



REFERENCE: 16/3/3/1/B3/28/1023/23
NEAS REFERENCE: WCP/EIA/0001254/2023
ENQUIRIES: Bernadette Osborne
DATE OF ISSUE: **16 AUGUST 2023**

The Board of Directors
Combined Developers (Pty) Ltd.
PO Box 3667
TYGERVALLEY
7530

Attention: Mr Marco Kriek

Cell: 083 467 3545
E-mail: marco@combineddev.co.za

Dear Sir

APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014: THE ZANDDRIFT LIFESTYLE ESTATE, RETIREMENT VILLAGE, FRAIL CARE FACILITY AND ASSOCIATED INFRASTRUCTURE ON THE REMAINING EXTENT OF FARM NO. 849, PORTIONS 1 AND 4 OF FARM NO. 852, THE REMAINING EXTENT OF FARM NO'S: 13535, 15199 AND 14275, PORTION 1 OF FARM NO. 1766 AND ERVEN 29181, 29182 AND 27430, ZANDDRIFT, PAARL.

1. With reference to the above application, the Department hereby notifies you of its decision to **grant** Environmental Authorisation and **adopt** the Maintenance Management Plan, together with the reasons for the decision.
2. In terms of Regulation 4 of the EIA Regulations, 2014, you are instructed to ensure, within 14 days of the date of the 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, which prescribes the appeal procedure to be followed. This procedure is summarised in the attached Environmental Authorisation.

Yours faithfully

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

Cc: (1) Ms Euonell Visagie (Guillaume Nel Environmental Consultants)
(2) Ms Cindy Winter (Drakenstein Municipality)

E-mail: eg@gnec.co.za
E-mail: Cindy.Winter@drakenstein.gov.za



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ENVIRONMENTAL AUTHORISATION

APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014: THE ZANDDRIFT LIFESTYLE ESTATE, RETIREMENT VILLAGE, FRAIL CARE FACILITY AND ASSOCIATED INFRASTRUCTURE ON THE REMAINING EXTENT OF FARM NO. 849, PORTIONS 1 AND 4 OF FARM NO. 852, THE REMAINING EXTENT OF FARM NO'S: 13535, 15199 AND 14275, PORTION 1 OF FARM NO. 1766 AND ERVEN 29181, 29182 AND 27430, ZANDDRIFT, PAARL.

With reference to your application for the abovementioned, find below the outcome with respect to this application.

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, the Competent Authority herewith **grants Environmental Authorisation** to the applicant to undertake the listed activities specified in section B below with respect to the Preferred Layout Alternative 2 described in the Basic Assessment Report ("BAR"), dated 9 June 2023.

In terms of the NEMA, viz, the EIA Regulations, 2014 (Listing Notices 1 and 3 of 2014 in Government Gazette No. 40772 of 7 April 2017) the Competent Authority hereby **adopts the Maintenance Management Plan** for the maintenance activities associated with the Zanddrift Lifestyle Estate, Retirement Village and Frail Care Facility on the Remainder Extent of Farm No. 849 and Portions 1 and 4 of Farm No. 852, Zanddrift, Paarl.

The applicant for this Environmental Authorisation is required to comply with the conditions set out in section E below.

A. DETAILS OF THE APPLICANT FOR THIS ENVIRONMENTAL AUTHORISATION

Combined Developers (Pty) Ltd.
 c/o Mr Marco Kriek
 PO Box 3667
TYGERVALLEY
 7530
 Cell: 083 467 3545
 E-mail: marco@combineddev.co.za

The abovementioned applicant is the holder of this Environmental Authorisation and is hereinafter referred to as "**the holder**".

