

COMMENT AND RESPONSE REPORT

THE PROPOSED RESIDENTIAL DEVELOPMENT ON ERF 3122, HARTENBOS HEUWELS, MOSSEL BAY

Prepared for:

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S T R A T E G I C E N V I R O N M E N T A L F O C U S

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WC - DEA&DP REF NO: 16/3/1/2/D6/18/0007/13
SEF Project Code: 504632

Comment Raised	Interested and Affected Party	Date & Method of Communication	Response
1. Draft Scoping Report (Tuesday, 21 January 2014 to Monday, 3 March 2014)			
<p>Please register the Mossel Bay Advertiser as an interested party.</p> <p>I've tried to find the draft scoping report that your ad said would be available on your web site, yet was unable to do so. Please will you forward me the report to this address if smaller than 4Mb. If bigger, please use my gmail address.</p>	<p>Ms Nickey Le Roux Journalist - Mossel Bay Advertiser</p>	<p>Tuesday, 21 January 2014, per e-mail</p>	<p>SEF registered Ms Le Roux and forwarded her a copy of the Draft Scoping Report. Downloading problems with the website was fixed at 3pm on Tuesday, 21 January 2014 and documents could be downloaded freely thereafter.</p>
<p>You are kindly requested to provide this office with a CD (hard copy) of this development to: Room 3-27, Third Floor, York Park , St John's Street, George, or Private Bag X6592, George 6530</p>	<p>Mr Manie P Abrahams For DoH (Eden District Office)</p>	<p>Monday, 27 January 2014, per e-mail</p>	<p>A CD containing the Draft Scoping Report and relevant documents was sent to Mr Abrahams on Tuesday, 28 January 2014.</p>
<p>Mr Swanepoel commented in Afrikaans and comments were translated. Please refer to the back of this report for the actual Afrikaans comments.</p> <p>We are currently looking for retirement facilities including a single unit, a liferight unit or even a rental unit. Please supply all possible information and keep us informed of developments.</p>	<p>Mr Chris Swanepoel Private Resident</p>	<p>Monday, 3 February 2014 per Fax</p>	<p>Thank you for your enquiry. Unfortunately this level of information is not yet available. We will however keep you updated throughout the Environmental Authorisation application process and notify you of any progress made.</p>
<p>I am the owner of property 9 Geelhout Avenue, Hartenbos Heuwels. Please forward a plot map showing where this development will occur. Also forward any details you may have regarding the type of development and the possible impacts.</p>	<p>Mr Vinothen Moodley</p>	<p>Monday, 3 February 2014, per e-mail</p>	<p>SEF forwarded a copy of the Draft Scoping Report and Layout Plan and explained that the Scoping Phase will be followed by the Environmental Impact Phase where the impacts will be assessed in more detail. SEF also registered Mr Moodley as an I &AP and invited him to submit any further comments.</p>
<p>Ms Santiago commented in Afrikaans and</p>	<p>Ms Leoni Santiago</p>	<p>Tuesday, 4th February</p>	<p>SEF forwarded the Locality Map as well as the Layout</p>

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<p>comments were translated. Please refer to the back of this report for the actual Afrikaans comments.</p> <p>With reference to the Notification Letter – I am getting a lot of enquiries from home owners. Do you perhaps have a map available that will show the exact location of the proposed development?</p>	<p>Status-Mark Property Management</p>	<p>2014, per e-mail</p>	<p>Map to Ms Santiago on Tuesday 4 February via e-mail, SEF also said that they will put Ms Santiago in contact with the Applicant who will have more information with regards to the future development (in terms of investment).</p>
<p>Mr Blignaut commented in Afrikaans and comments were translated. Please refer to the back of this report for the actual Afrikaans comments.</p> <p>I had a look at your documentation with regards to erf 3122 Hartenbos Heuwels and would like to register and get involved in the process. Unfortunately I did not get the registration attachment and are unable to register on your website. Would you please be so kind to send me the relevant documentation so that I (Pam Golding) can register? The proposed development will be fantastic for Hartenbos and Mosselbaai as a whole. We have a waiting list of buyers from all over the country as well as from overseas and would therefore like to be involved.</p>	<p>Mr Tjaart Blignaut Sales Agent Pam Golding Properties Mossel Bay</p>	<p>Tuesday, 4 February 2014, per e-mail</p>	<p>SEF registered Mr Blignaut as an Interested and Affected Party.</p> <p>Mr Blignaut – thank you for your positive comments.</p>
<p>Dr Olivier commented in Afrikaans and comments were translated. Please refer to the back of this report for the actual Afrikaans comments.</p> <p>Seeing that I live in 1 Geelhoutlaan I would like register as an Interested and Affected Party and raise a few comments:</p> <p>1. I am not against the development but can predict that there will be infrastructure</p>	<p>Dr. P.A. Olivier. Private Resident</p>	<p>Friday, 7 February 2014, per e-mail</p>	<p>Dr Olivier – thank you for commenting on this project. You have been registered as an Interested and Affected Party and will be made aware of all progress going forward.</p> <p>1. Your comments with regards to the demand on infrastructure within the existing Hartenbos Heuwels residential area is noted.</p>

