



# Cape EAPrac

Cape Environmental Assessment Practitioners (Pty) Ltd

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05 August 2022

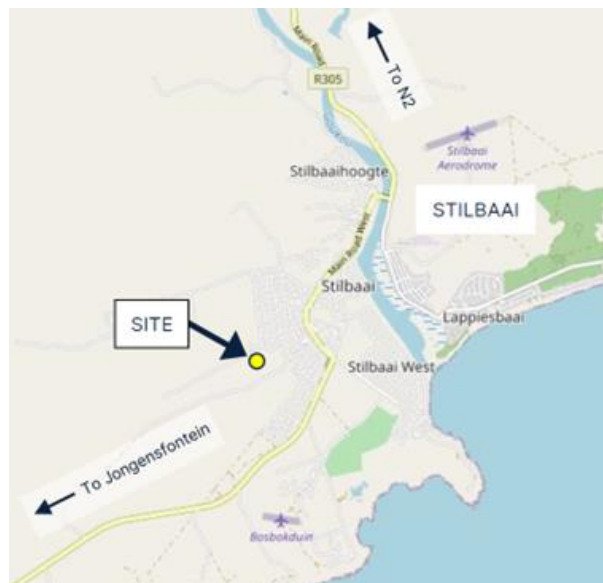
Our Ref: HES718/06

To Whom it May Concern  
Interested & Affected Party

VIA EMAIL AND POST

**RE: ENVIRONMENTAL BASIC ASSESSMENT FOR PROPOSED DEVELOPMENT ON PORTION 1 FARM DUINEKROON 591, STILBAAI-WEST (HESSEQUA MUNICIPAL DISTRICT)**

Cape EAPrac has been appointed as independent environmental consultants responsible for facilitating the environmental investigation and formal Basic Assessment process for township development on Portion 1 Farm Duinekroon 591 Stilbaai-West (+/-10ha). The site is located on the far western side of Stilbaai-West, north of the Jongensfontein Road. Previous environmental and planning applications resulted in approval for township development on this site in on 25 November 2014 (REF: EG16/3/1/1/D5/18/0047/13). The environmental rights were not implemented at the time and subsequently lapsed.



The current application is once more for township development with link services to existing Municipal infrastructure and access via Buitekant Street (with upgrades). Capital contributions to the Municipality will fund services and a services agreement will be entered into with regards to the proportional contribution to upgrade of Main/Buitekant Street intersection as per the Municipal Arterial Management Plan

and civil/electrical services. The Hessequa Municipality has confirmed sufficient spare capacity within the municipal network/services.

The proposal entails the following:

- +/- 146 full title free standing group housing units
- +/- 38 villa apartments
- A village type shopping centre with space for limited offices, recreational-sport and businesses;
- Internal open spaces
- Roads and services



Listing Activities 1 (24, 27, 28) and Listing Notice 3 (4) applies for which a Basic Assessment process is required.

- The property is zoned Agriculture, however Ac 70 of 70 does not apply to this property;
- The property is included with the Hessequa Spatial Development Framework / urban edge as designated urban development area;
- The Municipality confirmed availability of services infrastructure and capacity;

- All specialist studies confirmed that the site is not deemed environmental sensitivity and can therefore be considered for development;
- Zoning Scheme Regulations will not be exceeded into density, height provisions and massing;
- The site does not form part of a critical biodiversity area and the ecosystem threat status is indicated as 'least threatened'.

Potential Interested & Affected Parties and mandated Authorities/Organs of State are invited to review and submit comment on the Draft Basic Assessment Report (containing specialist as well as technical studies and the environmental management plan).

Parties registering with Cape EAPrac, or submitting formal comments, will be registered on the Stakeholder Register. Registered stakeholders will be kept informed throughout the remainder of the environmental application process as well as the outcome of the application.

I&APs wanting to register must submit their full contact details to Cape EAPrac within the stipulated 30-day commenting period. 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.

The comment period extends from **Monday 10 August – 8 September 2022**. The reports will be available from Monday 10 August and all submission must be received on or before 8 September 2022 to below address.

