



REFERENCE: 16/3/3/1/A3/54/2045/19
ENQUIRIES: RONDINE ISAACS
DATE: 2019 -11- 11

The Municipal Manager
City of Cape Town
Electricity Generation and Distribution Department
Bellville Electricity Headquarters
2nd Floor, Bloemhof Street
BELLVILLE
7538

Attention: Dr Johanette van der Merwe

Tel.: (021) 444 8382

E-mail: Johanette.VanDerMerwe@capetown.gov.za

Dear Madam

ACKNOWLEDGEMENT OF RECEIPT OF THE FINAL BASIC ASSESSMENT REPORT ("BAR") FOR THE PROPOSED ESTABLISHMENT OF AN ELECTRICITY SWITCHING STATION ON A PORTION OF PORTION 37 OF FARM NO. 794, SOMERSET WEST

1. The abovementioned document and letter dated 8 November 2019, as received by this Department on the same date, refer.
2. This letter serves as an acknowledgement of receipt of the aforementioned document by this Department.
3. This Department will consider the BAR within the prescribed time period and advise you accordingly.
4. Please note that the activity may not commence prior to an environmental authorisation being granted by the Department. It is prohibited in terms of Section 24F of the National Environmental Management Act, 1998 (Act No. 107 of 1998) for a person to commence with a listed activity unless the competent authority has granted an environmental authorisation for the undertaking of the activity. A person convicted in terms of this prohibition is liable to a fine not exceeding R10 million or imprisonment for a period not exceeding ten years, or to both such fine and imprisonment.
5. Kindly quote the abovementioned reference number in any future correspondence in respect of this application.

Yours faithfully


HEAD OF DEPARTMENT
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

CC: (1) Ms Carmen du Toit (The Environmental Partnership)

Fax: (021) 422 0998



REFERENCE: 16/3/3/1/A3/54/2045/19
ENQUIRIES: RONDINE ISAACS
DATE OF ISSUE: 2020 -01- 30

The Municipal Manager
City of Cape Town
Electricity Generation and Distribution Department
Bellville Electricity Headquarters
2nd Floor, Bloemhof Street
BELLVILLE
7538

Attention: Dr Johanette van der Merwe

Tel.: (021) 444 8382

E-mail: Johanette.VanDerMerwe@capetown.gov.za

Dear Madam

APPLICATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) ("NEMA") AND THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014:

PROPOSED ESTABLISHMENT OF AN ELECTRICITY SWITCHING STATION ON A PORTION OF PORTION 37 OF FARM NO. 794, 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, 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, which prescribes the procedure to be followed in the event of appeals being lodged. This procedure is summarized in the attached Environmental Authorisation.

Yours faithfully

DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Copied to: (1) Ms Carmen du Toit (The Environmental Partnership)

Fax: (021) 422 0998



REFERENCE: 16/3/3/1/A3/54/2045/19
ENQUIRIES: RONDINE ISAACS
DATE OF ISSUE: 2020 -01- 30

The Municipal Manager
City of Cape Town
Electricity Generation and Distribution Department
Bellville Electricity Headquarters
2nd Floor, Bloemhof Street
BELLVILLE
7538

Attention: Dr Johanette van der Merwe

Tel.: (021) 444 8382

E-mail: Johanette.VanDerMerwe@capetown.gov.za

Dear Madam

APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) ("NEMA") AND THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014:

PROPOSED ESTABLISHMENT OF AN ELECTRICITY SWITCHING STATION ON A PORTION OF PORTION 37 OF FARM NO. 794, SOMERSET WEST

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

ENVIRONMENTAL AUTHORISATION

DECISION

By virtue of the powers conferred on it by the NEMA and the EIA Regulations, 2014, the competent authority herewith grants Environmental Authorisation to the applicant to undertake the list of activities specified in Section B below as included in the Basic Assessment Report ("BAR") dated 8 November 2019.

The granting of this Environmental Authorisation (hereinafter referred to as the "Environmental Authorisation") is subject to compliance with the conditions set out in Section E below.

