01:47 PM
To: Prinsloo,Dirk
Cc: Alexis Keal and Ann Roebert; Allan Porter; Andrew and Carol Baisley; Bertil Strom; Bill Heaton; Brandon Roebert; Brendan Kretzmann; Cavall Freitag; Charles Stewart; Councillor Nomonde Dyani; Derek Hill; Dirk Prinsloo; Doug Cordingley; E Bezuidenhout and B Futter; Foster Sikolobo; G Strom; Gretchen&Gordon Hagemann; Gunnar Strom; Ian Scott; J Hageman; J Pretorius; Jen and Mike Sheard; John Keil; John Tuck; Judy and Robyn Hobbs; Justin Hagemann; Marie Strom; Mduduzi; Mr Labuschagne; Nomboniso Mntwini; Norma Rowlings; Pat Mahon; Peter Sapire; Robert Porter; Sally Ann Hodson; Stephen Dugmore; Tony and Bev Stone; Wayne Harrison; Yvonne Lees
Subject: Re: New Kei Beach Hotel and Apart Resort

Follow Up Flag: Follow up
Flag Status: Blue

From: boyte001@umn.edu
Sent: 25 April 2008 01:41 PM
To: dprinsloo@gibb.co.za
Cc: dprinsloo@gibb.co.za; boyte001@umn.edu
Subject: Response to BAR - Proposed Kei Mouth hotel development

Follow Up Flag: Follow up
Flag Status: Blue

From: boyte001@umn.edu
Sent: 03 April 2008 05:10 PM
To: Prinsloo,Dirk
Subject: Return Receipt (displayed) - RE: New Kei Beach Hotel and Apart Resort

From: boyte001@umn.edu
Sent: 21 March 2008 01:56 AM
To: dprinsloo@gibb.co.za
Cc: dprinsloo@gibb.co.za; boyte001@umn.edu
Subject: Re: Registration as IAP

From: Bramley Futter [bramleyfutter@lantic.net]
Sent: 04 April 2008 07:03 AM
To: Prinsloo,Dirk

Subject: Read: New Kei Beach Hotel and Apart Resort

From: Bramley Futter [bramleyfutter@lantic.net]
Sent: 04 April 2008 06:59 AM
To: Prinsloo,Dirk
Subject: Read: New Kei Beach Hotel and Apart Resort

From: Charles Stewart [chasastewart@gmail.com]
Sent: 17 March 2008 07:18 PM
To: dprinsloo@gibb.co.za
Subject: BID re New Beach Hotel in Kei Mouth

From: Derek Hill [dhill@keimouth.co.za]
Sent: 25 April 2008 07:09 PM
To: Prinsloo,Dirk
Subject: Re: Full Engineering Report Proposed Kei Mouth Beach Development

From: Derek Hill [dhill@keimouth.co.za]
Sent: 03 April 2008 08:36 PM
To: Prinsloo,Dirk
Subject: Read: New Kei Beach Hotel and Apart Resort

From: Derek Hill [dhill@keimouth.co.za]
Sent: 01 April 2008 03:24 PM
To: Prinsloo,Dirk
Subject: Read: New Kei Beach Hotel and Apart Resort

From: Derek Hill [dhill@keimouth.co.za]
Sent: 05 March 2008 09:36 PM
To: Prinsloo,Dirk
Subject: Read: Proposed New Beach Hotel and Apartment Resort Kei Mouth

From: Derek Hill [dhill@keimouth.co.za]
Sent: 04 March 2008 08:47 AM
To: dprinsloo@gibb.co.za
Subject: Proposed New Beach Hotel and Apartment Resort Kei Mouth

From: dugstrom [dugstrom@mweb.co.za]
Sent: 11 June 2008 12:10 PM
To: 'Prinsloo,Dirk'
Subject: RE: Kei Mouth BAR status

Follow Up Flag: Follow up
Flag Status: Red

From: dugstrom [dugstrom@mweb.co.za]
Sent: 07 May 2008 09:33 AM
To: 'Prinsloo,Dirk'
Subject: Kei Mouth BAR status

From: dugstrom [dugstrom@mweb.co.za]
Sent: 04 May 2008 08:29 PM
To: 'Prinsloo,Dirk'
Subject: BAR status

From: dugstrom [dugstrom@mweb.co.za]
Sent: 20 April 2008 11:14 PM
To: 'Prinsloo,Dirk'
Cc: 'Gunnar Strom'
Subject: kei mouth hotel BAR response.pdf - Adobe Acrobat Professional

Follow Up Flag: Follow up
Flag Status: Blue

From: dugstrom [dugstrom@mweb.co.za]
Sent: 07 April 2008 09:45 AM
To: 'Prinsloo,Dirk'; 'Bertil Ström'
Cc: 'Gunnar Strom'; jc.lab@keimouth.co.za; jhagemann@angloresearch.com;
justinh@angloplat.com; 'Peter Sapire'
Subject: RE: New Kei Beach Hotel and Apart Resort

Follow Up Flag: Follow up
Flag Status: Red

From: dugstrom [dugstrom@mweb.co.za]
Sent: 03 April 2008 02:20 PM
To: 'Bertil Ström'; 'Prinsloo,Dirk'
Cc: 'Gunnar Strom'; jc.lab@keimouth.co.za; jhagemann@angloresearch.com; 'Jillian Ovens';
'Joey'; justinh@angloplat.com; 'Marie-Louise Strom'; 'Peter Sapire'; 'Phil Ovens'; rkc@lantic.net;
'wayne harrison'; 'wovens'
Subject: RE: New Kei Beach Hotel and Apart Resort

Hi Dirk,

Further to Bertil's queries below, is my understanding correct that the EAP is obliged to?:

1. Note and respond to all comments and concerns
2. Summarise all comments and concerns
3. Append I&AP's comments and concerns in full.

Please advise

Thanks

Stephen Dugmore

From: Bertil Ström [mailto:bertil@absamail.co.za]
Sent: Thursday, April 03, 2008 1:46 PM
To: Prinsloo,Dirk; 'dugstrom'
Cc: Gunnar Strom; jc.lab@keimouth.co.za; jhagemann@angloresearch.com; 'Jillian Ovens'; 'Joey';
justinh@angloplat.com; Marie-Louise Strom; Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne
harrison; 'wovens'
Subject: Re: New Kei Beach Hotel and Apart Resort

Hi Dirk

Thanks for that. One thing though. You have not answered any questions. My question remains. How can you as a practitioner answered the questions in the BAR without having consulted relevant literature? Or have you? This information is public. Can we see it?

Let me get this right. The final basic assessment goes for approval / disapproval on the 29th April 2008. How do we know to what extent our comments have been looked at and whether your address of the issue is in fact holistic?

If this Final BAR is accepted as a true representation, does this mean that amongst other things, no EMP is required by the developer?

Regards

Bertil

----- Original Message -----

From: Prinsloo,Dirk <mailto:DPrinsloo@gibb.co.za>

To: 'Bertil <mailto:bertil@absamail.co.za> Ström'; 'dugstrom' <mailto:dugstrom@mweb.co.za>

Cc: Gunnar <mailto:gunnarstrom@icon.co.za> Strom; jc.lab@keimouth.co.za ;
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<mailto:Marie@idasa.org.za> Strom; Peter Sapire <mailto:psapire@absamail.co.za> ; 'Phil
<mailto:philovens@peppadew.com> Ovens'; rkc@lantic.net ; wayne <mailto:harrison@shark.co.za>
harrison ; 'wovens' <mailto:wovens@woa.co.za>

Sent: Thursday, April 03, 2008 11:54 AM

Subject: RE: New Kei Beach Hotel and Apart Resort

Dear Bertil

Your comments have been noted and will be addressed in the Final Basic Assessment Report.

Regards

Dirk

From: Bertil Ström [mailto:bertil@absamail.co.za]
Sent: 03 April 2008 10:09
To: Prinsloo,Dirk; 'dugstrom'
Cc: Gunnar Strom; jc.lab@keimouth.co.za; jhagemann@angloresearch.com; 'Jillian Ovens'; 'Joey'; justinh@angloplat.com; Marie-Louise Strom; Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne harrison; 'wovens'
Subject: Re: New Kei Beach Hotel and Apart Resort

Hi Dirk

I have had a good browse through your BAR. Some statements appear to be unsubstantiated and/or opinionated. Where are the calculations as per engineering principles for such things as raw water supply capacity (hydrological survey), fresh water treatment supply capacity and quality, sewage treatment capacity. None of these elements can be evaluated by visual inspection. Where is the sewage sludge disposed of and does the discharged water adhere to DWAF regulations. Is the reticulation infrastructure capable of sustaining notably more load?

The same applies to the power supply. Where is the engineering report to substantiate that the grid will be able to sustainably support this 'Hotel'. What will be done in terms of lighting so that the building doesn't stand out like a bonfire on the sky line?

Further more the solid waste facility at Kei Mouth most definitely does not have the capacity to handle waste in general not to mention much more waste. Is it in fact registered? Is its site location appropriate? I have inspected it myself. I believe and can show it to be seriously lacking in capacity and capability to handle further solid waste of any nature be it putrescible, garbage, rubbish, mixed hazardous and special wastes.

The area generally (Kei Mouth) has a sandy topsoil underlain by clay. There are visually shallow aquifers and a high ground water recharge scenario is obviated by the surface geology. The dune is most certainly not static. The only reason it is static is because of stailisation by natural vegetation which is now at serious risk of damage and hence the dune itself is at risk of being undermined. A clear point in case is the Northcroft beach dune that has receded considerably in the past few years. Why are property owners having to place gabions and other anti-erosion measures in front of their structures that have the same type of situation as the 'Hotel' will have?. Dune sand is in engineering terms not stable but rather unstable.

Where are concrete aggregates to be sourced? Does the local quarry have capacity to supply this huge quantity of sand without damaging the dune habitat it surrounded by?

As the EIA practitioner you must be able to substantiate your claims by engineering calculations and these must surely have been consulted. Where is this information for scrutinizing. I would like to be able to submit written comments based on your engineering information so that it is factual and not merely speculative.

As far as I am concerned the BAR should show that there are a number of worrying factors that should be properly investigated whereas in this case shows quite the opposite. This is most certainly my opinion, but it appears to me that a high speed rubber stamp is being sought and the environment is not really being seriously considered.

As we know the environment is not just the bunnies and the birds but everyone and everything therein. How can the local population be said to be benefitting when at best very few permanent positions will be generated and some casual jobs. Is this a trade off for an aesthetically poor structure imposing itself on a pristine coastline and stretching the infrastructure to beyond a limit state. The environment is there for the enjoyment of everyone. Its decline will likewise be felt by everyone. What - for the maximisation of personal profit of a few individuals.

Regards

Bertil

----- Original Message -----

From: Prinsloo,Dirk <mailto:DPrinsloo@gibb.co.za>

To: 'dugstrom' <mailto:dugstrom@mweb.co.za>

Cc: Bertil Strom <mailto:bertil@absamail.co.za> ; Gunnar <mailto:gunnarstrom@icon.co.za> Strom ; jc.lab@keimouth.co.za ; jhagemann@angloresearch.com ; 'Jillian <mailto:Jillian.Ovens@wits.ac.za> Ovens' ; 'Joey' <mailto:conveyancing@blkretzmanning.co.za> ; justinh@angloplat.com ; Marie-Louise <mailto:Marie@idasa.org.za> Strom ; Peter Sapire <mailto:psapire@absamail.co.za> ; 'Phil Ovens' <mailto:philovens@peppadew.com> ; rkc@lantic.net ; wayne harrison <mailto:harrison@shark.co.za> ; 'wovens' <mailto:wovens@woa.co.za>

Sent: Thursday, April 03, 2008 8:44 AM

Subject: RE: New Kei Beach Hotel and Apart Resort

Dear Stephen

The missing pages are part of an appendix to the town planning application for the "Departure and Consent Use" of the erven of the proposed development. The application was submitted in April 2006 and all information contained in town planning application has been in the Public domain for about 2 years. The missing pages do not in any way have any bearing on impacts assessed in Section B, sub-section 7 (effluent) and sub-section 8 (water-use) on pages 4, 5 and 6 of Basic Assessment Report (BAR), or on the legislative process of the BAR.

All information required, to comply with the legislative requirements and processes, have been included in the BAR.

The timeframe for submitting written (includes email) comments, for inclusion into the final Basic Assessment Report is 25 April 2008. Submissions must therefore reach ARCUS GIBB by 25 April 2008. The final report and application, which will include submissions received, will be submitted to the Department of Economic Development and Environmental Affairs office in East London on 29 April 2008.

Regards

Dirk

From: dugstrom [mailto:dugstrom@mweb.co.za]
Sent: 02 April 2008 08:20
To: 'Prinsloo,Dirk'
Cc: Bertil Strom; Gunnar Strom; jc.lab@keimouth.co.za; jhagemann@angloresearch.com; 'Jillian Ovens'; 'Joey'; justinh@angloplat.com; Marie-Louise Strom; Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne harrison; 'wovens'
Subject: RE: New Kei Beach Hotel and Apart Resort

Hi Dirk,

Given the delay in providing this information, please can the date of the 25th April be moved forward.

Please confirm revised date

Thanks

Stephen Dugmore

From: dugstrom [mailto:dugstrom@mweb.co.za]
Sent: Tuesday, April 01, 2008 5:10 PM

To: 'Prinsloo,Dirk'; Alexis Keal and Ann Roebert; Allan Porter; Andrew and Carol Baisley; Bertil Strom; Bill Heaton; Brandon Roebert; Brendan Kretzmann; Cavall Freitag; Charles Stewart; Councillor Nomonde Dyani; Derek Hill; Dirk Prinsloo; Doug Cordingley; E Bezuidenhout and B Futter; Foster Sikolobo; G Strom; Gretchen&Gordon Hagemann; Gunnar Strom; Ian Scott; J Hageman; J Pretorius; Jen and Mike Sheard; John Keil; John Tuck; Judy and Robyn Hobbs; Justin Hagemann; Marie Strom; Mduduzi; Mr Labuschagne; Nomboniso Mntwini; Norma Rowlings; Pat Mahon; Peter Sapire; Prof. Harry Boyte; Robert Porter; Sally Ann Hodson; Stephen Dugmore; Tony and Bev Stone; Wayne Harrison; Yvonne Lees
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Hi Dirk

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Thanks

Stephen Dugmore

From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]
Sent: Tuesday, April 01, 2008 7:46 AM
To: Alexis Keal and Ann Roebert; Allan Porter; Andrew and Carol Baisley; Bertil Strom; Bill Heaton; Brandon Roebert; Brendan Kretzmann; Cavall Freitag; Charles Stewart; Councillor Nomonde Dyani; Derek Hill; Dirk Prinsloo; Doug Cordingley; E Bezuidenhout and B Futter; Foster Sikolobo; G Strom; Gretchen&Gordon Hagemann; Gunnar Strom; Ian Scott; J Hageman; J Pretorius; Jen and Mike Sheard; John Keil; John Tuck; Judy and Robyn Hobbs; Justin Hagemann; Marie Strom; Mduduzi; Mr Labuschagne; Nomboniso Mntwini; Norma Rowlings; Pat Mahon; Peter Sapire; Prof. Harry Boyte; Robert Porter; Sally Ann Hodson; Stephen Dugmore; Tony and Bev Stone; Wayne Harrison; Yvonne Lees
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Regards

Dirk

Dirk Prinsloo
Senior Environmentalist
Environmental Services: Infrastructure Group
ARCUS GIBB (Pty) Ltd
P.O. Box 19844
Tecoma 5214
Cell: +27 (0) 84 448 6544
Ph: +27 (0) 43 706 3614
Fax: +27 (0) 43 706 3647
<mailto:dprinsloo@gibb.co.za> mailto:dprinsloo@gibb.co.za

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From: dugstrom [dugstrom@mweb.co.za]
Sent: 03 April 2008 08:53 AM
To: 'Prinsloo,Dirk'
Cc: Bertil Strom; Gunnar Strom; jc.lab@keimouth.co.za; jhagemann@angloresearch.com; 'Jillian Ovens'; 'Joey'; justinh@angloplat.com; Marie-Louise Strom; Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne harrison; 'wovens'
Subject: RE: New Kei Beach Hotel and Apart Resort

Hi Dirk

I do not necessarily concur that the information is irrelevant to this assessment. Given that no advertisement was apparently made in regard to the fact that the application was submitted (as it should have been) the information has effectively not been accessible to the public.

Please urgently update the website and advise

Thanks

Stephen

From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]
Sent: Thursday, April 03, 2008 8:46 AM
To: 'dugstrom'
Cc: Bertil Strom; Gunnar Strom; jc.lab@keimouth.co.za; jhagemann@angloresearch.com; 'Jillian Ovens'; 'Joey'; justinh@angloplat.com; Marie-Louise Strom; Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne harrison; 'wovens'
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Regards

Dirk

Dirk Prinsloo
Senior Environmentalist
Environmental Services: Infrastructure Group
ARCUS GIBB (Pty) Ltd
P.O. Box 19844
Tecoma 5214
Cell: +27 (0) 84 448 6544
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Fax: +27 (0) 43 706 3647
<<mailto:dprinsloo@gibb.co.za>> <mailto:dprinsloo@gibb.co.za>

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From: dugstrom [dugstrom@mweb.co.za]

Sent: 02 April 2008 08:20 PM

To: 'Prinsloo,Dirk'

Cc: Bertil Strom; Gunnar Strom; jc.lab@keimouth.co.za; jhagemann@angloresearch.com; 'Jillian Ovens'; 'Joey'; justinh@angloplat.com; Marie-Louise Strom; Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne harrison; 'wovens'
Subject: RE: New Kei Beach Hotel and Apart Resort

From: dugstrom [dugstrom@mweb.co.za]
Sent: 01 April 2008 05:10 PM
To: 'Prinsloo,Dirk'; Alexis Keal and Ann Roebert; Allan Porter; Andrew and Carol Baisley; Bertil Strom; Bill Heaton; Brandon Roebert; Brendan Kretzmann; Cavall Freitag; Charles Stewart; Councillor Nomonde Dyani; Derek Hill; Dirk Prinsloo; Doug Cordingley; E Bezuidenhout and B Futter; Foster Sikolobo; G Strom; Gretchen&Gordon Hagemann; Gunnar Strom; Ian Scott; J Hageman; J Pretorius; Jen and Mike Sheard; John Keil; John Tuck; Judy and Robyn Hobbs; Justin Hagemann; Marie Strom; Mduduzi; Mr Labuschagne; Nomboniso Mntwini; Norma Rowlings; Pat Mahon; Peter Sapire; Prof. Harry Boyte; Robert Porter; Sally Ann Hodson; Stephen Dugmore; Tony and Bev Stone; Wayne Harrison; Yvonne Lees
Subject: RE: New Kei Beach Hotel and Apart Resort

Follow Up Flag: Follow up
Flag Status: Red

From: dugstrom [dugstrom@mweb.co.za]
Sent: 27 March 2008 10:37 PM
To: 'Prinsloo,Dirk'
Cc: Bertil Strom; Colin Francis; Gunnar Strom; jc.lab@keimouth.co.za; jhagemann@angloresearch.com; 'Jillian Ovens'; 'Joey'; justinh@angloplat.com; Marie-Louise Strom; Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne harrison; 'wovens'
Subject: RE: Draft Basic Assessment for Public Comment

From: dugstrom [dugstrom@mweb.co.za]
Sent: 27 March 2008 08:01 PM
To: 'Prinsloo,Dirk'
Cc: Bertil Strom; Colin Francis; Gunnar Strom; jc.lab@keimouth.co.za; jhagemann@angloresearch.com; 'Jillian Ovens'; 'Joey'; justinh@angloplat.com; Marie-Louise Strom; Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne harrison; 'wovens'
Subject: RE: Draft Basic Assessment for Public Comment

From: dugstrom [dugstrom@mweb.co.za]
Sent: 11 March 2008 08:38 AM
To: 'Prinsloo,Dirk'
Subject: RE: Kei Beach Hotel

Thanks

stephen

From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]
Sent: Tuesday, March 11, 2008 8:28 AM
To: 'dugstrom'
Subject: RE: Kei Beach Hotel

Dear Stephen

You are registered as a I&AP.

