



REFERENCE: 16/3/3/5/D6/29/0013/24
DATE OF ISSUE: 16 October 2024

The Managing Director
Dana Devco (Pty) Ltd.
Hamman Street,
Stellenbosch

Attention: Mr Jan Kruger

Tell: 011 782 0150

E-mail: kondotel@global.co.za

COMMENT ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED AMENDMENTS TO THE SITE DEVELOPMENT PLAN (“SDP”) WHICH IS IN PLACE FOR ERF 19741, MOSSEL BAY, WESTERN CAPE

1. The abovementioned document received by the Directorate: Development Management (Region 3) hereinafter referred to as “this Directorate” on 06 September 2024, refer.
2. This Directorate has reviewed the document and comment as follows:
 - 2.1 This Directorate requires a detailed map, indicating precisely how the proposed development footprint overlays the approved site development plan to ensure that the new site development plan will be within the same approved development footprint.
 - 2.2 It is noted from the information provided that there is a small wetland along the southern boundary, please obtain comments from the Breede-Olifants Catchment Management Agency (“BOCMA”).
 - 2.3 Please obtain comments from Cape Nature on the proposed amendments and these comments must be included in the Final Environmental Impact Report.
 - 2.4 Services

This Directorate does take note the existing water reticulation system has insufficient capacity to accommodate the proposed development. Furthermore, the existing tower storage volume available in the Dana Bay Tower is only 3 hours of the AADD served and therefor insufficient to accommodate the proposed development. In addition, Mossel Bay municipality also confirmed that the existing tower storage volume available in Dana Bay Tower is insufficient to accommodate the proposed development. There is also clarification needed if there will be enough water supply for current approved development footprint.

In light of the above, you are advised that the uncertainty in respect of the water supply requirements will likely prejudice the outcome of your application for environmental authorisation.

From: environmental2@hilland.co.za
Sent: Wednesday, October 23, 2024 9:03 AM
To: 'DEADP-EIAAdmin George'; 'Dorien Werth'; 'Francois Naude'
Cc: 'cathy@hilland.co.za'
Subject: FW: DEA&DP Ref: 16/3/3/5/D6/29/0013/24 - COMMENT ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED AMENDMENTS TO THE SITE DEVELOPMENT PLAN ("SDP") WHICH IS IN PLACE FOR ERF 19741, MOSSEL BAY, WESTERN CAPE

Attachments: 16.3.3.5.D6.29.0013.24_Comment.dEIR_Erf 19741 Dana Bay (PARADISE COAST NORTH) .pdf; SDP approved vs proposed.jpg

Dear Dorien and Francois,

Hope you are well

The comments on the draft EIR for Erf 19741 refers.

Regarding point 2.1, the draft EIR contained an overlay map on Page 13 that shows the approved development zone (red line) overlaid on the proposed SDP. A bigger version of this plan is also attached as well for ease of reference.