A. DETAILS OF THE HOLDER OF THIS ENVIRONMENTAL AUTHORISATION

City of Cape Town
Electricity Generation and Distribution Department
c/o Dr Johanette van der Merwe
Bellville Electricity Headquarters
2nd Floor, Bloemhof Street
BELLVILLE
7538
Tel.: (021) 444 8382
E-mail: Johanette.VanDerMerwe@capetown.gov.za

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

B. LIST OF ACTIVITIES AUTHORISED

Government Notice No. R. 983 of 4 December 2014 –

Listed Activity	Activity/Project Description
<p>Activity 19: <i>"The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse;</i></p> <p><i>but excluding where such infilling, depositing, dredging, excavation, removal or moving -</i></p> <ul style="list-style-type: none"><i>(a) will occur behind a development setback;</i><i>(b) is for maintenance purposes undertaken in accordance with a maintenance management plan;</i><i>(c) falls within the ambit of activity 21 in this Notice, in which case that activity applies;</i><i>(d) occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or</i><i>(e) where such development is related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies".</i>	<p>The excavation from and infilling of material into the wetland will be required for the proposed development.</p>

The abovementioned list is hereinafter referred to as "the listed activity".

The holder is herein authorised to undertake the following related to the listed activity:

The proposed project entails the establishment of a new 132/66kV switching station on a portion of Portion 37 of Farm No. 794, Somerset West.

The proposed switching station will be indoors and consist of three buildings to house the various types of high and medium voltage switchgear and transformers.

A tower for overhead lines will be located in the northern section of the site. Four new 132kV lattice type towers/pylons will be constructed to enable the loop-in of the existing overhead lines. Four new towers will also be constructed to facilitate the loop-in of the existing Mitchells Plain-Steenbras overhead lines.

One building will initially be constructed to house the 132kV switchgear and ancillary equipment. The two future buildings will house a 132/66kV transformer and a 132/11kV main substation, respectively.

Internal roads will be constructed to facilitate the offloading of the switchgear and transformers. An access road will be constructed from Old Paardevlei Road. The road will cross a channel and pipes/ducts will be installed below the waterway for bulk services to and from the site. Conventional engineering methods will be used to cross the channel and will consist of a double culvert (1800mm wide X 600mm high) and a City of Cape Town approved headwall culvert. The road will be constructed via thrust bore drilling in order to install a single sleeve under the channel.

C. LOCATION AND SITE DESCRIPTION

The listed activity will take place on a portion of Portion 37 of Farm No. 794, Somerset West.

The property is located southwest of the N2 and directly adjacent to Old Paardevlei Road. Light industrial developments are located in the vicinity of the Somerset Mall approximately 300m east of the proposed development.

The SG 21-digit code is: C06700000000079400037

Co-ordinates:

Latitude: 34° 04' 10.99" S

Longitude: 18° 48' 35.83" E

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

hereinafter referred to as "the site".

D. DETAILS OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER ("EAP")

The Environmental Partnership
c/o Ms Carmen du Toit
PO Box 945
CAPE TOWN
8000
Tel.: (021) 422 0999
Fax: (021) 422 0998

E. CONDITIONS OF AUTHORISATION

Scope of authorisation

1. The holder is authorised to undertake the listed activity specified in Section B above in accordance with and restricted to the preferred alternative, described in the BAR dated 8 November 2019 on the site as described in Section C above.
2. Authorisation of the activity is subject to compliance with the conditions set out in this Environmental Authorisation. The holder must ensure 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.
3. 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.
4. The activity that has been authorised may only be carried out at the site described in Section C above in terms of the approved "Environmental Management Programme" ("EMPr").
5. Any changes to, or deviations from the scope of the description set out in Section B and Condition 2 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 such information 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.

Notification of authorisation and right to appeal

6. The holder of the authorisation must in writing, within 14 (fourteen) calendar days of the date of this decision –
 - 6.1 notify all registered Interested and Affected Parties of –
 - 6.1.1 the outcome of the application;
 - 6.1.2 the reasons for the decision;
 - 6.1.3 the date of the decision; and
 - 6.1.4 the date of issue of the decision;

- 6.2 draw the attention of all registered Interested and Affected Parties to the fact that an appeal may be lodged against the decision in terms of the National Appeals Regulation, 2014;
- 6.3 draw the attention of all registered Interested and Affected Parties to the manner in which they may access the decision; and
- 6.4 provide the registered Interested and Affected Parties with:
 - 6.4.1 the name of the holder (entity) of this Environmental Authorisation,
 - 6.4.2 name of the responsible person for this Environmental Authorisation,
 - 6.4.3 postal address of the holder,
 - 6.4.4 telephonic and fax details of the holder,
 - 6.4.5 e-mail address, if any;
 - 6.4.6 the contact details (postal and/or physical address, contact number, facsimile and e-mail address) of the decision-maker and all registered Interested and Affected Parties in the event that an appeal is lodged in terms of the National Appeals Regulations 2014.

