



1 July 2016

Dear Interested and Affected Party

Per Email

Number of pages: 02 (including this one)

SEF REF NO.: 504632

DEA&PA REF NO.: 16/3/1/2/D6/18/0007/13

NOTIFICATION OF AVAILABILITY OF THE FINAL ENVIRONMENTAL IMPACT ASSESSMENT REPORT FOR THE PROPOSED RESIDENTIAL DEVELOPMENT ON ERF 3122 HARTENBOS HEUWELS, MOSSEL BAY MUNICIPALITY

Strategic Environmental Focus (Pty) Ltd (SEF) would like to thank all the stakeholders who have submitted comments on the Draft Environmental Impact Report (EIR) for their time and effort to participate in the project.

We would like to take this opportunity to draw your attention to the following changes which have been made to the report since the Draft EIR was circulated:

- A new layout has been proposed which withdraws from the sensitive areas and allows for ecological corridors to the surrounding areas
- In line with the amended layout, the following use is proposed:

Use Zone	Erven	% of Area	Details of Development Area
Single residential	153	20	153 dwelling units
Retirement village (special zone)	131	8	131 dwelling units
Institution	3	5	11502m ² floor area including: <ul style="list-style-type: none"> • 144 bed nurses accommodation • 2876m² medical centre/clinic • 240 frail care beds
Local business	1	1	2632m ² GLA convenience centre
Local government	1	1	Reservoir
Streets	N/A	12	71686m ² public and private streets
Open space	7	1	3651m ² private open space
Conservation	7	52	314560m ² conservation

- The listed activities included in the original application have been replaced by the following activities under the more recent 2014 EIA Regulations:

PRETORIA HEAD OFFICE

PO BOX 74785
LYNNWOOD RIDGE
0040

TEL +27 12 349 1307
FAX +27 12 349 1229

KWAZULU-NATAL

PO BOX 227
PAVILION
3611

TEL +27 31 266 1277
FAX +27 31 266 6880

CAPE REGION

PO BOX 1330
DURBANVILLE
7551

TEL +27 21 979 3822
FAX +27 21 979 3830

www.sefsa.co.za
sef@sefsa.co.za

Relevant Listed Activities under the 2010 EIA Regulations	Corresponding Listed Activity under the 2014 EIA Regulations	Project implications
<p><u>GN R 544, 18 June 2010: Activity 9</u></p> <p>The construction of facilities or infrastructure exceeding 1000 metres in length for the bulk transportation of water, sewage or storm water;</p> <p>(i) with an internal diameter of 0,36 metres or more; or (ii) with a peak throughput of 120 litres per second or more.</p>	<p><u>GN R 983, 4 December 2014: Activity 9</u></p> <p>The development of infrastructure exceeding 1000 metres in length for the bulk transportation of water or storm water;</p> <p>(i) with an internal diameter of 0,36 metres or more; or (ii) with a peak throughput of 120 litres per second or more.</p>	<p>The average daily sewage flow for the proposed development will be 80% of the daily water use (i.e. 364m³/day which will require pipes with a diameter of 0.36m or more.</p> <p>Stormwater infrastructure will also exceed this diameter.</p>
<p><u>GN R 544, 18 June 2010: Activity 10</u></p> <p>The construction of facilities or infrastructure for the transmission and distribution of electricity</p> <p>i. outside urban areas or industrial complexes with a capacity of more than 33 but less than 275 kilovolts; or ii. inside urban areas or industrial complexes with a capacity of 275 kilovolts or more.</p>	<p><u>GN R 983, 4 December 2014: Activity 11</u></p> <p>The construction of facilities or infrastructure for the transmission and distribution of electricity</p> <p>i. outside urban areas or industrial complexes with a capacity of more than 33 but less than 275 kilovolts; or ii. inside urban areas or industrial complexes with a capacity of 275 kilovolts or more.</p>	<p>An underground electricity cable will be installed from the existing Sonskyn Substation to the proposed development. Electricity to be supplied by the Mossel Bay Local Municipality.</p>
<p><u>GN R 544, 18 June 2010: Activity 11</u></p> <p>The construction of:</p> <p>(i) canals; (ii) channels; (iii) bridges; (iv) dams; (v) weirs; (vi) bulk storm water outlet structures; (vii) marinas; (viii) jetties exceeding 50 square metres in size; (ix) slipways exceeding 50 square metres in size; (x) buildings exceeding 50 square metres in size; or</p>	<p><u>GN R 983, 4 December 2014: Activity 12</u></p> <p>The development of:</p> <p>(i) canals exceeding 100 square metres in size; (ii) channels exceeding 100 square metres in size; (iii) bridges exceeding 100 square metres in size; (iv) dams, where the dam, including infrastructure and water surface area, exceeds 100 square metres in size; (v) weirs, where the weir, including infrastructure and water surface area, exceeds 100 square metres in size; (vi) bulk storm water outlet structures exceeding 100 square metres in size; (vii) slipways exceeding 50 square metres in size; (viii) buildings exceeding 50 square metres in size; or</p>	<p>The proposed residential development and associated infrastructure will have a footprint of greater than 50 square metres and will be situated within 32 meters of a wetland.</p>

