

Commenter	Comment	Response
<p>Hartland Estate (Property Owner) Emailed Correspondence C. Robinson 11 March 2026</p>	<p>Please would you register me as an I&amp;AP for the proposed development of a school and a hospital on the remainder of the farm, Valle Vallei no. 219, Hartenbos, Mossel Bay. I am a property owner on the Hartland Estate.</p>	<p>The registration to the proposed development is hereby acknowledged. Should any comments be raised, these comments will be responded to as part of the submission of the BAR.</p>
<p>Monte Christo Eko-Landgoed Huiselenaars-vereniging Emailed Correspondence 11 March 2026</p>	<p><i>Ek skryf namens die Bestuurskomitee van die Monte Christo Eko-Landgoed Huiselenaars-vereniging (MCELHEV), waarvan ek 'n lid is, na aanleiding van u advertensie in die "Mossel Bay Advertiser" van 6 Mart 2026. Monte Christo is geleë noordwes van die beoogde ontwikkeling, soos ge-adverteer, en grens aan die westelike grens van die Restant van Valle Valley Nr 219, Hartenbos.</i></p> <p><i>Alvorens ons kan registreer as Belanghebbende en Geafekteerde Party verlang ons asseblief die volgende inligting van u:</i></p> <p><i>1 Gaan die ontwikkeling voort ingevolge die ontwikkelingsplanne wat ons onlangs per WhatsApp ontvang het, en hierby angeheg is.</i></p> <p><i>2 Indien nie, kan u asseblief die nuutste ontwikkelings-voorstelle aan ons beskikbaar stel, sowel as 'n uitlegplan met besonderhede van die uitleg van die ontwikkeling en naasliggende bestaande ontwikkelings.</i></p> <p><i>Die rede vir ons versoek is dat ons, na aanleiding van die onlangse brande in Mosselbaai, en ook kragtens ons Rampbestuursplan, dringend moontlikhede vir 'n tweede nooduitgang vir die landgoed, vanuit die suid-oostelike hoek van Monte Christo moet ondersoek.</i></p> <p>I am writing on behalf of the Management Committee of the Monte Christo Eco-Estate Homeowners Association (MCELHEV), of which I am a member, in response to your advertisement in the "Mossel Bay Advertiser" of 6 March 2026. Monte Christo is situated north-west of the proposed development, as advertised, and borders the western boundary of the Remainder of Valle Valley No. 219, Hartenbos.</p> <p>Before we can register as an Interested and Affected Party, we kindly request the following information from you:</p> <p>1 Is the development proceeding in accordance with the development plans that we recently received via WhatsApp, and which are attached hereto.</p> <p>2 If not, can you please provide us with the latest development proposals, as well as a layout plan detailing the layout of the development and adjacent existing developments.</p> <p>The reason for our request is that, following the recent fires in Mossel Bay, and also in terms of our Disaster Management Plan, we urgently need to investigate possibilities for a second emergency exit for the estate, from the south-eastern corner of Monte Christo.</p>	<p><i>U registrasie as Belanghebbende en Geafekteerde Party word hiermee bevestig. In terme van die navrae, neem asseblief kennis dat die WhatsApp kennisgewing gepaart gaan met die huidige projek wat uitgestuur is vir publieke deelname doeleindes.</i></p> <p><i>Indien daar enige kommentare is, moet asseblief nie huiwer om te kontak nie.</i></p> <p>Your registration as an Interested and Affected Party is hereby confirmed. In terms of the inquiries, please note that the WhatsApp notification is linked to the current project that has been sent out for public participation purposes. If there are any comments, please do not hesitate to contact.</p>
<p>Monte Christo Eko-Landgoed Huiselenaars-vereniging Emailed Correspondence 23 March 2026</p>	<p><i>Ek verwys na my e-pos hieronder en verneem graag waneer u antwoord verwag kan word.</i></p> <p><i>Terselfde tyd wil ek bevestig dat die Bestuurskomitee van Die Monte Christo Eko-landgoed Huiselenaarsvereniging op sy vergadering van 19 Maart 2026 besluit het om .as Belanghebbende en Geafekteerde Party te Registreer ten opsigte van die voorgestelde ontwikkeling op die Restant van die Plaas Vaale Valley No 219, Hartenbos.</i></p> <p><i>Direkte Belang: Die Monte Christo Eko-landgoed is geleë aangrensend aan die westelike grens van die beplande ontwikkeling.</i></p> <p>I refer to my email below and would like to know when your reply can be expected.</p> <p>At the same time, I would like to confirm that the Management Committee of The Monte Christo Eco-Estate Homeowners Association at its meeting of 19 March 2026 decided to Register as an Interested and Affected Party in respect of the proposed development on the Remainder of the Farm Vaale Valley No 219, Hartenbos.</p> <p>Direct Interest: The Monte Christo Eco-Estate is located adjacent to the western boundary of the planned development.</p>	

