



**AMENDMENT REFERENCE:** 16/3/3/5/A5/11/2036/22  
**NEAS REFERENCE:** WCP/EIA/AMEND/0000630/2022  
**DATE OF ISSUE:** 18 July 2022

The Board of Directors  
Crammix (Pty) Ltd.  
P.O. Box 2  
**BRACKENFELL**  
7561

**For Attention: Mr. Bernie Rumble**

Tel.: (021) 908 5220  
E-mail: [bernier@crammix.co.za](mailto:bernier@crammix.co.za)

Dear Sir

**APPLICATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) ("NEMA") AND PART 1 OF THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED) FOR THE AMENDMENT TO THE AMENDMENT TO THE ENVIRONMENTAL AUTHORISATION ("EA") ISSUED ON 26 NOVEMBER 2012 (E12/2/3/2-A4/62-0682/08), READ TOGETHER WITH THE AMENDED EA ISSUED ON 22 SEPTEMBER 2017 (REFERENCE: 16/3/3/5/A6/79/2014/19) WITH RESPECT TO THE AUTHORISED DEVELOPMENT OF THE CRAMMIX PROPERTIES, BRACKENFELL**

1. With reference to the above application, the Department hereby notifies you of its decision to **grant** the amendment to the Amended EA 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 Amended EA, 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 summarized in the attached Amended EA.

Your interest in the future of our environment is appreciated.

Yours faithfully

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**MR. ZAAHIR TOEFY**  
**DIRECTOR: DEVELOPMENT MANAGEMENT – REGION 1**  
**WESTERN CAPE GOVERNMENT: ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING**

CC: (1) Mr. Guillaume Nel (Guillaume Nel Environmental Consultants)  
(2) Ms. Sonja Warnich-Stemmet (City of Cape Town)

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## AMENDMENT TO THE AMENDED ENVIRONMENTAL AUTHORISATION

APPLICATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) (“NEMA”) AND PART 1 OF THE ENVIRONMENTAL IMPACT ASSESSMENT (“EIA”) REGULATIONS, 2014 (AS AMENDED) FOR THE AMENDMENT TO THE AMENDMENT TO THE ENVIRONMENTAL AUTHORISATION (“EA”) ISSUED ON 26 NOVEMBER 2012 (E12/2/3/2-A4/62-0682/08), READ TOGETHER WITH THE AMENDED EA ISSUED ON 22 SEPTEMBER 2017 (REFERENCE: 16/3/3/5/A6/79/2014/19) WITH RESPECT TO THE AUTHORISED DEVELOPMENT OF THE CRAMMIX PROPERTIES, BRACKENFELL

CRAMMIX PROPERTIES: FARM NO. 1503 (PORTIONS 22 AND 29 AND REMAINDER PORTION 1 (HET BRON) OF FARM GROENLAND NO. 214; FARM NO. 1504 (PORTION 19 AND REMAINDER PORTION 2 OF FARM GROENLAND NO. 214); PORTIONS 3 AND 4 OF FARM GROENLAND NO. 214; AND PORTION 11 OF FARM GROENLAND NO. 214, BRACKENFELL

With reference to your application for the abovementioned, find below the outcome 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), this Department herewith **grants** the amendment of the EA dated 26 November 2012 (Reference: E12/2/3/2-A4/62-0682/08), read together with the amended EA issued on 22 September 2017 (Reference: 16/3/3/5/A5/11/2041/17).

The Amended EA is amended as set out below.

#### Amendment 1

Condition 1 of the Amended EA issued on 22 September 2017, reads as follows:

*“The Environmental Authorisation issued on 26 November 2012 shall lapse if the activities do not commence within a period of five (5) years from the date of issue of this amended Environmental Authorisation.”*

Condition 1 of the Amended EA is hereby further amended to read in the following manner:

*“1. The holder must commence with, and conclude, the Listed Activities within the stipulated validity period which this amended Environmental Authorisation is granted for, or this*

amended Environmental Authorisation shall lapse and a new application for Environmental Authorisation must be submitted to the competent authority.

This amended Environmental Authorisation is granted for –

- (a) A period of five (5) years, ending 21 September 2027, during which period the holder must commence with the authorised Listed Activities.
- (b) A period of ten (10) years, from the date the holder commenced with the authorised Listed Activities, during which period the authorised Listed Activities must be concluded”

## Amendment 2

A portion of Section C: ‘Property Description and Location’ of the original EA dated 26 November 2012, reads as follows:

“The development will be situated on Farm 1503 (comprising of Portions 1, 20 and 22 of the Farm Groenland No. 214), Farm 1504 (comprising of Portion 2 and 19 of the Farm Groenland No. 214) and Farm Groenland No.’s 214/3, 214/4, 214/6, 214/7 and 214/11).

