



REFERENCE NUMBER: 16/3/3/1/F4/20/3007/25
NEAS REFERENCE NUMBER: WCP/EIA/0001618/2025
DATE: 10 November 2025

The Director
Advance Projects (Pty) Ltd.
P.O. Box 596
SANLAMHOF
7532

For Attention: Mr. K. Brown

Cell: (082) 456 2277
Email: locomotionmedia@twomoons.co.za

Dear Sir

APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 (AS AMENDED): THE PROPOSED RESIDENTIAL DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON ERF 474, ST HELENA BAY.

1. With reference to the above application, the Department 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 (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 summarised in the attached Environmental Authorisation.

Yours faithfully

MR ZAAHIR TOEFY
DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)

Copies to: (1) Mr. N. Hanekom (Enviro-EAP (Pty) Ltd)
(2) Ms. N. Duarte (Saldanha Bay Municipality)

Email: nicolaas@enviro-eap.co.za
Email: nazeema.duarte@sbm.gov.za



REFERENCE NUMBER: 16/3/3/1/F4/20/3007/25

ENVIRONMENTAL AUTHORISATION

APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 (AS AMENDED): THE PROPOSED RESIDENTIAL DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON ERF 474, ST HELENA BAY.

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 Alternative, described in the Basic Assessment Report ("BAR") dated July 2025 and updated September 2025.

A. DETAILS OF THE HOLDER FOR THIS ENVIRONMENTAL AUTHORISATION

Advance Projects (Pty) Ltd.
c/o Mr. K. Brown
P.O. Box 596
SANLAMHOF
7532

Cell: (082) 456 2277
Email: locomotionmedia@twomoons.co.za

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

B. AUTHORISED ACTIVITIES

Listed Activities	Activity/Project Description
<p>Listing Notice 1 of the NEMA EIA Regulations, 2014 (as amended):</p> <p>Activity Number: 24 Activity Description:</p> <p><i>"The development of a road—</i></p> <p><i>(i) for which an environmental authorisation was obtained for the route determination in terms of activity 5 in Government Notice 387 of 2006 or activity 18 in Government Notice 545 of 2010; or</i></p> <p><i>(ii) with a reserve wider than 13,5 meters, or where no reserve exists where the road is wider than 8 metres;</i></p> <p><i>but excluding a road—</i></p> <p><i>(a) which is identified and included in activity 27 in Listing Notice 2 of 2014;</i></p> <p><i>(b) where the entire road falls within an urban area; or</i></p> <p><i>(c) which is 1 kilometre or shorter."</i></p> <p>Activity Number: 27 Activity Description:</p> <p><i>"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-</i></p> <p><i>(i) the undertaking of a linear activity; or</i></p> <p><i>(ii) maintenance purposes undertaken in accordance with a maintenance management plan."</i></p> <p>Activity Number: 28 Activity Description:</p> <p><i>"Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development:</i></p> <p><i>(i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or</i></p>	<p>The proposed development includes the development of internal roads ranging from 12m to 16m in width.</p> <p>The proposed development will require the clearance of more than 1 hectare, but less than 20ha of indigenous vegetation.</p> <p>The proposed development is bigger than 1ha and is located on a property that was used for agricultural purposes after 01 April 1998 and will require a change in land use to residential use.</p>

<p>(ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare;</p> <p>excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.”</p>	
<p>Listing Notice 3 of the NEMA EIA Regulations, 2014 (as amended):</p> <p>Activity Number: 4 Activity Description:</p> <p>“The development of a road wider than 4 metres with a reserve less than 13,5 metres.</p> <p>i. Western Cape</p> <p>i. Areas zoned for use as public open space or equivalent zoning;</p> <p>ii. Areas outside urban areas;</p> <p>(aa) Areas containing indigenous vegetation;</p> <p>(bb) Areas on the estuary side of the development setback line or in an estuarine functional zone where no such setback line has been determined; or</p> <p>iii. Inside urban areas:</p> <p>(aa) Areas zoned for conservation use; or</p> <p>(bb) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority.”</p> <p>Activity Number: 12 Activity Description:</p> <p>“The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.</p> <p>i. Western Cape</p> <p>i. Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area</p>	<p>The proposed development includes the development of internal roads wider than 8m outside an urban area on an area containing indigenous vegetation.</p> <p>The proposed development will result in the clearance of more than 300m² of indigenous vegetation within an endangered ecosystem (i.e. Granite Strandveld).</p>

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."