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<p>problems with regards to the existing Hartenbos Heuwels residential area.</p> <p>2. The street names in your letter can not be correct seeing that Boekenhout Street joins Geelhout Avenue which stops approximately half a kilometer from the proposed development.</p> <p>3. The existing sewage and water supply is currently under pressure in our neighborhood and the connection of the new development to the main supply should therefore not place pressure on the existing supply.</p> <p>4. The road structure of Kammiebos-; Geelhout and Boekenhout Avenues was designed too narrow by far and won't be able to accommodate additional traffic. Additional access from the proposed development to the main routes (Oudtshoorn road just off Louis Fourie Road) has to be considered. Even access from Boekenhout Avenue to Louis Fourie road is currently dangerous with lots of traffic – especially at peak times. An additional increase in traffic caused by development (such as Seemeuhooft) problems can already be predicted.</p> <p>In summary: The development can be viewed as positive providing that the current infrastructure are not being placed under pressure.</p>			<p>2. Electricity</p> <p>An electrical report was compiled by BDE Consulting Engineers and a summary of the findings are outlined below:</p> <ul style="list-style-type: none"> • The electricity demand generated by the proposed development will approximately be 1,850 kVA; • Electricity will be supplied to the proposed development via an 11kV underground cable; • The installation of energy saving systems the will enable the proposed development to save up to 40% of electricity. • The Mossel Bay Local Municipality confirmed in writing that they have capacity to supply the proposed development with electricity. Refer to Appendix 6. <p>3. Civil Services</p> <p>A service delivery report was compiled by Uhambiso Consult (Pty) Ltd in September 2010. A summary of the findings of this report are outlined below:</p> <p><i>Water Supply:</i></p> <ul style="list-style-type: none"> • The average daily water demand of the proposed development is approximately 455kl/day. • A 3.5MI water reservoir, belonging to the Mossel Bay Local Municipality, is situated at the highest point of the proposed site. The ATKV is currently funding this reservoir and it has been calculated

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			<p>that the reservoir has enough capacity to supply the development of water. If it is found that the demand exceeds the capacity a 20m high water tower will be constructed next to the existing reservoir.</p> <ul style="list-style-type: none"> The Mossel Bay Local Municipality confirmed the formal water supply system also has enough capacity to supply water to the proposed development. Refer to Appendix 6. <p><i>Sewage:</i></p> <ul style="list-style-type: none"> The average daily sewage flow for the proposed development will be 80% of the daily water use (i.e. 364m³/day); Due to the high elevation of Erf 3122, a gravitational sewage system in compliance with the “Red Book Standards” is proposed; The Mossel Bay Local Municipality confirmed that the local Waste Water Treatment Works (WWTW) will have enough capacity to receive sewage generated by the proposed development. Refer to Appendix 6. <p><i>Stormwater:</i></p> <ul style="list-style-type: none"> The proposed development is located at the top of the stormwater catchment and will not receive stormwater from any adjacent areas. Stormwater generated by the property flows to a natural drainage line in the centre of Erf 3122. An internal stormwater network will be designed for the proposed development and will comply

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			<p>with the “Red Book Standards”.</p> <ul style="list-style-type: none"> In order to protect lower, adjacent properties stormwater retention dams will be constructed to ensure slow release and avoid flooding. <p><i>Roads:</i></p> <ul style="list-style-type: none"> The proposed project will be accessed from Boekenhout Street and Kamiebos Avenue in the East and will also be connected to the proposed adjacent Highlands development in the south. Refer to Appendix 3 for the Layout Plan.
<p>Mr de Vos commented in Afrikaans and comments were translated. Please refer to the back of this report for the actual Afrikaans comments.</p> <p>I hereby acknowledge receipt of your registered letter directed to “The Resident”. I would like to formally request that this letter is sent to me in AFRIKAANS. Almost 100% of your target market is Afrikaans and it leaves a bad taste if our language is blatantly disregarded. According to your name (addressing Hanlie Van Greunen) you are Afrikaans speaking yourself. Surely your organization is able to translate such an elementary letter to Afrikaans. I hope that my request, and those of many others, will not be ignored.</p>	<p>Mr Japie de Vos Private Resident</p>	<p>Saturday, 8 February 2014, per e-mail</p>	<p>An Afrikaans version of the Notification Letter was sent to Mr de Vos on Wednesday, 12 February via e-mail.</p>
<p>Mr Gerber commented in Afrikaans and comments were translated. Please refer to the back of this report for the actual Afrikaans comments.</p> <p>I would like to request that you furnish me with an</p>	<p>Mr Faan Gerber Private Resident</p>	<p>Sunday, 9 February 2014, per email</p>	<p>An Afrikaans version of the Notification Letter was sent to Mr Gerber on Wednesday, 12 February via e-mail.</p> <p>Mr Gerber – thank you for commenting on this project.</p>

