



# Cape EAPrac

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Our Ref: HES868/09

DEA&DP Ref: 16/3/3/1/D5/18/0004/26

To Registered Interested & Affected Parties

VIA EMAIL

**PUBLIC PARTICIPATION PROCESS FOR HOUSE PHILIP ON A PORTION OF PORTION 257 OF FARM MELKHOUTE FONTEIN NO. 480, STILL BAY, HESSEQUA MUNICIPAL DISTRICT, WESTERN CAPE PROVINCE**

Cape EAPrac has been appointed as independent environmental consultants responsible for facilitating the environmental investigation and formal **Basic Assessment** process for the proposed development of **one (1) primary dwelling** and associated **household services infrastructure** on a small portion of Portion 257 of Farm Melkhoute Fontein No. 480, near Still Bay (Hessequa Municipal District) (Figure 1) (Figure 2).

The farm property is located North-West (inland) of Still Bay, approximately 8km from the "Riethuiskraal" turn-off via the R305 (Figure 1). Access to the farm property is via an unnamed gravel road that connects directly to the R305 (Figure 2).

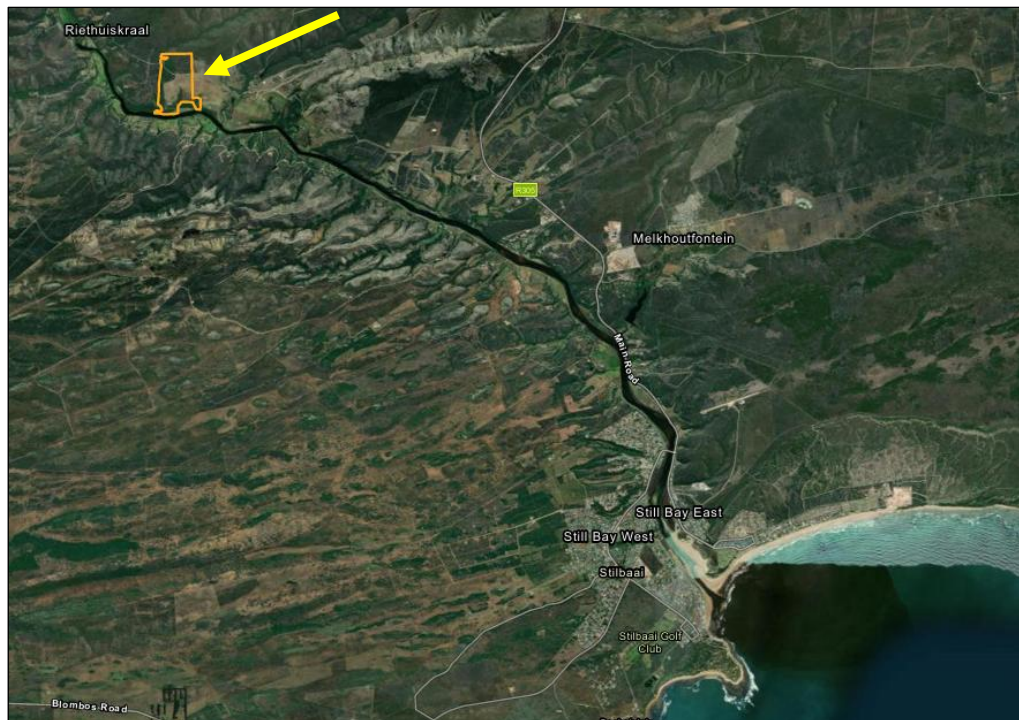


Figure 1: Locality Map of Portion 257 of Farm Melkhoute Fontein No. 480 in relation to Still Bay.



**Figure 2: The existing gravel road continues south in the general direction of the Goukou River (yellow box) (purple arrow), where it traverses the neighbouring Portion 132/480 (light blue arrow) towards the preferred locality of the primary dwelling (blue box).**

The proposal entails the following **development components** (Figure 2)(Figure 3):

- One (1) x Primary Dwelling
  - Elevated above natural ground level, on silts / pillars
  - Shadow Footprint:  $\pm 158\text{m}^2$
- One (1) x 6000l Conservancy Tank ( $\pm 6\text{m}^2$ )
- One (1) x 5000l Rainwater Tank ( $\pm 4\text{m}^2$ )
- Parking Area ( $\pm 36\text{m}^2$ ) (remain a grassed area behind the dwelling).

### **Proposed Services**

- Water: Borehole supply (residential use) & bottled water (drinking water).
- Sewage: Conservancy Tank to be emptied by either the municipality or private service provider.
- Electricity: A three phase Eskom connection is available on-site and will be connected to.
- Solid Waste: Normal household waste (recyclable and non-recyclable) will be delivered at the main farm gate where it will be collected by the Municipality per their collection schedule of the rural areas in proximity to Still Bay. Garden refuse is limited mostly to grass clippings of the existing lawn and will be managed on-site in such a way that it does not pose a fire hazard.

