



forestry, fisheries & the environment

Department:
Forestry, Fisheries and the Environment
REPUBLIC OF SOUTH AFRICA

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DFFE Reference: 14/12/16/3/3/1/3078

Enquiries: Ms Trisha Pillay

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Mr Richard Sohn
Bugali Investments CC
11 Pitt Street
KNYSNA
6570

Cell phone Number: (082) 783 6599
Email Address: richard@sohn.co.za

PER EMAIL

Dear Mr Sohn

APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, ACT NO. 107 OF 1998, AS AMENDED: FOR THE DEVELOPMENT OF MEDIUM TO HIGH DENSITY AFFORDABLE MIDDLE INCOME RESIDENTIAL HOUSING ON ERF 7614 IN KNYNSA, KNYNSA LOCAL MUNICIPALITY, GARDEN ROUTE DISTRICT MUNICIPALITY, WESTERN CAPE PROVINCE

With reference to the above application, please be advised that the Department has decided to grant authorisation. The Environmental Authorisation (EA) and reasons for the decision are attached herewith.

In terms of the Promotion of Administrative Justice Act, 2000 (Act No. 3 of 2000), you are entitled to the right to fair, lawful and reasonable administrative action; and to written reasons for administrative action that affects you negatively. Further your attention is drawn to the provisions of the Protection of Personal Information Act, 2013 (Act No. 4 of 2013) which stipulates that the Department should conduct itself in a responsible manner when collecting, processing, storing and sharing an individual or another entity's personal information by holding the Department accountable should the Department abuses or compromises your personal information in any way.

In terms of Regulation 4(2) of the Environmental Impact Assessment Regulations, 2014, as amended (the EIA Regulations), you are instructed to notify all registered interested and affected parties, in writing and within fourteen (14) days of the date of the decision, of the Department's decision as well as the provisions regarding the submission of appeals that are contained in the Regulations.



Batho pele – putting people first

The processing of personal information by the Department of Forestry, Fisheries and the Environment is done lawfully and not excessive to the purpose of processing in compliance with the POPI Act, any codes of conduct issued by the Information Regulator in terms of the POPI Act and/or relevant legislation providing appropriate security safeguards for the processing of personal information of others.

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Your attention is drawn to Chapter 2 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) National Appeal Regulations published under Government Notice R5985 in Government Gazette No. 52269 dated 13 March 2025 (National Appeal Regulations, 2025), which prescribe the appeal procedure to be followed. Kindly include a copy of this document (National Appeal Regulations, 2025) with the letter of notification to interested and affected parties in this matter.

Should any person wish to lodge an appeal against this decision, he/she must submit the appeal to the appeal administrator, and a copy of the appeal to the applicant, any registered interested and affected party, and any organ of state with interest in the matter within twenty (20) days from the date that the notification of the decision was sent to the registered interested and affected parties by the applicant; or the date that the notification of the decision was sent to the applicant by the Department, whichever is applicable.

Appeals must be submitted in writing in the prescribed form to:

The Director: Appeals and Legal Review of this Department at the below mentioned addresses.

By email: appeals@dfre.gov.za

By hand: Environment House
473 Steve Biko Road
Arcadia
PRETORIA
0083 or

By post: Private Bag X447
PRETORIA
0001

Please note that in terms of Section 43(7) of the National Environmental Management Act, Act No. 107 of 1998, as amended, the lodging of an appeal will suspend the environmental authorisation or any provision or condition attached thereto. In the instance where an appeal is lodged, you may not commence with the activity until such time that the appeal is finalised.

To obtain the prescribed appeal form and for guidance on the submission of appeals, please visit the Department's website at https://www.dffe.gov.za/documents/forms#legal_authorisations or request a copy of the documents at appeals@dfre.gov.za.