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<p>Afrikaans copy of this document (Notification Letter). The area in which the proposed development is proposed is the heartland of Afrikaans speakers. This document (Notification Letter) has not been advertised in the local paper – it has to be published in three consecutive intervals at least. We as the Residence Association Committee did not bear any knowledge of this project and was notified in the passing. I would like to request an urgent response from you as the commenting period deadline is approaching quickly.</p> <ol style="list-style-type: none"> 1. Infrastructure: Access roads will not be able to handle the additional traffic. 2. Water supply will not be able to handle the additional demand. 3. Such a development was proposed previously but was criticized by an independent civil engineer. 4. Electricity supply??? 5. By the time this project is completed residents will not be able to afford it. 6. There are a big mistake in the English document with regards to the road names. 7. The Afrikaans version is incomplete 8. The Draft Scoping Report is not clear in terms of mapping. 		<p>Thursday, 13 February 2014, per Fax</p>	<p>You have been registered as an Interested and Affected Party and will be made aware of all progress going forward.</p> <ol style="list-style-type: none"> 1. Please refer to response given to Dr. P.A. Olivier above 2. Please refer to response given to Dr. P.A. Olivier above 3. Your comment with regards to the criticism by an independent civil engineer on the previous proposed development is noted. 4. Please refer to response given to Dr. P.A. Olivier above 5. Your comment with regards to the feasibility of the proposed development is noted. 6. The mistake with regards to the street names in the English version of the Notification Letter is noted. The letter should be stating “...., at the end of Kameeldoring Avenue where it meets Geelhout Avenue”. This will be corrected during the announcement of the availability of the Final Scoping Report. 7. We are not sure on what grounds you are saying that the Afrikaans version is incomplete. Please motivate this statement. 8. We do not agree with this statement although more detailed maps will be made available during the Impact Assessment Phase.

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<p>Ms Willemse commented in Afrikaans and comments were translated. Please refer to the back of this report for the actual Afrikaans comments.</p> <p>Thank you for your letter with regards to the proposed project – received 21 February 2014. I am very interested in this project as I live in the Heuwels. It is with shock that I read that an English letter is being used to promote the business of the ATKV. An explanation will be appreciated.</p>	Ms Maxi Willemse	Tuesday, 18 February 2014, per e-mail	An Afrikaans version of the Notification Letter was sent to Ms Willemse on Wednesday, 18 February via e-mail.
<p>Heading C3:4 refers to botanical reports. Please forward me these documents so that I can make an informed comment.</p> <p>Please refer to attached standard letter especially Heading 7 (a) for future applications and comply with providing the hard copies.</p> <p>The entire 9 page Standard Cape Nature Letter is attached to the back of this document.</p>	Mr Clyde Lamberts Scientist: Land Use Advice Cape Nature	Monday, 10 March 2014, per e-mail	<p>Thank you for providing us with your comments.</p> <p>Please take note that the Botanical Report will only be made available in the Impact Assessment phase – should Scoping be successful. This Report will be made available to you as soon as the availability of the Draft EIR is announced.</p> <p>The content of your letter is noted and will be adhered to. The request with regards to the report format under 7(a) is noted.</p>
<p>Your letter 504632 dated 21 January 2014 to Interested and Affected Party refers.</p> <p>This branch, the road authority of various roads in that vicinity, will be affected by this development proposal. Please forward a copy of the identified Traffic Impact Assessment to this branch for its perusal and comments as soon as it is compiled.</p>	Ms GD Swanepoel Western Cape Government Department of Transport and Public Works	Wednesday, 9 April 2014, per e-mail	A Traffic Impact Assessment TIA will form part of the Draft Environmental Impact Assessment (EIR). A copy of the Draft EIR (including the TIA) will be forwarded to the Department.

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<p>CapeNature would like to thank you for the opportunity to comment on the proposed mining application and would like to make the following comments. Please note that our comments only pertain to the biodiversity related impacts and not to the overall desirability of the proposed application.</p> <p>According to Mucina & Rutherford, 2006 the receiving environment vegetation units occurring are Groot Brak Dune Strandveld, classified as endangered, not protected (Status 2009). The specific vegetation units are remnants and therefore of very high importance to conservation. The National Freshwater Ecosystem Priority Areas (NFEPA) classified a wetland within the receiving environment. CapeNature notes that according to the Western Cape Biodiversity Framework (2010) the receiving environment is classified as Critical Biodiversity Area (CBA), near natural. CapeNature does not support the encroachment of development into CBA, and especially, endangered Fynbos and wetlands.</p> <p>Fynbos ecosystems are fire-prone and driven by fire to sustain biodiversity, and hence require periodic prescribed burns. How would these natural/ ecological fires be integrated in the proposed development activity and forward planning.</p> <p>CapeNature recommends a delineation and functional assessment by a qualified wetland specialist. We would require a buffer of at least 30 metres to be maintained around the wetland. Wetlands and their buffers should be mapped in the wet season to maximise accuracy, failing that, we urge that a precautionary approach be adopted</p>	<p>Clyde Lamberts CapeNature</p>	<p>Thursday, 10 April 2014, per e-mail</p>	<p>A wetland delineation and assessment will be undertaken by a wetland specialist in this regard and the results thereof be made available during the EIA phase of the project. A fire management plan will also be drafted as required by Cape Nature and WC - DEA&DP.</p>

