

Appendix E

Public Participation and Comments and Response Report

Application for environmental authorisation in terms of the National Environmental Management Act (Act 107 of 1998) for the development of a residential dwelling on erf 1363, Paradise Beach

Kouga Local Municipality, Sarah Baartman District Municipality, Eastern Cape

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

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

- Notice of proposed application for EA and registration of IAPs:
 - Placing two posters close to the site to inform the public of the process.
 - Emailing notice to organs of state, landowners and potential IAPs of the intended EA application
 - Placing an advertisement in the local newspaper on 15 January 2026
- Allowing for a 30-day registration and initial comment period on Notice
- Registration of IAPs: : 15 January to 16 February 2026
- 30-day review and comment period on the draft basic assessment report: 1 June – 1 July 2026
- Incorporation of comments and responses into final basic assessment report

All comments received as well as responses provided by the Environmental Assessment Practitioner, specialists and the proponent, as applicable, will be recorded throughout the process. The Final basic assessment report and accompanying appendices, including an environmental management plan report and the PP and CRR report (this report) will be submitted to the competent authority for decision making.

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

- **Appendix 2: Advert Register**
- **Appendix 2: Advert and site notices**
- **Appendix 3: Meetings and submissions – organs of state**
- **Appendix 4: Registration and comments on preapplication draft report**

Table 1: Comments and Responses; January 2026

Name	Organisation / Role	Comment Received	Comment / Response
Comments and responses: Registration			
15 January to 16 February 2026			
Mr. Mawonga Mandleni Environmental Officer: Coastal Development & Coordination	Department of Forestry, Fisheries and the Environment	Please register DFFE as an IAP and send us the document when the commenting phase has begun. Regards	Noted.
Comments and responses: Draft BAR			
1 June – 1 July 2026			
Indira Suwankazi 041 508 5805 083 382 8299 Indira.George@dedea.gov.za Ref: EC08/C/LN1&3/M/18-2026 03/07/2026	DEDEAT		
The Activity Description does not include the building material to be used for the proposed residential dwelling;		The BAR has been updated to include the following: The materials proposed to be used in the development include bricks and timber. Access to the proposed development area will be a driveway developed off de Jager Street. Bricks and concrete will be used for the development of access and garages on the western side (road section) of the erf. The garage area will be levelled, and a retaining wall will be put in place. A	

	combination of timber, bricks and concrete will be used to construct the central and eastern section of the dwelling. The timber section of the dwelling will be raised using wooden poles / columns. Aluminum and glazing will be used for the windows and doors and windows and aluminum roof sheets are proposed. Suitable waterproofing measures have been included in the design (Refer to Appendix A).
- The section to be infilled is not shown on the layout plan, kindly do so and provide an estimation of how much soil will be used to infill; - Provide an estimation of excavation that will be done for foundation work; - Provide an estimation of how much soil will be removed to prepare for the construction of the proposed dwelling;	The BAR has been updated to include the following: The estimated volume of excavation required for the levelling is approximately 253 m³ which will be used as fill material on the steeper south eastern section of the development area resulting in a maximum estimated fill height of 1.3m. Alternative Layout A (Appendix A1) is the original layout; Alternative Layout B (Appendix A2) was developed following comments received during the public participation process. The excavation and fill estimates are indicated on Alternative Layout B.
The Milkwood tree on site that will not be removed need to be included in the Layout Plan; and	Alternative Layout A1 (Appendix A1) is the original layout; Alternative Layout A2 (Appendix A2) was developed following comments received during the public participation process. The location of the Milkwood trees are indicated on Alternative Layout A2.
Please note that it is unlikely the Department will to authorize the proposed Timber Decking on the dune	Alternative Layout A2 (Appendix A2) was developed in response to comments received during the public participation process and the recommendations of the geomorphological specialist. The revised layout relocates the raised timber platform approximately 1 m further landward, positioning it off the secondary dune crest and onto the proposed engineered fill area. The specialist has confirmed that the revised platform location is compatible with the dynamic coastal dune environment and reduces potential disturbance to the dune crest. In addition, excavated material will, as far as practicable, be reused as engineered fill on the north-eastern section of the erf to establish the revised development platform, improve the stability of the eastern portion of the site and retain sediment within the local dune system.

Reference: EDMS 274497 Inquiries: Mr. Xolani Myanga E-mail: OCEIA@dffe.gov.za Telephone: (021) 493 7064 02 /07/2062	DFFE: Oceans and Coast		
1. During the site visit conducted on 26 June 2026, it was noted that sand excavated from the proposed garage footprint is intended to be reused to fill depressions within the site. However, the Draft BAR does not clearly indicate the total volume of sand to be excavated, the extent and spatial location of deposition areas, or the methodology for handling and redistributing the material. The Applicant is therefore required to provide a detailed earthworks plan that clearly outlines these aspects, in order to demonstrate that such activities will not adversely affect dune morphology, sediment dynamics, or overall site stability.		The BAR has been updated to include the following: The estimated volume of excavation required to establish the revised development platform is approximately 253 m³. As far as practicable, the excavated material will be reused as engineered fill on the north-eastern/eastern portion of the development area, resulting in a maximum estimated fill height of approximately 1.3 m. The engineered fill has been incorporated in accordance with the recommendations of the geomorphological specialist to establish a stable development platform, improve the stability of the eastern portion of the site and retain sediment within the local dune system. Alternative Layout A (Appendix A1) represents the original design. Alternative Layout A2 (Appendix A2) was developed in response to comments received during the public participation process and the recommendations of the geomorphological specialist. The revised layout incorporates the relocated raised platform, the engineered fill area and the refined earthworks, with the excavation and fill estimates illustrated on Alternative Layout A2.	
2. A number of protected Milkwood trees (<i>Sideroxylon inerme</i>) were observed on the property. However, the Draft BAR does not clearly indicate the location and distribution of these trees within the site, nor whether these individuals fall within or adjacent to the proposed development footprint. It is therefore recommended that all protected trees be accurately surveyed and clearly mapped on the Site Development Plan (SDP). Should the removal of any such trees be unavoidable, the applicant must obtain the necessary permit from the relevant authority prior to undertaking any work.		Three Milkwood (<i>Sideroxylon inerme</i>) trees were identified within and immediately adjacent to the proposed development area. Milkwood A is located adjacent to the proposed open space area, Milkwood B occurs within the south-eastern portion of Erf 1363, and Milkwood C is located along the western boundary of Erf 1363. All three trees fall outside the proposed development footprint and will be retained and protected throughout the construction and operational phases of the development. Alternative Layout	

	A2 (Appendix A2) was updated to indicate the locations of the protected Milkwood trees, demonstrating that the revised layout avoids these trees.
3. The Branch is of the view that the position of the lookout point and the elevated walkway may interfere with natural dune dynamics, including aeolian sand transport and vegetation stabilisation processes. Such encroachment may exacerbate erosion risks, contribute to blowout formation, and undermine ongoing dune rehabilitation measures	The proposed development has been revised in response to the comments received from DFFE Oceans and Coasts and the recommendations of the geomorphological specialist. The preferred layout (Alternative A2, Appendix A2) relocates the raised timber lookout platform approximately 1 m further landward, positioning it off the secondary dune crest and onto the proposed engineered fill area. The revised location reduces the potential for interference with aeolian sand transport, dune vegetation and natural coastal processes, while maintaining a defined pedestrian route that minimises the formation of informal footpaths through the sensitive dune vegetation.
4. Accordingly, it is recommended that the lookout point and elevated walkway should not extend to, or be positioned above, the foredune, and must be located landward of this sensitive feature to ensure the protection of dune stability and coastal processes. Furthermore, it is recommended that disturbed areas be progressively rehabilitated with indigenous vegetation following construction to promote infiltration, reduce runoff velocities and maintain dune stability.	
5. Consideration must be given to Section 58 of the ICM Act, which empowers the competent authority to issue directives for removal or relocation of structures that are threatened by dynamic coastal processes or that may contribute to coastal instability. In this context, the applicant must acknowledge this provision and clearly demonstrate that the proposed development has been designed in a manner that avoids exposure to coastal risks, including erosion, dune and sea level rise. The proposal must further show that it will not give rise to future instability or risks that could necessitate intervention by the competent authority in terms of Section 69.	The dwelling retains its raised structural design to allow continued natural wind-driven sand movement beneath the structure and minimise disturbance to the dune profile. Approximately 253 m ³ of excavated material will, as far as practicable, be reused as engineered fill on the eastern portion of the erf to improve the stability of the eastern portion of the site and retain sediment within the local dune system. The conceptual stormwater layout has also been refined to direct runoff towards the north-western (road-side) portion of the erf, thereby avoiding concentrated discharge onto the south-eastern dune slope and reducing the potential for erosion and dune instability. Disturbed areas will be rehabilitated following construction using indigenous dune vegetation, including salvaged indigenous plants where practicable, to promote vegetation re-establishment, reduce erosion, encourage infiltration and maintain dune stability. The revised layout and geomorphological assessment demonstrate that the proposed development has been designed to avoid and minimise risks

