



Cape EAPrac

Cape Environmental Assessment Practitioners (Pty) Ltd

Reg. No. 2008/004627/07
VAT No 4720248386



Telephone: (044) 874 0365
Web: www.cape-eaprac.co.za

17 Progress Street, George
PO Box 2070, George 6530

31 October 2022

Our Ref: MOS708/09a

DEADP Ref: 16/3/3/6/7/1/D6/18/0205/22

Attention: Authority / Organ of State Representative
CapeNature, BGCMA, Mossel Bay Municipality, Heritage Western Cape, GR District
Municipality, Dept Transport (WC), Transnet

VIA

RE: RESIDENTIAL DEVELOPMENT ON ERF 3991 DIAZ BEACH, MOSSEL BAY MUNICIPAL DISTRICT – WESTERN CAPE PROVINCE (Section 24O (2) & (3) notification

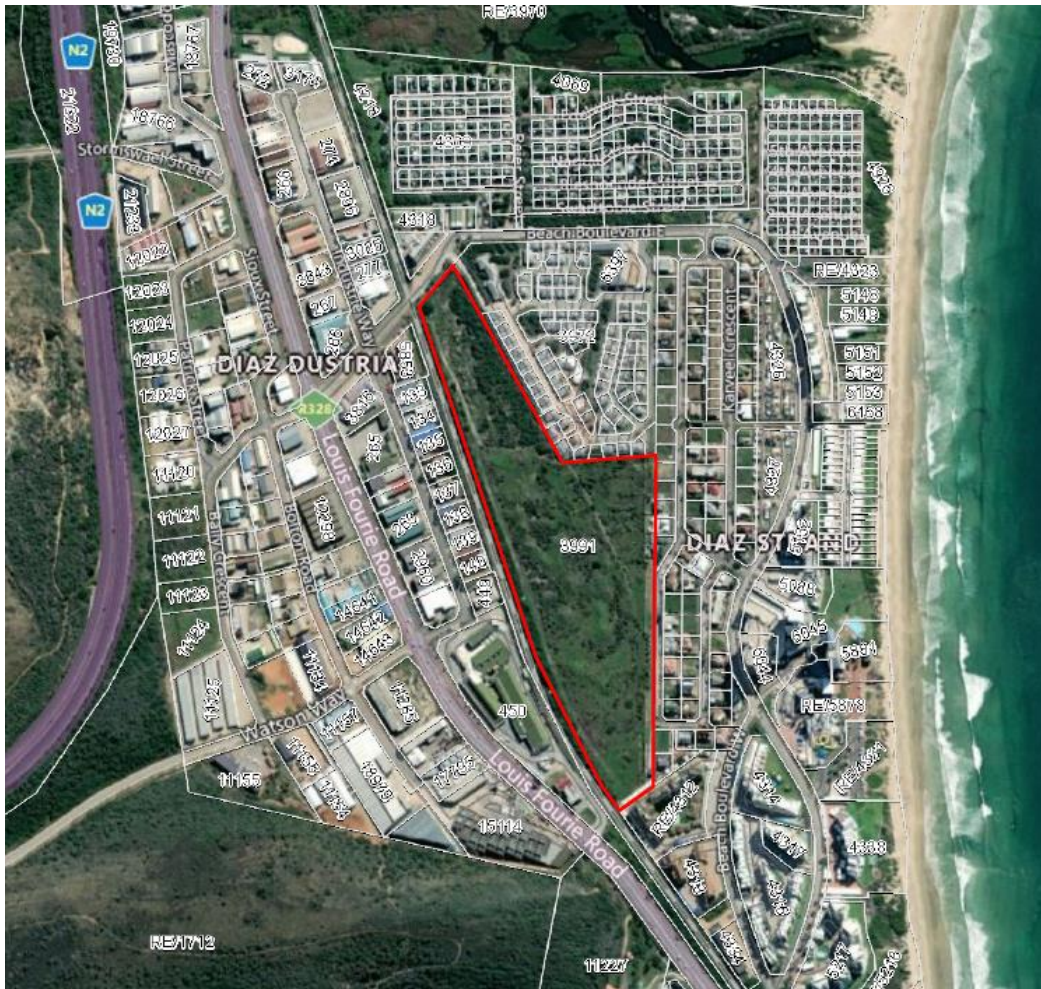
Cape EAPrac has been appointed to facilitate a Basic Assessment application process to consider and assess the potential environmental impacts and risks associated with transformation/development of Erf 3991 (Diaz Estate).