Commencement

7. The listed activity, including site preparation, must not commence within 20 (twenty) calendar days from the date the applicant notified the registered Interested and Affected Parties of this decision.
8. In the event that an appeal is lodged with the Appeal Administrator, the effect of this Environmental Authorisation is suspended until such time as the appeal is decided. In the instance where an appeal is lodged the holder may not commence with the activity, including site preparation, until such time as the appeal has been finalised and the holder is authorised to do so.

Written notice to the competent authority

9. Seven calendar days' notice, in writing, must be given to the competent authority before commencement of construction activities. Commencement for the purpose of this condition includes site preparation.
 - 9.1 The notice must make clear reference to the site details and EIA Reference number given above.
 - 9.2 The notice must also include proof of compliance with the following conditions described herein:
Conditions: 6, 7, 14 and 21.

Management of activity

10. The draft EMPr submitted as part of the application for Environmental Authorisation is hereby approved and must be implemented.
11. An application for amendment to the EMPr must be submitted to the competent authority in terms of Chapter 5 of the EIA Regulations, 2014 if any amendments are to be made to the outcomes of the EMPr, and these may only be implemented once the amended EMPr has been authorised by the competent authority.

12. The EMPr must be included in all contract documentation for all phases of implementation.
13. A copy of the Environmental Authorisation and the EMPr must be kept at the site where the listed activity will be undertaken. Access to the site referred to in Section C above must be granted and, the Environmental Authorisation and EMPr 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. The Environmental Authorisation and EMPr must also be made available for inspection by any employee or agent of the applicant who works or undertakes work at the site.

Monitoring

14. The holder must appoint a suitably experienced Environment Control Officer ("ECO"), for the duration of the construction and rehabilitation phases of implementation.

The ECO must-

- 14.1 be appointed prior to commencement of any land clearing or construction activities commencing;
- 14.2 ensure compliance with the EMPr and the conditions contained herein;
- 14.3 keep record of all activities on site; problems identified; transgressions noted and a task schedule of tasks undertaken by the ECO;
- 14.4 remain employed until all rehabilitation measures, as required for implementation due to construction damage, are completed; and
- 14.5 provide the competent authority with copies of the ECO reports within 30 days of the project being finalised.

Environmental audit reports

15. The holder must, for the period during which the Environmental Authorisation and EMPr remain valid -
 - 15.1 ensure that the compliance with the conditions of the Environmental Authorisation and the EMPr is audited;
 - 15.2 submit an environmental audit report to the relevant competent authority during the construction phase. The holder must submit the first audit report six months after commencement of the construction phase and a second audit report twelve months after the first audit report; and
 - 15.3 submit an environmental audit report every five (5) years thereafter while the Environmental Authorisation remains valid.
16. The environmental audit report must be prepared by an independent person and must address the objectives and contain all the information set out in Appendix 7 of the EIA Regulations, 2014.

In addition to the above, the environmental audit report, must -

- 16.1 provide verifiable findings, in a structured and systematic manner, on-
 - (a) the level of compliance with the conditions of the Environmental Authorisation and the EMPr and whether this is sufficient or not; and

- (b) the extent to which the avoidance, management and mitigation measures provided for in the EMPr achieve the objectives and outcomes of the EMPr and highlight whether this is sufficient or not;
 - 16.2 identify and assess any new impacts and risks as a result of undertaking the activity;
 - 16.3 evaluate the effectiveness of the EMPr;
 - 16.4 identify shortcomings in the EMPr;
 - 16.5 identify the need for any changes to the avoidance, management and mitigation measures provided for in the EMPr;
 - 16.6 indicate the date on which the construction work was commenced with and completed or in the case where the development is incomplete, the progress of the development and rehabilitation;
 - 16.7 include a photographic record of the site applicable to the audit; and
 - 16.8 be informed by the ECO reports.
17. The holder must, within 7 days of the submission of the environmental audit report to the competent authority, notify all potential and registered Interested and Affected Parties of the submission and make the report available to anyone on request and, where the holder has such a facility, be placed on a publicly accessible website.

