

**REFERENCE:** 16/3/3/5/A4/17/3009/23  
**NEAS REFERENCE:** WCP/EIA/AMEND/0000711/2023  
**DATE:** 19 JULY 2023

The Board of Directors  
TTIN Properties (Pty) Ltd  
Private Bag X1  
Postnet Suite 440  
**MELROSE ARCH**  
2076

**For Attention: Mr. Jamie Raubenheimer**

Cell.: 082 904 0721  
E-mail: [jamie@cpdev.co.za](mailto:jamie@cpdev.co.za)

Dear Sir

**AMENDMENT APPLICATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) ("NEMA") AND PARTS 2 AND 4 OF THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED) FOR THE AMENDMENT TO THE ORIGINAL ENVIRONMENTAL AUTHORISATION ("EA") ISSUED ON 18 NOVEMBER 2010 (REFERENCED: E12/2/3/1-A4/134-0684/08), THE AMENDED EA ISSUED ON 30 OCTOBER 2013 (REFERENCED: 16/3/1/5/A4/17/1031/13), THE AMENDED EA ISSUED ON 30 JUNE 2015 (REFERENCED: 16/3/1/5/A4/17/1012/14), THE AMENDED EA ISSUED ON 6 JUNE 2017 (REFERENCED: 16/3/3/5/A4/17/3022/17) AND THE AMENDED EA ISSUED ON 19 NOVEMBER 2018 (REFERENCED: 16/3/3/5/A3/39/2015/18) AS WELL AS THE AMENDMENT OF THE APPROVED ENVIRONMENTAL MANAGEMENT PROGRAMME ("EMPR") FOR THE AUTHORISED MIXED USE DEVELOPMENT ON ERF 5541 (SANBURY SQUARE), EERSTE RIVER**

1. With reference to the above application, this Department hereby notifies you of its decision to grant an amended 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 fourteen (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 Appeal Regulations, 2014 (as amended) which prescribes the appeal procedure to be followed. This procedure is summarised in the attached amended Environmental Authorisation.

Yours faithfully

**MR. ZAAHIR TOEFY**  
**DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)**

Copied to:  
(1) Ms. Euronell Visagie (GNEC)  
(2) Mr. Cahlan Williams (GNEC)  
(3) Ms. Azanne van Wyk (City of Cape Town)

E-mail: [eg@gnec.co.za](mailto:eg@gnec.co.za)  
E-mail: [cahlan@gnec.co.za](mailto:cahlan@gnec.co.za)  
E-mail: [Azanne.vanWyk@capetown.gov.za](mailto:Azanne.vanWyk@capetown.gov.za)



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## AMENDED ENVIRONMENTAL AUTHORISATION

**AMENDMENT APPLICATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) ("NEMA") AND PARTS 2 AND 4 OF THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED) FOR THE AMENDMENT TO THE ORIGINAL ENVIRONMENTAL AUTHORISATION ("EA") ISSUED ON 18 NOVEMBER 2010 (REFERENCED: E12/2/3/1-A4/134-0684/08), THE AMENDED EA ISSUED ON 30 OCTOBER 2013 (REFERENCED: 16/3/1/5/A4/17/1031/13), THE AMENDED EA ISSUED ON 30 JUNE 2015 (REFERENCED: 16/3/1/5/A4/17/1012/14), THE AMENDED EA ISSUED ON 6 JUNE 2017 (REFERENCED: 16/3/3/5/A4/17/3022/17) AND THE AMENDED EA ISSUED ON 19 NOVEMBER 2018 (REFERENCED: 16/3/3/5/A3/39/2015/18) AS WELL AS THE AMENDMENT OF THE APPROVED ENVIRONMENTAL MANAGEMENT PROGRAMME ("EMPr") FOR THE AUTHORISED MIXED USE DEVELOPMENT ON ERF 5541 (SANBURY SQUARE), EERSTE RIVER**

With reference to your application for the abovementioned, find below the amendment to the original Environmental Authorisation (hereinafter referred to as an "EA"), the subsequent amended EAs and the amendment of the Environmental Management Programme ("EMPr") with respect to this amendment application.

