

COMMENTS AND RESPONSE REPORT
FINAL BASIC ASSESSMENT REPORT FOR THE
PROPOSED UPGRADING OF THE BULK SEWERAGE LINE FROM AMY SEARLE STREET /
GREENHAVEN TO THE CRICKET FIELD SEWERAGE PUMPSTATION, ON ERVEN 4808, 4809, 4807,
770, 733, 83 AND REMAINDER OF FARM 4812, STREET PARCEL RE/131 AND STREET PARCEL
RE/4893, GROOT BRAKRIVIER, MOSSEL BAY MUNICIPALITY, WESTERN CAPE PROVINCE.
(COMMENTING PERIOD DRAFT BAR: 27 NOVEMBER 2025 – 27 JANUARY 2026
COMMENTING PERIOD REVISED DRAFT BAR: 27 FEBRUARY 2026 – 31 MARCH 2026)

COMMENTS ON THE DRAFT BASIC ASSESSMENT REPORT			
COMMENT	NAME/ORGANISATION	RESPONSE	
1. The Estuarine Impact Assessment report of August 2025 has identified potential risk to the water resource emanating from the proposed project. Water pollution must be prevented by implementing the proposed mitigation measures. This office does not have objections to the proposed Bulk Sewage Line upgrade.	Mr Jan van Staden Chief Executive Officer (Acting)	Water pollution will be prevented, and the aquatic specialist mitigation measures will be implemented. All of the aquatic specialists' proposed mitigation measures have been included in the EMPr.	1
2. Please ensure that no water is taken from a water resource for any purpose without authorisation from the Responsible Authority.	Breede-Olifants Catchment Management Agency (BOCMA)	No water will be taken from a water resource for any purpose without authorisation from the Responsible Authority.	2
3. Please ensure that no waste or water containing waste is disposed in a manner which may detrimentally impact on a water resource without authorisation from the National Water Act, 1998 (Act 36 of 1998) and other related legislations.	29 January 2026	No waste or water containing waste will be disposed in a manner which may detrimentally impact on a water resource without authorisation from the National Water Act, 1998 (Act 36 of 1998) and other related legislations. Waste and water containing waste will be disposed of in an appropriate manner and adhere to the management conditions of the EMPr.	3
4. No pollution of surface water or groundwater resources may occur due to any activity.		No pollution of surface water or ground water resource will occur due to activities on site. The mitigation measures of the aquatic specialist has been included in the EMPr. Construction will also abide by the General Authorisation; the application is currently in process with BOCMA.	4
The BOCMA reserves the right to revise initial comments and request further information based on any additional information received.		Thank you for your comments on the proposal.	5
COMMENT	NAME/ORGANISATION	RESPONSE	

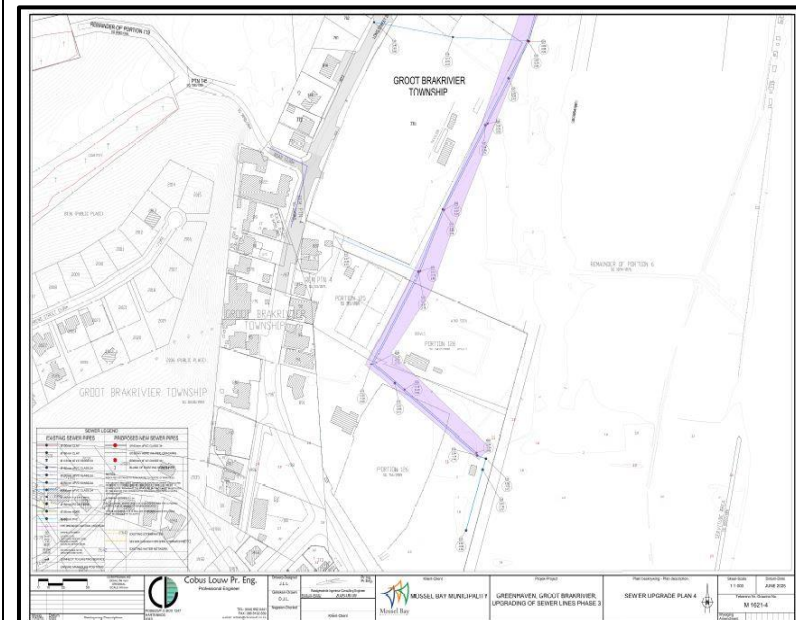
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1. Your notice of 27 November 2025 in above respect, refers.	Peter Crawford		6
2. Groot Brak Bowling Club is the current lessee of Erf 4809 in terms of a Notarial Lease Agreement with the Municipality of Mossel Bay. The construction phase of the proposed sewerage line will have a significant effect on both the Bowling and Jukskei Club's activities that will have to be carefully managed and coordinated.	President Great Brak River Bowling Club	An email was sent to Stef Botha , vice president of the Great Brak River Bowls Club, in response to their comments on the 16 th of January 2026 by SES. Which outlined the impact that construction would have on the bowls club. See comment below for the contents of the email.	7
3. Could you please provide a suitably sized plan of the precise location of the pipeline and ancillary structures over Erf 4809 and in the proximity thereof, as well as the widths that will be taken up during construction. If possible, please also indicate the expected duration of works and when (year and which months) it is likely to take place.	13 January 2026	Email sent to Great Brak River Bowls Club on 16 January 2026: Dear Mr. Botha, Thank you for your comments. The layout plans showing the precise location of the pipeline across the entire pipeline route is included in the Draft BAR, for ease of reference please find attached the Site Development Plan for the section of the pipeline project that crosses over Erf 4809, as well as a Google Earth Screenshot. We anticipate no more than a 10m disturbance corridor for the pipeline route, however in certain areas such as along Erf 4809 we believe this corridor will be reduced. Please note that the 10m corridor is a general guide through vegetated areas, it will be ensured that this will be reduced at Erf 4809 and that the Bowls Club lawns and club house will not be affected by the proposed pipeline route. We do not anticipate causing any damage to the tennis or bowling club facilities. We will try our outmost best to ensure that	8

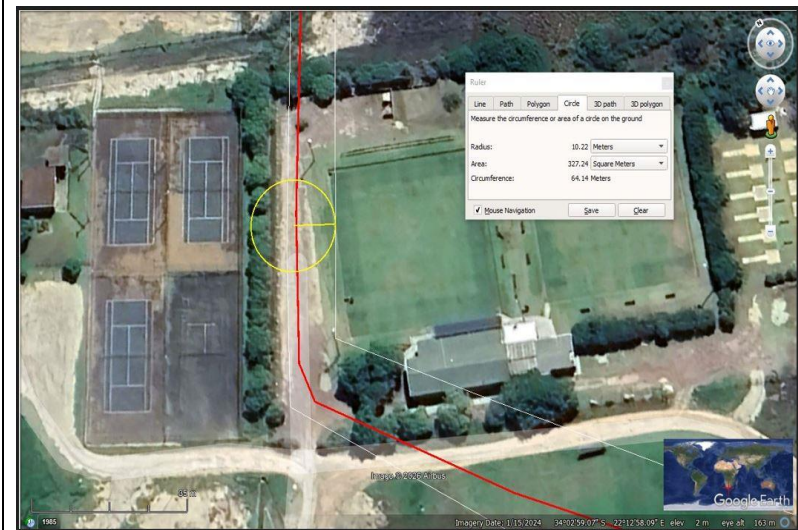
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any disruptions will be limited as far as possible. Although parking to the bowling club will be undermined for a period of max 3 weeks.

The total estimated project duration will be 20 weeks. Start of construction will only be at the earliest July 2026.



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Following this email from SES on the 16th of January 2026, no further comments from the Great Brak River Bowls Club were received.