Yours faithfully


Dr Sabelo Malaza
Chief Director: Integrated Environmental Authorisations
Department of Forestry, Fisheries and the Environment
Date: 10/06/2025



APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, ACT NO. 107 OF 1998, AS AMENDED; FOR THE DEVELOPMENT OF MEDIUM TO HIGH DENSITY AFFORDABLE MIDDLE INCOME RESIDENTIAL HOUSING ON ERF 7614 IN KNYSNA, KNYSNA LOCAL MUNICIPALITY, GARDEN ROUTE DISTRICT MUNICIPALITY, WESTERN CAPE PROVINCE

cc.	Claire de Jongh	Eco Route	Email: claire@ecoroute.co.za
	Danie Swanepoel	DEA&DP	Email: Danie.Swanepoel@westerncape.gov.za
	Pam Booth	Knysna Local Municipality	Email: pbooth@knysna.gov.za





forestry, fisheries & the environment

Department:
Forestry, Fisheries and the Environment
REPUBLIC OF SOUTH AFRICA

Environmental Authorisation

In terms of Regulation 25 of the Environmental Impact Assessment Regulations, 2014, as amended

THE DEVELOPMENT OF MEDIUM TO HIGH DENSITY AFFORDABLE MIDDLE INCOME RESIDENTIAL
HOUSING ON ERF 7614 IN KNYSNA, KNYSNA LOCAL MUNICIPALITY, WESTERN CAPE PROVINCE

Garden Route District Municipality

Authorisation register number:	14/12/16/3/3/1/3078
Last amended:	<i>First issue</i>
Holder of authorisation:	<i>Bugali Investments CC</i>
Location of activity:	<i>Erf 7614 in Knysna; Knysna Local Municipality. Garden Route District Municipality; and Western Cape Province.</i>

This authorisation does not negate the holder of the authorisation's responsibility to comply with any other statutory requirements that may be applicable to the undertaking of the activity.

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Decision

The Department is satisfied, on the basis of information available to it and subject to compliance with the conditions of this Environmental Authorisation, that the applicant should be authorised to undertake the activities specified below.

Non-compliance with a condition of this Environmental Authorisation may result in criminal prosecution or other actions provided for in the National Environmental Management Act, Act No. 107 of 1998, as amended and the EIA Regulations, 2014, as amended.

Details regarding the basis on which the Department reached this decision are set out in Annexure 1.

Activities authorised

By virtue of the powers conferred on it by the National Environmental Management Act, Act No. 107 of 1998, as amended and the Environmental Impact Assessment Regulations, 2014, as amended, the Department hereby authorises –

BUGALI INVESTMENTS CC

(hereafter referred to as the **holder of the authorisation**)

with the following contact details –

Mr Richard Sohn
Bugali Investments CC
11 Pitt Street

KNYSNA
6570

Cell phone Number: (082) 783 6599
Email Address: richard@sohn.co.za

to undertake the following activities (hereafter referred to as "the activity") indicated in Listing Notice 1 of the NEMA EIA Regulations, 2014 as amended:

Activity number	Activity description
<p><u>Listing Notice 1, Item 19</u></p> <p><i>"The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse."</i></p>	<p>A wetland occurs on site. Stormwater management measures and roads will be developed in this area.</p>
<p><u>Listing Notice 1, Item 27</u></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>The site is approximately 5.6 hectares in extent and currently vacant with no activities currently taking place on the property.</p>
<p><u>Listing Notice 1, Item 67</u></p> <p><i>"Phased activities for all activities-</i></p> <p><i>(i) listed in this Notice, which commenced on or after the effective date of this Notice or similarly listed in any of the previous NEMA notices, which commenced on or after the effective date of such previous NEMA Notices;</i></p> <p><i>where any phase of the activity was below a threshold but where a combination of the phases, including expansions or extensions, will exceed a specified threshold."</i></p>	<p>Development of roads and three residential precincts in phases; some precincts are more than 1ha / development within watercourse.</p>

as described in the Basic Assessment Report (BAR) dated February 2025 at:

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SG 21 Digit Code:

Property Description	21 Digit Surveyor General Code
Erf 7614 in Knysna	C03900050000761400000