Relevant Listed Activities under the 2010 EIA Regulations	Corresponding Listed Activity under the 2014 EIA Regulations	Project implications
<p>(xi) infrastructure or structures covering 50 square metres or more</p> <p>where such construction occurs within a watercourse or within 32 metres of a watercourse, measured from the edge of a watercourse, excluding where such construction will occur behind the development setback line</p>	<p>(ix) marinas exceeding 100 square metres in size; (x) jetties exceeding 100 square metres in size; (xi) slipways exceeding 100 square metres in size; (xii) buildings exceeding 100 square metres in size; (xiii) boardwalks exceeding 100 square metres in size; or (xiv) infrastructure or structures with a physical footprint of 100 square metres or more;</p> <p>where such development occurs-</p> <p>a) within a watercourse; b) in front of a development setback; or c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse;</p> <p>excluding-</p> <p>aa) the development of infrastructure or structures within existing ports or harbours that; bb) will not increase the development footprint of the port or harbour; where such development activities are related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies; cc) activities listed in activity 14 in Listing Notice 2 of 2014 or activity 14 in Listing Notice 3 of 2014, in which case that activity applies; dd) where such development occurs within an urban area; or ee) where such development occurs within existing roads or road reserves.</p>	
<p><u>GN R 544, 18 June 2010: Activity 22</u></p> <p>The construction of a road, outside urban areas,</p> <p>i. with a reserve wider than 13.5 meters; or ii. where no reserve exists where the road is wider than 8 meters, or iii. for which an environmental authorisation was obtained for the</p>	<p><u>GN R 983, 4 December 2014: Activity 24</u></p> <p>The development of-</p> <p>(i) a road for which an environmental authorisation was obtained for the route determination in terms of activity 5 in Government Notice 387 of 2006 or activity 18 in Government Notice 545 of 2010; or (ii) a road with a reserve wider than 13,5 meters, or where no</p>	<p>An access road (wider than 8 meters) will provide access to the proposed development from Kameeldoring- and Geelhout Avenue in the east and will also be connected to the proposed adjacent Highlands development in the south.</p>