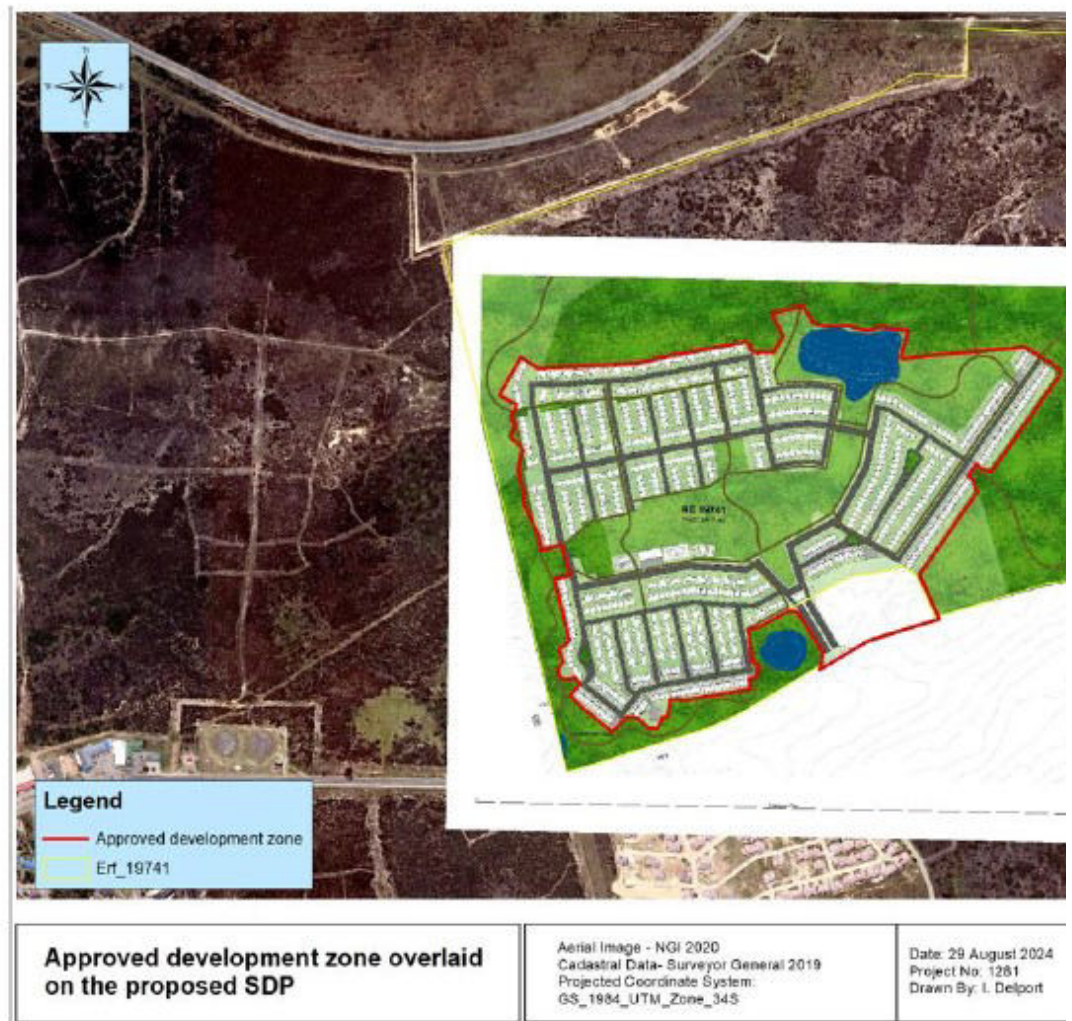


Figure 8: Approved development zone (red line) overlaid on the

ASSOCIATED SERVICES:

Does the plan included satisfy your request?

Thank you in advance

Kind regards/ Vriendelike groete,

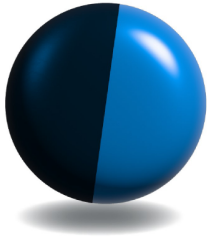
Inge Delpont

EAPASA Registered (2019/1689)

HilLand Environmental (Pty) Ltd

166 Mountview Farm, Victoria Heights

P.O.Box 590 - George, 6530 - Western Cape - South Africa



Hiland Environmental

Environmental Assessment Practitioners

From: cathy@hilland.co.za <cathy@hilland.co.za>

Sent: Wednesday, 23 October 2024 08:50

To: inge <environmental2@hilland.co.za>

Subject: Fwd: DEA&DP Ref: 16/3/3/5/D6/29/0013/24 - COMMENT ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED AMENDMENTS TO THE SITE DEVELOPMENT PLAN ("SDP") WHICH IS IN PLACE FOR ERF 19741, MOSSEL BAY, WESTERN CAPE

----- Original Message -----

Subject:DEA&DP Ref: 16/3/3/5/D6/29/0013/24 - COMMENT ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED AMENDMENTS TO THE SITE DEVELOPMENT PLAN ("SDP") WHICH IS IN PLACE FOR ERF 19741, MOSSEL BAY, WESTERN CAPE

Date:2024-10-16 11:23

From:DEADP-EIAAdmin George <DEADPEIAAdmin.George@westerncape.gov.za>

To:"kondotel@global.co.za" <kondotel@global.co.za>, "cathy@hilland.co.za" <cathy@hilland.co.za>, "environmental@hilland.co.za" <environmental@hilland.co.za>

Copy:Dorien Werth <Dorien.Werth@westerncape.gov.za>, Francois Naude

<Francois.Naude@westerncape.gov.za>, Meryll Fredericks

<Meryll.Fredericks@westerncape.gov.za>

Good Day,

Subject:

COMMENT ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED AMENDMENTS TO THE SITE DEVELOPMENT PLAN ("SDP") WHICH IS IN PLACE FOR ERF 19741, MOSSEL BAY, WESTERN CAPE

Please find attached the comment from this Department regarding the aforementioned subject.