B. ACTIVITY AUTHORISED

Listed Activity	Project Description
<p>Listing Notice 1 – Activity Number: 9 The development of infrastructure exceeding 1000 metres in length for the bulk transportation of water or storm water- (i) with an internal diameter of 0.36 metres or more (ii) with a peak throughput of 120 litres per second or more.</p> <p>excluding where-</p> <p>(a) such infrastructure is for bulk transportation of water or storm water or storm water drainage inside a road reserve; or (b) where such development will occur within an urban area.</p>	<p>The water and stormwater pipelines will have a diameter that ranges between 0.25 to 0.4 metres and will be located outside an urban area.</p>
<p>Listing Notice 1 – Activity Number: 10 The development and related operation of infrastructure exceeding 1 000 metres in length for the bulk transportation of sewage, effluent, process water, wastewater, return water, industrial discharge or slimes – (i) with an internal diameter of 0,36 metres or more; or (ii) with a peak throughput of 120 litres per second or more;</p> <p>excluding where—</p> <p>(a) such infrastructure is for the bulk transportation of sewage, effluent,</p>	<p>The sewer pipeline will be approximately 1700 metres long with a diameter that ranges between 0.35 to 0.4 metres and will be located outside an urban area.</p>

<p>process water, waste water, return water, industrial discharge or slimes</p> <p>(b) inside a road reserve or railway line reserve; or</p> <p>(c) (b) where such development will occur within an urban area.</p>	
<p>Listing Notice 1 – Activity Number: 12 The development of—</p> <p>(i) dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 100 square metres; or</p> <p>(ii) infrastructure or structures with a physical footprint of 100 square metres or more;</p> <p>where such development occurs—</p> <p>(a) within a watercourse;</p> <p>(b) in front of a development setback; or</p> <p>(c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse; —</p> <p>excluding—</p> <p>(aa) the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour;</p> <p>(bb) where such development activities are related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies;</p> <p>(cc) activities listed in activity 14 in Listing Notice 2 of 2014 or activity 14 in Listing Notice 3 of 2014, in which case that activity applies;</p> <p>(dd) where such development occurs within an urban area;</p> <p>(ee) where such development occurs within existing roads, road reserves or railway lines; or</p> <p>(ff) the development of temporary infrastructure or structures where such infrastructure or structures will be removed within 6 weeks of the commencement of development and where indigenous vegetation will not be cleared.</p>	<p>The bridges and associated infrastructure to be located within 32m of a watercourse will exceed 100m².</p>
<p>Listing Notice 1 – Activity Number: 19 The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand,</p>	<p>The development will result in the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse.</p>

<p>shells, shell grit, pebbles or rock or more than 10 cubic metres from a watercourse;</p> <p>but excluding where such infilling, depositing, dredging, excavation, removal or moving-</p> <ul style="list-style-type: none"> (a) Will occur behind a development setback; (b) Is for maintenance purposes undertaken in accordance with a maintenance management plan; (c) Falls within the ambit of activity 21 in this Notice, in which case that activity applies. (d) Occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or (e) Where such development is related to the development of a port or harbor, in which case activity 26 in Listing Notice 2 of 2014 applies. 	
<p>Listing Notice 1 – Activity Number: 24 The development of a road—</p> <ul style="list-style-type: none"> (i) for which an environmental authorisation was obtained for the route determination in terms of activity 5 in Government Notice 387 of 2006 or activity 18 in Government Notice 545 of 2010; or (ii) with a reserve wider than 13,5 meters, or where no reserve exists where the road is wider than 8 metres; <p>but excluding a road—</p> <ul style="list-style-type: none"> (a) which is identified and included in activity 27 in Listing Notice 2 of 2014; (b) where the entire road falls within an urban area; or (c) which is 1 kilometre or shorter. 	<p>The roads will have various widths of up to 20m.</p>
<p>Listing Notice 1 – Activity Number: 27 The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance is required for –</p> <ul style="list-style-type: none"> (i) The undertaking of linear activity; or 	<p>The development will result in the clearance of more than 1ha of indigenous vegetation.</p>

