



Cape EAPrac

Cape Environmental Assessment Practitioners (Pty) Ltd

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



17 Progress Street, George
PO Box 2070, George 6530

07 March 2024

Our Ref: MOS788/08

DEA&DP Ref: 16/3/3/1/D6/17/0009/24

HWC Ref: HWC23090702SB1013

To Whom it May Concern
Interested & Affected Party

VIA EMAIL & LETTER DROP

Notice is hereby given of a Public Participation Process in terms of the National Environmental Management Act (NEMA, Act No 107 of 1998 as amended) and the National Heritage Resources Act (NHRA) (No. 25 of 1999)

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 Remainder of Erf 2833, Great Brak River, Mossel Bay (Figure 1).

RE/2833 is ±6ha in size and currently zoned Agriculture I. The site is located in Sandhoogte Road and is accessible via a narrow servitude on the property's western boundary (Figure 2). The property is located inside the urban edge of Great Brak River and is bounded by residential dwellings to the east and across Sandhoogte road to the south.

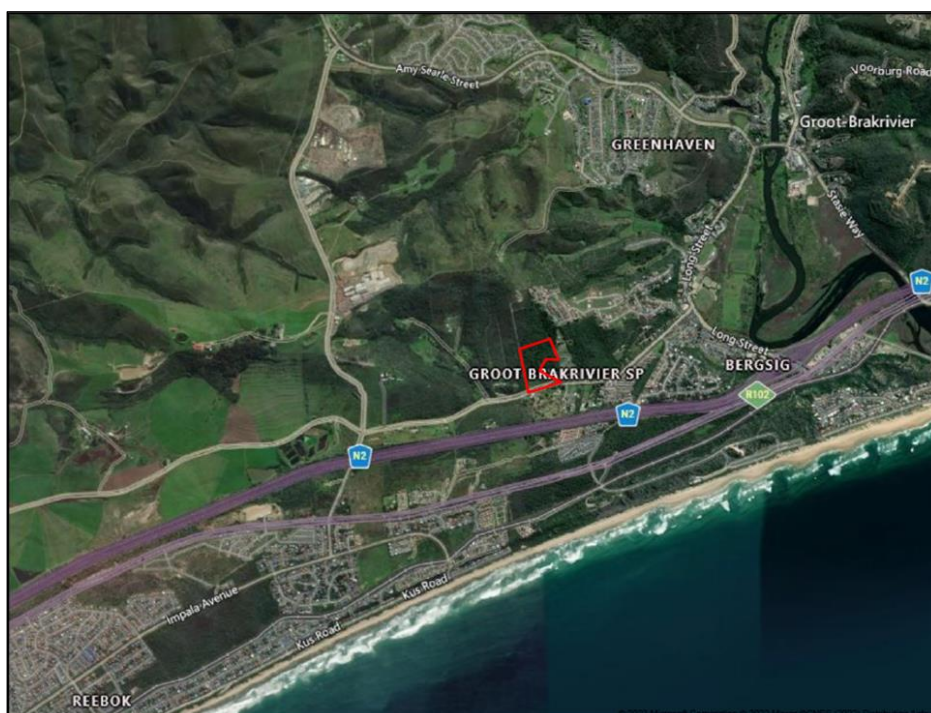


Figure 1: Locality Map of RE/2833, Great Brak River (red outlined area) (CapeFarmMapper, 2024).



Figure 2: Location Information of RE/2833 as obtained from CapeFarmMapper (2024). Yellow box: Servitude on the property's western boundary directly off Sandhoogte Road.

The Applicant, *New Care Innovations (Pty) Ltd*, wishes to rezone and subdivide the property to accommodate for the following:

- 12 x **Single Residential Zone I** erven (dwellings) on ± 0.32 ha (Figure 3 – Yellow).
 - Each erf will be approximately 266m² in size.
- 31 x **General Residential Zone I** erven (group housing) on ± 0.83 ha (Figure 3 – Orange).
 - Each erf will be approximately 268m² in size.
 - This portion will be used for group housing and will have a density of approximately 17 units per hectare.
- 2 x **Transport Zone III** erven (Private Road) on ± 0.95 ha (Figure 3 – Grey).
 - 8 – 10m in width.
- 1 x **Transport Zone II** erf (Public Road) on ± 0.35 ha (Figure 3 – Red).
- 1 x **Utility Zone** on ± 0.03 ha (Conservancy Tank) (Figure 3 – Erf 15).
 - The tank will have sufficient capacity to only need to be cleaned once every 7 days.
 - The Conservancy Tank will be 5m x 5m x 3m in size.
- 3 x **Open Space II** erven on ± 3.56 ha (Figure 3 – Green).
 - Natural vegetation will be retained, and invasive species removed.



Figure 3: Mitigated Site Development Plan (source: Jan Vrolik Town Planners).

Listing Activities 1 (Activities 27 & 28) and 3 (Activities 4 & 12) applies for which a Basic Assessment process is required.

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

The 30-day commenting period extends from **Monday, 11 March 2024 to Monday, 15 April 2024**. All comments must be submitted **before / on 15 April 2024** to address below.

The DBAR can be accessed digitally via the Cape EAPrac website (www.cape-eaprac.co.za) under 'Active Projects' – the project is listed as "Remainder of Erf 2833 Great Brak River"). 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.

To be registered as an Interested and Affected Party (I&AP) for the BAR process, individuals are requested to respond to this notice by submitting their complete contact details and/or comments to Cape EAPrac in writing (to address below) on or before **15 April 2024** [Correspondence throughout the remainder of the

environmental process will be distributed to registered I&APs only]. Heritage-related comments must be submitted in writing no later than **15 April 2024** to Perception Planning (address below).

Should you have any queries about the proposal or process you are most welcome to contact Cape EAPrac 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,

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

Cape EAPrac Attention: Louise-Mari van Zyl (Appointed EAP) /
Mariska Byleveld (Candidate EAP)
Email: louise@cape-eaprac.co.za / mariska@cape-eaprac.co.za
Postal Address: PO Box 2070, George, 6530
Telephone: 044 874 0365

Heritage-related comments

Perception Planning
Attention: Stéfán de Kock
Email: perceptionplanning@gmail.com
PO Box 9995, George, 6530; 082 568 4719