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4. On receipt of this information, we will be able to submit comments which will mainly revolve around access by vehicles, effect on handicapped persons, parking on and off Erf 4809, repair of affected surfaces, timing and duration of works, etc.		Following the email from SES on the 16th of January 2026, no further comments from the Great Brak River Bowls Club were received.	9
COMMENT	NAME/ORGANISATION	RESPONSE	
The South African Civil Aviation Authority (SACAA) :Aviation Environmental Protection (AEP) Department has no comments regarding the proposed upgrade of the bulk sewerage line from Amy searle street / greenhaven to the cricket field sewerage pumpstation.	Vhukhudo Chaka Aviation Environmental Compliance	Thank you for your comments.	10
However, please note that should the project include any temporary or permanent structures of height such as cranes , a formal obstacle assessment may be required for the proposed development. To lodge an application, kindly refer to the list and contact details of the approved obstacle assessment service providers available on the SACAA website: www.caa.co.za/industryinformation/obstacles/ .	South African Civil Aviation Authority 19 December 2025	No temporary or permanent structures of height such as cranes will be used on site, as the proposal is for the installation of a pipeline.	11

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Should you have any questions or require further information, please feel free to contact me			
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Thank you for giving HWC the opportunity to comment.	Stephanie-Anne Barnardt-Delpont	Thank you for your comments.	12
Please included HWC reference number in the initial email to prevent delay in responding to your emails.	Heritage Officer (Archaeologist)	The original Record of Decision is attached to the Final BAR as Appendix E1.	13
Please note that our previous comment still stands, no further action is required from heritage.	Heritage Western Cape		
Please let me know if you need a digital copy of the record of the decision.	1 December 2025		
COMMENT	NAME/ORGANISATION	RESPONSE	
1. The abovementioned submission by your appointed Environmental Assessment Practitioner (EAP): Sharples Environmental Services cc represented by Mr. Micheal Bennett with EAPASA Registration Number: EAPASA No. 2021/3163 and assisted by Mr Christiaan Smit (Candidate EAP) with EAPASA No. 2024/3163, received by the Directorate: Development Management (Region 3) hereinafter referred to as "this Directorate" on 02 December 2025 refers.	Francois Naude Head of Department Environmental Impact Management Services: Region 3 Department of Environmental Affairs and Development Planning	Thank you for your comments.	14
2. This Directorate has reviewed the undated Draft Basic Assessment Report and provided the following comment:		Please note that the Draft BAR was dated 18 November 2025 (found on the front page). The April 2024 DEADP BAR Template was used to compile the BAR and therefore we believe it	15

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2.1. The DBAR does not contain all the information outlined in Appendix 1 of GN No. R. 982 of 4 December 2014 (as amended) including the information requested in the previous correspondence/ processes in respect of this matter. The previous correspondence (Ref: 16/3/3/1/D6/17/0029/25 dated 19 November 2025).	18 February 2026	contains all the information outlined in Appendix 1 of the GN No. R. 982 of 4 December 2014 (as amended). Please refer to Appendix L for a table that links Appendix of the GN No. R982 of 4 December 2014 (as amended) to the content of the BAR.	
2.2. Description of the Site / Site-Coordinates It is noted from the information provided in the undated Draft Basic Assessment Report (DBAR) that coordinates were provided for the bulk sewage line. However, only coordinates relating to the bulk sewage line was provided and not the associated sites (e.g. the site camp, laydown areas, coordinates to which access roads will be used for access to the development proposal, stockpile areas, etc). According to Appendix 1 of the National Environmental Impact Assessment Regulations, 2014, as amended, coordinates of the boundary of the property must be provided; or on land where the property has not been defined (i.e., will be utilised in its entirety) the coordinates within which the activity is to be undertaken. Furthermore, a KMZ / KML file must be provided for the site development plan (SDP), please include the site coordinates in the Basic Assessment Report.		A KMZ file for the Site Development Plan is included with the Revised Draft BAR. Coordinates for the site camp, stockpile areas and access roads have been included in the Revised Draft BAR.	16
2.3. Synchronisation of EIA process with other regulated application processes:		No water use license is required for this application. Correspondence from BOCMA regarding the Draft BAR has	17



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Please be reminded again of Sub-section 24C(11) to the National Environmental Management Act, (Act No. 107 of 1998, as amended) ('NEMA') which requires that "a person who requires an environmental authorisation which also involves an activity that requires a licence or permit in terms of any of the specific environmental management Acts (i.e., NWA), must simultaneously submit those applications to the relevant competent authority or licensing authority, as the case may be, indicating in each application all other licences, authorisations and permits applied for". This Directorate does take note that in the DBAR, no correspondence from the Breede-Olifants River Catchment management agency was provided. Furthermore, no evidence was provided that an application for Water Use License was submitted even though in the DBAR it was clearly indicated that the upper section of the pipeline (Manhole D1) will require a Water Use Licence Application and indicated that the process is underway. However, no formal correspondence is attached from BOCMA which determined that a Water Use License Application (WULA) is required. In the absence of such a correspondence, you (the appointed EAP) must ensure the synchronization requirement contemplated in terms of		been included in the Comments and Response Report. BOCMA's comment has also been included under Appendix F3. The section of the pipeline for which we are applying for does not require a Water Use Licence, and was confirmed by BOCMA. The section of pipeline being applied for under this application will function independent of Manhole D1 and therefore the GA is not linked to this application.	
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Section 24C (11) of NEMA is complied with, failing which this may prejudice the success of this application. It is strongly advised that the applicability of the National Water Act, 1998 to the proposal must urgently be confirmed by Breede Olifants Catchment Management Agency (BOCMA) in writing and the appropriate processes followed to ensure the correct information is included in the BAR. Please be reminded that all specialist reports submitted for consideration and which also may form part of the WULA, must be included in the BAR and such reports must comply with the requirements of Appendix 6 of the Environmental Impact Assessment Regulations 2014.			
2.4. Public Participation Process This Directorate does note that the public participation process is still in process, however there is limited information available in the Draft Basic Assessment report ensuring the Competent Authority that the Public Participation process ("PPP") was done in accordance with Regulation 41 of the Environmental Impact Assessment Regulations 2014, as amended. The Competent Authority requires that a detailed public participation plan be submitted, as well as proof of consultation to demonstrate that Regulation 41 of the		Comments from the DFFE: Oceans and Coasts, DEA&DP: Coastal Management will be requested during the second round of Public Participation. Comments from BOCMA have been received and have been included in the Comments and Response Report, and are included under Appendix F3 of the Revised Draft BAR. An agreement regarding the proposed actions to conduct the public participation process is no longer a requirement. This request for a public participation plan is impossible to comply with at this stage as public participation concluded on the 27th	18

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Environmental Impact Assessment Regulations, 2014, as amended, has been complied with. Comments from Organs of State: - Department of Fisheries Forestry & the Environment: Oceans and Coasts This Directorate takes note that in the list of state Departments of State provided in Appendix F; however the DFFE: Oceans and Coasts was not included in the said list. This Department is fundamentally important and should have been included as the development proposal does fall within an estuary and the National Environmental Management: Integrated Coastal Management Act 2008 (Act 24 of 2008) ("NEM:ICMA") is applicable to this proposal. Therefore, comment from Oceans and Coasts must be obtained. - DEA&&DP: Coastal Management It is unclear if the Coastal Management unit within this Department was consulted during the public participation process. Similarly, this unit should be consulted regarding the NEM:ICMA, specifically Section 63. - Breede Olifants Catchment Management Agency (BOCMA)		of January 2026. Instead please refer to Appendix F1 for the proof of public participation already undertaken.	
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As detailed above, proof that the BOCMA has been consulted must be provided.			
2.5. Environmental Management Programme The Draft Environmental Management Programme which was submitted with the Draft Basic Assessment report appears to comply with Appendix 4 of Government Notice No. R. 982 of 4 December 2024; however, please ensure that any additional impacts noted in this undated draft basic assessment report, public participation process, must be included and mitigated in the Final Environmental Management Programme.		Please note an Alien Management Plan has been added to the EMPr as Appendix J.	19
3. The Department awaits the submission of the BAR as prescribed by Regulation 19 of the EIA Regulations, 2014. In accordance with Regulation 19, the Department stipulates that the BAR must be submitted to this Department for decision within 90 days from the date of receipt of the application by the Department, to be reckoned from 19 November 2025. If, however, significant changes have been made or significant new information has been added to the BAR, the applicant/ EAP must notify this Department that an additional 50 days (i.e., 140 days from receipt of the Application Form for Environmental Authorisation) will be required for the submission of the final BAR for decision-making. The additional 50 days must include a minimum		Significant changes have been made to the Draft BAR and EMPr particularly with regards to the inclusion of an Alien Management Plan as an Appendix to the EMPr, therefore a regulation 19(b) of the NEMA EIA Regulations, as amended, has been submitted to allow for another round of public participation to be undertaken.	20