<p>(ii) Maintenance purposes undertaken in accordance with a maintenance management plan.</p>	
<p>Listing Notice 1 – Activity Number: 28 Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development:</p> <p>(i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or</p> <p>(ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare;</p> <p>excluding where such land has already been developed for residential, mixed, retail, commercial, industrial, or institutional purposes.</p>	<p>The development will occur on land which was previously used for agricultural purposes.</p>
<p>Listing Notice 1 – Activity Number: 31 The decommissioning of existing facilities, structures or infrastructure for—</p> <p>(i) any development and related operation activity or activities listed in this Notice, Listing Notice 2 of 2014 or Listing Notice 3 of 2014;</p> <p>(ii) any expansion and related operation activity or activities listed in this Notice, Listing Notice 2 of 2014 or Listing Notice 3 of 2014;</p> <p>(iii)</p> <p>(iv) any phased activity or activities for development and related operation activity or expansion or related operation activities listed in this Notice or Listing Notice 3 of 2014; or</p> <p>(v) any activity regardless the time the activity was commenced with, where such activity:</p> <p>(a) is similarly listed to an activity in (i) or (ii) above; and</p>	<p>The development will include the decommissioning and subsequent infilling of a dam.</p>

<p>(b) is still in operation or development is still in progress;</p> <p>excluding where—</p> <p>(aa) activity 22 of this notice applies; or</p> <p>(bb) the decommissioning is covered by part 8 of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008) in which case the National Environmental Management: Waste Act, 2008 applies.</p>	
<p>Listing Notice 3 – Activity Number: 12 The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.</p> <p>(i) Western Cape:</p> <p>i. Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004;</p> <p>ii. Within critical biodiversity areas identified in bioregional plans;</p> <p>iii. Within the littoral active zone or 100 metres inland from the high water mark of the sea or an estuarine functional zone, whichever distance is the greater, excluding where such removal will occur behind the development setback line or even in urban areas;</p> <p>iv. On land, where, at the time of the coming into effect of this Notice or thereafter such land was zoned open space, conservation or had an equivalent zoning; or</p> <p>v. On land designated for protection or conservation purposes in an Environmental</p>	<p>The development will result in the clearance of more than 300 square metres of critically endangered vegetation.</p>

<i>Management Framework adopted in the prescribed manner, or a Spatial Development Framework adopted by the MEC or Minister.</i>	
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The abovementioned activities are hereinafter referred to as "**the listed activities**".

The holder is herein authorised to undertake the following alternative that includes the listed activities:

The proposed development entails the construction of a lifestyle, a retirement estate, a frail care facility and associated infrastructure that will include the following:

- Approximately 127 Single Residential units;
- A Retirement Village with approximately 140 units;
- A Frail Care Centre;
- A communal area with approximately 75 apartments;
- A community centre including mixed use commercial and tourism facilities;
- A sport and recreation area;
- A farmyard consisting of existing vineyards;
- An electrical substation;
- A package plant with a daily throughput capacity of approximately 300kl and a development footprint of 210m². The treated water will be stored in the wet pond/retention pond and will be used for landscaping irrigation in the summer and in the winter, it will be discharged into the Wildeperdejag River and unnamed tributary.
- Two stormwater ponds;
- Internal roads;
- The development of the following two bridges across a watercourse:
 - A pedestrian bridge of approximately 8.8m long and 2m wide with a development footprint of approximately 17.6m².
 - A bridge for vehicular access of approximately 19.15m long and 19.9m wide with a development footprint of approximately 381.09m².
- Service infrastructure that includes a bulk sewer pipeline that is approximately 1700m long and between 350mm - 400mm in diameter and a bulk water pipeline that is approximately 800m long and between 250mm - 400mm in diameter; and
- The decommissioning of a dam.

The proposed development will have a footprint of approximately 24.09ha and existing access is available.

C. SITE DESCRIPTION AND LOCATION

The listed activities will be undertaken on the on the Remaining Extent of Farm No. 849 and Portions 1 and 4 of Farm No. 852, the Remaining Extent of Farm No's: 13535, 15199 and

14275, Portion 1 of Farm No. 1766 and Erven 29181, 29182 and 27430, Zanddrift, Paarl and has the following co-ordinates:

Center Point	Latitude (S)	Longitude (E)
Co-ordinates:	33° 45' 39.70" South	18° 59' 12.99" East

Pedestrian bridge	Latitude (S)	Longitude (E)
Co-ordinates of start point:	-33° 45' 48.12" South	18° 59' 24.00" East
Co-ordinates of middle point:	-33° 45' 47.98" South	18° 59' 24.00" East
Co-ordinates of end point:	-33° 45' 47.84" South	18° 59' 24.01" East