Specific conditions

18. Surface or ground water must not be polluted due to any actions on the site. The applicable requirements with respect to relevant legislation pertaining to water must be met.
19. An integrated waste management approach, which is based on waste minimisation and incorporates reduction, recycling, re-use and disposal, where appropriate, must be employed. Any solid waste must be disposed of at a waste disposal facility licensed in terms of the applicable legislation.
20. Should any heritage remains be exposed during excavations or any actions on the site, these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape (in accordance with the applicable legislation). 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: archaeological remains (including fossil bones and fossil shells); 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; rock art and rock engravings; shipwrecks; and graves or unmarked human burials.

A qualified archaeologist must be contracted where necessary (at the expense of the holder and in consultation with the relevant authority) to remove any human remains in accordance with the requirements of the relevant authority.

21. Areas of the Paardevlei site which fall outside of the boundaries of the site (switching station, access road and the infrastructure corridor), must be

regarded as no-go areas and must be cordoned off before commencement of construction activities.

22. The culvert must extend across the full channel width including the current banks, to allow for the inclusion of areas outside of the wetted base flow channel, to provide ecological connectivity to small terrestrial or wetland associated fauna moving along the corridor.
23. The disturbed banks of the channel must be rehabilitated and planted with appropriate indigenous plants.
24. The holder must conduct the construction phase activities as far as possible during the dry season.
25. Water saving mechanisms and/or water recycling systems must be installed in order to reduce water consumption that include *inter alia*, the following:
 - 25.1 A dual-flush toilet system.
 - 25.2 All taps must be fitted with water saving devices, that is, tap aerators, flow restrictors and low flow shower heads.
 - 25.3 Water-wise landscaping must be done.
 - 25.3.1 Indigenous plants and/or plants that require little water must be used.
 - 25.3.2 The use of kikuyu grass must be prohibited in all landscaped areas. Non-invasive, low-water use grass must be used for any lawns on site.
26. The holder of the Environmental Authorisation must, at all times, ensure that the activity comply with the Noise Regulations in terms of the relevant legislation.

General matters

1. Notwithstanding this Environmental Authorisation, the holder must comply with any other statutory requirements that may be applicable when undertaking the listed activity.
2. If the holder does not commence with the listed activity within the period referred to in Condition 3, this Environmental Authorisation shall lapse for the activities, 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.
3. 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.

4. The manner and frequency for updating the EMPr is as follows:
Amendments to the EMPr, other than those mentioned above, must be done in accordance with Regulations 35 to 37 of GN No. R. 982 of 4 December 2014 or any relevant legislation that may be applicable at the time.
5. Non-compliance with a condition of this Environmental Authorisation or EMPr may render the holder liable to criminal prosecution.

F. 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 Interested and Affected Parties, 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 Interested and Affected Parties -
 - 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 Interested and Affected Party, 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 Interested and Affected Party 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: 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 M. 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 the Appeal Authority at: Tel. (021) 483 2659, E-mail DEADP.Appeals@westerncape.gov.za or URL <http://www.westerncape.gov.za/eadp>.

G. 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 ZA AHIR TOEFY
DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)

DATE OF DECISION: 30/01/2020

CC: (1) Ms Carmen du Toit (The Environmental Partnership)

Fax: (021) 422 0998

FOR OFFICIAL USE ONLY:

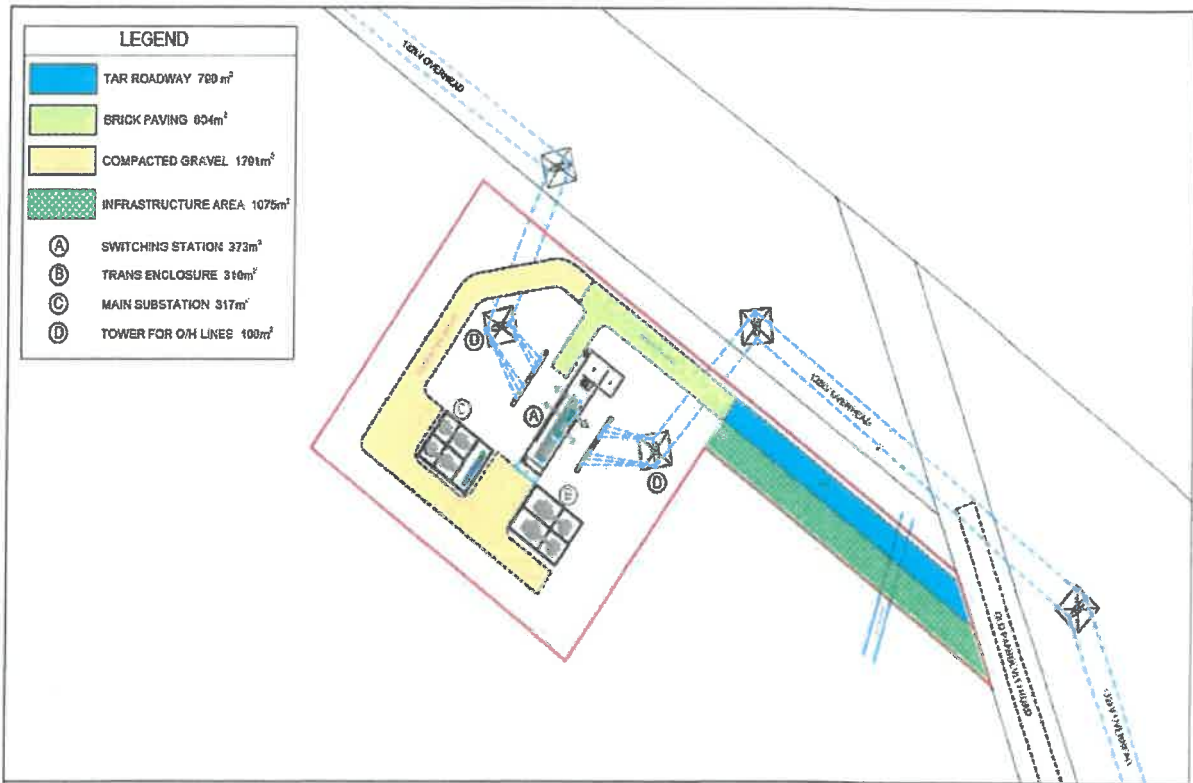
EIA REFERENCE NUMBER: 16/3/3/1/A3/54/2045/19
NEAS EIA REFERENCE NUMBER: WCP/EIA/0000665/2019

ANNEXURE 1: LOCALITY PLAN

The approximate location of Portion 37 of Farm No. 794, Somerset West.



ANNEXURE 2: SITE PLAN



ANNEXURE 3: REASONS FOR THE DECISION

In reaching its decision, the competent authority, *inter alia*, considered the following:

- a) The information contained in the Application Form dated 30 August 2019, as received by the competent authority on the same date; the BAR dated 8 November 2019 and the EMPr submitted together with the BAR;
- b) The objectives and requirements of relevant legislation, policies and guidelines, including section 2 of the NEMA;
- c) The comments received from Interested and Affected Parties and the responses provided thereon, as included in the BAR dated 8 November 2019;
- d) 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 which, according to the competent authority, were the most significant reasons for the decision is set out below.

1. Public Participation

The Public Participation Process comprised of the following:

- An advertisement was placed in the "District Mail" newspaper on 30 May 2019;
- A notice was placed on site on 31 May 2019;
- An Information Sheet was e-mailed and hand delivered to adjacent neighbours and other Interested and Affected Parties on 1 June 2019 to provide information on the pre-application BAR;
- A copy of the pre-application BAR was placed at the Somerset West Public Library on 1 June 2019;
- The pre-application BAR was made available from 31 May 2019 until 3 July 2019;
- An Information Sheet was e-mailed and hand delivered to registered Interested and Affected Parties on 2 September 2019 to provide information on the draft BAR; and
- The draft BAR was made available from 30 August 2019 until 30 September 2019.

Authorities consulted

The authorities consulted included the following:

- CapeNature;
- City of Cape Town;
- Department of Agriculture;
- Department of Transport and Public Works;
- Department of Water and Sanitation; and
- Heritage Western Cape.

The competent authority is satisfied that the Public Participation Process that was followed met the minimum legal requirements. All the comments and responses that were raised were included in the BAR.