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<p>to wetland delineation. Even degraded wetlands with little or no indigenous vegetation may provide valuable functions and therefore should not be lost.</p> <p>CapeNature recommends the implementation of an alien invasive management programme for the site (pre and post construction phase).</p> <p>CapeNature reserves the right to revise initial comment and request further information based on any additional information that may be received.</p>			<p>Recommendation noted.</p>
2. Final Scoping Report (Friday, 30 May 2013 to Monday, 30 June 2014)			
<p>This Branch, the Road Authority of various roads in that vicinity, will be affected by this development proposal. Please forward a copy of the identified Traffic Impact Assessment to this Branch for its perusal and comments as soon as it is compiled.</p>	<p>Western Cape Government – Transport and Public Works</p>	<p>9 April 2014, per letter</p>	<p>SEF would like to thank you for your participation. The Traffic Impact Assessment (TIA), which forms part of the Draft Environmental Impact Report (EIR), is now available for public comment. A CD copy of the EIR (including the TIA) has been forwarded to your Branch.</p>
<p>1. Basic Bulk Services (Water supply, Sewage and storm water)</p> <p>i. The Department noted that the Municipality will be providing the basic bulk service such as water supply and sewage treatment. The internal reticulation and connection service infrastructure should be done to the satisfaction of the responsible Mossel Bay Local Municipality.</p> <p>ii. The construction of the storm water management system and the associated infrastructure should be done to the satisfaction of the responsible Mossel Bay Local Municipality. Storm water should by no means be allowed to enter the sewage system.</p>	<p>Department of Water Affairs</p>	<p>10 July 2014, per letter</p>	<p>SEF would like to thank you for your comments.</p> <p>i. Please refer to the Confirmation of Services Letters in Appendix 6 of the Draft Environmental Impact Assessment Report (EIR) that has been made available to you.</p> <p>ii. The Applicant is in consultation with the Mossel Bay Municipality who will authorise all design drawings and specifications with regards to the stormwater and sewage infrastructure.</p>

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<p>2. Flood line/Wetland</p> <ul style="list-style-type: none"> i. Indicate clearly on a map the location of the entire sewer associated infrastructure (bulk and secondary pipe networks and pump stations); storm water culverts, roads, portable water supply networks in relation to 1:100 year flood lines as well as the required 100m buffer zone from a watercourse. ii. Please note should they be any activity within the 1:100 year flood line of a watercourse, or within the delineated riparian habitat, whichever is the greatest and/or within 500m radius from the boundary of any wetland, this will constitute a water use in terms of section 21 (c) and (i) of the National Water Act, 1998 (Act no. 36 of 1998). iii. The water use authorization in terms of section 22 must be applied for and obtained prior commencement of the activity. Please Note that a “watercourse” means a river/stream, spring, natural channel in which water flows regularly or intermittently, lake, wetland or dam and a reference to a watercourse include, where relevant, its bed and banks. iv. No activity may take place within 500m radius from the boundary of any wetland or 1:100 flood line or/and within the delineated riparian habitats, whichever is the greatest of the watercourse without an authorization from this Department. <p>The finalized specialist report as well as an extensive assessment of impact such as pollution prevention or management should be included in</p>			<ul style="list-style-type: none"> i. The location of the sewer and associated infrastructure and buffer zones will be outlined on the detailed layout plan to be authorised by the Mossel Bay Local Municipality during the detailed design phase. ii. As construction of infrastructure will be taking place within a 500m radius of wetlands identified on site, and a section 21 (c) and (i) Water Use License Application will be logged with the Department. iii. As mentioned above a WULA will be logged with the Department and no construction will commence prior to authorisation. iv. As mentioned above a WULA will be logged with the Department and no construction will commence prior to authorisation. <p>A hardcopy of the Draft Environmental Impact Report (EIR) including the Environmental Management Programme (EMPr) has been made available to the</p>