Bridge for vehicular use	Latitude (S)	Longitude (E)
Co-ordinates of start point:	-33° 45' 45.93" South	18° 59' 11.18" East
Co-ordinates of middle point:	-33° 45' 45.70" South	18° 59' 11.41" East
Co-ordinates of end point:	-33° 45' 45.43" South	18° 59' 11.67" East

External bulk sewer pipeline	Latitude (S)	Longitude (E)
Co-ordinates of start point:	-33° 45' 47.93" South	18° 59' 2.76" East
Co-ordinates of middle point:	-33° 45' 22.30" South	18° 59' 55.29" East
Co-ordinates of end point:	-33° 45' 0.23" South	18° 59' 37.62" East

The SG digit codes are:

C05500000000084900000
 C05500000000085200004
 C05500000000085200001
 C05500000000084900000
 C05500000000085200004
 C05500000000085200001
 C05500080002918200000
 C05500080001353500000
 C05500080002918100000
 C05500080001519900000
 C05500000000176600001
 C05500080002743000000
 C05500080001427500000

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

The above is hereinafter referred to as "**the site**".

D. DETAILS OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER

Guillaume Nel Environmental Consultants
c/o Ms Euonell Visagie
PO Box 2636

PAARL

7620

Tel: (021) 870 1874

Email: eg@gnec.co.za

E. CONDITIONS OF AUTHORISATION

Scope of authorisation

1. The holder is authorised to undertake the listed activities specified in Section B above in accordance with and restricted to the Preferred Layout Alternative 2 described in the BAR dated 9 June 2023 on the site as described in Section C above.
2. The holder must commence with the listed activities on the site within a period of **five years** from the date issue of this Environmental Authorisation.
3. The development must be concluded within **ten years** from the date of commencement of the listed activities.
4. The holder shall be responsible for ensuring compliance with the conditions by any person acting on his/her behalf, including an agent, sub-contractor, employee or any person rendering a service to the holder.
5. Any changes to, or deviations from the scope of the alternative described in section B above must be accepted or approved, in writing, by the Competent Authority before such changes or deviations may be implemented. In assessing whether to grant such acceptance/approval or not, the Competent Authority may request information in order to evaluate the significance and impacts of such changes or deviations, and it may be necessary for the holder to apply for further authorisation in terms of the applicable legislation.

Written notice to the Competent Authority

6. Seven calendar days' notice, in writing, must be given to the Competent Authority before commencement of construction activities.

- 6.1 The notice must make clear reference to the site details and EIA Reference number given above.
- 6.2 The notice must also include proof of compliance with the following conditions described herein:

Conditions: 7, 8, 12 and 18

Notification and administration of appeal

7. The holder must in writing, within 14 (fourteen) calendar days of the date of this decision–
 - 7.1 notify all registered Interested and Affected Parties (“I&APs”) of –
 - 7.1.1 the outcome of the application;
 - 7.1.2 the reasons for the decision as included in Annexure 3;
 - 7.1.3 the date of the decision; and
 - 7.1.4 the date when the decision was issued.
 - 7.2 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 detailed in Section F below;
 - 7.3 draw the attention of all registered I&APs to the manner in which they may access the decision;
 - 7.4 provide the registered I&APs with:
 - 7.4.1 the name of the holder (entity) of this Environmental Authorisation,
 - 7.4.2 name of the responsible person for this Environmental Authorisation,
 - 7.4.3 postal address of the holder,
 - 7.4.4 telephonic and fax details of the holder,
 - 7.4.5 e-mail address, if any, of the holder,
 - 7.4.6 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 2014 National Appeals Regulations.
8. The listed activities, including site preparation, may not commence within 20 (twenty) calendar days from the date of issue of this Environmental Authorisation. In the event that an appeal is lodged with the Appeal Authority, the effect of this Environmental Authorisation is suspended until the appeal is decided.

Management of activity

9. The draft or Environmental Management Programme (“EMPr”) submitted as part of the application for Environmental Authorisation is hereby approved and must be implemented.
10. The MMP adopted as part of this Environmental Authorisation must be implemented.
11. The EMPr and MMP must be included in all contract documentation for all phases of implementation.