			associated with dynamic coastal processes, including dune migration, erosion and sea-level rise. The geomorphological specialist concluded that the revised design is compatible with the dynamic coastal environment, subject to implementation of the recommended mitigation measures. The raised timber walkway and lookout platform have also been designed as removable structures, allowing their removal or relocation should future monitoring indicate unacceptable impacts on sediment transport, dune dynamics or coastal processes. Accordingly, the proposed development has been designed to minimise future coastal risk and is not anticipated to require intervention in terms of Section 58 of the Integrated Coastal Management Act (Act 24 of 2008) .
6. The Stormwater Management Plan must demonstrate that stormwater runoff from the proposed development will not be directed towards or discharged onto the dune system in a manner that could cause erosion, dune destabilisation or disruption of natural aeolian sand transport processes. Stormwater should preferably be directed towards the front of the property and managed through appropriate attenuation and dispersion measures.			The conceptual stormwater layout has been amended to direct runoff towards the north-western (road-side) portion of the erf in accordance with the recommendations, to avoid concentrated discharge onto the south-eastern dune slope (Alternative A2 provided in Appendix A2)
Based on the above, the Branch supports the granting of Environmental Authorisation for the proposed construction of a residential dwelling on Erf 1363 on condition that the above conditions are met.			
Ayanda Mncwabe-Mama Tel: 043 492 1370 Email: ayanda.mncwabe-mama@ecsrac.gov.za Case ID: 28951 Thursday, 25 June, 2026	ECPHRA		
ECPHRA acknowledges receipt of the NID (Notice of Intent to Develop), Draft BAR and the EMPr submitted for the proposed development. Upon review, the proposed			Noted

EAP Services

development is not expected to impact heritage resources therefore it is exempted from undertaking further heritage assessments, in line with Section 38(2b) of the NHRA. <i>There are no objections to the proposed development however, the following recommendations must be adhered to:</i>	
ECPHRA General pre/construction phase requirements: The project proponent/representative must notify ECPHRA of the date of commencement of the project	The BAR has been updated; the requirements and the chance find protocol have been included in the draft EMPr.
A <i>chance finds procedure</i> (CFP), must be adhered to. It must outline stop-work procedures, emergency protection measures, reporting protocols, contact details for ECPHRA and approved heritage specialists, guidance on recognising heritage materials and graves.	
Heritage induction and training for all ground crew, must include identification of archaeological, palaeontological, historical, and burial-related material. This ensures lawful heritage compliance during all phases of the project.	
The CFP must be available on site at all times.	
There must be heritage monitoring during vegetation clearing and excavations	
If any heritage resources, including graves or human remains, are encountered they must be reported to ECPHRA immediately.	
Post Construction phase requirements: Upon completion of the project, a final heritage compliance report, which must include the monitoring reports, to be submitted to ECPHRA.	

Appendix 1: Full Register of interested and affected parties, June 2026

NAME	ORGANISATION / ROLE	DATE REGISTRATION / COMMENT	CONTACT DETAILS	EMAIL
Landowner and applicant				
Mr Krzysztof Kryszczuk	Landowner Erf 1363	Automatically registered		'Kandengue Atrevido' <kryszczuk@gmail.com>
	Applicant			
Adjacent landowners				
EC Roads / KLM infrastructure	De Jager street	Automatically registered		KLM (organs of state)
Landowner (Jacobus)	Erf 1066 (dwelling east), de Jager st	Automatically registered		
Landowner	Erf 1362 (vacant west – still to be developed), de Jager st	Automatically registered		
DFFE: Oceans and Coast	Coastal environment / KLM maintenance management plan	Automatically registered		DFFE: Oceans and Coast

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NAME	ORGANISATION / ROLE	DATE REGISTRATION / COMMENT	CONTACT DETAILS	EMAIL
				
Stakeholders				
Vathiswa Zikishe	SANBI	Automatically registered		V.Zikishe@sanbi.org.za
Shane October	ECPTA (Eastern Cape Parks and Tourism Agency)	Automatically registered		Shane.Gertze@ecpta.co.za Londeka.jilimanne@ecpta.co.za
Sharlene Matthews	AGRI EC	Automatically registered		sharlene.matthews@agriec.co.za

NAME	ORGANISATION / ROLE	DATE REGISTRATION / COMMENT	CONTACT DETAILS	EMAIL
Mavis Stiole Zandi Siyongwana Thandokazi Myingwa	Eskom	Automatically registered		sitolerm@eskom.co.za; HibanaS@eskom.co.za; SiyongZA@eskom.co.za; ShalanAR@eskom.co.za
Sarah Baartman East FPA	Brent McNamara Chairman Mr. Mervyn Sauls Fire Protection Officer Ms Kanyiso Miti Secretary & FPA manager	Automatically registered	084 819 0291 079 440 4112 072 141 9873	brent.mcnamara@agriec.co.za sbefpa@gmail.com
WESSA	Gary Koekemoer	Automatically registered		garyk22@me.com
WESSA	Kevin Taylor	Automatically registered		kmtecologist@gmail.com
Bird Life EC	Samantha Ralston	Automatically registered		energy@birdlife.org.za
Bird Life EC	Mark Anderson	Automatically registered		ceo@birdlife.org.za
EWT	Ian Little	Automatically registered		ianl@ewt.org.za
ECPTA	Brian Reeves	Automatically registered		Brian.Reeves@ecpta.co.za
Ward councillors				
Cllr Lorraine Maree	Ward 12: Lorraine Marree	Automatically registered	073 198 8323	ward12@kouga.gov.za
Kouga Local Municipality				
Infrastructure and Engineering	Charles EQ De Kock Andre Botha Jaques de Toit	Automatically registered		jdutoit@kouga.gov.za abotha@kouga.gov.za>
Planning, Development and Tourism	Lee-Ann Opperman	Automatically registered		aswart@kouga.gov.za
Community Services	Nomvula Machelesi	Automatically registered		fkettledas@kouga.gov.za

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NAME	ORGANISATION / ROLE	DATE REGISTRATION / COMMENT	CONTACT DETAILS	EMAIL
Environmental	Nomvelo Siwela Yonela Mlindazwe Marco Engelbrecht	Automatically registered		nsiwela@kouga.gov.za; ymlindazwe@kouga.gov.za; mengelbrecht@kouga.gov.za
Sarah Baartman DM				
Kellelo Makgoka	Sarah Baartman District Municipality – Manager: Environmental Health	Automatically registered	041 508 7272	kmakgoka@sbdm.co.za
PM Kate	Sarah Baartman DM - Director: Economic Development	Automatically registered	041 508 7339	pmkate@sbdm.co.za
Ted Pillay Natasha Peterson	Sarah Baartman District Municipality: Municipal Manager	Automatically registered		ted@sbdm.co.za npeterson@sbdm.co.za
	Sarah Baartman District Municipality:	Automatically registered		cmabindla@sbdm.co.za
Ms Unati Daniels	Service Delivery	Automatically registered		danielsu@sbdm.co.za
	Refuse & Waste	Automatically registered		tmokoena@sbdm.co.za
	Roads	Automatically registered		mmbanga@sbdm.co.za
	Water	Automatically registered		ksanyamandwe@sbdm.co.za
Zoleka Sumi	Sarah Baartman DM Environmental Health	Automatically registered		zsomi@cacadu.co.za
Kellelo Makgoka	Sarah Baartman District Municipality – Manager: Environmental Health	Automatically registered		kmakgoka@sbdm.co.za
Provincial / National				
DFFE: Oceans and Coast Mr. Xolani Myanga	Dept, Forestry, Fisheries & the Environment Oceans And Coasts		E-mail: OCEIA@dffe.gov.za Telephone: (021) 493 7064	Xolani Myanga <XMyanga@dffe.gov.za>
Tabisile Mhlana .	Dept, Forestry, Fisheries & the Environment Oceans And Coasts - Coastal Development & Protection	Automatically registered	Tel: 021 4937049 Cell:0614863177	tmhlana@dffe.gov.za

NAME	ORGANISATION / ROLE	DATE REGISTRATION / COMMENT	CONTACT DETAILS	EMAIL
	DFFE Oceans and Coast	Automatically registered		OCEIA@dffe.gov.za
Nontobeko Jessica Sithole	DFFE Oceans and Coast	Automatically registered		NJSithole@dffe.gov.za
Mawonga Mandleni	DFFE Oceans and Coast	Automatically registered		MMandleni@dffe.gov.za
Sibusiso Mbethe	DFFE Oceans and Coast	Automatically registered		SMbethe@dffe.gov.za
Jeff Govender	Eastern Cape Department Of Economic Development, Environment And Tourism	Automatically registered	041 508 5805	Dayalan.Govender@dedea.gov.za
Andries Struwig	EC DEDEAT	Automatically registered	041 508 5805	Andries.struwig@deaet.ecape.gov.za
Indira Suwankazi Ref: EC08/C/LN1&3/M/18-2026	EC DEDEAT		041 508 5805 083 382 8299	Indira.George@dedea.gov.za
Marisa Bloem	DWS	Automatically registered		
Mpumela Ntombiyamayirha		Automatically registered		MpumelaN@dws.gov.za
Portia Makhanya		Automatically registered	083 782 9916	makhanyap@dws.gov.za
Dayton Tagwi		Automatically registered	067 415 8085	TagwiD@dws.gov.za
	SAHRA	Automatically registered		nkhumalo@sahra.org.za
Ayanda Mncwabe-Mama	ECPHRA - Heritage officer	Automatically registered		ayanda.mncwabe-mama@ecsrac.gov.za
Lungiswa Mzazi	ECHRA	Automatically registered		lungiswam@ecphra.org.za
SAHRA	SAHRA EC	Automatically registered		
Babalwa Layini	DFFE - Forestry	Automatically registered		BLayini@dffe.gov.za NomalwandeM@daff.gov.za; dorothyJ@daff.gov.za
Anneliza Collett	Department of Agriculture	Automatically registered		AnnelizaC@nda.agric.za
Gcinile Dumse	Department of Agriculture, Fisheries and Forestry (DAFF) Regional Manager: Land Use & Soil Management	Automatically registered	043 704 6812	GcinileD@dalrrd.gov.za