Regards

Dirk

From: dugstrom [mailto:dugstrom@mweb.co.za]
Sent: 11 March 2008 08:17
To: 'Prinsloo,Dirk'
Subject: RE: Kei Beach Hotel

Hi Dirk,

Please can you officially register me as an I&AP

Thanks

Stephen Dugmore

From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]
Sent: Thursday, February 28, 2008 1:31 PM
To: 'dugstrom'; Prinsloo,Dirk
Cc: jc.lab@keimouth.co.za; Gunnar Strom; justinh@angloplat.com; 'Joey'; 'peter sapire'; Marie-Louise Strom; rkc@lantic.net
Subject: RE: Kei Beach Hotel

Dear Stephen

The reason for you being identified as an I&AP is due to your correspondence with Mr Haddad and Mr Heaton. I am aware of issues raised by you, regarding (principally) town planning issues related to the height of the building, foundations and EIA issues discussed with Gerry Pienaar.

As per the Background information Document, the activities for which environmental authorisation is required are mainly related to impacts due to construction within 100m inland of the high-water mark.

The process forward:

Week ending Friday

Timeframe

Task

Month 1

Week 1

Project Start-up and Site investigation

22 February

Week 2

Advertise Public Participation Process and Basic Assessment Report

29 February

Week 3

Registration as I&AP's

07 March

Week 4

Registration and Public Participation meeting (6th March 2008)

Month 2

14 March

Week 5

Registration as I&AP's

21 March

Week 6

Registration closes and draft Basic Assessment Report is sent to registered I&AP's for comment

28 March

Week 7

Comment period on draft Basic Assessment Report

4 April

Week 8

Comment period on draft Basic Assessment Report

Month 3

11 April

Week 9

Comment period on draft Basic Assessment Report

18 April

Week 10

Comment period on draft Basic Assessment Report

25 April

Week 11

Ensure comments are included in Basic Assessment Report

2 May

Week 12

Submit Application to competent authority

Month 4

Competent authority written acknowledgement of receipt of submission

Consideration of application within 30 Day period by competent authority

Consideration of application within 30 Day period by competent authority

Consideration of application within 30 Day period by competent authority

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Decision by competent authority

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It is therefore not essential for an I&AP to attend the meeting, due to adequate time allowed subsequent to the issue of the draft BAR. If the draft BAR has not captured all issues, revisions will be made and then submitted to Environmental Affairs.

Regards

Dirk

From: dugstrom [mailto:dugstrom@mweb.co.za]
Sent: 25 February 2008 01:08
To: 'Prinsloo,Dirk'
Cc: jc.lab@keimouth.co.za; Gunnar Strom; justinh@angloplat.com; 'Joey'; 'peter sapire'; Marie-Louise Strom; rkc@lantic.net
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Hi Dirk

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Please can you confirm you will attend to this.

Thanks

Stephen Dugmore

From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]
Sent: Monday, February 25, 2008 11:12 AM
Subject: Kei Beach Hotel

Dear Interested and Affected Parties

You have been identified as an Interested and Affected Party.

Please find attached a Background Information Document regarding the Environmental Impact Assessment (Basic Assessment Procedures) for the proposed New Kei Beach Hotel and Apartment Resort, Kei Mouth.

A public meeting is planned for the 6th March in Kei Mouth. If you are not able to attend, please send written submissions to me (email or fax).

I will keep you informed of the progress of the Environmental Impact Assessment.

Regards

Dirk

Dirk Prinsloo
Senior Environmentalist
Environmental Services: Infrastructure Group
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<<BID_New Beach Hotel_DP 19_02_08.pdf>>

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From: dugstrom [dugstrom@mweb.co.za]
Sent: 04 March 2008 11:29 AM
To: 'Prinsloo,Dirk'
Subject: FW: Kei Beach Hotel

Hi Dirk,

Herewith some comment for you – more to follow in due course.

Regards

Stephen

From: Justin Hagemann [mailto:justinh@Angloplat.com]
Sent: Tuesday, March 04, 2008 10:51 AM
To: Gunnar Strom
Cc: Stephen Dugmore; Bertil Strom; jc.lab@keimouth.co.za; Joey; Joey; Marie Louise Strom ; rkc@lantic.net
Subject: RE: Kei Beach Hotel

Hello All

Stephen, thank you for all your correspondence and following up on issues with all the relevant parties. I will not be able to attend the meeting on the 6th of March but, having reviewed the correspondence and documentation sent to me, please could someone raise the following:

- 1) The environmental impact of such a large development on the sensitive coastal dune and dune vegetation.
- 2) In the 1st cellphone conversation between Mr Bill Heaton (supposedly the contracted Building Inspector for Kei Mouth) and Stephen Dugmore, the height of the new development was discussed. Mr Heaton advised that the new building will not be higher than the original one and, with reference to the original roof height, Mr Heaton advised that the "level is the level of the palm trees". This statement by Mr Heaton that the original roof height was the level of the palm trees is not correct, as the palm trees are substantially taller than the original roof height, to such an extent that even the trunks of the palms were visible from the rear of the hotel. The intended height of the new development needs to be clarified as a matter of urgency and accurate measures need to be implemented to ensure that the height does not exceed the original height.

Thank you.

Regards

Justin Hagemann

Representing 5 Donax Drive

Kei Mouth

From: Gunnar Strom [mailto:gunnarstrom@icon.co.za]
Sent: 04 March 2008 00:37
To: 'Prinsloo,Dirk'
Cc: Stephen Dugmore; Bertil Strom; jc.lab@keimouth.co.za; Justin Hagemann; 'Joey'; 'Joey'; Marie Louise Strom ; rkc@lantic.net
Subject: RE: Kei Beach Hotel

Hi Dirk

I'm not a new boy on the scene. Suppose rather the oldest!

I own the property @ 16 Donax.

I wish to be identified/registered as an I&AP.

My colleague Colin Francis will on my behalf attend the meeting March 6, 2008 @ the Club.

Who is/are SAHRA?

Will it be possible for Colin to be given a copy of the attendance register for me?

I told him to ask you.

I am surprised that the activities for which environmental authorisation is required are mainly related to impacts due to construction within 100m inland of the high-water mark.

I presume therefore that the Basic Assessment Process will deal holistically with "content" of the area such as the actual dune, natural vegetation (fauna & flora), birdlife, beach, rocks, pollution etc.

The reason can of course easily be traced to the wash aways on the North & South coast of Natal in particular & the need for banning of motorised traffic in the beaches.

Best regards.

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Dear Stephen

SAHRA have been identified as I&AP's for the Basic Assessment process and will be involved.

Regards

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To: 'Prinsloo,Dirk'
Cc: jc.lab@keimouth.co.za; Gunnar Strom; justinh@angloplat.com; 'Joey'; 'peter sapire'; Marie-Louise Strom; rkc@lantic.net
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Ph: +27 (0) 43 706 3614
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Subject: RE: Kei Beach Hotel

From: George Lees [flowseal@yebo.co.za]
Sent: 03 April 2008 03:58 PM
To: Prinsloo,Dirk
Subject: Read: New Kei Beach Hotel and Apart Resort

From: Geyle Porter [geylep@xsinet.co.za]
Sent: 04 April 2008 06:58 AM
To: Prinsloo,Dirk
Subject: Read: New Kei Beach Hotel and Apart Resort

From: Geyle Porter [geylep@xsinet.co.za]
Sent: 01 April 2008 07:46 AM
To: Prinsloo,Dirk
Subject: Read: New Kei Beach Hotel and Apart Resort

From: Geyle Porter [geylep@xsinet.co.za]
Sent: 14 March 2008 06:35 AM
To: Prinsloo,Dirk
Subject: Read: Kei Mouth Hotel Development.

From: Geyle Porter [geylep@xsinet.co.za]
Sent: 12 March 2008 03:44 PM
To: dprinsloo@gibb.co.za
Subject: Re: Kei Mouth Hotel Development.

From: Gretchen&Gordon [blueprint_designs@mweb.co.za]
Sent: 05 April 2008 03:42 PM
To: Prinsloo,Dirk
Subject: Re: REGISTRATION - Arcus Gibb

From: Gretchen&Gordon [blueprint_designs@mweb.co.za]
Sent: 18 March 2008 10:45 PM
To: Dirk Prinsloo
Subject: REGISTRATION - Arcus Gibb

From: Gunnar Strom [gunnarstrom@icon.co.za]
Sent: 02 May 2008 11:22 PM
To: Prinsloo,Dirk

Follow Up Flag: Follow up
Flag Status: Blue

From: Gunnar Strom [gunnarstrom@icon.co.za]
Sent: 15 April 2008 01:23 AM
To: 'Prinsloo,Dirk'
Subject: RE: New Kei Beach Hotel and Apart Resort

Follow Up Flag: Follow up
Flag Status: Blue

From: Gunnar Strom [gunnarstrom@icon.co.za]
Sent: 03 April 2008 11:41 PM
To: Prinsloo,Dirk
Cc: Stephen Dugmore

From: Gunnar Strom [gunnarstrom@icon.co.za]
Sent: 28 March 2008 08:34 AM
To: 'Prinsloo,Dirk'
Cc: Stephen Dugmore
Subject: RE: Draft Basic Assessment for Public Comment

Follow Up Flag: Follow up
Flag Status: Red

From: Gunnar Strom [gunnarstrom@icon.co.za]
Sent: 06 March 2008 01:06 AM
To: 'Prinsloo,Dirk'
Cc: 'Stephen Dugmore'; 'Bertil Strom'; jc.lab@keimouth.co.za; justinh@angloplat.com; 'Joey'; 'Marie Louise Strom'; rkc@lantic.net; Peter Sapire
Subject: RE: Kei Beach Hotel

Hi Dirk

Thank you very much for your response.

It is interesting to note that the old hotel fell, so far as I'm aware, under the National Heritage Act & was demolished without permission or permits!

It should also be noted that the existing swimming pool & "social area" is actually outside the seaside boundary of the large erf, i.e. already infringing illegally on the sensitive dune!

There are two pretty good articles in this month's Mor-Kei Mag.!

Regards

Gunnar

From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]
Sent: Wednesday, March 05, 2008 8:27 AM
To: 'Gunnar Strom'
Cc: Stephen Dugmore; Bertil Strom; jc.lab@keimouth.co.za; justinh@angloplat.com; 'Joey'; 'Joey'; Marie Louise Strom; rkc@lantic.net
Subject: RE: Kei Beach Hotel

Dear Gunnar

I will register you as an I&AP.

SAHRA is the South African Heritage Resources Agency (a Government institution created by the National Heritage Act, Act 25 of 1999), which coordinates the identification and management of South African National Heritage Resources.

I will be able to supply Colin with a copy of the attendance register (not on the same day as meeting, will be only be possible some time next week).

Other than issues related (construction and excavation) to the 100m inland of the high-water mark, the proposed development does not trigger the need for an Environmental Impact Assessment (EIA), in this case a Basic Assessment Report. The areas 100m inland of the high-water mark have been identified as sensitive environments/habitats, thus the need for an EIA and will be holistically assessed by looking at all environmental, socio-economic, heritage, land use, cultural, waste and effluent issues.

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I own the property @ 16 Donax.

I wish to be identified/registered as an I&AP.

My colleague Colin Francis will on my behalf attend the meeting March 6, 2008 @ the Club.

Who is/are SAHRA?

Will it be possible for Colin to be given a copy of the attendance register for me?

I told him to ask you.

I am surprised that the activities for which environmental authorisation is required are mainly related to impacts due to construction within 100m inland of the high-water mark.

I presume therefore that the Basic Assessment Process will deal holistically with "content" of the area such as the actual dune, natural vegetation (fauna & flora), birdlife, beach, rocks, pollution etc.

The reason can of course easily be traced to the wash aways on the North & South coast of Natal in particular & the need for banning of motorised traffic in the beaches.

Best regards.

Gunnar Strom

From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]
Sent: Monday, March 03, 2008 7:44 AM
To: 'dugstrom'; Prinsloo,Dirk
Cc: jc.lab@keimouth.co.za; Gunnar Strom; justinh@angloplat.com; 'Joey'; 'peter sapire'; Marie-Louise Strom; rkc@lantic.net
Subject: RE: Kei Beach Hotel

Dear Stephen

SAHRA have been identified as I&AP's for the Basic Assessment process and will be involved.

Regards

Dirk

From: dugstrom [mailto:dugstrom@mweb.co.za]
Sent: 28 February 2008 03:46
To: 'Prinsloo,Dirk'
Cc: jc.lab@keimouth.co.za; Gunnar Strom; justinh@angloplat.com; 'Joey'; 'peter sapire'; Marie-Louise Strom; rkc@lantic.net
Subject: RE: Kei Beach Hotel

Hi Dirk

Thanks very much for your reply.

I should note that we understand that there are a number of impacts which need to be taken into account in addition to the 'construction-process' impact eg. we understand that clause 38- 1-C of the Heritage Resources Act, 1999, also applies to this site.

We will provide written submissions as soon as we are in possession of the full documentation

Kind regards

Stephen

From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]
Sent: Thursday, February 28, 2008 1:31 PM
To: 'dugstrom'; Prinsloo,Dirk
Cc: jc.lab@keimouth.co.za; Gunnar Strom; justinh@angloplat.com; 'Joey'; 'peter sapire'; Marie-Louise Strom; rkc@lantic.net
Subject: RE: Kei Beach Hotel

Dear Stephen

The reason for you being identified as an I&AP is due to your correspondence with Mr Haddad and Mr Heaton. I am aware of issues raised by you, regarding (principally) town planning issues related to the height of the building, foundations and EIA issues discussed with Gerry Pienaar.

As per the Background information Document, the activities for which environmental authorisation is required are mainly related to impacts due to construction within 100m inland of the high-water mark.

The process forward:

Week ending Friday

Timeframe

Task

Month 1

Week 1

Project Start-up and Site investigation

22 February

Week 2

Advertise Public Participation Process and Basic Assessment Report

29 February

Week 3

Registration as I&AP's

07 March

Week 4

Registration and Public Participation meeting (6th March 2008)

Month 2

14 March

Week 5

Registration as I&AP's

21 March

Week 6

Registration closes and draft Basic Assessment Report is sent to registered I&AP's for comment

28 March

Week 7

Comment period on draft Basic Assessment Report

4 April

Week 8

Comment period on draft Basic Assessment Report

Month 3

11 April

Week 9

Comment period on draft Basic Assessment Report

18 April

Week 10

Comment period on draft Basic Assessment Report

25 April

Week 11

Ensure comments are included in Basic Assessment Report

2 May

Week 12

Submit Application to competent authority

Month 4

Competent authority written acknowledgement of receipt of submission

Consideration of application within 30 Day period by competent authority

Consideration of application within 30 Day period by competent authority

Consideration of application within 30 Day period by competent authority

Consideration of application within 30 Day period by competent authority

Decision by competent authority

You will notice that registration for I&AP's closes on 21 March. The draft Basic Assessment Report (BAR) will then be sent to registered I&AP's for comment for a 30 day period. The BAR sent to the I&AP's for comment, will contain the consultants written submissions and all other relevant documents, such as the architectural designs, site plans, other drawings etcetera. All submissions and comments from I&AP's must be made in writing to be included in the Issues and comments register of the BAR.

It is therefore not essential for an I&AP to attend the meeting, due to adequate time allowed subsequent to the issue of the draft BAR. If the draft BAR has not captured all issues, revisions will be made and then submitted to Environmental Affairs.

Regards

Dirk

From: dugstrom [mailto:dugstrom@mweb.co.za]
Sent: 25 February 2008 01:08
To: 'Prinsloo,Dirk'

Cc: jc.lab@keimouth.co.za; Gunnar Strom; justinh@angloplat.com; 'Joey'; 'peter sapire'; Marie-Louise Strom; rkc@lantic.net
Subject: RE: Kei Beach Hotel

Hi Dirk

Thanks for your mail. There are a number of IAP's, myself included, who may not be able to attend public meetings. Please can you therefore, prior to any meeting, email all IAP's PDF drawings of the proposal that will be presented at the next meeting, along with all other relevant documentation, so that we can make written comment timeously. Please can this information also be made available in electronic format specifically to the ratepayers association (email jc.lab@keimouth.co.za) so that it can be disseminated to any other IAP's who may not be able to attend meetings and who may well also want to make comments. If for any reason it is not possible to do so prior to the meeting on 6th March, please can it be noted that adequate time must be allowed for comment to be made subsequent to this meeting, once the information has been provided electronically.

Please can you confirm you will attend to this.

Thanks

Stephen Dugmore

From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]
Sent: Monday, February 25, 2008 11:12 AM
Subject: Kei Beach Hotel

Dear Interested and Affected Parties

You have been identified as an Interested and Affected Party.

Please find attached a Background Information Document regarding the Environmental Impact Assessment (Basic Assessment Procedures) for the proposed New Kei Beach Hotel and Apartment Resort, Kei Mouth.

A public meeting is planned for the 6th March in Kei Mouth. If you are not able to attend, please send written submissions to me (email or fax).

I will keep you informed of the progress of the Environmental Impact Assessment.

