

APPENDIX F3: Cover Letter and Background Information Document

Pre-application documents

Interested and Affected Party

6 February 2026
Ref: G-BA-EIA-L9

PRE-APPLICATION: PUBLIC PARTICIPATION PROCESS OF AN ENVIRONMENTAL ASSESSMENT FOR A PROPOSED RESIDENTIAL DEVELOPMENT OF 5.96HA ON PORTION 38 OF FARM NO. 136, TERGNIET, WESTERN CAPE.

APPLICANT: MR. P. DE CLERK

Mr. Pieter de Clerk appointed Digital Soils Africa (Pty) Ltd (DSA) to conduct the necessary environmental impact assessment and public participation for the above-mentioned project.

In terms of Section 41 of NEMA Regulations, you have been identified as an Interested and Affected Party and are invited to participate in the pre-application public participation process. All written comments will be responded to and forwarded to the relevant departments, in the form of a Public Participation Report.

The purpose of this letter and attached document is therefore to:

- Inform you of the locality of the proposed environmental authorization application.
- Allow you the opportunity to raise concerns or comments in respect of the proposed project detailed in the attached Background Information Document.

Public Participation Process

Attached, please find the Background Information Document (BID). The purpose of the BID is to provide you with *basic* information regarding the proposed project and provide the opportunity to register as interested and affected parties and grant you the opportunity to raise any comments you might have on the proposed project.

If you would like to participate in the process, please register as an interested and affected party (I&AP), in writing. Comments/registration must be received **on or before 9 March 2026** no later than 5pm. If no comments are received from you, it will then be regarded that you do not have any comments.

Way Forward

- The Draft Basic Assessment Report and required specialist reports will be subjected to review by all registered I&AP's and relative governmental departments, following the time frames as stipulated in Section 3 (1) & (8) of the NEMA regulations (30 days).
- The documents will be made available on the DSA website, www.dsafrica.co.za. Please follow the link to Environmental, Documents and choose the *P.de Clerk* link.
- All comments received and responses written during the 30 days will be captured in the Public Participation Report and submitted to the Department of Economic Development and Environmental Affairs (DEDEAT).
- All required documents will be submitted to the relevant department for decision making.

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- If the applications are found acceptable, the relevant department will either issue or reject the Environmental Authorisation.
 - As an I&AP's, you will be notified of the final decision of the relevant departments.

Yours sincerely



Natalie Sharp

Pri.Sci.Nat (Reg nr. 123443)

Reg. EAP (EAPASA)

Member of IAIAAs (7237)

Department of Environmental Affairs and Development Planning
Directorate: Development Management (Region 3)
George Regional Office
4th Floor
York Park Building
93 York Street
George
6529

Date: 9 February 2026

Ref: 16/3/3/6/7/1/D6/35/0133/25
Specific Fee Ref: G-BA-EIA-L9

PRE-APPLICATION: PUBLIC PARTICIPATION PROCESS OF AN ENVIRONMENTAL ASSESSMENT FOR A PROPOSED RESIDENTIAL DEVELOPMENT OF 5.96HA ON PORTION 38 OF FARM NO. 136, TERGNIET, WESTERN CAPE.
APPLICANT: MR. P. DE CLERK

Mr. Pieter de Clerk appointed Digital Soils Africa (Pty) Ltd (DSA) to conduct the necessary environmental impact assessment and public participation for the above-mentioned project.

In terms of Section 41 of NEMA Regulations, you have been identified as an Interested and Affected Party and are invited to participate in public participation. All written comments will be responded to and will be included in the Public Participation Report in the Basic Assessment Report (BAR).

The purpose of this letter and attached document is therefore to:

- Inform you of the locality of the proposed environmental authorization application.
- Allow you the opportunity to raise concerns or comments in respect of the proposed project detailed in the Draft BAR.

Pre-Application Public Participation Process

The purpose of the consultation is to provide you with access to the Draft BAR(v1) regarding the proposed project and grant you the opportunity to raise any comments you might have on the proposed project or document.

