Munisipaliteit • U-Masipala • Municipality
OVERSTRAND

ENVIRONMENTAL MANAGEMENT & CONSERVATION DIVISION
PLANNING & DEVELOPMENT
AFDELING VAN OMGEWINGSBESTUUR & BEWARING
BEPLANNING & ONTWIKKELING

NAVRAE | ENQUIRIES : CHESTER ARENDSE | 028 384 8320
DATE | DATUM : 03 JULY 2026

Dear Josie Howard
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RE: Notice of Public Participation | Danger Point Ecological Development Co (Pty) Ltd, Farm 711 Portion 40, Gansbaai.

Your email dated 10th June 2026, please find attached comments from the Overstrand Environmental Management & Conservation Division on the public participation process, for the proposed Rezoning and subdivision on Farm 711 Portion 40, in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998; "NEMA"), as amended, and the Environmental Impact Assessment Regulations, as amended, that came into effect on the 07 April 2017. Environmental Authorization is required in terms of the aforementioned legislation in the form of a Basic Assessment process, and an application will be submitted to the Department of Environmental Affairs & Development Planning (DEA&DP) for the following listed activities: Government Notice No. R324 (Listing Notice 3): Activity 12.

Project description:

It is the intention of the Applicant to rezone and subdivide the subject property as follows:

- 6 Residential Erven (±750m² each)
- Private Road (±3 313m²)
- Private Open Space Zone (±20 733m²)
- Utility Services Zone (±1039m²)
- Conservation Zone (±35 389m²)

A well-drafted report was submitted, and all the aspects were noted. The EM&C support that Alternative 1 would be the preferred and feasible option. The following objectives and aspects were noted:

Positive Impacts:

- Temporary direct and indirect jobs will be created for skilled and unskilled labour during the construction phase
- Care and management of the new houses will generate some permanent jobs
- The development falls within the existing urban edge of Gansbaai and therefore will contribute to the progression of the town
- Conservation and protection of ±3.1 ha of Endangered vegetation in terms of the proposed '±3.5 ha Conservation Usage' Zoned Erf and the protection of approximately ±2 ha of Endangered

vegetation through the private 'Open Space' Zoning that will remain intact. Making the total protected area ±5.1 ha

- High sensitivity vegetation home to populations of plant SoCC will not be impacted
- A conservation contribution of R 500 000 will be made available for alien clearing in the Walker Bay Conservancy (WBC) this will act as an "offset" for the loss of Overberg Dune Strandveld vegetation to which alien vegetation is the primary threat. The NGO, Grootbos Foundation, will implement the clearing works. The selected area to be cleared inside the WBC will be mutually agreed upon between the NGO and the Applicant before the funds are transferred. This is a voluntary contribution (based on the Botanical Specialists recommendation) and not a mandatory requirement in terms of the offset regulations.

Negative Impacts:

- Loss of ±9766m2 of Terrestrial CBA and protected vegetation
- Increased habitat fragmentation
- Potential loss of heritage resources
- Minor construction-related impacts such as noise, dust, and potential temporary disturbance to local fauna.
- General waste from construction site camp
- Possible sedimentation resulting from the stockpiling of construction materials and use of fill material
- Generation of general waste
- Consumption of resources (electricity)

Mitigation measures:
Avoidance: This is the first step of the mitigation hierarchy which comprises measures taken to avoid impacts from the outset, such as careful spatial or temporal placement of infrastructure or disturbance. The preferred development layout takes sensitive areas into consideration and is arranged to avoid the areas of highest sensitivity.

Minimisation: This entails measures taken to reduce the duration, intensity and/or extent of impacts that cannot be completely avoided. All mitigation measures have been included in management documents (OEMPR and CEMPR) for approval and implementation during the various phases of the development management.

Rehabilitation: This entails measures taken to improve degraded or removed ecosystems following exposure to impacts that cannot be completely avoided or minimised. Following completion of construction, all areas outside of the planned footprint that may have been temporarily affected will need to be assessed for rehabilitation by a specialist and if necessary, a rehabilitation plan will be implemented.

Offset: this entails measures taken to compensate for any residual, adverse impacts after full implementation of the previous three steps of the mitigation hierarchy. No offset required.

Overstrand Environmental Management Framework (EMF):
The Overstrand draft Environmental Management Framework (EMF) is an environmental planning tool that identifies where land uses are most compatible or incompatible with environmental opportunities and constraints. Key recommendations relevant to the proposed development include:

- **Natural habitats**: Fragmentation of continuous natural areas should be avoided. Decisions affecting pristine or threatened (critically endangered, endangered, or vulnerable) ecosystems should be informed by specialist biodiversity assessments and should consider.

- **Endangered and critically endangered ecosystems**: Prevent further habitat loss or degradation. Activities that do not disrupt ecosystem functioning or further disturb the natural environment are considered appropriate in these systems.

In line with these requirements, the original development plan was edited after the Botanical, Faunal and Heritage Impact Assessments were conducted. The changes made to the development plan were done to further minimise environmental impacts and avoid "no-go" areas (as determined by the Botanical specialist). Additionally, the development plan includes a 2ha private open space zone and a 3.5ha conservation zone thus contributing to the protection and sustainable management of the natural habitat on the property.

The development can be seen as an extension of the existing Romansbaai Beach Estate and therefore will not be a significant change to the landscape.

The development is consistent with the Overstrand EMF because it:

- Minimises loss of high sensitivity habitat
- Is expected to have a low visual impact
- Incorporates conservation actions that will enhance long-term ecological health and aesthetic value

Environmental Overlay Zones (EMOZ):

The proposed residential development falls within the Coastal Protection EMOZ. Schedule A of the Overstrand Municipality EMOZ regulations outlines prohibited activities within overlay zones while Schedule B outlines activities that require council permission and Schedule C outlines general regulations that must be considered within all 5 overlay zones. The proposed development does not trigger any prohibited activities; however, the following activities require council consent: Construction or placement of any permanent object, building, shelter, pathway or structure and Removal or destruction of vegetation which is protected and/or of conservation concern.

The proposed development activities aim to align with the general regulations outlined for EMOZs. An Environmental Management Plan (EMPr) which covers the planning and design, construction and operation phase of the development will be developed. The EMPr will outline measures to minimize negative impacts on the sensitive natural ecosystems including recommendations for the appropriate management of the private open space and conservation zones within the development.

Farm 711 Portion 40 falls within the Coastal EMOZ, and the following activities are prohibited:

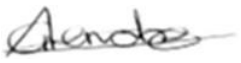
- Planting or harboring of declared alien invasive plant species on properties located within and adjacent to this EMOZ.
- The discharging of domestic effluent/grey water into all natural systems.
- Disposal of cigarette butts, ash or other hazardous materials in any place or manner other than a receptacle designated for such items.

It should be noted the Overstrand Municipal EM&C does not have any objections to this application on the basis that the applicant adheres to all the aspects listed in the Draft report to ensure that the impact on the surrounding environment is minimized or avoided. It should be noted that the response from all relevant I&AP's are noted and that the applicant should adhere to all.

The Municipality reserves the right to revise these comments based on the availability of new information.

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Regards



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