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commenting period of thirty (30) days to allow registered Interested and Affected Parties ("I&APs") to comment on the revised report/additional information. If the BAR is not submitted within the prescribed timeframe, the application will lapse in terms of Regulation 45 of the EIA Regulations, 2014 and your file will be closed. Should you wish to pursue the application again, a new application process would have to be initiated. A new Application Form would have to be submitted, and the prescribed application fee would have to be paid again (if applicable).			
General: 4. Please note that the proposed development may not commence prior to an environmental authorisation being granted by the Department. Also note that it is an offence in terms of Section 49A(1)(a) of the NEMA for a person to commence with a listed activity unless the Competent Authority has granted an Environmental Authorisation for undertaking it. Failure to comply with the requirements of Section 24F of the NEMA shall result in the matter being referred to the Directorate Environmental Law Enforcement of this Department.		The proposed development will not commence prior to an environmental authorisation being granted by the Department.	21
5. Kindly quote the above-mentioned reference number in any future correspondence in respect of this matter.			22

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6. Please note that the activity may not commence prior to an environmental authorisation being granted by this Department.		The activity will not commence prior to an environmental authorisation being granted by this department.	23
7. This Department reserves the right to revise or withdraw initial comments or request further information from you based on any information received.			24
COMMENTS ON THE REVISED DRAFT BASIC ASSESSMENT REPORT			
COMMENT	NAME/ORGANISATION	RESPONSE	
Dear Michael The Breede-Olifants Catchment Management Agency (BOCMA) acknowledges receipt of your application dated 29 January 2026 for the proposed activity. This application was received by our office on the same date. Following a thorough evaluation of the proposed activity and its anticipated impact on water resources, BOCMA does not object to the proposed upgrade of the bulk sewerage line from amy street/ Greenhaven to the cricket field sewerage pumpstation on Erven 4808, 4809, 4807, 770, 733, 83 and Remainder of Farm 4812, Street Parcel RE/131 and Street Parcel RE/4893, Groot Brakrevier, Mossel bay Municipality, Western Cape Province. Please note that the previous comments provided still remain applicable.	Ngobeni Tshembhani Water Use Officer: Breede-Olifants Catchment Management Agency 31 March 2026	Thank you for your comment, these comments were received during the Draft BAR Public Participation Process (27 November 2025 – 27 January 2026) and are addressed in the Comments and Response Report. See Appendix F4 of the Final BAR.	25
COMMENT	NAME/ORGANISATION	RESPONSE	
Good day	Stephanie-Anne Barnardt-Delport	Thank you for your comment.	26

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Thank you for giving HWC the opportunity to comment. Please note that our previous comment still stands, no further action is required from heritage.	Heritage Officer (Archaeologist) Heritage Western Cape 7 April 2026		
COMMENT	NAME/ORGANISATION	RESPONSE	
Good day Thank you for giving HWC the opportunity to comment. Please note that our previous comment still stands, no further action is required from heritage. Please let me know if you need a digital copy of the record of the decision.	Stephanie-Anne Barnardt-Delport Heritage Officer (Archaeologist) Heritage Western Cape 27 February 2026	Thank you for your comment, the ROD is included in the final BAR as Appendix E1.	27
COMMENT	NAME/ORGANISATION	RESPONSE	
Your request for comment from the Sub-directorate: Coastal Management pertaining to the notice of final Basic Assessment Report for the above-mentioned application received via email on 26 February 2026, refers. 1. CONTEXT	leptieshaam Bekko Department of Environmental Affairs and Development Planning Directorate:	Thank you for your comments.	28

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1.1. The Integrated Coastal Management Act, 2008 (Act No. 24 of 2008) ("NEM: ICMA") is a Specific Environmental Management Act under the umbrella of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"). The NEM: ICMA sets out to manage the nation's coastal resources, promote social equity and best economic use of coastal resources whilst protecting the natural environment. In terms of Section 38 of the NEM: ICMA, the Department of Environmental Affairs and Development Planning ('the Department') is the provincial lead agency for coastal management in the Western Cape as well as the competent authority for the administration of the "Management of public launch sites in the coastal zone (GN No. 497, 27 June 2014) "Public Launch Site Regulations."	Biodiversity and Coastal Management 9 April 2026		
1.2. The Department, in pursuant of fulfilling its mandate, is implementing the Provincial Coastal Management Programme ("PCMP"). The Western Cape Provincial Coastal Management Programme ("WC: PCMP 2022-2027) is a five (5) year strategic document, and its purpose is to provide all departments and organisations with an integrated, coordinated and uniform approach to coastal management in the Province. This WC: PCMP 2022-2027 was adopted by the Provincial MEC for Local Government, Environmental Affairs and Development Planning on 19 May 2023 and available upon request.			29

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1.3. A key priority of the PCMP is the Estuarine Management Programme, which is implemented in accordance with the NEM: ICMA and the National Estuarine Management Protocol ("NEMP"). Relevant guidelines, Estuarine Management Plans, Mouth Management Plans need to be considered when any listed activities are triggered in the Estuarine Functional Zone. The Department is in the process of approving a series of Estuarine Management Plans of which over 20 Estuarine Management Plans have already been approved.			30
1.4. The facilitation of public access to the coast is an objective of the NEM: ICMA as well as a Priority in the WC PCMP. The Department developed the Provincial Coastal Access Strategy and Plan, 2017 ("PCASP") and commissioned coastal access audits per municipal district to assist municipalities with identifying existing, historic, and desired public coastal access. These coastal access audits also identify hotspots or areas of conflict to assist the municipalities with facilitating public access in terms of Section 18 of the NEM: ICMA. The PCASP as well as the coastal access audits are available upon request.			31
2 COMMENT 2.1 The sub-directorate: Coastal Management ("SD: CM") has reviewed the information as specified above and has the following commentary:		This information is correct.	32

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2.1.1 The proposal comprises the proposed installation of a new 300mm pipeline that will run along the edge of the Estuarine Functional Zone (EFZ) of the Great Brak Estuary. The upper, western most section of the pipeline is located adjacent to freshwater wetland habitat. Much of the pipeline is located within the EFZ and will be buried immediately adjacent to Amy Searle and Long streets (beneath the sidewalk). The southern most section of the pipeline deviates from Long Street, further in towards the EFZ and closer to open water estuarine habitat (shown in Figure 1 below).

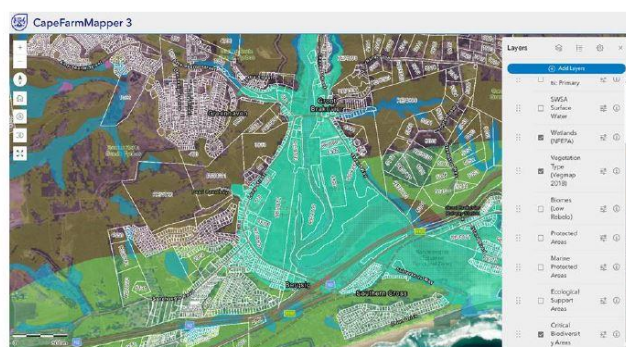


Figure 1: CapeFamer imagery showing wetlands, vegetation types and Critical Biodiversity Areas (CBAs) within the proposed development site.