If you would like to participate in the process, please do so in writing. Comments/registration must be received **on or before 11 March 2026**. If no comments are received from you, it will then be regarded that you do not have any comments.

Way Forward

- The Draft Basic Assessment Report and required specialist reports will be subjected to review by all registered I&AP's and relative governmental departments, following the time frames as stipulated in Section 3 (1) & (8) of the NEMA regulations (30 days).

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- The documents are available on the DSA website, www.dsafrica.co.za. Please follow the link to Environmental, Documents and choose the Tergniet link.
 - All comments received and responses written during the 30 days will be captured in the Public Participation Report and submitted to the Department of Environmental Affairs and Development Planning (DEA&DP).
 - All required documents will be submitted to DEA&DP for decision-making.

Yours sincerely



Natalie Sharp

Pri.Sci.Nat (Reg nr. 123443)

Reg. EAP (EAPASA)

Member of IAIAAsa (7237)



BACKGROUND INFORMATION
REGARDING THE PROPOSED
RESIDENTIAL DEVELOPMENT
ON PORTION 38 OF FARM
136

PIETER DE CLERK

6 February 2026

G-BA-EIA-L9



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Prof Johan Van Tol

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PURPOSE OF THIS DOCUMENT

The purpose of this document is to provide all I&AP's with information about the intent of Mr. P. de Clerk intent to submit an Environmental Authorisation for the proposed residential development on Portion 38 of Farm No. 136, Tergniet, Mossel Bay Municipality (5.96 Ha) in the Western Cape Province. As an identified I&AP, you are invited to register and comment on any aspect related to the proposed development between **the 6th of February 2026 and 9th of March 2026**.

BRIEF PROJECT DESCRIPTION

The total site area is 5.96 hectares (34° 03' 58.63" S; 22° 11' 45.74" E) and is currently zoned for agriculture, therefore a rezoning application would be required to rezone it to Residential.

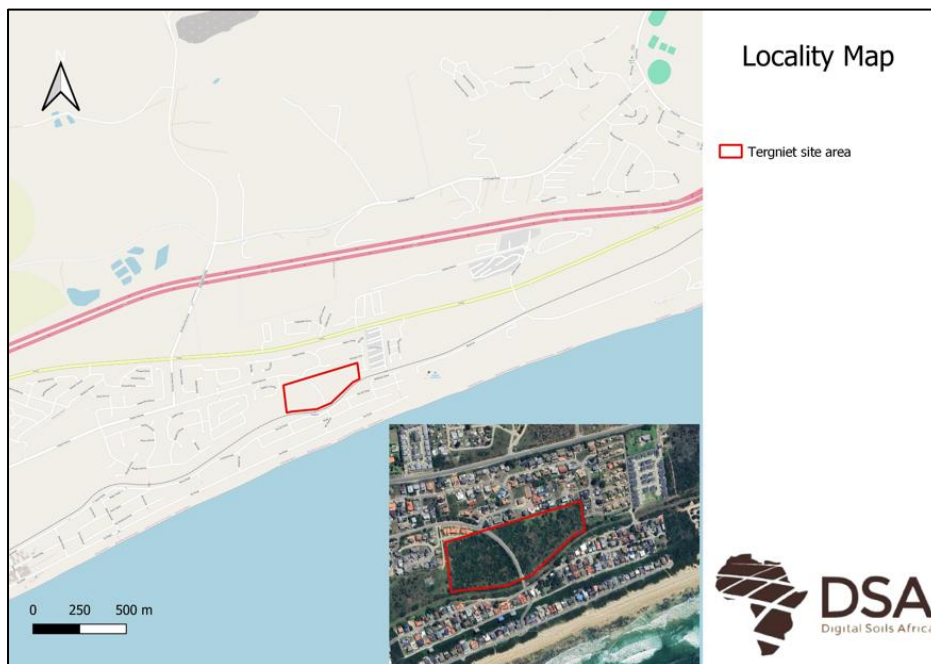


Figure 1: Site location

Digital Soils Africa (Pty) LTD (DSA) was tasked to conduct environmental investigations and complete the environmental application for this development.

