



Cape EAPrac

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05 September 2024

Our Ref: MOS766/08

DEA&DP's Pre-Application Ref: 16/3/3/6/7/1/D6/35/0149/24

DEA&DP's Application Ref: 16/3/3/1/D6/35/0029/24

To Whom it May Concern
Interested & Affected Party

VIA EMAIL

ENVIRONMENTAL BASIC ASSESSMENT FOR RESIDENTIAL DEVELOPMENT ON REMAINDER OF ERF 2841 AND ERF 5574, TERGNIET, MOSSEL BAY MUNICIPALITY

Cape EAPrac has been appointed as independent environmental consultants responsible for facilitating the environmental investigation and formal Basic Assessment process for the proposed residential development on the Remainder of Erf 2841 and Erf 5574, Tergniet, Mossel Bay Municipality (Figure 1).



Figure 1: Locality map of proposed development site (grey shaded area) on Remainder of Erf 2841, Tergniet, Mossel Bay (Formaplan, 2024).

The Applicant proposes to develop a residential development consisting of 68 erven (General Residential I), with an average size of approximately 220m² / erf, on Remainder of Erf 2841 (~5.25ha), Tergniet. Access to the proposed residential development will be directly from Souwesia Avenue.

Erf 2841 is currently zoned Agriculture Zone I, and should Environmental Authorisation be obtained, it is proposed to subdivide and rezone the property to the following:

- 68 x General Residential Zone I (~1.4937ha).
- 2 x Utility Zone (~0.0167ha).
- 11 x Open Space Zone II (~2.8163ha).
- 5 x Transport Zone III (~0.6712ha).
- 1 x Transport Zone I (~0.2525ha).

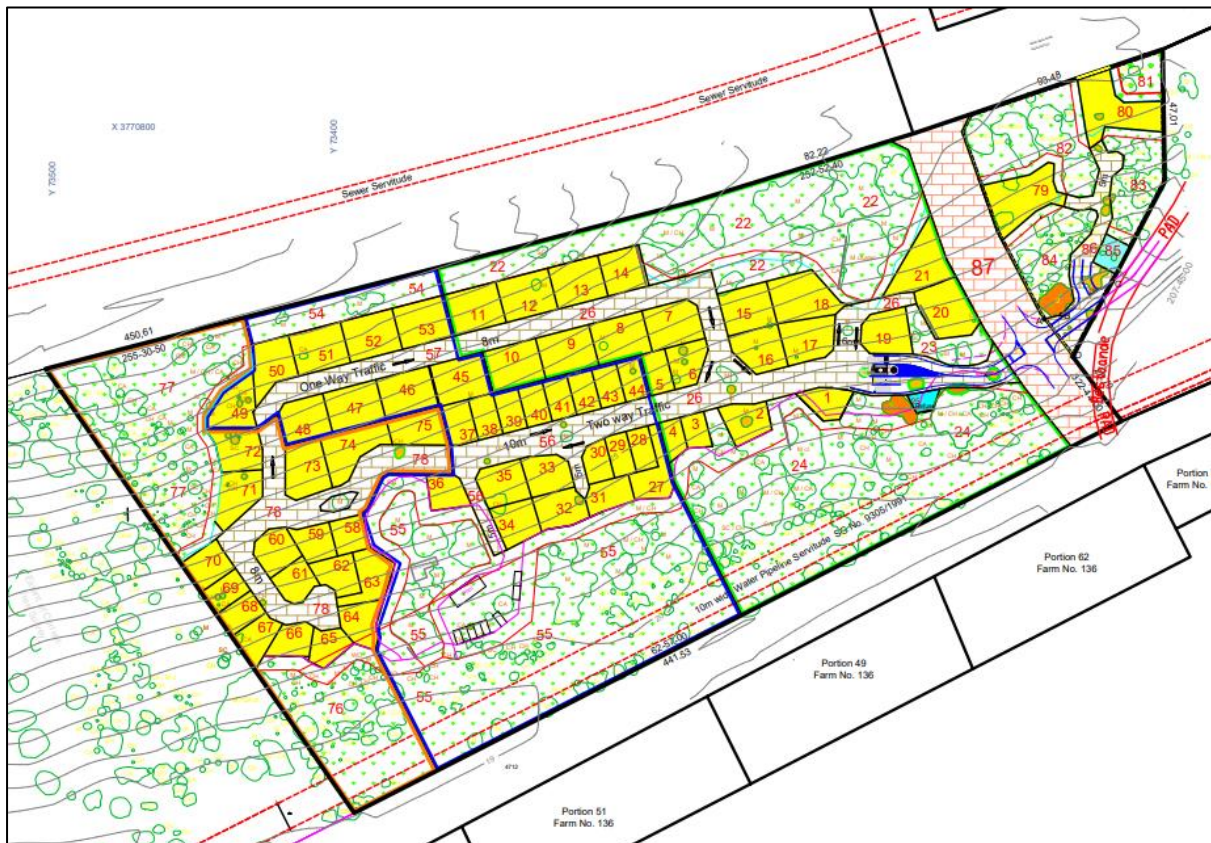


Figure 2: Site development plan for the proposed residential development on the Remainder of Erf 2841 (Formplan, 2024).

Basic Assessment Application: Listing Notice 1 (Activity 27) and Listing Notice 3 (Activity 4 and 12) applies to the proposed development for which a Basic Assessment process is required.

Potential/registered I&APs and mandated Authorities/Organs of State are invited to **review and submit comment** on the Draft Basic Assessment Report (DBAR), which will be available for a **30-day commenting period**.

Information Available: A Draft Basic Assessment Report (DBAR) with specialist and technical reports, will be available for a 30-day commenting period, extending from **07 September 2024 – 07 October 2024**. The electronic report can be accessed digitally via www.cape-eaprac.co.za / Active Projects. Alternative platforms / access to reports can be arranged on request.

Potential I&APs wanting to register must submit their **full contact details** and/or submissions to Cape EAPrac, within the stipulated 30-day commenting period, to below address. Your motivation for, or interest in the outcome of the application, must please be stipulated in your

registration/submission. You are required to indicate your preferred method of communication as part of your registration/submission.

Parties registering with *Cape EAPrac*, or submitting formal comments, will be formally registered on the Stakeholder Register. Registered stakeholders will be kept informed throughout the remainder of the environmental application process, as well as be informed of the outcome of the application.

Should you have any queries about the proposal or process you are most welcome to contact the undersigned directly.

Input from stakeholders are very important to help inform the process, as well as decision-making and we kindly do request that those with an interest or mandate, please do take the time to review the report and provide us with your comment so that we can consider and respond thereto as part of the process. All submissions will be incorporated into the Final Basic Assessment that will be presented to the Competent Authority for decision-making.

Kind regards,

To register as an I&AP or to submit comments on the DBAR:

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