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

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

The proposed development will entail the construction of a residential development and associated infrastructure on Erf 474, St Helena Bay.

The proposed development will comprise of the following:

- Approximately 156 residential erven;
- A community erf;
- Approximately 6 public open space erven;
- Internal roads ranging from 12m to 16m in width;
- Walkways approximately 1.4km in length;
- A water and stormwater pipeline of approximately 1.4km in length will be developed and will be approximately 300mm in diameter;
- Three detention ponds and associated stormwater infrastructure; and
- Associated infrastructure.

The proposed development will gain access directly via Main Street, Harbour Deus Street and Pelikaan Street.

The proposed development will be approximately 17.9ha in extent.

C. PROPERTY DESCRIPTION AND LOCATION

The listed activities will take place on Erf 474, St Helena Bay.

The 21-digit Surveyor General code is:

Erf 474	C04600130000047400000
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The central site co-ordinates for the development site is:

Middle	32° 44' 47.66" South	18° 00' 17.09" East
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Refer to **Annexure 1**: Locality Plan and **Annexure 2**: Layout Plan.

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

D. DETAILS OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER

Enviro-EAP (Pty) Ltd.
c/o Mr. N. Hanekom
P.O. Box 205
AGULHAS
7287

Cellphone: (076) 963 6450
E-mail: admin@enviro-eap.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 Alternative, described in the BAR dated July 2025 and updated September 2025 on the site as described in Section C above.
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; and
 - b) A period of ten (**10**) years, from the date the holder commenced with an authorised listed activities during which period the authorised listed activities for the construction phase, 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 description set out in Section B and Condition 2 above must be 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.

Written notice to the Competent Authority

5. A minimum of 7 (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.

5.1. The notice must make clear reference to the site details and EIA Reference number given above.

5.2. The notice must also include proof of compliance with the following conditions described herein:

Conditions: 6, 7, 10 and 14.

Notification and administration of appeal

6. The holder must in writing, within fourteen (14) calendar days of the date of this decision –

6.1. Notify all registered Interested and Affected Parties ("I&APs") of –

6.1.1. The outcome of the application;

6.1.2. The reasons for the decision as included in Annexure 3;

6.1.3. The date of the decision; and

6.1.4. The date when the decision was issued.

6.2. 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 Appeal Regulations, 2025 detailed in Section F below;

6.3. Draw the attention of all registered I&APs to the manner in which they may access the decision; and

6.4. Provide the registered I&APs with:

6.4.1. The name of the holder (entity) of this Environmental Authorisation,

6.4.2. The name of the responsible person for this Environmental Authorisation,

6.4.3. The postal address of the holder,

6.4.4. The telephonic and fax details of the holder,

6.4.5. The e-mail address, if any of the holder; and

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 I&APs in the event that an appeal is lodged in terms of the National Appeal Regulations, 2025.

7. The listed activities, including site preparation, must not commence within **twenty (20)** calendar days from the date the holder 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 activities

8. The Environmental Management Programme ("EMPr") (compiled by Enviro-EAP (Pty) Ltd, dated October 2025) submitted as part of the application for Environmental Authorisation is hereby approved and must be implemented.
9. The EMPr must be included in all contract documentation for all phases of implementation.