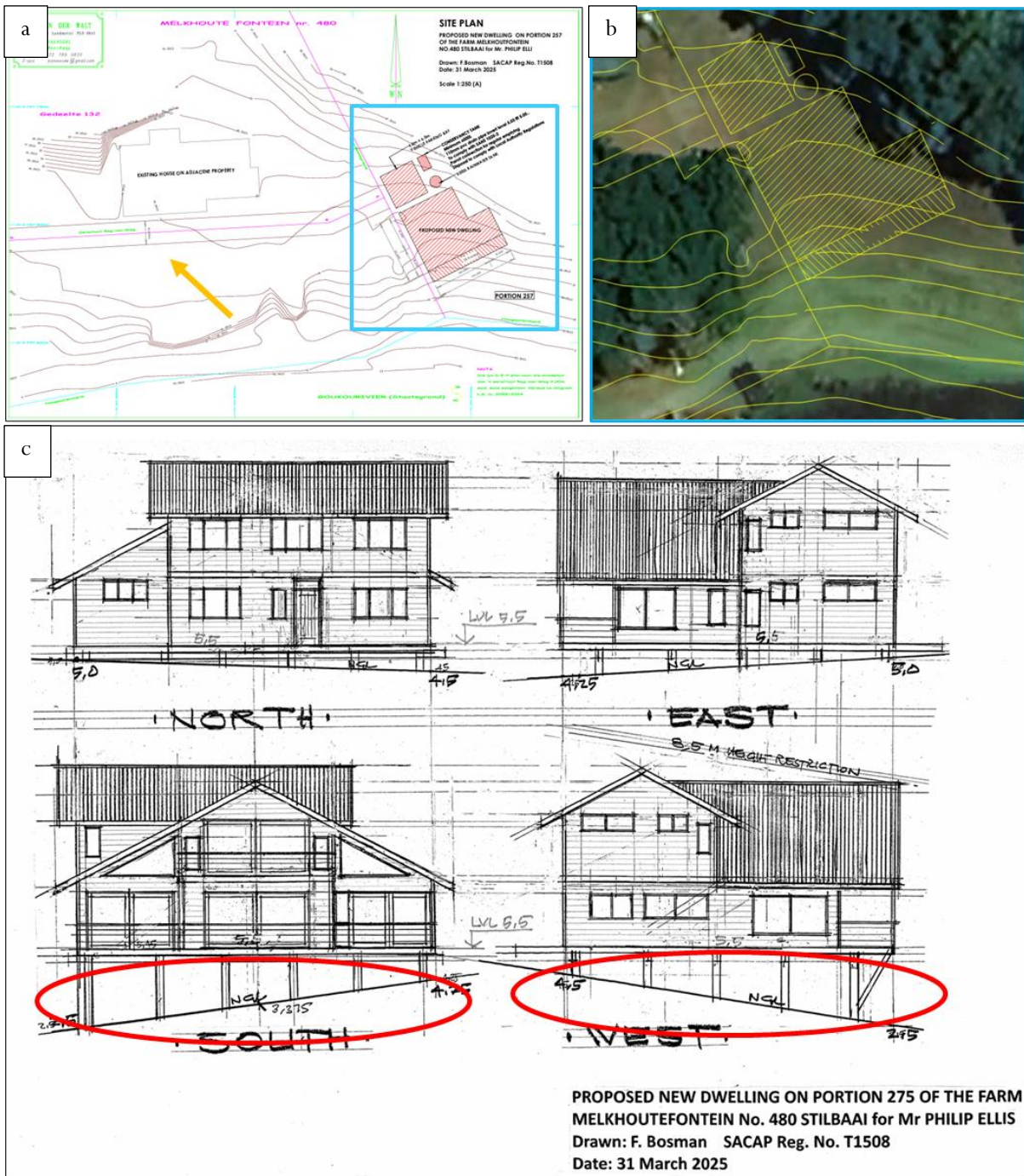


Figure 3: Site Development Plan & Cross-Sections of the proposed Primary Dwelling and associated services infrastructure. (a) The development footprint of the primary dwelling and associated services infrastructure amounts to approximately 204m<sup>2</sup> (blue box) (b) The proposed primary dwelling and associated infrastructure (conservancy tank, rainwater tank & parking) is located on a lawn / grassed area that does not contain any plant or fauna SCC. Although in an Estuarine Functional Zone, the preferred locality does not impact on estuarine habitat (c) The floor level will be at 5.5m above the high-water mark as per the recommendations of WML Coast (red ovals indicate that the house will be on stilts/pillars to be raised above natural ground level).

Listing Notice 1 (Activities 12, 17, 19 & 19A) and Listing Notice 3 (Activities 12 & 14) applies for which a Basic Assessment process is required.

The Pre-Application Draft Basic Assessment Report (Pre-App DBAR) was shared for public review and comment over a 30-day period, from Tuesday, 24 June 2025 until Wednesday, 23 July 2025.

As the next step in the process, the Draft Basic Assessment Report (Draft BAR) will also be made available for a further 30-day commenting period. This will run from Wednesday, 11 February 2026 through to Thursday, 12 March 2026.

Interested & Affected Parties (I&APs) are invited to **review and submit comment** on the Draft Basic Assessment Report. The Draft BAR can be accessed, from **Wednesday, 11 February 2026**, via the Cape EAPrac website ([www.cape-eaprac.co.za](http://www.cape-eaprac.co.za) under 'Active Projects'). You are welcome to request electronic links, or alternatively we can send the reports via electronic platforms such as WeTransfer / OneDrive. Should you require a flash drive with the complete report you can request such in writing.

Potential I&APs wanting to register must submit their full contact details and/or comments to Cape EAPrac, within the stipulated 30-day commenting period, to below address. Your motivation for, or interest in the outcome of the application, must be stipulated in your registration/submission. You are required to indicate your preferred method of communication as part of your registration/submission.

Parties registering with Cape EAPrac, or submitting formal comments, will be formally registered on the Stakeholder Register. **Correspondence throughout the remainder of the environmental process will be distributed to registered I&APs only.**

Should you have any queries about the proposal or process you are most welcome to contact the undersigned directly.

Input from stakeholders is very important to help inform the process, as well as decision-making and we kindly do request that those with an interest or mandate, please do take the time to review the report and provide us with your comment so that we can consider and respond thereto as part of the process.

**To register as an I&AP or to submit comments on the Draft BAR:**

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