2.1.2 The development is inland of the Mossel Bay Coastal Management Line (CML) and the Mossel Bay Coastal

This information is correct, the CMLs for the Eden District have been consulted during the compilation of the Final BAR. The

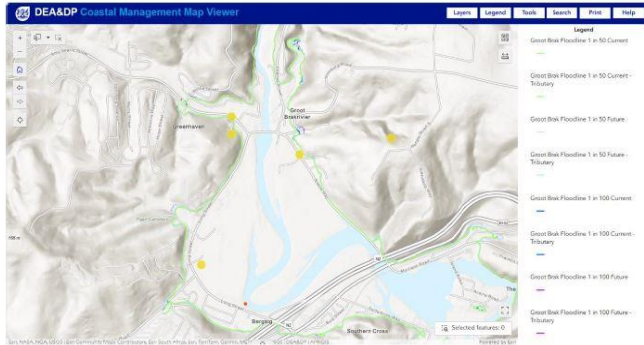
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Protection Zone (CPZ). CMLs for the Eden (Garden Route) District have been delineated by the Department of Environmental Affairs & Development Planning (DEA&DP) in collaboration with relevant organs of state and are available spatially on the DEA&DP web-based viewer for your consideration and use (as shown in Figure 2 below). The proposed development site fits the description of a CPZ as defined in Section 16 of the NEM: ICMA. It must be noted that the purpose of the CPZ is to avoid increasing the effect or severity of natural hazards in the coastal zone and to protect people and properties from risks arising from dynamic coastal processes, including the risk of sea level risks due to climate change.		proposal is for the upgrading of an existing sewerage pipeline. Therefore, no site alternatives exist and it will not make sense to move the pipeline elsewhere as it connects to an existing sewerage pump station at the Greenhaven Cricket Field, and forms part of the Greater Grootbrak Sewerage Infrastructure Network. Section 17 of the NEM:ICMA defines the purpose of the CPZ as: The coastal protection zone is established for enabling the use of land that is adjacent to coastal public property or that plays a significant role in a coastal ecosystem to be managed, regulated or restricted in order to— (a) protect the ecological integrity, natural character and the economic , social and aesthetic value of coastal public property; (b) avoid increasing the effect or severity of natural hazards in the coastal zone; (c) protect people, property and economic activities from risks arising from dynamic coastal processes, including the risk of sea-level rise; (d) maintain the natural functioning of the littoral active zone; (e) maintain the productive capacity of the coastal zone by protecting the ecological integrity of the coastal environment; and (f) make land near the seashore available to organs of state and other authorised persons for—	
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		(i) performing rescue operations; or (ii) temporarily depositing objects and materials washed up by the sea or tidal waters. As indicated in Section E Point 7. (page 28-29) of the Final BAR, the proposal is consistent with the purpose of the CPZ as it replaces an existing sewerage pipeline that poses a pollution risk to the estuary. This pollution risk will affect the estuary's ecological integrity, natural character and the economic, social and aesthetic value of the estuary. It will also negatively affect the natural functioning of the littoral active zone of the estuary.	
2.1.3 Due to the subject property's location within the CPZ, Section 63 of the NEM: ICMA must be considered where an authorisation is required in terms of Chapter 5 of the NEMA. Furthermore, Section 62 of the NEM: ICMA obliges all organs of state that regulates the planning of land to apply that legislation in a manner that gives effect to the purpose of the CPZ.		Please refer to response 33 above.	34

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 Figure 2: Map showing floodlines within the development proposal site.			
2.1.4 The Western Cape Estuarine Management Framework and Implementation Strategy: Best Practice Activity Guidelines (October 2019) provide the following considerations regarding land-use planning adjacent to and in the estuarine functional zone, which must be considered as part of this development proposal: a. the dynamic nature of estuaries and the broader LAZ must be taken into account in land-use planning. This includes planning for the natural meandering and/or migration of the estuary channel and mouth, riparian flooding, tidal surges and sea storm events, as well as the long-term natural processes of erosion and accretion in the coastal zone.		a - The comment is noted and agreed with in principle. The dynamic nature of estuarine systems and the broader Littoral Active Zone (LAZ), including processes such as channel migration, flooding, tidal influences, storm events, and coastal erosion/accretion, has been carefully considered in the planning and design of the proposed development. However, it is important to emphasise that the proposed activity falls outside of the LAZ and entails the replacement of an existing sewerage pipeline within an already transformed corridor, which connects to an existing pump station. As such, the project does not introduce new land uses or expand infrastructure into previously undisturbed areas, and no feasible site alternatives	35

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b. where possible, Critical Biodiversity Areas (CBAs) and priority Ecological Support Areas (ESAs), as well as remaining natural ecosystems, particularly forests, riparian margins and dune systems, should be preserved. These natural units holistically provide protection against extreme events (natural disasters) and associated erosion.

c. unless essential, no new development should be approved to take place in the EFZ or the highly dynamic Littoral Active Zone (LAZ).

d. development must take cognisance of any adopted CML and the applicable controls, and/or coastal risk lines where high risk areas are identified (shown in Appendix A2 – Coastal Risk Zones for this development proposal – figure 3 below).

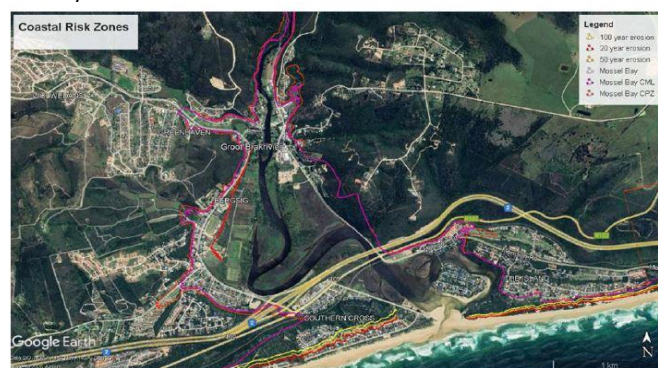


Figure 3: Map showing the floodlines, Mossel Bay CML and Mossel Bay CPZ

exist due to the fixed location of the existing bulk infrastructure network.

The concerns regarding the dynamic behaviour of the estuary are acknowledged. The specialist assessment considered these processes and did not identify them as a fatal flaw to the proposed development, given that the activity is limited to the replacement of an existing pipeline within an established previously disturbed area. Furthermore, the replacement of the existing pipeline will reduce the risk of system failure and associated contamination of the estuarine environment, thereby improving environmental resilience in the long term.

b – According to the Terrestrial Site Verification and Compliance Statement Report (Appendix G2 of the Final BAR, the following was determined regarding CBAs:

The Critical Biodiversity Areas that are located within the proposed linear development footprint are mostly transformed and would also return to their current state within two years. It should also be noted that all of the appointed specialists' mitigation measures have been incorporated into the EMPr and the site will be rehabilitated according to the specialist mitigation measures and the Site Specific Alien Invasive Species Management Plan (Appendix J of the EMPr) post-construction.

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		c – The installation of the sewerage pipeline is essential to provide important services to the public, and the project is associated with the implementation of the Environmental Authorisation (EA) for the Great Brak Sewer System Upgrades (Reference: 16/3/3/1/D6/17/0005/25, issued 11 November 2025). d – Coastal Management Lines, particularly that of the Mossel Bay Coastal Protection Zone and the Mossel Bay Coastal Management Line were taken into account during the proposal, and are discussed in Section E (7.) on Page 29 and Section G (3.3) on Page 44-46 of the Final BAR.	
2.1.5 The proposed development is compliant with specific development parameters for development in the coastal risk zone except for one parameter relating to municipal bulk infrastructure. The Coastal Management Lines for Garden Route (Eden) District Project Report (July 2018)		It should be noted that the existing and proposed sewerage pipelines will be located in the proposed route due to the locations of the existing houses and existing cricket field sewerage pump station. The placement of infrastructure with the Estuarine Functional Zone is therefore unavoidable.	36

