

**REFERENCE:** 16/3/3/5/D5/19/0017/24  
**NEAS REF. NUMBER:** WCP/EIA/AMEND/0000886/2024  
**DATE OF ISSUE:** 23 OCTOBER 2024

## **ADDENDUM TO ENVIRONMENTAL AUTHORISATION**

### **APPLICATION FOR THE AMENDMENT OF THE ENVIRONMENTAL AUTHORISATION ISSUED ON 03 MAY 2022 (REFERENCE NO: 16/3/3/5/D5/19/0001/22) IN TERMS OF PART 1 OF CHAPTER 5 OF THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 (AS AMENDED) FOR THE PROPOSED RESIDENTIAL DEVELOPMENT ON THE REMAINDER OF PORTION 60 OF THE FARM PLATTEBOSCH NO. 485, STILL BAY, WESTERN CAPE**

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

#### **A. 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** the amendment of the Environmental Authorisation issued on 3 May 2022 (Ref. No. 16/3/3/5/D5/19/0001/22) in terms of Part 1 of Chapter 5 of the EIA Regulations, 2014 (as amended).

The Environmental Authorisation is amended as set out below:

- 1. The paragraphs of Section A: Decision of the Environmental Authorisation, after the words "rights and obligations" is deleted and replaced with the following:**

*"The proposed development will consist of the following:*

- 240 Single Residential Zone I Erven (16.46ha)
- 53 Residential Zone III Erven (2.24ha)
- 1 Residential Zone IV Erf with a maximum of 40 units (0.80ha)
- 1 Resort Zone II Erf with a maximum of 10 Units (2.31ha)
- Open Space Zone II (Private Open Space) (25.38ha)
- 1 Utility Zone Erf (0.29ha) for Municipal use
- Infrastructure associated with the proposed residential development including an internal road network (Transport Zone/Public Road and Utility zone bulk water and storm water networks, sewage pipe network and internal electricity reticulation)
- Church Street will also be extended over Portion 73 of Plattebosch 485 to link to the main access road on Portion 60 of Plattebosch 485.

*The proposed development will be undertaken according to the site development plan contained in Annexure 2 of this amended authorisation."*

2. Section F: Condition 2 of the Environmental Authorisation issued on 3 May 2022 is deleted and substituted with the following:

*"The proposed development will consist of the following:*

- 240 Single Residential Zone I Erven (16.46ha)
- 53 Residential Zone III Erven (2.24ha)
- 1 Residential Zone IV Erf with a maximum of 40 units (0.80ha)
- 1 Resort Zone II Erf with a maximum of 10 Units (2.31ha)
- Open Space Zone II (Private Open Space) (25.38ha)
- 1 Utility Zone Erf (0.29ha) for Municipal use
- Infrastructure associated with the proposed residential development including an internal road network (Transport Zone/Public Road and Utility zone bulk water and storm water networks, sewage pipe network and internal electricity reticulation)
- Church Street will also be extended over Portion 73 of Plattebosch 485 to link to the main access road on Portion 60 of Plattebosch 485.

*The proposed development will be undertaken according to the site development plan contained in Annexure 2 of this amended authorisation."*

3. Annexure 2: Site Development Plan appended to the Environmental Authorisation issued on 3 May 2022 is replaced with the amended layout plan depicted in the annexure appended to this Addendum to the Environmental Authorisation, titled:

*"ANNEXURE 2: SITE DEVELOPMENT PLAN:  
Amended Site Development Plan (2024)"*

4. All other information and conditions contained in the Environmental Authorisation issued on 3 May 2022, Reference Number: 16/3/3/5/D5/19/0001/22, remains unchanged and is still in force.

## **B. REASONS FOR THE DECISION:**

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

1. The application is for a non-substantive amendment to the Environmental Authorisation.
2. The environment and the rights and interests of other parties are not likely to be adversely affected by this decision to amend the Environmental Authorisation.
3. The application for amendment is to reflect the most recent lay-out, which accommodate the milkwood trees along the edges and within the layout as far as possible.
4. The new amendments to the lay-out falls within the scope of the development authorised under the authorisation 16/3/3/5/D5/19/0001/22) issued on 03 May 2024 and the number of units will not increase.
5. All the relevant information presented to this Department, which formed part of the application for amendment.