Monitoring

12. The holder must appoint a suitably experienced environmental control officer (“ECO”), or site agent where appropriate, before commencement of construction activities to ensure compliance with the provisions of the EMPr and the conditions contained herein. The ECO must conduct site visits and must submit ECO reports on a monthly basis to the competent authority.
13. A copy of the Environmental Authorisation, EMPr, MMP, audit reports and compliance monitoring reports must be kept at the site of the authorised activities, and must be made available to anyone on request, including a publicly accessible website.
14. Access to the site referred to in Section C above must be granted, and the environmental reports mentioned above must be produced, to any authorised official representing the Competent Authority who requests to see it for the purposes of assessing and/or monitoring compliance with the conditions contained herein.

Auditing

15. In terms of Regulation 34 of the NEMA EIA Regulations, 2014, the holder must conduct environmental audits to determine compliance with the conditions of the Environmental Authorisation, the EMPr and the MMP. The Environmental Audit Report must be prepared by an independent person (other than the appointed Environmental Assessment Practitioner or Environmental Control Officer) and must contain all the information required in Appendix 7 of the NEMA EIA Regulations, 2014.

The holder must undertake an environmental audit and submit Environmental Audit Reports to the Competent Authority once a year during the construction phase. The final Environmental Audit Report must be submitted to the Competent Authority within three months after all the activities have been completed.

The holder must, within 7 days of the submission of each of the above-mentioned reports to the Competent Authority, notify all potential and registered I&APs of the

submission and make the report available to anyone on request and on a publicly accessible website (if applicable).

Specific Conditions

16. Should any heritage remains be exposed during excavations or any other actions on the site, these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape. Heritage remains uncovered or disturbed during earthworks must not be further disturbed until the necessary approval has been obtained from Heritage Western Cape.

Heritage remains include: meteorites, archaeological and/or palaeontological remains (including fossil shells and trace fossils); coins; indigenous and/or colonial ceramics; any articles of value or antiquity; marine shell heaps; stone artifacts and bone remains; structures and other built features with heritage significance; rock art and rock engravings; and/or graves or unmarked human burials including grave goods and/or associated burial material.

17. A qualified archaeologist and/or palaeontologist must be contracted where necessary (at the expense of the holder) to remove any heritage remains. Heritage remains can only be disturbed by a suitably qualified heritage specialist working under a directive from the relevant heritage resources authority.
18. The development areas must be clearly demarcated prior to the commencement of construction activities. All areas outside the demarcated areas must be regarded as "no-go" areas.

F. GENERAL MATTERS

1. Notwithstanding this Environmental Authorisation, the holder must comply with any other statutory requirements that may be applicable when undertaking the listed activities.
2. Non-compliance with a condition of this Environmental Authorisation or EMPr may render the holder liable to criminal prosecution.
3. If the holder does not commence with a listed activity within the period referred to in Condition 2, this Environmental Authorisation shall lapse for that activity, and a new application for Environmental Authorisation must be submitted to the Competent Authority. If the holder wishes to extend the validity period of the Environmental Authorisation, an application for amendment in this regard must be made to the Competent Authority prior to the expiry date of the Environmental Authorisation.
4. The holder must submit an application for amendment of the Environmental Authorisation to the Competent Authority where any detail with respect to the

Environmental Authorisation must be amended, added, substituted, corrected, removed or updated. If a new holder is proposed, an application for Amendment in terms of Part 1 of the EIA Regulations, 2014 must be submitted.

Please note that an amendment is not required if there is a change in the contact details of the holder. In this case, the Competent Authority must only be notified of such changes.

5. The manner and frequency for updating the EMPr is as follows:
Amendments to the EMPr, must be done in accordance with Regulations 35 to 37 of the EIA Regulations 2014 or any relevant legislation that may be applicable at the time.

G. APPEALS

Appeals must comply with the provisions contained in the National Appeal Regulations 2014.

1. An appellant (if the holder of the decision) must, within 20 (twenty) 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 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 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: 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 2659)
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>.