For any enquiries please contact:

Mr. Francois Naude: Francois.Naude@westerncape.gov.za

Ms. Dorien Werth: Dorien.Werth@westerncape.gov.za

Please also copy the email: DEADPEIAAdmin.George@westerncape.gov.za in all electronic correspondence with this department regarding this application.

Kind Regards

DEADPEIA Admin George

Department of Environmental Affairs and Development Planning
Western Cape Government

4th Floor, York Park Building, 93 York Street, George, 6529

Tel: +27 (0)44 814 2002

Cell: 083 717 4349

Email: DEADPEIAAdmin.George@westerncape.gov.za

Website: www.westerncape.gov.za/eadp



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101 York Street, 3rd Floor Room 302, George 6530, PO Box 1205 George 6530

Enquiries: Rudzani Makahane

Tel: 023 346 8000

E-mail: rmakahane@bocma.co.za

Reference: 4/10/2/K10A/ERF 19741, Dana Bay

Date: 26 September 2024

HillLand Environmental (Pty) Ltd

Attention: Inge Delport Environmental2@hilland.co.za

COMMENTS ON ENVIRONMENTAL IMPACT ASSESSMENT REPORT (EIR) FOR AMENDMENT – ERF 19741, DANA BAY

Your email submission dated 6 September 2024 has reference.

The Breedde-Olifants Catchment Management Agency (BOCMA) has evaluated the submitted documents and has the following comments:

1. The aquatic compliance statement indicates that the proposed development will have negative impacts on wetlands in the area. The applicant must provide the Risk Matrix assessment which will determine the Risk Class and proposed mitigation measures. This Risk Matrix must be completed by a suitably qualified SACNASP professional member.
2. Please advise if the sewage and stormwater network will pose risk to the wetlands within the development area during construction phase and operational phase of the project.
3. Please ensure that no water is taken from a water resource for any purpose without authorisation from the Responsible Authority.
4. 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.
5. No pollution of surface water or groundwater resources may occur due to any activity. Stormwater management must be addressed both in terms of flooding, erosion, and pollution potential.

The BOCMA reserves the right to revise initial comments and request further information based on any additional information received.

Yours faithfully

A handwritten signature in black ink, appearing to read "Jan van Staden", is written over a light blue horizontal line.

p.p.

Mr Jan van Staden

Chief Executive Officer (Acting)

SOUTH AFRICAN



**CIVIL AVIATION
AUTHORITY**

Physical Address:

Ikhaya Lokundiza
Treur Close
Waterfall Park
Bekker Street
Midrand

Postal Address:

Private Bag X 73
Halfway House
1685

Telephone

Number:
+27 0860 267 435

Fax Number:

+27 11 545 1465

E-mail Address:

mail@caa.co.za

Website Address:

www.caa.co.za

**Southern Region
Office:**

PO Box 174
Cape Town
International Airpo
Tel. Number:
+27 21 934 4744
Fax Number:
+27 21 934 1326

Aviation Environmental Compliance
Tel No: +27 11 545 1199
Email: environment@caa.co.za
Enquiries: Ms. Pamela Madondo

21 October 2024

HillLand Environmental (Pty) Ltd
P.O.Box 590,
George,
6530,
Western Cape,
South Africa
Attention: Inge Delport

Dear Sir/ Madam

**RE: AVIATION ENVIRONMENTAL PROTECTION COMMENTS FOR THE RESIDENTIAL DEVELOPMENT ON ERF
19741, DANA BAY, MOSSEL BAY.**

We acknowledge receipt of email dated 06 September 2024. The South African Civil Aviation Authority (CAA) is an agency of the Department of Transport (DoT). The Civil Aviation Act 13 of 2009 provides for the establishment of the CAA as a stand-alone authority mandated with controlling, promoting, regulating, supporting, developing, enforcing and continuously improving levels of safety and security throughout the civil aviation industry. The CAA exercises this mandate through the Civil Aviation Regulations (CARs).

