



REFERENCE: 16/3/3/1/B4/45/1045/25
NEAS REFERENCE: WCP/EIA/0001668/2025
DATE OF ISSUE: 20 NOVEMBER 2025

The Board of Directors
Boschendal (Pty) Ltd
P.O. Box 25
GROOT DRAKENSTEIN
7681

Attention: Ms. A. Kropman & Mr. W. George

Cell: 082 559 9100

Email: specialproject1@boschendal.co.za
amy.kropman@boschendal.co.za

Dear Madam and Sir

APPLICATION FOR ENVIRONMENTAL AUTHORISATION AND THE ADOPTION OF A MAINTENANCE MANAGEMENT PLAN ("MMP") IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014, (AS AMENDED): PROPOSED CONSTRUCTION OF BULK WATER AND SEWER INFRASTRUCTURE ON THE REMAINDER OF PORTION 3 OF FARM BOSCHENDAL NO. 1647, THE REMAINDER OF PORTION 10 OF FARM BOSCHENDAL NO. 1647, PORTIONS 11, 13 AND 24 OF FARM BOSCHENDAL NO. 1674, FARM NO. 1730, THE REMAINDER OF FARM OLD BETHLEHEM NO. 153 AND PORTION 14 OF FARM OLD BETHLEHEM NO. 153, PAARL, FOR THE APPROVED BOSCHENDAL VILLAGE, PORTION 24 OF FARM NO. 1674, BOSCHENDAL, STELLENBOSCH

1. With reference to the above application, the Department hereby notifies you of its decision to **grant** Environmental Authorisation and to **adopt the MMP**, attached herewith, together with the reasons for the decision.
2. In terms of Regulation 4 of the Environmental Impact Assessment ("EIA") Regulations, 2014, (as amended), 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 National Appeal Regulations, 2025, which prescribes the appeal procedure to be followed. This procedure is summarized in the attached Environmental Authorisation.

Yours faithfully

MR. ZAAHIR TOEFY

DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

CC: (1) Ms. J. Cloete (Doug Jeffery Environmental Consultants (Pty) Ltd)
(2) Mr. D. Jeffery (Doug Jeffery Environmental Consultants (Pty) Ltd.)
(3) Mr. S. van der Merwe (Stellenbosch Municipality)

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REFERENCE: 16/3/3/1/B4/45/1045/25
NEAS REFERENCE: WCP/EIA/0001668/2025
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ENVIRONMENTAL AUTHORISATION

APPLICATION FOR ENVIRONMENTAL AUTHORISATION AND THE ADOPTION OF A MAINTENANCE MANAGEMENT PLAN ("MMP") IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014, (AS AMENDED): PROPOSED CONSTRUCTION OF BULK WATER AND SEWER INFRASTRUCTURE ON THE REMAINDER OF PORTION 3 OF FARM BOSCHENDAL NO. 1647, THE REMAINDER OF PORTION 10 OF FARM BOSCHENDAL NO. 1647, PORTIONS 11, 13 AND 24 OF FARM BOSCHENDAL NO. 1674, FARM NO. 1730, THE REMAINDER OF FARM OLD BETHLEHEM NO. 153 AND PORTION 14 OF FARM OLD BETHLEHEM NO. 153, PAARL, FOR THE APPROVED BOSCHENDAL VILLAGE, PORTION 24 OF FARM NO. 1674, BOSCHENDAL, STELLENBOSCH

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 (as amended), 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 Activity Alternative, Reservoir Alternative 1 and Sewer Alternative 2, described in the Basic Assessment Report ("BAR"), dated August 2025.

In terms of the NEMA, viz, the EIA Regulations, 2014 (as amended) (in Government Gazette No. 40772 of 7 April 2017) the Competent Authority hereby **adopts the MMP** for the maintenance activities associated with the construction of the bulk water and sewer pipelines that will cross various watercourses on the subject properties.