Coordinates of the site

Point	Longitude (S)	Latitude (E)
Centre Point	34° 1'43.05"S	23° 2'55.28"E
Portion A		
A1	34° 1'49.84"S	23° 2'48.51"E
A2	34° 1'38.90"S	23° 2'53.86"E
A3	34° 1'40.81"S	23° 3'2.09"E
A4	34° 1'42.96"S	23° 2'56.74"E
A5	34° 1'43.60"S	23° 2'57.13"E
A6	34° 1'45.22"S	23° 2'52.50"E
A7	34° 1'47.05"S	23° 2'53.50"E
A8	34° 1'48.57"S	23° 2'51.40"E
Portion B		
B1	34° 1'45.02"S	23° 3'4.80"E
B2	34° 1'43.62"S	23° 3'3.98"E
B3	34° 1'40.81"S	23° 3'2.09"E
B4	34° 1'40.41"S	23° 3'3.82"E
B5	34° 1'44.01"S	23° 3'5.37"E
Portion C		
C1	34° 1'53.83"S	23° 2'49.16"E
C2	34° 1'53.90"S	23° 2'46.82"E
C3	34° 1'49.84"S	23° 2'48.51"E
C4	34° 1'48.57"S	23° 2'51.40"E
Portion D		
D1	34° 1'50.18"S	23° 2'52.31"E
D2	34° 1'48.50"S	23° 2'51.36"E
D3	34° 1'47.05"S	23° 2'53.53"E
D4	34° 1'47.27"S	23° 2'53.63"E
D5	34° 1'48.45"S	23° 2'51.76"E

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D6	34° 1'50.03"S	23° 2'52.56"E
Portion E		
E1	34° 1'48.45"S	23° 2'51.76"E
E2	34° 1'50.03"S	23° 2'52.56"E
E3	34° 1'47.60"S	23° 2'52.72"E
E4	34° 1'49.46"S	23° 2'53.67"E
Portion F		
F1	34° 1'45.65"S	23° 3'4.55"E
F2	34° 1'43.31"S	23° 3'3.36"E
F3	34° 1'43.17"S	23° 3'3.82"E
F4	34° 1'44.86"S	23° 3'4.70"E

- for the development of medium to high density affordable middle income residential housing on Erf 7614 in Knysna, Knysna Local Municipality, Garden Route District Municipality, Western Cape Province, hereafter referred to as "the property".

The project entails the development of affordable middle-income housing on Erf 7614 in Knysna. Erf 7614 is approximately 5.6 hectares in extent. The development proposal entails the development of 2–4 storey buildings and a up to 262 flats.

Technical details for the medium to high density residential housing and associated infrastructure

Technical Component	Dimensions
Portion A	<ul style="list-style-type: none"> Residential Precinct 1 is the largest phase and is situated in the northwestern portion of the site; this area measures 3,446ha. This precinct comprises 8 buildings containing approximately 130 units (Alternative 2).
Portion B	<ul style="list-style-type: none"> Residential Precinct 2 is situated to the east of the site; this area measures 6531m². The amended SDP for this precinct was approved for 72 units.
Portion C	<ul style="list-style-type: none"> Residential Precinct 3 is situated to the south of the development property; this area measures 1,1054ha. The preliminary Site Development plan indicates two 4 storey buildings with a total of 60 units in this precinct.

Technical Component	Dimensions
Portion D	<ul style="list-style-type: none">• A 15m wide public road reserve. The public road on Portion D will only be partially constructed, to the point where access is required for Portion A. A preliminary road design for a 6m wide public road has been prepared by Hofmeyr and Associates to ensure that the road cadastral is sufficient to accommodate the planned link to Lelieskloof Avenue.
Portion E	<ul style="list-style-type: none">• Represents an existing public road that provides access to The Knoll development on Erf 4972 as well as to Portion C.
Portion F	<ul style="list-style-type: none">• Presents a Public Open Space to the east of the planned access road to Portion C. This Public Place is required for the functioning of the Stormwater system.