Regards

Dirk

Dirk Prinsloo
Senior Environmentalist
Environmental Services: Infrastructure Group
ARCUS GIBB (Pty) Ltd
P.O. Box 19844
Tecoma 5214
Cell: +27 (0) 84 448 6544
Ph: +27 (0) 43 706 3614
Fax: +27 (0) 43 706 3647
<mailto:dprinsloo@gibb.co.za> mailto:dprinsloo@gibb.co.za

<<BID_New Beach Hotel_DP 19_02_08.pdf>>

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From: i.scott@za.pwc.com
Sent: 10 April 2008 05:44 PM
To: Prinsloo,Dirk
Subject: Full Engineering Report

From: i.scott@za.pwc.com
Sent: 03 April 2008 05:02 PM
To: Prinsloo,Dirk
Subject: RE: New Kei Beach Hotel and Apart Resort

From: i.scott@za.pwc.com
Sent: 01 April 2008 08:00 AM
To: Prinsloo,Dirk
Subject: New Kei Beach Hotel and Apart Resort

From: i.scott@za.pwc.com
Sent: 27 March 2008 05:54 PM
To: Prinsloo,Dirk
Subject: Draft Basic Assessment for Public Comment

From: i.scott@za.pwc.com
Sent: 17 March 2008 07:33 AM
To: Prinsloo,Dirk

Subject: RE: Proposed New Beach Hotel and Apartment Resort Kei Mouth : Registration as an I&AP

From: i.scott@za.pwc.com
Sent: 16 March 2008 11:57 AM
To: dprinsloo@gibb.co.za
Cc: sco@iafrica.com
Subject: Proposed New Beach Hotel and Apartment Resort Kei Mouth : Registration as an I&AP

From: Joey [conveyancing@blkretzmanninc.co.za]
Sent: 11 March 2008 09:11 AM
To: DPrinsloo@gibb.co.za
Subject: KEI BEACH HOTEL

From: Johan Deetlefs [0834173143@mtnloaded.co.za]
Sent: 05 March 2008 03:05 PM
To: dprinsloo@gibb.co.za
Subject: Registration as I&AP:New Hotel& Apartment Resort, Kei Mouth

Follow Up Flag: Follow up
Flag Status: Red

From: John Keil [johnk@kinvest.com]
Sent: 16 March 2008 10:51 AM
To: dprinsloo@gibb.co.za
Subject: I&AP kei mouth beach hotel

From: Justin Hagemann [justinh@Angloplat.com]
Sent: 25 April 2008 03:45 PM
To: Prinsloo,Dirk
Subject: RE: Proposed Milkwood Development on old Kei Mouth Beach Hotel site

Hi Dirk

As an affected party, I would like to object to the size of the Milkwood Development on the old Kei Mouth Beach Hotel site. The proposed new development is significantly taller than the old hotel over a longer distance (width), which combines to give a very large structure that will have a substantial visual impact.

The developers must reduce the size of this structure.

Regards

Justin Hagemann

Technical Manager

Precious Metals Refiners

Tel: 014 - 567 9333

Fax: 014 - 567 9284

Cell: 083 339 7218

From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]
Sent: 13 March 2008 07:18
To: Justin Hagemann
Subject: RE: Proposed Milkwood Development on old Kei Mouth Beach Hotel site

Dear Justin

Margaret has been identified as an I&AP due to living within 100m of the proposed development. Legislatively she is thus automatically registered. At the onset of the EIA process I did deliver the Background Information Document to her personally.

I will also register you as an I&AP.

Regards

Dirk

From: Justin Hagemann [mailto:justinh@Angloplat.com]
Sent: 12 March 2008 04:18
To: DPrinsloo@gibb.co.za
Subject: Proposed Milkwood Development on old Kei Mouth Beach Hotel site

Hello Dirk

Please could you register me as an interested and affected party for the above mentioned development. I will be representing 5 Donax Drive (Margaret Hagemann).

Thank you.

Regards

Justin Hagemann

Technical Manager

Precious Metals Refiners

Tel: 014 - 567 9333

Fax: 014 - 567 9284

Cell: 083 339 7218

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From: Justin Hagemann [justinh@Angloplat.com]
Sent: 01 April 2008 07:34 AM
To: Prinsloo,Dirk; dugstrom
Cc: Bertil Strom; Colin Francis; Gunnar Strom; jc.lab@keimouth.co.za; Justin Hagemann Contact; Jillian Ovens; Joey; Marie-Louise Strom; Peter Sapire; Phil Ovens; rkc@lantic.net; wayne harrison; wovens
Subject: RE: Draft Basic Assessment for Public Comment

Hello All

Attached find architectural impressions of the proposed development "in situ". Dirk, could you please comment on whether this is the official proposal.

Judging from the palm trees, the proposed new development is taller than the previously existing Beach Hotel.

Regards

Justin Hagemann

Technical Manager

Precious Metals Refiners

Tel: 014 - 567 9333

Fax: 014 - 567 9284

Cell: 083 339 7218

From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]
Sent: 31 March 2008 12:47
To: 'dugstrom'
Cc: Bertil Strom; Colin Francis; Gunnar Strom; jc.lab@keimouth.co.za; Justin Hagemann Contact; 'Jillian Ovens'; 'Joey'; Justin Hagemann; Marie-Louise Strom; Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne harrison; 'wovens'
Subject: RE: Draft Basic Assessment for Public Comment

Dear Stephen

The images showing the proposed development and site layout plans were originally submitted to the Municipality during April 2006 by the town planners on the project. The images were shown by me at the Public Meeting held on 6th March, were freely available since April 2006 and were published in the local publication (Mor Kei Echo). The images included into the email friendly version are electronic photographs of a few hundred kilobytes in size and must by law (Sections of the National Environmental Management Act as published in regulations in Government Notice No. R 385 on 21 April 2006) be included into the Basic Assessment Report and are thus not less important. The images that were part of the Town Planning Application were not electronic and were scans of paper copies and compressed as far as possible but are still in excess of 2 megabytes. Most email servers do not accept emails larger than 2 megabytes. The total size of the document is about 14 megabytes and should thus not be emailed due to bandwidth issues.

I have made arrangements to publish the images and appendixes on the ARCUS GIBB website. The address of the website is <http://projects.gibb.co.za/>. Alternatively go to www.gibb.co.za and follow the links on the projects tab. The images and all appendixes will be available and can be downloaded from the site. PLEASE NOTE!! the downloads will be only be available later this afternoon (31 March 2008).

The timeframe for submitting written (includes email) comments, for inclusion into the final Basic Assessment Report is 25 April 2008. Submissions must therefore reach ARCUS GIBB by 25 April 2008. The final report and application, which will include submissions received, will be submitted to the Department of Economic Development and Environmental Affairs office in East London on 29 April 2008.

Regards

Dirk

From: dugstrom [mailto:dugstrom@mweb.co.za]
Sent: 27 March 2008 08:01
To: 'Prinsloo,Dirk'
Cc: Bertil Strom; Colin Francis; Gunnar Strom; jc.lab@keimouth.co.za;
jhagemann@angloresearch.com; 'Jillian Ovens'; 'Joey'; justinh@angloplat.com; Marie-Louise Strom;
Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne harrison; 'wovens'
Subject: RE: Draft Basic Assessment for Public Comment

Dear Dirk,

It is essential for all I&AP's to receive the full documentation in a readable format in order to make meaningful comments.

It is worrying that crucial information (such as the images showing the proposed development 'in situ') have been left out of your document whilst other arguably less important images, which are no more 'email friendly' have been included. Is this intentional?

Please can we be emailed ALLI the images, appendices, Architectural designs etc. I know that the architectural drawings are Cad based and I also know for a fact that CAD drawings can be easily converted to emailable .pdf documents. Alternatively the timelines must be altered to allow for postage and receipt of CD"s

Please revert

Thanks

Stephen

From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]
Sent: Thursday, March 27, 2008 1:15 PM
Subject: Draft Basic Assessment for Public Comment

Dear Interested and Affected Parties

Please find attached the draft Basic Assessment Report for Public comment. The version sent is email friendly and therefore does not contain all images and appendixes, such as Architectural designs etc. A hard copy (paper) will be delivered to Mr. Labuschagne and another copy to the Municipal offices in Kei Mouth. It is not possible to supply additional paper copies, but electronic versions on a CD can be supplied if required.

The timeframe for submitting written (includes email) comments, for inclusion into the final Basic Assessment Report is 25 April 2008. Submissions must therefore reach ARCUS GIBB by 25 April 2008. The final report and application, which will include submissions received, will be submitted to the Department of Economic Development and Environmental Affairs office in East London on 29 April 2008.

Regards

Dirk

Dirk Prinsloo
Senior Environmentalist
Environmental Services: Infrastructure Group
ARCUS GIBB (Pty) Ltd
P.O. Box 19844
Tecoma 5214
Cell: +27 (0) 84 448 6544
Ph: +27 (0) 43 706 3614
Fax: +27 (0) 43 706 3647
<mailto:dprinsloo@gibb.co.za> mailto:dprinsloo@gibb.co.za

<<Draft Kei Beach Hotel BAR_email.pdf>>

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From: Justin Hagemann [justinh@Angloplat.com]
Sent: 13 March 2008 07:30 AM
To: Prinsloo,Dirk
Subject: RE: Proposed Milkwood Development on old Kei Mouth Beach Hotel site

From: Justin Hagemann [justinh@Angloplat.com]
Sent: 12 March 2008 04:18 PM
To: DPrinsloo@gibb.co.za
Subject: Proposed Milkwood Development on old Kei Mouth Beach Hotel site

From: Kruger, Victoria
Sent: 22 February 2008 11:00 AM
To: Prinsloo,Dirk
Subject: Newspaper Ad

From: Lappies Labuscagne [jc.lab@keimouth.co.za]
Sent: 24 April 2008 09:44 PM
To: 'Prinsloo,Dirk'
Subject: New Kei Mouth Hotel

Follow Up Flag: Follow up
Flag Status: Blue

From: Lappies Labuscagne [jc.lab@keimouth.co.za]
Sent: 29 February 2008 06:15 AM
To: 'Prinsloo,Dirk'; 'dugstrom'
Cc: 'Gunnar Strom'; justinh@angloplat.com; 'Joey'; 'peter sapire'; 'Marie-Louise Strom'; rkc@lantic.net
Subject: RE: Kei Beach Hotel

Dear Dirk,

Thanks I have received all e-mails. Will you please advise where the meeting of the 6th of March will take place?

Regards

JC Labuscagne

Chairman: Kei Mouth Ratepayers & Residents Forum.

From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]
Sent: Thursday, February 28, 2008 1:11 PM
To: 'dugstrom'; Prinsloo,Dirk
Cc: jc.lab@keimouth.co.za; Gunnar Strom; justinh@angloplat.com; 'Joey'; 'peter sapire'; Marie-Louise Strom; rkc@lantic.net
Subject: RE: Kei Beach Hotel

Dear Stephen

The reason for you being identified as an I&AP is due to your correspondence with Mr Haddad and Mr Heaton. I am aware of issues raised by you, regarding (principally) town planning issues related to the height of the building, foundations and EIA issues discussed with Gerry Pienaar.

As per the Background information Document, the activities for which environmental authorisation is required are mainly related to impacts due to construction within 100m inland of the high-water mark.

The process forward:

Week ending Friday

Timeframe

Task

Month 1

Week 1

Project Start-up and Site investigation

22 February

Week 2

Advertise Public Participation Process and Basic Assessment Report

29 February

Week 3

Registration as I&AP's

07 March

Week 4

Registration and Public Participation meeting (6th March 2008)

Month 2

14 March

Week 5

Registration as I&AP's

21 March

Week 6

Registration closes and draft Basic Assessment Report is sent to registered I&AP's for comment

28 March

Week 7

Comment period on draft Basic Assessment Report

4 April

Week 8

Comment period on draft Basic Assessment Report

Month 3

11 April

Week 9

Comment period on draft Basic Assessment Report

18 April

Week 10

Comment period on draft Basic Assessment Report

25 April

Week 11

Ensure comments are included in Basic Assessment Report

2 May

Week 12

Submit Application to competent authority

Month 4

Competent authority written acknowledgement of receipt of submission

Consideration of application within 30 Day period by competent authority

Consideration of application within 30 Day period by competent authority

Consideration of application within 30 Day period by competent authority

Consideration of application within 30 Day period by competent authority

Decision by competent authority

You will notice that registration for I&AP's closes on 21 March. The draft Basic Assessment Report (BAR) will then be sent to registered I&AP's for comment for a 30 day period. The BAR sent to the I&AP's for comment, will contain the consultants written submissions and all other relevant documents, such as the architectural designs, site plans, other drawings etcetera. All submissions and comments from I&AP's must be made in writing to be included in the Issues and comments register of the BAR.

It is therefore not essential for an I&AP to attend the meeting, due to adequate time allowed subsequent to the issue of the draft BAR. If the draft BAR has not captured all issues, revisions will be made and then submitted to Environmental Affairs.

Regards

Dirk

From: dugstrom [mailto:dugstrom@mweb.co.za]
Sent: 25 February 2008 01:08
To: 'Prinsloo,Dirk'
Cc: jc.lab@keimouth.co.za; Gunnar Strom; justinh@angloplat.com; 'Joey'; 'peter sapire'; Marie-Louise Strom; rkc@lantic.net
Subject: RE: Kei Beach Hotel

Hi Dirk

Thanks for your mail. There are a number of IAP's, myself included, who may not be able to attend public meetings. Please can you therefore, prior to any meeting, email all IAP's PDF drawings of the proposal that will be presented at the next meeting, along with all other relevant documentation, so that we can make written comment timeously. Please can this information also be made available in electronic format specifically to the ratepayers association (email jc.lab@keimouth.co.za) so that it can be disseminated to any other IAP's who may not be able to attend meetings and who may well also want to make comments. If for any reason it is not possible to do so prior to the meeting on 6th March, please can it be noted that adequate time must be allowed for comment to be made subsequent to this meeting, once the information has been provided electronically.

Please can you confirm you will attend to this.

Thanks

Stephen Dugmore

From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]
Sent: Monday, February 25, 2008 11:12 AM
Subject: Kei Beach Hotel

Dear Interested and Affected Parties

You have been identified as an Interested and Affected Party.

Please find attached a Background Information Document regarding the Environmental Impact Assessment (Basic Assessment Procedures) for the proposed New Kei Beach Hotel and Apartment Resort, Kei Mouth.

A public meeting is planned for the 6th March in Kei Mouth. If you are not able to attend, please send written submissions to me (email or fax).

I will keep you informed of the progress of the Environmental Impact Assessment.

Regards

Dirk

Dirk Prinsloo
Senior Environmentalist
Environmental Services: Infrastructure Group
ARCUS GIBB (Pty) Ltd
P.O. Box 19844
Tecoma 5214
Cell: +27 (0) 84 448 6544
Ph: +27 (0) 43 706 3614
Fax: +27 (0) 43 706 3647
<mailto:dprinsloo@gibb.co.za> mailto:dprinsloo@gibb.co.za

<<BID_New Beach Hotel_DP 19_02_08.pdf>>

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From: Mail Delivery Subsystem [MAILER-DAEMON@vth.border.co.za]
Sent: 10 April 2008 08:31 AM
To: DPrinsloo@gibb.co.za
Subject: Return receipt

From: Mail Delivery Subsystem [MAILER-DAEMON@vth.border.co.za]
Sent: 03 April 2008 07:34 AM
To: DPrinsloo@gibb.co.za
Subject: Return receipt

From: Mail Delivery Subsystem [MAILER-DAEMON@vth.border.co.za]
Sent: 01 April 2008 07:34 AM
To: DPrinsloo@gibb.co.za
Subject: Return receipt

From: Mail Delivery Subsystem [MAILER-DAEMON@vth.border.co.za]
Sent: 27 March 2008 01:32 PM
To: DPrinsloo@gibb.co.za
Subject: Return receipt

From: Mail Delivery Subsystem [MAILER-DAEMON@vth.border.co.za]
Sent: 18 March 2008 11:12 AM
To: DPrinsloo@gibb.co.za
Subject: Return receipt

From: Mail Delivery System [MAILER-DAEMON@mailgate02.mxrc.co.za]
Sent: 13 April 2008 06:57 PM
To: DPrinsloo@gibb.co.za
Subject: Delivery Status Notification (Failure)

From: MAILER-DAEMON@ctmail1.gibb.co.za
Sent: 10 April 2008 10:33 AM
To: DPrinsloo@gibb.co.za
Subject: Successful Mail Delivery Report

From: MAILER-DAEMON@ctmail1.gibb.co.za
Sent: 03 April 2008 09:40 AM
To: DPrinsloo@gibb.co.za
Subject: Successful Mail Delivery Report

Follow Up Flag: Follow up
Flag Status: Red

From: MAILER-DAEMON@ctmail1.gibb.co.za
Sent: 01 April 2008 09:40 AM
To: DPrinsloo@gibb.co.za
Subject: Successful Mail Delivery Report

From: MAILER-DAEMON@ctmail1.gibb.co.za
Sent: 27 March 2008 03:19 PM
To: DPrinsloo@gibb.co.za
Subject: Successful Mail Delivery Report

From: MAILER-DAEMON@ctmail1.gibb.co.za
Sent: 18 March 2008 09:13 AM
To: DPrinsloo@gibb.co.za
Subject: Successful Mail Delivery Report

From: MAILER-DAEMON@gibb.co.za
Sent: 10 April 2008 09:11 AM
To: DPrinsloo@gibb.co.za
Subject: Undelivered Mail Returned to Sender

From: MAILER-DAEMON@gibb.co.za
Sent: 03 April 2008 07:41 AM
To: DPrinsloo@gibb.co.za
Subject: Undelivered Mail Returned to Sender

From: MAILER-DAEMON@gibb.co.za
Sent: 01 April 2008 07:41 AM
To: DPrinsloo@gibb.co.za
Subject: Undelivered Mail Returned to Sender

From: MAILER-DAEMON@gibb.co.za
Sent: 27 March 2008 05:44 PM
To: DPrinsloo@gibb.co.za
Subject: Delayed Mail (still being retried)

From: MAILER-DAEMON@gibb.co.za
Sent: 27 March 2008 04:19 PM
To: DPrinsloo@gibb.co.za
Subject: Undelivered Mail Returned to Sender

From: MAILER-DAEMON@gibb.co.za
Sent: 27 March 2008 01:47 PM
To: DPrinsloo@gibb.co.za
Subject: Undelivered Mail Returned to Sender

Follow Up Flag: Follow up
Flag Status: Red

From: MAILER-DAEMON@gibb.co.za
Sent: 03 March 2008 09:03 AM
To: DPrinsloo@gibb.co.za
Subject: Undelivered Mail Returned to Sender

Follow Up Flag: Follow up
Flag Status: Red

From: MAILER-DAEMON@gibb.co.za
Sent: 25 February 2008 11:10 AM
To: DPrinsloo@gibb.co.za
Subject: Undelivered Mail Returned to Sender

From: mstrom@idasa.org.za
Sent: 24 April 2008 09:55 PM
To: dprinsloo@gibb.co.za
Subject: Response to BAR - Proposed Kei Mouth hotel development

Follow Up Flag: Follow up
Flag Status: Blue

From: mstrom@idasa.org.za
Sent: 21 March 2008 12:24 AM
To: dprinsloo@gibb.co.za
Subject: Registration as IAP

From: Nolitha Ngcai [NNGCAI@ec.sahra.org.za]
Sent: 13 May 2008 11:30 AM
To: Dirk Prinsloo
Subject: Re: FW: New Kei Mouth Beach Hotel

Follow Up Flag: Follow up
Flag Status: Red

From: peter sapire [psapire@absamail.co.za]
Sent: 25 April 2008 04:00 PM
To: 'Prinsloo,Dirk'
Cc: 'wovens'; 'wayne harrison'; 'Stephen Dugmore'; rkc@lantic.net; 'Phil Ovens'; 'Marie-Louise Strom'; justinh@angloplat.com; 'Joey'; 'Jillian Ovens'; jhagemann@angloresearch.com; jc.lab@keimouth.co.za; 'Harry C Boyte'; 'Gunnar Strom'; 'Anu M Idicula'; 'Karin Strom'; grotman@iafrica.com; chakra1@iafrica.com
Subject: RE: KM redevelopment

Follow Up Flag: Follow up
Flag Status: Blue

Dear Dirk.