### 1. DECISION

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") and the Environmental Impact Assessment ("EIA") Regulations, 2014 (as amended), this Department herewith grants:

- the amendment of the original EA issued on 18 November 2010 (Referenced: : E12/2/3/1-A4/134-0684/08), the amended EA issued on 30 October 2013 (Referenced: 16/3/1/5/A4/17/1031/13), the amended EA issued on 30 June 2015 (Referenced: 16/3/1/5/A4/17/1012/14), the amended EA issued on 6 June 2017 (Referenced: 16/3/3/5/A4/17/3022/17) and the amended EA issued on 19 November 2018 (Referenced: 16/3/3/5/A3/39/2015/18) in terms of Part 2 of the EIA Regulations, 2014 (as amended); and
- the amendment of the amended EMPr approved together with the amended EA issued on 19 November 2018 (Referenced: 16/3/3/5/A3/39/2015/18).

**The original EA, amended EAs and amended EMPr are amended, as set out below:**

- 1) The Activity Description, as contained in the Amended EA issued on 19 November 2018, reads as follows:

*"The amendment of the authorised development entails the development of Winelands Junction with a total development footprint of approximately 9.5ha, Erf*

5541, Eerste River will be subdivided into the following six (6) portions to accommodate the development proposal:

- Portion 1 of approximately 5.602ha will have a retail component of approximately 14 500m<sup>2</sup>;
- Portion 2 of approximately 0.300ha will have a fast food restaurant of approximately 500m<sup>2</sup>;
- Portion 3 of approximately 2.721ha will have a self-storage component of approximately 2ha;
- Portion 4 of approximately 0.529ha will accommodate the on-site wetland area and associated buffer area. This portion includes a no-go setback area of at least 32m width from the edge of the on-site wetland;
- Portion 5 of approximately 0.4838ha will accommodate a Scenic Drive; and
- Portion 6 of approximately 0.0137ha will be rezoned to Transport Zone II.

The existing quarter link between Baden Powell Drive (R310 Regional Road) and Van Riebeeck Road (R102 Regional Road) will be demolished and replaced by a new quarter link road by the City of Cape Town. Access to the site will be taken off this new road. Additionally, a new public transport embayment will be constructed in close proximity to the site."

The Activity Description is herewith amended to read in the following manner:

"The amendment of the authorised development entails the development of Winelands Junction with a total development footprint of approximately 9.5ha, Erf 5541, Eerste River will be subdivided into the following six (6) portions to accommodate the development proposal:

- Portion 1 of approximately 5.602ha will have a retail component of approximately 14 500m<sup>2</sup>;
- Portion 2 of approximately 0.300ha will have a fast food restaurant of approximately 500m<sup>2</sup>;
- Portion 3 of approximately 1,65 ha will have a double-storey hospital with a total gross leasable area ("GLA") of approximately 1.14ha, which specifically includes –
  - An approximately 250-bed acute healthcare facility, comprising of, inter alia, administration and reception areas, a body hold, circulation, a coffee shop, an emergency centre, a laundry, a main kitchen, maintenance, a pharmacy, radiology services, staff change, consulting rooms, an Intensive Care Unit, a medical ward, a paediatric ward, a surgical and day ward and a theatre complex measuring approximately 0.7551ha;
  - An approximately 36-bed mental health facility, comprising administration, consulting rooms, circulation and ancillary services, measuring approximately 0.2229ha; and
  - consulting rooms, measuring approximately 0.0907ha.
- Portion 4 of approximately 0.529ha will accommodate the on-site wetland area and associated buffer area. This portion includes a no-go setback area of at least 32m width from the edge of the on-site wetland;
- Portion 5 of approximately 0.4838ha will accommodate a Scenic Drive; and
- Portion 6 of approximately 0.0137ha will be rezoned to Transport Zone II.

The existing quarter link between Baden Powell Drive (R310 Regional Road) and Van Riebeeck Road (R102 Regional Road) will be demolished and replaced by a new quarter link road by the City of Cape Town. Access to the site will be taken off this new road. Additionally, a new public transport embayment will be constructed in close proximity to the site.

The proposed development will have two accesses connecting to the roundabout situated on the western entrance road of Sanbury Square Shopping Centre. The

accesses will form the north-western and north-eastern legs to the roundabout. Both accesses will be two-way, two-lane with a minimum width of 6m.”

