



REFERENCE: 16/3/3/5/A3/54/2057/25
NEAS REFERENCE: WCP/EIA/AMEND/0001013/2025
DATE OF ISSUE: 17 June 2026

The Board of Directors
Annandale Road Properties (Pty) Ltd.
P.O. Box 2479
SOMERSET WEST
7129

Attention: Mr. Nicholas Horwood

E-mail: njehorwood@mweb.co.za

Dear Sir

APPLICATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) ("NEMA") AND THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED) FOR THE PART 2 AMENDMENT TO THE AMENDED ENVIRONMENTAL AUTHORISATION ISSUED ON 29 SEPTEMBER 2023 (REFERENCE NO.: 16/3/3/5/A3/54/2008/23): PROPOSED DEVELOPMENT OF THE SOMER FOREST RESIDENTIAL ESTATE AND ASSOCIATED INFRASTRUCTURE ON ERF NO. 7075, REMAINDER OF ERF NO. 7078 AND ERVEN 7079, 7083, 7725 AND 10536, SOMERSET WEST.

1. With reference to the above application, the competent authority hereby notifies you of its decision to **grant** Environmental Authorisation, attached herewith, together with the reasons for the decision.
2. In terms of Regulation 4 of the Environmental Impact Assessment Regulations, 2014 (as amended), you are instructed to ensure, within 14 days of the date of the amended Environmental Authorisation, that all registered interested and affected parties ("I&APs") are provided with access to and reasons for the decision, and that all registered I&APs are notified of their right to appeal.
3. Your attention is drawn to Chapter 2 of the National Appeal Regulations, 2025, which prescribes the appeal procedure to be followed. This procedure is summarised in the attached Amended Environmental Authorisation.

Yours faithfully

MR. ELDON VAN BOOM
ACTING DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

CC: (1) Ms. Adél Groenewald (DJEC)
(2) Ms. Azanne van Wyk (City of Cape Town)

E-mail: adel@dougjeff.co.za
E-mail: azanne.vanwyk@capetown.gov.za



REFERENCE: 16/3/3/5/A3/54/2057/25
NEAS REFERENCE: WCP/EIA/AMEND/0001013/2025

AMENDED ENVIRONMENTAL AUTHORISATION

APPLICATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) ("NEMA") AND THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED) FOR THE PART 2 AMENDMENT TO THE AMENDED ENVIRONMENTAL AUTHORISATION ISSUED ON 29 SEPTEMBER 2023 (REFERENCE NO.: 16/3/3/5/A3/54/2008/23): PROPOSED DEVELOPMENT OF THE SOMER FOREST RESIDENTIAL ESTATE AND ASSOCIATED INFRASTRUCTURE ON ERF NO. 7075, REMAINDER OF ERF NO. 7078 AND ERVEN 7079, 7083, 7725 AND 10536, SOMERSET WEST.

With reference to your application for the abovementioned, find below the amendment to the Environmental Authorisation (hereinafter referred to as the "Environmental Authorisation") with respect to this application.

A. DECISION

By virtue of the powers conferred on it by the NEMA and the EIA Regulations, 2014 (as amended), the competent authority herewith grants the amendment of the amended Environmental Authorisation issued on 29 September 2023 (Reference No.: 16/3/3/5/A3/54/2008/23). The amended Environmental Authorisation (Reference No.: 16/3/3/5/A3/54/2008/23) (attached as Appendix A) is amended as set out below:

1. Background

- 1.1. An Environmental Authorisation was issued by this Department on 4 May 2018 (Reference No.: 16/3/3/1/A3/54/2046/17). The approved proposal within the Geelsloot stream included the following:
 - The development of two vehicular bridges over the stream;
 - The installation of raised wooden boardwalks to provide pedestrian linkage between the western and eastern portions of the development; and
 - The development of a section of external sewer line of approximately 170m across the Remainder of Erf No. 15482. Access to the development will be obtained along a servitude road from Parel Valley Road.
- 1.2. An amended Environmental Authorisation was issued by this Department on 29 September 2023 (Reference No.: 16/3/3/5/A3/54/2008/23). The amended Environmental Authorisation authorised the following:
 - Extension of the validity period to 3 May 2028;
 - Change of the holder's details;

- The development of a vehicular bridge (along the northern boundary of Erf No. 7075), which will link the western and eastern sections of the proposed development.
- The sewer servitude will cross Erven 7083, 7725 and 10536 and connect to a sewer connection supply on Erf No. 7075.
- Access to the proposed development will be obtained off Stella Road from the west across Erf No. 10536.

1.3. This amendment application proposes to:

- 1.3.1. Relocate the crossing to the southern boundary of Erf No. 7075, reverting to the originally authorised alignment; and
- 1.3.2. To reroute the sewer pipelines along the southern boundary to better reflect the site's topography. The sewer connection remains unchanged, traversing Erven 7083, 7725, and 10536 to connect to the 150mm sewer main east of Stella Road.

2. The activity description under Section A of the amended Environmental Authorisation issued on 29 September 2023 reads as follows:

"The proposed project entails the establishment of the Somer Forest Residential Estate and associated infrastructure on Erf 7075, the Remainder of Erf No. 7078 and Erven 7079, 7083, 7725 and 10536, Somerset West.

The large stumps that remained in the water course after the Red River Gums were felled, will be mechanically removed and the watercourse rehabilitated to form a gently sloping channeled valley-bottom wetland which will be planted with suitable indigenous plants. After removal of the stumps the river banks will also be shaped and stabilized.

Raised wooden boardwalks will be constructed around the edge of the rehabilitated wetland on either side of the stream, and will be located above the 1:100-year flood line. Swales will be constructed under the raised boardwalks and will be designed to hold storm water and spread the overflow evenly and at a slow rate, over the swale walls into the rehabilitated wetland. Open storm water channels will collect water from the upper portions of the site and the roads and will discharge it directly into the wetland at two points, both just upstream of the southern boundary of the site and into the swales.

A vehicular bridge will link the western and eastern sections of the proposed development.

The water servitude will cross the Remainder of Erf No. 7078 and Erven 7079 and 10536 and connect to a water supply connection on the Somer Forest development on Erf No. 7075. The sewer servitude will cross Erven 7083, 7725 and 10536 and connect to a sewer connection supply on Erf No. 7075. The electrical supply will be from an existing mini substation located on Stella Road on Erf No. 7083. The servitude will then continue along Stella Road northwards traversing Erf No. 10536 and connect to the development point of supply.