Herewith my submission re the Proposed Hotel/Apartment Resort & BAR.

Firstly I must state that I believe that the application is incorrectly worded in that it actually caters for more accommodation in the apartments than the hotel & therefore should be categorised as a block of flats with an hotel attached.

A) I have read & taken note of comments & discussions which takes place in the e-mail enclosed.

On the 1st point relating to your reply to Justin it appears to me that you have in fact triggered an EIA in regarding the designs as preliminary designs.

You state that the Environmental Authorities have to confirm that the final designs are in line with the issues assessed in the Impact Assessment (Basic Assessment) in this case. I believe that the points previously raised by Stephen classified as being "mainly architectural, etc." should therefore form part of your report so that that Authority is aware of Stephen's submission relating to the designs.

With respect to the foot print, are you saying that the old footprint was 4800m2?

It would appear from your statement that there will be an impact on the dune due to excavation. Please quantify what this impact will be! An "impact" can of course be seen, and "assessed" from the image showing the illegally sited swimming pool. Will the pool be allowed to remain? You state that the matter of the pool is outside the scope of the BAR. I believe that it is incumbent on you to state that the matter will be referred to the affected authority which I believe is not the Municipality.

It seems to me to be incorrect to refer to the present site as being part of a static unvegetated dune, and the correct description, in my opinion, should be that the site is part of a "sensitive prime dune", heavily vegetated and the dune is even more sensitive along the complete length of the seaward side of the site. The foot of seaward dune is certainly affected by some high tides & should the vegetation, the old hotel with its garden not have been in existence, the whole dune would not have been here now, due to wind, never mind water!

Your statement that the owner has attempted to stabilize the dune by planting buffalo grass & installing an irrigation system clearly indicates that the removal of vegetation is harmful at the top, never mind the foot of the seaward dune & this remedial measure should have been put into effect when the building was illegally? demolished at a time when there was no water shortage.

From what I glean from the meeting report, it is partly correct incorrect to state that "It is accepted that the height of the building will be approximately the height of the palm trees in architectural impressions (this correct) and (but I don' believe that) the I&AP is of the opinion that the building will not be a negative visual impact".

To me it is clear, from the photos from "IMBONA FJA", that the new building is 2 stories higher than the old & that massive excavation will take place for the hotel/flat building & the garage. In fact most of the dune will disappear together with the vegetation in front of the new development due to the collapse of the front of the dune.

My personal view is that the building will have a negative visual impact both from the inland & seaward sides.

Turning to the BAR itself I wish to make the following comments, in addition to those above, to be answered & included in your final report.

SECTION A:

1. Application for exemption from assessing alternatives.

The motivation is not sufficiently detailed in so far that we don't know how many floors are planned what activity alternatives were considered for the parking garage.

Who assessed the alternative layouts & what physical aspects caused these to be made not financially viable? Finance cannot be a factor when preservation of the environment is at stake!

If the building is to be 4 stories above the dune, which the "proposed IMBON view from the beach" negates, I am then correct to assume that the "basement parking" will entail extensive excavation of part of the "site dune" behind the very sensitive frontal dune to the depth of the garage, part of the hotel/flats structure plus foundations? This will effectively destroy most of the dune!!!

SECTION B:

1. Activity Description.

Will the conference centre be a separate area from the restaurant?

2. Alternatives.

I feel that not only the interest of the applicant in the activity should form part of the proposed activity but also the I&AP's & the BAR.

6. Site access.

So far as I am aware there would be a short distance of new access road required.

7. So far as I am aware there is no designated solid waste site, only a household & garden waste site.

7(a) How was the solid waste of 6 m³ calculated? What is the content & origin of ± 100 m³ month & for how many months?

It is not clear how & where most of the construction waste will be used. I do not believe KM has a solid waste site.

7 (b) The correct answer is YES & a quantity must be provided for estimated quantity of fatty products from kitchen cooking. What additional quantity of effluent will the "KM Waste Water Treatment Works" have to handle. So far as I am aware the KM has no "Waste water treatment works" & Appendix D – 1 does not deal with the subject.

7 (c) What of Kitchen cooking fumes? The answer should be YES

8. Will the activity have no boreholes? This development will put further strain on a system which is already inadequate for & which has no proper/modern water treatment facility or chemical treatment. The storage & distribution system has not been upgraded in the past 10/20 years & has for the past few years caused shortages and very poor quality water.

9. Why were low energy light bulbs only considered? The old hotel had solar geysers. Not to be used in a modern new hotel?

10. The site & route plans are totally inadequate on which to make realistic comments comments, particularly 10(e to k) which appear to be missing.

11. There appears to be 6 photographs but not from 8 major compass directions. I have not had sight of Appendix B.

12. I have seen this.

13.

13(a) How were the various numbers calculated? To whom does the R6 million accrue? If it is total & based on R70 million it is not a good investment!

13(b) It is recognized that GKM needs sustainable development & an hotel but there has in fact been no new wave of action undertaken by GKM in last 10 years & KM has in fact in terms of services deteriorated in real terms.

Private sector investment has taken place in terms of new dwellings, but this has only put further stress on services.

The statement that the former hotel was not supported or visited by locals does not lead to better support for the new facility. The old hotel never went broke so a hotel only model would seem to be available! Many restaurants are already available in KM & the lack of a bottle store for the hotel will always prove a drawback financially. The previous license was sold off.

Section C.

Since no soils investigations have been undertaken it is highly likely that some of the answers in para. 3 could be incorrect but certainly sensitivity to erosion is correct, but there is also a need for a Geotechnical specialist & I feel the answer NO is frivolous.

It is highly incorrect to state that the groundcover is "bare soil" & there is certainly a need for a specialist to study the site and its surrounds.

Section E. The dining room part of the boarding house hotel was still in operation in the 70ties! What nonsense, GREEN roof! It is height & shape which will impact visual aspect negatively.

It is essential that building method statement and plan be provided and adhered to during construction. Supervision & inspection by building inspector on a dily basis durinf the 1st 6 weekws is essential so that it is ensured that the front dune is not impaired to any extent.

In conclusion I must add that I support all the submissions from the other I&AP's.

Regards

Gunnar Strom

From: Prinsloo, Dirk [mailto:DP prinsloo@gibb.co.za]
Sent: Tuesday, April 01, 2008 9:45 AM
To: 'Justin Hagemann'; dugstrom
Cc: Bertil Strom; Gunnar Strom; jc.lab@keimouth.co.za; Justin Hagemann Contact; Jillian Ovens; Joey; Marie-Louise Strom; Peter Sapire; Phil Ovens; rkc@lantic.net; wayne harrison; wovens
Subject: RE: Draft Basic Assessment for Public Comment

Dear Justin

As with all Environmental Impacts Assessments, the designs are preliminary designs. Final designs are completed after all legislative requirements are met, and then have to be approved by the Environmental Authorities, to confirm that they are in-line with the issues assessed in the Impact Assessment (Basic Assessment in this case). The footprint will remain the same (square metres and as per the town planning regulations and impact on dune due to excavation). It is therefore the official proposal and we have assessed environmental issues related to the designs.

You are correct in stating that the new development is taller than the previous Hotel. In Section E 1 (Issues Raised by I&AP's) of the Basic Assessment it was reported that "It is accepted that the height of the building will be approximately the height of the palm trees in architectural impressions and the EAP is of the opinion that the building will not be a negative visual impact"

Regards

Dirk

From: Justin Hagemann [mailto:justinh@Angloplat.com]
Sent: 01 April 2008 07:34
To: Prinsloo,Dirk; dugstrom
Cc: Bertil Strom; Colin Francis; Gunnar Strom; jc.lab@keimouth.co.za; Justin Hagemann Contact; Jillian Ovens; Joey; Marie-Louise Strom; Peter Sapire; Phil Ovens; rkc@lantic.net; wayne harrison; wovens
Subject: RE: Draft Basic Assessment for Public Comment

Hello All

Attached find architectural impressions of the proposed development "in situ". Dirk, could you please comment on whether this is the official proposal.

Judging from the palm trees, the proposed new development is taller than the previously existing Beach Hotel.

Regards

Justin Hagemann

Technical Manager

Precious Metals Refiners

Tel: 014 - 567 9333

Fax: 014 - 567 9284

Cell: 083 339 7218

From: Prinsloo,Dirk [mailto:DP prinsloo@gibb.co.za]
Sent: 31 March 2008 12:47
To: 'dugstrom'
Cc: Bertil Strom; Colin Francis; Gunnar Strom; jc.lab@keimouth.co.za; Justin Hagemann Contact; 'Jillian Ovens'; 'Joey'; Justin Hagemann; Marie-Louise Strom; Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne harrison; 'wovens'
Subject: RE: Draft Basic Assessment for Public Comment

Dear Stephen

The images showing the proposed development and site layout plans were originally submitted to the Municipality during April 2006 by the town planners on the project. The images were shown by me at the Public Meeting held on 6th March, were freely available since April 2006 and were published in the local publication (Mor Kei Echo). The images included into the email friendly version are electronic photographs of a few hundred kilobytes in size and must by law (Sections of the National Environmental Management Act as published in regulations in Government Notice No. R 385 on 21 April 2006) be included into the Basic Assessment Report and are thus not less important. The images that were part of the Town Planning Application were not electronic and were scans of paper copies and compressed as far as possible but are still in excess of 2 megabytes. Most email servers do not accept emails larger than 2 megabytes. The total size of the document is about 14 megabytes and should thus not be emailed due to bandwidth issues.

I have made arrangements to publish the images and appendixes on the ARCUS GIBB website. The address of the website is <http://projects.gibb.co.za/> . Alternatively go to www.gibb.co.za and follow the

links on the projects tab. The images and all appendixes will be available and can be downloaded from the site. PLEASE NOTE!! the downloads will be only be available later this afternoon (31 March 2008).

The timeframe for submitting written (includes email) comments, for inclusion into the final Basic Assessment Report is 25 April 2008. Submissions must therefore reach ARCUS GIBB by 25 April 2008. The final report and application, which will include submissions received, will be submitted to the Department of Economic Development and Environmental Affairs office in East London on 29 April 2008.

Regards

Dirk

From: dugstrom [mailto:dugstrom@mweb.co.za]
Sent: 27 March 2008 08:01
To: 'Prinsloo,Dirk'
Cc: Bertil Strom; Colin Francis; Gunnar Strom; jc.lab@keimouth.co.za;
jhagemann@angloresearch.com; 'Jillian Ovens'; 'Joey'; justinh@angloplat.com; Marie-Louise Strom;
Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne harrison; 'wovens'
Subject: RE: Draft Basic Assessment for Public Comment

Dear Dirk,

It is essential for all I&AP's to receive the full documentation in a readable format in order to make meaningful comments.

It is worrying that crucial information (such as the images showing the proposed development 'in situ') have been left out of your document whilst other arguably less important images, which are no more 'email friendly' have been included. Is this intentional?

Please can we be emailed All the images, appendices, Architectural designs etc. I know that the architectural drawings are Cad based and I also know for a fact that CAD drawings can be easily converted to emailable .pdf documents. Alternatively the timelines must be altered to allow for postage and receipt of CD's

Please revert

Thanks

Stephen

From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]
Sent: Thursday, March 27, 2008 1:15 PM
Subject: Draft Basic Assessment for Public Comment

Dear Interested and Affected Parties

Please find attached the draft Basic Assessment Report for Public comment. The version sent is email friendly and therefore does not contain all images and appendixes, such as Architectural designs etc. A hard copy (paper) will be delivered to Mr. Labuschagne and another copy to the Municipal offices in Kei Mouth. It is not possible to supply additional paper copies, but electronic versions on a CD can be supplied if required.

The timeframe for submitting written (includes email) comments, for inclusion into the final Basic Assessment Report is 25 April 2008. Submissions must therefore reach ARCUS GIBB by 25 April 2008. The final report and application, which will include submissions received, will be submitted to the Department of Economic Development and Environmental Affairs office in East London on 29 April 2008.

Regards

Dirk

Dirk Prinsloo
Senior Environmentalist
Environmental Services: Infrastructure Group
ARCUS GIBB (Pty) Ltd
P.O. Box 19844
Tecoma 5214
Cell: +27 (0) 84 448 6544
Ph: +27 (0) 43 706 3614
Fax: +27 (0) 43 706 3647
<mailto:dprinsloo@gibb.co.za> mailto:dprinsloo@gibb.co.za

<<Draft Kei Beach Hotel BAR_email.pdf>>

From: peter sapire [psapire@absamail.co.za]
Sent: 25 April 2008 03:18 PM
To: 'Prinsloo,Dirk'

Cc: 'dugstrom'; 'Bertil Strom'; 'Gunnar Strom'; jc.lab@keimouth.co.za;
jhagemann@angloresearch.com; 'Jillian Ovens'; 'Joey'; justinh@angloplat.com; 'Karin Strom'; 'Marie-Louise Strom'; 'Phil Ovens'; rkc@lantic.net; 'wayne harrison'; 'wovens'
Subject: RE: Kei Beach Hotel

Follow Up Flag: Follow up
Flag Status: Blue

Dear Dirk

The objections that we would like to raise as IAPs are the following:

- 1) We do not believe that a proper environmental study has been carried out and we insist that this is essential due to the nature and position of the site.
- 2) The height of the proposed building should be no more than two storeys, and the design should reflect and complement the surroundings in every way possible. We would like to see the full plans for the whole site before building commences and be given the opportunity to approve or lodge objections. The current plan is not acceptable in our view.
- 3) The colour of the roof cannot be taken to cover environmental considerations, which are more far-reaching and need to be evaluated in a proper environmental impact study as mentioned in point one above.
- 4) We are aware that other IAPS have registered, and we support all community efforts to ensure that a hotel that will please and serve the community of Kei Mouth.

Yours sincerely

Ingrid and Peter Sapire

From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]
Sent: 03 March 2008 11:29
To: 'peter sapire'
Subject: RE: Kei Beach Hotel

Dear Peter

I will add your details to the Interested and Affected Party register.

As per the email sent to Stephen Dugmore, provision is made for I&AP's to comment on the project. Attached is a Background Information Document, which provides some details regarding the proposed project. We have identified some key issues that will be investigated during the Basic Assessment Process. If you have any additional issues that would require assessment, please send your comments in writing to my email address.

Regards

Dirk

Dirk Prinsloo
Senior Environmentalist
Environmental Services: Infrastructure Group
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Tecoma 5214
Cell: +27 (0) 84 448 6544
Ph: +27 (0) 43 706 3614
Fax: +27 (0) 43 706 3647
mailto:dprinsloo@gibb.co.za

From: peter sapire [mailto:psapire@absamail.co.za]
Sent: 03 March 2008 10:33
To: 'Prinsloo,Dirk'
Cc: 'Stephen Dugmore'
Subject: RE: Kei Beach Hotel

Dear Dirk

And to whom it may concern

We hereby would like to let you know that we are concerned about the developments at the Kei Mouth Beach Hotel site and would like to be added to the list of I&APs.

Please let us know if there is anything else we need to do to in order make our objections properly noted and heard in this regard.

Thank you very much

Yours sincerely

Ingrid and Peter Sapire

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From: peter sapire [psapire@absamail.co.za]
Sent: 03 March 2008 10:33 AM
To: 'Prinsloo,Dirk'
Cc: 'Stephen Dugmore'
Subject: RE: Kei Beach Hotel

From: peter sapire [psapire@absamail.co.za]
Sent: 25 February 2008 05:13 PM
To: 'dugstrom'; 'Prinsloo,Dirk'
Cc: jc.lab@keimouth.co.za; 'Gunnar Strom'; justinh@angloplat.com; 'Joey'; 'Marie-Louise Strom'; rkc@lantic.net
Subject: RE: Kei Beach Hotel

Dear Steve

Thanks for passing this on to us. We will be getting back to you with our concerns in due course. We will unfortunately not be able to attend the meeting in Kei Mouth.

We would like to receive the information referred to below in order to make further comments after the meeting.

Regards

Ingrid and Peter Sapire

From: dugstrom [mailto:dugstrom@mweb.co.za]
Sent: 25 February 2008 13:08
To: 'Prinsloo,Dirk'
Cc: jc.lab@keimouth.co.za; Gunnar Strom; justinh@angloplat.com; 'Joey'; 'peter sapire'; Marie-Louise Strom; rkc@lantic.net
Subject: RE: Kei Beach Hotel

Hi Dirk

Thanks for your mail. There are a number of IAP's, myself included, who may not be able to attend public meetings. Please can you therefore, prior to any meeting, email all IAP's PDF drawings of the proposal that will be presented at the next meeting, along with all other relevant documentation, so that we can make written comment timeously. Please can this information also be made available in electronic format specifically to the ratepayers association (email jc.lab@keimouth.co.za) so that it can be disseminated to any other IAP's who may not be able to attend meetings and who may well also want to make comments. If for any reason it is not possible to do so prior to the meeting on 6th March, please can it be noted that adequate time must be allowed for comment to be made subsequent to this meeting, once the information has been provided electronically.

Please can you confirm you will attend to this.

Thanks

Stephen Dugmore

From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]
Sent: Monday, February 25, 2008 11:12 AM
Subject: Kei Beach Hotel

Dear Interested and Affected Parties

You have been identified as an Interested and Affected Party.

Please find attached a Background Information Document regarding the Environmental Impact Assessment (Basic Assessment Procedures) for the proposed New Kei Beach Hotel and Apartment Resort, Kei Mouth.

A public meeting is planned for the 6th March in Kei Mouth. If you are not able to attend, please send written submissions to me (email or fax).

I will keep you informed of the progress of the Environmental Impact Assessment.

