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1. Boodskap van die Voorsitter

As we start the new year with new committee members full of enthusiasm, one asks the question what we achieved during the past year. We have been involved in numerous initiatives, many which are not necessarily noticeable by just driving through town. With communication being essential to our collaboration with the HM and other parties, it is something that SCF needs to work on. Open communication is not necessary to criticize but to share ideas, understand complications and plan ahead. This will allow us to achieve what we all want to achieve for Stilbaai and the Hessequa Municipality, and that is a better place to live today, tomorrow and for at least the next ten years.

2. Annual General Meeting

The SCF Committee was pleased to see the large number of people that attended the annual AGM. The chairperson presented his report and was well received by the audience. The minutes of the meeting with links to other reference documents can be found following this [link](#).

3. Erf 657

As you all know, 3.3 ha of Erf 657 (Opposite of graveyard, corner section between road to Jongensfontein and Main Rd West), has been sold during Dec 2025. We have received many enquiries about not enough consultation, advertising, impact studies that have been done, etc.



In the lead up to the sale all the preliminary requirements according to the municipal processes have been met. However, the public will get further opportunities to comment on the development, layout and the proposed buildings to be erected.

The following process still needs to be followed and completed:

- To develop the land a subdivision and rezoning application needs to be submitted at the municipality by the developer.
- Simultaneously, an environmental impact assessment needs to be undertaken before any development can commence. Both these processes require public participation processes.
- No service station will be allowed on the property.

Approximate duration of all the processes: 3-4 years.



The light green area indicates a highly sensitive vegetation area. The blue lines are the walking trails that will be incorporated within the development. The area that was sold is only the 3,3 ha (NW corner). The other portions are not up for sale now.

It is the intention of the Municipality to develop the portion for commercial purposes. In terms of the Hessequa Zoning Scheme Bylaw, the following land uses are permitted on a commercial zoning:

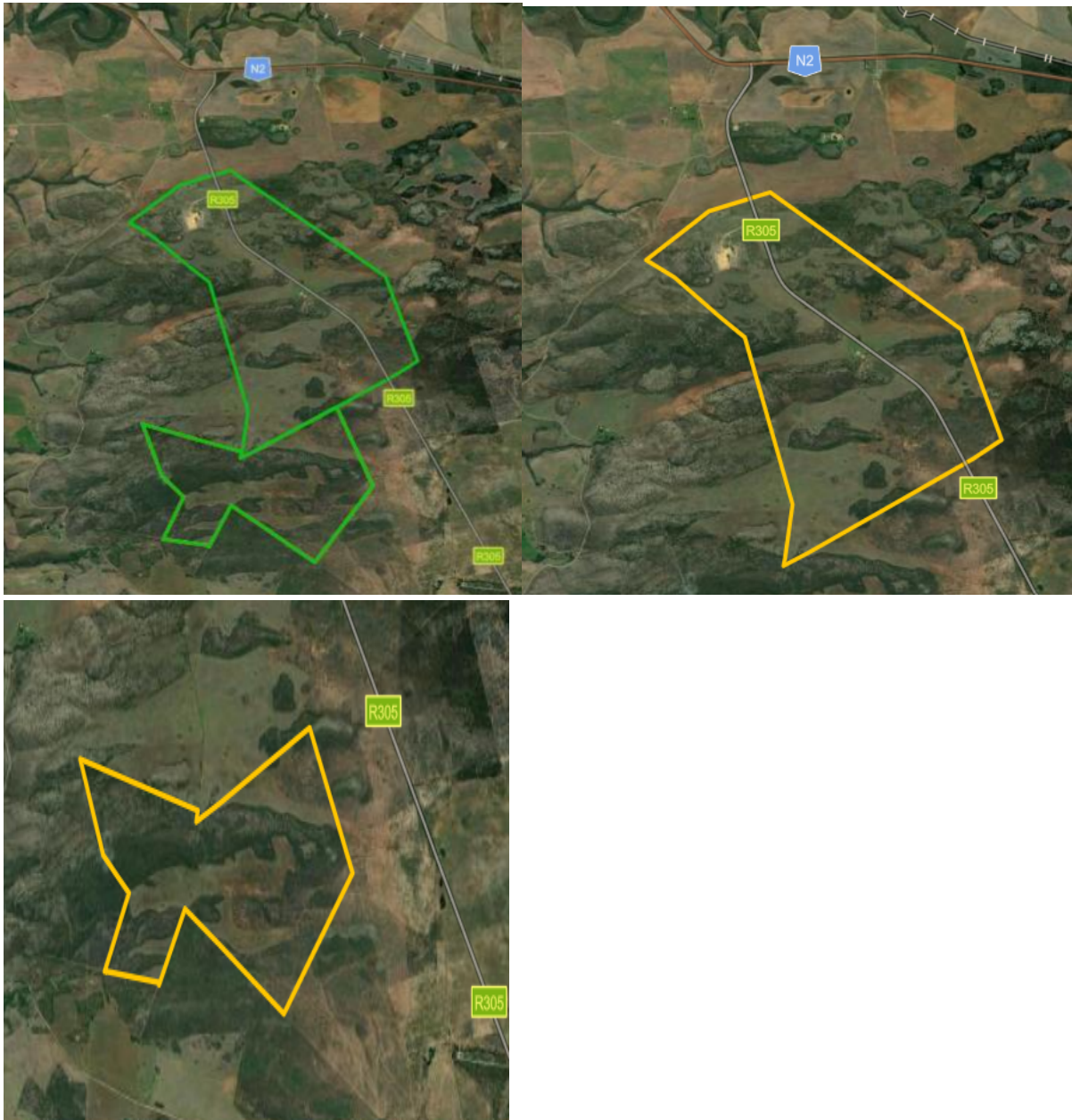
The area is to be classified as a *Business Zone 1*. The objective of this zone is to provide for intensive business and mixed-use development with relatively few restrictions to promote urban vitality and economic growth.

- Dwelling unit
 - Flats on ground floor
- Freestanding base telecommunication station
- Gambling Place
- Helicopter landing pad
- Informal trading
- Liquor store
- Motor repair garage
- Open air motor vehicle display
- Place of entertainment
- Place of instruction
- Place of worship
- Renewable energy structure
- Warehouse



4. Purchase of farms Schoongeleë and Soebatters Vlakte

The SCF has very recently become aware of the purchase of two adjacent farms along the R305, just after the Still Bay N2 turn-off, by the Department of Land Reform and Rural Development (DLRRD). As the SCF, we fully understand that this will be of grave concern to the residents of Stilbaai, but would like to caution against an emotional and possible over-reaction as very little factual information is currently available.





The farms were purchased by the National Government and cover close to 1000 ha when combined. Although no details have been made public, we do understand that one Ha plots are going to be made available to small holding farmers. The purchase of these farms is apparently part of the government's Strategic Plan for Smallholder Support which in term is part of the Department of Land Reform and Rural Development's program.

On 7 April 2026 the SCF and Stilbaai Business Forum (SBF) met with the Speaker of HM , Mr. Tinus van den Berg, who is also the Stilbaai Ward 3 Councillor. Our goal is to co-operate with HM and other interest groups, to devise a shared strategy to deal with the matter. We want to gather all the available information to plan the way forward before formulating an educated response. The following information is being sought by the SCF and the HM.

- Feasibility study reflecting the viability of these small-scale farmers living in Mosselbay and other surrounding areas
- Who is responsibility for the provision of municipal services, water, electricity, sewage, roads etc
- Who will control and ensure compliance to the conditions set by the Government and HM
- Implementation plan of the project with dates

The SCF has formed a subcommittee to collect the necessary information to draft a formal response to the Department of Land Reform and Rural Development and HM.

