

Ref: DOI/CFS/RN/LU/REZ/SUB-16/193 (Application no: 2024-09-0014)

Cape EAPrac
PO Box 2070
GEORGE
6530

Attention: Ms M Byleveld

Dear Madam

PRE-APPLICATION DRAFT BASIC ASSESSMENT REPORT: PROPOSED SIX GLAMPING PODS ON A PORTION OF THE REMAINDER OF PORTION 101 OF THE FARM ZWARTE JONGERSFONTEIN 489 (FARM RE/489/101), JONGENSFONTEIN, HESSEQUA MUNICIPAL DISTRICT

1. Your letter HES838/07 dated 27 August 2024 to Interested & Affected Party refers.
2. Boegspriet Road, for which Hessequa Municipality is the Road Authority, will (directly) be affected by this proposed development. This Branch, from an environmental point of view, offers no objection to this proposed development, provided that this Branch will be offered the opportunity to issue its comments and approvals during the land use application stage; when the required approvals to construct within the 500m radius Building Restriction (Act 21 of 1940) will be issued by this Branch, the Controlling Authority in terms of the said Act, too.
3. Main Road 331 (MR00331) and Minor Road 4841 (OP04841), both roads for which this Branch is the Road Authority, traverse through Farm RE/489/101 - serving the agricultural portions with access. During this Branch's recent reseal of MR00331 has this Branch upgraded acceptable existing accesses along that road, but this Branch has not formalised any access off MR00331 to Farm RE/489/101. An access off MR00331 at ±km7.39 LHS (Left Hand Side) exists, but that access will be closed due to its lack of enough shoulder sight distance to the north-west. Accesses off Boegspriet Road and OP04841 to the agricultural portions must be approved by the respective Road Authorities.

4. The proposed 10kl water tank (and associated infrastructure) near MR00331 must be ensured to be outside of the 5m Building Line (Roads Ordinance 19 of 1976) adjacent to that road.
5. Any advertisement regarding this proposed development that might be visible off the proclaimed provincial road network must carry the required approval in terms of the approved Advertising By-Law of Hessequa Municipality before it may be erected.

Yours Sincerely



DD FORTUIN

For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH

DATE: 7 NOVEMBER 2024

ENDORSEMENTS

1. Cape EAPrac
Attention: Ms M Byleveld (e-mail: mariska@cape-eaprac.co.za)
2. District Roads Engineer
Oudtshoorn
3. Mr E Burger (e-mail)
4. Mr DD Fortuin (e-mail)
5. Mr M Steyn (e-mail)