The proposed development will transform the site into a residential area. The site is approximately 5.96 ha (excluding Robertson Road and the surrounding road reserve) and is divided into a western section (ca. 2.83 ha) and an eastern section (ca. 3.13 ha). It is proposed that 133 units will be constructed with pockets of natural open space adjacent to the pipeline servitude along the southern boundary. These areas are intended to remain in a natural condition, providing habitat for remaining wildlife such as birds, small mammals, and invertebrates.

See the attached site layout plan at the end of the BID.

NATIONAL ENVIRONMENTAL MANAGEMENT ACT (ACT NO. 107 OF 1998) AS AMENDED

Environmental Assessment

DSA was appointed as the independent environmental assessment practitioner (EAP) to undertake the Environmental Application and apply for GNR 327 listed activities and the submission of the Basic Assessment Report.

According to the latest Government Notice No. 324; 325 & 327, the following Listed Activities were triggered:

Act. No.	Listings	Describe the portion of the proposed project to which the applicable listed activity relates.
GNR 327 Activity 9 (i)	The development of infrastructure exceeding 1000 metres in length for the bulk transportation of water or stormwater – with an internal diameter of 0,36 metres or more.	The bulk transportation for water and stormwater to the site will exceed a 1000m in length in total with an internal diameter of 600mm for stormwater infrastructure.
GNR 324 (4) (a) (i) (gg)	The development of a road wider than 4m with a reserve less than 13.5meters, in the Western Cape in areas outside urban areas, containing indigenous vegetation.	The internal roads will be wider than 4m and since the site is still zoned Agriculture, it is considered outside of urban area and contains vegetation that has not been disturbed for the past 10years, therefore considered indigenous vegetation.
GNR 327 Activity 27	Clearing of vegetation of 1Ha but less than 20Ha of indigenous vegetation.	Of the 5.96 Ha, and vegetation will be permanently cleared for the construction of the residential development.
GNR 324 Activity 12 (i)(i)&(ii)	The clearance of an area of 300m ² or more of indigenous vegetation in the Western Cape, within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004 and within critical biodiversity areas identified in bioregional plans.	The site falls within a CBA according to Cape Nature and 5.96Ha will be cleared for the development.
GNR 327 Activity (28) (ii)	The development of residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 1 April 1998 and where such development will occur outside of urban areas, where the total land to be developed is bigger than 1 Ha.	Land larger than 1Ha in total will be transformed into residential.

POTENTIAL ENVIRONMENTAL ISSUES

Various specialist studies were undertaken for the proposed development. All specialist reports are available on our website. For ease of reference, a brief summary of the four key specialist studies is provided below.

These studies assessed the likely impacts of the proposed residential development on plants, animals, water resources, and traffic. The key findings are summarised below.

Terrestrial Vegetation

The site is currently covered by secondary coastal thicket vegetation, which has already been influenced by past disturbance. While the vegetation type is considered Endangered at a regional level, the specialist found that the condition of the vegetation on site is moderately degraded and not pristine.

A small number of protected tree species and one vulnerable plant species were identified within the development footprint. The specialists concluded that the development would result in a permanent loss of some vegetation, particularly during construction. However, the impact can be reduced to an acceptable level through careful layout design, avoidance where possible, and mitigation measures such as retaining natural open spaces and protected trees where feasible.

With the inclusion of natural open space areas and a habitat corridor along the southern boundary, the overall residual impact on plant life is considered low to moderate and manageable.

Terrestrial Animals

The site provides habitat for common animal species, as well as some Species of Conservation Concern, including certain birds, butterflies, and small mammals. No rare or unique animal habitats were identified, and the site is surrounded by existing residential development, meaning it is not an isolated or critical wildlife refuge.

The specialists found that construction activities will temporarily disturb animals and lead to some loss of habitat, particularly for smaller or ground-dwelling species. There is also a risk of animal injury or death during construction if no controls are in place.

However, with the proposed faunal movement corridor, retained natural areas, and standard environmental controls during construction and operation, the specialists concluded that the long-term impact on animal species will be reduced to low significance. The site is expected to continue supporting common wildlife after development.