Access to the proposed development will be obtained off Stella Road from the west across Erf No. 10536".

This is herewith replaced with the following:

The proposed project entails the establishment of the Somer Forest Residential Estate and associated infrastructure on Erf 7075, the Remainder of Erf No. 7078 and Erven 7079, 7083, 7725 and 10536, Somerset West.

The large stumps that remained in the water course after the Red River Gums were felled, will be mechanically removed and the watercourse rehabilitated to form a gently sloping channeled valley-bottom wetland which will be planted with suitable indigenous plants. After removal of the stumps the river banks will also be shaped and stabilized.

Raised wooden boardwalks will be constructed around the edge of the rehabilitated wetland on either side of the stream, and will be located above the 1:100-year flood line. Swales will be constructed under the raised boardwalks and will be designed to hold storm water and spread the overflow evenly and at a slow rate, over the swale walls into the rehabilitated wetland. Open storm water channels will collect water from the upper portions of the site and the roads and will discharge it directly into the wetland at two points, both just upstream of the southern boundary of the site and into the swales.

A vehicular bridge will link the western and eastern sections of the proposed development.

The water servitude will cross the Remainder of Erf No. 7078 and Erven 7079 and 10536 and connect to a water supply connection on the Somer Forest development on Erf No. 7075. The sewer pipelines will be rerouted along the southern boundary of the site via the existing berm as well as along the western and eastern sides of the stream, thereby reflecting the natural slope of the erven towards the river. The connection beyond Erf No. 7075 remains unchanged, traversing Erven 7083, 7725, and 10536 to connect to the 150mm sewer main east of Stella Road. The electrical supply will be from an existing mini substation located on Stella Road on Erf No. 7725. The servitude will then continue along Stella Road northwards traversing Erf No. 10536 and connect to the development point of supply.

Access to Erf No. 7075 will be via a private road off Stella Road across Erf No. 10536 to the south-western boundary of Erf No. 7075.

3. **Condition 10 of the amended Environmental Authorisation issued on 29 September 2023 reads as follows:**

"The draft EMPr and River Maintenance Management Plan dated 09 June 2023 (as amended by Doug Jeffery Environmental Consultants) and submitted as part of the application for amendment are hereby approved and must be implemented".

This is herewith replaced with the following:

The draft EMPr and River Maintenance Management Plan dated 18 February 2026 (as amended by Doug Jeffery Environmental Consultants) and submitted as part of the application for amendment are hereby approved and must be implemented and adhered to.

4. Annexure 2: Site Plan of the amended Environmental Authorisation issued on 29 September 2023 is as follows:

“ANNEXURE 2: SITE PLAN



”

This is herewith replaced with the following:



5. **The description of the preferred alternative under Section A of the amended Environmental Authorisation issued on 29 September 2023 reads as follows:**

"Preferred alternative – herewith authorised:

The preferred alternative entails the establishment of the Somer Forest Residential Estate on Erf 7075, Remainder of Erf No. 7078 and Erven 7079, 7083, 7725 and 10536, Somerset West.

The large stumps that remained in the water course after the Red River Gums were felled, will be mechanically removed and the watercourse rehabilitated to form a gently sloping channelled valley-bottom wetland which will be planted with suitable indigenous plants. After removal of the stumps the river banks will also be shaped and stabilized.

Raised wooden boardwalks will be constructed around the edge of the rehabilitated wetland on either side of the stream and will be located above the 1:100-year flood line. Swales will be constructed under the raised boardwalks and will be designed to hold storm water and spread the overflow evenly and at a slow rate, over the swale walls into the rehabilitated wetland. Open storm water channels will collect water from the upper portions of the site and the roads and will discharge it directly into the wetland at two points, both just upstream of the southern boundary of the site and into the swales.

A vehicular bridge will link the western and eastern sections of the proposed development.

The water servitude will cross the Remainder of Erf No. 7078 and Erven 7079 and 10536 and connect to a water supply connection on Erf No. 7075. The sewer servitude will cross Erven 7083, 7725 and 10536 and connect to a sewer connection supply on Erf No. 7075. The electrical supply will be from an existing mini substation located on Stella Road on Erf No. 7083. The servitude will then continue along Stella Road northwards traversing Erf No. 10536 and connect to the development point of supply.

Access to the proposed development will be obtained off Stella Road from the west across Erf No. 10536.

This is the preferred alternative since it will have only one dam structure. The stream will have a gradient of approximately 1:8 which is gentle enough to recreate wetland conditions along the length of the stream. The boardwalk will be retained, but the section in the linking open space and the pedestrian bridge will be removed".

This is herewith replaced with the following:

The proposed project entails the establishment of the Somer Forest Residential Estate and associated infrastructure on Erf 7075, the Remainder of Erf No. 7078 and Erven 7079, 7083, 7725 and 10536, Somerset West.

The large stumps that remained in the water course after the Red River Gums were felled, will be mechanically removed and the watercourse rehabilitated to form a gently sloping channelled valley-bottom wetland which will be planted with suitable indigenous plants. After removal of the stumps the river banks will also be shaped and stabilized.

Raised wooden boardwalks will be constructed around the edge of the rehabilitated wetland on either side of the stream, and will be located above the 1:100-year flood line. Swales will be constructed under the raised boardwalks and will be designed to hold storm water and spread the overflow evenly and at a slow rate, over the swale walls into the rehabilitated wetland. Open storm water channels will collect water from the upper portions of the site and the roads and will discharge it directly into the wetland at two points, both just upstream of the southern boundary of the site and into the swales.

A vehicular bridge will link the western and eastern sections of the proposed development.

The water servitude will cross the Remainder of Erf No. 7078 and Erven 7079 and 10536 and connect to a water supply connection on the Somer Forest development on Erf No. 7075. The sewer pipelines will be rerouted along the southern boundary of the site via the existing berm as well as along the western and eastern sides of the stream, thereby reflecting the natural slope of the erven towards the river. The connection beyond Erf No. 7075 remains unchanged, traversing Erven 7083, 7725, and 10536 to connect to the 150mm sewer main east of Stella Road. The electrical supply will be from an existing mini substation located on Stella Road on Erf No. 7725. The servitude will then continue along Stella Road northwards traversing Erf No. 10536 and connect to the development point of supply.