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NAME	ORGANISATION / ROLE	DATE REGISTRATION / COMMENT	CONTACT DETAILS	EMAIL
Ruffus Maloma	Department of Rural Development and Agrarian Reform (DRDAR) - Province of the Eastern Cape Soil Scientist	Automatically registered	040 635 0604	Ruffus.Maloma@drdar.gov.za
Masixole Matinise	DRDAR	Automatically registered	071 491 7884	Masixole.matinise@drdar.gov.za
Patrick Futshane	Eastern Cape Department of Rural Development and Agrarian Reform: Land Use Management	Automatically registered		Patrick.futshane@drdar.gov.za
Ireen Mpholweni	Eastern Cape Department of Transport	Automatically registered		irene.mpolweni@dot.ecprov.gov.za
M Keyser Randall Moore	Eastern Cape Department of Roads and Public works	Automatically registered		siyanda.sulo@dpw.ecape.gov.za Randall.Moore@ecdpr.gov.za

Appendix 2: Advert and site notices

NOTIFICATION OF PUBLIC PARTICIPATION PROCESS Notice of intention to submit: Application for environmental authorisation in terms of the National Environmental Management Act (Act 107 Of 1998) (NEMA) for the development of a residential dwelling on Erf 1363, Paradys Strand, Kouga Local Municipality, Sarah Baartman District Municipality, Eastern Cape Erf 1363 is an estimated 741.6m2 in extent and is situated on de Jager street in Paradys Strand; the site falls within 100 meters of the high-water mark of the sea. The owner of the property is proposing to develop a dwelling with an estimated footprint of 298.9m2 (including 43.8m2 decking area). Approximate central coordinates: 34° 6'21.00"S; 24°53'16.07"E Notice is hereby given that the landowner and applicant (Mr Krzysztof Kryszczuk) intends to apply for an environmental authorisation to commence with activities listed in the 2014 Environmental Impact Assessment (EIA) regulations (as amended, 2017) published in terms of the NEMA including: • Listing Notice 3 (GNR 324) • Activity 12. The clearance of an area of 300 square metres or more of indigenous vegetation... • Listing Notice 1 (GN R. 327) • Activity 17. Development— (v) if no development setback exists, within a distance of • 100 metres inland of the high-water mark of the sea or an estuary, whichever is greater in respect of (d) rock revetments or stabilizing structures including stabilizing walls; or (e) infrastructure or structures with a development footprint of 50 square metres • Activity 18. The Planting of vegetation or placing of any material on dunes or exposed sand surfaces of more than 10 square meters, within the littoral active zone, for the purpose of preventing the free movement of sand, erosion or accretion. • Activity 19A. The infilling or depositing of any material of more than 5 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 5 cubic metres from—(ii) the littoral active zone, an estuary or a distance of 100 metres inland of the highwater mark of the sea or an estuary, whichever distance is the greater; Listed activities will be confirmed prior to EA application submission. The competent authority for the application is the Eastern Cape Department of Economic Development, Environmental Affairs and Tourism. A public participation process will be conducted according to Regulation 41 of the NEMA 2014 EIA Regulations (as amended, 2017). All interested and affected parties (IAPs) are encouraged to participate in the process. Register and / or comment as an IAP within 30 days of this notice at the contact details provided below. Registration: 8 January to 9 February 2026 Registered IAPs will be sent the draft basic assessment report for a 30-day review and comment period. Environmental Assessment Practitioner appointed for the NEMA environmental authorisation application process: Claire De Jongh (EAPASA registration: 2021/3519) Tel: 0846074743 Email: claire@eapservices.co.za Post: 17 High St, Mount Pleasant, 6070, Eastern Cape Project related information will be made available on the following website: www.eapservices.co.za
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Classifieds

Tammie: 042 293 2973

tammarine.scharneck@novusmedia.co.za

EXpress

KOUGA

REGSKENNISGEWINGS & TENDERS

VERLORE DOKUMENTE



FORM JJJ
LOST OR DESTROYED
DEED

Notice is hereby given in terms of Regulation 68 of the Deeds Registries Act, 1937, of the intention to apply for the issue of a certified copy of Title Deed Number T2070/2020 passed by THE EXECUTRIX IN THE ESTATE OF THE LATE PETRO BESTER, NUMBER 16767/2019 in favour of SAMANTHA DE WIT, Identity number 7202010087 08 3, Unmarried in respect of ERF 2334 JEFFREYS BAY, IN THE KOUGA LOCAL MUNICIPALITY, DIVISION OF HUMANSDORP, PROVINCE OF EASTERN CAPE, IN EXTENT 718 (SEVEN HUNDRED AND EIGHTEEN) Square metres which has been lost or destroyed.

All interested persons having objection to the issue of such copy are hereby required to lodge the same in writing with the Registrar of Deeds: Eastern Cape at Qonce within two weeks from the date of the publication of this notice.

Dated at JEFFREYS BAY this 19th day of DECEMBER 2025.

SLABBERT ATTORNEYS
21 SCHELDE STREET
JEFFREYS BAY
6330
E mail: lynette@slabbertattorneys.co.za
Tel: (042) 293 4271

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VACANCIES · PROPERTIES AND CLASSIFIED ADS

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TAMMARINE SCHARNECK

042 293 2973

Email: Tammarine.Scharneck@novusmedia.co.za

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ALGEMENE KENNISGEWINGS

AGRIMARK OPERATIONS LTD

Notice in respect of a license application in terms of the Petroleum Products Act, 1977 (Ac No 120 of 1977). This notice serves to inform parties that may be interested or affected that AGRIMARK OPERATIONS LTD, hereinafter referred to as "the applicant", has submitted an application for a RETAIL License, application number B/2025/12/15/0001. MISGUND EAST FARM NO 287 PORTION 14 1 HOOFF STRAAT MISGUND EAST MISGUND

The purpose of the application in for the applicant to be granted a license to undertake petroleum retailing activities as detailed in the application.

Arrangements for viewing the application documentation can be made by contacting the Controller of Petroleum Products by: Telephone: 043 703 6000; or Fax: 086 503 0663; or E - m a i l : Makhosini.Mngomezulu@dmre.gov.za

Any objections to the issue of a license in respect of this application, which must clearly quote the application number above, must be lodged with the Controller of Petroleum Products within a period of twenty (20) working days from the date of publication of this notice. Such objection must be lodged at the following physical or postal address: Physical address: The Controller of Petroleum Products Department Mineral Resources & Energy 03-33 Philip Frame Road 1st Floor Chiselhurst East London Postal address: The Controller of Petroleum Products Department Mineral Resources & Energy Private Bag X13011 Cambridge East London 5026

NOTICE

OF A WATER USE LICENCE APPLICATION FOR PROPOSED DEVELOPMENT OF THE FOUNTAINS INDUSTRIAL ESTATE BY BUCHNER PROPERTY INVESTMENTS GARDEN ROUTE (PTY)LTD (WU48125)

Notice is hereby given that the applicant wishes to expand their approved Fountains Estate, with the next phase of their development. The industrial park will also include business offices, retail space and Open Space Management to protect the observed aquatic features. For this reason, only Section 21 (c) & (i) water uses are being applied for works within 500m of a wetland boundary (seepage area; -34.0254706S, 24.8936406E). All bulk water, sewer and water storage reservoirs were installed by the municipality in the past.

The activities are located on Remainder Portion 1 of Farm Klein Zeekoe River No 335, Kouga Municipality, Eastern Cape.

The Application has been submitted for a water use authorisation in terms of Section 40 of the National Water Act, 1998 (Act 36 of 1998) for water uses mentioned above. Any objections are to be lodged in writing within 60 days of the publication of this notice with the Department of Water and Sanitation and Applicant below:

Address: The Acting Director: Mzimvubu-Tsitsikamma Proto CMA
Ms Zandile Roto
P.O. Box 7019
East London
5200
Telephone: 043 701 0376
Email: RotoZ@dws.gov.za

Applicant: Buchner Property Investments Garden Route (Pty)Ltd
216 Dolphin Drive
Aston Bay
6330
Dries du Preez
Telephone: 082 659 2655
Email: dries@fountainsestate.co.za

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KOUGA

local municipality

Good Governance through Service Excellence

NOTICE NO. 299/2025

FINANCE AND ECONOMIC DEVELOPMENT DEPARTMENT

ATTENTION EVENT ORGANIZERS: PLEASE NOTE THE KEY DATES FOR EVENT APPLICATIONS AND EVENT PLANNING MEETINGS for 2026

Attention: All Event Organizers!