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

Boschendal (Pty) Ltd
% Ms. A. Kropman & Mr. W. George
P.O. Box 25
GROOT DRAKENSTEIN
7681

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

B. ACTIVITIES AUTHORISED

Listed activities	Activity/Project Description
<p>EIA Regulations Listing Notice 1 of 2014: 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, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse;</p> <p>but excluding where such infilling, depositing, dredging, excavation, removal or moving—</p> <p>(a) will occur behind a development setback;</p> <p>(b) is for maintenance purposes undertaken in accordance with a maintenance management plan;</p> <p>(c) falls within the ambit of activity 21 in this Notice, in which case that activity applies;</p> <p>(d) occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or</p> <p>(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.</p>	<p>The proposed pipelines will cross two small streams along Delta Road and the Dwarsrivier.</p> <p>The larger Dwarsrivier crossing will involve both a 225mm sewer rising main and a 350mm water main, encased in concrete sleeves below the stream bed.</p>
<p>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 of indigenous vegetation is required for—</p> <p>(i) the undertaking of a linear activity; or</p> <p>(ii) maintenance purposes undertaken in accordance with a maintenance management plan.</p>	<p>The proposed works will require the clearance of more than 1 hectare but less than 20 hectares of indigenous vegetation.</p>
<p>EIA Regulations Listing Notice 3 of 2014: Activity Number 2: The development of reservoirs, excluding dams, with a capacity of more than 250 cubic metres.</p> <p>i. Western Cape</p>	<p>The new 1.3Ml (1300m³) circular reinforced concrete reservoir (25m diameter) will be located in an area containing indigenous vegetation.</p>

<ul style="list-style-type: none"> i. A protected area identified in terms of NEMPAA, excluding conservancies; ii. In areas containing indigenous vegetation; or iii. Inside urban areas: <ul style="list-style-type: none"> (aa) Areas zoned for use as public open space; or (bb) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority, or zoned for a conservation purpose. 	
<p>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> <ul style="list-style-type: none"> 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; ii. Within critical biodiversity areas identified in bioregional plans; iii. Within the littoral active zone or 100 metres inland from 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 on erven in urban areas; 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 v. On land designated for protection or conservation purposes in an Environmental Management Framework adopted in the prescribed manner, or a Spatial Development Framework adopted by the MEC or Minister. 	<p>The proposed development will require the clearance of more than 300m² of indigenous vegetation classified as an endangered ecosystem in terms of Section 52 of the National Environmental Biodiversity Act, 2004 (Act No. 10 of 2004) ("NEMBA").</p>

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

The holder is herein authorised to undertake the development in respect of the following alternative:

The proposed development entails the construction and installation of bulk water and sewer infrastructure to service the approved Boschendal Village. The proposal will entail the following components:

1. Bulk water infrastructure:

The proposed bulk water infrastructure includes a reservoir, pump stations and pipelines as follows:

- The proposed bulk water supply system will obtain water from the Wemmershoek Bulk Water Supply and connect to the existing Kylemore Pump Station 4 (PS4). PS4 will be upgraded with new pumps and a reinforced concrete building.
- A new pump station (the Boschendal Water Pump Station) will pump water to the proposed Boschendal Reservoir located on western slopes of the Hottentots-Holland Mountains.
- A 3 km long, 250 mm diameter HDPE pipeline will convey water from PS4 to the Boschendal Reservoir.
- Water will be distributed to the Boschendal Village via a 5.3 km long HDPE pipeline with an external diameter of 200-400 mm (internal diameter less than 0.36m). A pressure reducing valve (PRV), housed in a concrete chamber, will be installed on the distribution pipeline to manage pressure.
- A new 1.3Ml (Megalitre) circular reinforced concrete reservoir will be constructed north of the Old De Boortjie Quarry. Construction includes excavation for the foundations and the formation of an earth embankment of up to 3m in height around the proposed Boschendal reservoir.

2. Bulk sewerage infrastructure:

The proposed bulk sewerage infrastructure includes pump stations and pipelines as follows:

- The Boschendal Village sewer system will include a 300m long, 200mm diameter gravity outfall sewer that connects to the proposed Boschendal Sewage Pump Station.
- The Boschendal Sewage Pump Station will be constructed near the eastern corner of the village and will be protected by an earth embankment. The pump station will feature an aboveground structure, a wet well, an underground overflow tank, a generator, fenced perimeter, and access road.
- The Boschendal pump station will pump sewerage to an intermediate Banhoek Sewage Pump Station, and thereafter to the Pniel Wastewater Treatment Works via a 5.8 km long, 250mm diameter HDPE pipeline.