H. 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. ZAAHIR TOEFY

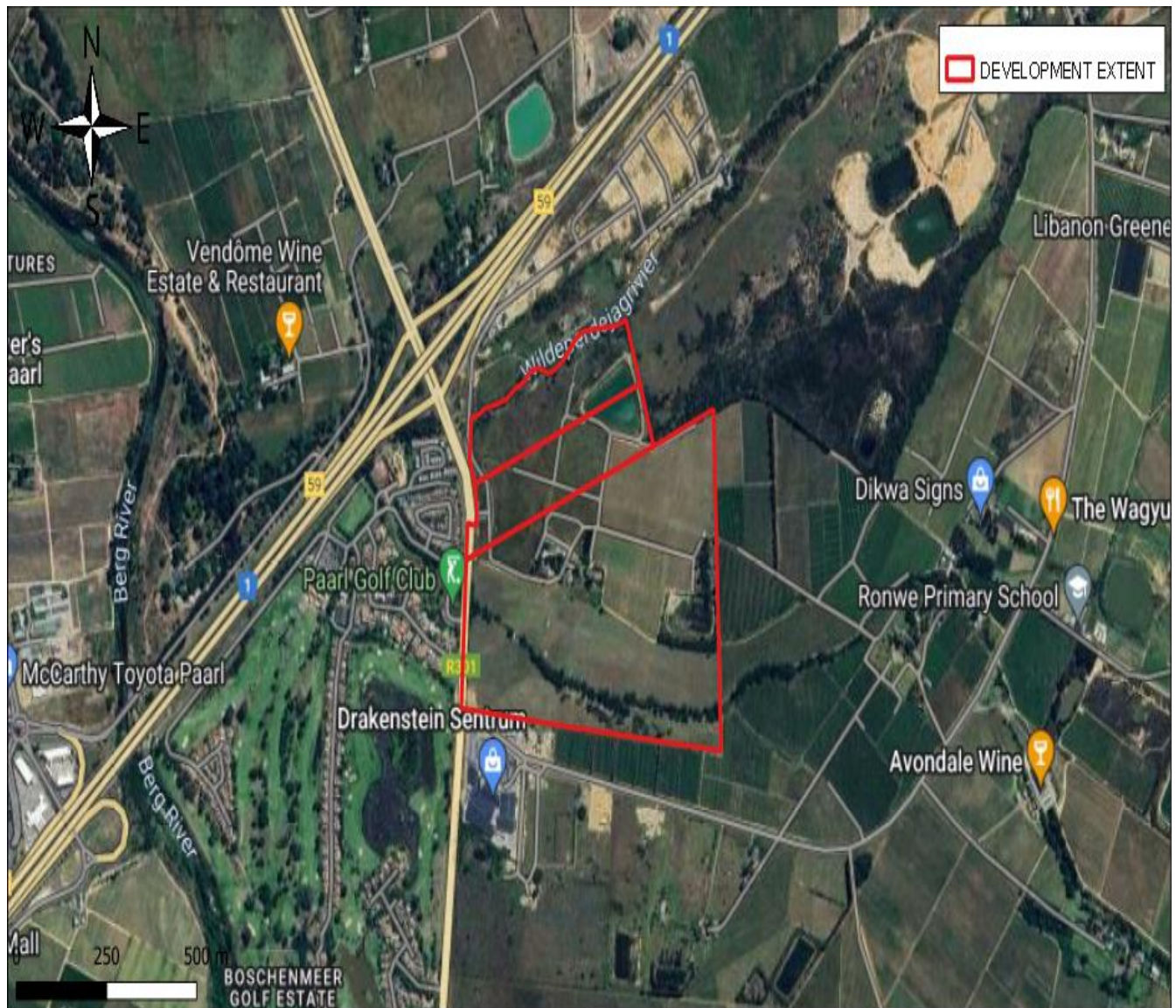
DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)

DATE OF DECISION: 16 AUGUST 2023

Cc: (1) Ms Euronell Visagie (Guillaume Nel Environmental Consultants)
(2) Ms Cindy Winter (Drakenstein Municipality)

E-mail: eg@gnec.co.za
E-mail: Cindy.Winter@drakenstein.gov.za

ANNEXURE 1: LOCALITY MAP



THE PROPOSED ZANDDRIFT LIFESTYLE ESTATE, RETIREMENT VILLAGE AND FRAIL CARE FACILITY ON THE REMAINING EXTENT OF FARM 849 AND PORTION 1 & 4 OF FARM 852, ZANDDRIFT, PAARL, WESTERN CAPE.

