

Madeleine Knoetze

From: Human, Susan <shuman@mosselbay.gov.za>
Sent: Wednesday, 08 April 2026 13:11
To: madeleine@sesc.net
Cc: admin
Subject: RE: DEADP NOI REFERENCE: 16/3/3/6/7/1/D6/29/0273/25: NOTIFICATION OF THE 30-DAY PUBLIC PARTICIPATION PROCESS OF THE PRE-APPLICATION DRAFT BASIC ASSESSMENT REPORTS FOR THE DEVELOPMENT OF A SCHOOL AND HOSPITAL ON A PORTION OF THE REMAINDER OF THE FARM VAALE
Attachments: 1. WCDoA SOP.pdf

C36404266

DEADP NOI REFERENCE: 16/3/3/6/7/1/D6/29/0273/25

Good day,

The below request for comments refers:

The proposed development site is designated as agricultural land **located outside the adopted urban edge** as defined in the Mossel Bay Municipal Spatial Development Framework (SDF), 2022. Land exists within the current urban edge that can accommodate institutional uses such as a hospital and education facilities, both in terms of zoning potential, accessibility, and service availability.

The proposed development is not supported as it is inconsistent with the Municipal Spatial Development Framework 2022, the applicant is encouraged to investigate and pursue alternative sites within the urban edge, consistent with adopted spatial planning policy.

VIA:

Site visit was conducted on 13 August 2024, before the construction of the phases of Hartland that is rolled-out at this stage – the cumulative visual impact of the development could thus not be established on both sides of the N2/ R102.

VIA site does not correspond to the EA application area.

Mossel Bay CBD to the point was not considered as receptor groups in the analysis.

Light impact at night was not addressed.

Constructed facilities remain as high visual impact from the visual corridor identified in the MSDF as well as far as Mossel bay CBD.

Market study:

Dates to before the opening of Kings College in very close proximity to the proposed development.

School supply evaluated do not indicate Punt Hoërskool in Mossel Bay. Omitting both influences the needs analysis.

Agricultural study:

Agricultural study identifies the development site as High value agricultural land and should be protected for agricultural uses. Sufficient space is available within the Urban Edge for social facility provision.

The land is currently zoned for agriculture and may be subject to the Subdivision of Agricultural Land Act (Act 70 of 1970). *Please note comments to be obtained from National Department of Agriculture as per attached SOP.*

TIA:

Cumulative traffic impact of the proposed three traffic intensive uses must be evaluated in light of other current and future approved developments in the area.

Regards,



Susan Human

Senior Town Planner: Spatial Planning

101 Marsh Street, Mossel Bay

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Tel: +27 44 606-5070

Cell:



MOSSSEL BAY | HARTENBOS | GREAT BRAK RIVER | HERBERTSDALE

Anti-Fraud Hotline: 0800 333 466

From: Madeleine Knoetze <madeleine@sesc.net>

Sent: Friday, 06 March 2026 18:51

To: Madeleine Knoetze <madeleine@sesc.net>

Subject: DEADP NOI REFERENCE: 16/3/3/6/7/1/D6/29/0273/25: NOTIFICATION OF THE 30-DAY PUBLIC PARTICIPATION PROCESS OF THE PRE-APPLICATION DRAFT BASIC ASSESSMENT REPORTS FOR THE DEVELOPMENT OF A SCHOOL AND HOSPITAL ON A PORTION OF THE REMAINDER OF THE FARM VAALEVALL

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***** [EXTERNAL]: This email originated from outside the organization. Exercise caution when opening attachments or clicking links, especially from unknown senders. *****

Dear Stakeholder and Interested & Affected Parties,

DEADP NOI REFERENCE: 16/3/3/6/7/1/D6/29/0273/25: NOTIFICATION OF THE 30-DAY PUBLIC PARTICIPATION PROCESS OF THE PRE-APPLICATION DRAFT BASIC ASSESSMENT REPORTS FOR THE DEVELOPMENT OF A SCHOOL AND HOSPITAL ON A PORTION OF THE REMAINDER OF THE FARM VAALEVALLEY NO. 219, HARTENBOS, MOSSSEL BAY LOCAL MUNICIPALITY, GARDEN ROUTE DISTRICT MUNICIPALITY, WESTERN CAPE.