The **Basic Assessment process** is prescribed in terms of the **National Environmental Management Act**, as amended (Act 107 of 1998) and the Environmental Regulations (2014, as amended). The process involves site assessments by numerous specialists to help identify sensitive areas, as well as potential issues of concern or opportunities, followed by assessment of development alternatives and public participation/stakeholder engagement.

The site is located between the greater Diaz Beach residential area (East), the Diaz Industrial Area (West and South) and the recently developed Bardolino Retirement Village to the North. The Transnet railway runs along the western boundary of the property and access to the site is directly off Beach Boulevard (refer to Figure 1 for location).

Erf 3991 previously formed part of the greater Mossel Bay Resort and Caravan Park. Bardolino Retirement Village was subsequently developed on the portion where the resort was and the Diaz Estate is proposed on the portion where the caravan park was.

The property belonged to the Mossel Bay Municipality and was transferred to the successful tenderer, now Applicant (**Neotrend Properties (Pty) Ltd**) who purchased the property with the intent to develop a **mixed residential estate** with security and access control at various densities, to allow for apartments, group- and town housing, as well as commercial retail, open spaces and services.



The proposal is summarised in the following table totalling approximately **348 residential opportunities** across six (6) phases:

AREA TABLE								
	UNIT TYPE	PHASE 01	PHASE 02	PHASE 03	PHASE 04	PHASE 05	PHASE 06	TOTAL
A	STAND 320m ²	-	10	1	16	30	-	57
B	DUPLEX	-	8	17	10	19	-	54
C	APART. 2B2B	48	4	20	24	16	70	182
D	APART. 1B1B	16	-	8	8	8	15	55
	TOTAL	64	22	46	58	73	85	348
COMMERCIAL m ² GROUND FLOOR							+/-800m ²	

- YELLOW BLOCKS - **57 Group Housing erven/stands** (approximately 320m² in size), double storey permitted
- BLUE BLOCKS - **54 Duplex Town Housing stands**, double storey permitted
- PURPLE/PINK BLOCKS - **182 Apartments** with consent for Convenience/Retail Shops at ground level, 4-7 storey height permitted ito zoning scheme
- LIGHT BLUE BLOCKS – **55 Apartments**, 3-5 storey height permitted ito zoning scheme
- WHITE BLOCKS – **Children's Care Facility & Home Owners Offices**