**The amended site plans are included in Annexure 1 of this amended decision.**

- 2) The amended EMPr submitted together with the previous Amendment Report (dated 27 July 2018 and Referenced: 16/3/3/5/A3/39/2015/18), has been updated to include all of the specialists' recommendations, additional mitigation measures associated with the amended activity description as well as the comments obtained during the application amendment process (Referenced: 16/3/3/5/A4/17/3009/23).

The amended EMPr (dated May 2023 and compiled by Ms. Euonell Visagie (Guillaume Nel Environmental Consultants), is hereby approved and must be implemented.

As a result, the relevant conditions and sections of the original EA and subsequent amended EAs, which refer to the phrase “EMPr” is herewith replaced and amended to read as “*amended EMPr*”.

## **2. 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 (dated 27 January 2023), the final Amendment Application Report (dated 15 May 2023) and the supporting documentation, including the EMPr (dated May 2023), received by the Competent Authority on 15 May 2023, and the additional information from Mr. Cahlan Williams of Guillaume Nel Environmental Consultants (“GNEC”), received by the Competent Authority on 7 July 2023, 10 July 2023 and 12 July 2023, *respectively*.

- B. This application encompasses the following amendments –

- a) An amendment to the original EA issued on 18 November 2010 (Referenced: : E12/2/3/1-A4/134-0684/08), the amended EA issued on 30 October 2013 (Referenced: 16/3/1/5/A4/17/1031/13), the amended EA issued on 30 June 2015 (Referenced: 16/3/1/5/A4/17/1012/14), the amended EA issued on 6 June 2017 (Referenced: 16/3/3/5/A4/17/3022/17) and the amended EA issued on 19 November 2018 (Referenced: 16/3/3/5/A3/39/2015/18) in terms of Part 2 of the EIA Regulations, 2014 (as amended); and
- b) An amendment to the amended EMPr submitted together with the previous Amendment Report (dated 27 July 2018 and Referenced: 16/3/3/5/A3/39/2015/18), approved together with the amended EA issued on 19 November 2018 (Referenced: 16/3/3/5/A3/39/2015/18), in terms of Part 4 of the EIA Regulations, 2014 (as amended).

- C. The following impacts are likely to result from the amended authorised development:

- a) Need and Desirability

The proposed amendment and additions to the development proposal will take place within the rapidly expanding residential transition zones of Eerste River and Somerset West. The amended proposed development will therefore be in line with the surrounding area, whilst providing a much-needed healthcare service and facilities to the existing and future residents.

b) Regional and Local Planning Policy

The site is zoned General Industrial I and General Business I, and no further rezoning applications are required to permit the healthcare facility.

c) Botanical Impacts

Erf 5541, Eerste River has been completely transformed from its natural state due to the commencement of the Listed Activities associated with the already authorised development, as per the existing original EA and amended EAs. No indigenous vegetation is therefore present on the site.

No additional botanical impacts were identified, other than those identified in the original and previous amendment application processes.

d) Aquatic Impacts

No mapped watercourses are located on the site. A wetland is located east of the site. This wetland is, however, protected by an existing 32m wide buffer that has already been implemented and will be maintained, as part of the already authorised development. Since the proposed healthcare facility will not take place within the vicinity of the wetland, no direct impacts on the wetland are expected (refer to Annexure 1, which contains the amended Site Development Plan, illustrating the healthcare facility to be developed on the north to north-western sections of the site).

In view of the above, no direct aquatic related impacts are expected, as a result of the proposed amendments to the original EA and amended EAs.

The necessary measures to mitigate any indirect aquatic related impacts were included in the amended EMP, herewith approved.

e) Visual and Light Impacts

During the construction phase, potential negative impacts will be caused by activities relating to site clearing, erection of temporary construction camps, increased number of human activity and the presence of construction vehicles and other construction equipment. These activities, and their associated impacts, will, however be temporary and managed in accordance with the standard best practice provisions, as per the amended EMP (dated May 2023), approved as part of this amended EA.