Relevant Listed Activities under the 2010 EIA Regulations	Corresponding Listed Activity under the 2014 EIA Regulations	Project implications
<p>route determination in terms of activity 5 in Government Notice 387 of 2006 or activity 18 in Notice 545 of 2010.</p>	<p>reserve exists where the road is wider than 8 metres.</p>	
<p><u>GN R 545, 18 June 2010: Activity 15</u></p> <p>Physical alteration of undeveloped, vacant or derelict land for residential, retail, commercial, recreational, industrial or institutional use where the total area to be transformed is 20 hectares or more.</p> <p>except where such physical alteration takes place for:</p> <p>i. linear development activities; or</p> <p>ii. agriculture or afforestation where activity 16 in this Schedule will apply.</p>	<p><u>GN R 984, 4 December 2014: Activity 15</u></p> <p>The clearance of an area of 20 hectares or more of indigenous vegetation, excluding where</p> <p>such clearance of indigenous vegetation is required for-</p> <p>i. the undertaking of a linear activity; or</p> <p>ii. maintenance purposes undertaken in accordance with a maintenance management plan.</p>	<p>An area of approximately 29 hectares of undeveloped land will be transformed.</p> <p>Existing indigenous vegetation will be cleared for the development footprint.</p>
<p><u>GN R 546, 18 June 2010: Activity 14</u></p> <p>The clearance of area of 5 hectares or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation.</p> <p>In the Western Cape Province: All areas outside urban areas</p>	<p><u>GN R 985, 4 December 2014: Activity 12</u></p> <p>The clearance of an area of 300 square meters or more of indigenous vegetation except where such clearance of indigenous vegetation required for maintenance purposes undertaken in accordance with maintenance management plan.</p> <p>In the Western Cape Province:</p> <p>i. Within any critically endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004;</p> <p>ii. Within critical biodiversity areas identified in bioregional plans;</p> <p>iii. Within the littoral active zone or 100 metres inland from high water mark of the sea or an estuarine functional zone, whichever distance is the greater, excluding where such removal will occur behind the development setback line on even in urban areas; or</p>	<p>More than 5 hectares of indigenous vegetation will be cleared to make way for the proposed development.</p> <p>The Mossel Bay Critical Biodiversity Areas (CBA) map indicated that several aquatic critical biodiversity features exists within the study area.</p>

Relevant Listed Activities under the 2010 EIA Regulations	Corresponding Listed Activity under the 2014 EIA Regulations	Project implications
	iv. On land, where, at the time of the coming into effect of this Notice or thereafter such land was zoned open space, conservation or had an equivalent zoning.	

We thank you for your patience during this extended EIA process. Rest assured that all the comments raised were passed on to the technical specialists for investigation and captured in a Comments and Response Report (CRR). The CRR forms part of the Final EIR, which is available for public review and comment for a period of 21 days from **Friday, 1 July 2016 to Thursday, 21 July 2016** at the following venue (see **Table 1**) and on the SEF website (see below for more information).

Table 1: Public venue where the Final EIR can be viewed

Name of public venue	Name of Contact Person	Contact Number(s)	Viewing Times
Hartenbos Public Library, Witwatersrand Road, Hartenbos, 6520	Eldri Van Dyk	Tel: (044) 606 5271	Monday: 13:00 - 17:00 Tuesday - Friday: 09:30 - 17:00 Saturday: 09:00 - 12:00

To view the Final EIR on SEF's website, visit <http://www.sefsa.co.za>. To comment on the project, click on "Stakeholder Engagement". Click on the "register" button and complete the compulsory fields to register as an I&AP (if you have not done so already). On completion of these fields, click on the "register button" and you will see "REGISTRATION SUCCESSFUL". Use your login details to login in and view the **Final Environmental Impact Assessment Report for the proposed Hartenbos Heuwels Residential Development on Erf 3122** and associated appendices and associated appendices. Should you have any problems in obtaining the information from the Internet, please feel free to contact SEF for assistance.

The comments are due on or before **Thursday, 21 July 2016**.

Meanwhile, should you have any questions, or would like to obtain more information, please feel free to contact Natalie Ritsch at Tel: (021) 469 9159, Fax: (021) 424 5571 or Email: natalie@sefsa.co.za.

Yours sincerely

** Electronically signed*

Natalie Ritsch
For Strategic Environmental Focus

** An original signed copy can be made available on request.*