



LEGACY

ENVIRONMENTAL
MANAGEMENT
CONSULTING

**SUBSTANTIVE AMENDMENT APPLICATION TO THE
ENVIRONMENTAL AUTHORISATION FOR THE
INDUSTRIAL DEVELOPMENT ON FARM NO 168/32
AND A PORTION OF FARM 168/33, DURBANVILLE.
PART 2 AMENDMENT APPLICATION**

May 2026

REF NO: TBC

PROJECT DETAILS

TITLE	Substantive Amendment Application to the Environmental Authorisation for the Industrial Development on Farm No 168/32 and a Portion of Farm 168/33, Durbanville.
COMPETENT AUTHORITY REF. NO.	16/3/3/5/A5/20/2053/25
REPORT TYPE	Part 2 Amendment Application
REPORT STATUS	Draft
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REVISION	2
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PEER REVIEWED BY	Kim Pontac
CLIENT REF. NO.	

APPLICANT DETAILS

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ENVIRONMENTAL PRACTITIONER

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Disclaimer

This Report has been prepared for the exclusive use of Pinetop Estate (Pty) Ltd. and is subject to and issued in accordance with Legacy Environmental Management Consulting (Pty) Ltd. (Legacy EMC).

Legacy EMC accepts no liability or responsibility whatsoever for it in respect of any use of or reliance upon this report by any third party.

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Letter of Undertaking and Statement of Independence

The Author / Environmental Assessment Practitioner (EAP) herewith confirms the correctness of the information provided in this Report, including supporting documents and reports, to the best of his/ her knowledge.

Neither Legacy EMC nor any of the authors of this Report have any material present or contingent interest in the outcome of this Project, nor do they have any pecuniary or other interest that could be reasonably regarded as being capable of affecting their independence or that of Legacy EMC.

Legacy EMC has no beneficial interest in the outcome of the assessment which is capable of affecting its independence.



Lauren Abrahams

(Environmental Assessment Practitioner)

Signature of the Environmental Assessment Practitioner

Legacy Environmental Management Consulting (Pty) Ltd.

Name of the Company

25 May 2026

Date



**Western Cape
Government**

Department of Environmental Affairs and
Development Planning

AMENDMENT APPLICATION FORM

Amendment application in terms of the National Environmental Management Act, 1998 (Act no. 107 of 1998) and the Environmental Impact Assessment Regulations, 2014 for: The amendment of a valid environmental authorisation or the amendment of an environmental management programme.

APRIL 2024

DEPARTMENTAL DETAILS	
CAPE TOWN OFFICE: DIRECTORATE: DEVELOPMENT MANAGEMENT (REGION 1) (City of Cape Town, West Coast District, Cape Winelands District & Overberg District)	GEORGE REGIONAL OFFICE: DIRECTORATE: DEVELOPMENT MANAGEMENT (REGION 3) (Central Karoo District & Garden Route District)
The completed Form must be sent via electronic mail to: DEADPEIAAdmin@westerncape.gov.za Queries should be directed to the Directorate: Development Management (Region 1) at: E-mail: DEADPEIAAdmin@westerncape.gov.za Tel: (021) 483-5829 Western Cape Government Department of Environmental Affairs and Development Planning Attention: Directorate: Development Management (Region 1) Private Bag X 9086 Cape Town, 8000	The completed Form must be sent via electronic mail to: DEADPEIAAdmin.George@westerncape.gov.za Queries should be directed to the Directorate: Development Management (Region 3) at: E-mail: DEADPEIAAdmin.George@westerncape.gov.za Tel: (044) 814-2006 Western Cape Government Department of Environmental Affairs and Development Planning Attention: Directorate: Development Management (Region 3) Private Bag X 6509 George, 6530

LIST OF ABBREVIATIONS:

BA	Basic Assessment
CARA	Conservation of Agricultural Resources Act, 1982 (Act. No 43 of 1982).
CML	Coastal Management Line
CPP	Coastal Public Property
DFFE	Department of Forestry, Fisheries and Environment
EA	Environmental Authorisation
EIA	Environmental Impact Assessment
EIA Regulations	Environmental Impact Assessment Regulations, 2014 (as amended) as published in terms of Chapter 5 of National Environmental Management Act, 1998.
EAP	Environmental Assessment Practitioner
EAPASA	Environmental Assessment Practitioner Association of South Africa.
EMPr	Environmental Management Programme
NEMA	National Environmental Management Act, 1998 (Act No. 107 of 1998).
NEM:AQA	National Environmental Management: Air Quality Act, 2004 (Act No. 39 of 2004).
NEM:BA	National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004)
NEM:ICMA	National Environmental Management: Integrated Coastal Management Act, 2008 (Act No. 24 of 2008).
NEM:PAA	National Environmental Management Protected Areas Act, 2003 (Act No. 57 of 2003).
NEM:WA	National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008).
NID	Notice of Intent to Develop
NOI	Notice of Intent
NWA	National Water Act, 1998 (Act No. 36 of 1998)
POPIA	Protection of Personal Information Act, 2013 (Act No. 4 of 2013)
SACNASP	South African Council for Natural Scientific Professions
S&EIR	Scoping and Environmental Impact Report
SSVR	Site Sensitivity Verification Report.
STR	Screening Tool Report.