During the operational phase, additional visual impacts are expected. Most notably, the healthcare facility and the associated infrastructure will increase the bulk appearance of physical development within the local area. In this regard, the surrounding landscape has a distinct character due to the scenic mountainous landscape and Cape Dutch style farmsteads. However, the existing and rapid urban expansion as well as commercial and industrial development have somewhat altered the landscape into a peri-urban setting. The Visual Absorption Capacity is also considered moderate, further indicating that the proposed healthcare facility will be adequately absorbed into its surrounding. The proposed healthcare facility will blend in with the existing Sanbury Square retail centre situated adjacent to the site and with the peri-urban setting. The healthcare facility will be similarly developed in terms of its mass and design. Given the abovementioned conditions, the visual impact on local residents will be of medium to low significance, albeit long-term.

Since the site is located adjacent to Baden Powell Drive, the healthcare facility will display varying degrees of visual exposure along this road. This impact is,

however, not considered significant, as motorists traveling along this road will have momentary views of their surroundings.

In terms of light pollution, the site falls within a Class 6 area (*i.e.*, bright suburban), where there is existing light pollution and night-time light sources. As such, the lighting levels are not expected to increase significantly in the local area from the healthcare facility.

According to the Visual Impact Assessment Report (dated September 2023 and compiled by S Erwee of FEN Consulting), the proposed healthcare facility was considered acceptable from a visual resource management perspective, provided that the mitigation measures are implemented. These essential mitigation measures have been included in the approved amended EMPR (dated May 2023).

f) Noise Impacts

According to the Noise Impact Assessment ("NIA") Report (dated 8 July 2022 and revised: 14 April 2023 and compiled by A.W.D. Jongens of Jongens Keet Associates Acoustical Engineering Consultants), the primary source of noise that might negatively impact on the healthcare facility is road traffic on Baden Powell Drive as well as the Old Faure Road. The estimated daytime and night-time rating levels of road traffic noise was found to be 65 decibels A ("dBA") and 55 dBA, *respectively*, at the nearest facades of the healthcare facility. These levels would exceed the typical rating levels for an urban district with business premises and main roads by 5 dBA. Hence, measures are required to mitigate the noise impacts. Mitigation measures, which have been included in the approved amended EMPr (dated May 2023), are specifically aimed at ensuring that the healthcare facility is adequately insulated from external noise.

g) Heritage Resource Impacts

No cultural/historical related impacts are expected. Due to the site being partially developed and well as the rapid urbanisation in the surrounding environment, impacts on cultural heritage as well as the discovery of archaeological resources are extremely unlikely. According to the correspondence from Heritage Western Cape ("HWC") (dated 22 March 2018), there is no reason to believe that any heritage resources will be impacted on. HWC confirmed in subsequent correspondences (dated 25 March 2022, 2 March 2023 and 4 April 2023, *respectively*) that their original comment of 22 March 2018 still stands and that no further action is required.

h) Traffic Impacts

According to the Traffic Impact Assessment Report (dated 15 February 2023 and compiled by Sergei Kiewiet of Motion Consulting Engineers), the hospital will generate an additional approximately 173 AM peak weekday trips (*i.e.*, 104 inbound and 69 outbound) and approximately 157 PM peak weekday trips (*i.e.*, 63 inbound and 94 outbound). It was determined that certain mitigation measures will be required in order to accommodate the additional traffic to be generated in the local area. These mitigation measures have been included under condition 2 of this amended EA. In addition to these mitigation measures, other existing factors will also help to mitigate any traffic related impacts in the local area. These include the area being well serviced by a variety of public transport options, including bus, minibus taxi and rail (located approximately 850m from the site), thereby reducing private car trips. Furthermore, municipal Non-Motorised Transport Networks, *i.e.*, various cycle routes, paths and lanes are planned in the local area in the near future, further reducing private vehicular trips.

i) Services and Infrastructure

The amendments would result in some additional infrastructure and services requirements. In terms of bulk water infrastructure. The development will connect to an existing 200mm diameter main with a new approximate 80mm wide bulk water meter. The required reticulation system will include an approximate 110mm diameter Unplasticised Polyvinyl Chloride ("uPVC") class 12 water pipeline to connect to the existing water main. Water for the healthcare facility will be required for both accidental fires as well as domestic supply. In terms of the fire, a 200mmØ pressurised fire water main will be fed from the existing fire water tanks. The municipal water supply will tie into the new fire water system. Additional infrastructure to ensure water during incidences of fire include suction and booster connections and systems, pressure backflow prevention devices and fire hydrants. In terms of domestic supply, a new domestic water tank will be fed with municipal supply via the abovementioned 110mm diameter uPVC pipe and a new 160mm diameter High Density Polyethylene ("HDPE") Class 16 pipeline fed from a new steel panel tank and booster pumpstation. According to the correspondences from the City of Cape Town (dated 7 November 2022 and 21 November 2022, respectively), there exists sufficient capacity to provide bulk water supply services.

