



12 November 2024

Our Ref: MOS823/08

DEA&DP Ref: 16/3/3/1/D6/29/0041/24

To Whom it May Concern
Potential Interested & Affected Party

VIA EMAIL

Notice is hereby given of a Public Participation Process in terms of the National Environmental Management Act (NEMA, Act No 107 of 1998 as amended)

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) dwelling and associated infrastructure** (access road, solar panels, services), as a primary residence, on a small portion of Portion 30 of Farm Misgunst aan de Gouritz River No. 257, Vleesbaai, Western Cape Province (Figure 1).

The property is located within the Fransmanshoek Conservancy area which is situated approximately 3km south-east of Vleesbaai. The property is ±8.62ha in size, zoned **Agriculture I** and accessible via the existing District Road 4979 along an existing gravel road traversing the property (Figure 1).



Figure 1: Locality map of Portion 30 of Farm Misgunst aan de Gouritz no. 257 (red polygon). The yellow polygon represents the approximate locality of the layout plan displayed in the top right corner of the locality map.

The **Preferred Alternative** entails the following development components (Figure 1) (Figure 2):

- One (1) x Primary Dwelling
- One (1) x Access Road
- One (1) x Water Reservoir
- Ten (10) x 5000 litre Rainwater Tanks (totaling to 50 000l)
- One (1) x Off Grid Solar System
- One (1) x Artificial Wetland System
- Services: Water, Sewer and Tele-communication lines.

The development footprint of the preferred alternative amounts to **±1 498m²** including the dwelling and additional infrastructure.

The existing gravel **access road** extends from property's northern to southern boundary (Figure 1). It is proposed to construct a short link track, extending from this existing gravel access road to the proposed dwelling (Figure 2). The track itself will be less than 4m wide and will be in the form of a 2-spool track with a road construction area varying from 3.5m - 6m (depending on the steepness of the slope for final design) (Figure 2).



Figure 2: Detailed layout plan of the Preferred Design Alternative (source: Konka Studio).

Proposed Services:

- Water Supply: Existing Municipal Ø25mm water pipeline and Existing Borehole.
- Electrical Supply: Off-grid Solar System (Solar Panels & Batteries).
- Sewage: Biogas Digester (Black Water) and Artificial Wetland (Grey Water).
- Solid Waste: Delivered to the closest refuse collection point outside Boggoms Bay. Garden refuse will be managed on-site by the Applicant.

Listing Notice 3 (Activities 4 & 12) applies for which a Basic Assessment process is required.

Potential I&APs and mandated Authorities/Organs of State are invited to **review and submit comment** on the Draft Basic Assessment Report (DBAR), which will be available for a **30-day commenting period**.

The 30-day commenting period extends from **Thursday, 14 November 2024 to Friday, 13 December 2024**. All comments must be submitted **before / on 13 December 2024** to address below.

The DBAR can be accessed digitally via the Cape EAPrac website (www.cape-eaprac.co.za under 'Active Projects' – the project is listed as "House Combrink") on 14 November 2024. You are also 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.

To be registered as an Interested and Affected Party (I&AP) for the BAR process, individuals are requested to respond to this notice by submitting their complete contact details and/or comments to Cape EAPrac in writing (to address below) on or before **13 December 2024** [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 Cape EAPrac 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. All submission will be incorporated into the Final Basic Assessment that will be presented to the Competent Authority for decision-making.

Kind Regards,

To register as an I&AP or to submit comments on the DBAR
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