Please see our comments below:

The proposed site for the residential development is located near Mossel Bay Aerodrome which requires formal obstacle assessment for approval. This assessment will evaluate whether development will affect the safety of flights. Kindly lodge an application with Air Traffic and Navigation Services (ATNS) as published on the SACAA website: www.caa.co.za/industryinformation/obstacles/. The list and contact details of the approved obstacles assessment services providers can be obtained from the CAA website: www.caa.co.za.

Yours sincerely,

Aviation Environmental Compliance Department

Board Members: Mr Ernest Khosa (Chairperson); Mr Suren Sooklal; Ms Bulelwa Koyana;
Ms Tshitshi Phewa; Adv Mpati Lebakeng and Mr Tshepo Peege
DCA: Ms Poppy Khoza; **Company Secretary:** Ms Nivashnee Naraindath

From: Nrateng Mashiloane <MashiloaneN@caa.co.za>
Sent: Wednesday, November 27, 2024 1:01 PM
To: environmental2@hilland.co.za
Cc: Pamela Madondo
Subject: RE: RE; 1281: NOTIFICATION ON AVAILABILITY OF ENVIRONMENTAL IMPACT ASSESSMENT REPORT (EIR) FOR THE AMENDMENT - ERF 19741, DANA BAY

Good day,

I hope this email finds you well.

The amendment is noted, and there will be no impact on flight safety. However, should there be any other significant changes to the location and height of the proposed project, kindly make use of the approved obstacle assessors which can be found on the SACAA website: www.caa.co.za/industryinformation/obstacles/. The list and contact details of the approved obstacles assessment services providers can be obtained from the CAA website: www.caa.co.za.

Kind regards,

Nrateng Mashiloane

Aviation Environmental Compliance Department

Aviation Safety Infrastructure (ASI)- Aviation Environmental Compliance

Tel: +27 11 545 1199 | **Fax:** +27 11 545 1282 | **Email:** MashiloaneN@caa.co.za | www.caa.co.za

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From: Stefan Delpert <environmental@hilland.co.za>

Sent: Friday, November 22, 2024 10:28 AM

To: Aviation Environmental Compliance <environment@caa.co.za>

Subject: FW: RE; 1281: NOTIFICATION ON AVAILABILITY OF ENVIRONMENTAL IMPACT ASSESSMENT REPORT (EIR) FOR THE AMENDMENT - ERF 19741, DANA BAY

Importance: High

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Good morning Nrateng,

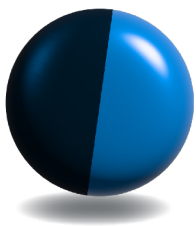
I hope you are doing well. Will you be able to assist me with the query below?

Many thanks.

Kind Regards/Vriendelike Groete

Stefan Delpport (EAPASA Registered)
Hiland Environmental (Pty) Ltd
166 Mountview Farm, Victoria Heights
P.O.Box 590 - George, 6530 - Western Cape - South Africa
www.hiland.co.za

Mobile:+27 (0) 823055097 - Office: +27 (0) 44 8890229 - Fax: +27 (0)86 5425248



Hiland Environmental

Environmental Assessment Practitioners

From: Stefan Delpport <environmental@hiland.co.za>

Sent: Wednesday, November 20, 2024 8:08 AM

To: 'Pamela Madondo' <MadondoP@caa.co.za>; 'MashiloaneN@caa.co.za' <MashiloaneN@caa.co.za>

Cc: 'Inge Delpport' <environmental2@hiland.co.za>

Subject: RE; 1281: NOTIFICATION ON AVAILABILITY OF ENVIRONMENTAL IMPACT ASSESSMENT REPORT (EIR) FOR THE AMENDMENT - ERF 19741, DANA BAY

Importance: High

Dear Pamela,

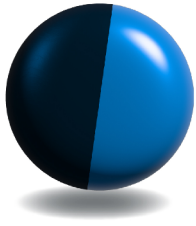
Thanks for the comments on the above-mentioned process.