Monitoring

10. The holder must appoint a suitably experienced environmental control officer ("ECO"), or site agent where appropriate, before the commencement of the development activities to ensure compliance with the provisions of the EMPr and the conditions contained in this Environmental Authorisation.
11. A copy of the Environmental Authorisation, EMPr, Environmental Audit Reports and compliance monitoring reports must be kept at the site of the authorised activities during the development activities. Thereafter it must be kept at the office of the holder and must be made available to any authorised person on request.
12. Access to the site referred to in Section C above must be granted, and the environmental reports mentioned above must be produced, to any authorised official representing the Competent Authority who requests to see it for the purposes of assessing and/or monitoring compliance with the conditions contained herein.

Auditing

13. In terms of Regulation 34 of the NEMA EIA Regulations, 2014 (as amended), the holder must conduct environmental audits to determine compliance with the conditions of the Environmental Authorisation and the EMPr and submit Environmental Audit Reports to the Competent Authority. The Environmental Audit Report must be prepared by an independent person with the relevant environmental auditing expertise and must contain all the information required in Appendix 7 of the NEMA EIA Regulations, 2014 (as amended).
 - 13.1. The holder must undertake an environmental audit within three (3) months of the commencement of the development activities and submit an Environmental Audit Report to the Competent Authority one (1) month after the completion of the environmental audit.
 - 13.2. Thereafter, the holder must undertake environmental audits every two years during the duration of the construction phase and submit the Environmental Audit Reports to the Competent Authority one (1) month after the completion of the environmental audits.
 - 13.3. A final Environmental Audit Report must be submitted to the Competent Authority one (1) month after the completion of the development/construction activities.
 - 13.4. The holder must, within seven (7) days of the submission of the Environmental Audit Reports to the Competent Authority, notify all potential and registered I&APs of the submission and make the Environmental Audit Report available to any I&APs upon request.

Specific conditions

14. The granite outcrop, mapped as a no-go area, must be demarcated prior to commencement of development activities and must be maintained throughout the development phase. The demarcation must be removed upon completion of the development activities.

15. Search and rescue of slow-moving fauna must be conducted prior to commencement of site clearing activities and the relevant permits to relocate such specimens must be obtained from Cape Nature.
16. 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.
17. 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 ("HWC"). 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 and graves or unmarked human burials.
18. Employment opportunities must be afforded to the local community (as far as possible) during all phases of the proposed development.

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 any 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 for the activity, and a new application for Environmental Authorisation must be submitted to the Competent Authority. If the holder wishes to extend the validity period of the Environmental Authorisation, an application for amendment in this regard must be made to the Competent Authority prior to the expiry date of the Environmental Authorisation.
4. An application for amendment of the Environmental Authorisation must be submitted 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 NEMA 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 made in accordance with Regulations 35 to 37 of the NEMA 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&AP's) 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&AP's (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&AP's 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&AP's and affected organs of state of any appeal received, and make the appeal available to them, within five (5) calendar days after the 20-day appeal period ends.
 - b. notify registered I&AP's and affected organs of state of any appeal received, and make the appeal available to them, within five (5) calendar days after the 20-day appeal period ends.
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 Environmental Authorisation shall not be responsible for any damages or losses suffered by the holder, developer or his/her successor in any instance where construction or operation subsequent to construction is temporarily or permanently stopped for reasons of non-compliance with the conditions as set out herein or any other subsequent document or legal action emanating from this decision.

Your interest in the future of our environment is appreciated.