Regards

Dirk

Dirk Prinsloo
Senior Environmentalist
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P.O. Box 19844
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<mailto:dprinsloo@gibb.co.za> mailto:dprinsloo@gibb.co.za

<<BID_New Beach Hotel_DP 19_02_08.pdf>>

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From: Petersen,Candice
Sent: 28 February 2008 03:16 PM
To: Prinsloo,Dirk
Cc: Schwedhelm,Charne
Subject: J27362-KEI MOUTH BEACH HOTEL BAR

From: alma eaton1 [alma.eaton@oval1.theovalgroup.com] on behalf of phillip hodson1 [phillip.hodson@oval1.theovalgroup.com]
Sent: 14 April 2008 12:34 PM
To: dprinsloo@gibb.co.za
Subject: Proposed Development - Kei Mouth

From: alma eaton1 [alma.eaton@oval1.theovalgroup.com] on behalf of phillip hodson1 [phillip.hodson@oval1.theovalgroup.com]
Sent: 02 April 2008 04:02 PM
To: dprinsloo@gibb.co.za
Subject: FW: Kei Mouth Hotel - Proposed Development - Your Draft Basic Assessment

Dear Mr Prinsloo

Kei Mouth Hotel – Proposed Development - Your Draft Basic Assessment

We thank you for your document, which we received yesterday in the UK.

As the owners and developers of Palm Cottage, the house which directly abuts the proposed development on the South side (Photograph 8), we would make the following comments:

1) We are totally supportive of a top-class Hotel and Apartment/Conference Centre to be constructed on this site. Kei Mouth needs such a development, albeit that most construction in this beautiful area has been of a low quality standard.

2) The two main issues which negatively impact on this proposal are:

a) 4 Storey Height Proposal.

This is not acceptable.

It will totally spoil the ambience of Kei Mouth, and, furthermore makes a dangerous precedent, if approved, in this area.

2 Storey plus a development at road level (ie into the dune) should be the maximum approved – allowing 3 Storeys in total.

b) This, however, connects to the second issue of grave concern – the stability of the dune. You make constant reference to “the Landowners attempts to stabilise the dune”.

If such ingress is not researched in more detail, our neighbouring property could be damaged by subsequent collapse. I have registered this issue now for legal reasons, should such damage occur in the future.

We would take legal action against all Professional Advisers, Developers, etc.

If these 2 matters were addressed, satisfactorily, we would support the development of the site.

There would be one further condition. The Public Land in front of Palm Cottage is extremely attractive. We would require a firm condition that all ingress into the site should be from the North side not the Southern entrance.

We look forward to hearing from you further.

Yours sincerely

Phillip and Sally Hodson

Palm Cottage

Kei Mouth

South Africa

Alma Eaton

PA to Chief Executive Officer

Oval Limited

8 - 10 South Parade

Wakefield

West Yorkshire

WF1 1LR

Tel: 01924 371991

Fax: 01924 290102

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From: Porter, Robert W [Robert.Porter@standardbank.co.za]

Sent: 06 March 2008 05:08 PM

To: Dprinsloo@gibb.co.za

Subject: Kei Mouth Hotel

From: Prinsloo,Dirk

Sent: 07 May 2008 10:58 AM

To: 'dugstrom'

Subject: RE: Kei Mouth BAR status

From: Prinsloo,Dirk

Sent: 06 May 2008 10:09 AM

To: 'Mike Medcalf'

Subject: RE: Kei Beach Hotel

From: Prinsloo,Dirk

Sent: 06 May 2008 08:59 AM

To: Mike Medcalf (mike@npmgeomatrics.co.za)

Subject: Kei Beach Hotel

From: Prinsloo,Dirk

Sent: 24 April 2008 08:26 AM

To: 'Mike Medcalf'

Subject: RE: kei mouth beach hotel

From: Prinsloo,Dirk

Sent: 21 April 2008 08:43 AM
To: 'dugstrom'
Subject: RE: kei mouth hotel BAR response.pdf - Adobe Acrobat Professional

From: Prinsloo,Dirk
Sent: 14 April 2008 04:39 PM
To: 'phillip hodson1'; Prinsloo,Dirk
Subject: RE: Proposed Development - Kei Mouth

From: Prinsloo,Dirk
Sent: 10 April 2008 12:48 PM
To: Mkhosana (mkhosana@dteea.fs.gov.za)
Cc: Danie Krynauw (krynauwd@dteea.fs.gov.za)
Subject: FW: RoD's

From: Prinsloo,Dirk
Sent: 07 April 2008 09:22 AM
To: 'dugstrom'; 'Bertil Ström'
Cc: 'Gunnar Strom'; jc.lab@keimouth.co.za; jhagemann@angloresearch.com; justinh@angloplat.com; 'Peter Sapire'
Subject: RE: New Kei Beach Hotel and Apart Resort

Dear Stephen

Reply regarding your understanding.

1. Correct. Regulation 24 (b) states: ...submit the application form to the competent authority together with (ii) copies of any representations, objections, comments received...and (iv) any responses by the EAP to those representations, objections, comments.
2. Correct. As in the issues and response report.
3. Correct. Regulation 24 (b) states: ...submit the application form to the competent authority together with (ii) copies of any representations, objections, comments received...and (iv) any responses by the EAP to those representations, objections, comments.

Please be aware that this is a Public Process with set down requirements, not a dialog with only a few parties. The objective is to ensure that all I&AP's inputs are integrated into the report which is communicated to the competent authority (DEDEA).

Regards

Dirk

From: dugstrom [mailto:dugstrom@mweb.co.za]
Sent: 03 April 2008 02:20
To: 'Bertil Ström'; 'Prinsloo,Dirk'
Cc: 'Gunnar Strom'; jc.lab@keimouth.co.za; jhagemann@angloresearch.com; 'Jillian Ovens'; 'Joey'; justinh@angloplat.com; 'Marie-Louise Strom'; 'Peter Sapire'; 'Phil Ovens'; rkc@lantic.net; 'wayne harrison'; 'wovens'
Subject: RE: New Kei Beach Hotel and Apart Resort

Hi Dirk,

Further to Bertil's queries below, is my understanding correct that the EAP is obliged to?:

1. Note and respond to all comments and concerns
2. Summarise all comments and concerns
3. Append I&AP's comments and concerns in full.

Please advise

Thanks

Stephen Dugmore

From: Bertil Ström [mailto:bertil@absamail.co.za]
Sent: Thursday, April 03, 2008 1:46 PM
To: Prinsloo,Dirk; 'dugstrom'
Cc: Gunnar Strom; jc.lab@keimouth.co.za; jhagemann@angloresearch.com; 'Jillian Ovens'; 'Joey'; justinh@angloplat.com; Marie-Louise Strom; Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne harrison; 'wovens'
Subject: Re: New Kei Beach Hotel and Apart Resort

Hi Dirk

Thanks for that. One thing though. You have not answered any questions. My question remains. How can you as a practitioner answered the questions in the BAR without having consulted relevant literature? Or have you? This information is public. Can we see it?

Let me get this right. The final basic assessment goes for approval / disapproval on the 29th April 2008. How do we know to what extent our comments have been looked at and whether your address of the issue is in fact holistic?

If this Final BAR is accepted as a true representation, does this mean that amongst other things, no EMP is required by the developer?

Regards

Bertil

----- Original Message -----

From: Prinsloo,Dirk <mailto:DPrinsloo@gibb.co.za>

To: 'Bertil <mailto:bertil@absamail.co.za> Ström'; 'dugstrom' <mailto:dugstrom@mweb.co.za>

Cc: Gunnar <mailto:gunnarstrom@icon.co.za> Strom; jc.lab@keimouth.co.za; jhagemann@angloresearch.com; 'Jillian <mailto:Jillian.Ovens@wits.ac.za> Ovens'; 'Joey' <mailto:conveyancing@blkretzmanninc.co.za>; justinh@angloplat.com; Marie-Louise <mailto:Marie@idasa.org.za> Strom; Peter Sapire <mailto:psapire@absamail.co.za>; 'Phil <mailto:philovens@peppadew.com> Ovens'; rkc@lantic.net; wayne <mailto:harrison@shark.co.za> harrison; 'wovens' <mailto:wovens@woa.co.za>

Sent: Thursday, April 03, 2008 11:54 AM

Subject: RE: New Kei Beach Hotel and Apart Resort

Dear Bertil

Your comments have been noted and will be addressed in the Final Basic Assessment Report.

Regards

Dirk

From: Bertil Ström [mailto:bertil@absamail.co.za]
Sent: 03 April 2008 10:09
To: Prinsloo,Dirk; 'dugstrom'
Cc: Gunnar Strom; jc.lab@keimouth.co.za; jhagemann@angloresearch.com; 'Jillian Ovens'; 'Joey'; justinh@angloplat.com; Marie-Louise Strom; Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne harrison; 'wovens'
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Hi Dirk

I have had a good browse through your BAR. Some statements appear to be unsubstantiated and/or opinionated. Where are the calculations as per engineering principles for such things as raw water supply capacity (hydrological survey), fresh water treatment supply capacity and quality, sewage treatment capacity. None of these elements can be evaluated by visual inspection. Where is the sewage sludge disposed of and does the discharged water adhere to DWAF regulations. Is the reticulation infrastructure capable of sustaining notably more load?

The same applies to the power supply. Where is the engineering report to substantiate that the grid will be able to sustainably support this 'Hotel'. What will be done in terms of lighting so that the building doesn't stand out like a bonfire on the sky line?

Further more the solid waste facility at Kei Mouth most definitely does not have the capacity to handle waste in general not to mention much more waste. Is it in fact registered? Is its site location appropriate? I have inspected it myself. I believe and can show it to be seriously lacking in capacity and capability to handle further solid waste of any nature be it putrescible, garbage, rubbish, mixed hazardous and special wastes.

The area generally (Kei Mouth) has a sandy topsoil underlain by clay. There are visually shallow aquifers and a high ground water recharge scenario is obviated by the surface geology. The dune is most certainly not static. The only reason it is static is because of stailisation by natural vegetation which is now at serious risk of damage and hence the dune itself is at risk of being undermined. A clear point in case is the Northcroft beach dune that has receded considerably in the past few years. Why are property owners having to place gabions and other anti-erosion measures in front of their structures that have the same type of situation as the 'Hotel' will have?. Dune sand is in engineering terms not stable but rather unstable.

Where are concrete aggregates to be sourced? Does the local quarry have capacity to supply this huge quantity of sand without damaging the dune habitat it surrounded by?

As the EIA practitioner you must be able to substantiate your claims by engineering calculations and these must surely have been consulted. Where is this information for scrutinizing. I would like to be able to submit written comments based on your engineering information so that it is factual and not merely speculative.

As far as I am concerned the BAR should show that there are a number of worrying factors that should be properly investigated whereas in this case shows quite the opposite. This is most certainly my opinion, but it appears to me that a high speed rubber stamp is being sought and the environment is not really being seriously considered.

As we know the environment is not just the bunnies and the birds but everyone and everything therein. How can the local population be said to be benefitting when at best very few permanent positions will be generated and some casual jobs. Is this a trade off for an aesthetically poor structure imposing itself on a pristine coastline and stretching the infrastructure to beyond a limit state. The environment is there for the enjoyment of everyone. Its decline will likewise be felt by everyone. What - for the maximisation of personal profit of a few individuals.

Regards

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Environmental Services: Infrastructure Group
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P.O. Box 19844
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Thanks

Stephen Dugmore

From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]

Sent: Tuesday, April 01, 2008 7:46 AM

To: Alexis Keal and Ann Roebert; Allan Porter; Andrew and Carol Baisley; Bertil Strom; Bill Heaton; Brandon Roebert; Brendan Kretzmann; Cavall Freitag; Charles Stewart; Councillor Nomonde Dyani; Derek Hill; Dirk Prinsloo; Doug Cordingley; E Bezuidenhout and B Futter; Foster Sikolobo; G Strom; Gretchen&Gordon Hagemann; Gunnar Strom; Ian Scott; J Hageman; J Pretorius; Jen and Mike Sheard; John Keil; John Tuck; Judy and Robyn Hobbs; Justin Hagemann; Marie Strom; Mduduzi; Mr Labuschagne; Nomboniso Mntwini; Norma Rowlings; Pat Mahon; Peter Sapire; Prof. Harry Boyte; Robert Porter; Sally Ann Hodson; Stephen Dugmore; Tony and Bev Stone; Wayne Harrison; Yvonne Lees

Subject: New Kei Beach Hotel and Apart Resort

Dear Interested and Affected Parties

I have made arrangements to publish the electronic images and appendices of the Basic Assessment Report on the ARCUS GIBB website. The address of the website is <<http://projects.gibb.co.za/>> <http://projects.gibb.co.za/> . Alternatively go to <<http://www.gibb.co.za>> www.gibb.co.za and follow the links on the projects tab. The images and all appendices will be available and can be downloaded from the site.

Regards

Dirk

Dirk Prinsloo
Senior Environmentalist
Environmental Services: Infrastructure Group
ARCUS GIBB (Pty) Ltd
P.O. Box 19844
Tecoma 5214
Cell: +27 (0) 84 448 6544
Ph: +27 (0) 43 706 3614
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<mailto:dprinsloo@gibb.co.za> mailto:dprinsloo@gibb.co.za

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From: Prinsloo,Dirk
Sent: 03 April 2008 07:45 AM
To: 'dugstrom'; Prinsloo,Dirk; Alexis Keal and Ann Roebert; Allan Porter; Andrew and Carol Baisley; Bertil Strom; Bill Heaton; Brandon Roebert; Brendan Kretzmann; Cavall Freitag; Charles Stewart; Councillor Nomonde Dyani; Derek Hill; Dirk Prinsloo; Doug Cordingley; E Bezuidenhout and B Futter; Foster Sikolobo; G Strom; Gretchen&Gordon Hagemann; Gunnar Strom; Ian Scott; J Hageman; J Pretorius; Jen and Mike Sheard; John Keil; John Tuck; Judy and Robyn Hobbs; Justin Hagemann; Marie Strom; Mduduzi; Mr Labuschagne; Nomboniso Mntwini; Norma Rowlings; Pat Mahon; Peter Sapire; Prof. Harry Boyte; Robert Porter; Sally Ann Hodson; Tony and Bev Stone; Wayne Harrison; Yvonne Lees
Subject: RE: New Kei Beach Hotel and Apart Resort

From: Prinsloo,Dirk
Sent: 03 April 2008 07:45 AM
To: 'dugstrom'; Prinsloo,Dirk; Alexis Keal and Ann Roebert; Allan Porter; Andrew and Carol Baisley; Bertil Strom; Bill Heaton; Brandon Roebert; Brendan Kretzmann; Cavall Freitag; Charles Stewart; Councillor Nomonde Dyani; Derek Hill; Dirk Prinsloo; Doug Cordingley; E Bezuidenhout and B Futter; Foster Sikolobo; G Strom; Gretchen&Gordon Hagemann; Gunnar Strom; Ian Scott; J Hageman; J Pretorius; Jen and Mike Sheard; John Keil; John Tuck; Judy and Robyn Hobbs; Justin Hagemann; Marie Strom; Mduduzi; Mr Labuschagne; Nomboniso Mntwini; Norma Rowlings; Pat Mahon; Peter Sapire; Prof. Harry Boyte; Robert Porter; Sally Ann Hodson; Tony and Bev Stone; Wayne Harrison; Yvonne Lees
Subject: RE: New Kei Beach Hotel and Apart Resort

From: Prinsloo,Dirk
Sent: 02 April 2008 07:28 AM
To: 'Bertil Ström'
Subject: RE: Draft Basic Assessment for Public Comment - BS.2

Dear Bertil

Yes, you are registered.

Regards

Dirk

From: Bertil Ström [mailto:bertil@absamail.co.za]
Sent: 01 April 2008 04:09
To: Prinsloo,Dirk; Justin Hagemann; dugstrom
Cc: Gunnar Strom; jc.lab@keimouth.co.za; Justin Hagemann Contact; Jillian Ovens; Joey; Marie-Louise Strom; Peter Sapire; Phil Ovens; rkc@lantic.net; wayne harrison; wovens
Subject: Re: Draft Basic Assessment for Public Comment - BS.2

Hi Dirk

Am I therefore registered as an I&AP?

Regards
Bertil

----- Original Message -----

From: Prinsloo,Dirk <mailto:DPrinsloo@gibb.co.za>
To: 'Bertil Ström' <mailto:bertil@absamail.co.za> ; Justin <mailto:justinh@Angloplat.com>
Hagemann ; dugstrom <mailto:dugstrom@mweb.co.za>
Cc: Gunnar Strom <mailto:gunnarstrom@icon.co.za> ; jc.lab@keimouth.co.za ; Justin Hagemann
Contact <mailto:jhagemann@angloresearch.com> ; Jillian <mailto:Jillian.Ovens@wits.ac.za> Ovens
; Joey <mailto:conveyancing@blkretzmanninc.co.za> ; Marie-Louise <mailto:Marie@idasa.org.za>
Strom ; Peter Sapire <mailto:psapire@absamail.co.za> ; Phil <mailto:philovens@peppadew.com>
Ovens ; rkc@lantic.net ; wayne <mailto:harrison@shark.co.za> harrison ; wovens
<mailto:wovens@woa.co.za>
Sent: Tuesday, April 01, 2008 2:56 PM
Subject: RE: Draft Basic Assessment for Public Comment - BS.2

Dear Bertil

I had a look at my records and you are not registered as an I&AP, or have requested for your name to be placed on the register. You have been receiving my replies to emails sent by other parties as you are on their distribution list. Although the timeframe for registering as a I&AP closed on 21 March 2008, I have included you details in the I&AP register and my email list. The draft BAR was sent out last week and the emails you have been receiving were in response to issues related to the BAR.

I will send the Draft BAR to your email address. If anybody else on the mailing list (as above) requires a copy, please notify me and I will email a copy.

Regards

Dirk

From: Bertil Ström [mailto:bertil@absamail.co.za]
Sent: 01 April 2008 02:21
To: Prinsloo,Dirk; Justin Hagemann; dugstrom

Cc: Gunnar Strom; jc.lab@keimouth.co.za; Justin Hagemann Contact; Jillian Ovens; Joey; Marie-Louise Strom; Peter Sapire; Phil Ovens; rkc@lantic.net; wayne harrison; wovens
Subject: Re: Draft Basic Assessment for Public Comment - BS.2

Thanks for the explanation Dirk -

So we await the draft BAR to see what has been covered and to what extent.

Regards
Bertil

----- Original Message -----

From: Prinsloo,Dirk <mailto:DPPrinsloo@gibb.co.za>
To: 'Bertil Ström' <mailto:bertil@absamail.co.za> ; Justin <mailto:justinh@Angloplat.com>
Hagemann ; dugstrom <mailto:dugstrom@mweb.co.za>
Cc: Gunnar Strom <mailto:gunnarstrom@icon.co.za> ; jc.lab@keimouth.co.za ; Justin Hagemann
Contact <mailto:jhagemann@angloresearch.com> ; Jillian Ovens <mailto:Jillian.Ovens@wits.ac.za>
; Joey <mailto:conveyancing@blkretzmanninc.co.za> ; Marie-Louise <mailto:Marie@idasa.org.za>
Strom ; Peter Sapire <mailto:psapire@absamail.co.za> ; Phil <mailto:philovens@peppadew.com>
Ovens ; rkc@lantic.net ; wayne <mailto:harrison@shark.co.za> harrison ; wovens
<mailto:wovens@woa.co.za>
Sent: Tuesday, April 01, 2008 1:51 PM
Subject: RE: Draft Basic Assessment for Public Comment - BS.2

Dear Bertil

The BAR is part of a new set of "Environmental Impact Assessment" legislation. The legislations determines that a BAR is required and not a Scoping and EIA Report. This fact was discussed in the BAR (See Appendix E, Comments and Response Report).