Kouga Municipality hereby announces the Event Planning Committee application submission deadlines and meeting dates for each month during 2026.

JANUARY 2026 – DECEMBER 2026

For events that requires a liquor licence, it's important to apply at least 6 months prior to the event date.

MONTH	APPLICATION DEADLINE	EPC MEETING DATES
JANUARY 2026	NO EPC	NO EPC
FEBRUARY 2026	Friday, 16 January 2026	Thursday, 12 February 2026
MARCH 2026	Friday, 13 February 2026	Thursday, 12 March 2026
APRIL 2026	Friday, 13 March 2026	Thursday, 09 April 2026
MAY 2026	Friday, 17 April 2026	Thursday, 21 May 2026
JUNE 2026	Friday, 15 May 2026	Thursday, 11 June 2026
JULY 2026	Friday, 12 June 2026	Thursday, 09 July 2026
AUGUST 2026	Friday, 17 July 2026	Thursday, 13 August 2026
SEPTEMBER 2026	Friday, 14 August 2026	Thursday, 17 September 2026
OCTOBER 2026	Friday, 11 September 2026	Thursday, 15 October 2026
NOVEMBER 2026	Friday, 16 October 2026	Thursday, 12 November 2026
DECEMBER 2026 1 Dec – 9 Jan	Friday, 11 September 2026	Thursday, 15 October 2026
DECEMBER 2026	NO EVENTS PLANNING COMMITTEE MEETING	
JANUARY 2027	Friday, 20 November 2026	Wednesday, 20 January 2027

PLEASE NOTE:

Late applications will not be considered.

Please ensure that you review the application timelines specified in the application form to facilitate prompt event processing.

Applications will only be reviewed once all required documentation has been submitted.

Kindly note that meeting dates may change in accordance with the Kouga Municipality's institutional calendar.

Download the Kouga Municipal Event Application Guidelines Booklet and Event Application forms from the Kouga Local Municipality website: <https://www.kouga.gov.za/> under Document Library ► Event Information

For more information contact the Local Economic Development & Tourism Department at events@kouga.gov.za

NOTIFICATION OF PUBLIC PARTICIPATION PROCESS

Notice of intention to submit: Application for environmental authorisation in terms of the National Environmental Management Act (Act 107 Of 1998) (NEMA) for the development of a residential dwelling on Erf 1363, Paradys Strand, Kouga Local Municipality, Sarah Baartman District Municipality, Eastern Cape.

Erf 1363 is an estimated 741.6m2 in extent and is situated on de Jager street in Paradys Strand; the site falls within 100 meters of the high-water mark of the sea. The owner of the property is proposing to develop a dwelling with an estimated footprint of 298.9m2 (including 43.8m2 decking area).

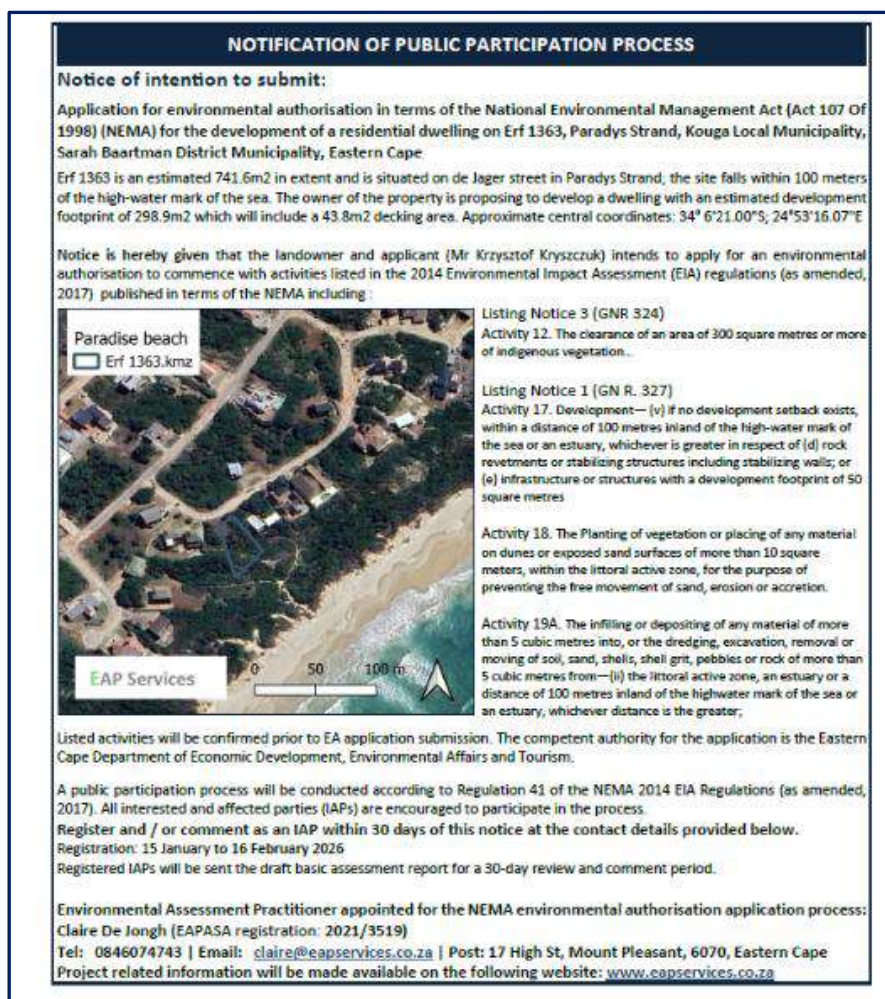
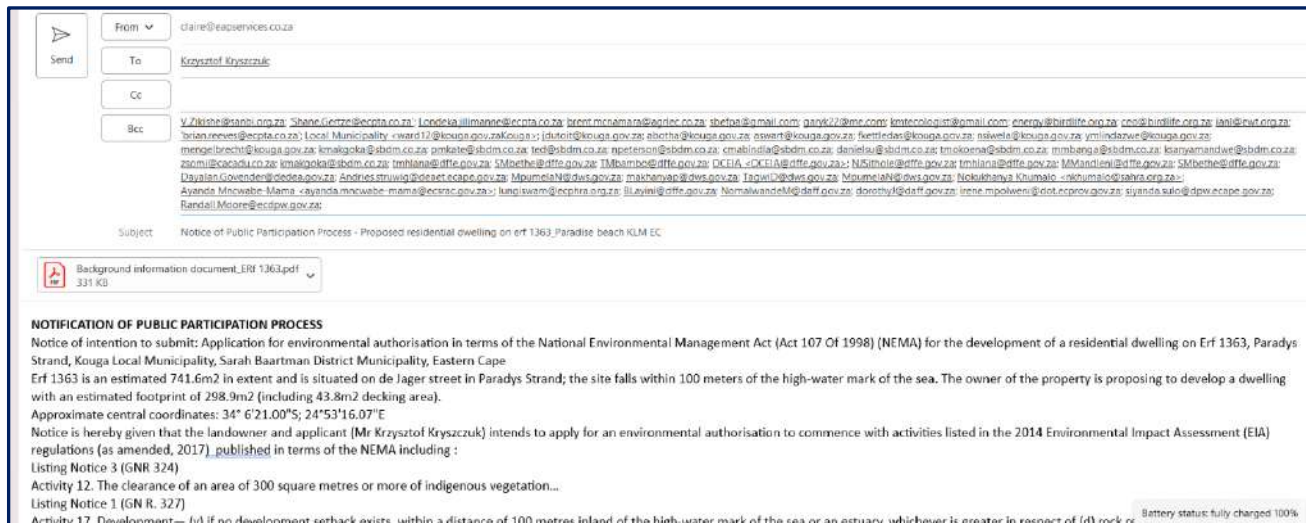
Approximate central coordinates: 34° 6'21.00"S; 24°53'16.07"E
Notice is hereby given that the landowner and applicant (Mr Krzysztof Kryszczuk) intends to apply for an environmental authorisation to commence with activities listed in the 2014 Environmental Impact Assessment (EIA) regulations (as amended, 2017) published in terms of the NEMA including :
Listing Notice 3 (GNR 324)
Activity 12. The clearance of an area of 300 square metres or more of indigenous vegetation ...
Listing Notice 1 (GN R. 327)
Activity 17. Development— (v) if no development setback exists, within a distance of 100 metres inland of the high-water mark of the sea or an estuary, whichever is greater in respect of (d) rock revetments or stabilizing structures including stabilizing walls; or (e) infrastructure or structures with a development footprint of 50 square metres
Activity 18. The Planting of vegetation or placing of any material on dunes or exposed sand surfaces of more than 10 square meters, within the littoral active zone, for the purpose of preventing the free movement of sand, erosion or accretion.
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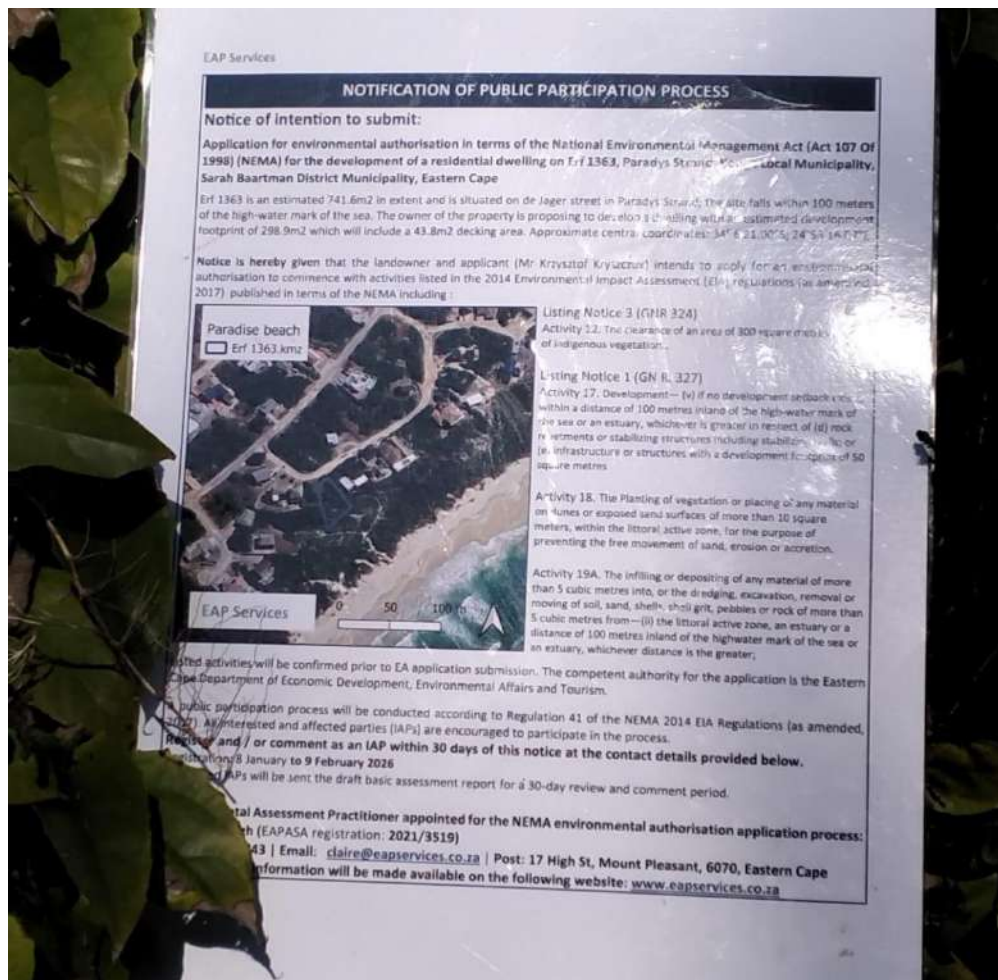
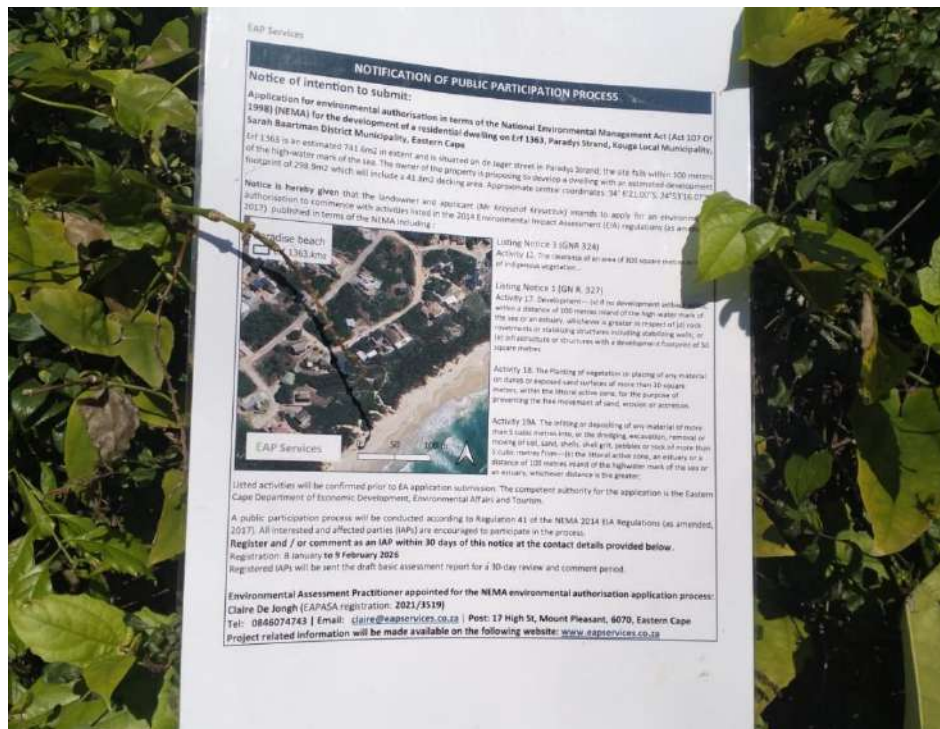
Listed activities will be confirmed prior to EA application submission. The competent authority for the application is the Eastern Cape Department of Economic Development, Environmental Affairs and Tourism.