Yours faithfully

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

DATE OF DECISION: 10 NOVEMBER 2025

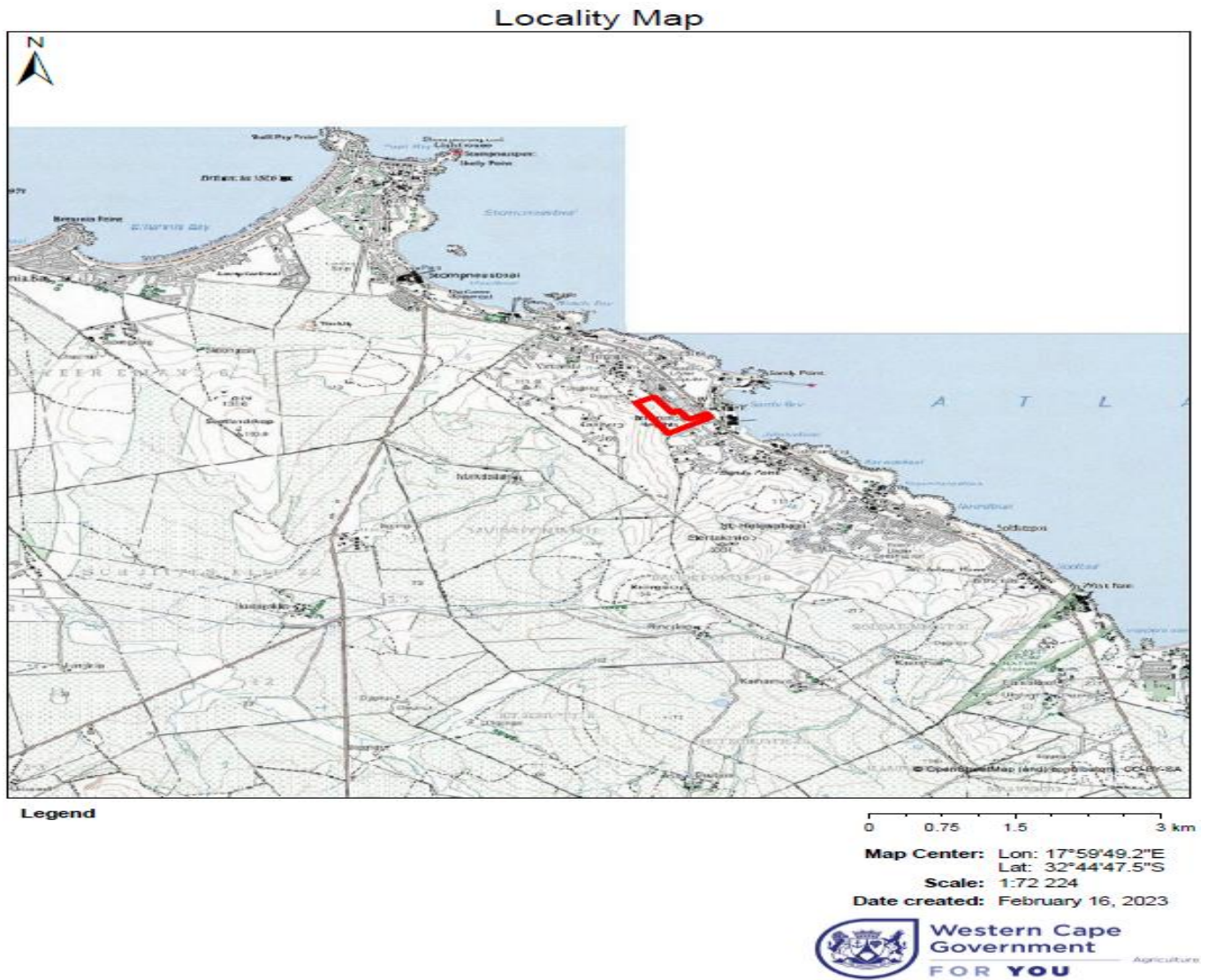