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<p>the Environmental Impact Assessment Report. Further input will be provided as additional information becomes available.</p> <p>The Department reserves the right to revise its initial comments and request additional information that may arise from correspondence and/or upon inspection.</p>			<p>Department.</p> <p>Comment noted.</p>
3. Draft Environmental Impact Assessment Report (Friday, 06 March 2015 to Monday, 20 April 2015)			
<p>1. Your letter with attachment under reference SEF Project code: 504632 dated 06 March 2015 concerning the abovementioned refers.</p> <p>This office subjected to the following conditions has no objection to the proposed activity:</p> <ul style="list-style-type: none"> i. Mossel Bay Municipality must provide all potable water to the development. ii. All sewage is to be connected to the Municipal sewage system. iii. All solid waste is to be incorporated into the Mossel Bay Municipal solid waste stream. 	<p>Mr Manie P Abrahams For DoH (Eden District Office)</p>	<p>20 March 2015, per letter</p>	<p>Thank you for providing us with your comments.</p> <ul style="list-style-type: none"> i. All potable water will be provided by the Mossel Bay Municipality. ii. All sewage will be connected to the Municipal sewage system. iii. Solid waste will be incorporated into the Mossel Bay Municipality solid waste stream.
<p>2. Your application dated 06 March 2015 has reference.</p> <p>Please refer to our previous letter dated 2014/11/17, to Cape Environmental Assessment Practitioners, of no objection which includes Erf 3122. The Western Cape Department of Agriculture has no further comment.</p> <p>Please Note:</p> <ul style="list-style-type: none"> i. Kindly quote the abovementioned reference number in any future correspondence in respect of the application. 	<p>Mr AS Roux Western Cape Government Department Agriculture (Land-use Management)</p>	<p>31 March 2015, per letter</p>	<p>SEF would like to thank you for your comments.</p> <p>Your comments have been noted.</p>

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<p>ii. The Department reserves the right to revise initial comments and request further information based on the information received.</p>			
<p>3. The department acknowledges receipt of your Draft Environmental Impact Assessment Report dated March 2015 for the above mentioned activities. This office would like to comment on the document based on the evaluation of the impact of the proposed activity on water resources.</p> <p>a) Water Uses and Authorisation All activities within the 1:100 year flood line in a watercourse, or within the delineated riparian habitat, whichever is the greatest and/or within 500m radius from the boundary of any wetland, constitute a water use in terms of section 21 (c) and (i) of the National Water Act, 1998 (Act No. 36 of 1998). The water use authorisation in terms of section 40 of the Act should be applied for and obtained prior commencement of any activities within the regulated areas.</p> <p>b) The following information requirements must be submitted with the water use authorisation application may not be limited to:</p> <ul style="list-style-type: none"> • Fully and correctly completed application forms. • Copy of receipt of Registration fee of R114. • Certified ID of applicant/Company registration certificate. • Copy of property's title deed. • A copy of 1: 50 000 topographic map/ 1:10 000 indicating map name number of farm boundaries including subdivision. • Comprehensive Method of statement 	<p>Ms Caroline Tlowana, Department of Water and Sanitation</p>	<p>14 April 2015, per letter</p>	<p>SEF would like to thank you for your comments.</p> <p>a) A section 21 (c) and (i) Water Use License Application (WULA) will be logged with the Department.</p> <p>b) All the information requirements will be submitted with the water use authorisation application.</p> <p>c) The pre-application consultation meeting and Water Use Authorisation Application will be undertaken with the Breede-Gouritz Catchment Management Agency (CMA).</p>

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<p>(s).</p> <ul style="list-style-type: none"> • Rehabilitation plan for the affected watercourse/wetland. • Wetland rehabilitation and management plan. • Design drawings of the structures that will affect a watercourse/wetland. • Environmental Management Programme. • Stormwater management plan and monitoring programme. • Public participation Report. • Site Layout plans (master plan) indicating the various activities including the existing and proposed infrastructure in relation to the 1: 100 year flood line and/ or the delineated riparian habitats, whichever is the greatest of the watercourse and within 500m radius from the boundary of any wetland. • Environmental Authorisation from Department of Environmental Affairs and Development Planning once issued. • Section 27 (1) Motivation of the National Water Act. <p>c) The pre-application consultation meeting and Water Use Authorisation Application should be done with the Breede-Gouritz Catchment Management Agency (CMA) as since 22 January 2015 received delegations from the Minister to administer water use authorisations.</p> <p>Please note that no activity may take place within 500m radius from the boundary of any wetland of 1:100 flood line or/and or within the delineated riparian habitats, whichever is the</p>			