C. SITE DESCRIPTION AND LOCATION

The listed activities will be undertaken on the Remainder of Portion 3 of Farm Boschendal No. 1647, the Remainder of Portion 10 of Farm Boschendal No. 1647, Portions 11, 13 and 24 of Farm Boschendal No. 1674, the Remainder of Farm Old Bethlehem No. 153, Portion 14 of Farm Old Bethlehem No. 153 and Farm No. 1730, Paarl, at the following co-ordinates:

Development component	Latitude (S)	Longitude (E)
Reservoir:		
	33° 53' 55.59"	18° 58' 39.05"
Bulk Water Pipeline:		
Starting point	33° 52' 02.42"	18° 58' 17.76"
Middle point	33° 53' 10.00"	18° 58' 44.97"
End point	33° 54' 55.49"	18° 58' 37.19"
Sewer Pipeline:		
Starting point	33° 52' 07.79"	18° 58' 51.10"
Middle point	33° 53' 28.80"	18° 58' 36.52"
End point	33° 54' 16.42"	18° 57' 35.25"

The SG digit codes are: C05500000000164700003
C05500000000167400010
C05500000000167400011
C05500000000167400013
C05500000000167400024
C06700000000015300000
C06700000000015300014
C05500000000173000000

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

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

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

Doug Jeffery Environmental Consultants (Pty) Ltd
% Ms. Jamie Cloete/ Mr. D. Jeffery
P. O. Box 44
KLAPMUTS
7625

Tel.: (021) 875 5272

Email: jamie@dougjeff.co.za / doug@dougjeff.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 Activity Alternative, Reservoir Alternative 1 and Sewer Alternative 2, described in the Basic Assessment Report ("BAR"), dated August 2025, at the site as described in Section C above, and in accordance with the Site Development Plan included as Annexure 2 of this Environmental Authorisation.
2. The holder must commence with and conclude the listed activities 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 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.
3. 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.
4. 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.

5. A request to transfer the MMP adopted as part of this Environmental Authorisation to Stellenbosch Municipality must be submitted to the Competent Authority at least one month prior to the responsibility for the long-term operational maintenance and management of the infrastructure reverts to Stellenbosch Municipality.

Written notice to the Competent Authority

6. Seven calendar days' notice, in writing, must be given to the Competent Authority before commencement of expansion activities. The notice must:
 - 6.1. make clear reference to the site details and EIA Reference number given above; and
 - 6.2. include proof of compliance with the following conditions described herein:
Conditions: 7, 8 and 12

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, 2025 detailed in Section G below;
 - 7.3. draw the attention of all registered I&APs to the manner in which they may access the decision; and
 - 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; and
 - 7.4.6. 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 2025 National Appeals Regulations.
8. The listed activities, including site preparation, must not commence within 20 (twenty) calendar days from the date the applicant notifies the registered I&APs of this decision. 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 i.e. the listed activities, including site preparation, must not commence until the appeal is decided.

Management of activity

9. The draft Environmental Management Programme ("EMPr") submitted as part of the application for Environmental Authorisation is hereby approved and must be implemented.

10. The MMP submitted as part of the application for 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"), before commencement of any construction activities to ensure compliance with the EMPr and the conditions contained herein.
13. The ECO must conduct a site visit prior to the commencement of construction activities. Thereafter, monthly (excluding during shut down periods) monitoring inspections must be undertaken during both the site clearance phase and the construction phase. Environmental Compliance Reports must be compiled and must be submitted to the Competent Authority quarterly for the duration of the construction phase. The final Environmental Compliance Report must be submitted to the Competent Authority within one month of construction having been completed.
14. A copy of the Environmental Authorisation, EMPr, 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.
15. Access to the site referred to in Section C 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

16. 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 and the EMPr. The Environmental Audit Report must be prepared by an independent person that is not the ECO referred to in Condition 12 or the EAP and must contain all the information required in Appendix 7 of the NEMA EIA Regulations, 2014 (as amended).

Environmental Audit Reports must be submitted to the Competent Authority during the construction phase. The first Environmental Audit Report must be submitted three (3) months after the commencement of construction activities and every six (6) months thereafter, during the construction phase. A final Environmental Audit Report must be submitted three (3) months after completion of construction activities.