Your request for a formal obstacle assessment refers. Kindly note that this is an amendment application and not a new application – the amendment application is to amend the existing environmental authorisation and existing approved site layout plan - to change the density of the existing approved development layout **only** (the new layout is still within the exact same footprint of the approved layout). The amended layout (new density) will have **no change in terms of "safety of flights"** within the existing built-up area of Paradise Coast in Dana Bay, Mossel Bay.

Can you kindly confirm if a "formal obstacle assessment" is required for this amendment application?

Kind Regards/Vriendelike Groete

Stefan Delpport (EAPASA Registered)
Hiland Environmental (Pty) Ltd
166 Mountview Farm, Victoria Heights
P.O.Box 590 - George, 6530 - Western Cape - South Africa
www.hiland.co.za



Hiland Environmental

Environmental Assessment Practitioners

From: Pamela Madondo <MadondoP@caa.co.za>
Sent: Monday, October 21, 2024 9:25 AM
To: Inge Delpont <environmental2@hilland.co.za>
Cc: Nrateng Mashiloane <MashiloaneN@caa.co.za>
Subject: RE: RE; 1281: NOTIFICATION ON AVAILABILITY OF ENVIRONMENTAL IMPACT ASSESSMENT REPORT (EIR) FOR THE AMENDMENT - ERF 19741, DANA BAY

Good day,

Kindly find attached comments from the South African Civil Aviation Authority on the proposed residential development at Dana Bay.

Kind regards,

Pamela Madondo
Environment Compliance Specialist
Aviation Environmental Protection
Office: +27115451034 | **Cell:** 0675971961 | **Email:** MadondoP@caa.co.za | www.caa.co.za

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From: environmental2@hilland.co.za <environmental2@hilland.co.za>

Sent: Friday, September 6, 2024 3:42 PM

To: admin@hilland.co.za

Subject: RE; 1281: NOTIFICATION ON AVAILABILITY OF ENVIRONMENTAL IMPACT ASSESSMENT REPORT (EIR) FOR THE AMENDMENT - ERF 19741, DANA BAY

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Dear Interested and affected Party, Organ of State and/or State Department

Hope you are well

Attached please find notification on the availability of the amendment Environmental Impact Report (EIR) for rf 19741, Dana Bay.

The 30-day commenting period commences on the 13th September and ends on the 14th October 2024. The report and associated appendices are now already available on our website at:

<https://hilland.co.za/public-processes/erf-19741/>

Kind regards/ Vriendelike groete,

Inge Delport

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HilLand Environmental (Pty) Ltd

166 Mountview Farm, Victoria Heights

P.O.Box 590 - George, 6530 - Western Cape - South Africa

www.hilland.co.za

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From: Vanessa Stoffels <Vanessa.Stoffels@westerncape.gov.za>
Sent: Thursday, 12 September 2024 14:01
To: environmental2@hilland.co.za
Subject: RE: RE; 1281: NOTIFICATION ON AVAILABILITY OF ENVIRONMENTAL IMPACT ASSESSMENT REPORT (EIR) FOR THE AMENDMENT - ERF 19741, DANA BAY

Dear Inge

We acknowledge receipt of your email regarding the abovementioned matter and wish to confirm that the matter is receiving attention. reference number will follow shortly after the file becomes available.

Kind Regards

Vanessa Stoffels

Road Use Management
Chief Directorate Road Planning, Roads Branch
Department of Infrastructure
Western Cape Government
Tel: 021 483 4669

The Box 24th Floor, 9 Lower Burg Street, Cape Town: PO Box 2603, Cape Town 8000

Email: vanessa.stoffels@westerncape.gov.za
Website: www.westerncape.gov.za
Road Network Information System: <http://rnis.westerncape.gov.za>

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From: environmental2@hilland.co.za <environmental2@hilland.co.za>
Sent: Friday, September 6, 2024 3:42 PM
To: admin@hilland.co.za
Subject: RE; 1281: NOTIFICATION ON AVAILABILITY OF ENVIRONMENTAL IMPACT ASSESSMENT REPORT (EIR) FOR THE AMENDMENT - ERF 19741, DANA BAY

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Kind regards/ Vriendelike groete,

Inge Delport

EAPASA Registered (2019/1689)

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