Access to Erf No. 7075 will be via a private road off Stella Road across Erf No. 10536 to the south-western boundary of Erf No. 7075.

This is the preferred alternative since it will have only one dam structure. The stream will have a gradient of approximately 1:8, which is gentle enough to recreate wetland conditions along the length of the stream. The boardwalk will be retained, but the section in the linking open space and the pedestrian bridge will be removed.

6. All other conditions contained in the Environmental Authorisation issued on 29 September 2023 remain unchanged and in force, unless specifically amended herein.

B. REASONS FOR THE DECISION

In reaching its decision, the competent authority took, *inter alia*, the following into consideration:

- (a) The information contained in the application for amendment as received by the competent authority via electronic mail correspondence on 27 November 2025; the meeting held on 02 February 2026, attended by Ms. Adél Groenewald and Ms. Jamie Cloete of Doug Jeffery Environmental Consultants, and Ms. Taryn Dreyer and Ms. Rondine Isaacs of the Department of Environmental Affairs and Development Planning ("DEA&DP"); the final Amendment Report as received by the competent authority via electronic mail correspondence on 24 February 2026; and the additional information received by the competent authority via electronic mail correspondence on 08 April 2026 and 08 May 2026, respectively.
- (b) The application is for a substantive amendment to the amended Environmental Authorisation issued on 29 September 2023 in terms of the EIA Regulations, 2014 (as amended).

(c) An amendment of the SDP is sought to relocate the approved 10m road from the northern boundary of Erf 7075 to the southern boundary, reverting to the alignment authorised in the 2018 EA, and to reroute the sewer pipelines to better reflect the site's topography.

(d) No significant negative impacts are expected due to the amendment of the original development proposal. This can be justified as follows:

i. The amended Environmental Authorisation with Reference No.: "16/3/3/5/A3/54/2008/23" issued on 29 September 2023 authorised the development of a 10m wide road, which will cross the stream along the northern boundary of Erf No. 7075. Subsequent to further design considerations and to optimise the site layout, the holder now proposes to relocate the road to the southern boundary of Erf No. 7075, thereby reverting to the originally authorised alignment as per the Environmental Authorisation with Reference No.: "16/3/3/1/A3/54/2046/17", issued on 04 May 2018. The relocation of the internal road will enhance accessibility and overall functionality within the estate by improving circulation and providing more direct vehicular access to individual erven and reduce potential disturbance within the northern section of the site. The proposed amendment will result in a slight adjustment in the orientation of the road crossing and the removal of the previously authorised northern crossing.

ii. The municipal sewer servitude within Erf No. 7075 did not sufficiently accommodate the site's topography. Therefore, the sewer pipelines will be rerouted along the southern boundary of the site via the existing berm, as well as along the western and eastern sides of the stream, reflecting the natural slope of the erven towards the river. The connection beyond Erf No. 7075 will remain unchanged, traversing Erven 7083, 7725, and 10536 to connect to the 150mm sewer main east of Stella Road.

iii. Traffic impacts:

A Traffic Impact Statement dated 17 September 2025 was compiled by UDS Africa, to assess the potential traffic impacts of the amended proposal.

In this amendment, access will remain from Stella Road across Erf 10536, but will now connect to Erf 7075 via two access roads.

The access via Parel Vallei Road will remain available as an emergency access only, to be used in the event of flooding, in order to maintain access to the affected erven within the development.

The Traffic Impact Statement concluded that since the number of erven remains the same, no changes are expected to the trip generation or impact thereof on the external road network.

iv. Aquatic impacts:

An Updated Freshwater Opinion Letter dated 27 August 2025 was provided by Ms. Antonia Belcher of BlueScience regarding the amended proposal.

According to the Updated Freshwater Opinion Letter dated 27 August 2025, the site and the surrounding area are largely developed such that the watercourse is in a highly disturbed condition. The proposed amendment to change the location of the road and sewer crossing will not alter the significance of the aquatic ecosystem impact.

CapeNature in their comment dated 19 January 2026 indicated the following:
"...considering the existing approvals and approval history, the highly modified nature of the stream itself and noting that wetland rehabilitation will still be implemented, as well as the freshwater specialist confirmation that the proposed amended alignment will not change impacts, the proposed amendment is supported."

- (e) The environment and the rights and interests of interested and affected parties ("I&APs") are not likely to be affected.
- (f) No new listed activities are triggered by the amended proposal and the competent authority is satisfied that all potential impacts will be mitigated to acceptable levels.
- (g) The remaining conditions contained in the Environmental Authorisation issued on 04 May 2018 remain unchanged and in force.
- (h) A Public Participation Process was conducted for the amendment application, which comprised of the following:
 - An advertisement was placed in the "Distrikspost" newspaper on 26 November 2025;
 - A notice was placed at two locations accessible to the public on 27 November 2025;
 - E-mails were sent on 27 November 2025 to registered I&APs to inform them of the availability of the draft Amendment Report;
 - Letter drops were conducted on 27 November 2025 to adjacent neighbours;
 - The draft Amendment Report was placed on the website of Doug Jeffery Environmental Consultants for the duration of the commenting period;
 - The draft Amendment Report was made available for comment from 28 November 2025 until 19 January 2026 (30-day commenting period, excluding December closure period where applicable); and
 - On 24 February 2026, the final Amendment Report and Comments and Responses Report were made available to registered I&APs for information purposes.

At the end of the commenting period, comments were received. Concerns were raised by I&APs regarding the potential access, stormwater management, sewerage (odour), dust and noise impacts associated with the proposed amended access route. However, these concerns were adequately addressed.

Access:

Concerns were raised regarding the use of Parel Vallei Heights Road as an emergency access, as it was understood by I&APs that the Parel Vallei Heights Road is for the exclusive use of Parel Vallei Heights.

The responses confirmed access road (Erf 15620) is subject to a 9 meter-wide servitude in favour of Erf 7075. The servitude is not restricted to the use of the property as a nursery. Therefore, the access road is not for the exclusive use of Parel Vallei Heights and Erf 7075 may use the servitude as an emergency access.