The holder must, within 7 days of the submission of an environmental audit report to the Competent Authority, notify all potential and registered I&APs of the submission and make the report immediately available to anyone on request and on a publicly accessible website (where the holder has such a website).

Specific Conditions

17. 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 paleontological remains (including fossil shells and trace fossils); coins; indigenous and/or colonial ceramics; any articles of value or antiquity; marine shell heaps; stone artefacts 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.

18. 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.

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 the listed activities within the period referred to in Condition 2, this Environmental Authorisation shall lapse 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 (as amended) 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 (as amended) or any relevant legislation that may be applicable at the time.

G. Appeals

Appeals must comply the *National Appeal Regulations, 2025* (Government Notice No. R. 5985 in Government Gazette No. 52269 of 13 March 2025). Please note the provisions of Regulation 1(2) & (3) of the *National Appeal Regulations, 2025* when calculating the period of days.

1. The holder (applicant) of this decision must submit an appeal to the Appeal Administrator, any registered Interested and Affected Parties (I&APs) and the decision maker (Competent Authority who issued the decision) within **20 calendar** days from the date this decision was sent by the decision maker.
2. The I&APs (not the holder of this decision) must submit an appeal to the Appeal Administrator, the holder (applicant) of the decision and the decision maker within **20 calendar days** from the date this decision was sent to the registered I&APs by the holder (applicant) of the decision.

3. All appeals submitted must:
 - a. be in writing in the appeal form obtainable from the Departmental website;
 - b. include supporting documents referred to in the appeal; and
 - c. include proof of payment of the prescribed non-refundable appeal fee, if prescribed.
4. The holder (applicant) of the decision must:
 - a. notify registered I&APs and affected organs of state of any appeal received, and make the appeal available to them, within 5 calendar days after the 20-day appeal period ends.
 - b. Submit proof of this notification to the Appeal Administrator within 5 calendar days after sending the last notification.
5. The applicant, where applicable, the decision-maker, or any person notified under regulation 4 of the *National Appeal Regulations, 2025* may submit a Responding Statement within **20 calendar days** from the date they received the appeal, in the form obtainable from the Department website to the Appeal Administrator and to the appellant, where the appellant is not the applicant.
6. Appeals, Responding Statements and supporting documents must be submitted to the Appeal Administrator by means of one of the following methods:
 - a. **By e-mail:**
DEADP.Appeals@westerncape.gov.za or
 - b. **By hand** where that person submitting does not hold an electronic mail account:
Attention: Mr Marius Venter
Room 809, 8th Floor Utilitas Building,
1 Dorp Street, Cape Town, 8001

Note: You are also requested to submit an electronic copy (Microsoft Word format) of the appeal, responding statement and any supporting documents to the Appeal Administrator via email or to the address listed above.

A prescribed appeal form, responding statement form as well as assistance regarding the appeal processes is obtainable from the relevant website of the appeal authority: <http://www.westerncape.gov.za/eadp> or the office of the Minister at: Tel. (021) 483 3721 or email DEADP.Appeals@westerncape.gov.za

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 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 appreciated.

Yours faithfully

MR. ZAAHIR TOEFY

DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)

