



Cape EAPrac

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17 Progress Street, George
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26 November 2025

Our Ref: MOS888/06

DEA&DP's Ref: 16/3/3/6/7/1/D6/29/0180/25

WULA Ref: WU47396

To Whom it May Concern

Registered and Potential Interested & Affected Party (I&AP)

VIA EMAIL

Notice is hereby given of a Pre-Application Public Participation Process for the Basic Assessment in terms of the National Environmental Management Act (NEMA, Act No 107 of 1998 as amended) & Water Use License Application (WULA) in terms of the National Water Act (NWA), 1998 (Act No 36 of 1998, as amended) and the Regulations regarding Procedural Requirements for the Water Use License Applications and Appeals (2017).

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 Erf 23731, Aalwyndal, Mossel Bay Municipal District, Western Cape Province.

Erf 23731 is located in the greater Aalwyndal area on the Western border of Mossel Bay, situated approximately 2km west of the Voorbaai Industrial Area. The property is accessible via Aalwyn Road that connects directly to Louis Fourie Road and the N2 National Road (Figure 1).

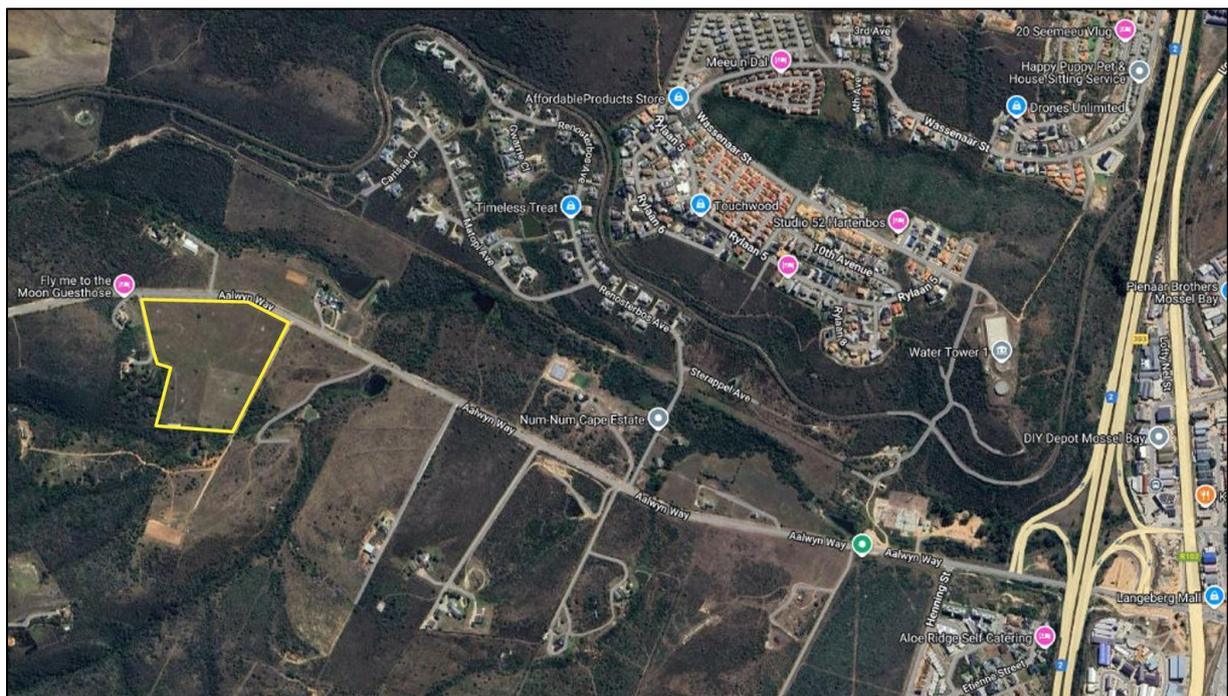


Figure 1: Locality map of Erf 23731 in Aalwyndal (YELLOW polygon).