Stormwater Management:

Concerns were raised regarding impacts downstream of Somer Forest and how the 1 in 100 year & climate change have been considered. A Stormwater Management

Plan was approved as part of the original Environmental Authorisation. The responses confirmed that the Stormwater Management Plan is due to be updated, and considered a 15% adjustment for climate change.

Dust, Noise and Odour:

Temporary dust and noise impacts may arise during construction; these will be effectively mitigated through the implementation of the revised EMPr. The EMPr includes a Dust Management Plan. In terms of the provisions included in the EMPr, an Odour Management Plan for the rerouting of the municipal sewer line must be submitted to the City of Cape Town Air Quality Management for review, before the works on the sewer line commence.

The competent authority is satisfied that the comments that were received were adequately responded to.

Authority Consultation:

The following authorities were consulted:

- CapeNature;
- Heritage Western Cape;
- Western Cape Department of Infrastructure;
- Western Cape Department of Agriculture;
- DEA&DP Directorate: Waste Management;
- DEA&DP Directorate: Pollution and Chemicals Management;
- DEA&DP Directorate: Biodiversity and Coastal Management;
- Department of Water and Sanitation; and
- City of Cape Town.

C. CONDITION

1. The applicant must, in writing, within 14 (fourteen) calendar days of the date of this decision –
 - 1.1 notify all registered I&APs of –
 - 1.1.1 the outcome of the application;
 - 1.1.2 the reasons for the decision;
 - 1.1.3 the date of the decision; and
 - 1.1.4 the date of issue of the decision;
 - 1.2 draw the attention of all registered I&APs to the fact that an appeal may be lodged against the decision in terms of the National Appeal Regulations, 2025 (as amended);
 - 1.3 draw the attention of all registered I&APs to the manner in which they may access the decision; and
 - 1.4 provide the registered I&APs with:
 - 1.4.1 the name of the holder (entity) of this Environmental Authorisation,
 - 1.4.2 name of the responsible person for this Environmental Authorisation,
 - 1.4.3 postal address of the holder,
 - 1.4.4 telephonic and fax details of the holder,
 - 1.4.5 e-mail address, if any,
 - 1.4.6 the contact details (postal and/or physical address, contact number, facsimile and e-mail address) of the decision-maker and all registered I&APs

in the event that an appeal is lodged in terms of the National Appeal Regulations, 2025 (as amended).

D. APPEALS

Appeals must comply with the National Appeal Regulations, 2025 (Government Notice No. R. 5985 in Government Gazette No. 52269 of 13 March 2025). Please note the provisions of Regulation 1(2) and (3) of the National Appeal Regulations, 2025, when calculating the period of days.

1. The holder (applicant) of this decision must submit an appeal to the Appeal Administrator, any registered I&APs and the decision maker (Competent Authority who issued the decision) within **20 calendar days** from the date this decision was sent by the decision maker.
2. The I&APs (not the holder of this decision) must submit an appeal to the Appeal Administrator, the holder (applicant) of the decision and the decision maker within **20 calendar days** from the date this decision was sent to the registered I&APs by the holder (applicant) of the decision.
3. All appeals submitted must:
 - 3.1 be in writing in the appeal form obtainable from the Departmental website;
 - 3.2 include supporting documents referred to in the appeal; and
 - 3.3 include proof of payment of the prescribed non-refundable appeal fee, if prescribed.
4. The holder (applicant) of the decision must:
 - 4.1 notify registered I&APs and affected organs of state of any appeal received, and make the appeal available to them, within **5 calendar days** after the 20-day appeal period ends; and
 - 4.2 submit proof of this notification to the Appeal Administrator within 5 calendar days after sending the last notification.
5. The applicant, where applicable, the decision-maker, or any person notified under Regulation 4 of the National Appeal Regulations, 2025 may submit a Responding Statement within 20 calendar days from the date they received the appeal, in the form obtainable from the Departmental website to the Appeal Administrator and to the appellant, where the appellant is not the applicant.
6. Appeals, Responding Statements and supporting documents must be submitted to the Appeal Administrator by means of one of the following methods:
 - 6.1 **By e-mail:** DEADP.Appeals@westerncape.gov.za; or
 - 6.2 **By hand**, where that person submitting does not hold an electronic mail account:
Attention: Mr. Marius Venter
Room 809
8th Floor Utilitas Building,
1 Dorp Street
CAPE TOWN

Note: You are also requested to submit an electronic copy (Microsoft Word format) of the appeal, responding statement and any supporting documents to the Appeal Administrator via email or to the address listed above.

A prescribed appeal form, responding statement form as well as assistance regarding the appeal processes are obtainable from the relevant website of the appeal authority: <http://www.westerncape.gov.za/eadp> or the office of the Minister at:

Tel.: (021) 483 3721; or

E-mail: DEADP.Appeals@westerncape.gov.za.

E DISCLAIMER

The Western Cape Government, the Local Authority, committees or any other public authority or organisation appointed in terms of the conditions of this environmental authorisation shall not be responsible for any damages or losses suffered by the holder, developer or his/her successor in any instance where construction or operation subsequent to construction is temporarily or permanently stopped for reasons of non-compliance with the conditions as set out herein or any other subsequent document or legal action emanating from this decision.

Your interest in the future of our environment is appreciated.

Yours faithfully

MR. ELDON VAN BOOM

ACTING DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

DATE OF DECISION: 17 JUNE 2026

CC: (1) Ms. Adél Groenewald (DJEC)
(2) Ms. Azanne van Wyk (City of Cape Town)

E-mail: adel@dougjeff.co.za
E-mail: azanne.vanwyk@capetown.gov.za

FOR OFFICIAL USE ONLY:

EIA REFERENCE NUMBER: 16/3/3/5/A3/54/2057/25

NEAS EIA REFERENCE NUMBER: WCP/EIA/AMEND/0001013/2025

-----END-----

APPENDIX A

A copy of the amended Environmental Authorisation issued on 29 September 2023 (Reference No.: 16/3/3/5/A3/54/2008/23)



**Western Cape
Government**

Department of Environmental Affairs and Development Planning

Rondine Isaacs

Directorate: Development Management, Region 1

Rondine.Isaacs@westerncape.gov.za | Tel: 021 483 4098

REFERENCE: 16/3/3/5/A3/54/2008/23
NEAS REFERENCE: WCP/EIA/AMEND/0000721/2023
DATE OF ISSUE: 29 September 2023

The Board of Directors
Annandale Road Properties (Pty) Ltd.
P.O. Box 2479
SOMERSET WEST
7129

Attention: Mr. Nicholas Horwood

E-mail: njehorwood@mweb.co.za

Dear Sir

APPLICATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) ("NEMA") AND THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED) FOR THE PART 2 AMENDMENT TO THE ENVIRONMENTAL AUTHORISATION ISSUED ON 04 MAY 2018 (REFERENCED: 16/3/3/1/A3/54/2046/17): PROPOSED ESTABLISHMENT OF THE SOMER FOREST RESIDENTIAL ESTATE AND ASSOCIATED INFRASTRUCTURE ON ERF 7075, REMAINDER OF ERF NO. 7078 AND ERVEN 7079, 7083, 7725 AND 10536, SOMERSET WEST.