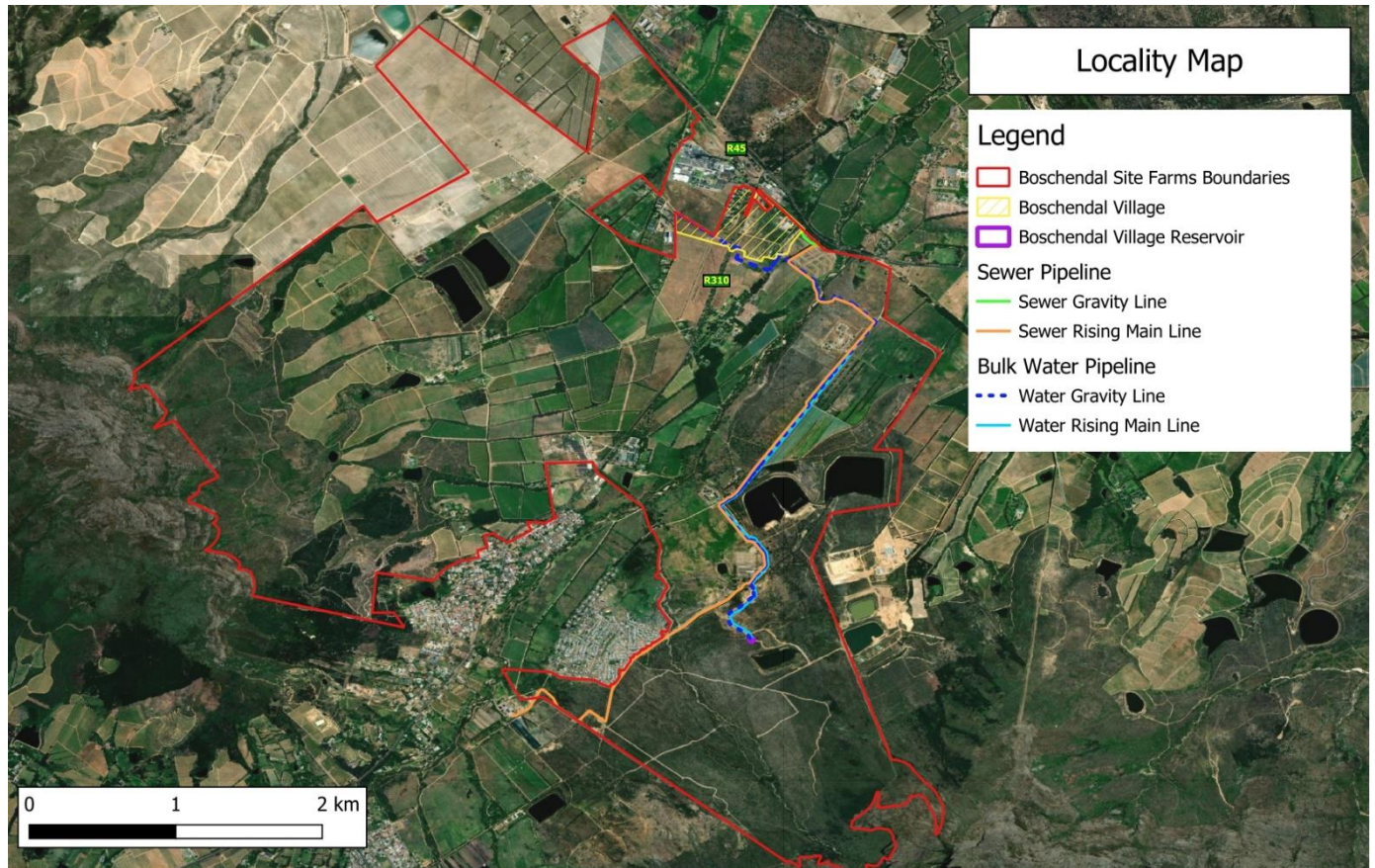
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

DATE OF DECISION: 20 NOVEMBER 2025

CC: (1) Ms. J. Cloete (Doug Jeffery Environmental Consultants (Pty) Ltd)
(2) Mr. D. Jeffery (Doug Jeffery Environmental Consultants (Pty) Ltd.)
(3) Mr. S. van der Merwe (Stellenbosch Municipality)

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Email: Schalk.vandermerwe@stellenbosch.gov.za

ANNEXURE 1: LOCALITY MAP



The Proposed Bulk Water and Sewer Infrastructure for Boschendal Village, Portion 24 of Farm 1674, Boschendal, Stellenbosch Municipality

Site Coordinates: 33°53'37.55"S; 18°58'40.72"E
 SG System: WGS84
 SG Noting: 3318DD
 Scale: 1:15998

Compiled by: Jamie Cloete
 Date: 18 March 2025
 DJEC Reference: 2004/31



Figure 1: Locality Map.

ANNEXURE 3: REASONS FOR THE DECISION

In reaching its decision, the Competent Authority considered, amongst others, the following:

- a) The information contained in the Application Form dated 10 June 2025, the final BAR dated August 2025, the MMP and the EMPr submitted together with the final BAR;
- 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 NEMA;
- d) The comments received from I&APs and responses to these, included in the BAR dated August 2025; 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 during 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;
- the placing of a newspaper advertisement in the 'Eikestadnuus' on 3 April 2025;
- fixing notice boards at a location within and around the area where the listed activities are to be undertaken on 3 April 2025;
- 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 3 April 2025 and 10 June 2025 ;
- making the pre-application BAR available for comment from 3 April 2025 and the in-process draft BAR available for comment from 10 June 2025;

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 proposed development entails the construction and installation of bulk water and sewer infrastructure to service the approved Boschendal Village.