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

A copy of the Draft Basic Assessment Report can be accessed on the Cape EAPrac website ([www.cape-eaprac.co.za](http://www.cape-eaprac.co.za) under Active Projects – the project is listed as Fleur de Vie Village). 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 CD with the complete report you can request such in writing.

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,**

**Ms Louise-Mari van Zyl**

**Director: Cape EAPrac**

**0716034132 / [louise@cape-eaprac.co.za](mailto:louise@cape-eaprac.co.za) / PO Box 2070, George, 6530**

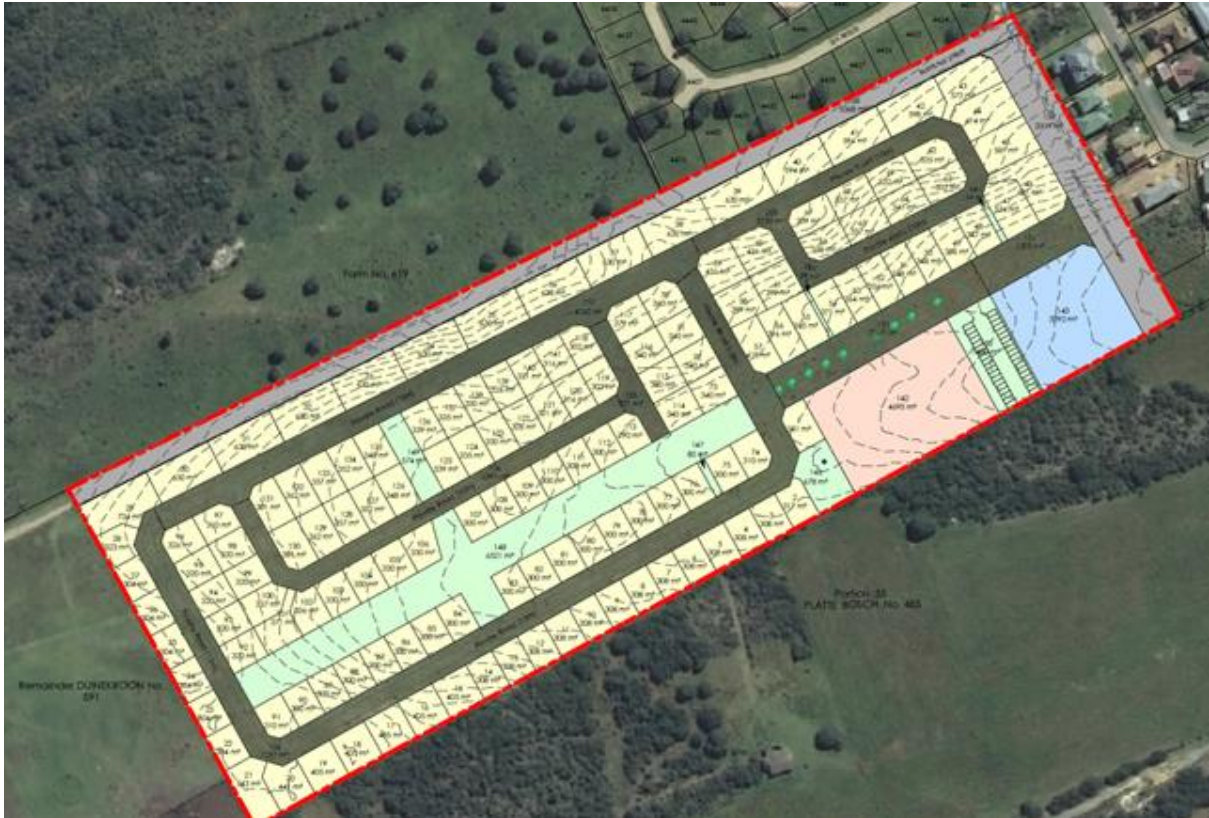


Figure 1: Provisional site plan for the Fleur de Vie Village development proposal.