



Cape EAPrac

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Our Ref: MOS735/08

DEA&DP's Ref: 16/3/3/1/D6/3/0003/23

To Whom it May Concern
Interested & Affected Party

VIA EMAIL AND POST

RE: ENVIRONMENTAL BASIC ASSESSMENT FOR PROPOSED RESIDENTIAL DEVELOPMENT OF ORBAAI VILLAGE ON A PORTION OF PORTION 31 FARM BUFFELSFONTEIN 250, BOGGOMSBAAI, MOSSEL BAY MUNICIPAL DISTRICT

Cape EAPrac has been appointed as independent environmental consultants responsible for facilitating the environmental investigation and formal Basic Assessment process for the proposed small scale residential development on a portion of Portion 31 Farm Buffelsfontein No. 250 (Figure 1).

Portion 31 of Farm Buffelsfontein 250 borders Boggomsbaai to the North (Mossel Bay Municipal District, Western Cape Province). The larger property is surrounded by two farms (north & west), Kleinbos eco-estate (east) and Boggomsbaai township (south) (Figure 1). The area allocated for development falls within the designated urban edge of Boggoms Bay as per the Municipal Spatial Development Framework (SDF).

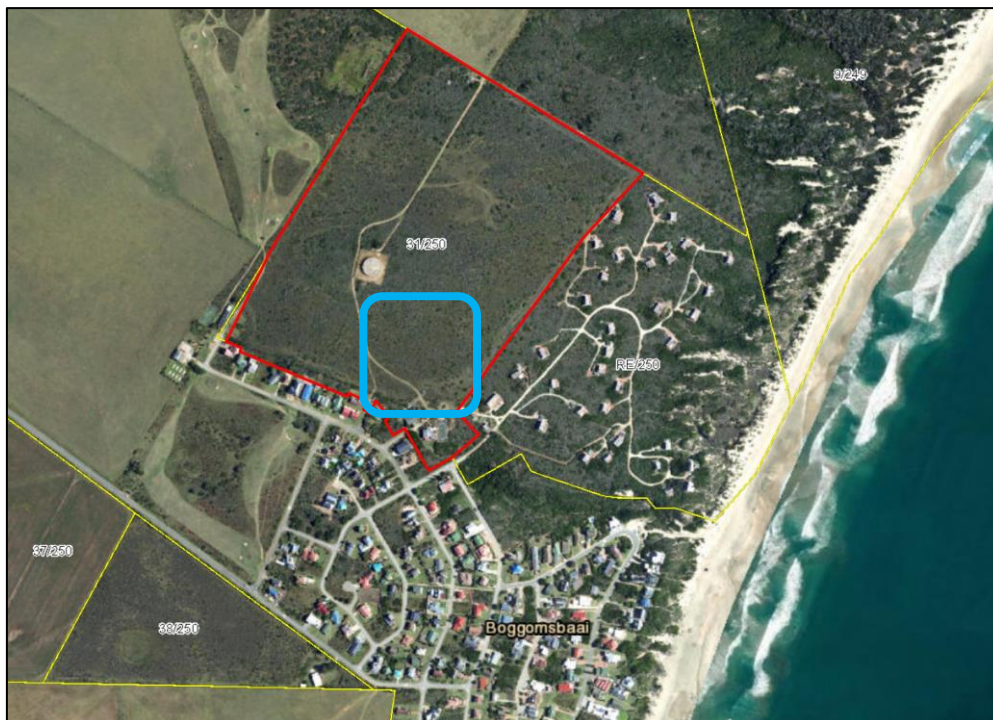


Figure 1: Locality Map of Portion 31 of Farm Buffelsfontein 250 (red outlined area) & development site (within blue outlined area) (CapeFarmMapper, 2022).

The Applicant wishes to subdivide and rezone ±4.9ha of ±23ha Farm to allow for a low density residential development consisting of (Figure 2):

- **13 x Single Residential Zone I erven** (dwellings) on ±0.9ha,
- Internal **Private Open Space erf** on ±2.6ha, and
- **Utility Services** (roads/services).

Existing development/structures on the property will be incorporated as part of the overall development and rezoning, including the following (Figure 4):

- Allocate Business Zone III rights for a **neighbourhood shop** with first floor **flatlets** on 0.3ha where the **existing house** is;
- General Residential Zone V for the **existing Sandpiper Leisure Centre** with four (4) added **guest rooms** sleeping eight (8) people, on 0.85ha.

