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7 April 2026

Dear Interested and Affected Party / Organ of State

RE: NOTICE OF SECTION 24G ASSESSMENT: RESIDENTIAL 2 ERVEN 4311, 4312, 4135, 4547, 4314, 21 RESIDENTIAL 1 ERVEN AND PUBLIC OPEN SPACE, HUNTERS RETREAT (SUBURB OF BEN KAMMA), NELSON MANDELA BAY MUNICIPALITY (REFERENCE: SBROB#2023/06/07)

In terms of the National Environmental Management Act (NEMA) EIA Regulations, 2014 (as amended), you have been identified as an Interested and Affected Party (I&AP) for the above project. The project applicant, Bridge Claire CC, is voluntarily submitting to a Section 24G (S24G) Process for the *ex post facto* approval of activities commenced without receipt of an Environmental Authorisation for a mixed use residential development, including associated bulk and internal services, in terms of NEMA (Act No. 107 of 1998, as amended) and the Section 24G Fine Regulations (2017).

During October 2023, a site inspection was undertaken by the Department of Economic Development, Environmental Affairs and Tourism's (DEDEAT's) Compliance and Enforcement (C&E) Division to Erf 4314 Hunters Retreat (suburb of Ben Kamma), Nelson Mandela Bay Municipality (NMBM). Subsequent to the site visit and during October 2023, the project applicant ceased all construction activities on Erf 4314 and notified DEDEAT's C&E Division of the intention to voluntarily submit to a Section 24G Process.

In line with the zoning of the erven and during ~2004 to ~2023, the following was developed by the project applicant in the suburb of Ben Kamma, NMBM, without receipt of an Environmental Authorisation, and measures ~12.22 ha in extent:

- Special Purposes - Erf 4248 Hunters Retreat – *Bridget Claire CC was not the developer*
- Transportation 1 (Main Internal Municipal Roads and Bulk Services)
- Bulk Services Servitudes/Pedestrian Right of Access (3 x 6 m wide)
- Residential 2 – Erf 4311, 4312, 4135, 4547 and 4314 Hunters Retreat
- Residential 1 – Erf 4290 – 4304 Hunters Retreat (15 x Residential 1 erven, cleared and serviced, no top structures) and Erf 4305 – 4310 Hunters Retreat (6 x Residential 1 erven, cleared and serviced with top structures)

The scope of the S24G will also consider Erf 4317, measuring ~6.57 ha, zoned Public Open Space during November 2004, and transferred to the NMBM in March 2022. This Erf has been and continues to be maintained by the project applicant.

Sandra Wren of Public Process Consultants has been appointed as the registered Environmental Assessment Practitioner (EAP) to manage the Section 24G Process.

In terms of the Environmental Conservation Act (ECA, 1989) and NEMA (No. 107 of 1998, as amended), regulations have been published which list activities requiring an environmental assessment and receipt of a Record of Decision in terms of ECA or Environmental Authorisation in terms of NEMA, prior to the commencement of any activities on the site. The project activities undertaken between 2004 to 2023 by the project applicant would have triggered schedule of activities/listed activities in terms of the respective EIA Regulations. A comprehensive list of the activities/schedule of activities which were triggered are contained in the accompanying Background Information Document (BID).

In order to ensure that any issues and/or concerns you may have are included in the **Draft Section 24G Report**, you are required to register your interest on the I&AP database and submit your areas of concern/interest to the EAP indicated above, during the 30-day comment period, which extends from **7 April 2026 to 8 May 2026**. To assist you with your understanding of the S24G Process and the submission of any comments you may have, please find included with this correspondence, a **Background Information Document (BID)**, a **Comment Form** and a **Locality Map**. Available project information can be accessed by clicking on the following link: <https://publicprocess.co.za/2026/04/02/section-24g-erf-4314-and-others/>.

Please refer to the accompanying BID for an explanation of how compliance with the requirements of the Protection of Personal Information Act 4 of 2013 (POPIA) is being ensured. **If at any stage your contact details change, it is essential you notify the EAP of such changes to continue receiving information regarding this assessment process. Should you not be the landowner, please ensure the landowner receives a copy of this notice.**

We look forward to your input and participation in this process. Should you have any comments or queries regarding the above, please do not hesitate to contact Sandy Wren, Geena Pringle or Selina Clark using the contact details provided above.

Yours sincerely

SANDY WREN
PROJECT LEADER