Copies to: (1) Mr. N. Hanekom (Enviro-EAP (Pty) Ltd)
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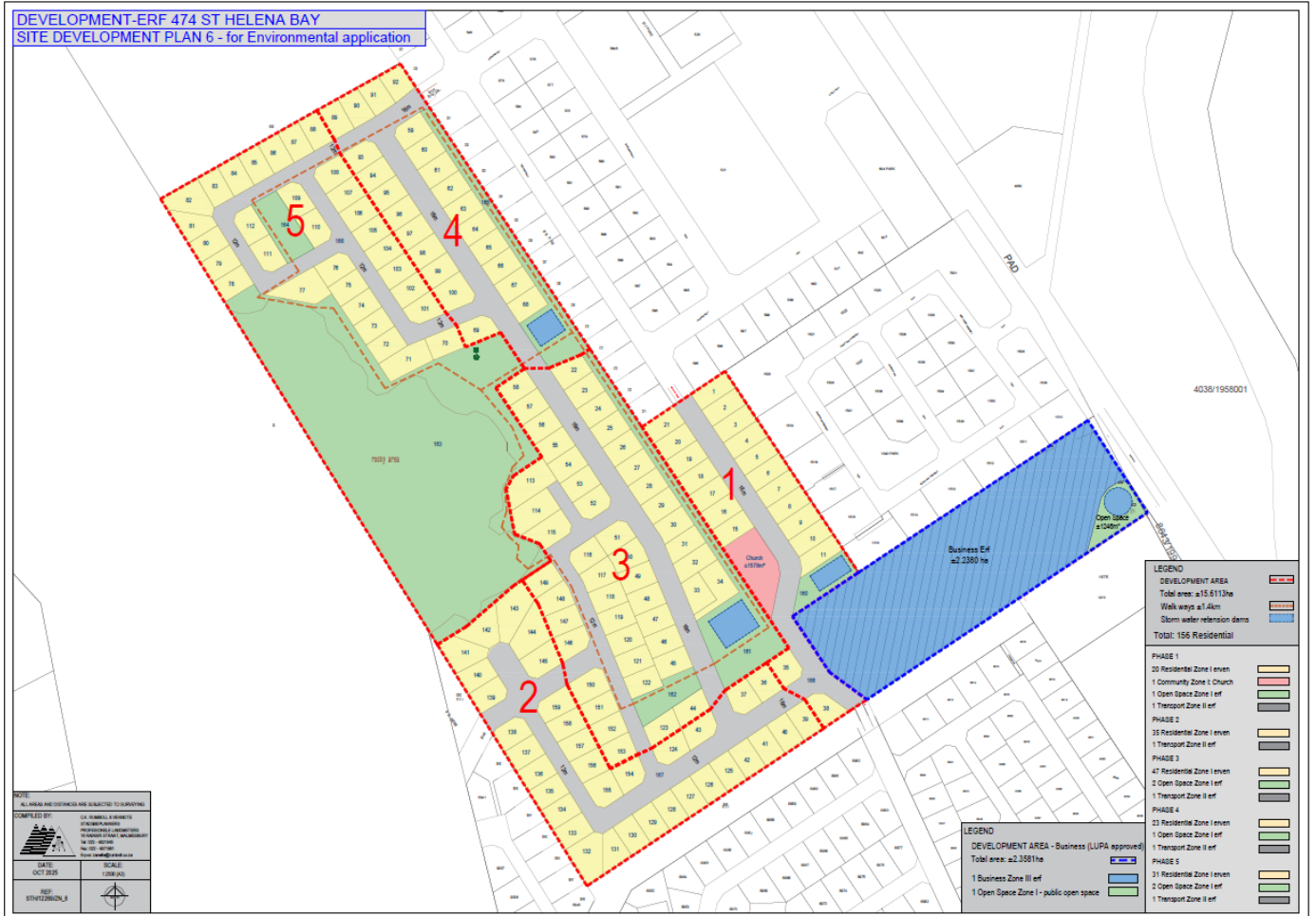
ANNEXURE 1: LOCALITY MAP