1. With reference to the above application, the competent authority hereby notifies you of its decision to **grant** Environmental Authorisation, attached herewith, together with the reasons for the decision.
2. In terms of Regulation 4 of the EIA Regulations, 2014 (as amended), you are instructed to ensure, within 14 days of the date of the Environmental Authorisation, that all registered interested and affected parties are provided with access to and reasons for the decision, and that all registered interested and affected parties are notified of their right to appeal.
3. Your attention is drawn to Chapter 2 of the Appeal Regulations, 2014 (as amended), which prescribes the procedure to be followed in the event of appeals being lodged. This procedure is summarised in the attached Environmental Authorisation.

Yours faithfully

**Zaahir
Toefy**

Digitally signed by
Zaahir Toefy
Date: 2023.09.29
09:29:25 +02'00'

**MR. ZAAHIR TOEFY
DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING**

CC: (1) Mr. Doug Jeffery (Doug Jeffery Environmental Consultants)
(2) Ms. Azanne van Wyk (City of Cape Town)

E-mail: doug@dougjeff.co.za
E-mail: azanne.vanwyk@capetown.gov.za



REFERENCE: 16/3/3/5/A3/54/2008/23
NEAS REFERENCE: WCP/EIA/AMEND/0000721/2023
DATE OF ISSUE: 29 September 2023

AMENDED ENVIRONMENTAL AUTHORISATION

APPLICATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) ("NEMA") AND THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED) FOR THE PART 2 AMENDMENT TO THE ENVIRONMENTAL AUTHORISATION ISSUED ON 04 MAY 2018 (REFERENCED: 16/3/3/1/A3/54/2046/17): PROPOSED ESTABLISHMENT OF THE SOMER FOREST RESIDENTIAL ESTATE AND ASSOCIATED INFRASTRUCTURE ON ERF 7075, REMAINDER OF ERF NO. 7078 AND ERVEN 7079, 7083, 7725 AND 10536, SOMERSET WEST.

With reference to your application for the abovementioned, find below the amendment to the Environmental Authorisation (hereinafter referred to as the "Environmental Authorisation") with respect to this application.

ADDENDUM TO ENVIRONMENTAL AUTHORISATION

A. DECISION

By virtue of the powers conferred on it by the NEMA and the EIA Regulations, 2014 (as amended), the competent authority herewith grants the amendment of the Environmental Authorisation issued on 04 May 2018 (Reference No.: 16/3/3/1/A3/54/2046/17). The Environmental Authorisation (Reference No.: 16/3/3/1/A3/54/2046/17) (attached as Appendix A) is amended as set out below:

1. Condition 3 under Section E of the Environmental Authorisation issued on 04 May 2018, reads as follows:

"The holder must commence with, and conclude, the listed activity within the stipulated validity period which this Environmental Authorisation is granted for, or this Environmental Authorisation shall lapse and a new application for Environmental Authorisation must be submitted to the competent authority.

This Environmental Authorisation is granted for–

- (a) *A period of five (5) years, from the date of issue, during which period the holder must commence with the authorised listed activity; and*
- (b) *A period of ten (10) years, from the date the holder commenced with an authorised listed activity, during which period the authorised listed activity for the construction phase, must be concluded".*

This is herewith replaced with the following:

The holder must commence with the listed activity on site by 03 May 2028 or the Environmental Authorisation shall lapse. A new application for Environmental Authorisation must be made for the activity to be undertaken if the holder of the Environmental Authorisation does not commence by the aforementioned date.

The authorised listed activity for the construction phase, must be concluded within a period of ten (10) years from the date the holder commenced with an authorised listed activity.

2. **The details of the holder that are provided in the Environmental Authorisation issued on 04 May 2018 reads as follows:**

*"Kiam Properties (Pty) Ltd.
c/o Mr. Stefan Bothma
Postnet Suite 367
Private Bag X15
SOMERSET WEST
7129
Tel.: (021) 851 5268
Fax: (021) 905 5639"*

This is herewith replaced with the following:

*Annandale Road Properties (Pty) Ltd.
c/o Mr. Nicholas Horwood
P.O. Box 2479
SOMERSET WEST
7129*

*Cell.: 082 550 6300
E-mail: njehorwood@mweb.co.za*

3. **The activity description under Section B of the Environmental Authorisation issued on 04 May 2018 reads as follows:**

"The proposed project entails the establishment of a security residential development of approximately 27 residential erven and a private open space on Erf No. 7075, Somerset West.

The large stumps that remained in the water course after the Red River Gums were felled, will be mechanically removed and the watercourse rehabilitated to form a gently sloping channeled valley-bottom wetland which will be planted with suitable indigenous plants. After removal of the stumps the river banks will also be shaped and stabilized. Raised wooden boardwalks will be constructed around the edge of the rehabilitated wetland on either side of the stream, and will be located above the 1:100-year flood line. Swales will be constructed under the raised boardwalks and will be designed to hold storm water and spread the overflow evenly and at a slow rate, over the swale walls into the rehabilitated wetland. Open storm water channels will collect water from the upper portions of the site and the roads and will discharge it directly into the wetland at two points, both just upstream of the southern boundary of the site and into the swales.

Two vehicular bridges will link the western and eastern sections of the proposed development. Water from the rehabilitated wetland will exit the site via an existing pipe in the southern berm. The exit pipe is in poor condition and will be replaced. The proposed development also includes the construction of a section of external sewer line of approximately 170m across the Remainder of Erf No. 15482. Access to the development will be obtained along a servitude road from Parel Valley Road".