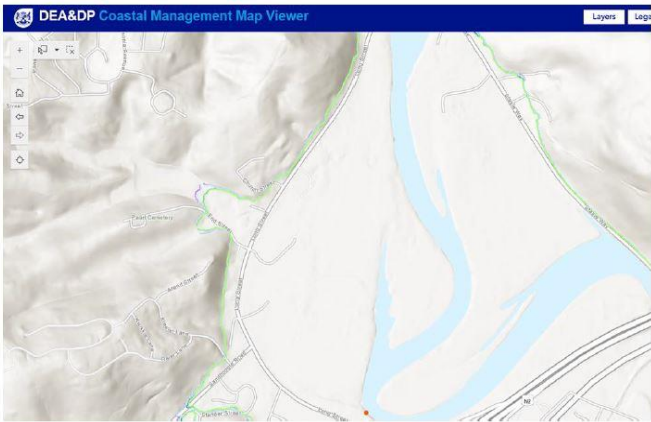
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states that municipal bulk infrastructure, and where possible reticulation networks, are to be located outside the overlay zone unless related to coastal public amenity (e.g. playground). Figure 1 below shows that affected land parcels related to the development footprint are entirely within the EFZ (floodplain and wetland habitat).		The proposed activity relates to the upgrade/replacement of an existing municipal bulk sewer pipeline which is already established within the Estuarine Functional Zone. The following considerations are relevant: • The alignment of the pipeline is constrained by the existing sewerage pipeline, within a disturbed corridor within the EFZ. Relocation outside of the EFZ is not practicable, without introducing significant technical, environmental and socio-economic impacts – including disturbance of previously undisturbed areas and the duplication of sewerage infrastructure. • The proposal aims to minimize new disturbance in the EFZ, by following the existing sewerage pipeline footprint. • The pipeline forms part of essential municipal bulk infrastructure that is required for sanitation service delivery. The Western Cape Provincial Spatial Development Framework supports the provision and maintenance of essential infrastructure to ensure service delivery and public health. • The upgrade/replacement of the outdated existing sewerage pipeline will improve the structural integrity and capacity of the sewerage network, thereby reducing the risk of failure, leakage and pollution within the EFZ environment.	
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		All of the mitigation measures recommended by the specialist in the Estuarine Impact Assessment have been included in the EMPr and will be adhered to and monitored during the construction process.	
2.1.6 Installation of the new 300mm pipeline may result in reduction in base and low flows in the catchment area. This may then result in the need for manipulation of the estuary (e.g. artificial breaching and flushing of the lagoon) in future to deal with pollution. However, the proposed development is essential as it will ensure the removal of sewage from commercial and residential properties in a safe manner and will reduce recurring incidents of sewer reaching the estuary.		We agree that the existing sewerage pipeline established before this knowledge was available, likely influences base and low flows. The proposal should however not increase these influences as the proposed sewerage pipeline will be placed next to the existing line.	37

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 Figure 4: Map showing the location of a PLS along Long Street and on the estuary (shown as a small red dot) 2.1.7 It must be noted that there is a Public Launch Site (PLS) located near Erf 434 (shown as a small red dot in Figure 4 above). The relocation of the PLS is highly recommended given the approved upgrades to the Great Brak Municipal Sewer System which will come into effect in the near future. The management and operation of the PLS, as well as the health and safety of boat users and general public, will be affected (including public coastal access) should the proposed installation of a new 300mm pipeline be approved. It is essential that public coastal access is not negatively impacted by the proposed upgrades to the sewer system.		The Public Launch Site is situated well outside the construction footprint of the proposal, and public coastal access to the Public Launch Site will not be affected by the proposal.	38
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2.1.8 According to the Western Cape Biodiversity Spatial Plan (WCBSP) for Mossel Bay, the lower, southern section of the pipeline traverses natural and modified aquatic Critical Biodiversity Areas (CBAs), namely an (i) estuary, (ii) river, (iii) terrestrial vegetation and (iv) wetland. The Groot Brak Dune Strandveld, listed as Critically Endangered, is found within the entire proposed development footprint. Although transformed, the Groot Brak Dune Strandveld is assessed as being at risk of collapse since 2018 (Terrestrial Biodiversity Assessment, prepared by Johannes Adriaan van der Walt, dated 17 August 2025). The safeguarding and rehabilitation of the Strandveld must be of high priority, both pre- and post-construction.		According to the Site Verification and Compliance Statement Report – Plant Species compiled by JA van der Walt (Appendix G3), the natural vegetation (Groot Brak Dune Strandveld) has been historically transformed for urban development across most of the proposed development footprint. There are small sections that retain elements of the original vegetation, but more than 75% of the area is fully transformed. Large sections are maintained as lawns and sidewalks that are either paved or tarred. No visible natural plant communities are still intact. All areas that are disturbed during the construction phase of the proposal will be rehabilitated in accordance with Section 11 of the EMPr (Appendix H of the Final BAR) as well as the Site Specific Alien and Invasive Species Management Plan – Appendix J of the EMPr.	39
2.1.9 The Garden Route District Municipality and DEA&DP reviewed the Garden Route District Coastal Management Programme (CMP) in 2023/2024. It is important to consider this document to limit development in ecologically sensitive or vulnerable coastal areas and to ensure equitable access to coastal areas. Estuaries are dynamic waterbodies and are particularly vulnerable to impacts of climate change, therefore the preservation and management of the EFZ is critically important.		All of the specialist mitigation measures contained in the Estuarine Impact Assessment have been included in the EMPr (Appendix H of the Final BAR) and will be adhered to and monitored during the construction phase of the development. In addition, the specialist has noted in the Estuarine Impact Assessment that the majority of the upgrades will occur in transformed sections of the EFZ, and no estuarine habitat will be disturbed in the majority of these zones. For zone D where the pipeline does traverse estuarine habitat, it does so within a disturbed corridor and the impacts to the estuarine wetland can be mitigated to low or negligible significance of impact. The	40

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		specialist has also not highlighted any concerns regarding the impacts of climate change to the proposed development in the Estuarine Impact Assessment.	
2.1.10 Both the revised Basic Assessment Report (BAR) and the Specialist Estuarine Assessment (dated 15 September 2025) reference the draft January 2018 Groot Brak River Estuary Estuarine Management Plan (EMP). Please note that the correct document to use is the approved Groot Brak River EMP approved in 2025.		The Aquatic Specialist, Dr James Dabrowski, who compiled the Estuarine Impact Assessment has confirmed that the 2025 version of the Groot Brak River EMP deals specifically with the management of the river mouth. The 2018 version is more applicable to this proposal as it deals with the management of the entire estuary.	41
2.1.11 The Specialist Estuarine Assessment (prepared by Confluent Environmental Pty (Ltd) dated 5 September 2025) categorizes the Great Brak estuary as Category C/D – moderately to largely modified. The basic ecosystem functions and processes for both the Great Brak estuary and the unchanneled valley bottom wetland remain predominantly unchanged despite modifications. The Assessment categorises the wetland as a Category C - moderately modified. The wetland has shrunk over time and has been artificially drained to accommodate new development and reduce flooding. Despite this transformation, the wetland is still large, provides viable habitats for flora and fauna, its hydrological attributes remain largely unchanged and the Great Brak estuary remain highly functional.		All of the specialist mitigation measures contained in the Estuarine Impact Assessment have been included in the EMPr (Appendix H of the Final BAR) and will be adhered to and monitored during the construction phase of the development. In addition, the specialist has noted in the Estuarine Impact Assessment that the majority of the upgrades will occur in transformed sections of the EFZ, and no estuarine habitat will be disturbed in the majority of these zones. For zone D where the pipeline does traverse estuarine habitat, it does so within a disturbed corridor and the impacts to the estuarine wetland can be mitigated to low or negligible significance of impact.	42
2.1.12 The ecosystem services within the great Brak estuary is still key to the survival of aquatic ecosystems within the		The current existing sewerage pipeline is outdated, upgrading the existing line will lead to fewer blockages and sewerage spills.	43