A public participation process will be conducted according to Regulation 41 of the NEMA 2014 EIA Regulations (as amended, 2017). All interested and affected parties (IAPs) are encouraged to participate in the process.
Register and /or comment as an IAP within 30 days of this notice at the contact details provided below.
Registration: 15 January to 16 February 2026
Registered IAPs will be sent the draft basic assessment report for a 30-day review and comment period.

Environmental Assessment Practitioner appointed for the NEMA environmental authorisation application process:
Claire De Jongh (EAPASA registration: 2021/3519)
Tel: 0846074743 | Email: claire@eapservices.co.za | Post: 17 High St, Mount Pleasant, 6070, Eastern Cape
Project related information will be made available on the following website: www.eapservices.co.za

Two site notices placed on de Jager St (Registration 15 January 2026 – 16 February 2026) and notices distributed via email





Proof of distribution of Notice and 30-day Registration: 15 January 2026 – 16 February 2026

Notice of Public Participation Process - Proposed residential dwelling on erf 1363_Paradise beach KLM EC



claire@eapservices.co.za

To Krzysztof Kryszczuk

Bcc 'V.Zikishe@sanbi.org.za'; 'Shane.Gertze@ecpta.co.za'; 'Londeka.jilimanne@ecpta.co.za'; 'brent.mcnamara@agriec.co.za'; 'sbefpa@gmail.com'; 'garyk22@me.com'; 'kmtecologist@gmail.com'; 'energy@birdlife.org.za'; 'ceo@birdlife.org.za'; 'iani@ewt.org.za'; 'brian.reeves@ecpta.co.za'; 'Local Municipality'; 'jdutoit@kouga.gov.za'; 'abotha@kouga.gov.za'; 'aswart@kouga.gov.za'; 'fkettledas@kouga.gov.za'; 'nsiwela@kouga.gov.za'; 'ymilindazwe@kouga.gov.za'; 'mengelbrecht@kouga.gov.za'; 'kmakgoka@sbdm.co.za'; 'pmkate@sbdm.co.za'; 'ted@sbdm.co.za'; 'npeterson@sbdm.co.za'; 'cmabindla@sbdm.co.za'; 'danielsu@sbdm.co.za'; 'tmokoena@sbdm.co.za'; 'mmbanga@sbdm.co.za'; 'ksanyamandwe@sbdm.co.za'; 'zsomi@cacadu.co.za'; 'kmakgoka@sbdm.co.za'; 'tmhlana@dffe.gov.za'; 'SMbethe@dffe.gov.za'; 'TMbambo@dffe.gov.za'; 'OCEIA'; 'NJSithole@dffe.gov.za'; 'tmhlana@dffe.gov.za'; 'MMandleni@dffe.gov.za';

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Background information document_ERf 1363.pdf

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NOTIFICATION OF PUBLIC PARTICIPATION PROCESS

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FW: Notice of Public Participation Process - Proposed residential dwelling on erf 1363_Paradise beach KLM EC



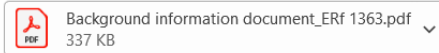
claire@eapservices.co.za

To 'ward12@kouga.gov.za'

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Notice of Public Participation Process - Proposed residential dwelling on erf 1363_Paradise beach KLM EC



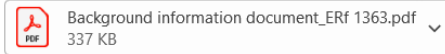
claire@eapservices.co.za

To 'Andries Struwig'