<p>Mossel Bay Local Municipality Emailed Correspondence 8 April 2026 S. Human</p>	<p>Emailed comments: 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.</p>	<p>The comments received from the Local Municipality are hereby acknowledged and appreciated. The EAP (and where applicable, the respective specialists and the Applicant, has reviewed the comments and have provided feedback or made the necessary changes to the reporting as requested by the commenter.</p> <p>As it pertains to the positioning of the proposed development in terms of the placement within the urban edge of the Local Municipality. The geospatial placement of the development is acknowledged. The geospatial placement of the proposed development (locality) was determined based on the location of the existing Hartland Lifestyle Estate in mind. The proposed development is aimed towards providing the residents of the Hartland Lifestyle Estate with a feasible, alternative to both healthcare and schooling within close proximity to the existing estate. It is acknowledged that other location alternatives could be practiceable, due to the factors such as proximity concerns and adequacy of land availability concerns (due to the footprint required to provide a reasonable and feasible, as well as implementable development), no other location alternatives were considered as part of the considerations of the project.</p> <p>Further to this, as per the discussions in the Draft Basic Assessment Report, the development site was acquired with the specific development in mind. Please note the Alternatives section in the Draft BAR has been updated to further elaborate on this aspect.</p>
	<p>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.</p>	<p>It is acknowledged that the site visit was conducted prior to the commencement of the construction phase to certain phases of the Hartland Lifestyle Estate. The VIA specialist was however privy to the commencement of these construction activities. In the specialist assessment report it is noted that the area surrounding the site is characterised by a mix of coastal urban development and expanding residential/estate-type development, together with remaining agricultural and open land.</p>
	<p>VIA site does not correspond to the EA application area.</p>	<p>The site area has been provided as a polygonal representation in the report distributed, whereas the exact proposed development layout has been provided as Figure 2 in the Visual Impact Assessment Report.</p>
	<p>Mossel Bay CBD to the point was not considered as receptor groups in the analysis</p>	<p>In summary, the following key points were raised:</p> <ul style="list-style-type: none"> <li>• A Level 3 VIA was undertaken as the specialist indicated that the visual sensitivity is Moderate;</li> <li>• Identification of the receptors – The VIA aimed to identify potential sensitive receptors in the landscape (including anthropogenic features and natural/historic features) and the potential visual impacts of the various phases of the project on these receptors. For this site, these included: the road users of the N2 and R102, the residents and visitors of Hartenbos, Bayview and Diazstrand, Klein Brak River and Reebok and rural dwelling &amp; agricultural users surrounding the property.</li> <li>• Findings: 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. The Visual Absorption Capacity of the site was determined to be moderate.</li> <li>• Impacts: Overall, the Visual impacts of the construction phase were all considered Medium before mitigation and a majority of these impact showed a medium significance following the conclusion thereof (excluding the impact of Dust during construction, which will be low after mitigation). Similarly the impacts of the operational phase were also Medium before and after mitigation measures were applied (with the exception of the impact of operational, safety and Security lighting).</li> </ul>
	<p>Light impact at night was not addressed.</p>	<p>This was addressed and assessed by the specialist. Can be found on Page 72 of the VIA</p>

	Constructed facilities remain as high visual impact from the visual corridor identified in the MSDF as well as far as Mossel bay CBD.	Please note that a viewshed analysis of the proposed development was undertaken, as per the findings of the VIA, the greatest visual impacts will be observed from the N2/R102 and toward the south-west of the proposed development.
	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.	Please note the Needs and Desirability section in the Draft BAR has been updated to further elaborate on the purpose and intent of the proposed development.
	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.	Please refer to the first response in the Comments and Responses Report. Furthermore, the applicant is aware of all requirements in terms of the SALA and the WCDoA and the National DoA were included and requested to provide comments on the proposed development.
	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.	The TIA was compiled with current and future developments in mind, please refer to Appendix M2 of the Draft BAR for the Traffic Impact Assessment.
Lead2Business J. Greeff Emailed Correspondence 17 April 2026	of a school and hospital on a Portion of the Remainder of the farm Vaalevalley No. 219, Hartenbos. I see that the date to register as an I&AP has passed, but would it still be possible for me to be added to the list? I do not have any comments to add, I follow building and construction related projects from conceptual / feasibility up until completion.	The registration to the proposed development is hereby acknowledged. Should any comments be raised, these comments will be responded to as part of the submission of the BAR.