



REFERENCE: 16/3/3/2/E1/1/1053/21

DATE: 10 May 2022

The Board of Directors
SquareTurn (Pty) Ltd
Office 2B Di-Rialto Office Park
42A Main Road
PAARL
7624

Attention: Mr P van der Westhuizen

E-mail: Pieter@squareturnsa.co.za

Dear Sir

CORRECTION NOTICE: DEVELOPMENT OF THE L'AGULHAS ESTATE ON ERVEN 678, 679 AND 680, L'AGULHAS

1. The Environmental Authorisation ("EA") issued by the Department on 9 May 2022 and the subsequent electronic correspondence from Doug Jeffery Environmental Consultants on 10 May 2022, refer.
2. With reference to the above, the Department herewith acknowledges the typographical error with regards to the project description and the preferred layout alternative, in the EA.
3. In order to rectify the matter, kindly note that in terms of Section 47A(1)(b) of the National Environmental Management Act, 1998 (Act no. 107 of 1998, as amended) the administrative error in the EA is corrected as follows:

3.1 SECTION B: LIST OF ACTIVITIES AUTHORISED:

"The holder is herein authorised to undertake the following alternative that includes the listed activities as it relates to the development:

The proposal entails the development of an eco-estate of approximately 203 hectares in extent, which consists of single residential erven, a retirement village, a hotel with some cluster housing lodges, private roads and private open spaces. The estate will have an Estate Centre which will be accessible to the public and will include community gardens, a farmstall/restaurant facility and storage areas.

The development will be undertaken in phases. The different land uses and applicable zoning are indicated in the table below:

Land Use	Zoning	Number of Erven	Area (ha)	%
Executive Estates	Single Residential	14	2.7930	1.37
Lifestyle Erven	Single Residential	158	15.1554	7.46
Cluster Housing/ Lodges	Single Residential	76	2.7360	1.35
Retirement Village	Medium Density	1 (301 units)	22.5623	11.10
Hotel/ Tourism Node	Special Zone	1 (90 units)	16.8881	8.27
Estate Centre	Agricultural Zone	1	3.0427	1.50
Engineering Services	Authority Use Zone	1	0.5000	0.25
Open Spaces	Open Space Zone		118.5273	58.33
Streets/ Roads	Street Zone		20.9919	10.33
	TOTAL	650	203.1067	100

During the operational phase, access to the L'Agulhas Estate will be from Zoetendal Street and Upper School Street. Access from and to Main Road will be via both Cooper Street and School Street. Two vehicular accesses are proposed:

- Access 1 (Main Entrance): Access via the Zoetendal Street/ Gentoo Street intersection; and
- Access 2 (Estate Centre entrance): Access via Zoetendal Street.

Construction access routes will be via Cooper Street and Bo-Skool Street only. A walkway is proposed from the development to the Southernmost Tip of Africa and to the road leading to Suiderstrand. Internal pedestrian walkways and cycling facilities are proposed throughout the development. Public transport facilities, such as bus embayments or dedicated parking will be provided within the development where necessary.

Properties will make use of individual conservancy tanks and a honey sucker truck. The internal sewage infrastructure will consist of a 160mm diameter gravity pipe network and manholes. A Wastewater Treatment Plant will form part of the development. Wastewater will be treated to the appropriate standards as determined by the Department of Water and Sanitation and will be used for irrigation to minimise the load on the municipal water supply. Treated water will be discharged via a reedbed and swale system into a combined stormwater detention pond. Sewage from the hotel and lodge area will be

pumped to the nearest gravity line flowing to the Wastewater Treatment Plant. An irrigation pump station will boost the water from the detention dam into an underground irrigation network, which will convey the water to the landscaped areas throughout the development. An underground pipe connection from the existing borehole on site will be constructed to connect the borehole to the attenuation dam.

Rainwater harvesting tanks to collect stormwater run-off from the roofs and hardened surfaces, will be part of the estate development. The proposed internal water reticulation network will consist of a 160mm potable water ring main, with fire hydrants spaced at a maximum of 120m intervals, gate vales and house connections. Three stormwater attenuation facilities will form part of the development. Two smaller attenuation dams will be located in close proximity to the retirement village and one large attenuation dam at the main entrance to the estate.

Solid waste removal will be undertaken by the local municipality and electricity will be provided by ESKOM."

is replaced with:

The holder is herein authorised to undertake the following alternative that includes the listed activities as it relates to the development:

The proposal entails the development of an eco-estate of approximately 203 hectares in extent, which consists of single residential erven, a retirement village, a hotel with some cluster housing lodges, private roads and private open spaces. The estate will have an Estate Centre which will be accessible to the public and will include community gardens, a farmstall/restaurant facility and storage areas.

