

Madeleine Knoetze

From: Human, Susan <shuman@mosselbay.gov.za>
Sent: Thursday, 09 July 2026 09:15
To: Madeleine Knoetze
Cc: admin; Roux, Jaco
Subject: RE: NOTIFICATION OF THE 30-DAY PUBLIC PARTICIPATION PROCESS OF THE POST-APPLICATION DRAFT BASIC ASSESSMENT REPORTS FOR THE DEVELOPMENT OF A SCHOOL AND HOSPITAL ON A PORTION OF THE REMAINDER OF THE FARM VAALE

C46358946
C36404266

DEA & DP NOI PROJECT REFERENCE: 16/3/3/6/7/1/D6/29/0273/25
SES REFERENCE NUMBER: CT04/HBD/Post-DBAR/06/25

Good day,

The below request for comments refers:

Basic Assessment Report 12 June 2026:

The BAR indicates the Urban Edge in point 4.3 – this map is however not an extract from the approved 2022 MSDF and the Urban Edge indicated on the map is incorrect.

The Bar indicates the Environmental Management Framework in point 4.4 – this map is not an extract from the approved EMF. Correct reference is required to be a true reflection of the gazetted EMF that indicates the proposed development area as Intensive Agriculture and Core 1 and Core 2.

The BAR Section E refers to 2600 students to be accommodated at the secondary school, but the TIA only evaluates the traffic impact of 1000 students.

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.

The update of the needs and desirability is noted, but do not address the gaps in the Market Study.

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.

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.

Confirmation required from WCG that two direct accesses will be approved onto R102/MR344.

Clarity required on dates of traffic counts (no date indicated on TIA) and if it is after the opening of the Garden Walk Mall.

The BAR Section E refers to 2600 students to be accommodated at the secondary school, but the TIA only evaluates the traffic impact of 1000 students.

VIA:

A viewshed analysis was done indicating that the development will be highly visible from the N2/R102 and elevated portions of the Hartenbos/Bayview area, with the highest visibility recorded towards existing

developments toward the south-west of the site. MSDF 2022 identifies the N2 as a scenic route and the land use alongside these routes should be managed in a way that will not compromise the views offered but that maintains the sense of place and harmonised experience of the landscapes.

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.

The receptors and viewshed analysis should be enlarged to include the Mossel Bay area to evaluate the cumulative impact. The area is highly visible from multiple receptors that have not been evaluated.

Services:

No confirmation of services noted.

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.

Regards,



Susan Human

Senior Town Planner: Spatial Planning

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Anti-Fraud Hotline: 0800 333 466

From: Madeleine Knoetze <madeleine@sesc.net>

Sent: Friday, 12 June 2026 18:02

To: Madeleine Knoetze <madeleine@sesc.net>

Subject: NOTIFICATION OF THE 30-DAY PUBLIC PARTICIPATION PROCESS OF THE POST-APPLICATION DRAFT BASIC ASSESSMENT REPORTS FOR THE DEVELOPMENT OF A SCHOOL AND HOSPITAL ON A PORTION OF THE REMAINDER OF THE FARM VAALE

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Dear Stakeholder and Interested & Affected Parties,

NOTIFICATION OF THE 30-DAY PUBLIC PARTICIPATION PROCESS OF THE POST-APPLICATION DRAFT BASIC ASSESSMENT REPORTS FOR THE DEVELOPMENT OF A SCHOOL AND HOSPITAL ON A PORTION OF THE REMAINDER OF THE FARM VAALE VALLEY NO. 219, HARTENBOS, MOSSSEL BAY LOCAL MUNICIPALITY, GARDEN ROUTE DISTRICT MUNICIPALITY, WESTERN CAPE.

Sharple 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. Please note the Application form for Environmental Authorisation has been submitted to the Department of Environmental Affairs and Development Planning.

The documents have been made available on the SES website and will be available until the **13th of July 2026** (The documents can also be accessed via the following OneDrive link: [Hartland School and Hospital - Post-Application Draft BAR](#))

Public Participation Process timeframe: 12 June 2026 – 13 July 2026

You have been identified as a registered Interested & Affected Party (I&AP), providing you with the opportunity to review and comment on the Post-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 Post-Application **DBAR** is available for **comment until the 13th of July 2026**. Comments on the **DBAR** and proposed activities must therefore be submitted **in writing on or before 13 July 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
Senior Environmental Assessment Practitioner
(EAPASA Reg: 2021/3230)

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