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catchment area. Connectivity between the CBAs is crucial, especially when areas are rehabilitated properly. It is therefore essential that the operation of the sewer system does not negatively impact the health and ecological functioning of the estuary.		All of the mitigation measures contained in the Estuarine Impact Assessment have been included in the EMPr (Appendix H of the Final BAR) and the specialist has deduced that the impacts to the estuarine wetland can be mitigated to low or negligible significance of impact.	
3 The SD:CM does not object to the proposed development of upgrading of the bulk sewerage line from Amy Searle Street/Greenhaven to the Cricket Field Sewerage Pump Station on Erven 4808, 4809, 4807, 770, 733, 83 and Remainder of Farm 4812, Street Parcel Re/131 and Street Parcel RE/4893 near Groot Brak Rivier in Mossel Bay as the proposed development will provide important services to the public, and since the project is associated to the implementation of the Environmental Authorisation (EA) for the Great Brak Sewer System Upgrades (Reference: 16/3/3/1/D6/17/0005/25, issued 11 November 2025). The service delivery aspect necessitates that the development be located within the CPZ to avoid unnecessary recurring sewer leaks into the Great Brak estuary.		Thank you for your comments.	44
4 The applicant must be reminded of their general duty of care and the remediation of environmental damage, in terms of Section 28(1) of NEMA, which, specifically states that: "...Every person who causes, has caused or may cause significant pollution or degradation of the environment must take reasonable measures to prevent such pollution or degradation from occurring, continuing or recurring, or, in so			45

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far as such harm to the environment is authorised by law or cannot reasonably be avoided or stopped, to minimise and rectify such pollution or degradation of the environment..." together with Section 58 of the NEM: ICMA which refers to one's duty to avoid causing adverse effects on the coastal environment.			
5 The SD: CM reserves the right to revise its comments and request further information from you based on any information that may be received.			
COMMENT	NAME/ORGANISATION	RESPONSE	
1. Your e-mail of 16 January and notice of 26 February regarding the revised draft BAR, refer.	Stef Botha		46
2. Thank you for the assurances and indications of possible starting date and duration as conveyed on 16 January.	Acting President		47
3. It is not clear why the revised BAR does not address the impact on the Bowling Club (premises, fences & gates, roads & access, parking and its activities).	Great Brak River Bowling Club 27 February 2026	The impacts to the Bowling Club that were raised during the Draft BAR Public Participation Process (27 November 2025 – 27 January 2026) are addressed in the Comments and Response Report. See Appendix F4 of the Final BAR.	48
4. We would like to bring the following to your attention: 4.1 Activities will also affect the Jukskei club that uses a part of the premises and with its own entrance near the existing pump station. It would be best to Contact Martiens at 064-365 8114 for their comments.		Martiens was contacted, his email was received and the notice of the Revised BAR was sent through to him via email.	49

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4.2 Our club's annual program is set and cannot be changed as it is integrated with Eden District's and other clubs' programs. Please refer to the separate attachment provided. With the determination of the construction program and workflow, we must please be consulted.		The engineering team and Mossel Bay Municipality has indicated: 1. We acknowledge their concerns and program 2. Please find attached the latest construction program. Bear in mind that this was compiled if the Environmental Approval was received by end of May 2026. The pipeline section that will affect the Bowling Club will fall under Phase 2 of the project. Pipeline construction will commence early June 2026 and will be completed by the end of August 2026. According to your program no formal events are on the year program of the Bowling Club between 24 June 2026 – 6 August 2026. 3. We will be able to conduct the work that affects the Bowling Club within the period of 24 June 2026 – 6 August 2026. 4. Furthermore, we will be in contact with the Bowling Club to try and accommodate each other.	50
4.3 More information can be provided, but in the meantime please take note of the following: - Major events on program for 19, 25 March and 11-18 April Bowls SA Disability Nationals, 23 April President's Day, 18 June MMO/ Property Connect Sponsored Day, 23 June Personal Trust Sponsored day. Our annual Groot Brak Classic is a		Please refer to response 50.	51

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PROPOSED UPGRADING OF THE BULK SEWERAGE LINE FROM AMY SEARLE STREET /
GREENHAVEN TO THE CRICKET FIELD SEWERAGE PUMPSTATION, ON ERVEN 4808, 4809, 4807,
770, 733, 83 AND REMAINDER OF FARM 4812, STREET PARCEL RE/131 AND STREET PARCEL
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sponsored tournament, scheduled for 7 & 8 August from 07:30 to 18:30. - Eden League takes place on Saturdays 29 August and 5 and 12 September from 07:30 to 18:00. - Around 120 persons and 60+ vehicles are involved on these days. Preparations are taking place a day or two earlier, involving green keeper teams, kitchen teams, deliveries of bar stock by medium sized trucks, etc. - Normal club days are Tuesdays, Thursdays and Saturdays from 12:00 to 18:00, with ±60 players in attendance. - Club play will also be taking place take place on any day in between from 10:00 to 18:00. Numbers are not significant. - Eden district competitions might take place at our club (yet to be determined and announced).			
2.3 Parking for and safe access by mostly elderly and some handicapped people are always critical, not only with major events. When Saturdays are involved with probably no contractor's staff on site, the contractor will have to liaise and suitably prepare to our satisfaction.		As indicated in response 50, the engineers and the Mossel Bay Municipality have indicated that they will be in contact with the Bowling Club to accommodate each other.	52
2.4 The site camp recently erected is now occupying a possible parking area with good underfoot surfaces to walk.			53
2.5 It is suggested that a designated liaison team and dedicated Control Person for direct contact 07:00 to 19:00 Mondays to Saturdays, be appointed and that co-ordination is done well in advance of the various events.		As indicated in response 50, the engineers and the Mossel Bay Municipality have indicated that they will be in contact with the Bowling Club to accommodate each other.	54
COMMENT	NAME/ORGANISATION	RESPONSE	

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The Department of Forestry, Fisheries, and the Environment (DFFE), Branch Oceans & Coasts (O&C) appreciates the opportunity granted to provide comments and recommendations on the Draft Basic Assessment Report (DBAR) in the subject of this letter. This Branch will provide comments based on the provisions of the National Environmental Management Act 107 of 1998 ("NEMA") and the National Environmental Management: Integrated Coastal Management Act 24 of 2008 ("ICM Act").	Mr. Ryan Peter Director: Coastal Development & Coordination Department of Forestry, Fisheries, and the Environment	Thank you for your comments.	55
The Branch O&C has the mandate to ensure the holistic management of the coast, estuarine areas and maintenance of the coastal landscapes to realise that the development and use of natural resources are sustainable. The Branch further ensures that the ecological integrity, natural character, and economic, social, and aesthetic value of the coastal zone are maintained to protect people, properties, and economic activities against the impacts of dynamic coastal processes.	27 March 2026		56
The Branch notes that from the Draft Basic Assessment Report and the Estuarine Impact Assessment that a significant portion of the proposed pipeline upgrade route falls within the Estuarine Functional Zone (EFZ). Given the close proximity of Zone C to the estuary, the applicant is strongly advised to implement all necessary measures as per the proposed mitigation measures to prevent any effluent		All mitigation measures recommended by the aquatic specialist in the Estuarine Impact Assessment (Appendix G1 of the Final BAR) have been incorporated into the EMPr (Appendix H of the Final BAR).	57

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leakage, as such incidents could compromise the natural functioning and ecological integrity of the estuary.			
The applicant is reminded of the Duty of Care and the remediation of environmental damage, in terms of Section 28(1) of NEMA, which, specifically states that: "...Every person who causes, has caused or may cause significant pollution or degradation of the environment must take reasonable measures to prevent such pollution or degradation from occurring, continuing or recurring, or, in so far as such harm to the environment is authorized by law or cannot reasonably be avoided or stopped, to minimize and rectify such pollution or degradation of the environment..." together with Section 58 of the NEM: ICMA which refers to one's duty to avoid causing adverse effects on the coastal environment.			58
The Branch does not object to the granting of an Environmental Authorisation for the proposed upgrade of the bulk sewerage line from Amy Searle Street / Greenhaven to the Cricket Field Sewerage Pump Station. This position is primarily based on the fact that the proposed upgrade will occur within an existing pipeline servitude and is intended to improve overall water quality. Furthermore, all areas where vegetation is removed will be rehabilitated and revegetated using indigenous plant species.		Thank you for your comments.	59
Kindly note that the Branch O&C reserves the right to revise its comments based on new or additional information			60

