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Sent: 08 June 2026 16:22

Cc: warren@hortcouture.co.za; matthew@hortcouture.co.za; anastasia@hortcouture.co.za

Subject: APPLICATION FOR ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED DEVELOPMENT OF A NEW DWELLING ON ERF 3806 (PORTION OF ERF 2916), SEA VISTA, ST FRANCIS BAY, WITHIN THE KOUGA LOCAL MUNICIPALITY, EASTERN CAPE

NOTICE OF AN ENVIRONMENTAL BASIC ASSESSMENT AND ENVIRONMENTAL MANAGEMENT PROGRAMME
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APPLICATION FOR ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED DEVELOPMENT OF A NEW DWELLING ON ERF 3806 (PORTION OF ERF 2916), SEA VISTA, ST FRANCIS BAY, WITHIN THE KOUGA LOCAL MUNICIPALITY, EASTERN CAPE

Notice is hereby given in terms of the Environmental Impact Assessment (EIA) Regulations, GN R324-GN R327 of 7 April 2017, promulgated under Section 24(5) of the National Environmental Management Act (Act 107 of 1998), that Mr Pearton (the Applicant) intends to undertake listed activities requiring a Basic Assessment on Erf 3806 (Portion of Erf 2916), Sea Vista, St Francis Bay, within the Kouga Local Municipality, Eastern Cape Province.

Listed Activities Triggered

GN 327, Listing Notice 1

Activity 17(v)(e) - The development of infrastructure or structures with a development footprint of 50 m² or more, where such development occurs within 100 metres inland of the high-water mark of the sea or an estuary, where no development setback line has been adopted.

Activity 19A(ii) - The infilling or depositing of any material of more than 5 cubic metres, or the excavation, removal or moving of soil, sand, pebbles or rock of more than 5 cubic metres from within 100 metres inland of the high-water mark of the sea or an estuary, associated with site preparation and construction activities.

Description of the Proposed Activity

The proposal entails the development of a new multi-storey brick and mortar residential dwelling and associated infrastructure on Erf 3806, St Francis Bay. The property is a non-developed residential erf with no existing dwelling or other existing structures, but has historically been maintained as a landscaped garden within the established St Francis Bay canal development.

- A multi-storey brick and mortar dwelling with a total floor area of approximately 500 m².
- Associated decks, patios and external entertainment areas linked to the dwelling and canal frontage.
- A swimming pool and associated hard landscaped areas.
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An
enclosed pergola

or similar covered structure along the canal frontage. Solar power generation and backup infrastructure.

- Rainwater harvesting tanks and associated water storage infrastructure.
- Connection to existing Kouga Local Municipality bulk services, including water, electricity, sewerage or approved sanitation infrastructure, and municipal solid waste services, where applicable.
- Landscaping, garden rehabilitation, access, parking and service areas associated with the residential use of the property.

The total development footprint, inclusive of the dwelling footprint, decks, patios, pool, pergola, access, services, hard landscaping and associated external areas, will be approximately 600 m². The site occurs within 100 metres of the high-water mark of the estuary or canal system in a sensitive coastal and estuarine setting. Vegetation clearing will be limited, as there is little vegetation to be cleared and the site consists predominantly of maintained landscaped garden areas rather than intact natural coastal vegetation. No unnecessary removal of indigenous vegetation will be undertaken, and any disturbed areas will be stabilised and rehabilitated through appropriate landscaping and erosion control measures. The proposed activities will be assessed through a Basic Assessment process, during which potential impacts on the estuarine environment, canal frontage, stormwater management, biodiversity, visual character and the receiving environment will be identified and mitigated through appropriate avoidance and management measures.

Public Participation

Interested and Affected Parties (I&APs) are invited to register and submit written comments on the proposed development as part of the Basic Assessment process by contacting:

Hort Couture Landscape Architects and Environmental Planning
PO Box 2206, Port Alfred, 6170
Tel: 064 783 1668
Email: waren@hortcouture.co.za

Date of Notification:

8 June 2026

Please submit I&AP registration before End of Notification:

9 July 2026



Regards,
Mia Jenkins



Office Administration

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Attachments:

image007.emz	2,7 KB
Pearton BID June 26 rev 1.pdf	820 KB