In terms of bulk sewer infrastructure, the healthcare facility will tie-in with the existing reticulation system to gravitate to the existing pump station. This comprises an internal waterborne sewage system and associated reticulation/pipeline network. According to the correspondence from the City of Cape Town (dated 21 November 2022), sufficient capacity will be made available to provide effluent removal services when the Zandvliet Waste Water Treatment works is suitably upgraded in 2024. It was confirmed in the final Amendment Report (dated 15 May 2023), that the first phase of the planned healthcare facility on Portion 3) will be completed by the end of 2023 or beginning 2024.

In terms of solid waste management, refuse areas for sorting and storing waste will be provided. According to the correspondence from the City of Cape Town (dated 28 February 2023), there exists sufficient capacity to provide solid waste removal services. It is further confirmed in the final Amendment Report (dated 15 May 2023), that medical waste will be removed by a private contractor employed by the healthcare facility and all medical waste will be removed twice daily by a medical waste company.

In terms of electricity, the healthcare facility will require the installation of a Ring Main Unit, which will tie into the existing 11 kilovolt ring. According to the correspondence from Eskom (dated 25 May 2022), there exists sufficient capacity to supply electricity.

In terms of stormwater, the applicable municipal requirements for stormwater management will be adhered to. The healthcare facility will connect to the existing stormwater system, comprising of attenuation ponds, outlet structures, manholes and stormwater pipelines.

j) Socio-economic Impacts

The amendment and additions to the development proposal is set to provide positive impacts, including significant permanent employment opportunities, capital investment into the area and access to healthcare services. The provision of the healthcare facility will, in turn, reduce the demand and pressure on existing healthcare facilities in the local area.

- D. The environment and the rights and interests of Interested and Affected Parties ("I&APs") are not likely to be affected.
- E. The proposed amendment and additions to the development proposal are required to provide much-needed healthcare service and facilities to existing and future residents of Eerste River and surrounds.
- F. No additional/new Listed Activities are triggered by the proposed amendments and the Competent Authority is satisfied that all potential impacts will be mitigated to acceptable levels.
- G. The remaining conditions contained in the original EA issued on 18 November 2010 (Referenced: : E12/2/3/1-A4/134-0684/08), the amended EA issued on 30 October 2013 (Referenced: 16/3/1/5/A4/17/1031/13), the amended EA issued on 30 June 2015 (Referenced: 16/3/1/5/A4/17/1012/14), the amended EA issued on 6 June 2017 (Referenced: 16/3/3/5/A4/17/3022/17) and the amended EA issued on 19 November 2018 (Referenced: 16/3/3/5/A3/39/2015/18), remain unchanged and in force.
- H. A Public Participation Process was conducted for this amendment application, which comprised of:
  - an advertisement placed in the 'Tygerburger' Newspaper on 22 February 2023;
  - engagements, emails and letters were issued to Interested and Affected Parties ("I&APs") and key Authorities on 24 February 2023 and 1 March 2023, *respectively*;
  - 'knock and drop offs' of the Executive Summary took place on 23 February 2023;
  - notices were placed on site on 24 February 2023; and
  - a draft Amendment Report was distributed to all I&APs and key Authorities for a commenting period of thirty days, *i.e.*, 24 February 2023 to 28 March 2023.
- I. This Department is satisfied that the Public Participation Process that was followed met the minimum legal requirements. All the comments and responses made thereto were included in the final report.

### 3. CONDITIONS

- 1. The amended EMPr (dated May 2023), submitted as part of the amendment application, is hereby approved and must be implemented.
  - 1.1. An application for amendment to the amended EMPr must be submitted to the Competent Authority in terms of Chapter 5 of the EIA Regulations, 2014 (as amended) if any amendments are to be made to the outcomes of the amended EMPr and these may only be implemented once the amended EMPr has been authorised by the Competent Authority.
  - 1.2. The amended EMPr must be included in all contract documentation for all phases of implementation.
  - 1.3. A copy of the original EA, the amended EAs and the amended EMPr must be kept at the site where the Listed Activities will be undertaken. The amended EMPr must also be made available for inspection by any employee or agent of the applicant who works or undertakes work at the site.
- 2. The following measures, adapted from the Traffic Impact Assessment Report (dated 15 February 2023 and compiled by Mr. Sergei Kiewiet of Motion Consulting Engineers (Pty) Ltd), must be implemented:
  - 2.1. The required traffic signals must be installed at the Sanbury Square entrances.