Conditions of this Environmental Authorisation

Scope of authorisation

1. The development of medium to high density affordable middle income residential housing on Erf 7614 in Knysna, Knysna Local Municipality, Garden Route District Municipality, Western Cape Province as described above, are hereby approved as per the geographic coordinates cited in the table above.
2. Authorisation of the activity is subject to the conditions contained in this Environmental Authorisation, which form part of the Environmental Authorisation and are binding on the holder of the authorisation.
3. The holder of the authorisation is responsible for ensuring compliance with the conditions contained in this Environmental Authorisation. This includes any person acting on the holder's behalf, including but not limited to, an agent, servant, contractor, sub-contractor, employee, consultant or person rendering a service to the holder of the authorisation.
4. The activities authorised must only be conducted at the property as described above.
5. Any changes to, or deviations from, the project description set out in this Environmental Authorisation must be approved, in writing, by the Department before such changes or deviations may be effected. In assessing whether to grant such approval or not, the Department may request such information as it deems necessary to evaluate the significance and impacts of such changes or deviations and it may be necessary for the holder of the authorisation to apply for further Environmental Authorisation in terms of the regulations.

6. The holder of an Environmental Authorisation must apply for an amendment of the Environmental Authorisation with the Competent Authority for any alienation, transfer or change of ownership rights in the property on which the activity is to take place.
7. This activity must commence within a period of ten (10) years from the date of issue of this Environmental Authorisation. If commencement of the activity does not occur within that period, the authorisation lapses and a new application for Environmental Authorisation must be made in order for the activity to be undertaken.
8. Construction must be completed within five (05) years of the commencement of the activity on site. The continuation of any such activities after the above-mentioned period has lapsed may trigger one or more listed and/or specified activities, including activity 32 of Listing Notice 1. Such continuation without the required Environmental Authorisation will constitute an offence or offences in terms of section 49A(1)(a) read with section 24F(1)(a) of National Environmental Management Act (NEMA).
9. Commencement with one activity listed in terms of this Environmental Authorisation constitutes commencement of all authorised activities.

Notification of authorisation and right to appeal

10. The holder of the authorisation must notify every registered interested and affected party, in writing and within 14 (fourteen) calendar days of the date of this Environmental Authorisation, of the decision to authorise the activity.
11. The notification referred to must –
 - 11.1. specify the date on which the authorisation was issued;
 - 11.2. inform the interested and affected party of the appeal procedure provided for in the National Appeal Regulations, 2014;
 - 11.3. advise the interested and affected party that a copy of the authorisation will be furnished on request; and
 - 11.4. give the reasons of the Competent Authority for the decision.

Commencement of the activity

12. The authorised activity must not commence until the period for the submission of appeals has lapsed as per the National Appeal Regulations, 2025, and no appeal has been lodged against the decision. In terms of Section 43(7), an appeal under Section 43 of the National Environmental Management Act, Act No. 107 of 1998, as amended will suspend the Environmental Authorisation or any provision or condition

attached thereto. In the instance where an appeal is lodged you may not commence with the activity until such time that the appeal has been finalised.