This is herewith replaced with the following:

The proposed project entails the establishment of the Somer Forest Residential Estate and associated infrastructure on Erf 7075, the Remainder of Erf No. 7078 and Erven 7079, 7083, 7725 and 10536, Somerset West.

The large stumps that remained in the water course after the Red River Gums were felled, will be mechanically removed and the watercourse rehabilitated to form a gently sloping channelled valley-bottom wetland which will be planted with suitable indigenous plants. After removal of the stumps the river banks will also be shaped and stabilized.

Raised wooden boardwalks will be constructed around the edge of the rehabilitated wetland on either side of the stream, and will be located above the 1:100-year flood line. Swales will be constructed under the raised boardwalks and will be designed to hold storm water and spread the overflow evenly and at a slow rate, over the swale walls into the rehabilitated wetland. Open storm water channels will collect water from the upper portions of the site and the roads and will discharge it directly into the wetland at two points, both just upstream of the southern boundary of the site and into the swales.

A vehicular bridge will link the western and eastern sections of the proposed development.

The water servitude will cross the Remainder of Erf No. 7078 and Erven 7079 and 10536 and connect to a water supply connection on the Somer Forest development on Erf No. 7075. The sewer servitude will cross Erven 7083, 7725 and 10536 and connect to a sewer connection supply on Erf No. 7075. The electrical supply will be from an existing mini substation located on Stella Road on Erf No. 7083. The servitude will then continue along Stella Road northwards traversing Erf No. 10536 and connect to the development point of supply.

Access to the proposed development will be obtained off Stella Road from the west across Erf No. 10536.

4. The location and description of the site under Section C of the Environmental Authorisation issued on 04 May 2018 reads as follows:

"The listed activity will take place on Erf No. 7075, Somerset West.

The property is situated on Larc en Ciel Road off Parel Valley Road in the Helderrant residential suburb in Somerset West. The property abuts the new Featherbrooke and Cedar Hill gated residential estates to the east and north. To the north and west are also single residential properties and towards the southwest are agricultural zoned land. Directly towards the south is a Public Open Space and some single residential properties.

The SG 21-digit codes are:

Erf No. 7075: C06700210000707500000

Remainder of Erf No. 15482 (external sewer line): C06700210001548200REM

Co-ordinates:

Erf No. 7075:

Latitude: 34° 03' 40.25" S

Longitude: 18° 51' 29.08" E

Remainder of Erf No. 15482 (external sewer line):

Starting point:

Latitude: 34° 03' 42.67" S

Longitude: 18° 51' 27.68" E

Middle point:

Latitude: 34° 03' 45.98" S

Longitude: 18° 51' 26.85" E

End point:

Latitude: 34° 03' 48.32" S

Longitude: 18° 51' 26.76" E

Refer to Annexure 1: Locality Plan and Annexure 2: Site Plan.

hereinafter referred to as "the site".

This is herewith replaced with the following:

The listed activity will take place on Erf 7075, Remainder of Erf No. 7078 and Erven 7079, 7083, 7725 and 10536, Somerset West.

The site is situated between Adam Tas Road to the east and Parel Vallei Road to the west. The properties are surrounded by residential developments and the Parel Vallei High School is located approximately 540m south of the site. A portion of the Geelsloot Stream flows through Erf No. 7075 in a north-south direction along the western boundary, and along the western boundary of Erven 10536 and 7725.

Co-ordinates and SG 21 digit codes:

Erf No.	SG 21 digit code	Co-ordinates
7075	C06700210000707500000	Latitude: 34° 03' 39.27" S
		Longitude: 18° 51' 28.81" E
7725	C06700210000772500000	Latitude: 34° 03' 50.01" S
		Longitude: 18° 51' 24.76" E
10536	C06700210001053600000	Latitude: 34° 03' 42.38" S
		Longitude: 18° 51' 24.77" E
7083	C06700210000708300000	Latitude: 34° 03' 46.82" S
		Longitude: 18° 51' 27.70" E
7079	C06700210000707900000	Latitude: 34° 03' 46.82" S
		Longitude: 18° 51' 27.70" E
Remainder 7078	C06700210000707800000	Latitude: 34° 03' 46.82" S
		Longitude: 18° 51' 27.70" E

External sewer line (Erven 7083, 7725 and 10536):

Starting point:

Latitude: 34° 03' 56.23" S

Longitude: 18° 51' 21.63" E

Middle point:

Latitude: 34° 03' 44.84" S

Longitude: 18° 51' 23.98" E

End point:

Latitude: 34° 03' 37.89" S

Longitude: 18° 51' 27.42" E

Refer to Annexure 1: Locality Plan and Annexure 2: Site Plan.

hereinafter referred to as "the site".

5. **Condition 10 of the Environmental Authorisation issued on 04 May 2018 reads as follows:**

"The draft EMPr and River Maintenance Management Plan submitted as part of the application for Environmental Authorisation are hereby approved and must be implemented".

This is herewith replaced with the following:

The draft EMPr and River Maintenance Management Plan dated 09 June 2023 (as amended by Doug Jeffery Environmental Consultants) and submitted as part of the application for amendment are hereby approved and must be implemented.

6. Annexure 1: Locality Plan of the Environmental Authorisation issued on 04 May 2018 is as follows:

"ANNEXURE 1: LOCALITY PLAN



This is herewith replaced with the following:

ANNEXURE 2: LOCALITY PLAN



This is herewith replaced with the following:

ANNEXURE 2: SITE PLAN



8. The description of the preferred alternative under Annexure 3: Reasons for the Decision of the Environmental Authorisation issued on 04 May 2018 reads as follows:

"Alternative 3 (preferred alternative – herewith authorised):

The preferred alternative entails the establishment of a residential development of approximately 27 residential erven and a private open space. The watercourse will be rehabilitated to form a gently sloping channelled valley-bottom wetland. Raised wooden boardwalks will be constructed around the edge of the rehabilitated wetland and will be located above the 1:100-year flood line. Two vehicular bridges will link the western and eastern sections of the proposed development.