- GREEN – **Private Open Space areas** to avoid/conservate milkwood tree pockets and remnant natural habitat noted along the northern and western areas of the site
- **Services**
- **Roads & Access** (Transport) – entrance to the development is directly of Beach Boulevard (slight re-aligned and upgraded with dedicated turning lanes required at intersection)
- **Refuse and service area** near the entrance gate
- **Gatehouse & boundary wall/fence** for controlled access.
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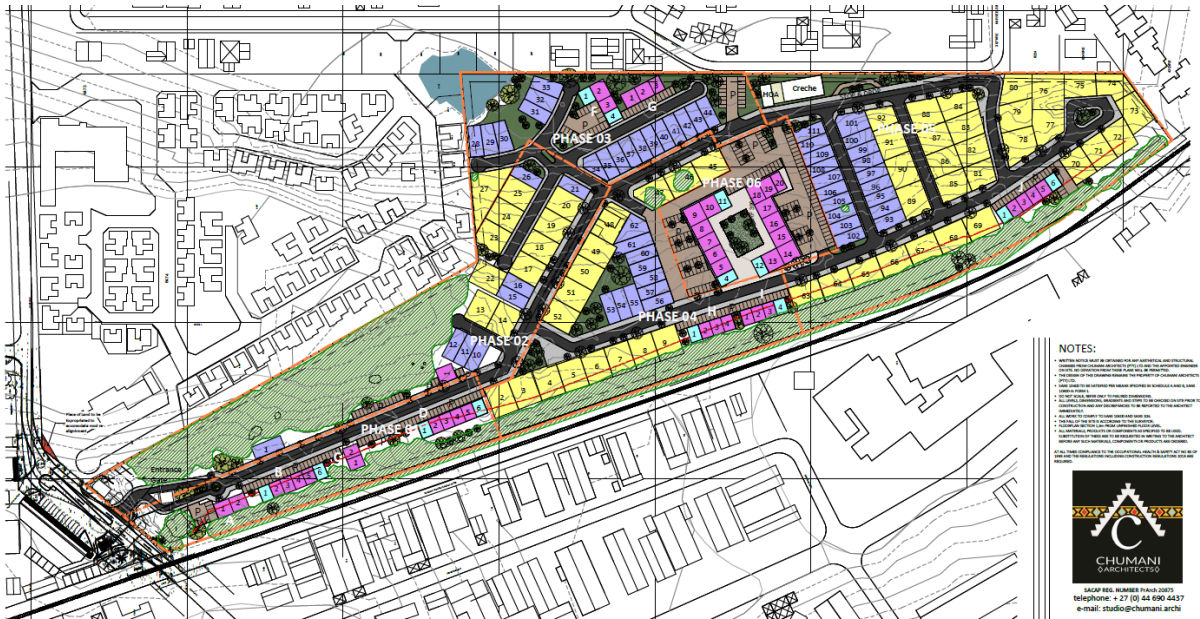


Figure 1: Preferred site development plan for Diaz Estate proposal.



Figure 2: Entrance into the development of Diaz Estate looking south (access from Beach Boulevard next to that of Bardolino Retirement Village).



Figure 3: Architectural schematic showing the internal mix of higher and lower density residential opportunities.

Specialist studies undertaken to date include botanical (plants), fauna (animals), biodiversity (ecological patterns and processes), heritage, archaeology and palaeontology (combined in an integrated heritage assessment). Technical studies done to inform and consider the proposal include town planning, civil engineering, electrical engineering, traffic and stormwater.

Due to the historical land use of the property the majority of the site is deemed to be transformed with low environmental/heritage sensitivity. The areas identified as having high environmental sensitivity include protected trees and thicket clumps that have been mapped and excluded from the development footprint. These areas are to be avoided and form part of the internal open spaces.

The Mossel Bay Municipality has been consulted with regards to services capacity and based on the outcome of the engineering investigation presented to the Municipality, they have confirmed that sufficient bulk services are available to supply in the demand associated with this development.

The property is zoned Community Zone IV with numerous existing municipal services traversing the property, some of which will be realigned within the site to accommodate the development. The main access intersection on Beach Boulevard will necessitate realignment for safety and line of site as per the traffic impact assessment to accommodate dedicated slip lanes.

Stakeholders, members of the public, as well as mandated Authorities/Organs of State are invited to comment on this application as well as the studies that have been used to inform the process. A **commenting period of 30-days** are provided, extending from

3 November 2022 – 2 December 2022. All comments must be submitted in writing to the undersigned and must reach us no later than 2 December 2022.

General questions and queries about either the process, or the proposal can be directed to Cape EAPrac (attention Louise-Mari van Zyl) during the same period. We do urge stakeholders who may have an interest in the application, to please register as an Interested & Affected Party (I&AP) with us to ensure that we can keep you informed throughout the remainder of the environmental application process.