To keep you informed, all new information and further developments will be shared on all the SCF media platforms. In the meantime, feel free to contact HM for more information and to raise your concerns.



5. Complementing the Hessequa Municipality



If there is one thing about the Stilbaai Municipality you can rely on, it is their response to an issue raised by the public. Having reported illegally dumped tree and branch cuttings, the municipality was there quickly to clear the area and make it safe for everyone. Thanks to Pieter Kleynhans and his teams.



6. Verduideliking van die opset by die rioolpompstasie by Stilbaai-Wes strand (Steentjies strand).



Sedert Desember 2024 het die munisipaliteit hierdie pompstasie opgegradeer om die uitvloeï van riool na die see te voorkom. Kortliks kom dit daarop neer dat die volgende opgraderings gemaak is:

- 'n spaar, derde rioolpomp is aangekoop
- 'n telemetriese steser is geïnstalleer om pompfouten onmiddellik en outomaties aan die Stilbaai onderhoudspan, asook aan die Beheerkantoor op Riversdal te rapporteer.

Die onderhoudspan behoort dan baie gouer op die toneel te wees, as wat die geval in die verlede was. Dit is egter belangrik om te verstaan hoe en waaruit die pompstasie aanleg bestaan:

Die sogenaamde rioolpompstasie bestaan uit twee afsonderlike komponente naamlik,

- **'n Varswater pompsisteem**
- **'n Rioolpomp sisteem**

Hierdie twee sisteme is fisies van mekaar geskei dmv beton kompartemente en daar is geen fisiese manier waarop enige oorloop van die een kompartement die ander kompartement kan besoedel nie.

1. Varswater pompsisteem:

- Die varswatersisteem het sy eie toegewyde pomp en opgaardam.
- Hierdie pomp skakel outomaties aan wanneer die watervlak in die opgaardam die daargestelde hoogte bereik. Die water word dan gepomp na 'n bestaande varswaterdam vir verdere suiwering en in die bestaande munisipale varswater retikulasie sisteem geabsorbeer.



- Hierdie water is afkomstig van 'n eksterne varswaterfontein.
- Die sisteem kan ook direk varswater na die see pomp wanneer die opgaarkompartement leeggemaak moet word om onderhoudswerke te doen, soos wel die geval was op Maandag, 1 Desember 2025.

2. Riool pompsisteem:

- Hierdie riool pompsisteem verwyder slegs riool wat in Stibaai-Wes geproduseer word. Riool wat in Stilbaai-Oos geproduseer word, word vanaf die brug gepomp na die Adelpracht rioolplaas.
- Die riool pompsisteem bestaan uit die volgende komponente:
 - 'n Beton kompartement, groot genoeg om drie pompe te huisves.
 - Telemetrie wat waarskuwings gee aan die munisipale Beheerkamer dat 'n pomp foutief is.
 - Outomaties oorskakeling na 'n ander pomp.
 - Twee pompe is permanent gekoppel en is deurentyd beskikbaar.
 - 'n Derde pomp word as 'n spaar pomp gestoor en slegs gekoppel wanneer die bestaande twee pompe nie die kapasiteit kan hanteer nie.
- Twee pompe kan nie die hoë seisoen se riool-las wegpomp nie. Die derde pomp word dan opgekoppel.
- Al die rioolpompe is dompelpompe ("submerseable pumps") en funksioneer dus onder die oppervlakte van die riool, binne die kompartement.
- Wanneer enige werke in die rioolkompartement gedoen moet word, moet die kompartement dus eers leeggepomp word en met riooltenkwaens weggery word na die rioolplaas. Hierdie proses lei ongelukkig daartoe dat rioolreuke na buite ontsnap en waargeneem word deur die algemene publiek. Hierdie situasie is presies wat op 1 Desember 2025 gebeur het en daar was geen rioolstorting na die see nie.