Management of the activity

13. A final layout plan for the medium to high density residential housing on Erf 7614 in Knysna as determined by the detailed engineering phase and micro-siting, and all mitigation measures as dictated by the final layout plan, must be submitted to the Department for approval prior to construction. A copy of the final layout plan must be made available for comments to registered Interested and Affected Parties and the holder of this environmental authorisation must consider such comments. Once amended, the final layout plan must be submitted to the Department for written approval, prior to commencement of the activity. All available biodiversity information must be used in the finalisation of the final layout plan. Existing infrastructure must be used as far as possible e.g., roads. The final layout plan must indicate the following:
 - 13.1. The finalised placement of the housing units to be placed outside the recommended wetland and drainage line buffers.
 - 13.2. The 15m buffer applied to the wetland and the 10m buffer for the drainage lines downstream of the housing complex.
 - 13.3. Slopes steeper than 25% (1:4) indicated as No-Go Areas;
 - 13.4. The finalised access route;
 - 13.5. All sensitive features; and
 - 13.6. All "no-go" and buffer areas.
14. The Environmental Management Programme (EMPr) for the medium to high density residential housing on Erf 7614 in Knysna is not approved and must be amended to include measures, as dictated by the final site lay-out map and micro-siting, and the provisions of this environmental authorisation. The EMPr must be made available for comments to registered Interested and Affected Parties and the holder of this environmental authorisation must consider such comments. Once amended, the final EMPr must be submitted to the Department for written approval prior to commencement of the activity.
15. The EMPr amendment must include the following:
 - 15.1. Alien Invasive Vegetation Management Plan.
 - 15.2. Site Clearing Plan.
 - 15.3. Rehabilitation and Landscape Management Plan.
 - 15.4. A storm water management plan to be implemented during the construction and operation phase of the township. The plan must ensure compliance with applicable regulations and prevent off-site migration of contaminated storm water or increased soil erosion. The plan must include the construction of design measures that allow surface and subsurface movement of water along

drainage lines so as not to impede natural surface and subsurface flows. Drainage measures must promote the dissipation of storm water run-off.

15.5. The final site layout map.

16. Once approved, the EMPr must be implemented and strictly enforced during all phases of the project. It shall be seen as a dynamic document and shall be included in all contract documentation for all phases of the development when approved.
17. Changes to the approved EMPr must be submitted in accordance with the EIA Regulations applicable at the time.
18. The Department reserves the right to amend the approved EMPr should any impacts that were not anticipated or covered in the BAR be discovered.

Frequency and process of updating the EMPr

19. The EMPr must be updated where the findings of the environmental audit reports, contemplated in Condition 26 below, indicate insufficient mitigation of environmental impacts associated with the undertaking of the activity, or insufficient levels of compliance with the Environmental Authorisation or EMPr.
20. The updated EMPr must contain recommendations to rectify the shortcomings identified in the environmental audit report.
21. The updated EMPr must be submitted to the Department for approval together with the environmental audit report, as per Regulation 34 of the EIA Regulations, 2014 as amended. The updated EMPr must have been subjected to a public participation process, which process has been agreed to by the Department, prior to submission of the updated EMPr to the Department for approval.
22. In assessing whether to grant approval of an EMPr which has been updated as a result of an audit, the Department will consider the processes prescribed in Regulation 35 of the EIA Regulations, 2014 as amended. Prior to approving an amended EMPr, the Department may request such amendments to the EMPr as it deems appropriate to ensure that the EMPr sufficiently provides for avoidance, management and mitigation of environmental impacts associated with the undertaking of the activity.
23. The holder of the authorisation must apply for an amendment of an EMPr, if such amendment is required before an audit is required. The amendment process is prescribed in Regulation 37 of the EIA Regulations, 2014, as amended. The holder of the authorisation must request comments on the proposed amendments to the impact management outcomes of the EMPr or amendments to the closure objectives of the closure plan from potentially interested and affected parties, including the competent authority, by using any of the methods provided for in the Act for a period of at least 30 days.

Monitoring

24. The holder of the authorisation must appoint an experienced Environmental Control Officer (ECO) for the construction phase of the development that will have the responsibility to ensure that the mitigation/rehabilitation measures and recommendations referred to in this Environmental Authorisation are implemented and to ensure compliance with the provisions of the approved EMPr.
 - 24.1. The ECO must be appointed before commencement of any authorised activities.
 - 24.2. Once appointed, the name and contact details of the ECO must be submitted to the *Director: Compliance Monitoring* of the Department.
 - 24.3. The ECO must keep record of all activities on site, problems identified, transgressions noted and a task schedule of tasks undertaken by the ECO.
 - 24.4. The ECO must remain employed until all rehabilitation measures, as required for implementation due to construction damage, are completed and the site is ready for operation.