The Draft Basic Assessment Report containing both technical and specialist studies is available electronically and can be downloaded via our website (**www.cape-eaprac.co.za/active_projects** from 3 November 2022). The project is listed alphabetically as '**Diaz Estate Erf 3991**'. We can also provide digital copies on CDs or flash drives to any party who do not have access to online resources, alternatively please make contact with us to arrange for other means of accessing the report during the commenting period.

Input from stakeholders is important and we urge members of the public and Authorities to please make use of this opportunity to review and submit comment to us. Please note that comments received during this period will be considered and included with the Final Basic Assessment and will be submitted to the Provincial Department of Environmental Affairs & Development Planning (DEA&DP) for decision-making. Kindly reference the Department's reference number in all submissions/comments (16/3/3/6/7/1/D6/18/0205/22).

Comments on the application/proposal must please be submitted within the 30-day commenting period to be considered (to reach us no later than 2 December 2022).

Please make submissions to:

Cape EAPrac (Pty) Ltd
Attention: Louise-Mari van Zyl
louise@cape-eaprac.co.za / PO Box 2070, George, 6530
All queries can be directed to the office at 044-8740365

Chapter 2, Regulation 3(4) of the Environmental Regulations stipulate the following:

When a State Department is requested to comment in terms of these Regulations, such State Department must submit its comments in writing within 30-days from the date on which it was requested to submit comments and if such State Department fails to submit comments within such 30-days, it will be regarded that such State Department has not comment.

Please Note: When registering as an Interested and Affected Party (I&AP), you consent to the lawful processing of personal information for the intended purposes, as described by the Protection of Personal Information Act, 2013 (Act no. 4 of 2013). You also agree that by submitting comment to inform this process, your contact details will, where required by a public body, be reflected in our regulated reports that must be compiled and submitted to the general public, registered stakeholders, organs of state as well as the competent authority for consideration and decision-making. Kindly view our [Privacy Statement](#) for more information (www.cape-eaprac.co.za).



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Dear Interested & Affected Party,