As per my previous email, the way forward for all I&AP's will be to comment on the Basic Assessment Report. As mentioned, most of the issues raised by your emails have been acknowledged, discussed and assessed in the BAR. Any submissions/comment made in responses to the draft BAR, will be included into the final BAR that will be submitted to the environmental authorities. An explanation/interpretation will be given by me in the Issues and Response Report section of the final BAR and will be submitted to the authorities and will also be distributed to all I&AP's.

After the competent authority has made a decision on the application for Environmental Authorisation, a Record of Decision (RoD) will be issued. I will notify you of the issue of the RoD. This could grant or not grant permission for the proposed development to commence. All parties will then have the opportunity to appeal against the RoD. Thus, If you are still not satisfied with the response to or assessment of issues in the final report, you will be able to appeal the RoD as set out in the regulations.

Regards

Dirk

From: Bertil Ström [mailto:bertil@absamail.co.za]
Sent: 01 April 2008 12:42

To: Prinsloo,Dirk; Justin Hagemann; dugstrom
Cc: Gunnar Strom; jc.lab@keimouth.co.za; Justin Hagemann Contact; Jillian Ovens; Joey; Marie-Louise Strom; Peter Sapire; Phil Ovens; rkc@lantic.net; wayne harrison; wovens
Subject: Re: Draft Basic Assessment for Public Comment - BS.2

Hi Dirk

As I understand the IEM procedure, due to the position of this building, law states that no scoping or initial investigation is required but rather a full EIA. In other words the classification of the proposal by virtue of its position is Significant Impact.

I am unfamiliar with a BAR. Where does this come in? Further more who was of the opinion that the building in consideration namely the new 'Hotel' so to speak would have no negative visual impact? Was this by inclusion of the public? Who accepted that the height of the 'Hotel' would be about the height of the palm trees. Using that kind of terminology is similar to asking how long is a piece of string.

As you have clarified, the building is four stories plus a basement and pitched roof. That is a substantial structure How could anyone possibly define such a structure as having no negative visual impact? Bearing in mind what the developers want to build, we will be lucky to see the palm trees at all, unless they are allowed to seriously undermine the protected primary dune. Coastal properties are to a large extent evaluated against their position with regards to views. Where one used to look at the sea on the horizon, we now face the possibility of looking at the back of a 'Hotel'. I am afraid to say that the visual impact is huge. Even properties further back and at higher elevation will now be at jeopardy of loosing their views.

To go a bit further what about light pollution and noise pollution to name other factors that come to mind immediately but certainly not defining a comprehensive list? Are we looking at the developer coming forward with proposals in mitigation of these as they will certainly affect us as property owners in the near environs of the proposed new development?

Why was the first public meeting convened before the easter weekend and not over the easter weekend when there would have been significantly more homeowners present at the meeting and could have been considered somewhat more public?

At what point do we get to see a copy of the EIA report that will be sent for approval?

Regards
Bertil

----- Original Message -----

From: Prinsloo,Dirk <mailto:DPrinsloo@gibb.co.za>
To: 'Bertil Ström' <mailto:bertil@absamail.co.za> ; Justin <mailto:justinh@Angloplat.com>
Hagemann ; Prinsloo,Dirk <mailto:DPrinsloo@gibb.co.za> ; dugstrom
<mailto:dugstrom@mweb.co.za>
Cc: Gunnar Strom <mailto:gunnarstrom@icon.co.za> ; jc.lab@keimouth.co.za ; Justin Hagemann
Contact <mailto:jhagemann@angloresearch.com> ; Jillian Ovens <mailto:Jillian.Ovens@wits.ac.za>
; Joey <mailto:conveyancing@blkretzmanninc.co.za> ; Marie-Louise <mailto:Marie@idasa.org.za>
Strom ; Peter Sapire <mailto:psapire@absamail.co.za> ; Phil <mailto:philovens@peppadew.com>
Ovens ; rkc@lantic.net ; wayne <mailto:harrison@shark.co.za> harrison ; wovens
<mailto:wovens@woa.co.za>
Sent: Tuesday, April 01, 2008 11:42 AM
Subject: RE: Draft Basic Assessment for Public Comment - BS.2

Dear Bertil

As per the Basic Assessment Report, yes the building is four storeys plus basement.

As per email sent to Justin Hageman "the new development is taller than the previous Hotel. In Section E 1 (Issues Raised by I&AP's) of the Basic Assessment it was reported that "It is accepted that the height of the building will be approximately the height of the palm trees in architectural impressions and the EAP is of the opinion that the building will not be a negative visual impact"

All Interested and Affected Parties have been made aware of the issues, again as per the Basic Assessment Report (BAR).

The Basic Assessment report does discuss "sense of place and visual impact" and does highlight that the concept of "the right to a view" is not part of this Basic Assessment Report.

Socio-economic factors have been taken into consideration and assessed.

The way forward for all I&AP's will be to make comment on the Basic Assessment Report. As mentioned above, most of the issues raised by your email have been acknowledged, discussed and assessed in the BAR. Your written (including email) submissions will be included into the final document that will be submitted to the environmental authorities.

Regards

Dirk

From: Bertil Ström [mailto:bertil@absamail.co.za]
Sent: 01 April 2008 10:00
To: Justin Hagemann; Prinsloo,Dirk; dugstrom
Cc: Colin Francis; Gunnar Strom; jc.lab@keimouth.co.za; Justin Hagemann Contact; Jillian Ovens; Joey; Marie-Louise Strom; Peter Sapire; Phil Ovens; rkc@lantic.net; wayne harrison; wovens
Subject: Re: Draft Basic Assessment for Public Comment - BS.2

Hi Dirk

These images appear to me to be unrealistic and in fact false. Firstly please confirm that my observations of a four storey new building are correct. If this is the case how can a four storey building with pitched roof visually only extend to what the images portray as about one storey higher than the old building of two stories with a low slung pitched roof. This is easily picked up using the palm trees as a measure and in any case the new building is substantially higher than the old.

It also covers more lateral ground at the same new excessive elevation. This results in a huge visual impact from our property as well as many others. I believe that there a lot of stakeholders who are unaware of this and will certainly not approve of such a building being erected in front of their properties. Affected erven can be plotted as part of the EIA social study and the owners informed.

If this is the type of information that decisions must be based upon it will not be possible due to its intrinsic deficiencies. What we need to see is the real picture. When will such information be available?

Regards
Bertil strom

----- Original Message -----

From: Justin Hagemann <mailto:justinh@Angloplat.com>
To: Prinsloo,Dirk <mailto:DPrinsloo@gibb.co.za> ; dugstrom <mailto:dugstrom@mweb.co.za>

Cc: Bertil Strom <mailto:bertil@absamail.co.za> ; Colin <mailto:cfrancis@iburst.co.za> Francis ; Gunnar Strom <mailto:gunnarstrom@icon.co.za> ; jc.lab@keimouth.co.za ; Justin Hagemann Contact <mailto:jhagemann@angloresearch.com> ; Jillian Ovens <mailto:Jillian.Ovens@wits.ac.za> ; Joey <mailto:conveyancing@blkretzmanninc.co.za> ; Marie-Louise <mailto:Marie@idasa.org.za> Strom ; Peter Sapire <mailto:psapire@absamail.co.za> ; Phil <mailto:philovens@peppadew.com> Ovens ; rkc@lantic.net ; wayne <mailto:harrison@shark.co.za> harrison ; wovens <mailto:wovens@woa.co.za>
Sent: Tuesday, April 01, 2008 7:34 AM
Subject: RE: Draft Basic Assessment for Public Comment

Hello All

Attached find architectural impressions of the proposed development "in situ". Dirk, could you please comment on whether this is the official proposal.

Judging from the palm trees, the proposed new development is taller than the previously existing Beach Hotel.

Regards

Justin Hagemann

Technical Manager

Precious Metals Refiners

Tel: 014 - 567 9333

Fax: 014 - 567 9284

Cell: 083 339 7218

From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]
Sent: 31 March 2008 12:47
To: 'dugstrom'
Cc: Bertil Strom; Colin Francis; Gunnar Strom; jc.lab@keimouth.co.za; Justin Hagemann Contact; 'Jillian Ovens'; 'Joey'; Justin Hagemann; Marie-Louise Strom; Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne harrison; 'wovens'
Subject: RE: Draft Basic Assessment for Public Comment

Dear Stephen

The images showing the proposed development and site layout plans were originally submitted to the Municipality during April 2006 by the town planners on the project. The images were shown by me at the Public Meeting held on 6th March, were freely available since April 2006 and were published in the local publication (Mor Kei Echo). The images included into the email friendly version are electronic photographs of a few hundred kilobytes in size and must by law (Sections of the National Environmental Management Act as published in regulations in Government Notice No. R 385 on 21 April 2006) be included into the Basic Assessment Report and are thus not less important. The images that were part of the Town Planning Application were not electronic and were scans of paper copies and compressed as far as possible but are still in excess of 2 megabytes. Most email servers do not accept emails larger than 2 megabytes. The total size of the document is about 14 megabytes and should thus not be emailed due to bandwidth issues.

I have made arrangements to publish the images and appendixes on the ARCUS GIBB website. The address of the website is <http://projects.gibb.co.za/> . Alternatively go to www.gibb.co.za and follow the links on the projects tab. The images and all appendixes will be available and can be downloaded from the site. PLEASE NOTE!! the downloads will be only be available later this afternoon (31 March 2008).

The timeframe for submitting written (includes email) comments, for inclusion into the final Basic Assessment Report is 25 April 2008. Submissions must therefore reach ARCUS GIBB by 25 April 2008. The final report and application, which will include submissions received, will be submitted to the Department of Economic Development and Environmental Affairs office in East London on 29 April 2008.

Regards

Dirk

From: dugstrom [mailto:dugstrom@mweb.co.za]
Sent: 27 March 2008 08:01
To: 'Prinsloo,Dirk'
Cc: Bertil Strom; Colin Francis; Gunnar Strom; jc.lab@keimouth.co.za;
jhagemann@angloresearch.com; 'Jillian Ovens'; 'Joey'; justinh@angloplat.com; Marie-Louise Strom;
Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne harrison; 'wovens'
Subject: RE: Draft Basic Assessment for Public Comment

Dear Dirk,

It is essential for all I&AP's to receive the full documentation in a readable format in order to make meaningful comments.

It is worrying that crucial information (such as the images showing the proposed development 'in situ') have been left out of your document whilst other arguably less important images, which are no more 'email friendly' have been included. Is this intentional?

Please can we be emailed ALLI the images, appendices, Architectural designs etc. I know that the architectural drawings are Cad based and I also know for a fact that CAD drawings can be easily converted to emailable .pdf documents. Alternatively the timelines must be altered to allow for postage and receipt of CD"s

Please revert

Thanks

Stephen

From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]
Sent: Thursday, March 27, 2008 1:15 PM
Subject: Draft Basic Assessment for Public Comment

Dear Interested and Affected Parties

Please find attached the draft Basic Assessment Report for Public comment. The version sent is email friendly and therefore does not contain all images and appendixes, such as Architectural designs etc. A hard copy (paper) will be delivered to Mr. Labuschagne and another copy to the Municipal offices in Kei Mouth. It is not possible to supply additional paper copies, but electronic versions on a CD can be supplied if required.

The timeframe for submitting written (includes email) comments, for inclusion into the final Basic Assessment Report is 25 April 2008. Submissions must therefore reach ARCUS GIBB by 25 April 2008. The final report and application, which will include submissions received, will be submitted to the Department of Economic Development and Environmental Affairs office in East London on 29 April 2008.

Regards

Dirk

Dirk Prinsloo
Senior Environmentalist
Environmental Services: Infrastructure Group
ARCUS GIBB (Pty) Ltd
P.O. Box 19844
Tecoma 5214
Cell: +27 (0) 84 448 6544
Ph: +27 (0) 43 706 3614
Fax: +27 (0) 43 706 3647
<mailto:dprinsloo@gibb.co.za> mailto:dprinsloo@gibb.co.za

<<Draft Kei Beach Hotel BAR_email.pdf>>

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From: Prinsloo,Dirk
Sent: 01 April 2008 11:43 AM
To: 'Bertil Ström'; Justin Hagemann; Prinsloo,Dirk; dugstrom
Cc: Gunnar Strom; jc.lab@keimouth.co.za; Justin Hagemann Contact; Jillian Ovens; Joey; Marie-Louise Strom; Peter Sapire; Phil Ovens; rkc@lantic.net; wayne harrison; wovens
Subject: RE: Draft Basic Assessment for Public Comment - BS.2

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Bertil strom

----- Original Message -----

From: Justin <mailto:justinh@Angloplat.com> Hagemann
To: Prinsloo,Dirk <mailto:DPPrinsloo@gibb.co.za> ; dugstrom <mailto:dugstrom@mweb.co.za>
Cc: Bertil Strom <mailto:bertil@absamail.co.za> ; Colin <mailto:cfrancis@iburst.co.za> Francis ; Gunnar Strom <mailto:gunnarstrom@icon.co.za> ; jc.lab@keimouth.co.za ; Justin Hagemann Contact <mailto:jhagemann@angloresearch.com> ; Jillian <mailto:Jillian.Ovens@wits.ac.za> Ovens ; Joey

<mailto:conveyancing@blkretzmanninc.co.za> ; Marie-Louise <mailto:Marie@idasa.org.za> Strom ; Peter Sapire <mailto:psapire@absamail.co.za> ; Phil <mailto:philovens@peppadew.com> Ovens ; rkc@lantic.net ; wayne <mailto:harrison@shark.co.za> harrison ; wovens <mailto:wovens@woa.co.za>
Sent: Tuesday, April 01, 2008 7:34 AM
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Precious Metals Refiners

Tel: 014 - 567 9333

Fax: 014 - 567 9284

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Sent: 31 March 2008 12:47
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Cc: Bertil Strom; Colin Francis; Gunnar Strom; jc.lab@keimouth.co.za; Justin Hagemann Contact; 'Jillian Ovens'; 'Joey'; Justin Hagemann; Marie-Louise Strom; Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne harrison; 'wovens'
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Regards

Dirk

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Sent: 27 March 2008 08:01
To: 'Prinsloo,Dirk'
Cc: Bertil Strom; Colin Francis; Gunnar Strom; jc.lab@keimouth.co.za; jhagemann@angloresearch.com; 'Jillian Ovens'; 'Joey'; justinh@angloplat.com; Marie-Louise Strom; Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne harrison; 'wovens'
Subject: RE: Draft Basic Assessment for Public Comment

Dear Dirk,

It is essential for all I&AP's to receive the full documentation in a readable format in order to make meaningful comments.

It is worrying that crucial information (such as the images showing the proposed development 'in situ') have been left out of your document whilst other arguably less important images, which are no more 'email friendly' have been included. Is this intentional?

Please can we be emailed ALLI the images, appendices, Architectural designs etc. I know that the architectural drawings are Cad based and I also know for a fact that CAD drawings can be easily converted to emailable .pdf documents. Alternatively the timelines must be altered to allow for postage and receipt of CD"s

Please revert

Thanks

Stephen

From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]
Sent: Thursday, March 27, 2008 1:15 PM
Subject: Draft Basic Assessment for Public Comment

Dear Interested and Affected Parties

Please find attached the draft Basic Assessment Report for Public comment. The version sent is email friendly and therefore does not contain all images and appendixes, such as Architectural designs etc. A hard copy (paper) will be delivered to Mr. Labuschagne and another copy to the Municipal offices in Kei Mouth. It is not possible to supply additional paper copies, but electronic versions on a CD can be supplied if required.

The timeframe for submitting written (includes email) comments, for inclusion into the final Basic Assessment Report is 25 April 2008. Submissions must therefore reach ARCUS GIBB by 25 April 2008. The final report and application, which will include submissions received, will be submitted to the Department of Economic Development and Environmental Affairs office in East London on 29 April 2008.

Regards

Dirk

Dirk Prinsloo
Senior Environmentalist

Environmental Services: Infrastructure Group
ARCUS GIBB (Pty) Ltd
P.O. Box 19844
Tecoma 5214
Cell: +27 (0) 84 448 6544
Ph: +27 (0) 43 706 3614
Fax: +27 (0) 43 706 3647
<mailto:dprinsloo@gibb.co.za> mailto:dprinsloo@gibb.co.za

<<Draft Kei Beach Hotel BAR_email.pdf>>

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From: Prinsloo,Dirk
Sent: 01 April 2008 09:45 AM
To: 'Justin Hagemann'; dugstrom
Cc: Bertil Strom; Gunnar Strom; jc.lab@keimouth.co.za; Justin Hagemann Contact; Jillian Ovens; Joey; Marie-Louise Strom; Peter Sapire; Phil Ovens; rkc@lantic.net; wayne harrison; wovens
Subject: RE: Draft Basic Assessment for Public Comment

Dear Justin

As with all Environmental Impacts Assessments, the designs are preliminary designs. Final designs are completed after all legislative requirements are met, and then have to be approved by the Environmental Authorities, to confirm that they are in-line with the issues assessed in the Impact Assessment (Basic Assessment in this case). The footprint will remain the same (square metres and as per the town planning regulations and impact on dune due to excavation). It is therefore the official proposal and we have assessed environmental issues related to the designs.

You are correct in stating that the new development is taller than the previous Hotel. In Section E 1 (Issues Raised by I&AP's) of the Basic Assessment it was reported that "It is accepted that the height of the building will be approximately the height of the palm trees in architectural impressions and the EAP is of the opinion that the building will not be a negative visual impact"

Regards

Dirk

From: Justin Hagemann [mailto:justinh@Angloplat.com]
Sent: 01 April 2008 07:34
To: Prinsloo,Dirk; dugstrom
Cc: Bertil Strom; Colin Francis; Gunnar Strom; jc.lab@keimouth.co.za; Justin Hagemann Contact; Jillian Ovens; Joey; Marie-Louise Strom; Peter Sapire; Phil Ovens; rkc@lantic.net; wayne harrison; wovens
Subject: RE: Draft Basic Assessment for Public Comment

Hello All

Attached find architectural impressions of the proposed development "in situ". Dirk, could you please comment on whether this is the official proposal.

Judging from the palm trees, the proposed new development is taller than the previously existing Beach Hotel.