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received. All correspondence, documentation, and/or requests (hard copy and an electronic copy) should be submitted to our office via email to OCEIA@dffe.gov.za / or Physical Address: Department of Forestry, Fisheries & the Environment (DFFE), Branch: Oceans and Coast, 2 East Pier Building, East Pier Road, Victoria and Alfred Waterfront, Cape Town, 8001			
COMMENT	NAME/ORGANISATION	RESPONSE	
Good afternoon, Michael, Thank you for the feedback. I would like to summarize the following points that were raised to ensure they are addressed: Clarification on the definition of 'development footprint.' The provided footprint does not align with the actual permanent infrastructure.	Matt Louw Landowner 4893 & Erf 4812 23 March 2026	Greater clarity has been provided in the Final BAR, the development footprint shown in the BAR now includes the 17 inspection manholes that were included in the SDP (Appendix B1 of the Final BAR). 17 inspection manholes will be installed along the pipeline route, each with a footprint of approximately 1.5m², which brings the total development footprint to 355.5m². It must however be noted that this representation is tricky to clarify, although the pipeline length and size has been included to determine the area of the development footprint, the actual footprint of the pipeline on ground level will not be present due to the pipeline being buried beneath the surface.	61

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Clarification of air valves along sewer lines as recommended by specialist. Am I correct to assume that there is about a 3m level difference between the NGL of the property at $\pm 2\text{m}$ and the 1:50 Floodline of $\pm 5\text{m}$?		Yes, this is likely as the majority of Groot Brak is within the floodplain.	62
Clarification of Erf 4812 property boundary on the northern section running up all the way to Amy Searle Sr.		Property overlays on CapeFarmMapper sometimes differ from the deeds office. The requested clarity does not form part of our process.	63
Extension of the boundary fence running along Long Str implementation date as recommended by Eric.		As discussed in our online meeting held on the 10 th of March 2026, this must be taken up directly with the municipality.	64
Servitude registration of the service line running on the property, and clear clarification of access requirements. There will be at least three access roads leading onto the property that will cross this servitude.		Servitude registration takes place after the NEMA EIA process. Access is shown in Appendix A1 of the Final BAR.	65
Possibility of connecting the house situated on Erf 4893 to the new sewer line.		Please contact the municipality in this regard.	66
Compensation proposal due to the limitations of property use and requested maintenance & inspection access requirements.		Please contact the municipality in this regard.	67

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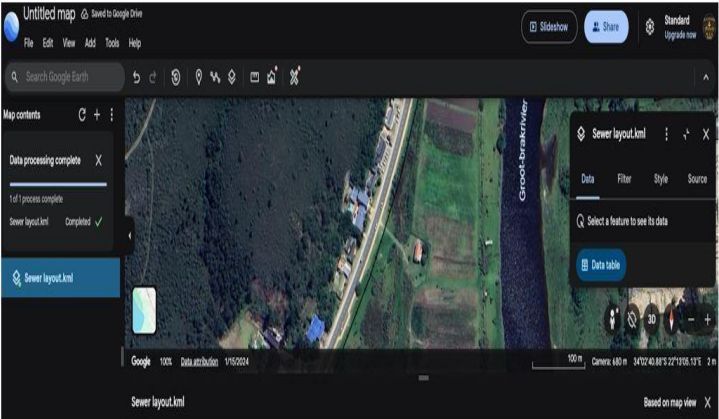
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Correspondence with owners of Erf 4766 regarding limited access as they use the access gates by the cricket fields.		There are two access roads to Erf 4766, access will not be blocked during the construction phase.	68
Location/position of the inspection manhole. I was able to get this information from the various PDFs provided.		Inspection manhole positions are included in the Site Development Plans – Appendix B1 of the Final BAR.	69
Access over the service line with a 10-ton truck. Specified as a Class 34 heavy-duty pipeline able to accommodate medium scale EMV's		This has been confirmed by the engineer in our online meeting held on the 10 th of March 2026.	70
I think that is a summary of all the major points raised from my side during the meeting. All the best for your week ahead, and I look forward to your input on the highlighted points above.			71
COMMENT	NAME/ORGANISATION	RESPONSE	
Good afternoon Michael, Thank you for the feedback. With regards to formality, please confirm if this email thread constitutes as formal submission of my comments to SAS (as requested in the original notice email), or if I need to submit a separate formal email?	Matt Louw Landowner 4893 & Erf 4812 17 March 2026		72
I need clarification on the definition of 'development footprint of permanent infrastructure' as I do not fully understand how the internal diameter of the buried pipeline can be used to calculate the footprint.		Section B Point 3.2 (Page 11 of the Revised Draft BAR) relates to the development footprint of permanent infrastructure, therefore the internal diameter of the new pipe (0.3m) multiplied by the length of the pipeline (1100m) equals the 330m ² . 17 manholes are going to be installed along the pipeline route with	73

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The provided calculation does not reflect the disturbance zone, temporary construction footprint, nor the permanent footprint. I acknowledge that the pipeline will be buried and that the trench line will be rehabilitated - resulting in the development footprint technically being zero. However, the inspection manholes would constitute new and permanent infrastructure, times two for the old and new manholes. The same would apply to the 2.5m wide inspection roadway and required access gates that will run along the pipeline route, as per your request?		a footprint of 1.5m² each, therefore the total development footprint will equal 355.5m². The total disturbed area (width of trench and length) is not included in the calculation of the development footprint as this area will be rehabilitated and does not count as new permanent infrastructure.	
The BAR also refers to "air valves along sewer lines must be elevated above the 1:100-year flood line". What is this level and how will it be implemented? From Appendix-B1-Site-Development-Plans-1, I picked up 15 new inspection manholes on Erf 4812:		This was included as a standard mitigation measure of the aquatic specialist, however it will not be possible as most of Groot Brak is below this level.	74
With regard to my approved boundary fence application along Long Street, please confirm when the implementation timeframe will be extended by a proposed 9–12 months, so that I can plan accordingly and commence with the project once the service pipeline installation has been completed.		Please refer to response 64.	75

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This is based on your request in the meeting to postpone my plans with the boundary fencing until a later date.			
COMMENT	NAME/ORGANISATION	RESPONSE	
Good afternoon Cobus, Thank you for the file. I can import the .kml file and see the proposed pipeline, but unfortunately, I am unable to see the manholes. 	Matt Louw Landowner 4893 & Erf 4812 11 March 2026		76
The pipeline alignment corresponds with the line I was able to source from historic documentation, and I was also able		All manholes are included in the Site Development Plans under Appendix B1 of the Final BAR.	77

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to identify several manholes using the Mossel Bay Municipality GIS map. The manhole positions become less clear once the line enters the property near the access road, which makes it difficult to accurately assess the full impact without confirmed survey information.			
@Cobus Louw, let me know if I'm not using the software correctly or missing something here. Also a friendly reminder for the Class 34 specifications regarding the access roads onto the property.		This matter was attended to by the engineering team: Class 34 uPVC pipes are heavy-duty, solid-wall pipes primarily used for underground gravity-fed sewerage and drainage systems. In the South African market, these pipes are manufactured to the SANS 791 specification. Key Technical Specifications The defining characteristic of Class 34 is its structural strength rather than a internal pressure rating. • Pipe Stiffness: 300 kPa (kilopascals). This refers to the pipe's resistance to external crushing forces or soil loads. • Standard Dimensional Ratio (SDR): Typically SDR 34. • Material: Unplasticised Polyvinyl Chloride (uPVC), which is rigid, corrosion-resistant, and lead-free. • Colour: Commonly White Sand (beige/cream) for underground identification. • Standard Lengths: Usually supplied in 6-metre lengths.	78

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		- Joint Type: Available with an integral rubber ring socket for a secure, flexible seal, or plain-ended. Applications Because of their high stiffness rating, Class 34 pipes are used where: - Pipes are buried deep underground and must withstand significant soil weight. - There is heavy surface traffic (e.g., under roads or driveways). - A long-term service life (typically 50+ years) is required. Attached manufacturer datasheets detail Class 34 uPVC pipe specifications, including stiffness ratings and dimensions.	
After considering the matter, I am also of the opinion that the formal registration of the servitude is the correct course of action, especially since the existing pipeline is not currently registered, although it is referred to as such throughout the assessment report.		Please refer to response 65.	79