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Notice of Public Participation Process - Proposed residential dwelling on erf 1363_Paradise beach KLM EC



claire@eapservices.co.za
To Krzysztof Kryszczuk

Bcc 'mengelbrecht@kouga.gov.za'; 'kmakgoka@sbdm.co.za'; 'pmkate@sbdm.co.za'; 'ted@sbdm.co.za'; 'npeterson@sbdm.co.za'; 'cmabindla@sbdm.co.za'; 'danielsu@sbdm.co.za'; 'tmokoena@sbdm.co.za'; 'mmbanga@sbdm.co.za'; 'ksanyamandwe@sbdm.co.za'; 'zsomi@cacadu.co.za'; 'kmakgoka@sbdm.co.za'; 'tmhlana@dfre.gov.za'; 'SMbethe@dfre.gov.za'; 'TMbambo@dfre.gov.za'; 'OCEIA'; 'NJSithole@dfre.gov.za'; 'tmhlana@dfre.gov.za'; 'MMandleni@dfre.gov.za'; 'SMbethe@dfre.gov.za'; 'Dayalan.Govender@dedea.gov.za'; 'Andries.struwig@deaet.ecape.gov.za'; 'MpumelaN@dws.gov.za'; 'makhanyap@dws.gov.za'; 'TagwiD@dws.gov.za'; 'MpumelaN@dws.gov.za'; 'Nokukhanya Khumalo'; 'Ayanda Mncwabe-Mama'; 'lungiswam@ecphra.org.za'; 'BLayini@dfre.gov.za'; 'NomalwandeM@daff.gov.za'; 'dorothyJ@daff.gov.za'; 'irene.mpolweni@dot.ecprov.gov.za'; 'siyanda.sulo@dpw.ecape.gov.za'; 'Randall.Moore@ecdpcw.gov.za'

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Proof of distribution of draft BAR 30-day review and comment: 1 June 2026 – 1 July 2026

Draft BAR for review and comment - Proposed residential dwelling on erf 1363 - EC08/C/LN1&3/M/18-2026

C

claire@eapservices.co.za

To 'admin@eapservices.co.za'

Bcc 'V.Zikishe@sanbi.org.za'; 'Shane.Gertze@ecpta.co.za'; 'Londekajilimanne@ecpta.co.za'; 'sitolerm@eskom.co.za'; 'SiyongZA@eskom.co.za'; 'garyk22@me.com'; 'ianl@ewt.org.za'; 'Brian.Reeves@ecpta.co.za'

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Erf 1363 - draft BAR_30 day review and comment - June 2026.pdf

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NOTIFICATION OF PUBLIC PARTICIPATION PROCESS – REVIEW AND COMMENT

Application for environmental authorisation in terms of the National Environmental Management Act (Act 107 of 1998) (NEMA)

DEDEAT Reference: EC08/C/LN1&3/M/18-2026

Draft Basic Assessment Report for 30-day review and comment period: **1 June – 1 July 2026**

PROPOSED DEVELOPMENT OF A RESIDENTIAL DWELLING ON ERF 1363, PARADYS STRAND, KOUGA LOCAL MUNICIPALITY, EASTERN CAPE

APPLICANT AND LANDOWNER: Mr Krzysztof Kryszczuk

Dear interested / affected party

The landowner and applicant (Mr Krzysztof Kryszczuk) has applied for an environmental authorisation to commence with activities listed in the NEMA 2014 Environmental Impact Assessment (EIA) regulations (as amended,2017). The application has been submitted to the Eastern Cape Department of Economic Development, Environmental Affairs and Tourism and accepted on 22 April 2026.

A public participation process is being conducted according to Regulation 41 of the NEMA 2014 EIA Regulations (as amended, 2017). All interested and affected parties (IAPs) are encouraged to participate in the process and review and comment on the basic assessment report within 30 days of this notice. Kindly find attached:

- Draft basic assessment report

Draft BAR for review and comment - Proposed residential dwelling on erf 1363 - EC08/C/LN1&3/M/18-2026



claire@eapservices.co.za

To 'ward12@kouga.gov.za'; 'Jacques Du Toit'; 'Andre Botha'; 'aswart@kouga.gov.za'; 'fkettledas@kouga.gov.za'; 'Nomvelo Siwela'; 'ymindazwe@kouga.gov.za'; 'Marco Engelbrecht'

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NOTIFICATION OF PUBLIC PARTICIPATION PROCESS – REVIEW AND COMMENT

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- Draft basic assessment report

The draft basic assessment report and appendices are available for 30-day comment and review at: <https://eapservices.co.za/erf-1363-draft-bar/>

The comments and responses will be recorded, the draft basic assessment report will be updated as required, and the final basic assessment report will be submitted to the DEDEAT for decision making.

Draft BAR for review and comment - Proposed residential dwelling on erf 1363 - EC08/C/LN1&3/M/18-2026



claire@eapservices.co.za

To 'kmakgoka@sbdm.co.za'; 'ted@sbdm.co.za'; 'npeterson@sbdm.co.za'; 'cmabindla@sbdm.co.za'; 'danielsu@sbdm.co.za'; 'tmokoena@sbdm.co.za'; 'mmbanga@sbdm.co.za'; 'ksanyamandwe@sbdm.co.za'; 'zsomi@cacadu.co.za'; 'kmakgoka@sbdm.co.za'

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Draft BAR for review and comment - Proposed residential dwelling on erf 1363 - EC08/C/LN1&3/M/18-2026



claire@eapservices.co.za

To 'Tabisile Mhlana'; 'SMbethe@dffe.gov.za'; 'TMbambo@dffe.gov.za'; 'OCEIA'

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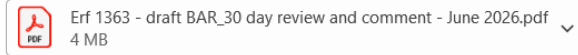
Draft BAR for review and comment - Proposed residential dwelling on erf 1363 - EC08/C/LN1&3/M/18-2026



claire@eapservices.co.za

To 'MpumelaN@dws.gov.za'; 'makhanyap@dws.gov.za'; 'TagwiD@dws.gov.za'; 'Ayanda Mncwabe-Mama'; 'Lungiswa Mzazi'; 'BLayini@dfre.gov.za'

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The comments and responses will be recorded, the draft basic assessment report will be updated as required, and the final basic assessment report will be submitted to the DEDEAT for decision making.

Draft BAR for review and comment - Proposed residential dwelling on erf 1363 - EC08/C/LN1&3/M/18-2026



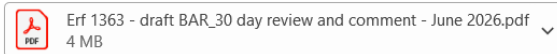
claire@eapservices.co.za

To 'admin@eapservices.co.za'

Bcc 'NomalwandeM@daff.gov.za'; 'dorothyJ@daff.gov.za'; 'GcinileD@dalrrd.gov.za'; 'Ruffus.Maloma@drdar.gov.za'; 'Masixole.matinise@drdar.gov.za'; 'Patrick.futshane@drdar.gov.za'; 'irene.mpolweni@dot.ecprov.gov.za'; 'siyanda.sulo@dpw.ecape.gov.za'; 'Randall.Moore@ecdpw.gov.za'

Reply Reply All Forward

Mon 2026/06/01 08:52



NOTIFICATION OF PUBLIC PARTICIPATION PROCESS – REVIEW AND COMMENT

Application for environmental authorisation in terms of the National Environmental Management Act (Act 107 of 1998) (NEMA)

DEDEAT Reference: EC08/C/LN1&3/M/18-2026

Draft Basic Assessment Report for 30-day review and comment period: **1 June – 1 July 2026**

PROPOSED DEVELOPMENT OF A RESIDENTIAL DWELLING ON ERF 1363, PARADYS STRAND, KOUGA LOCAL MUNICIPALITY, EASTERN CAPE

APPLICANT AND LANDOWNER: Mr Krzysztof Kryszczuk

Dear interested / affected party

The landowner and applicant (Mr Krzysztof Kryszczuk) has applied for an environmental authorisation to commence with activities listed in the NEMA 2014 Environmental Impact Assessment (EIA) regulations (as amended, 2017). The application has been submitted to the Eastern Cape Department of Economic Development, Environmental Affairs and Tourism and accepted on 22 April 2026.

A public participation process is being conducted according to Regulation 41 of the NEMA 2014 EIA Regulations (as amended, 2017).

All interested and affected parties (IAPs) are encouraged to participate in the process and review and comment on the basic assessment report within 30 days of this notice.

Kindly find attached:

- Draft basic assessment report

The draft basic assessment report and appendices are available for 30-day comment and review at: <https://eapservices.co.za/erf-1363-draft-bar/>

The comments and responses will be recorded, the draft basic assessment report will be updated as required, and the final basic assessment report will be submitted to the DEDEAT for decision making.

Draft BAR for review and comment - Proposed residential dwelling on erf 1363 - EC08/C/LN1&3/M/18-2026



claire@eapservices.co.za

To Dayalan Govender; andries.struwig@dedea.gov.za; 'Indira.Suwankazi@dedea.gov.za'; Charmaine Struwig

This message was sent with High importance.



