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**REFERENCE NUMBER:** 15/3/2/12/BH1/Ptn257MelkhouteFontein480/01

**ENQUIRIES:** Gavin Benjamin

The Municipal Manager

Hessequa Municipality

P O Box 29

**RIVERSDALE**

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**Attention:** Municipal Manager

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**HESSEQUA MUNICIPALITY: PROPOSED BUILDING LINE DEPARTURE: PORTION 257 MELKHOUTEFONTEIN  
NO 480**

1. The request for comment, in terms of section 45 of the Western Cape Land Use Planning Act, 2014 (LUPA) Act 3 of 2014, on the application for proposed departure from building line requirements (30m to 1m) on Portion 257 of Farm Melkhoutefontein No 480, Hessequa in terms of Section 15(2)(b) of the Hessequa Municipality: By Law on Municipal Land Use Planning (2015), refers.
2. It is understood that the subject property is approximately 50 ha in size and zoned Agriculture Zone I and that there are some existing buildings on the property (labourer's dwelling of 101m<sup>2</sup> and a dilapidated storage building).
3. It is noted that an application for Environmental Authorisation which includes all necessary studies in support of such application, has been submitted and is being reviewed.
4. In principle there is no objection to the departure from the building line requirements as proposed.

5. Based on the available information, this Department has no further comment on the proposal in terms of a Provincial Regulatory Land Use Planning point of view.

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**MR. GAVIN BENJAMIN**

**DIRECTOR: DEVELOPMENT MANAGEMENT (REGION3)**

**WCG: DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING**

DATE OF DECISION: 17 JULY 2025

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