IMPORTANT INFORMATION TO BE READ PRIOR TO COMPLETING THIS APPLICATION FORM.

1. Purpose

The purpose of this form is to provide baseline information for the submission of an application for the amendment of a valid Environmental Authorisation ("EA") in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"), Environmental Impact Assessment ("EIA") Regulations, 2014 (as amended). **PLEASE NOTE: THIS IS ONLY AN APPLICATION FORM AND NOT THE AMENDMENT REPORT THAT IS TO BE SUBMITTED IN TERMS OF A PART 2 AMENDMENT PROCESS.**

2. General

2.1 Submission of documentation, reports and other correspondence:

The Department has adopted a digital format for corresponding with applicants or the general public. If there is a conflict between this approach and any provision in the legislation, then the provisions in the legislation prevail. If there is any uncertainty about the requirements or arrangements, the relevant Competent Authority must be consulted.

The Directorate: Development Management has created generic e-mail addresses for the respective Regions, to centralise their administration (i.e. notifying clients of decisions and receiving EIA applications, Notice of Intent form; request for fee reference numbers, etc.) Please make use of the relevant general administration e-mail address below when submitting documents:

DEADPEIAAdmin@westerncape.gov.za

Directorate: Development Management (Region 1):
City of Cape Town; West Coast District Municipal area;
Cape Winelands District Municipal area and Overberg District Municipal area.

DEADPEIAAdmin.George@westerncape.gov.za

Directorate: Development Management (Region 3):
Garden Route District Municipal area and Central Karoo District Municipal area

General queries must be submitted via the general administration e-mail for EIA related queries. Where a case-officer of DEA&DP has been assigned, correspondence may be directed to such official and copied to the relevant general administration e-mail for record purposes.

All correspondence, comments, requests and decisions in terms of applications, will be issued to either the applicant/requester in a digital format via email, with digital signatures, and copied to the Environmental Assessment Practitioner ("EAP") (where applicable).

- 2.2 The required information must be typed within the spaces provided in the form. The sizes of the spaces provided are not necessarily indicative of the amount of information to be provided. The tables may be expanded where necessary.
- 2.3 Unless protected by law all information contained in, and attached to this application, will become public information on receipt by the Department. Upon request, the Applicant/EAP must provide any interested and affected party with the information contained in or submitted with this Application Form.

Protection of Personal Information Act, 2013 (Act No. 4 of 2013) ("POPIA"):

Your attention is drawn to POPIA which is a comprehensive data protection legislation enacted in South Africa and came into effect on 1 July 2020. POPIA aims to give effect to the constitutional right to privacy, whilst balancing this against competing rights and interests, particularly the right of access to information. Please note that your personal information will only be used as far as it relates to the EIA process. By including your personal details in the Form and any subsequent reports and documents it will be deemed as giving consent to use this information as far as it relates to the EIA process.

- 2.4 This form is current as of **April 2024**. It is the responsibility of the Applicant/EAP to ascertain whether subsequent versions of the form have been released by the Department. Visit the Department's website at <http://westerncape.gov.za/eadp> to check for the latest version of this Application Form.
- 2.5 This Form must be duly dated and signed by the Applicant and/or EAP (wherever applicable) and must be submitted to the Department at the details provided below. Please note that a new declaration must be completed and submitted for the specific form or report.
- 2.6 Please note that it is an offence for a person to provide incorrect or misleading information in any form, including any document submitted in terms of the EIA Regulations to a competent authority or omits information that may have an influence on the outcome of a decision of a competent authority.
- 2.7 Note that an incomplete Application Form may result in this Department not acknowledging such Application Form.

3. Administrative requirements

- 3.1 This Application Form must always be used for applications that must be subjected to an Amendment of an EA or Environmental Management ("EMPr") in terms of the NEMA EIA Regulations where this Department is the Competent Authority.