Sharples Environmental Services cc (SES) has been appointed by Hartland Lifestyle Estate (Pty) Ltd to undertake the environmental process regarding the project in terms of Regulation 19 of the Environmental Impact Assessment (EIA) Regulations of 2014, as amended (Government Notice Regulation 326 of 2017) in accordance with the National Environmental Management Act of 1998, as amended (Act No. 107 of 1998) for the above-mentioned development near Hartenbos, Mossel Bay Local Municipality, Garden Route District Municipality, Western Cape.

The documents have been made available on the SES website and will be available until the **8th of April 2026** (a One-Drive link or hard copy of the documents can also be provided upon request).

Public Participation Process timeframe: 6 March 2026 – 8 April 2026

You have been identified as a registered Interested & Affected Party (I&AP), providing you with the opportunity to review and comment on the Pre-Application Draft Basic Assessment Report and its associated appendices. Should you **no longer wish to be registered as an I&AP** for this project, indicating that you no longer wish to be included in future communications regarding this process, **please notify this office in writing.**

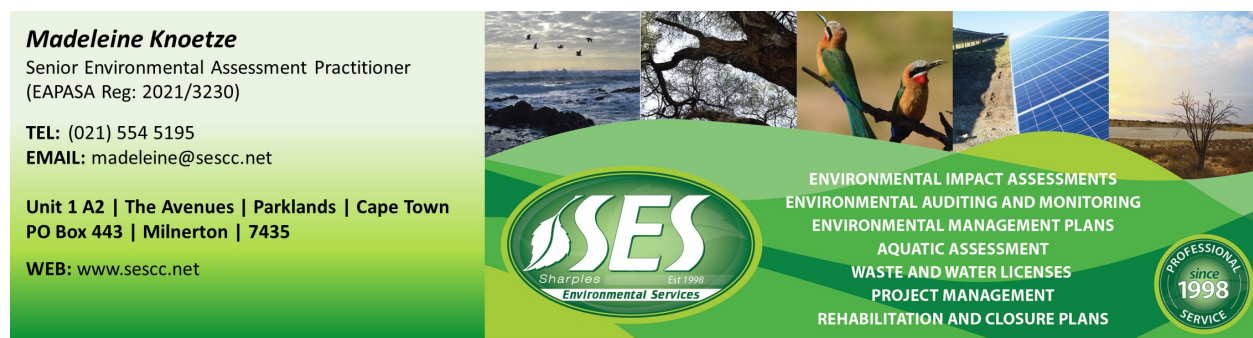
If you are receiving this mail, and you are the landowner/landlord of the property, you are requested to notify ALL occupiers on your property of the details of this mail and public participation period. Alternatively, you may request that the EAP undertake this notification on your behalf, by supplying the EAP with the occupiers' contact details. If you are the occupier, you are requested to notify the landowner/landlord of the details of this mail and public participation period. Alternatively, you may request that the EAP undertake this notification on your behalf, by supplying the EAP with the landowner/landlord contact details.

Please Note: Choosing to be registered as an I&AP or by submitting a comment, you consent to the lawful processing of your personal information in relation to the intended purposes, as described by the Protection of Personal Information Act, 2013 (Act no. 4 of 2013). Your personal information will be utilized for all processes relevant to this specific project, in compliance with the POPI Act, 2013. You also provide consent to having your contact details being made available, and to be reflected in our regulated reports.

The Pre-Application **DBAR** is available for **comment until the 8th of April 2026**. Comments on the **DBAR** and proposed activities must therefore be submitted **in writing on or before 8 April 2026**, by means of the following: **email: madeleine@sesc.net or postal address: PO Box 443, Milnerton, 7435.**

Please do not hesitate to contact us should you have any comments on the proposed developments or reporting.

Kind regards / Vriendelike groete,



Madeleine Knoetze
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(EAPASA Reg: 2021/3230)
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