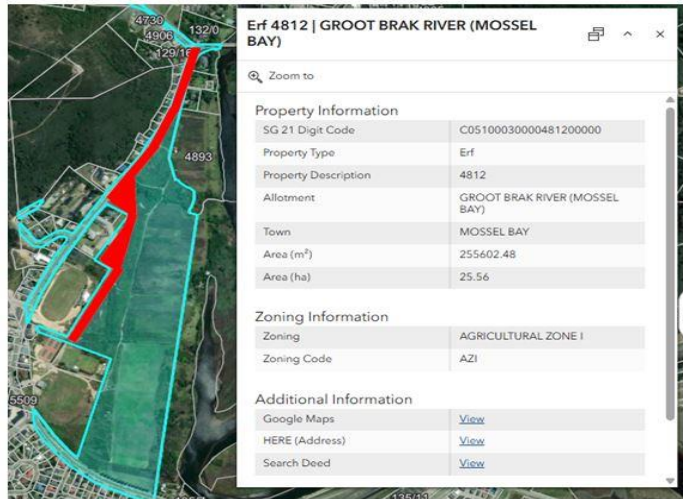
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I do not agree with the comment that no compensation would be applicable on the basis that the servitude is not fenced. The requirement mentioned in the meeting states that the servitude must remain accessible at all times for inspection and maintenance, together with the restrictions this places on the use of the affected portion of the property, has a direct impact on the practical and economic use of the land. In my view, this makes the statement that no compensation is required difficult to justify.			
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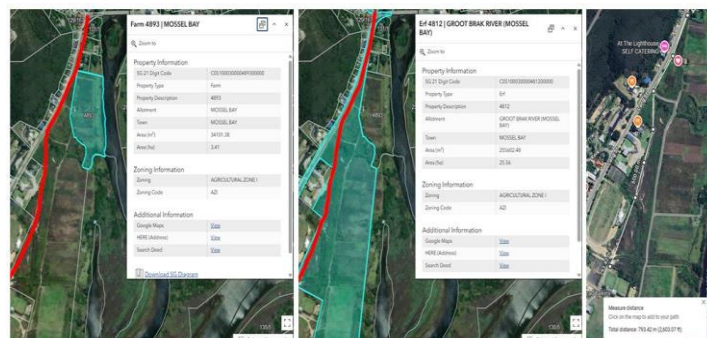
In addition, there appears to be uncertainty regarding the actual servitude width required for installation and future maintenance: In the report, the development footprint is described as 1100 m in length (of which a minimum of 750 m falls within Erf 4812) with a trench width of 300 mm, resulting in an area of 330m² (refer to page 11 of 86, paragraph 3.2). However, during the meeting, it was indicated that a minimum working width of approximately 5m will be required to allow for maintenance access along the pipeline as well as around the manholes. On that basis, the affected area would increase to approximately 5500m² of which at least 2500m² runs onto Erf 4812. This excludes the fact that the property boundaries extend up to Amy Searle Street as per the GIS property specifications.		The development footprint in the Final BAR relates to the footprint of permanent infrastructure, all cleared areas will be rehabilitated in accordance with the EMPr (Appendix H of the Final BAR) and the Site Specific Alien and Invasive Species Management Plan (Appendix J of the EMPr).	80
Due to the position of the pipeline and the associated access requirements, the triangular portion of the property on the western boundary will also be affected in terms of practical usability, with an estimated extent of approximately 0.75 ha being partially restricted.			81

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I am willing to cooperate in finding a reasonable solution that suits both parties, but I would also like to ensure that the impact on the property is properly acknowledged and addressed.			82
COMMENT	NAME/ORGANISATION	RESPONSE	
Good afternoon Michael & Christiaan, I did not receive the direct correspondence for this notice, but my father forwarded it to me.	Matt Louw Landowner 4893 & Erf 4812	A meeting was held with Mr. Matt Louw on the 10th of March 2026 with SES, the engineer and members of the Mossel Bay Municipality. In the meeting Mr. Matt Louw was provided with a summary on how the proposal will affect his property.	83

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I am the owner of the two most affected properties for this project: Erf 4893 & Erf 4812



It looks like the proposed pipeline will run just short of 800m along the property line, and affect two of my access points.

- Can I request a summary of how this project will affect my property?

3 March 2026

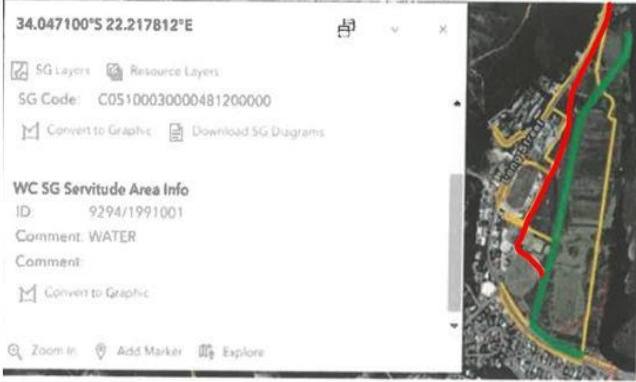
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Are there any proposals on ensuring a 10m³ tipper truck can pass over the pipeline once installed, as I sometimes have heavy equipment moving on and off the property?		As discussed in the meeting held with Mr. Matt Louw and the project team (Engineer and members of the Mossel Bay Municipality) via Microsoft Teams on the 10th of March 2026, it was confirmed that a 10m ³ tipper truck would be able to pass over the pipeline once installed.	84
Will temporary fencing be installed while access is made through the reeds at the back of the Pastorie? I had security issues in the past when the municipality cleared that section of reeds, and free access was granted to anyone on and off the property.		As discussed in the meeting held with Mr. Matt Louw and the project team (Engineer and members of the Mossel Bay Municipality) via Microsoft Teams on the 10th of March 2026, the site will be fenced off as per EMPr requirements.	85
Do you have any compensation proposals for the new service lines running across the property?		As discussed in the meeting held with Mr. Matt Louw and the project team (Engineer and members of the Mossel Bay Municipality) via Microsoft Teams on the 10th of March 2026, no compensation proposals are proposed.	86
Will there be any exposed manholes or inspection points along the line?		Yes, as shown in the Site Development Plans, Appendix B1 of the Final BAR.	87
Who will need access gate keys when I finish installing my boundary fence along Long Str? Additional access will be available from the gate next to the sports grounds.		As discussed in the meeting held with Mr. Matt Louw and the project team (Engineer and members of the Mossel Bay Municipality) via Microsoft Teams on the 10th of March 2026, the Mossel Bay Municipality will be adding their own lock to the gate along the boundary fence.	88
I would also like to ask for the documentation regarding the existing servitude since I don't see the two lining up as stated in the proposal.		As discussed in the meeting held with Mr. Matt Louw and the project team (Engineer and members of the Mossel Bay Municipality) via Microsoft Teams on the 10th of March 2026, the term registered servitude was an incorrect assumption made by	89

COMMENTS AND RESPONSE REPORT
FINAL BASIC ASSESSMENT REPORT FOR THE
PROPOSED UPGRADING OF THE BULK SEWERAGE LINE FROM AMY SEARLE STREET /
GREENHAVEN TO THE CRICKET FIELD SEWERAGE PUMPSTATION, ON ERVEN 4808, 4809, 4807,
770, 733, 83 AND REMAINDER OF FARM 4812, STREET PARCEL RE/131 AND STREET PARCEL
RE/4893, GROOT BRAKRIVIER, MOSSEL BAY MUNICIPALITY, WESTERN CAPE PROVINCE.
(COMMENTING PERIOD DRAFT BAR: 27 NOVEMBER 2025 – 27 JANUARY 2026
COMMENTING PERIOD REVISED DRAFT BAR: 27 FEBRUARY 2026 – 31 MARCH 2026)

 I have printed out the draft proposal and will be working through the documentation over the weekend. I look forward to hearing from you regarding the above, and I'm sure I will have some additional inquiries once I have gone through the project proposal.		the aquatic specialist while on site. Mr. Matt Louw and the Mossel Bay Municipality will communicate with one another regarding the formal registration of the servitude.
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