This is the preferred alternative since it will have only one dam structure. The stream will have a gradient of approximately 1:8 which is gentle enough to recreate wetland conditions along the length of the stream. The boardwalk will be retained, but the section in the linking open space and the pedestrian bridge are removed".

This is herewith replaced with the following:

Preferred alternative – herewith authorised:

The preferred alternative entails the establishment of the Somer Forest Residential Estate on Erf 7075, Remainder of Erf No. 7078 and Erven 7079, 7083, 7725 and 10536, Somerset West.

The large stumps that remained in the water course after the Red River Gums were felled, will be mechanically removed and the watercourse rehabilitated to form a gently sloping channelled valley-bottom wetland which will be planted with suitable indigenous plants. After removal of the stumps the river banks will also be shaped and stabilized.

Raised wooden boardwalks will be constructed around the edge of the rehabilitated wetland on either side of the stream and will be located above the 1:100-year flood line. Swales will be constructed under the raised boardwalks and will be designed to hold storm water and spread the overflow evenly and at a slow rate, over the swale walls into the rehabilitated wetland. Open storm water channels will collect water from the upper portions of the site and the roads and will discharge it directly into the wetland at two points, both just upstream of the southern boundary of the site and into the swales.

A vehicular bridge will link the western and eastern sections of the proposed development.

The water servitude will cross the Remainder of Erf No. 7078 and Erven 7079 and 10536 and connect to a water supply connection on Erf No. 7075. The sewer servitude will cross Erven 7083, 7725 and 10536 and connect to a sewer connection supply on Erf No. 7075. The electrical supply will be from an existing mini substation located on Stella Road on Erf No. 7083. The servitude will then continue along Stella Road northwards traversing Erf No. 10536 and connect to the development point of supply.

Access to the proposed development will be obtained off Stella Road from the west across Erf No. 10536.

This is the preferred alternative since it will have only one dam structure. The stream will have a gradient of approximately 1:8 which is gentle enough to recreate wetland

conditions along the length of the stream. The boardwalk will be retained, but the section in the linking open space and the pedestrian bridge will be removed.

B. REASONS FOR THE DECISION

In reaching its decision, the competent authority took, *inter alia*, the following into consideration:

- (a) The information contained in the application for amendment as received by the competent authority via electronic mail correspondence on 29 March 2023; the final Amendment Report as received by the competent authority via electronic mail correspondence on 12 June 2023; and the additional information received by the competent authority via electronic mail correspondence on 26 June 2023, respectively.
- (b) The application is for a substantive amendment to the Environmental Authorisation issued on 04 May 2018 in terms of the EIA Regulations, 2014 (as amended).
- (c) No significant negative impacts are expected due to the amendment of the original development proposal. This can be justified as follows:

- i. The extension of the validity period of the Environmental Authorisation is required, as the holder has been unable to commence with the listed activity within the validity period.
- ii. The proposed amendment is also to change the holder's name.

iii. Traffic impacts:

A Traffic Impact Statement dated 05 November 2021 was compiled by UDS Africa, to assess the potential traffic impacts of the amended proposal.

Access to the site is currently obtained via a right-of-way servitude to Parel Vallei Road, but will now be obtained via a new right-of-way servitude to Stella Road/Aberdeen Road. The section of Stella Road that crosses Erf No. 7725 is currently a right-of-way servitude in favour of the general public, whilst the remaining section of Stella Road that crosses Erf No. 10536 is a right-of-way servitude in favour of the Torwood Heights residents. An application will thus be lodged to allow the proposed development to obtain access across the first section of the road traversing Erf No. 10536 up to the newly proposed access.

The proposed development will generate approximately 23 peak hour trips (6 in; 17 out) during the morning peak hour and (16 in; 7 out) during the afternoon peak hour. The 23 vehicles added to the available volumes are still within the capacity of the bottom section of Stella Road.

The two sections of Stella Road (public street and servitude road) consist of different blacktop widths, however, these sections have sufficient capacity to accommodate the proposed development traffic.

The Aberdeen Road/Stella Road T-intersection is currently stop-controlled on the side street (Stella Road), with free-flow conditions along Aberdeen Road. Acceptable service levels A are experienced on all movements during the

afternoon peak hour, whilst acceptable service level B is experienced on the Stella Road-approach during the morning peak hour. With the addition of the proposed development traffic, the acceptable service levels will remain, with marginal increase in queuing on the Stella Road-approach. Therefore, no upgrades to the Aberdeen Road/Stella Road intersection are considered necessary to accommodate the proposed development traffic.

The previously approved layout accommodated a security controlled access to the Parel Vallei Heights servitude road (the eastern boundary of the site). With the newly proposed access arrangement, the security controlled access will be moved to the western boundary. The access to Parel Vallei Road will remain as an emergency access in case of a flood, restricting access across the river. Since the newly proposed access route to Stella Road will measure well in excess of 100m between the site boundary and where it will intersect Stella Road, there is sufficient stacking distance between the site boundary and Stella Road and no issues with regard to stacking at the security controlled access are expected. With the future development of Erven 7725 and 10536, the security controls will be incorporated into the larger development.

The Urban Mobility: Transport Impact Assessment and Development Control Department of the City of Cape Town indicated in a letter dated 31 March 2023 that they support the Traffic Impact Statement prepared for the proposed development, as it identifies all the road improvements needed to sustain the proposed development.

iv. Aquatic impacts:

In terms of biophysical sensitivities, a portion of the Geelsloot Stream flows through Erf No. 7075 in a north-south direction and along the eastern boundary of erven 10536 and 7725. No other sensitivities such as Critical Biodiversity Areas or Ecological Support Areas were identified on the site.

The City of Cape Town Biodiversity Network Map notes the presence of a seep wetland on Erf No. 10536, which the proposed servitudes and new access road will traverse. As such, an aquatic specialist, Ms. T. Belcher of BlueScience was appointed to provide a freshwater opinion letter. The aquatic specialist confirmed in the freshwater opinion letter dated 1 April 2022, that there are no wetlands on the site. Therefore, no additional aquatic impacts will result from this proposed amendment.

- v. The sewer line will no longer be situated across the Remainder of Erf No. 15482 since the erf is not owned by the holder and the holder wishes to avoid the construction of infrastructure on land not owned by him. The proposed amendments affect new properties (Remainder Erf No. 7078 and Erven 7079, 7725, 10536 and 7083) which were not included in the original Basic Assessment process. However, the properties which will be crossed by the servitudes and access road, are already transformed from their natural state and no new impacts are anticipated.