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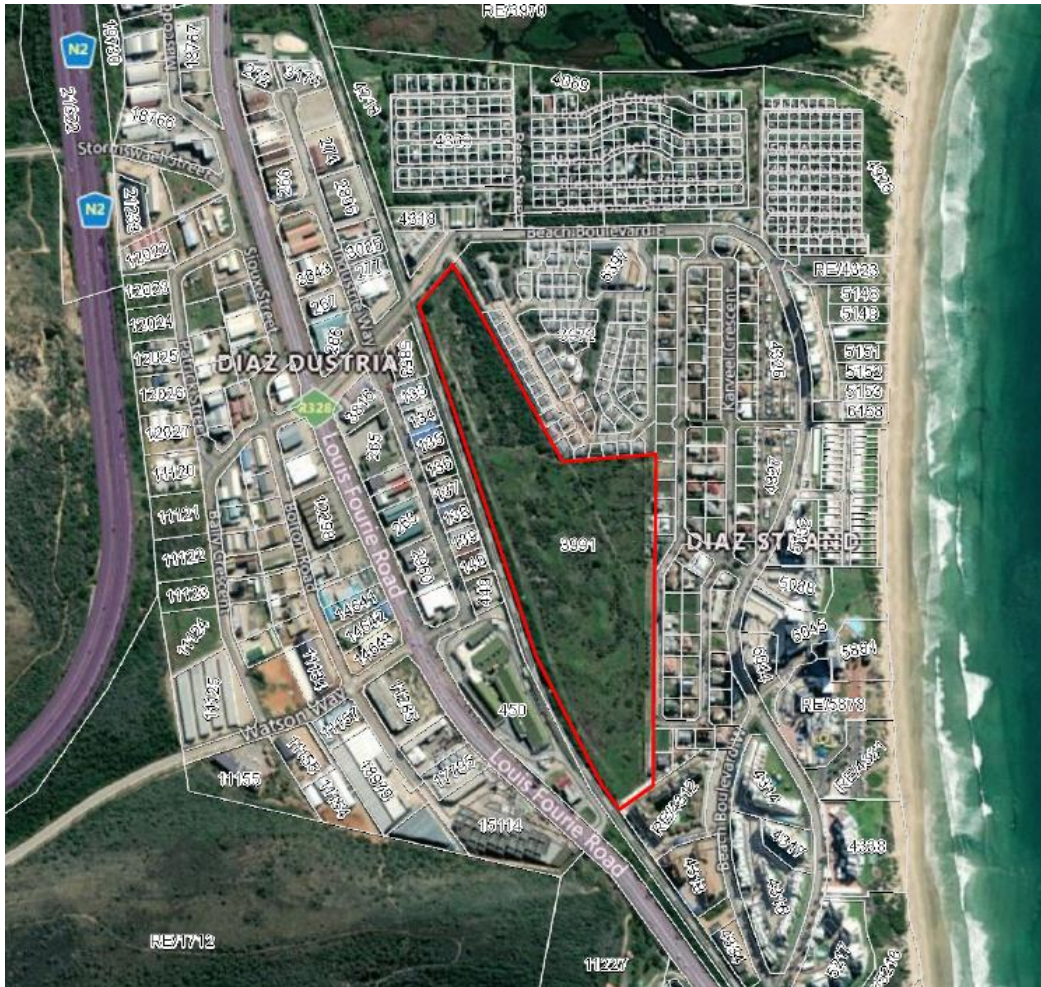
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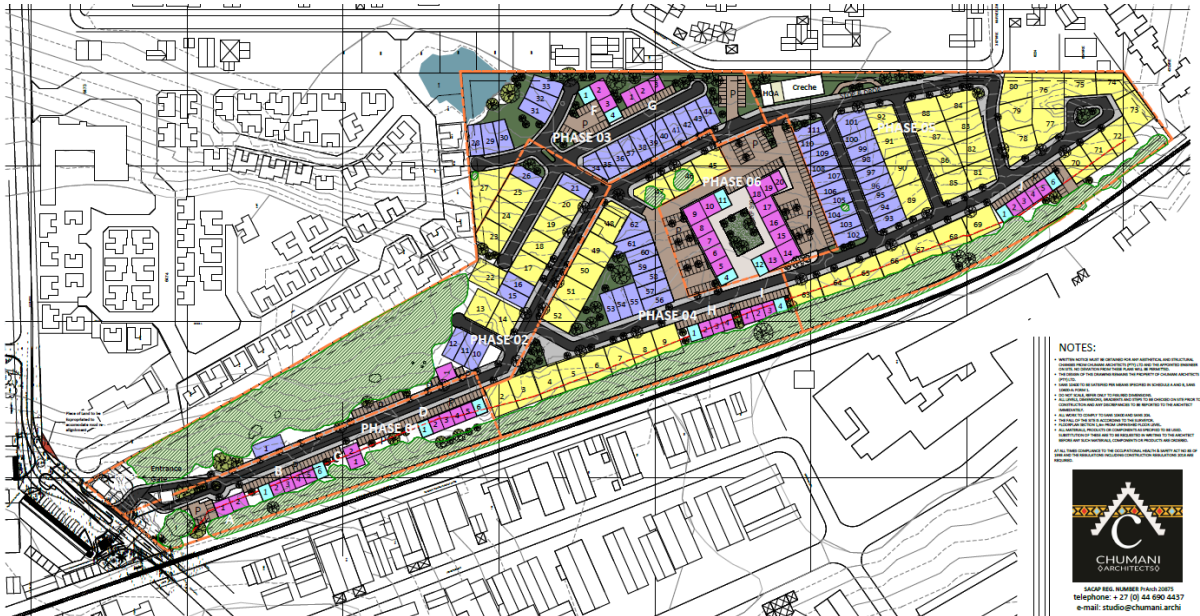


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