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<p>greatest of the watercourse without an authorisation from this Department/ or Breede-Gouritz CMA.</p> <p>The Department reserves the right to revise its initial comments and request additional information that may arise from correspondence and/or upon inspection.</p>			
<p>Mr EH Enslin indicated that he would like to be registered as an Interested and Affected Party and provide comments on the application going forward..</p>	<p>Mr EH Enslin</p>	<p>13 March 2015, per email</p>	<p>You have been registered as an Interested and Affected Party and will be made aware of all progress going forward.</p>
<p>Mr B Walton of Cape Nature requested the Draft EIR documents for Erf 3122 following the S24O Notification to State Departments and other Organs of State sent by Mrs Van Staden on 11 March 2015.</p>	<p>Mr B Walton, Cape Nature</p>	<p>11 March 2015 per email.</p>	<p>The documents were sent to Mr Walton via drop box on 17 March 2015. He indicated that they usually require hardcopies of the main report with specialist studies, however in this instant submission via dropbox is acceptable and he would supply comment shortly.</p> <p>No further comment was received.</p>
<ol style="list-style-type: none"> 1. The abovementioned Draft Environmental Impact Report (EIR) dated March 2015 that was received by this Department on 09 March 2015, refer. 2. This letter serves to provide you with preliminary comments on the abovementioned proposal and report. 3. The following is understood as the proposal: <ul style="list-style-type: none"> • 445 single residential plots; • 4 group housing plots; • 5 public open areas; and • Associated infrastructure (roads, sewerage, water, electricity). 4. It is furthermore noted that two development layout alternatives have been considered to date. The latest and 	<p>Western Cape Department of Environmental Affairs and Planning (WC DEA&DP)</p>	<p>02 February 2015 per email.</p>	<p>Thank you for your comments which have been captured accordingly.</p> <p>Thank you for your comment, this statement is correct. However, please note that the layout has been further amended and the new layout is assessed in the Final EIR.</p>

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<p>preferred layout Alternative 2 incorporates two wetlands (National Freshwater Ecosystem Priority Areas (NFEPA) on the site, as well as undisturbed indigenous vegetation. According to the Draft EIR, provision has also been made for two ecological corridors for ecological connectivity between the areas which contains vegetation of High and Medium conservation sensitivity.</p> <p>5. This Department is not satisfied with the scope of the specialist botanical and visual studies, as these represent a baseline assessment of the vegetation disturbance and landscape alteration respectively and merely identified site specific constraints. Reference should be made to the Guideline for the review of specialist input in the EIA process (June 2005) with specific reference to the scope of specialist involvement in the EIA processes; and the identifying and addressing of direct, indirect and cumulative impacts relevant to this application.</p> <p>6. This Department is furthermore concerned that the comments and recommendations provided on the Final Scoping Report (correspondence issued by this Department dated 14 August 2014) have not been fully considered and addressed. The aforementioned has subsequently contributed to the following "gaps in information", which is now evident in the Draft Environmental Impact Report (dated March 2015), namely:</p>			<p>Thank you for your comment. The Botanical and Visual Impact Assessments have been revised accordingly and are attached in Appendix 7. Both studies have referenced the guideline for the review of specialist input in the EIA process.</p> <p>Thank you for your comment, this Final EIR has been updated accordingly to address the comments and recommendations made in the Final Scoping Report.</p>

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<p><u>Biodiversity:</u></p> <p>6.1 Two botanical studies commissioned by Mr. Dave McDonald (2006) and Mr. Nick Helme (2012) respectively. This Department is concerned that both studies represent a <u>baseline assessment of the vegetation on site and with the purpose of identifying development constraints.</u></p> <p>6.2 The findings of the baseline assessments compiled by Nick Helme (botanical study dated 2012) and Dave McDonald (botanical study dated 2006) cannot be deemed adequate to inform the significance ratings of the potential impacts on the vegetation, neither can it inform decision making in terms of granting or refusing environmental authorisation, due to the scope/level of the assessments.</p> <p>6.3 It is furthermore noted that the most recent report compiled by Mr. Helme (dated 2012) “excluded various areas that were assessed by McDonald (2007)” whilst the report compiled by Mr. McDonald (2006) called for “more detailed information about plant communities; this can only be achieved by sampling over an extended period.” It is therefore unclear to what extent this and other recommendation made by McDonald have been considered and taken forward in the Draft EIR.</p> <p>6.4 It is also not clear from the DEIR whether a botanical offset has been considered by the applicant/EAP, as recommended by both botanical</p>			<p>The Biodiversity Assessment has been updated accordingly and is included in Appendix 7.</p> <p>The Biodiversity Assessment has been updated accordingly and is included in Appendix 7.</p> <p>The Biodiversity Assessment has been updated accordingly and is included in Appendix 7.</p> <p>According to the updated Botanical specialist study (Appendix 7), “A biodiversity offset is not deemed to be essential mitigation, as approximately half the site (32ha), and virtually all the High sensitivity vegetation on site will</p>