- (d) The environment and the rights and interests of interested and affected parties ("I&APs") are not likely to be affected.
- (e) No new listed activities are triggered by the amended proposal and the competent authority is satisfied that all potential impacts will be mitigated to acceptable levels.

- (f) The remaining conditions contained in the Environmental Authorisation issued on 04 May 2018 remain unchanged and in force.
- (g) A Public Participation Process was conducted for the amendment application, which comprised of the following:
- A notice was placed at the boundary of the site on 29 March 2023;
 - An advertisement was placed in the "Distrikspost" newspaper on 29 March 2023;
 - E-mails were sent on 29 March 2023 to registered I&APs to inform them of the availability of the draft Amendment Report;
 - Letter drops were conducted on 29 March 2023 to adjacent neighbours;
 - The ward councillor and/or local community representative(s) or organisations assisted with the distribution of notices via their respective online platforms;
 - The draft Amendment Report was placed on the website of Doug Jeffery Environmental Consultants from 30 March 2023 until 05 May 2023; and
 - The draft Amendment Report was made available for comment from 30 March 2023 until 05 May 2023.

At the end of the commenting period, comments were received. Concerns were raised by I&APs regarding the potential traffic impacts associated with the proposed amended access route. However, these concerns were adequately addressed.

The competent authority is satisfied that the comments that were received were adequately responded to.

Authority Consultation:

The following authorities were consulted:

- CapeNature;
- Heritage Western Cape;
- Western Cape Department of Agriculture;
- Department of Environmental Affairs and Development Planning ("DEAD&DP") Directorate: Waste Management;
- DEA&DP Directorate: Pollution and Chemicals Management;
- Department of Water and Sanitation; and
- City of Cape Town.

C. CONDITION

1. The applicant must in writing, within 14 (fourteen) calendar days of the date of this decision –
 - 1.1 notify all registered I&APs of –
 - 1.1.1 the outcome of the application;
 - 1.1.2 the reasons for the decision;
 - 1.1.3 the date of the decision; and
 - 1.1.4 the date of issue of the decision;
 - 1.2 draw the attention of all registered I&APs to the fact that an appeal may be lodged against the decision in terms of the National Appeal Regulations, 2014 (as amended);
 - 1.3 draw the attention of all registered I&APs to the manner in which they may access the decision; and

- 1.4 provide the registered I&APs with:
 - 1.4.1 the name of the holder (entity) of this Environmental Authorisation,
 - 1.4.2 name of the responsible person for this Environmental Authorisation,
 - 1.4.3 postal address of the holder,
 - 1.4.4 telephonic and fax details of the holder,
 - 1.4.5 e-mail address, if any,
 - 1.4.6 the contact details (postal and/or physical address, contact number, facsimile and e-mail address) of the decision-maker and all registered I&APs in the event that an appeal is lodged in terms of the National Appeal Regulations, 2014 (as amended).

E. APPEALS

Appeals must comply with the provisions contained in the National Appeal Regulations, 2014 (as amended).

1. An appellant (if the holder of the decision) must, within 20 (twenty) calendar days from the date notification of the decision was sent to the holder by the competent authority -
 - 1.1 Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations, 2014 (as amended) to the Appeal Administrator; and
 - 1.2 Submit a copy of the appeal to any registered I&APs, any Organ of State with interest in the matter and the decision-maker i.e., the competent authority that issued the decision.
2. An appellant (if NOT the holder of the decision) must, within 20 (twenty) calendar days from the date the holder of the decision sent notification of the decision to the registered I&APs -
 - 2.1 Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations, 2014 (as amended) to the Appeal Administrator; and
 - 2.2 Submit a copy of the appeal to the holder of the decision, any registered I&AP, any Organ of State with interest in the matter and the decision-maker i.e., the competent authority that issued the decision.
3. The holder of the decision (if not the appellant), the decision-maker that issued the decision, the registered I&AP and the Organ of State must submit their responding statements, if any, to the appeal authority and the appellant within 20 (twenty) calendar days from the date of receipt of the appeal submission.
4. The appeal and the responding statement must be submitted to the address listed below:

By post: Attention: Mr. Marius Venter
Western Cape Ministry of Local Government, Environmental Affairs
and Development Planning
Private Bag X9186
CAPE TOWN
8000

By facsimile: (021) 483 4174; or

By hand: Attention: Mr. Marius Venter (Tel: 021 483 3721)
Room 809
8th Floor Utilitas Building, 1 Dorp Street, Cape Town, 8001

Note: For purposes of electronic database management, you are also requested to submit electronic copies (Microsoft Word format) of the appeal, responding statement and any supporting documents to the Appeal Authority to the address listed above and/ or via e-mail to DEADP.Appeals@westerncape.gov.za.

5. A prescribed appeal form as well as assistance regarding the appeal processes is obtainable from Appeal Authority at: Tel. (021) 483 3721, E-mail DEADP.Appeals@westerncape.gov.za or URL <http://www.westerncape.gov.za/eadp>.

F. DISCLAIMER

The Western Cape Government, the Local Authority, committees or any other public authority or organisation appointed in terms of the conditions of this environmental authorisation shall not be responsible for any damages or losses suffered by the holder, developer or his/her successor in any instance where construction or operation subsequent to construction is temporarily or permanently stopped for reasons of non-compliance with the conditions as set out herein or any other subsequent document or legal action emanating from this decision.

Your interest in the future of our environment is appreciated.

Yours faithfully

**Zaahir
Toefy**

Digitally signed by
Zaahir Toefy
Date: 2023.09.29
09:29:52 +02'00'

MR. ZAAHIR TOEFY
DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

DATE OF DECISION: 29 SEPTEMBER 2023

CC: (1) Mr. Doug Jeffery (Doug Jeffery Environmental Consultants)
(2) Ms. Azanne van Wyk (City of Cape Town)

E-mail: doug@dougjeff.co.za
E-mail: azanne.vanwyk@capetown.gov.za

FOR OFFICIAL USE ONLY:

EIA REFERENCE NUMBER: 16/3/3/5/A3/54/2008/23
NEAS EIA REFERENCE NUMBER: WCP/EIA/AMEND/0000721/2023

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