DBAR - erf 1363 - DEDEAT submission.zip
8 MB



Cover Letter - erf 1363 - draft Basic Assessment Report_signed.pdf
233 KB



Reply Reply All Forward

Mon 2026/06/01 09:18

NOTIFICATION OF PUBLIC PARTICIPATION PROCESS – REVIEW AND COMMENT

Application for environmental authorisation in terms of the National Environmental Management Act (Act 107 of 1998) (NEMA)

DEDEAT Reference: EC08/C/LN1&3/M/18-2026

Draft Basic Assessment Report for 30-day review and comment period: **1 June – 1 July 2026**

PROPOSED DEVELOPMENT OF A RESIDENTIAL DWELLING ON ERF 1363, PARADYS STRAND, KOUGA LOCAL MUNICIPALITY, EASTERN CAPE

APPLICANT AND LANDOWNER: Mr Krzysztof Kryszczuk

The landowner and applicant (Mr Krzysztof Kryszczuk) has applied for an environmental authorisation to commence with activities listed in the NEMA 2014 Environmental Impact Assessment (EIA) regulations (as amended, 2017). The application has been submitted to the Eastern Cape Department of Economic Development, Environmental Affairs and Tourism and accepted on 22 April 2026.

Please find attached the draft basic assessment report hereby submitted to the DEDEAT in terms of the National Environmental Management Act (Act 107 of 1998) for a 30-day review and comment period for the proposed development of a residential dwelling on erf 1363, Paradys Strand, Kouga Local Municipality, Eastern Cape (EC08/C/LN1&3/M/18-2026).

30-day review and comment period: 1 June – 1 July 2026

The draft basic assessment report and appendices are available for 30-day comment and review at: <https://eapservices.co.za/erf-1363-draft-bar/>

The comments and responses will be recorded, the draft basic assessment report will be updated as required, and the final basic assessment report will be submitted to the DEDEAT for decision making.

Kindly submit comments on or before 1 July 2026 to the contact details provided below.

Kindly confirm receipt of the draft basic assessment report and appendices.

Show desktop

Appendix 3: Meetings and submissions – organs of state



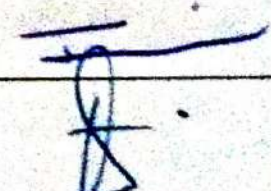
forestry, fisheries & the environment

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

ATTENDANCE REGISTER

	Site Visit - Proposed residential dwelling on erf 1363, Paradys Strand
	26 June 2026
	Paradys Strand
	11:00

PARTICIPANTS:

Xolani Myanga	DFFE: Oceans and Coasts	+27 83 390 9617	<u>Xmyanga@dfpe.gov.za</u>	
Indira Suwankazi	DEDEA	+27 41 508 5800/05	<u>Indira.George@dedea.gov.za</u>	
Claire De Jongh	EAP Services	+27 84 607 4743	<u>claire@eapservices.co.za</u>	
Nomvelo Siwela	Kouga Local Municipality	+27 67 114 1329	<u>nsiwela@kouga.gov.za</u>	
Jacobus Scott	Pure Design Arch	081 306 4204	<u>jacobus@pure-design.co.za</u>	

Appendix 4: Registration and comments



From: Thandeka Mbambo <TMbambo@dfre.gov.za>
Sent: Tuesday, 20 January 2026 09:28
To: OCEIA <OCEIA@dfre.gov.za>
Cc: Tabisile Mhlana <tmhlana@dfre.gov.za>; Sibusiso Mbethe <SMbethe@dfre.gov.za>; Mawonga Mandleni <MMandleni@dfre.gov.za>; Xolani Myanga <XMyanga@dfre.gov.za>
Subject: FW: Notice of Public Participation Process - Proposed residential dwelling on erf 1363_Paradise beach KLM EC
Importance: High

FYI

Kind Regards

Thandeka Mbambo

Department of Forestry, Fisheries, and the Environment

Oceans & Coasts: Integrated Coastal Management

Coastal Spatial Planning: Coastal Climate Change Response

220 East Pier Building 1, East Pier Road, Waterfront, Cape Town, 8001

E-mail: TMbambo@dfre.gov.za

From: claire@eapservices.co.za <claire@eapservices.co.za>
Sent: Thursday, January 15, 2026 3:11 PM
To: Krzysztof Kryszczuk <kryszczuk@gmail.com>
Subject: Notice of Public Participation Process - Proposed residential dwelling on erf 1363_Paradise beach KLM EC
Importance: High

Some people who received this message don't often get email from claire@eapservices.co.za. [Learn why this is important](#)

NOTIFICATION OF PUBLIC PARTICIPATION PROCESS

Notice of intention to submit: Application for environmental authorisation in terms of the National Environmental Management Act (Act 107 Of 1998) (NEMA) for the development of a residential dwelling on Erf 1363, Paradys Strand, Kouga Local Municipality, Sarah Baartman District Municipality, Eastern Cape
Erf 1363 is an estimated 741.6m² in extent and is situated on de Jager street in Paradys Strand; the site falls within 100 meters of the high-water mark of the sea. The owner of the property is proposing to develop a dwelling with an estimated footprint of 298.9m² (including 43.8m² decking area).

Approximate central coordinates: 34° 6'21.00"S; 24°53'16.07"E

Notice is hereby given that the landowner and applicant (Mr Krzysztof Kryszczuk) intends to apply for an environmental authorisation to commence with activities listed in the 2014 Environmental Impact Assessment (EIA) regulations (as amended, 2017) published in terms of the NEMA including :

Listing Notice 3 (GNR 324)

Activity 12. The clearance of an area of 300 square metres or more of indigenous vegetation...

Listing Notice 1 (GN R. 327)

Activity 17. Development— (v) if no development setback exists, within a distance of 100 metres inland of the high-water mark of the sea or an estuary, whichever is greater in respect of (d) rock revetments or stabilizing structures including stabilizing walls; or (e) infrastructure or structures with a development footprint of 50 square metres

Activity 18. The Planting of vegetation or placing of any material on dunes or exposed sand surfaces of more than 10 square meters, within the littoral active zone, for the purpose of preventing the free movement of sand, erosion or accretion.

Activity 19A. The infilling or depositing of any material of more than 5 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 5 cubic metres from—(ii) the littoral active zone, an estuary or a distance of 100 metres inland of the highwater mark of the sea or an estuary, whichever distance is the greater;

Listed activities will be confirmed prior to EA application submission. The competent authority for the application is the Eastern Cape Department of Economic Development, Environmental Affairs and Tourism.

A public participation process will be conducted according to Regulation 41 of the NEMA 2014 EIA Regulations (as amended, 2017). All interested and affected parties (IAPs) are encouraged to participate in the process.

Register and / or comment as an IAP within 30 days of this notice at the contact details provided below.

Registration: 15 January to 16 February 2026

Registered IAPs will be sent the draft basic assessment report for a 30-day review and comment period.

Environmental Assessment Practitioner appointed for the NEMA environmental authorisation application process::

Claire De Jongh (EAPASA registration: 2021/3519)

Tel: 0846074743

Email: claire@eapservices.co.za

Post: 17 High St, Mount Pleasant, 6070, Eastern Cape | 19 Barracuda street, Sedgfield, 6572

Project related information will be made available on the following website: www.eapservices.co.za

Kindly find attached:

- Background information document

Thank you for your participation in this process.

Kind Regards

Claire De Jongh
0846074743
EAPASA registration: **2021/3519**



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forestry, fisheries & the environment

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

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

Reference: EDMS 274497

Inquiries: Mr. Xolani Myanga

E-mail: OCEIA@dfpe.gov.za

Telephone: (021) 493 7064

Ms Claire De Jongh

EAP Services

17 High Street

Mount Pleasant

6070

Telephone Number: +27 84 607 4743

Email Address: claire@eapservice.co.za

Dear Ms De Jongh

COMMENTS ON THE DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED DEVELOPMENT OF A RESIDENTIAL DWELLING ON ERF 1363, PARADYS STRAND, KOUGA LOCAL MUNICIPALITY, EASTERN CAPE

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

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

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

Based on the submitted Draft BAR, the Branch O&C would like to submit the following comments for your consideration:

1. During the site visit conducted on 26 June 2026, it was noted that sand excavated from the proposed garage footprint is intended to be reused to fill depressions within the site. However, the Draft BAR does not clearly indicate the total volume of sand to be excavated, the extent and spatial location of deposition areas, or the methodology for handling and redistributing the material.

The Applicant is therefore required to provide a detailed earthworks plan that clearly outlines these aspects, in order to demonstrate that such activities will not adversely affect dune morphology, sediment dynamics, or overall site stability.

1. A number of protected Milkwood trees (*Sideroxylon inerme*) were observed on the property. However, the Draft BAR does not clearly indicate the location and distribution of these trees within the site, nor whether these individuals fall within or adjacent to the proposed development footprint. It is therefore recommended that all protected trees be accurately surveyed and clearly mapped on the Site Development Plan (SDP). Should the removal of any such trees be unavoidable, the applicant must obtain the necessary permit from the relevant authority prior to undertaking any work.
2. The Branch is of the view that the position of the lookout point and the elevated walkway may interfere with natural dune dynamics, including aeolian sand transport and vegetation stabilisation processes. Such encroachment may exacerbate erosion risks, contribute to blowout formation, and undermine ongoing dune rehabilitation measures.
3. Accordingly, it is recommended that the lookout point and elevated walkway should not extend to, or be positioned above, the foredune, and must be located landward of this sensitive feature to ensure the protection of dune stability and coastal processes.