Recording and reporting to the Department

25. All documentation e.g. audit/monitoring/compliance reports and notifications, required to be submitted to the Department in terms of this Environmental Authorisation, must be submitted to the *Director: Compliance Monitoring* of the Department at Directorcompliance@dffe.gov.za.
26. The holder of the Environmental Authorisation must, for the period during which the Environmental Authorisation and EMPr remain valid, ensure that project compliance with the conditions of the Environmental Authorisation and the EMPr are audited, and that the audit reports are submitted to the *Director: Compliance Monitoring* of the Department at Directorcompliance@dffe.gov.za.
27. The frequency of auditing and of submission of the environmental audit reports must be as per the frequency indicated in the EMPr, considering the processes for such auditing as prescribed in Regulation 34 of the EIA Regulations, 2014 as amended.
28. The holder of the authorisation must, in addition, submit an environmental audit report to the Department within 30 days of completion of the construction phase (i.e., within 30 days of site handover) and a final environmental audit report within 30 days of completion of rehabilitation activities.
29. The environmental audit reports must be compiled in accordance with Appendix 7 of the EIA Regulations, 2014 as amended and must indicate the date of the audit, the name of the auditor and the outcome of the audit in terms of compliance with the Environmental Authorisation conditions as well as the requirements of the approved EMPr.

30. Records relating to monitoring and auditing must be kept on site and made available for inspection to any relevant and competent authority in respect of this development.

Notification to authorities

31. A written notification of commencement must be given to the Department no later than fourteen (14) days prior to the commencement of the activity. Commencement for the purposes of this condition includes site preparation. The notice must include a date on which it is anticipated that the activity will commence, as well as a reference number.

Operation of the activity

32. A written notification of operation must be given to the Department no later than fourteen (14) days prior to the commencement of the activity operational phase.

Site closure and decommissioning

33. Should the activity ever cease or become redundant, the holder of the authorisation must undertake the required actions as prescribed by legislation at the time and comply with all relevant legal requirements administered by any relevant and Competent Authority at that time.

Specific conditions

34. The footprint area of the construction must be kept to a minimum. The footprint area must be clearly demarcated to avoid unnecessary disturbances to adjacent areas.
35. Permits from relevant authorities must be obtained for the removal or disturbance of any TOPs, Red Data listed or nationally protected species.
36. No exotic plants must be used for rehabilitation purposes. Only indigenous plants of the area must be utilised.
37. The large Milkwood tree on the site must be avoided entirely, the development may only occur around the tree.
38. Any development that will affect the yellowwood seedlings found on the site will require the appropriate forestry licence to move or disturb these tree species in any way.

39. The general recommendation and best practice guidelines as stated in the Terrestrial Animal Species Specialist Assessment (Appendix C2) must be followed for all animal species encountered (regardless of whether they are SCC or not) during any stage of development on a site.
40. A 15m buffer must be applied around the wetland. The wetland buffer is to be considered a no-go area, and no building units are to be placed within this buffer area.
41. A 10m buffer must be applied along the drainage lines, no building units are to be placed within this buffer.
42. Slopes steeper than 25% (1:4) must be avoided and considered as no-go areas.
43. If any archaeological material or human burials are uncovered during the course of development, then work in the immediate area must be halted. The find would need to be reported to the relevant heritage authorities and to a heritage practitioner so that an investigation and evaluation of the finds can be made.
44. Construction must include design measures that allow surface and subsurface movement of water along drainage lines so as not to impede natural surface and subsurface flows. Drainage measures must promote the dissipation of storm water run-off.
45. Mitigation measures detailed within the Basic Assessment Report, specialist assessments and technical studies are to be implemented.
46. An integrated waste management approach must be implemented that is based on waste minimisation and must incorporate reduction, recycling, reuse, and disposal where appropriate. Any solid waste must be disposed of at a landfill licensed in terms of Section 20 (b) of the National Environment Management Waste Act, 2008 (Act No.59 of 2008).