The development will be undertaken in phases. The different land uses and applicable zoning are indicated in the table below:

Land Use	Zoning	Number of Erven	Area (ha)	%
Executive Estates	Single Residential	14	2.7930	1.37
Lifestyle Erven	Single Residential	158	15.1554	7.46
Cluster Housing/ Lodges	Single Residential	76	2.7360	1.35
Retirement Village	Medium Density	1 (301 units)	22.5623	11.10
Hotel/ Tourism Node	Special Zone	1 (90 units)	16.8881	8.27
Estate Centre	Agricultural Zone	1	3.0427	1.50

Engineering Services	Authority Use Zone	1	0.5000	0.25
Open Spaces	Open Space Zone		118.5273	58.33
Streets/Roads	Street Zone		20.9919	10.33
	TOTAL	650	203.1067	100

During the operational phase, access to the L'Agulhas Estate will be from Zoetendal Street and Upper School Street. Access from and to Main Road will be via both Cooper Street and School Street. Two vehicular accesses are proposed:

- Access 1 (Main Entrance): Access via the Zoetendal Street/ Gentoo Street intersection; and
- Access 2 (Estate Centre entrance): Access via Zoetendal Street.

Construction access routes will be via Cooper Street and Bo-Skool Street only. A walkway is proposed from the development to the Southernmost Tip of Africa and to the road leading to Suiderstrand. Internal pedestrian walkways and cycling facilities are proposed throughout the development. Public transport facilities, such as bus embayments or dedicated parking will be provided within the development where necessary.

The internal sewage infrastructure will consist of a 160mm diameter gravity pipe network and manholes. A Wastewater Treatment Plant will form part of the development. Wastewater will be treated to the appropriate standards as determined by the Department of Water and Sanitation and will be used for irrigation to minimise the load on the municipal water supply. Treated water will be discharged via a reedbed and swale system into a combined stormwater detention pond. Sewage from the hotel and lodge area will be pumped to the nearest gravity line flowing to the Wastewater Treatment Plant. An irrigation pump station will boost the water from the detention dam into an underground irrigation network, which will convey the water to the landscaped areas throughout the development. An underground pipe connection from the existing borehole on site will be constructed to connect the borehole to the attenuation dam.

Rainwater harvesting tanks to collect stormwater run-off from the roofs and hardened surfaces, will be part of the estate development. The proposed internal water reticulation network will consist of a 160mm potable water ring main, with fire hydrants spaced at a maximum of 120m intervals, gate vales and house connections. Three stormwater attenuation facilities will form part of the development. Two smaller attenuation dams will be located in close proximity to the retirement village and one large attenuation dam at the main entrance to the estate.

Solid waste removal will be undertaken by the local municipality and electricity will be provided by ESKOM.

3.2 **ANNEXURE 3: REASONS FOR THE DECISION: ALTERNATIVES: Preferred Alternative 4C (Herewith authorised):**

"This alternative entails the development of an eco-estate of approximately 203 hectares in extent, which consists of single residential erven, a retirement village, a hotel with some cluster housing lodges, private roads and private open spaces. The estate will have an Estate Centre which will be accessible to the public and will include community gardens, a farmstall/restaurant facility and storage areas.

The development will be undertaken in phases. The different land uses and applicable zoning are indicated in the table below:

Land Use	Zoning	Number of Erven	Area (ha)	%
Executive Estates	Single Residential	14	2.7930	1.37
Lifestyle Erven	Single Residential	158	15.1554	7.46
Cluster Housing/ Lodges	Single Residential	76	2.7360	1.35
Retirement Village	Medium Density	1 (301 units)	22.5623	11.10
Hotel/ Tourism Node	Special Zone	1 (90 units)	16.8881	8.27
Estate Centre	Agricultural Zone	1	3.0427	1.50
Engineering Services	Authority Use Zone	1	0.5000	0.25
Open Spaces	Open Space Zone		118.5273	58.33
Streets/ Roads	Street Zone		20.9919	10.33
	TOTAL	650	203.1067	100

During the operational phase, access to the L'Agulhas Estate will be from Zoetendal Street and Upper School Street. Access from and to Main Road will be via both Cooper Street and School Street. Two vehicular accesses are proposed:

- Access 1 (Main Entrance): Access via the Zoetendal Street/ Gentoo Street intersection; and
- Access 2 (Estate Centre entrance): Access via Zoetendal Street.

Construction access routes will be via Cooper Street and Bo-Skool Street only. A walkway is proposed from the development to the Southernmost Tip of Africa and to the road leading to Suiderstrand. Internal pedestrian walkways and cycling facilities are proposed throughout the development. Public transport facilities, such as bus embayments or dedicated parking will be provided within the development where necessary.

Properties will make use of individual conservancy tanks and a honey sucker truck. The internal sewage infrastructure will consist of a 160mm diameter gravity pipe network and manholes. A Wastewater Treatment Plant will form part of the development. Wastewater will be treated to the appropriate standards as determined by the Department of Water and Sanitation and will be used for irrigation to minimise the load on the municipal water supply. Treated water will be discharged via a reedbed and swale system into a combined stormwater detention pond. Sewage from the hotel and lodge area will be pumped to the nearest gravity line flowing to the Wastewater Treatment Plant. An irrigation pump station will boost the water from the detention dam into an underground irrigation network, which will convey the water to the landscaped areas throughout the development. An underground pipe connection from the existing borehole on site will be constructed to connect the borehole to the attenuation dam.