## **C. CONDITIONS**

1. The applicant must, in writing, within **14 (fourteen)** calendar days from the date of the Department's decision –
  - 1.1 notify all registered interested and affected parties registered in the previous EIA process of –
    - 1.1.1 the outcome of the application;
    - 1.1.2 the reasons for the decision;

- 1.1.3 the date of the decision; and
  - 1.1.4 the date of issue of the decision;
  - 1.2 draw the attention of all registered interested and affected parties registered in the previous EIA process to the fact that an appeal may be lodged against the decision in terms of the National Appeals Regulations, 2014 (as amended) in section D below;
  - 1.3 draw the attention of all registered interested and affected parties registered in the previous EIA process to the manner in which they may access the decision.
2. The holder of the environmental authorisation must within thirty (30) calendar days of the issue of this amendment decision, provide the competent authority with written proof of compliance with Condition 1 above.

#### **D. APPEALS**

Appeals must comply with the provisions contained in the National Appeal Regulations 2014 (as amended).

1. An appellant (if the holder of the decision) must, within 20 (twenty) calendar days from the date the notification of the decision was sent to the holder by the Competent Authority –
  - 1.1. Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator; and
  - 1.2. Submit a copy of the appeal to any registered I&APs, any Organ of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision. -
2. An appellant (if NOT the holder of the decision) must, within 20 (twenty) calendar days from the date the holder of the decision sent notification of the decision to the registered I&APs–
  - 2.1. Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator; and
  - 2.2. Submit a copy of the appeal to the holder of the decision, any registered I&AP, any Organ of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision.
3. The holder of the decision (if not the appellant), the decision-maker that issued the decision, the registered I&AP and the Organ of State must submit their responding statements, if any, to the appeal authority and the appellant within 20 (twenty) calendar days from the date of receipt of the appeal submission.
4. The appeal and the responding statement must be submitted to the address listed below:

By post: Western Cape Ministry of Local Government, Environmental Affairs and Development Planning  
Private Bag X9186  
CAPE TOWN  
8000

By facsimile: (021) 483 4174; or

By hand: Attention: Mr Marius Venter (Tel: 021 483 3721)  
Room 809  
8<sup>th</sup> Floor Utilitas Building, 1 Dorp Street, Cape Town, 8001

**Note:** For purposes of electronic database management, you are also requested to submit electronic copies (Microsoft Word format) of the appeal, responding statement and any

supporting documents to the Appeal Authority to the address listed above and/ or via e-mail to [DEADP.Appeals@westerncape.gov.za](mailto:DEADP.Appeals@westerncape.gov.za).

5. A prescribed appeal form as well as assistance regarding the appeal processes is obtainable from Appeal Authority at: Tel. (021) 483 3721, E-mail [DEADP.Appeals@westerncape.gov.za](mailto:DEADP.Appeals@westerncape.gov.za) or URL <http://www.westerncape.gov.za/eadp>.

## E. DISCLAIMER

The Western Cape Government, the Local Authority, committees or any other public authority or organisation appointed in terms of the conditions of this Addendum to 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

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**ACTING DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 3)**  
**WCG: DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING**

DATE OF DECISION: 23 October 2024

### FOR OFFICIAL USE ONLY:

#### ENVIRONMENTAL AUTHORISATION (RECORD OF DECISION)

REFERENCE NUMBER: EG12/2/1-100 (4935)  
DATE OF ISSUE: 28 SEPTEMBER 2012

#### NEW ENVIRONMENTAL AUTHORISATION (AMENDMENT)

REFERENCE NUMBER: 16/3/3/5/D5/19/0001/22  
NEAS REF. NUMBER: WCP/EIA/AMEND/0000597/2022  
DATE OF ISSUE: 03 SEPTEMBER 2022

EA ADDENDUM #1 REFERENCE NUMBER: 16/3/3/5/D5/19/0017/24  
NEAS REF. NUMBER: WCP/EIA/AMEND/0000886/2024

DATE OF ISSUE: THIS DECISION  
CASE OFFICER: Ms. Shireen Pullen | [Shireen.Pullen@westerncape.gov.za](mailto:Shireen.Pullen@westerncape.gov.za)

**ANNEXURE 2: SITE DEVELOPMENT PLAN**  
*Amended Site Development Plan (2024)*