Regards

Justin Hagemann

Technical Manager

Precious Metals Refiners

Tel: 014 - 567 9333

Fax: 014 - 567 9284

Cell: 083 339 7218

From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]
Sent: 31 March 2008 12:47
To: 'dugstrom'
Cc: Bertil Strom; Colin Francis; Gunnar Strom; jc.lab@keimouth.co.za; Justin Hagemann Contact; 'Jillian Ovens'; 'Joey'; Justin Hagemann; Marie-Louise Strom; Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne harrison; 'wovens'
Subject: RE: Draft Basic Assessment for Public Comment

Dear Stephen

The images showing the proposed development and site layout plans were originally submitted to the Municipality during April 2006 by the town planners on the project. The images were shown by me at the Public Meeting held on 6th March, were freely available since April 2006 and were published in the local publication (Mor Kei Echo). The images included into the email friendly version are electronic photographs of a few hundred kilobytes in size and must by law (Sections of the National Environmental Management Act as published in regulations in Government Notice No. R 385 on 21 April 2006) be included into the Basic Assessment Report and are thus not less important. The images that were part of the Town Planning Application were not electronic and were scans of paper copies and compressed as far as possible but are still in excess of 2 megabytes. Most email servers do not accept emails larger than 2 megabytes. The total size of the document is about 14 megabytes and should thus not be emailed due to bandwidth issues.

I have made arrangements to publish the images and appendixes on the ARCUS GIBB website. The address of the website is <http://projects.gibb.co.za/> . Alternatively go to www.gibb.co.za and follow the links on the projects tab. The images and all appendixes will be available and can be downloaded from the site. PLEASE NOTE!! the downloads will be only be available later this afternoon (31 March 2008).

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Regards

Dirk

From: dugstrom [mailto:dugstrom@mweb.co.za]
Sent: 27 March 2008 08:01
To: 'Prinsloo,Dirk'
Cc: Bertil Strom; Colin Francis; Gunnar Strom; jc.lab@keimouth.co.za; jhagemann@angloresearch.com; 'Jillian Ovens'; 'Joey'; justinh@angloplat.com; Marie-Louise Strom; Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne harrison; 'wovens'
Subject: RE: Draft Basic Assessment for Public Comment

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Please revert

Thanks

Stephen

From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]
Sent: Thursday, March 27, 2008 1:15 PM
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Regards

Dirk

Dirk Prinsloo
Senior Environmentalist
Environmental Services: Infrastructure Group
ARCUS GIBB (Pty) Ltd
P.O. Box 19844
Tecoma 5214
Cell: +27 (0) 84 448 6544
Ph: +27 (0) 43 706 3614
Fax: +27 (0) 43 706 3647
<mailto:dprinsloo@gibb.co.za> mailto:dprinsloo@gibb.co.za

<<Draft Kei Beach Hotel BAR_email.pdf>>

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From: Prinsloo,Dirk
Sent: 31 March 2008 01:39 PM
To: 'Gunnar Strom'
Cc: Stephen Dugmore
Subject: RE: Draft Basic Assessment for Public Comment

From: Prinsloo,Dirk
Sent: 31 March 2008 01:37 PM
To: 'dugstrom'; Prinsloo,Dirk
Subject: RE: Draft Basic Assessment for Public Comment

From: Prinsloo,Dirk
Sent: 31 March 2008 12:47 PM
To: 'dugstrom'
Cc: Bertil Strom; Colin Francis; Gunnar Strom; jc.lab@keimouth.co.za; jhagemann@angloresearch.com; 'Jillian Ovens'; 'Joey'; justinh@angloplat.com; Marie-Louise Strom; Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne harrison; 'wovens'
Subject: RE: Draft Basic Assessment for Public Comment

Dear Stephen

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Regards

Dirk

From: dugstrom [mailto:dugstrom@mweb.co.za]
Sent: 27 March 2008 08:01
To: 'Prinsloo,Dirk'
Cc: Bertil Strom; Colin Francis; Gunnar Strom; jc.lab@keimouth.co.za;
jhagemann@angloresearch.com; 'Jillian Ovens'; 'Joey'; justinh@angloplat.com; Marie-Louise Strom;
Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne harrison; 'wovens'
Subject: RE: Draft Basic Assessment for Public Comment

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Please revert

Thanks

Stephen

From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]
Sent: Thursday, March 27, 2008 1:15 PM
Subject: Draft Basic Assessment for Public Comment

Dear Interested and Affected Parties

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Regards

Dirk

Dirk Prinsloo
Senior Environmentalist
Environmental Services: Infrastructure Group
ARCUS GIBB (Pty) Ltd
P.O. Box 19844
Tecoma 5214
Cell: +27 (0) 84 448 6544
Ph: +27 (0) 43 706 3614
Fax: +27 (0) 43 706 3647
<mailto:dprinsloo@gibb.co.za> mailto:dprinsloo@gibb.co.za

<<Draft Kei Beach Hotel BAR_email.pdf>>

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From: Prinsloo,Dirk
Sent: 26 March 2008 09:46 AM
To: Mike Medcalf (mike@npmgeomatrics.co.za)
Subject: Regulations

From: Prinsloo,Dirk
Sent: 20 March 2008 10:55 AM
To: 'Sally Ann Hodson'
Subject: RE: Beach Hotel, Kei Mouth

Dear Sally Ann

Apologies for only responding now. I will phone you on Thursday 10th to confirm a meeting on Friday 11th of April.

Regards

Dirk

From: Sally Ann Hodson [mailto:sally-ann.hodson@talk21.com]
Sent: 10 March 2008 08:13
To: Prinsloo,Dirk
Subject: RE: Beach Hotel, Kei Mouth

Dear Dirk

Thank you for your quick response to our letter. Perhaps we can meet on Thursday 10th or Friday 11th. My home number at Kei is 043 8411008. Please will you give me a call in the morning of either of these days to arrange a meeting. I shall be arriving in South Africa and coming out to Kei Mouth with my Australian family on Wednesday 9th April.

Kind Regards

Sally Ann Hodson

"Prinsloo,Dirk" <DPrinsloo@gibb.co.za> wrote:

Dear Phillip and Sally Ann

You have been registered as Interested and Affected Parties. Please find attached a Background Information Document regarding the project.

ARCUS GIBB have been appointed to complete an Environmental Impact Assessment by means of a Basic Assessment Report (BAR) for the proposed Kei Beach Hotel and Apartments. Construction, earth moving or excavation of soil exceeding 10 square metres, within 100m inland of the high water mark requires environmental authorisation from the Department of Economic Development and Environmental Affairs. For the purpose of the BAR all dunes are considered sensitive environments. All habitats within 100m inland of the high water mark are also recognised as being sensitive environments, hence the need for the BAR.

Your concerns will be noted and all environmental issues will be addressed in the BAR.

I live in Morgan Bay and will be available to meet on-site on a date convenient to you.

Regards

Dirk

Dirk Prinsloo
Senior Environmentalist
Environmental Services: Infrastructure Group
ARCUS GIBB (Pty) Ltd
P.O. Box 19844
Tecoma 5214
Cell: +27 (0) 84 448 6544
Ph: +27 (0) 43 706 3614
Fax: +27 (0) 43 706 3647
mailto:dprinsloo@gibb.co.za

From: Sally Ann Hodson [mailto:sally-ann.hodson@talk21.com]

Sent: 10 March 2008 01:16
To: Dirk Prinsloo
Subject: Beach Hotel, Kei Mouth

Dear Mr Prinsloo

We wish to register ourselves as Interested and Affected parties in the development of the hotel on the site adjacent to our home in Kei Mouth. We own "Palm Cottage" which is next door to the hotel site and have some serious concerns as to the proposed development.

One of our major concerns is the underground development and any damage it may cause to our foundations and the longterm effect on the dune, the enviroment and the beach. I understand that the dune might not be a Primary Dune and I ask that we be put in touch with the relevant department who decides such things.

We live in the UK but will be out in South Africa in April and would appreciate a meeting with yourself on site during the week 7th to 16th April or 22nd, 23rd April 2008.

Look forward to hearing from you.

Yours sincerely

Phillip and Sally Ann Hodson

phillip.hodson@oval1.theovalgroup.com

Sent from Yahoo! Mail

<http://us.rd.yahoo.com/mailuk/taglines/isp/control/*http://us.rd.yahoo.com/evt=52419/*http://uk.docs.yahoo.com/nowyoucan.html> .

The World 's Favourite Email.

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Sent from Yahoo! Mail

<http://us.rd.yahoo.com/mailuk/taglines/isp/control/*http://us.rd.yahoo.com/evt=52419/*http://uk.docs.yahoo.com/nowyoucan.html> .

The World 's Favourite Email.

From: Prinsloo,Dirk

Sent: 19 March 2008 07:22 AM

To: 'Gretchen&Gordon'

Subject: RE: REGISTRATION - Arcus Gibb

From: Prinsloo,Dirk

Sent: 19 March 2008 07:19 AM

To: 'Roger Keal'

Subject: RE: Beach Hotel

From: Prinsloo,Dirk

Sent: 19 March 2008 07:14 AM

To: 'Roger Keal'

Subject: RE: I & AP Beach Hotel

From: Prinsloo,Dirk
Sent: 18 March 2008 12:41 PM
To: 'rbhobbs@procomp.co.za'
Subject: images

From: Prinsloo,Dirk
Sent: 17 March 2008 09:45 AM
To: 'John Keil'
Subject: RE: I&AP kei mouth beach hotel

From: Prinsloo,Dirk
Sent: 13 March 2008 07:21 AM
To: 'Geyle Porter'
Subject: RE: Kei Mouth Hotel Development.

From: Prinsloo,Dirk
Sent: 13 March 2008 07:18 AM
To: 'Justin Hagemann'
Subject: RE: Proposed Milkwood Development on old Kei Mouth Beach Hotel site

From: Prinsloo,Dirk
Sent: 11 March 2008 02:33 PM
To: 'Mike Medcalf'
Subject: RE: Emailing: BEACH HOTEL.DWG

From: Prinsloo,Dirk
Sent: 11 March 2008 01:35 PM
To: 'Joey'
Subject: RE: KEI BEACH HOTEL

From: Prinsloo,Dirk
Sent: 11 March 2008 08:28 AM
To: 'dugstrom'
Subject: RE: Kei Beach Hotel

Dear Stephen

You are registered as a I&AP.

Regards

Dirk

From: dugstrom [mailto:dugstrom@mweb.co.za]
Sent: 11 March 2008 08:17
To: 'Prinsloo,Dirk'
Subject: RE: Kei Beach Hotel

Hi Dirk,

Please can you officially register me as an I&AP

Thanks

Stephen Dugmore

From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]
Sent: Thursday, February 28, 2008 1:31 PM
To: 'dugstrom'; Prinsloo,Dirk
Cc: jc.lab@keimouth.co.za; Gunnar Strom; justinh@angloplat.com; 'Joey'; 'peter sapire'; Marie-Louise Strom; rkc@lantic.net
Subject: RE: Kei Beach Hotel

Dear Stephen

The reason for you being identified as an I&AP is due to your correspondence with Mr Haddad and Mr Heaton. I am aware of issues raised by you, regarding (principally) town planning issues related to the height of the building, foundations and EIA issues discussed with Gerry Pienaar.

As per the Background information Document, the activities for which environmental authorisation is required are mainly related to impacts due to construction within 100m inland of the high-water mark.

The process forward:

Week ending Friday

Timeframe

Task

Month 1

Week 1

Project Start-up and Site investigation

22 February

Week 2

Advertise Public Participation Process and Basic Assessment Report

29 February

Week 3

Registration as I&AP's

07 March

Week 4

Registration and Public Participation meeting (6th March 2008)

Month 2

14 March

Week 5

Registration as I&AP's

21 March

Week 6

Registration closes and draft Basic Assessment Report is sent to registered I&AP's for comment

28 March

Week 7

Comment period on draft Basic Assessment Report

4 April

Week 8

Comment period on draft Basic Assessment Report

Month 3

11 April

Week 9

Comment period on draft Basic Assessment Report

18 April

Week 10

Comment period on draft Basic Assessment Report

25 April

Week 11

Ensure comments are included in Basic Assessment Report

2 May

Week 12

Submit Application to competent authority

Month 4

Competent authority written acknowledgement of receipt of submission

Consideration of application within 30 Day period by competent authority

Consideration of application within 30 Day period by competent authority

Consideration of application within 30 Day period by competent authority

Consideration of application within 30 Day period by competent authority

Decision by competent authority

You will notice that registration for I&AP's closes on 21 March. The draft Basic Assessment Report (BAR) will then be sent to registered I&AP's for comment for a 30 day period. The BAR sent to the I&AP's for comment, will contain the consultants written submissions and all other relevant documents, such as the architectural designs, site plans, other drawings etcetera. All submissions and comments from I&AP's must be made in writing to be included in the Issues and comments register of the BAR.

It is therefore not essential for an I&AP to attend the meeting, due to adequate time allowed subsequent to the issue of the draft BAR. If the draft BAR has not captured all issues, revisions will be made and then submitted to Environmental Affairs.

Regards

Dirk

From: dugstrom [mailto:dugstrom@mweb.co.za]
Sent: 25 February 2008 01:08
To: 'Prinsloo,Dirk'
Cc: jc.lab@keimouth.co.za; Gunnar Strom; justinh@angloplat.com; 'Joey'; 'peter sapire'; Marie-Louise Strom; rkc@lantic.net
Subject: RE: Kei Beach Hotel

Hi Dirk

Thanks for your mail. There are a number of IAP's, myself included, who may not be able to attend public meetings. Please can you therefore, prior to any meeting, email all IAP's PDF drawings of the proposal that will be presented at the next meeting, along with all other relevant documentation, so that we can make written comment timeously. Please can this information also be made available in electronic format specifically to the ratepayers association (email jc.lab@keimouth.co.za) so that it can be disseminated to any other IAP's who may not be able to attend meetings and who may well also want to make comments. If for any reason it is not possible to do so prior to the meeting on 6th March, please can it be noted that adequate time must be allowed for comment to be made subsequent to this meeting, once the information has been provided electronically.

Please can you confirm you will attend to this.

Thanks

Stephen Dugmore

From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]
Sent: Monday, February 25, 2008 11:12 AM
Subject: Kei Beach Hotel

Dear Interested and Affected Parties

You have been identified as an Interested and Affected Party.

Please find attached a Background Information Document regarding the Environmental Impact Assessment (Basic Assessment Procedures) for the proposed New Kei Beach Hotel and Apartment Resort, Kei Mouth.

A public meeting is planned for the 6th March in Kei Mouth. If you are not able to attend, please send written submissions to me (email or fax).

I will keep you informed of the progress of the Environmental Impact Assessment.

Regards

Dirk

Dirk Prinsloo
Senior Environmentalist
Environmental Services: Infrastructure Group
ARCUS GIBB (Pty) Ltd
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Ph: +27 (0) 43 706 3614
Fax: +27 (0) 43 706 3647
<mailto:dprinsloo@gibb.co.za> mailto:dprinsloo@gibb.co.za

<<BID_New Beach Hotel_DP 19_02_08.pdf>>

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From: Prinsloo,Dirk
Sent: 10 March 2008 02:49 PM
To: 'Sally Ann Hodson'
Subject: RE: Beach Hotel, Kei Mouth

From: Prinsloo,Dirk
Sent: 10 March 2008 08:38 AM
To: 'Strandloper (Bryan & Erica)'
Subject: RE: KEI MOUTH APARTMENTS

From: Prinsloo,Dirk
Sent: 10 March 2008 08:19 AM
To: 'Porter, Robert W'
Subject: RE: Kei Mouth Hotel

From: Prinsloo,Dirk
Sent: 05 March 2008 08:55 AM
To: 'Thanduxolo Lungile'
Subject: RE: New Kei Mouth Beach Hotel

From: Prinsloo,Dirk
Sent: 05 March 2008 08:27 AM

To: 'Gunnar Strom'
Cc: Stephen Dugmore; Bertil Strom; jc.lab@keimouth.co.za; justinh@angloplat.com; 'Joey'; 'Joey'; Marie Louise Strom ; rkc@lantic.net
Subject: RE: Kei Beach Hotel

Dear Gunnar

I will register you as an I&AP.

SAHRA is the South African Heritage Resources Agency (a Government institution created by the National Heritage Act, Act 25 of 1999), which coordinates the identification and management of South African National Heritage Resources.

I will be able to supply Colin with a copy of the attendance register (not on the same day as meeting, will be only be possible some time next week).

Other than issues related (construction and excavation) to the 100m inland of the high-water mark, the proposed development does not trigger the need for an Environmental Impact Assessment (EIA), in this case a Basic Assessment Report. The areas 100m inland of the high-water mark have been identified as sensitive environments/habitats, thus the need for an EIA and will be holistically assessed by looking at all environmental, socio-economic, heritage, land use, cultural, waste and effluent issues.

Regards

Dirk

From: Gunnar Strom [mailto:gunnarstrom@icon.co.za]
Sent: 04 March 2008 12:37
To: 'Prinsloo,Dirk'
Cc: Stephen Dugmore; Bertil Strom; jc.lab@keimouth.co.za; justinh@angloplat.com; 'Joey'; 'Joey'; Marie Louise Strom ; rkc@lantic.net
Subject: RE: Kei Beach Hotel

Hi Dirk

I'm not a new boy on the scene. Suppose rather the oldest!

I own the property @ 16 Donax.

I wish to be identified/registered as an I&AP.

My colleague Colin Francis will on my behalf attend the meeting March 6, 2008 @ the Club.

Who is/are SAHRA?

Will it be possible for Colin to be given a copy of the attendance register for me?

I told him to ask you.

I am surprised that the activities for which environmental authorisation is required are mainly related to impacts due to construction within 100m inland of the high-water mark.

I presume therefore that the Basic Assessment Process will deal holistically with "content" of the area such as the actual dune, natural vegetation (fauna & flora), birdlife, beach, rocks, pollution etc.

The reason can of course easily be traced to the wash aways on the North & South coast of Natal in particular & the need for banning of motorised traffic in the beaches.

Best regards.

Gunnar Strom

From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]
Sent: Monday, March 03, 2008 7:44 AM
To: 'dugstrom'; Prinsloo,Dirk
Cc: jc.lab@keimouth.co.za; Gunnar Strom; justinh@angloplat.com; 'Joey'; 'peter sapire'; Marie-Louise Strom; rkc@lantic.net
Subject: RE: Kei Beach Hotel

Dear Stephen

SAHRA have been identified as I&AP's for the Basic Assessment process and will be involved.

Regards

Dirk

From: dugstrom [mailto:dugstrom@mweb.co.za]
Sent: 28 February 2008 03:46
To: 'Prinsloo,Dirk'
Cc: jc.lab@keimouth.co.za; Gunnar Strom; justinh@angloplat.com; 'Joey'; 'peter sapire'; Marie-Louise Strom; rkc@lantic.net
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From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]
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I will keep you informed of the progress of the Environmental Impact Assessment.