Erf 23731 is approximately 6.83ha in size, currently zoned Single Residential Zone I and earmarked for urban expansion in the Mossel Bay Spatial Development Framework (2022) and Aalwyndal Precinct Plan (2018).

The Applicant proposes the **rezoning of the property to subdivisational area** consisting of the following (Figure 2) (Figure 3):

- Sixty-nine (69) General Residential I Erven (Group Housing) on ±2.6ha
- Twenty-seven (27) General Residential II Erven (Town Houses) on ±0.5ha
- Three (3) General Residential III Erven (Flats) on ±0.6ha
- Thirteen (13) Open Space II Erven (Private Open Space) on ±1.2ha
- One (1) Transport Zone III Erf (Private Road) on ±1.6ha
- One (1) Open Space III Erf (Conservation) on ±0.3ha



TECHICAL INFORMATION					
PORTIONS	ZONING	USE	HATCHING	AREA(m²)	%
1-69	General Residential I	Group Housing	[Orange Hatch]	2 6334.00	38.39
73-99, Rem Erf 23731	General Residential II	Town Houses	[Light Orange Hatch]	5380.00	7.84
70 - 72	General Residential III	Flats	[Light Green Hatch]	6213.00	9.06
100 - 112	Open Space Zone II	Private Open Space	[Green Hatch]	1 1831.00	17.25
113	Transport Zone III	Private Road	[Grey Hatch]	1 5922.00	23.21
114	Open Space Zone III	Conservation	[Olive Green Hatch]	2916.00	4.25
TOTAL				6 8596.00	100.00

Figure 2: Proposed subdivisational plan for Erf 23731 (source: First Plan Town Planners).

NEMA Listed Activities

Listing Notice 1 (Activities 12, 19, 24, 27, 28) and Listing Notice 3 (Activities 4, 12, 14) applies for which a Basic Assessment process is required.

Water Use License Application (WULA)

As the proposed development is located within 500m of a valley-bottom wetland, and work will be undertaken in the wetland to upgrade the stormwater outlet, Section 21 (c) and (i) water uses are confirmed and must be included in the Water Use License Application. The application will also include Section 21(g) water uses associated with the disposal of wastewater to conservancy tanks.

A Pre-Application Draft Basic Assessment Report (Pre-App DBAR) with specialist and technical reports, inclusive of the WULA Technical Report, is available for a 60-day commenting period, extending from **02 December 2025 – 23 February 2026** (excluding 15 Dec – 5 Jan). The electronic report can be accessed digitally via www.cape-eaprac.co.za / Active Projects. Alternative platforms / access to reports can be arranged on request.

Potential I&APs and mandated Authorities/Organs of State are invited to **review and submit comment** on the Pre- Application Draft Basic Assessment Report (DBAR) and WULA Technical Report. The Pre-App DBAR can be accessed, from **Tuesday, 02 December 2025**, via the Cape EAPrac website (www.cape-eaprac.co.za under 'Active Projects' – the project is listed as "Aalwynbaai Residential Development"). 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.

In order to be registered as an Interested and Affected Party (I&AP) for the applications, stakeholders are requested to respond to this notice by submitting their complete contact details and/or comments to Cape EAPrac/Confluent Environmental, in writing (to addresses below) on or before **23 February 2026** [Correspondence throughout the remainder of the application will be distributed to registered I&APs only].

Should you have any queries about the proposal or process you are most welcome to contact Cape EAPrac directly (please see details below).

To register as an I&AP and/or to submit comments on the Pre-App DBAR

Cape EAPrac Attention: Mariska Byleveld
Postal Address: PO Box 2070, George, 6530
Telephone: 044 874 0365
E-mail: mariska@cape-eaprac.co.za

To submit comments on the WULA Technical Report

Confluent Environmental Attention: Sonia Jordaan
Telephone: 062 743 2416
E-mail: sonia@confluent.co.za

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.

Take Note: Ito the POPIA legislation when registering as an I&AP a person consents 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). By registering/submitting comment a person agrees that his/her/their contact details will, where required by a public body, be reflected in 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.