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<p>specialists. This Department required clarification and confirmation in this regard.</p> <p>6.5 It is brought to your attention that the botanical offset site proposed by Mr. Helme (2012) has already been partially compromised, as this site has been earmarked for the proposed Mossel Bay Municipality's <i>Sonskynvallei Low Coat Housing</i> project.</p> <p>6.6 The scope and level of the botanical assessment need to be elevated into a full and comprehensive specialist botanical impact assessment. Such an assessment should comply with the <i>DEA&DP Guideline for Involving Biodiversity Specialists in the EIA Process</i> (June 2005), with specific reference to the guidelines for specialist biodiversity input in the impact assessment stage of the EIA, as well as the Fynbos Forum Ecosystem Guidelines for Environmental Assessments in the Western Cape.</p> <p>6.7 The aforementioned assessment should further comply with the <i>DEA&DP Guideline for Involving Biodiversity</i></p>			<p>remain intact on site (and will be zoned Conservation Use), functioning as on site conservation contribution. Notwithstanding this, it is strongly recommended that all remaining natural vegetation within 500m of the perimeter of the site (mostly Municipal land) be considered and managed as a formal conservation area. This should be achievable, as much of it is on relatively steep slopes not ideal for development. The highest conservation value portions of land in the vicinity lie northwest, west and southwest of the study area. Unfortunately some of the nearby high sensitivity areas, including a portion until recently owned by the ATKV (Rem. of Ptn. 4 of Hartenbos 217), have recently been approved for urban expansion.” See comment above.</p> <p>Noted, the Botanical Assessment has been updated accordingly (Appendix 7) and complies with the <i>DEA&DP Guideline for Involving Biodiversity Specialists in the EIA Process</i> (June 2005), as well as the Fynbos Forum Ecosystem Guidelines for Environmental Assessments in the Western Cape.</p> <p>Noted, see comment above.</p>

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<p><i>Specialists in the EIA Process</i> (June 2005), with specific reference to the guidelines for specialist biodiversity input in the impact assessment stage of the EIA.</p> <p>Visual:</p> <p>6.8 This Department is concerned that the development is in part proposed on the top of a landform, which will alter the slope of a terrace also impact on the skyline.</p> <p>6.9 The Visual Assessment (Cape Klapwijk and Associates, 2010) has not assessed the current development proposal, preferred layout and its potential visual impacts.</p> <p>6.10 The visual assessment and findings of the Visual Assessment therefore does not apply to the current development proposal, but relates to a different proposal (172 single residential, 182 group housing units, 162 retirement housing units, a community centre and business centre) that is of a different context.</p> <p>6.11 This Department re-iterates the need for a full visual impact assessment, which complies with the <i>Guideline for Involving Visual and Aesthetic Specialists in the EIA process</i> (June 2005). The visual impact assessment should apply to the current</p>			<p>Thank you, this comment is noted. According to (Cape Klapwijk and Associates, 2016), “The visual guideline document indicates that a full visual impact assessment is not necessary because of the area of open space of more than 50% of the erf area and that no buildings are taller than 2 storeys. However due to the request by the Department of Environmental Affairs and Development Planning a Visual Impact Assessment report has been provided for completeness. The Visual Impact Assessment has been updated and is attached in Appendix 7.</p> <p>Noted, the Visual Impact Assessment has been updated accordingly. Refer to Appendix 7.</p> <p>Noted, the Visual Impact Assessment has been updated accordingly. Refer to Appendix 7.</p> <p>According to Cape Klapwijk and Associates, 2016, “The proposed residential and group housing development may due to its scale, extent and location have a moderate visual impact on the natural and social environments.</p> <p>With reference to the “Guideline for involving Visual and</p>

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<p>development proposal and which will address the potential negative impact of the current proposal to inform decision-making.</p> <p><u>Stormwater Runoff:</u></p> <p>6.12 The proposed development site is located at the top of a stormwater catchment and the site is on a watershed of drainage lines flowing west and eastward. It is not clear from the Draft EIR as to what extent the proposed layout takes cognisance of the impact of concentrated stormwater run-off. The wetland assessment (Lubbe, 2014) recommended a sensitive stormwater plan and the Draft EIR must confirm whether such a plan will be designed to management the potential impacts of stormwater run-off.</p>			<p>Aesthetic Specialists in EIA Processes” compiled for the Provincial Government of the Western Cape: Department of Environmental Affairs and Development Planning (Oberholzer, B and CSIR 2005), the low density of residential stands and the group housing that together make up approximately 50 percent of the land area, the development can be classified as a Category 3 type. This category is defined as ‘low density residential development’ having 1 to 2 storey structures including cluster development that has approximately 50% of the area as green open space.</p> <p>The visual guideline document indicates that a full visual impact assessment is not necessary because of the area of open space of more than 50% of the erf area and that no buildings are taller than 2 storeys. However due to the request by the Department of Environmental Affairs and Development Planning a Visual Impact Assessment report has been provided for completeness. The Visual Impact Assessment has been updated and is attached in Appendix 7.</p> <p>Thank you for this comment. A Stormwater Management Plan has been compiled to determine the parameters and proposed infrastructure to be implemented for the effective management of stormwater run-off from the development site for the proposed Hartenbos Heuwels Residential Development. Refer to Appendix 7.</p>