LOCALITY MAP

Guillaume Nel

environmental consultants

ANNEXURE 2: SITE PLAN



- LEGEND**
- Phases
 - Servitudes
 - 1:100 Floodline
 - 1:50 Floodline
 - Existing Trees (Retain)
 - Existing Buildings (Heritage significance noted where applicable)
 - Existing Contours
 - Heritage Precinct
 - Typical Residential Units
 - Mixed Use Commercial & Residential (3,000m² GLA)



ZANDDRIFT ESTATE
DEVELOPMENT
FRAMEWORK PLAN
 -
2022-02-22



ANNEXURE 3: REASONS FOR THE DECISION

In reaching its decision, the Competent Authority considered, inter alia, the following:

- a) The information contained in the Application Form dated 30 March 2023, the EMPr and the MMP submitted together with the final BAR dated 9 June 2023;
- b) Relevant information contained in the Departmental information base, including the Guidelines on Public Participation and Alternatives (dated March 2013);
- c) The objectives and requirements of relevant legislation, policies and guidelines, including section 2 of the National Environmental Management Act, 1998 (Act No. 107 of 1998);
- d) The comments received from I&APs and responses to these, included in the BAR dated 9 June 2023; and
- e) The balancing of negative and positive impacts and proposed mitigation measures.

No site visits were conducted. The Competent Authority had sufficient information before it to make an informed decision without conducting a site visit.

All information presented to the Competent Authority was taken into account in the consideration of the application for Environmental Authorisation. A summary of the issues that were considered to be the most significant for the decision is set out below.

1. Public Participation

The public participation process included:

- identification of and engagement with I&APs;
- Site notices were placed along the boundary of the site.
- the placing of a newspaper advertisement in the '*Paarl Post*' on 14 October 2022;
- giving written notice to the owners and occupiers of land adjacent to the site where the listed activities are to be undertaken, the municipality and ward councillor, and the various organs of state having jurisdiction in respect of any aspect of the listed activities on 14 October 2022;
- making the pre-application Draft BAR available for comment from 14 October 2022; and
- making the in-process Draft BAR available for comment from 30 March 2023.

The Department is satisfied that the Public Participation Process that was followed met the minimum legal requirements and the comments raised and responses thereto were included in the comments and response report.

Specific alternatives, management and mitigation measures have been considered in this Environmental Authorisation and EMPr to adequately address the concerns raised.

2. Alternatives

The following two alternatives were considered:

Layout Alternative 1

This alternative entails the construction of a lifestyle and retirement estate consisting and associated infrastructure that will include the following:

- Approximately 192 Single Residential Units.
- Approximately 160 Retirement Village Units.
- A Frail Care Centre with 150 beds.
- Communal area with approximately 75 apartments.
- Community centre entailing mixed use commercial and tourism facilities.
- Farmyard consisting of existing vineyards.
- Internal road network including two bridge crossings.
- Services including sewer and water pipelines.

Layout Alternative 2 (Preferred and herewith authorised)

This alternative entail entails the construction of a lifestyle and retirement estate and associated infrastructure that will include the following:

- Approximately 127 Single Residential units;
- A Retirement Village with approximately 140 units;
- A Frail Care Centre;
- A communal area with approximately 75 apartments;
- A community centre including mixed use commercial and tourism facilities;
- A sport and recreation area;
- A farmyard consisting of existing vineyards;
- An electrical substation;
- A package plant with a daily throughput capacity of approximately 300kl and a development footprint of 210m². The treated water will be stored in the wet pond/retention pond and will be used for landscaping irrigation in the summer and in the winter, it will be discharged into the Wildeperdejag River and unnamed tributary.
- Two stormwater ponds;
- Internal roads;
- The development of the following two bridges across a watercourse:
 - A pedestrian bridge of approximately 8.8m long and 2m wide with a development footprint of approximately 17.6m².
 - A bridge for vehicular access of approximately 19.15m long and 19.9m wide with a development footprint of approximately 381.09m².
- Service infrastructure that includes a bulk sewer pipeline that is approximately 1700m long and between 350mm - 400mm in diameter and a bulk water pipeline that is approximately 800m long and between 250mm - 400mm in diameter; and
- The decommissioning of a dam.