- 2.2. The inner through lane of the north-western leg of the Old Faure Road / Baden Powel Drive (R310 Regional Road) intersection must be converted to a through and right turn lane.
- 2.3. The required disabled parking bays must be located at the psychiatric and consulting office block building entrances.
- 2.4. Bicycle parking must be provided at the healthcare facility.
3. The holder must in writing, within fourteen (14) calendar days of the date of this decision –
  - 3.1. notify all registered I&APs of –
    - 3.1.1. the outcome of the application;
    - 3.1.2. the reasons for the decision, as included under section 2;
    - 3.1.3. the date of the decision; and
    - 3.1.4. the date when the decision was issued.
  - 3.2. 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 Appeals Regulations, 2014 (as amended), detailed under Section 4 below;
  - 3.3. draw the attention of all registered I&APs to the manner in which they may access the decision; and
  - 3.4. provide the registered I&APs with:
    - 3.4.1. the name of the holder (entity) of this Amended EA;
    - 3.4.2. name of the person responsible for this Amended EA;
    - 3.4.3. postal address of the holder;
    - 3.4.4. telephonic and fax details of the holder;
    - 3.4.5. e-mail address, if any, of the holder; and
    - 3.4.6. 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 Appeals Regulations, 2014 (as amended).

#### **4. APPEALS**

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

An appellant must-

- 1.1. Submit an appeal in accordance with Regulation 4 to the appeal administrator, within 20 (twenty) calendar days from the date the applicant notified registered I&APs of this decision;
- 1.2. If the appellant is the applicant, provide any registered Interested and Affected Party, any Organ of State and the decision-maker with a copy of the appeal lodged with the appeal administrator;
- 1.3. If the appellant is a person other than the applicant, provide the applicant, any registered I&AP, any Organ of State and the decision-maker with a copy of the appeal lodged with the appeal administrator;
- 1.4. The applicant (if not the appellant), the decision-maker, Interested and Affected Parties and Organs of State must submit their responding statement, if

any, to the appeal authority and the appellant within twenty (20) days from the date of receipt of the appeal submission.

- 1.5. The appeal form/s must be submitted by means of one of the following methods:

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  
8<sup>th</sup> Floor Utilitas Building, 1 Dorp Street, Cape Town, 8001

By e-mail: [DEADP.Appeals@westerncape.gov.za](mailto:DEADP.Appeals@westerncape.gov.za)

- 1.6. An electronic copy (word document format) of the appeal and supporting documents must also be submitted.

- 1.7. A prescribed appeal form as well as assistance regarding the appeal processes is obtainable from Appeal Administrator at: Tel.: (021) 483 3721, E-mail: [DEA&DP.Appeals@westerncape.gov.za](mailto:DEA&DP.Appeals@westerncape.gov.za) or URL: <http://www.westerncape.gov.za/eadp>.

## 5. DISCLAIMER

The Western Cape Government, the Local Authority, committees or any other public authority or organisation appointed in terms of the conditions of this Addendum to the 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 noncompliance 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 greatly appreciated.

Yours faithfully

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**MR. ZAAHIR TOEFY**  
**DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)**

**DATE OF DECISION: 19 JULY 2023**

Copied to:

- (1) Ms. Euronell Visagie (GNEC)  
(2) Mr. Cahlan Williams (GNEC)  
(3) Ms. Azanne van Wyk (City of Cape Town)

- E-mail: [eg@gnec.co.za](mailto:eg@gnec.co.za)  
E-mail: [cahlan@gnec.co.za](mailto:cahlan@gnec.co.za)  
E-mail: [Azanne.vanWyk@capetown.gov.za](mailto:Azanne.vanWyk@capetown.gov.za)

**FOR OFFICIAL USE ONLY:**

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# ANNEXURE 1: AMENDED SITE DEVELOPMENT PLAN