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<p><u>Fire Management:</u></p> <p>6.13 This Department is concerned about the placing of development within fire-prone environment as it could lead to the loss of functional ecosystems.</p> <p>6.14 Due to the nature of the development site, it is noted that the fire management specialist describes the site as being high risk for wildfires. However, it appears from the fire management study (Pool & Van Zyl, 2011) that the development layout considered by the fire specialist is not the preferred layout alternative described in the Draft EIR. This Department required that the fire management specialist consider the preferred layout proposed to inform decision-making and compile the Fire Management Plan in consultation the the Biodiversity (Botanical) specialists. It is further suggested that the fire management specialist considers not only the site of the proposed development, but also the adjacent properties.</p> <p>6.15 This Department requires that the Fire Protection Agency (FPA) comment on the application, implementation of the fire management plan and the preferred layout in terms of fire management and safety.</p> <p><u>Layout:</u></p> <p>6.16 The preferred layout alternative (Alternative 2) has not been subjected to</p>			<p>The Fire Management Plan provides a burning regime that is intended to maintain the integrity of the ecosystems. This has been incorporated into the Operational EMP.</p> <p>The report has been amended (see Appendix 7)</p> <p>Noted, SEF will follow up to ensure comment is received from the Fire Protection Agency (FPA).</p> <p>Thank you for this comment. Kindly note that the Botanical, Visual and Fire Management specialist studies have been revised to include the assessment of the preferred layout alternative (Alternative 3).</p>

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<p>specialist (particularly botanical, visual and fire management) review and recommendation.</p> <p><u>Public Participation:</u></p> <p>6.17 According to the information contained in the Draft EIR, it does not appear as if the request made by this Department in terms of re-advertising of the correct listed activities has been met. In the event that the Department's request has not yet been met, it is suggested that the amended Draft Environmental Impact Report be advertised together with the correct and applicable listed activities.</p> <p><u>Impact Significance</u></p> <p>6.18 The ratings of the residual impacts remain a concern to this Department as these still reflect impacts (i.e. surface run-off, destruction of flora, faunal displacement and destruction, visual impact and traffic) of medium to high negative for the operational phase.</p> <p>7. In light of the above, it is recommended that the Draft Environmental Impact Report be revised to address the abovementioned issues and be made available to all registered interested and affected parties for an opportunity to comment (21-day period) on the amended Draft Environmental Impact Report, in terms of Regulations 54(6) of the 2010 EIA Regulations.</p>			<p>Comment is noted. All correspondence sent to registered I&APs notifying them of the availability of the Final EIR for comment includes the correct listed activities.</p> <p>Mitigation measures have been proposed to reduce all High impacts.</p> <p>Comment is noted</p>

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<p>8. You are hereby furthermore advised that the Final Environmental Impact Report must contain all the information outlined in Regulations 31 (2) of the 2010 EIA Regulations. Omission of Information or failing to comply with the aforementioned provision may result in the Final EIR being rejected.</p> <p>9. In accordance with Regulation 67 of GN No. R. 543 of 18 June 2010, the Final EIR must be submitted to this Department within a period of six months from the days of submission of your Draft EIR (09 March 2015) to prevent the application from lapsing.</p> <p>If you, however, have been complying with the requirements of the Regulations and have progressed with the application process, but for some reason will not be able to submit the Final DEIR within this six month period, you must timeously inform the Department in writing of such <u>before the end of the six month period</u>. You will be required to submit a concise motivation as to why the required document will not be submitted within the six month period.</p> <p>The motivation must include the tasks that have been performed to date, the reasons for the delay in submission and an indication when the document will be submitted to the Department (including a revised project schedule). Such written motivation must reach the Department before the end of the six month period. The Department will consider your motivation</p>			<p>Comment is noted</p> <p>Comments are noted. An extension request was granted on 19 January 2016 and lapses on 30 June 2016</p>

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<p>and inform you of its decision whether or not to continue with the processing of the current application.</p> <p>10. Failure to submit the above-mentioned outstanding information of documentation before the end of the six month period will result in your application file being closed for administration purposed in terms of Regulation 67(1) of GN No. R 543 of 18 June 2010. As such, a new EIA application process will have to be initiated with a new Application to be submitted if you wish to again pursue your proposed development.</p> <p>11. Please note that the activity may not commence prior to an environmental authorisation being granted by the relevant competent authority. It is an offence in terms of Section 49A of the NEMA for a person to commence with a listed activity unless the competent authority has granted an environmental authorisation for the undertaking of the activity. A person convicted of an offence in terms of the above is liable to a fine not exceeding R10 million or to imprisonment for a period no exceeding 10 years, or to both such fine and imprisonment.</p> <p>12. The Department reserves the right to revise initial comments and request further information from you based on any new or revised information received.</p>			<p>Comments are noted. An extension request was granted on 19 January 2016 and lapses on 30 June 2016</p> <p>Comment is noted</p> <p>Comment is noted</p>