The remainder of the property indicated in GREEN (±18.8ha) will remain as Agriculture I (current zoning) falling outside the 'urban edge' (Figure 2).

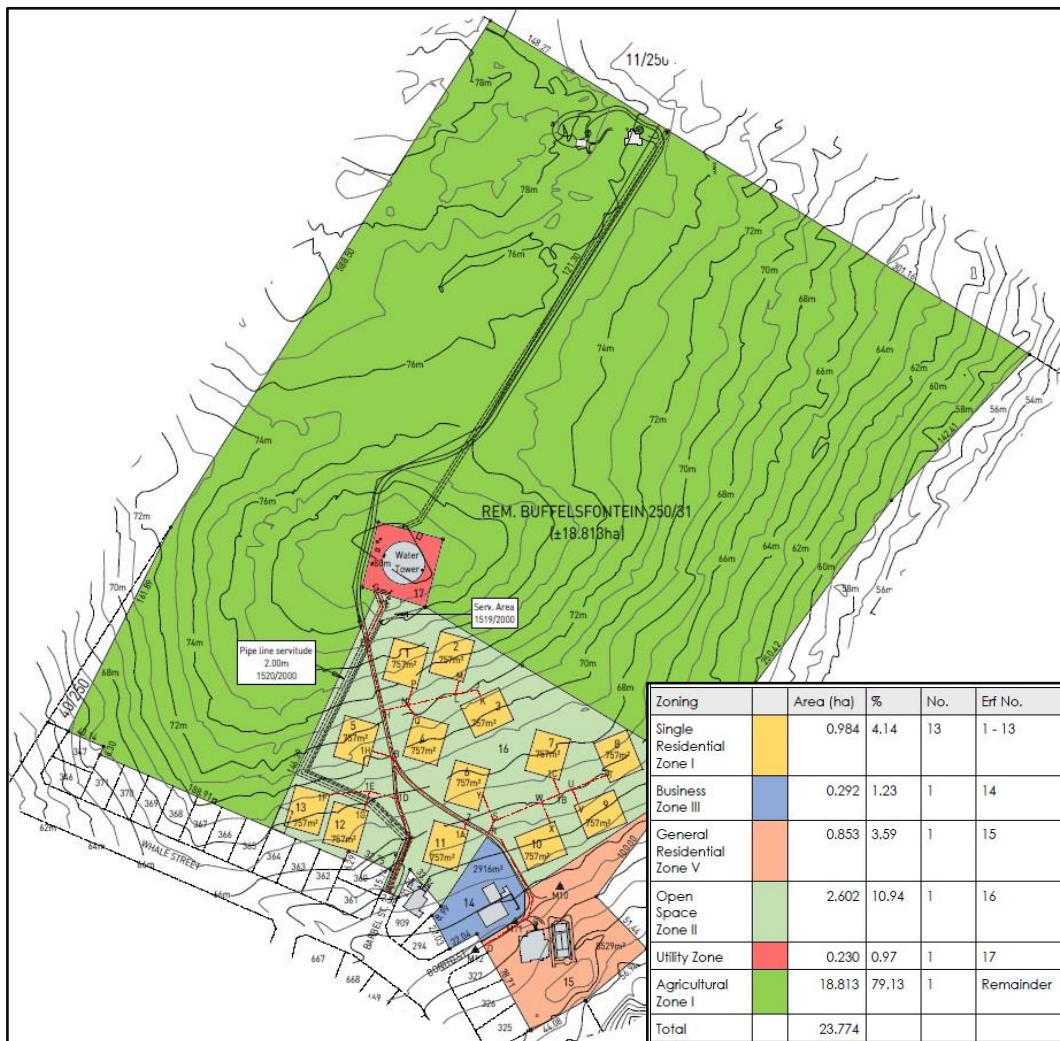


Figure 2: Proposed Site Development Plan.

Zoning		Area (ha)	%	No.	Erf No.
Single Residential Zone I	Yellow	0.984	4.14	13	1 - 13
Business Zone III	Blue	0.292	1.23	1	14
General Residential Zone V	Orange	0.853	3.59	1	15
Open Space Zone II	Light Green	2.602	10.94	1	16
Utility Zone	Red	0.230	0.97	1	17
Agricultural Zone I	Green	18.813	79.13	1	Remainder
Total		23.774			

Figure 3: Enlarged legend of Site Development Plan.