2.1. Preferred Activity Alternative:

This alternative entails the following components:

2.1.1. Bulk water infrastructure:

The proposed bulk water infrastructure includes a reservoir, pump stations and pipelines as follows:

- The proposed bulk water supply system will obtain water from the Wemmershoek Bulk Water Supply and connect to the existing Kylemore Pump Station 4 (PS4). PS4 will be upgraded with new pumps and a reinforced concrete building.
- A new pump station (the Boschendal Water Pump Station) will pump water to the proposed Boschendal Reservoir located on western slopes of the Hottentots-Holland Mountains.
- A 3 km long, 250 mm diameter HDPE pipeline will convey water from PS4 to the Boschendal Reservoir.
- Water will be distributed to the Boschendal Village via a 5.3 km long HDPE pipeline with an external diameter of 200-400 mm (internal diameter less than 0.36m). A pressure reducing valve (PRV), housed in a concrete chamber, will be installed on the distribution pipeline to manage pressure.
- A new 1.3Ml (Megalitre) circular reinforced concrete reservoir will be constructed north of the Old De Boortjie Quarry. Construction includes excavation for the foundations and the formation of an earth embankment of up to 3m in height around the proposed Boschendal reservoir.

2.1.2. Bulk sewerage infrastructure:

The proposed bulk sewerage infrastructure includes pump stations and pipelines as follows:

- The Boschendal Village sewer system will include a 300m long, 200mm diameter gravity outfall sewer that connects to the proposed Boschendal Sewage Pump Station.
- The Boschendal Sewage Pump Station will be constructed near the eastern corner of the village and will be protected by an earth embankment. The pump station will feature an aboveground structure, a wet well, an underground overflow tank, a generator, fenced perimeter, and access road.
- The Boschendal pump station will pump sewerage to an intermediate Banhoek Sewage Pump Station, and thereafter to the Pniel Wastewater Treatment Works via a 5.8 km long, 250mm diameter HDPE pipeline.

This alternative is preferred as the proposed new bulk water and sewer infrastructure services for the approved Boschendal Village, located on Portion 24 of Farm Boschendal No. 1674, Paarl, will align with the services master plan of the municipality.

2.2. Reservoir Alternatives:

2.2.1. Reservoir Alternatives 1 (Herewith Authorised):

This alternative involves locating the reservoir north of the Old De Boordjie Quarry.

This alternative is preferred because the site was previously a quarry and is therefore already disturbed, making it less environmentally sensitive than Reservoir Alternative 2. It is located within a transformed habitat along the edge of a botanical area of high sensitivity, rather than directly within sensitive vegetation. The site will not impact any wetlands or watercourses, and it can be accessed via existing gravel roads, which reduces the need for additional disturbance. Overall, the location is well-suited to serve the Boschendal Village while minimising environmental impacts.

2.2.2. Reservoir Alternative 2:

This alternative is similar to Reservoir Alternative 1, with the exception of locating the reservoir to the south-west of Old De Boordjie Quarry.

This alternative is not preferred because the specialists confirmed that Reservoir Alternative 2 is subject to environmental constraints, as it is located within a large, intact area of high botanical sensitivity and contains sensitive fynbos vegetation. The site also lies in close proximity to sensitive wetland areas.

2.3. Sewer Alternatives:

2.3.1. Sewer Alternative 1 (Herewith Authorised):

This alternative entails locating the sewer pipeline to the south-east of Lanquedoc Village.

This alternative is preferred because it is routed as far as possible within an existing road and avoids the sensitive Palmiet wetland.

2.3.2. Sewer Alternative 2:

This alternative entails locating the sewer pipeline to the north-west of Lanquedoc Village.

This alternative is not preferred, even though it is a shorter route, as it will traverse the sensitive Palmiet wetland. The disturbance to this wetland system presents a significant environmental constraint, and the potential impacts on its ecological integrity outweigh the benefits associated with the reduced route length.

2.4. "No-Go" Alternative:

The "no-go" option was considered and is not the preferred because it will not address the need for bulk infrastructure in the area. Retaining the *status quo* would not resolve the existing or future capacity constraints associated with the Boschendal Village and thus would not support the planned development or service provision requirements.