The boundary of the proposed site (Erf 474) is demarcated in red in the locality map below.



ANNEXURE 2: LAYOUT PLAN

The proposed development on Erf 474, St Helena Bay.



ANNEXURE 3: REASONS FOR THE DECISION

In reaching its decision, the Competent Authority took, *inter alia*, the following into consideration:

- a) The information contained in the Application Form dated 06 February 2025 and received by the Competent Authority on 12 May 2025, the BAR dated July 2025, the additional information received on 23 September 2025, and the updated BAR dated September 2025 and the EMPr dated October 2025 and received by the Competent Authority on 24 October 2025;
- b) Relevant information contained in the Departmental information base, including the Guidelines on Public Participation, Alternatives (dated March 2013);
- c) The objectives and requirements of relevant legislation, policies and guidelines, including Section 2 of the NEMA;
- d) The comments received from I&APs and responses to these, included in the BAR dated July 2025 and updated September 2025;
- e) The balancing of negative and positive impacts and proposed mitigation measures; and
- f) A site visit was conducted by officials of this Directorate on 11 August 2025 in order to make an informed decision regarding the proposed development.

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, are set out below.

1. Public Participation

The public participation process included:

- identification of and engagement with I&APs;
- fixing three sets of site notices along the boundary of the site on 14 March 2023;
- the placing of an advertisement in the “Weslander” newspaper on 10 August 2023;
- giving written notice to I&APs and Organs of State having jurisdiction in respect of any aspect of the listed activities on 13 February 2024, 7 April 2025, 18 June 2025 and 22 September 2025; and
- making the pre-application draft BAR available to I&APs for public review for a period of 30 days from 14 February 2024 to 14 March 2024.
- making the first draft BAR available to I&APs for public review for a period of 30 days from 8 April 2025 to 12 May 2025.
- making the revised draft BAR available to I&APs for public review for a period of 30 days from 18 June 2025 to 19 July 2025.
- making the updated animal species impact assessment report, aquatic biodiversity compliance statement and updated EMPr available to I&APs for public review for a period of 30 days from 23 September 2025 to 23 October 2025.

The concerns raised by I&APs were responded to and addressed during the public participation process. No objections were received. The Department is satisfied that the Public Participation Process that was followed met the minimum legal requirements and all the comments raised and responses thereto were included in the comments and response report. Specific management and mitigation measures have been considered in this Environmental Authorisation and in the EMPr to adequately address concerns raised.

2. Alternatives

No feasible or reasonable site alternatives were considered for the proposed development due to the fact that the property is owned by the applicant. Two Design Alternatives were investigated for this

development. The preferred design alternative will result in the subject property being developed for residential and commercial purposes, with the design alternative excluding the business/commercial component. However, the design alternative was not investigated further. No alternative technology options and operational alternatives were investigated.

The Preferred Alternative and the "No-go" Alternative was therefore assessed as follows:

The Preferred Alternative (herewith authorised)

The proposed development will entail the construction of a residential development and associated infrastructure on Erf 474, St Helena Bay.

The proposed development will comprise of the following:

- Approximately 156 residential erven;
- A community erf;
- Approximately 6 public open space erven;
- Internal roads ranging from 12m to 16m in width;
- Walkways approximately 1.4km in length;
- A water and stormwater pipeline of approximately 1.4km in length will be developed and will be approximately 300mm in diameter;
- Three detention ponds and associated stormwater infrastructure; and
- Associated infrastructure.

The proposed development will gain access directly via Main street, Harbour Deus street and Pelikaan street.

The proposed development will be approximately 17.9ha in extent.

The Environmental Assessment Practitioner (EAP) evaluated the site to identify and avoid environmental constraints. Unavoidable impacts were mitigated and managed according to the EMP. This ensured the effective application of the mitigation hierarchy, resulting in the selection of the best practicable environmental option for the development. The Preferred Alternative therefore took cognisance of the environmental sensitivities on the site, which has been excluded from the development footprint.

"No-Go" Alternative

The "no-go" alternative implies that the "status quo" would remain. This alternative is not preferred as it would result in the site remaining in its current state and the land-use potential of the site would therefore not be maximised to its full potential. Given that the proposed development will not result in unacceptable environmental impacts, the No-Go alternative was not warranted.

3. Impact Assessment and Mitigation measures

3.1. Need and Desirability and Planning Context

The proposed site is zoned as Agriculture and the site will need to be rezoned in accordance with the relevant planning legislation. The BAR indicates that a rezoning application is in process to align the development to the appropriate land use zoning. The proposed site is within the urban edge and is surrounded by urban development. Conservation worthy areas within the subject property have been excluded from the development footprint and proposed for Open Space zoning.