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Dirk Prinsloo
Senior Environmentalist
Environmental Services: Infrastructure Group
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Cell: +27 (0) 84 448 6544
Ph: +27 (0) 43 706 3614
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From: Prinsloo,Dirk
Sent: 05 March 2008 07:16 AM
To: 'dugstrom'
Subject: RE: Kei Beach Hotel

Thanks Stephen

I will include issues into the issues and comments register.

Regards

Dirk

From: dugstrom [mailto:dugstrom@mweb.co.za]
Sent: 04 March 2008 11:29
To: 'Prinsloo,Dirk'
Subject: FW: Kei Beach Hotel

Hi Dirk,

Herewith some comment for you - more to follow in due course.

Regards

Stephen

From: Justin Hagemann [mailto:justinh@Angloplat.com]
Sent: Tuesday, March 04, 2008 10:51 AM
To: Gunnar Strom
Cc: Stephen Dugmore; Bertil Strom; jc.lab@keimouth.co.za; Joey; Joey; Marie Louise Strom ; rkc@lantic.net
Subject: RE: Kei Beach Hotel

Hello All

Stephen, thank you for all your correspondence and following up on issues with all the relevant parties. I will not be able to attend the meeting on the 6th of March but, having reviewed the correspondence and documentation sent to me, please could someone raise the following:

- 1) The environmental impact of such a large development on the sensitive coastal dune and dune vegetation.
- 2) In the 1st cellphone conversation between Mr Bill Heaton (supposedly the contracted Building Inspector for Kei Mouth) and Stephen Dugmore, the height of the new development was discussed. Mr Heaton advised that the new building will not be higher than the original one and, with reference to the original roof height, Mr Heaton advised that the "level is the level of the palm trees". This statement by Mr Heaton that the original roof height was the level of the palm trees is not correct, as the palm trees are substantially taller than the original roof height, to such an extent that even the trunks of the palms were visible from the rear of the hotel. The intended height of the new development needs to be clarified as a matter of urgency and accurate measures need to be implemented to ensure that the height does not exceed the original height.

Thank you.

Regards

Justin Hagemann

Representing 5 Donax Drive

Kei Mouth

From: Gunnar Strom [mailto:gunnarstrom@icon.co.za]
Sent: 04 March 2008 00:37
To: 'Prinsloo,Dirk'
Cc: Stephen Dugmore; Bertil Strom; jc.lab@keimouth.co.za; Justin Hagemann; 'Joey'; 'Joey'; Marie Louise Strom ; rkc@lantic.net
Subject: RE: Kei Beach Hotel

Hi Dirk

I'm not a new boy on the scene. Suppose rather the oldest!

I own the property @ 16 Donax.

I wish to be identified/registered as an I&AP.

My colleague Colin Francis will on my behalf attend the meeting March 6, 2008 @ the Club.

Who is/are SAHRA?

Will it be possible for Colin to be given a copy of the attendance register for me?

I told him to ask you.

I am surprised that the activities for which environmental authorisation is required are mainly related to impacts due to construction within 100m inland of the high-water mark.

I presume therefore that the Basic Assessment Process will deal holistically with "content" of the area such as the actual dune, natural vegetation (fauna & flora), birdlife, beach, rocks, pollution etc.

The reason can of course easily be traced to the wash aways on the North & South coast of Natal in particular & the need for banning of motorised traffic in the beaches.

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From: Prinsloo,Dirk
Sent: 05 March 2008 07:13 AM
To: 'Derek Hill'
Subject: RE: Proposed New Beach Hotel and Apartment Resort Kei Mouth

From: Prinsloo,Dirk
Sent: 03 March 2008 11:29 AM
To: 'peter sapire'
Subject: RE: Kei Beach Hotel

From: Prinsloo,Dirk
Sent: 03 March 2008 09:10 AM
To: 'nombonisor@lgnet.org.za'
Subject: New Kei Mouth Beach Hotel

From: Prinsloo,Dirk
Sent: 03 March 2008 09:07 AM
To: 'nombonisor@lgnet.gov.za'
Subject: New Kei Mouth Beach Hotel

From: Prinsloo,Dirk
Sent: 03 March 2008 09:00 AM
To: 'DennisD@lgnet.org.za'
Subject: New Kei Mouth Beach Hotel

From: Prinsloo,Dirk
Sent: 03 March 2008 08:41 AM
To: (nmagengelele@ec.sahra.org.za)
Subject: New Kei Mouth Beach Hotel

From: Prinsloo,Dirk
Sent: 03 March 2008 08:14 AM
To: McMaster, Alistair
Subject: RE: sahra

From: Prinsloo,Dirk
Sent: 03 March 2008 08:10 AM
To: 'Strandloper (Bryan & Erica)'
Subject: RE: Proposed Hotel Complex

From: Prinsloo,Dirk
Sent: 03 March 2008 07:50 AM
To: 'Lappies Labuscagne'; Prinsloo,Dirk; 'dugstrom'
Cc: 'Gunnar Strom'; justinh@angloplat.com; 'Joey'; 'peter sapire'; 'Marie-Louise Strom'; rkc@lantic.net
Subject: RE: Kei Beach Hotel

Dear Mr Labuscagne

The meeting will take place at the Kei Mouth Country club at 17h30.

Regards

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From: Lappies Labuscagne [mailto:jc.lab@keimouth.co.za]
Sent: 29 February 2008 06:15
To: 'Prinsloo,Dirk'; 'dugstrom'
Cc: 'Gunnar Strom'; justinh@angloplat.com; 'Joey'; 'peter sapire'; 'Marie-Louise Strom'; rkc@lantic.net
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Cc: jc.lab@keimouth.co.za; Gunnar Strom; justinh@angloplat.com; 'Joey'; 'peter sapire'; Marie-Louise Strom; rkc@lantic.net
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From: Prinsloo,Dirk
Sent: 25 February 2008 10:54 AM
To: Tembela Mapukata
Subject: Notification of BA

From: Prinsloo,Dirk
Sent: 21 February 2008 09:03 AM
To: 'odetteh@dispatch.co.za'
Subject: Newspaper Ad.doc

From: Prinsloo,Dirk
Sent: 05 February 2008 10:35 AM
To: 'cliff@haddad.co.za'
Cc: Mike Medcalf (mike@npmgeomatics.co.za)
Subject: FW: Message from c252

From: Prinsloo,Dirk
Sent: 04 February 2008 11:22 AM
To: 'cliff@haddad.co.za'
Subject: Quote Kei Mouth

From: Prinsloo,Dirk
Sent: 04 February 2008 10:58 AM
To: 'clif@haddad.co.za'
Subject: FW: Message from c252

From: Roger Keal [rkc@lantic.net]
Sent: 01 April 2008 02:17 PM
To: Prinsloo,Dirk
Subject: Read: Draft Basic Assessment for Public Comment

From: Roger Keal [rkc@lantic.net]
Sent: 01 April 2008 09:51 PM
To: Prinsloo,Dirk
Subject: Read: Draft Basic Assessment for Public Comment - BS.2

From: Roger Keal [rkc@lantic.net]
Sent: 01 April 2008 02:16 PM
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From: Roger Keal [rkc@lantic.net]
Sent: 05 March 2008 09:53 PM
To: Prinsloo,Dirk
Subject: Read: Kei Beach Hotel

From: Sally Ann Hodson [sally-ann.hodson@talk21.com]
Sent: 26 April 2008 10:02 AM
To: Prinsloo,Dirk
Subject: Re: Full Engineering Report

Follow Up Flag: Follow up
Flag Status: Blue

From: Sally Ann Hodson [sally-ann.hodson@talk21.com]
Sent: 10 March 2008 08:13 PM
To: Prinsloo,Dirk
Subject: RE: Beach Hotel, Kei Mouth

Follow Up Flag: Follow up
Flag Status: Completed

From: Sally Ann Hodson [sally-ann.hodson@talk21.com]
Sent: 10 March 2008 01:16 PM
To: Dirk Prinsloo
Subject: Beach Hotel, Kei Mouth

From: Stephen Dugmore [stephen@sdks-architects.co.za]
Sent: 25 April 2008 04:29 PM
To: Prinsloo,Dirk
Cc: psapire@absamail.co.za
Subject: RE: KM Hotel BAR redevelopment

From: Strandloper (Bryan & Erica) [strandloper@net4u.co.za]
Sent: 12 March 2008 07:42 PM
To: Prinsloo,Dirk
Subject: KEI MOUTH APARTMENT BLOCK

Follow Up Flag: Follow up
Flag Status: Red

From: Strandloper (Bryan & Erica) [strandloper@net4u.co.za]
Sent: 10 March 2008 09:16 AM
To: Prinsloo,Dirk
Subject: Re: KEI MOUTH APARTMENTS

From: Strandloper (Bryan & Erica) [strandloper@net4u.co.za]
Sent: 10 March 2008 09:16 AM
To: Prinsloo,Dirk
Subject: Read: KEI MOUTH APARTMENTS

From: Strandloper (Bryan & Erica) [strandloper@net4u.co.za]
Sent: 07 March 2008 09:32 AM
To: Prinsloo,Dirk
Subject: KEI MOUTH APARTMENTS

From: Strandloper (Bryan & Erica) [strandloper@net4u.co.za]
Sent: 03 March 2008 10:53 AM
To: Prinsloo,Dirk
Subject: Re: Proposed Hotel Complex

From: Strandloper (Bryan & Erica) [strandloper@net4u.co.za]
Sent: 02 March 2008 02:44 PM
To: dprinsloo@gibb.co.za
Subject: Proposed Hotel Complex

From: System Administrator
To: Prinsloo,Dirk
Sent: 14 April 2008 04:39 PM
Subject: Delivered: RE: Proposed Development - Kei Mouth

From: System Administrator
To: McMaster, Alistair
Sent: 10 April 2008 12:36 PM
Subject: Delivered: FW: New Kei Mouth Beach Hotel

From: System Administrator
To: Prinsloo,Dirk
Sent: 03 April 2008 09:12 AM
Subject: Delivered: RE: New Kei Beach Hotel and Apart Resort

From: System Administrator
To: Prinsloo,Dirk
Sent: 03 April 2008 07:45 AM
Subject: Delivered: RE: New Kei Beach Hotel and Apart Resort

From: System Administrator
To: Prinsloo,Dirk
Sent: 01 April 2008 11:43 AM
Subject: Delivered: RE: Draft Basic Assessment for Public Comment - BS.2

From: System Administrator
To: Prinsloo,Dirk
Sent: 31 March 2008 01:37 PM
Subject: Delivered: RE: Draft Basic Assessment for Public Comment

From: System Administrator
To: Prinsloo,Dirk
Sent: 31 March 2008 01:04 PM
Subject: Delivered: RE: Draft Basic Assessment for Public Comment

From: System Administrator
To: Kruger, Victoria
Sent: 13 March 2008 11:09 AM
Subject: Delivered: RE: Register as I & AP

From: Tony Stone [stone@keimouth.co.za]
Sent: 01 April 2008 09:02 AM
To: Prinsloo,Dirk
Subject: Read: New Kei Beach Hotel and Apart Resort

From: Tony Stone [stone@keimouth.co.za]
Sent: 29 March 2008 12:06 PM
To: Prinsloo,Dirk
Subject: Re: Draft Basic Assessment for Public Comment

From: Wayne Harrison [harrison@mitsol.co.za]
Sent: 21 March 2008 08:26 AM
To: dprinsloo@gibb.co.za
Cc: paulma@ebucksmail.com
Subject: I&Ap bech hotel Kei Mouth

From: Carol Baisley [estates@keimouth.co.za]
Sent: 07 April 2008 03:31 PM
To: Prinsloo,Dirk

Subject: Read: New Kei Beach Hotel and Apart Resort

From: Carol Baisley [estates@keimouth.co.za]
Sent: 01 April 2008 08:15 AM
To: Prinsloo,Dirk
Subject: Read: New Kei Beach Hotel and Apart Resort

From: Carrie Tacon [ctacon@law.co.za]
Sent: 25 April 2008 03:27 PM
To: dprinsloo@gibb.co.za
Cc: gerry.pienaar@deaet.ecape.gov.za
Subject: Kei Mouth Beach Hotel: IAP comments

From: Colin Francis [cfrancis@iburst.co.za]
Sent: 01 April 2008 08:19 AM
To: Prinsloo,Dirk
Subject: Read: Draft Basic Assessment for Public Comment

From: Colin Francis [cfrancis@iburst.co.za]
Sent: 31 March 2008 03:28 PM
To: Prinsloo,Dirk
Subject: Re: Draft Basic Assessment for Public Comment

Hello Dirk,

Please take me off your mailing list, as I attended the meeting on behalf of Gunnar Strom, to whom I sent a report on the issues raised.

Thanks and regards,

Colin Francis

----- Original Message -----

From: Prinsloo,Dirk <mailto:DPrinsloo@gibb.co.za>
To: 'Bertil Ström' <mailto:bertil@absamail.co.za> ; dugstrom <mailto:dugstrom@mweb.co.za> ; Prinsloo,Dirk <mailto:DPrinsloo@gibb.co.za>
Cc: Colin Francis <mailto:cfrancis@iburst.co.za> ; Gunnar <mailto:gunnarstrom@icon.co.za> Strom ; jc.lab@keimouth.co.za ; jhagemann@angloresearch.com ; 'Jillian' <mailto:Jillian.Ovens@wits.ac.za> Ovens' ; 'Joey' <mailto:conveyancing@blkretzmanninc.co.za> ; justinh@angloplat.com ; Marie-Louise <mailto:Marie@idasa.org.za> Strom ; Peter Sapire <mailto:psapire@absamail.co.za> ; 'Phil' <mailto:philovens@peppadew.com> Ovens' ; rkc@lantic.net ; wayne <mailto:harrison@shark.co.za> harrison ; 'wovens' <mailto:wovens@woa.co.za>
Sent: Monday, March 31, 2008 1:04 PM
Subject: RE: Draft Basic Assessment for Public Comment

Dear Bertil

The National Minister of Environmental Affairs and Tourism, in terms of Sections of the National Environmental Management Act published regulations in Government Notice No. R 385 on 21 April 2006. Public Participation Guidelines, in support of these regulations were published in Government Gazette No. 28854 during May 2006 and guide the timeframes for public comment.

The timeframes, as set down by the Minister and the Department of Environmental Affairs and Tourism are reasonable.

I have sent an email regarding access to the images and the link to download.

Regards

Dirk

From: Bertil Ström [mailto:bertil@absamail.co.za]
Sent: 27 March 2008 08:47
To: dugstrom; 'Prinsloo,Dirk'
Cc: Colin Francis; Gunnar Strom; jc.lab@keimouth.co.za; jhagemann@angloresearch.com; 'Jillian Ovens'; 'Joey'; justinh@angloplat.com; Marie-Louise Strom; Peter Sapire; 'Phil Ovens'; rkc@lantic.net; wayne harrison; 'wovens'
Subject: Re: Draft Basic Assessment for Public Comment

Hi Dirk

For the records, who has the liberty of setting such tight time frames? I fully support Stevens last message. The purpose of an EIA is to establish a comprehensive, thorough and reliable investigation. How can this be said to be achieved firstly by disseminating incomplete documentation/information and secondly by setting unrealistic timeframes? Please share your views in this regard.

Yours sincerely
Bertil Strom

----- Original Message -----

From: dugstrom <mailto:dugstrom@mweb.co.za>
To: 'Prinsloo,Dirk' <mailto:DPrinsloo@gibb.co.za>
Cc: Bertil Strom <mailto:bertil@absamail.co.za> ; Colin <mailto:cfrancis@iburst.co.za> Francis ; Gunnar Strom <mailto:gunnarstrom@icon.co.za> ; jc.lab@keimouth.co.za ; jhagemann@angloresearch.com ; 'Jillian Ovens' <mailto:Jillian.Ovens@wits.ac.za> ; 'Joey' <mailto:conveyancing@blkretzmanninc.co.za> ; justinh@angloplat.com ; Marie-Louise <mailto:Marie@idasa.org.za> Strom ; Peter Sapire <mailto:psapire@absamail.co.za> ; 'Phil <mailto:philovens@peppadew.com> Ovens' ; rkc@lantic.net ; wayne <mailto:harrison@shark.co.za> harrison ; 'wovens' <mailto:wovens@woa.co.za>
Sent: Thursday, March 27, 2008 8:00 PM
Subject: RE: Draft Basic Assessment for Public Comment

Dear Dirk,

It is essential for all I&AP's to receive the full documentation in a readable format in order to make meaningful comments.

It is worrying that crucial information (such as the images showing the proposed development 'in situ') have been left out of your document whilst other arguably less important images, which are no more 'email friendly' have been included. Is this intentional?

Please can we be emailed ALLI the images, appendices, Architectural designs etc. I know that the architectural drawings are Cad based and I also know for a fact that CAD drawings can be easily converted to emailable .pdf documents. Alternatively the timelines must be altered to allow for postage and receipt of CD"s

Please revert

Thanks

Stephen

From: Prinsloo,Dirk [mailto:DPrinsloo@gibb.co.za]
Sent: Thursday, March 27, 2008 1:15 PM
Subject: Draft Basic Assessment for Public Comment

Dear Interested and Affected Parties

Please find attached the draft Basic Assessment Report for Public comment. The version sent is email friendly and therefore does not contain all images and appendixes, such as Architectural designs etc. A hard copy (paper) will be delivered to Mr. Labuschagne and another copy to the Municipal offices in Kei Mouth. It is not possible to supply additional paper copies, but electronic versions on a CD can be supplied if required.

The timeframe for submitting written (includes email) comments, for inclusion into the final Basic Assessment Report is 25 April 2008. Submissions must therefore reach ARCUS GIBB by 25 April 2008. The final report and application, which will include submissions received, will be submitted to the Department of Economic Development and Environmental Affairs office in East London on 29 April 2008.

Regards

Dirk

Dirk Prinsloo
Senior Environmentalist
Environmental Services: Infrastructure Group
ARCUS GIBB (Pty) Ltd
P.O. Box 19844
Tecoma 5214
Cell: +27 (0) 84 448 6544
Ph: +27 (0) 43 706 3614
Fax: +27 (0) 43 706 3647
<mailto:dprinsloo@gibb.co.za> mailto:dprinsloo@gibb.co.za

<<Draft Kei Beach Hotel BAR_email.pdf>>

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From: Colin Francis [cfrancis@iburst.co.za]
Sent: 31 March 2008 03:27 PM
To: Prinsloo,Dirk
Subject: Read: Draft Basic Assessment for Public Comment

From: Dave de Wet [ddw@awe.co.za]
Sent: 10 April 2008 08:42 AM
To: Prinsloo,Dirk
Subject: Read: Kei Mouth Development

From: Dave de Wet [ddw@awe.co.za]
Sent: 10 April 2008 08:26 AM
To: dprinsloo@gibb.co.za
Subject: Kei Mouth Development