Aquatic Environment and Water Resources

No rivers, wetlands, or natural watercourses were identified on or near the site. The nearest major water resource is the Great Brak River estuary, located approximately 2.4 km away.

The national environmental screening tool classified the site as having low aquatic sensitivity, which was confirmed by the aquatic specialist. The development is not expected to directly impact water resources, and no water-use authorisations are required, provided that stormwater is managed correctly.

The specialist concluded that, with appropriate stormwater controls, the impact on aquatic systems will be negligible.

Traffic Impacts

A traffic assessment found that the surrounding road network currently carries low traffic volumes and has sufficient capacity to accommodate the additional traffic generated by the development.

The proposed access points meet safety and visibility requirements, and traffic impacts at nearby intersections were assessed for current and future conditions. The specialist concluded that the increase in traffic can be safely accommodated, with no major road upgrades required.

Overall, the traffic impact is considered low, provided that the recommended access design and minor mitigation measures are implemented.

Overall conclusion

The specialists concluded that the proposed residential development will result in some environmental impacts, mainly related to the loss of vegetation and temporary disturbance to wildlife during construction. However, these impacts are not considered unacceptable.

With the recommended layout changes, habitat retention areas, environmental controls, and mitigation measures in place, the overall residual impacts are regarded as low to moderate and manageable, and the development is considered environmentally acceptable from a specialist perspective.

PUBLIC PARTICIPATION

In terms of the NEMA, public participation forms an integral part of the environmental assessment process. The public participation process provides people who may be affected by the proposed development with an opportunity to provide comments and to raise issues of concern about the project or to make suggestions that may result in enhanced benefits for the project.

Comments and issues raised during the public participation process will be captured, evaluated, and included in a Public Participation Report. These issues will be addressed and included in the Basic Assessment Report, which will be submitted to the Department of Environmental Affairs and Development Planning (DEA&DP).

To register and/or submit a comment as an Interested and Affected Party, please respond in writing to the following email: natalie@dsafrica.co.za on or before **9 March 2026**.