General

47. The recommendations of the EAP in the BAR dated February 2025 and the specialist studies attached must be adhered to. In the event of any conflicting mitigation measures and conditions of the Environmental Authorisation, the specific condition of this Environmental Authorisation will take preference.
48. A copy of this Environmental Authorisation, the audit and compliance monitoring reports, and the approved EMP, must be made available for inspection and copying-
 - 48.1. at the site of the authorised activity;
 - 48.2. to anyone on request; and
 - 48.3. where the holder of the Environmental Authorisation has a website, on such publicly accessible website.

49. National government, provincial government, local authorities or committees appointed in terms of the conditions of this authorisation or any other public authority shall not be held responsible for any damages or losses suffered by the holder of the authorisation or his/her successor in title in any instance where construction or operation subsequent to construction be temporarily or permanently stopped for reasons of non-compliance by the holder of the authorisation with the conditions of authorisation as set out in this document or any other subsequent document emanating from these conditions of authorisation.

Date of Environmental Authorisation: 10/06/2025


Dr Sabelo Malaza
Chief Director: Integrated Environmental Authorisations
Department of Forestry, Fisheries & the Environment

Annexure 1: Reasons for Decision

1. Information considered in making the decision

In reaching its decision, the Department took, *inter alia*, the following into consideration -

- a) The listed activities as applied for in the application form received on 14 November 2024.
- b) The information contained in the BAR dated February 2025.
- c) The comments received from interested and affected parties as included in the BAR dated February 2025.
- d) Mitigation measures as proposed in the BAR and the EMPr dated February 2025.
- e) The information contained in the specialist studies and compliance statement contained within the appendices of the BAR dated February 2025 and as appears below:

Title	Prepared by	Date issued
Terrestrial Biodiversity & Terrestrial Plant Species Report dated	Confluent Environmental Pty (Ltd)	February 2025
Terrestrial Animal Species Specialist Assessment	Confluent Environmental Pty (Ltd)	March 2024
Aquatic Biodiversity Impact Assessment	Confluent Environmental Pty (Ltd)	February 2025
Traffic Impact Assessment	Engineering Advice and Services (Pty) Ltd	March 2021
Agricultural Compliance Statement	Claire De Jongh	February 2025

2. Key factors considered in making the decision

All information presented to the Department was considered in the Department's consideration of the application. A summary of the issues which, in the Department's view, were of the most significance is set out below.

- a) The findings of all the specialist studies conducted and their recommended mitigation measures.
- b) The need for the proposed development is to provide housing for middle-income earners.
- c) The BAR dated February 2025 identified all legislation and guidelines that have been considered in the preparation of the BAR.
- d) The methodology used in assessing the potential impacts identified in the BAR dated February 2025 and the specialist studies have been adequately indicated.
- e) A sufficient public participation process was undertaken, and the applicant has satisfied the minimum requirements as prescribed in the EIA Regulations, 2014 as amended for public involvement.

3. Findings

After consideration of the information and factors listed above, the Department made the following findings -

- a) The identification and assessment of impacts are detailed in the BAR dated February 2025 and sufficient assessment of the key identified issues and impacts have been completed.
- b) The procedure followed for impact assessment is adequate for the decision-making process.
- c) The information contained in the BAR dated February 2025 is deemed to be accurate and credible.
- d) The proposed mitigation of impacts identified and assessed adequately curtails the identified impacts.
- e) EMPr measures for the pre-construction, construction and rehabilitation phases of the development were proposed and included in the BAR and will be implemented to manage the identified environmental impacts during the construction phase.

In view of the above, the Department is satisfied that, subject to compliance with the conditions contained in the Environmental Authorisation, the authorised activities will not conflict with the general objectives of integrated environmental management laid down in Chapter 5 of the National Environmental Management Act, 1998 and that any potentially detrimental environmental impacts resulting from the authorised activities can be mitigated to acceptable levels. **The Environmental Authorisation is accordingly granted.**