3.2. Botanical impacts

The National Vegetation Map of South Africa (2018) identifies the natural vegetation occurring within the area as Saldanha Granite Strandveld, which is classified as critically endangered, but the development area vegetation structure is typically of that of Saldanha Flats Strandveld, which

is classified as endangered. The proposed development area will however impact on indigenous vegetation in a poor ecological state represented by pioneer species as a result of past ploughing and disturbances. The granite outcrop area located within the site has been mapped as no go area based on the vegetation occurring within this area being identified as Saldanha Granite Strandveld. The Terrestrial Biodiversity Impact Assessment (prepared by Enviro-EAP and dated October 2023) identified that the proposed development site will have relatively little terrestrial biodiversity and ecological impact on sensitive areas and the surrounding terrestrial biodiversity features provided the development stays within the Site Development Plan area.

The Plant Species Compliance Statement (prepared by Enviro-EAP dated October 2023) identified that vegetation on the site is mostly transformed and degraded due to historical ploughing (which last occurred in 2013). No Threatened or Protected Species were found or are expected due to the site's poor ecological condition and the impact on plant species is considered low.

CapeNature indicated (in their letter dated 15 May 2025) that the site does not have suitable breeding habitat for the identified avifaunal species and no other species of conservation concern were identified. CapeNature further requested that the designated CBA areas located within the proposed development site must be designated as Open Space Areas to limit further development and loss of the CBA1 area and its associated critically endangered ecosystem type. This Directorate notes that the development application has set aside these areas as open space in order to secure their protection. Furthermore, the setting aside of the designated CBA areas located within the proposed development site as open space areas has been included as a condition in the Environmental Authorisation.

3.3. Faunal impacts

The Department of Environmental Affairs screening report from the national web based environmental screening tool reported a high sensitivity for animal species for the site and listed 3 sensitive avian species as potentially occurring on the site, comprising of *Falco biarmicus*, *Circus maurus* and *Afrotis afra*. The Animal Species Assessment (prepared by Enviro-EAP dated October 2023 and updated based on the recommendations of the external review conducted by Anchor Environmental (Pty) Ltd dated September 2025) states that the site comprises of transformed and pristine habitats but identified that no species of conservation concern were found within the development site other than the granite outcrop area which has been set aside as a no-go area. The study recommended that the granite outcrop must be protected and set aside as a no-go area. The study also recommended that open spaces must be linked to the western ecological corridor. The relevant mitigation measures have been incorporated into the EMPr.

3.4. Aquatic impacts

The Aquatic Biodiversity Compliance Statement (compiled by Enviro-EAP and dated April 2025) identified that no natural aquatic features were found on the site. The study identified that a wetland located outside of the development footprint would not be impacted by the proposed development. The Aquatic Biodiversity Compliance Statement (compiled by Enviro-EAP and dated April 2025) was found to not be acceptable as the specialist had not demonstrated expertise in the field of aquatic sciences as required by the Protocols. As such, the Directorate requested that the Compliance Statement must be externally reviewed or recompiled by a specialist with appropriate expertise. The Aquatic Biodiversity Compliance Statement was accordingly recompiled by EnviroSwift and dated 22 September 2025. The updated compliance statement identified that there are no functional wetland or ephemeral drainage areas on the site that would potentially be impacted by the proposed development. There are thus no aquatic ecosystem constraints to the proposed development of the site.

CapeNature indicated (in their letter dated 23 April 2024) that the information contained in the Aquatic Ecosystem Compliance Statement (compiled by Enviro-EAP and dated April 2025) is agreed to. CapeNature further indicated that the conclusions regarding botanical, faunal,

aquatic, and terrestrial biodiversity sensitivities as per the SSVR are accepted. No further comment from CapeNature was received on the Aquatic Biodiversity Compliance Statement (dated 22 September 2025).