Rainwater harvesting tanks to collect stormwater run-off from the roofs and hardened surfaces, will be part of the estate development. The proposed internal water reticulation network will consist of a 160mm potable water ring main, with fire hydrants spaced at a maximum of 120m intervals, gate vales and house connections. Three stormwater attenuation facilities will form part of the development. Two smaller attenuation dams will be located in close proximity to the retirement village and one large attenuation dam at the main entrance to the estate.

Solid waste removal will be undertaken by the local municipality and electricity will be provided by ESKOM."

This alternative is preferred since it took into consideration ecological corridors which would link the site with the natural areas around the site as well as the location of the archaeological sites on the properties. The preferred alternative also took into consideration all high botanical sensitivity areas and considered all visual opportunities and constraints."

is replaced with:

This alternative entails the development of an eco-estate of approximately 203 hectares in extent, which consists of single residential erven, a retirement village, a hotel with some cluster housing lodges, private roads and private open spaces. The estate will have an Estate Centre which will be accessible to the public and will include community gardens, a farmstall/restaurant facility and storage areas.

The development will be undertaken in phases. The different land uses and applicable zoning are indicated in the table below:

Land Use	Zoning	Number of Erven	Area (ha)	%
Executive Estates	Single Residential	14	2.7930	1.37
Lifestyle Erven	Single Residential	158	15.1554	7.46

Cluster Housing/ Lodges	Single Residential	76	2.7360	1.35
Retirement Village	Medium Density	1 (301 units)	22.5623	11.10
Hotel/ Tourism Node	Special Zone	1 (90 units)	16.8881	8.27
Estate Centre	Agricultural Zone	1	3.0427	1.50
Engineering Services	Authority Use Zone	1	0.5000	0.25
Open Spaces	Open Space Zone		118.5273	58.33
Streets/ Roads	Street Zone		20.9919	10.33
	TOTAL	650	203.1067	100

During the operational phase, access to the L'Agulhas Estate will be from Zoetendal Street and Upper School Street. Access from and to Main Road will be via both Cooper Street and School Street. Two vehicular accesses are proposed:

- Access 1 (Main Entrance): Access via the Zoetendal Street/ Gentoo Street intersection; and
- Access 2 (Estate Centre entrance): Access via Zoetendal Street.

Construction access routes will be via Cooper Street and Bo-Skool Street only. A walkway is proposed from the development to the Southernmost Tip of Africa and to the road leading to Suiderstrand. Internal pedestrian walkways and cycling facilities are proposed throughout the development. Public transport facilities, such as bus embayments or dedicated parking will be provided within the development where necessary.

The internal sewage infrastructure will consist of a 160mm diameter gravity pipe network and manholes. A Wastewater Treatment Plant will form part of the development. Wastewater will be treated to the appropriate standards as determined by the Department of Water and Sanitation and will be used for irrigation to minimise the load on the municipal water supply. Treated water will be discharged via a reedbed and swale system into a combined stormwater detention pond. Sewage from the hotel and lodge area will be pumped to the nearest gravity line flowing to the Wastewater Treatment Plant. An irrigation pump station will boost the water from the detention dam into an underground irrigation network, which will convey the water to the landscaped areas throughout the development. An underground pipe connection from the existing borehole on site will be constructed to connect the borehole to the attenuation dam.

Rainwater harvesting tanks to collect stormwater run-off from the roofs and hardened surfaces, will be part of the estate development. The proposed internal water reticulation network will consist of a 160mm potable water ring main, with fire hydrants spaced at a

maximum of 120m intervals, gate vales and house connections. Three stormwater attenuation facilities will form part of the development. Two smaller attenuation dams will be located in close proximity to the retirement village and one large attenuation dam at the main entrance to the estate.

Solid waste removal will be undertaken by the local municipality and electricity will be provided by ESKOM."

This alternative is preferred since it took into consideration ecological corridors which would link the site with the natural areas around the site as well as the location of the archaeological sites on the properties. The preferred alternative also took into consideration all high botanical sensitivity areas and considered all visual opportunities and constraints.

4. Reasons for rectifying the errors:

- a) The error is administrative in nature and the activity remains the same.
- b) The environment and the rights and interests of other parties are not likely to be adversely affected by this decision to rectify the administrative error as the impacts associated with the activity were assessed during the Environmental Impact Assessment process.

5. This Department reserves the right to revise or withdraw comments or request further information from you based on any information that might be received.

Your interest in the future of our environment is appreciated.

Yours faithfully

MR. ZAAHIR TOEFY

DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

CC: (1) Ms A Groenewald (Doug Jeffery Environmental Consultants)

E-mail: adel@dougjeff.co.za

(2) Mr A Theron/ Ms S Nel (Cape Agulhas Municipality)

E-mail: abrahamt@capeagulhas.co.za

(3) Ms M Simons (CapeNature)

E-mail: msimons@capenature.co.za

(4) Mr R Le Roux (Breede-Gouritz Catchment Management Agency)

E-mail: rleroux@bgcma.co.za

(5) Mr C van der Walt (Department of Agriculture: LandCare)

E-mail: corvdw@elsenburg.com