Layout Alternative 2 is preferred for the following reasons:

- The total biophysical footprint will be nearly 1ha smaller in size (0.809ha) than Layout Alternative 1.

- The retention of active farmland will be 1.3ha bigger in size, as the internal road will not dissect the retained vineyard horizontally as in Layout Alternative 1.
- Layout Alternative 2 includes an electrical substation to assist with electrical service delivery capacity.
- The exclusion of an internal road with associated bridge crossing for vehicles located on the eastern portion of the southern stream. The bridge will now be a foot/pedestrian bridge at this location, therefore, resulting in a smaller impact on the associated watercourse.
- Layout Alternative 2 took environmental and heritage factors into consideration which are not accommodated in Layout Alternative 1.
- Layout Alternative 2 accommodated the 1:50 and 1:100-year flood lines that was not adequately addressed in Layout Alternative 1.

No-go Alternative

The No-Go option would entail continuing with the *status quo*. This alternative was not preferred since the need for a retirement village and a frail care facility will not be met. There is currently a need for a retirement village and frail care facility in the greater Paarl and Wellington area and the development will provide these residential opportunities.

3. Impact Assessment and Mitigation measures

3.1 Activity need and desirability

The development addresses the need for retirement and frail care residential opportunities to the residents of the greater Paarl and Wellington area. The development is in line with the Drakenstein Municipality Spatial Development Framework. The development will also generate temporary and permanent jobs during the construction phase and operational phase.

3.2 Biophysical Impacts

The site is mapped to contain Swartland Alluvium Fynbos vegetation and Boland Granite Fynbos which is both classified as endangered. The site has however been extensively disturbed by years of intensive agriculture and grazing and limited indigenous vegetation remains. The small patch of remnant natural vegetation located on the site is not considered to be of significant conservation value. The loss of indigenous vegetation is regarded to be of low negative significance.

Two rivers are present on the site, the Wildeperdejag River along the northern boundary of the site and an unnamed stream bisecting the southern portion of the site. According to the Freshwater Ecological Assessment (compiled by FEN Consulting dated February 2023) both the Wildeperdejag River and its unnamed tributary are in a largely modified ecological condition. The study found that the impacts on the above-mentioned watercourses as a result of the proposed development and the discharge of treated effluent into these watercourses will have a moderate risk/impact to the overall integrity of these watercourses should the recommended mitigation measures are implemented. The proposed mitigation measures have been included in the EMP.

Negative Impacts:

- Loss of indigenous vegetation.
- Disturbance to the beds and banks of the watercourses during construction.

Positive impacts:

- The development will provide retirement and frail care residential opportunities to the residents of the greater Paarl and Wellington area.
- Temporary and permanent employment opportunities will be created during the construction and operational phases.

4. National Environmental Management Act Principles

The National Environmental Management Principles (set out in section 2 of the NEMA, which apply to the actions of all organs of state, serve as guidelines by reference to which any organ of state must exercise any function when taking any decision, and which must guide the interpretation, administration and implementation of any other law concerned with the protection or management of the environment), *inter alia*, provides for:

- the effects of decisions on all aspects of the environment to be taken into account;
- the consideration, assessment and evaluation of the social, economic and environmental impacts of activities (disadvantages and benefits), and for decisions to be appropriate in the light of such consideration and assessment;
- the co-ordination and harmonisation of policies, legislation and actions relating to the environment;
- the resolving of actual or potential conflicts of interest between organs of state through conflict resolution procedures; and
- the selection of the best practicable environmental option.

5. Conclusion

In view of the above, the NEMA principles, compliance with the conditions stipulated in this Environmental Authorisation, and compliance with the EMPr, the Competent Authority is satisfied that the proposed listed activities will not conflict with the general objectives of integrated environmental management stipulated in Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and that any potentially detrimental environmental impacts resulting from the listed activities can be mitigated to acceptable levels.

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