The Department of Water and Sanitation indicated (in their letter dated 14 May 2025) that the proposed development is not located within the regulated area of a watercourse as defined in the Government Gazette Notice No. 4167 dated 08 December 2023. Further analysis in terms of Section 22, permissible water use of the National Water Act, 1998 (Act No. 36 of 1998) (NWA) is therefore not applicable.

3.5. Traffic Impacts

The Traffic Impact Assessment (compiled by Sturgeon Consulting (Pty) Ltd and dated April 2023) was compiled to investigate the potential traffic related impacts associated with the proposed residential development and church site and was subsequently updated in May 2025 due to the changes in the project proposal. The addendum to the Traffic Impact Assessment (compiled by Pesca Consulting and dated March 2023) was compiled to investigate the potential traffic impacts associated with the proposed business component of the development. Both studies identified that the existing road network can accommodate the proposed development. The addendum to the aforementioned Traffic Impact Studies (compiled by Pesca Consulting and dated 23 June 2025) was compiled to assess the combined traffic impact of both the residential and commercial components of the proposed development. The addendum confirmed that the proposed development can be accommodated by the adjacent transport network and no road upgrades or additional turning lanes are required.

The recommendations of the above specialist study have been incorporated in the EMPr.

3.6. Services

The Saldanha Bay Municipality indicated (in their letter dated 26 May 2025) that the necessary available landfill space exists to accept and dispose of general solid waste for the proposed development the Saldanha Bay Municipality further indicated (in their letter dated 08 July 2025) that the proposed development should be accommodated within the existing Hannas Bay reservoir water distribution zone and that there is sufficient bulk sewer capacity to accommodate the proposed development within the existing Suid-Oranje Main Pump Station drainage area. Various upgrades will be required to accommodate the proposed development in the existing St Helena Bay sewer network that will be undertaken by the municipality.

Eskom further indicated (in their letter dated 22 August 2024) that the existing electricity network in the area has sufficient capacity to cater for the full load required by the proposed development.

3.7. Heritage Impacts

A Notification of Intent to Develop in terms of the requirements of Section 38(4) of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) was submitted to Heritage Western Cape ("HWC"). HWC confirmed (in their correspondence dated 13 March 2024) that a Heritage Impact Assessment was required. The Heritage Impact Assessment (prepared by CTS Heritage and dated August 2024) identified that no archaeological resources of significance were identified within the area proposed for development and that it is not anticipated that the proposed development will negatively impact on significant archaeological heritage. The Heritage Impact Assessment recommended that the granite outcrop should be retained, as it forms part of the cultural landscape of St Helena Bay. HWC (in their letter dated 03 October 2024) endorsed the findings of the Heritage Impact Assessment. The appropriate mitigation measures have been included in the EMPr.

3.8. Visual, Dust and Noise Impacts

The proposed site is located adjacent to an existing residential area. It is therefore not expected that the proposed development will have any visual impact on its surroundings. The potential visual impacts are anticipated to be of low significance post mitigation. Mitigation measures have been included in the EMPr.

The potential dust and noise impacts are anticipated to be negligible and generated primarily during the construction phase. Dust and noise mitigation measures have been included in the EMPr.

The development will result in both negative and positive impacts.

Negative Impacts include:

- Loss of indigenous vegetation;
- Potential traffic impacts;
- Potential visual impacts; and
- Potential dust and noise impacts during the construction phase.

Positive impacts include:

- Provision of housing opportunities;
- Optimal use of land;
- Avoidance of sensitive biophysical features; and
- Potential employment opportunities.

4. National Environmental Management Act Principles

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

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

5. Conclusion

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

You are reminded of your general duty of care towards the environment in terms of Section 28(1) of the NEMA which states: "Every person who causes, has caused or may cause significant pollution or

degradation of the environment must take reasonable measures to prevent such pollution or degradation from occurring, continuing or recurring, or, in so far as such harm to the environment is authorised by law or cannot reasonably be avoided or stopped, to minimise and rectify such pollution or degradation of the environment."

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