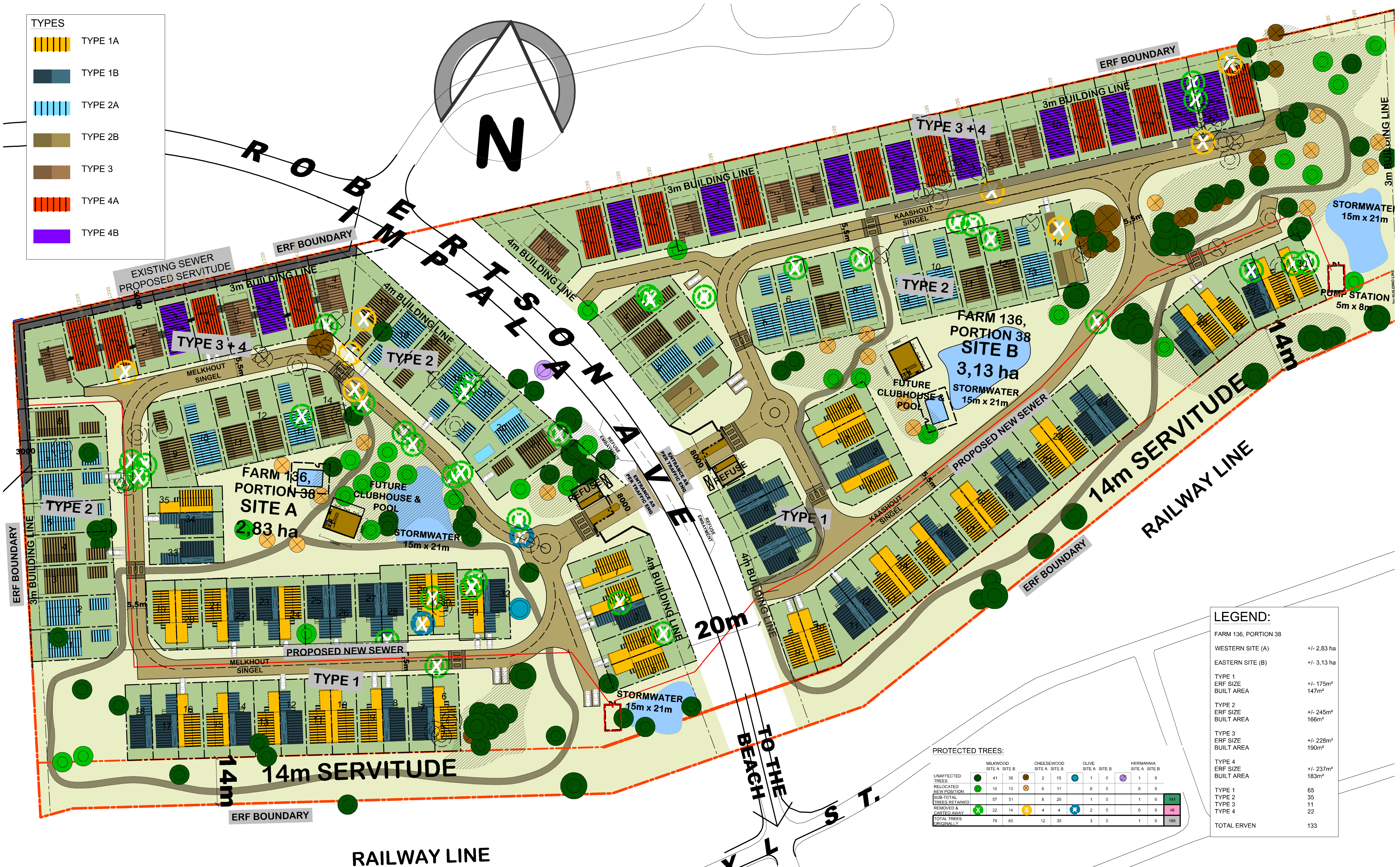
Alternatively, a copy of the Draft Basic Assessment Report and Environmental Management Plan is also available on the DSA website at www.dsafrica.co.za for a full assessment of impacts. Please follow the link to Environment, Documents, and choose the P.de Clerk link.

If you have any other questions or inquiries, please do not hesitate to contact the office at 082 414 0472. If no comments are received from you, it will then be regarded that you do not have any comments.

> MEASUREMENTS ARE SUBJECT TO FINAL LAND SURVEYORS DOCUMENTATION ON COMPLETION.
> THIS DRAWING SHOWS A VISUAL REPRESENTATION OF WHAT IS PROPOSED. MINOR ADJUSTMENTS MIGHT BE REQUIRED IN THE FINAL TECHNICAL DOCUMENTATION.
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TYPES

- TYPE 1A
- TYPE 1B
- TYPE 2A
- TYPE 2B
- TYPE 3
- TYPE 4A
- TYPE 4B



PROTECTED TREES:

	MILKWOOD		CHEESEWOOD		OLIVE		HERMANNIA	
	SITE A	SITE B	SITE A	SITE B	SITE A	SITE B	SITE A	SITE B
UNAFECTED TREES	41	38	2	15	1	0	1	0
RELOCATED NEW POSITION	16	13	6	11	0	0	0	0
SUB-TOTAL TREES RETAINED	57	51	8	26	1	0	1	0
REMOVED & CARTED AWAY	22	14	4	4	2	0	0	0
TOTAL TREES ORIGINALLY	79	65	12	30	3	0	1	0

LEGEND:

FARM 136, PORTION 38	
WESTERN SITE (A)	+/- 2.83 ha
EASTERN SITE (B)	+/- 3,13 ha
TYPE 1	
ERF SIZE	+/- 175m²
BUILT AREA	147m²
TYPE 2	
ERF SIZE	+/- 245m²
BUILT AREA	166m²
TYPE 3	
ERF SIZE	+/- 228m²
BUILT AREA	190m²
TYPE 4	
ERF SIZE	+/- 237m²
BUILT AREA	183m²
TYPE 1	65
TYPE 2	35
TYPE 3	11
TYPE 4	22
TOTAL ERVEN	133

Cover Letter and BID for post application