SG21 digit codes:

Farm Groenland No. 214/1	C06700000000021400001
Farm Groenland No. 214/2	C06700000000021400002
Farm Groenland No. 214/3	C06700000000021400003
Farm Groenland No. 214/4	C06700000000021400004
Farm Groenland No. 214/6	C06700000000021400006
Farm Groenland No. 214/7	C06700000000021400007
Farm Groenland No. 214/11	C06700000000021400011
Farm Groenland No. 214/19	C06700000000021400019
Farm Groenland No. 214/20	C06700000000021400020
Farm Groenland No. 214/21	C06700000000021400021

Hereinafter referred to as **“the site”**.”

Section C: ‘Property Description and Location’ of the original EA dated 26 November 2012, is hereby amended to read in the following manner:

“The development will be situated on Farm 1503 (comprising of Portions 1, 20 and 22 of the Farm Groenland No. 214), Farm 1504 (comprising of Portion 2 and 19 of the Farm Groenland No. 214) and Farm Groenland No.’s 214/3, 214/4, and 214/11).

SG21 digit codes:

Farm Groenland No. 214/1	C06700000000021400001
Farm Groenland No. 214/2	C06700000000021400002
Farm Groenland No. 214/3	C06700000000021400003
Farm Groenland No. 214/4	C06700000000021400004
Farm Groenland No. 214/11	C06700000000021400011
Farm Groenland No. 214/19	C06700000000021400019
Farm Groenland No. 214/20	C06700000000021400020
Farm Groenland No. 214/21	C06700000000021400021

Hereinafter referred to as **“the site”**.”

## B. REASONS FOR THE DECISION

In reaching its decision, this Department took, *inter alia*, the following into consideration:

1. The information contained in the application form for a Part 1 amendment of the EA dated 26 November 2012 (Reference: E12/2/3/2-A4/62-0682/08), read together with the amended EA issued on 22 September 2017 (Reference: 16/3/3/5/A5/11/2041/17), received by the Department on 22 June 2022.
2. The amendment applied for is in terms of Part 1 of the EIA Regulations, 2014 (as amended) and will not change the scope of the EA issued on 26 November 2012 (Reference: E12/2/3/2-A4/62-0682/08), read together with the amended EA issued on 22 September 2017 (Reference: 16/3/3/5/A5/11/2041/17).
3. The amendment is twofold:
  - The extension of the validity period for the EA of the authorised development; and
  - The exclusion of Portions 6 and 7 of the Farm Groenland No. 214, Brackenfell from the existing EA, as these portions will no longer form part of the authorised Crammix Development.
4. The abovementioned amendment is required, on account of the following:
  - The holder of this amended EA still being in the process of finalising the requisite city planning approval for the authorised development. Additional time is therefore required in order for the holder of this amended EA to acquire the necessary approvals for the proposed development; and
  - The holder of this amended EA has sold Portions 6 and 7 of the Farm Groenland No. 214, Brackenfell to another developer.
5. The environment and the rights and interests of registered I&APs will not be adversely affected by this decision to amend the EA dated 26 November 2012 (Reference: E12/2/3/2-A4/62-0682/08), read together with the amended EA issued on 22 September 2017 (Reference: 16/3/3/5/A5/11/2041/17).

## C. CONDITIONS

1. The holder must in writing, within fourteen (14) 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, as included in Section B;
    - 1.1.3 the date of the decision; and
    - 1.1.4 the date when the decision was issued.
  - 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 Appeals Regulations, 2014 (as amended) detailed in Section D below;
  - 1.3 draw the attention of all registered I&APs to the manner in which they may access the decision;
  - 1.4 provide the registered I&APs with:
    - 1.4.1 the name of the holder (entity) of this Amended EA;
    - 1.4.2 name of the person responsible for this Amended EA;

- 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, of the holder; and
  - 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 Appeals Regulations, 2014 (as amended).
2. All other Conditions contained in the EA dated 26 November 2012 (Reference: E12/2/3/2-A4/62-0682/08), read together with the amended EA issued on 22 September 2017 (Reference: 16/3/3/5/A5/11/2041/17), remain unchanged and in force.

## D. 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 twenty (20) calendar days from the date the 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 twenty (20) 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 Administrator and the appellant within twenty (20) 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:	Western Cape Ministry of Local Government, Environmental Affairs and Development Planning Private Bag X9186 <b>CAPE TOWN</b> 8000
By facsimile:	(021) 483 4174; or
By hand:	Attention: Mr. Marius Venter Room 809 8 <sup>th</sup> Floor Utilitas Building, 1 Dorp Street, Cape Town, 8001

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

5. 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>.

## **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 amended EA 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 greatly appreciated.

Yours faithfully

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**MR. ZAAHIR TOEFY**  
**DIRECTOR: DEVELOPMENT MANAGEMENT REGION 1**  
**WESTERN CAPE GOVERNMENT: ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING**

**DATE OF DECISION: 18 JULY 2022**

CC: (1) Mr. Guillaume Nel (Guillaume Nel Environmental Consultants)  
(2) Ms. Sonja Warnich-Stemmet (City of Cape Town)

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E-mail: [sonja.warnichstemmet@capetown.gov.za](mailto:sonja.warnichstemmet@capetown.gov.za)

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