2. Alternatives

The site has been earmarked for the construction of an electricity switching station, and as such, alternative sites were not considered feasible since it would require expropriation or the purchase of land, thereby increasing the cost of constructing the switching station.

The following layout alternatives were investigated:

Alternative 1 (preferred alternative – herewith authorised):

The preferred alternative entails the establishment of an indoor electrical switching station and will consist of three buildings to house the various types of high and medium voltage switchgear and transformers.

This is the preferred alternative since it will have a lower visual impact on the surrounding environment and also a smaller footprint.

Alternative 2:

This alternative entails the establishment of an outdoor switching station which will not be housed in buildings. Alternative 2 will consist of the following:

- Infrastructure area of approximately 881 m² in size;
- Control rooms of approximately 93m² in size in the northern section of the site;
- Trans enclosures of approximately 115m² in size in the southern section of the site;
- A tower for overhead lines in the northwestern section of the site; and
- A tar access road from Old Paardevlei Road.

This alternative was rejected since it will have higher visual and noise impacts and a larger footprint than the preferred alternative. Furthermore, it will be more expensive to develop than the preferred alternative.

“No-Go” Alternative:

This alternative implies that the proposed electricity switching station will not be established. This alternative was rejected as it will not provide a more secure and reliable electricity supply to the existing and future urban developments in the area.

3. Impacts, assessment and mitigation measures

3.1 Activity Need and Desirability

The new switching station will create additional capacity to supply bulk electricity to the future Paardevlei development. The proposed development will contribute to the existing urban infrastructure. The proposal is in line with the Provincial Spatial Development Framework since it contributes to infrastructure which will provide the basic service of electricity to future developments in the Paardevlei area and surrounds.

The maintenance and strengthening of electrical infrastructure are described in the Integrated Development Plan (“IDP”) as Strategic Focus Area 3: Caring City wherein the City undertakes to upgrade and refurbish substations and provide new main substations. The proposed development of a switching station is thus in line with the IDP as it contributes to and forms part of the objective of the City to enhance basic services. Furthermore, the proposed development will help to increase the resilience of electrical infrastructure.

The Helderberg District Plan states that, as part of Spatial Concepts and Structuring Elements, future development should be associated with service provision, including the availability of electricity for development. The proposed switching station will provide electricity for the site and surrounding areas and is as such consistent with the District Plan.

Since the National Development Plan requires the development of additional electricity capacity, the proposed development will contribute to increased electrical infrastructure and is therefore in line with the National Development Plan's objective of increasing electrical capacity. Although the proposed development is not a national project, it responds to the need for electricity for future development.

3.2 Biophysical Impacts

The proposed development will not impact on terrestrial vegetation and will not impact on any populations of threatened plant or animal species or on any habitat that may contain a unique signature of plant and animal species.

The site is highly disturbed and has been ploughed and grazed in the past. The site has also been drained, with a drainage trench passing to the east and smaller trenches to the south and west. Alien kikuyu grass occurs in patches and a line of alien and invasive beefwood occur along the northern boundary of the site. The western boundary extends into a cluster of mainly invasive Port Jackson trees.

The site forms part of an extensive, but now degraded, alluvial wetland. The wetland has been classified as a southwest granite fynbos floodplain flat wetland in the City of Cape Town's wetland layer. However, given the extent of drainage changes across the greater Paardevlei site and upstream urbanized areas, the wetland functions more as a perched wetland flat.

The loss of wetland function is considered of low significance. The perched nature of the wetland indicates that the wetland is unlikely to perform any significant functions in terms of storm water attenuation through infiltration. The wetland's separation from channelled surface flows onto the site implies that it is unlikely to contribute to attenuation of flood flows or water quality improvement of water passing onto the site.

The wetland is highly degraded and does not support plants or fauna of any conservation value and has been excluded from the ecological corridors allowed for in the Paardevlei Stormwater Masterplan and Operational EMPr. The wetland's rehabilitation potential is considered low and as a result, its loss from a biodiversity/wetland perspective will be of negligible significance.

National Environmental Management Act Principles

The National Environmental Management Act 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.

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 activity will not conflict with the general objectives of integrated environmental management stipulated in Chapter 5 of the NEMA and that any potentially detrimental environmental impacts resulting from the listed activity can be mitigated to acceptable levels.

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