Furthermore, it is recommended that disturbed areas be progressively rehabilitated with indigenous vegetation following construction to promote infiltration, reduce runoff velocities and maintain dune stability.

4. Consideration must be given to Section 58 of the ICM Act, which empowers the competent authority to issue directives for the removal or relocation of structures that are threatened by dynamic coastal processes or that may contribute to coastal instability.

In this context, the applicant must acknowledge this provision and clearly demonstrate that the proposed development has been designed in a manner that avoids exposure to coastal risks, including erosion, dune migration, and sea-level rise. The proposal must further show that it will not give rise to future instability or risks that could necessitate intervention by the competent authority in terms of Section 58.

5. The Stormwater Management Plan must demonstrate that stormwater runoff from the proposed development will not be directed towards or discharged onto the dune system in a manner that could cause erosion, dune destabilisation or disruption of natural aeolian sand transport processes. Stormwater should preferably be directed towards the front of the property and managed through appropriate attenuation and dispersion measures.

Based on the above, the Branch supports the granting of Environmental Authorisation for the proposed construction of a residential dwelling on Erf 1363 on condition that the above conditions are met.

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

Yours sincerely,



Mr Ryan Peter

Director: Coastal Development & Coordination

Department of Forestry, Fisheries, and the Environment

Date: 02/07/2026

 Indira Suwankazi
 041 508 5805
 083 382 8299
 Indira.George@dedea.gov.za
Ref: EC08/C/LN1&3/M/18-2026



EAP Services
45A Flamingo Street
Sedgefield
6573

Attention: Ms Claire De Jongh

E-mail: claire@eapservices.co.za

APPLICATION FOR AUTHORISATION IN TERMS OF SECTION 24 OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, ACT 107 OF 1998 TO UNDERTAKE A LISTED ACTIVITY AS SCHEDULED IN THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014: THE PROPOSED RESIDENTIAL DWELLING ON ERF 1363 IN PARADISE BEACH, KOUGA LOCAL MUNICIPALITY, SARAH BAARTMAN DISTRICT MUNICIPALITY, EASTERN CAPE.

The DBAR submitted by EAP Services on behalf of Krzysztof Kryszczuk dated 01 June 2026 and received 01 June 2026 that proposes to undertake Listed Activities scheduled in Government Notice R. 327 & 324 of April 2017 for the above project is hereby acknowledged.

The DBAR has been reviewed and the following has been noted:

- The Activity Description does not include the building material to be used for the proposed residential dwelling;
- The section to be infilled is not shown on the layout plan, kindly do so and provide an estimation of how much soil will be used to infill;
- Provide an estimation of excavation that will be done for foundation work;
- Provide an estimation of how much soil will be removed to prepare for the construction of the proposed dwelling;
- The Milkwood tree on site that will not be removed need to be included in the Layout Plan; and
- Please note that it is unlikely the Department will to authorize the proposed Timber Decking on the dune

The EAP is advised to remain aware of the 90 day timeframe for submission of the Final Basic Assessment Report as contained within the 2017 Regulations, **which period will lapse on 24 July 2026.** The Applicant must be informed in writing that the activity may not commence prior to an environmental authorisation being granted by the competent authority.

DAYALAN GOVENDER

REGIONAL MANAGER: ENVIRONMENTAL AFFAIRS

SARAH BAARTMAN/NELSON MANDELA BAY REGION

DATE: 03 July 2026



EASTERN CAPE
PROVINCIAL HERITAGE
RESOURCES AUTHORITY
Focusing on Untapped Heritage in the Province

No. 17 Commissioner St.
East London CBD
5201
043 492 1941
info@ecphra.org.za

PROPOSED DEVELOPMENT OF A RESIDENTIAL DWELLING ON ERF 1363, PARADYS STRAND, KOUGA LOCAL MUNICIPALITY, EASTERN CAPE

Enquiries: Ayanda Mncwabe-Mama

Date: Thursday, 25 June, 2026

Tel: 043 492 1370

Email: ayanda.mncwabe-mama@ecsrac.gov.za

Case ID: 28951

Response to NID (Notification of Intent to Develop)

In terms of Section 38 of the National Heritage Resources Act (Act 25 of 1999)

Claire De Jongh Environmental consultant 17 HIGH STREET 17 HIGH STREET Port Elizabeth 6070

Erf 1363 is situated on de Jager street in Paradys Strand within 100 meters of the high-water mark of the sea. The owner of the property is proposing to develop a dwelling with an estimated development footprint of 298.9m² which will include an estimated 43.8m² decking area. A lookout point is also proposed which will be equipped with a walkway leading from the house to the lookout point and it will be set above the vegetation (similar to a rope bridge). The lookout area will be an estimated 20m². A report has been prepared by Jenna Lavin of Heritage Consulting (Pty) Ltd to accompany this NID submission in terms of section 38 (8) and is included as part of this submission. Importantly, there is no trigger in terms of section 38(1) of the NHRA (Act 25 of 1999) as the proposed development does not constitute a change of character exceeding 5000m², nor does it constitute a linear development exceeding 300m (Lavin, 2026)

Based on the limited nature and scale of the development, the likelihood that significant fossil heritage will be negatively impacted by the proposed development is LOW and as such, no further palaeontological assessment is recommended (Lavin, 2026)

The area proposed for development is located within 300m of the high-water mark and as such, would usually have high levels for impacts to shell midden archaeology. However, the property proposed for development is located within an area that has been extensively developed with existing residential development surrounding the subject property. Based on the extensive disturbance of the area, as well as the limited nature and scale of the proposed development activity, it is unlikely that the proposed development will negatively impact on significant archaeological heritage and as such, no further archaeological assessment is recommended (Lavin, 2026).

ECPHRA acknowledges receipt of the NID (Notice of Intent to Develop), Draft BAR and the EMP_r submitted for the proposed development. Upon review, the proposed development is not expected to impact heritage resources therefore it is **exempted from undertaking further heritage assessments**, in line with **Section 38(2b)** of the NHRA.

There are no objections to the proposed development however, the following recommendations must be adhered to:

ECPHRA Recommendations:



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PROPOSED DEVELOPMENT OF A RESIDENTIAL DWELLING ON ERF 1363, PARADYS STRAND, KOUGA LOCAL MUNICIPALITY, EASTERN CAPE

Enquiries: Ayanda Mncwabe-Mama

Date: Thursday, 25 June, 2026

Tel: 043 492 1370

Email: ayanda.mncwabe-mama@ecsrac.gov.za

Case ID: 28951

ECPHRA General pre/construction phase requirements:

- The project proponent/representative must notify ECPHRA of the date of commencement of the project
- A *chance finds procedure* (CFP), must be adhered to. It must outline stop-work procedures, emergency protection measures, reporting protocols, contact details for ECPHRA and approved heritage specialists, guidance on recognising heritage materials and graves. The CFP must be available on site at all times.
- Heritage induction and training for all ground crew, must include identification of archaeological, palaeontological, historical, and burial-related material. This ensures lawful heritage compliance during all phases of the project.
- There must be heritage monitoring during vegetation clearing and excavations.

Post Construction phase requirements:

Upon completion of the project, a final heritage compliance report, which must include the monitoring reports, to be submitted to ECPHRA.

Project Payments:

NID fee (R 500 – paid)

HIA fee (R 1 500 – N/A)

Should you have any further queries, please contact the designated official using the case number quoted above in the case header.

Yours faithfully

PROPOSED DEVELOPMENT OF A RESIDENTIAL DWELLING ON ERF 1363, PARADYS STRAND, KOUGA LOCAL MUNICIPALITY, EASTERN CAPE

Enquiries: Ayanda Mncwabe-Mama

Date: Thursday, 25 June, 2026

Tel: 043 492 1370

Email: ayanda.mncwabe-mama@ecsrac.gov.za

Case ID: 28951



Ayanda Mncwabe-Mama
Archaeologist
Eastern Cape Provincial Heritage Resources Authority



1. This approval does not exonerate the applicant from obtaining local authority approval or any other necessary approval for proposed work.



 No. 17 Commissioner St.
East London CBD
5201

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PROPOSED DEVELOPMENT OF A RESIDENTIAL DWELLING ON ERF 1363, PARADYS STRAND, KOUGA LOCAL MUNICIPALITY, EASTERN CAPE

Enquiries: Ayanda Mncwabe-Mama

Date: Thursday, 25 June, 2026

Tel: 043 492 1370

Email: ayanda.mncwabe-mama@ecsrac.gov.za

Case ID: 28951

2. If any heritage resources, including graves or human remains, are encountered they must be reported to ECPHRA immediately.
3. ECPHRA reserves the right to request additional information as required.

ADMIN:

Direct URL to case: <https://sahr.org.za/404761>