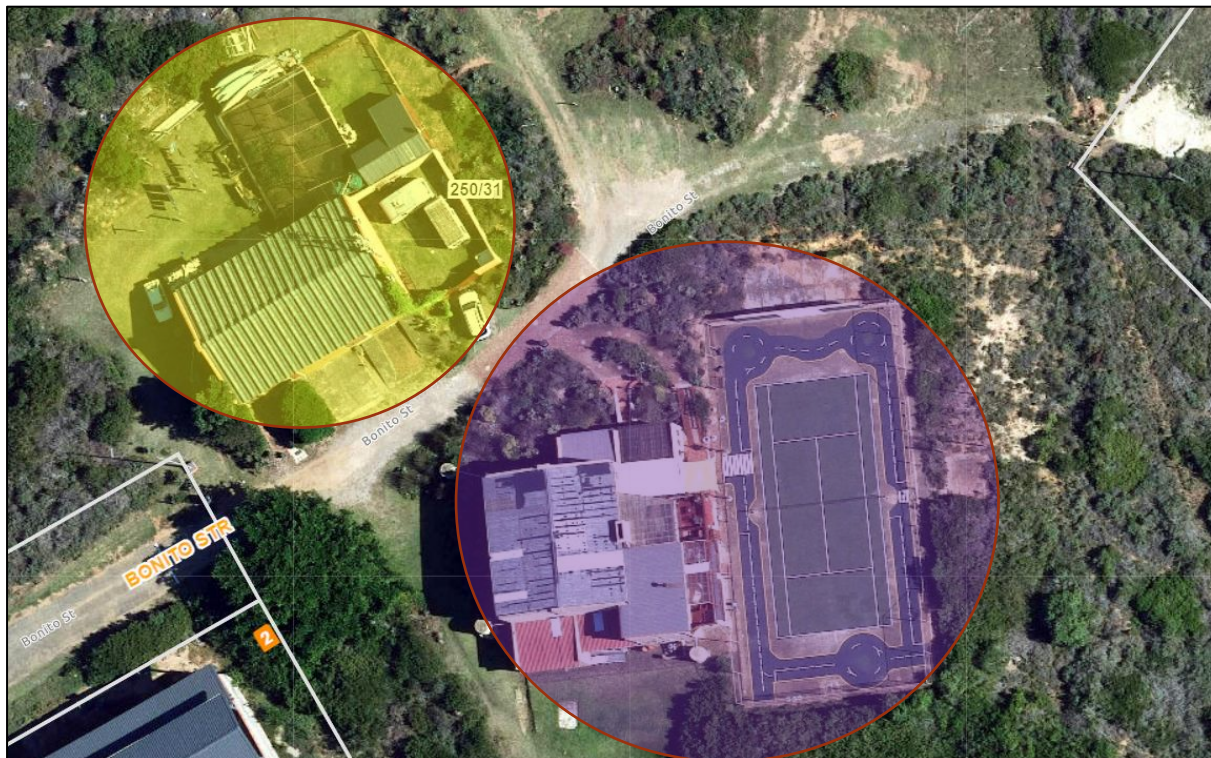


Figure 4: Existing structures on the property to be converted and incorporated as part of the development (YELLOW = house to be converted to village shop with flatlets, PURPLE = existing SandPiper Leisure Centre with 4 new guest rooms).

Access to the site is directly off Barbel & Bonito Streets which are Municipal streets (Figure 2). The internal access roads are proposed to be narrow gravel roads with passing spaces.

Listing Activities 1 (Activity 27) and 3 (Activity 4) applies for which a Basic Assessment process is required. The property is currently zoned Agriculture Zone I and a rezoning process will be followed.

Potential 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**.

The 30-day commenting period extends from **Monday, 20 February 2023 to Wednesday, 22 March 2023**. All comments must be submitted **before / on** 22 March 2023 to Ms Louise-Mari van Zyl (see below address).

The DBAR can be accessed, from **Monday 20 February 2023**, via the *Cape EAPrac* website (www.cape-eaprac.co.za under 'Active Projects' – the project is listed as "Orbaai Village"). You are also welcome to request electronic links, or alternatively we can send the reports via electronic platforms such as WeTransfer / OneDrive. Should you require a flashdrive with the complete report you can request such in writing.

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.

I&APs wanting to register must submit their full contact details and/or comments 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 be stipulated in your registration/submission. You are required to indicate your preferred method of communication as part of your registration/submission.

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

Input from stakeholders is 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 submission will be incorporated into the Final Basic Assessment that will be presented to the Competent Authority for decision-making.

Kind regards,

Ms Louise-Mari van Zyl

Director: Cape EAPrac

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