3. Impact Assessment and Mitigation measures

3.1. Activity Need and Desirability

In 2018, an EA was granted for a mixed-use development on Boschendal Estate (Boschendal Village), including bulk water and sewer infrastructure. The infrastructure was intended to be located to the north of the R310. Due to recent broader-scale municipal master planning, the approved pipeline routes are no longer suitable to serve the broader area and the Boschendal Village. The applicant is therefore proposing new bulk water and sewer infrastructure services for the approved Boschendal Village, located on Portion 24 of Farm Boschendal No. 1674, Paarl, that align with the services master plan of the municipality.

3.2. Biophysical Impacts

According to the Botanical Impact Assessment dated 25 March 2025, compiled by Mr. Nick Helme, the study area comprises two vegetation types, namely Swartland Alluvium Fynbos and Boland Granite Fynbos. Both these vegetation types are listed as endangered ecosystems in terms of Section 52 of the National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004) ("NEMBA"). The primary botanical impacts are those associated with the permanent loss of natural and partly natural vegetation within the proposed footprints. Most of the footprints for this project are associated with buried pipelines, where impacts on vegetation are expected to be temporary, as rehabilitation will occur during the operational phase, once construction has ceased. The only permanent aboveground structures are the reservoir and the pump station. The specialist concluded that the cumulative impact of the proposed development is low to medium. Additionally, through the implementation of the specialist's recommendations and the EMPr (accepted in Condition 9), the impacts on vegetation will be confined to the development site.

According to the Aquatic Biodiversity Assessment Report dated March 2025, compiled by Ms. K. Snaddon of Freshwater Consulting, the dominant aquatic ecosystem within the study area is the

Dwars (Banghoek) River, an important perennial tributary of the Berg River. Several small tributaries of the Dwars River on the southern side of the R310, originate in the Groot Drakenstein Mountains, and flow directly into the Dwars River. The upper catchments of these streams are relatively undisturbed, with healthy riparian vegetation, but they become significantly altered from their natural state as soon as they flow into the cultivated areas. Many of the streams flow into farm dams located on the Boschendal Estate. There are numerous agricultural drains crossing the site, serving to channel surface water away from houses and fields. There are several wetlands on the southern portion of Boschendal Estate, some of which are associated with the agricultural drains and channels, while some are remnants of more extensive wetland areas, which have been impacted (drained or filled in) by the surrounding activities. The Present Ecological State ("PES") for the wetlands that were identified ranges from largely natural to largely modified, while the Ecologic Importance and Sensitivity ("EIS") ranges from low to very high. The PES for the streams ranges from largely natural to largely modified, while the EIS ranges from low to very high. Ecological buffers for the wetlands and rivers range from 10m for agricultural channels, dams and ecosystems in poor condition (D or E PES category) and of low sensitivity and importance, up to 42m for the pristine stretches of river up on the slopes of the mountain. The specialist concluded that with implementation of mitigation measures (contained in the EMP and accepted in Condition 9), the impacts on watercourses and/or wetlands can be adequately mitigated.

An MMP has been compiled for the maintenance and management of the proposed bulk infrastructure. The construction of the bulk water and sewer pipelines and the maintenance thereof, as approved in this Environmental Authorisation, forms part of this MMP. It must be noted that the accepted maintenance activities only relate to the activities described in the MMP. Should any new activities and associated infrastructure, not included in the MMP, require maintenance and if any of the applicable listed activities are triggered, an Environmental Authorisation must be obtained prior to the undertaking of such activities. It remains the responsibility of the proponent to determine if any other listed activities are triggered and to ensure that the necessary Environmental Authorisation is obtained.

The development will result in both negative and positive impacts.

Negative Impacts:

- Impacts are anticipated on indigenous vegetation and watercourses during the construction phase, however, mitigation measures for these impacts are addressed in the EMP.

Positive impacts:

- The proposed development will provide sufficient service infrastructure capacity to the Boschendal Village.
- Employment opportunities will be created during the construction phase.

4. National Environmental Management Act Principles

The NEMA 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 NEMA and that any potentially detrimental environmental impacts resulting from the listed activities can be mitigated to acceptable levels.

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