- 3.2 An **application fee may be applicable**. Where an application fee must be paid, a Request for a Specific Fee Reference Number form (Appendix A) must be completed and submitted to the Competent Authority to obtain a Specific Fee Reference number, **prior to the submission of this application form**. Where applicable, the Request for a Specific Fee Reference Number form (Appendix A) as well as proof of payment (Appendix M), must be submitted to the Competent Authority with the submission of this Application Form.
- 3.3 **Note that should a listed activity be triggered by the proposed amendment, a Basic Assessment or Scoping/EIR Reporting process must be followed and an application for EA must be completed.**
- 3.4 Failure to lodge this Application Form prior to the expiry of the validity period of the EA may result in the lapsing of the EA, due to the competent authority being unable to process the application for amendment within this period; An application for the amendment of an EA must be submitted to the relevant competent authority on condition that the EA is valid on the date of receipt of such amendment application.

4. Circulars, Guidelines and Tools

- 4.1 The Department's latest Circulars pertaining to the "One Environmental Management System" and the EIA Regulations, any subsequent Circulars, and guidelines must be taken into account when completing this Application Form.
- 4.2 When applying for a Part 2 amendment, The Screening Tool developed by the DFFE must be used to generate a screening report. Please use the Screening Tool link <https://screening.environment.gov.za/screeningtool> to generate the Screening Tool Report. The Screening Tool Report must be attached to this Application form as Appendix D.
- 4.3 When applying for Part 2 amendment, a Site Sensitivity Verification must be recorded in the format of a report and must be appended to the relevant assessment report. According to the "Procedures for the Assessment and Minimum Criteria for Reporting on identified Environmental Themes in terms of Sections 24(5)(a) and (h) and 44 of the National Environmental Management Act, 1998, when applying for EA" ("the Protocols"), before commencing with a specialist assessment, the current use of the land and environmental sensitivity of the site under consideration identified by the screening tool must be confirmed by undertaking a site sensitivity verification. The outcome of the site sensitivity verification must be recorded in the format of a report and must be appended to the relevant assessment report i.e., the draft amendment report. The protocols also indicate that compliance statements must be submitted when the information gathered from the site sensitivity verification differs from the designation of "very high" or "high" as identified in the Screening Tool unless adequate proof can be provided that there is "no sensitivity". A comment from the relevant Organs of State confirming that no further studies are required can also be submitted as supporting evidence. A copy of the Site Sensitivity Verification Report that conforms to the reporting requirements specified in the Protocols must be appended to the draft amendment report for comment. The Site Sensitivity Verification report must be attached to this Application Form as Appendix E.

5. Lapsing of the Application

An application for the Amendment of the EA or EMPr lapses if the Applicant fails to meet any of the timeframes prescribed in terms of the NEMA EIA Regulations.

6. Public Participation Process (Part 2 Amendment)

- 6.1 For a **Part 2 amendment process**, the proposed amendment(s) **must** be brought to the attention of potential and registered interested and affected parties, including State Departments/Organs of State which have jurisdiction in respect of any aspect of the relevant activity who **must** be given a minimum period of **30 days** to comment on the Report.
- 6.2 For a **Part 2 amendment process**, the proposed amendment(s) **must** be brought to the attention of landowner who **must** be given a minimum period of **30 days** to comment on the Report. Note that the landowner consent must be completed and submitted with the application form should the applicant not be the landowner.

GENERAL REQUIREMENTS

1. Applicants | EAPs and Specialists

An applicant must appoint an EAP at own cost to manage the application: Provided that an EAP need not be appointed for an application to amend an EA where no environmental impact assessment or part thereof is required as part of such amendment application. A Specialist may need to be appointed, at the cost of the applicant, if the level of assessment is of a nature requiring the appointment of a specialist.

The applicant must take all reasonable steps to verify whether the EAP and specialist complies with requirements set out in the EIA Regulations; and provide the EAP and specialist with access to all information at the disposal of the applicant regarding the application, whether or not such information is favourable to the application.

An EAP appointed to manage an application must be registered with an appointed registration authority contemplated in terms of section 24H of the NEMA. The appointed EAP must be able to provide proof that their registration is up to date and current.

An appointed Specialist performing work in accordance with the minimum information requirements specified in a Protocol published under Sections 24(5)(a), (h) and 44 of the NEMA, must be registered with the South African Council for Natural Scientific Professions (SACNASP). The appointed specialist must be able to provide proof of expertise as well as the SACNASP registration number.

2. Application Fees

- (a) An Applicant must pay a fee for the processing of an Amendment Application as set out in the Fee Regulations published in terms of sections 24(5) and 44(1) of the National Environmental Management Act, 1998 (Act No. 107 of 1998). It is acceptable for the appointed EAP to make the required payment on behalf of the Applicant.
- (b) An Applicant is exempt from having to pay the application fee if:
 - The application is for a community based project funded by a government grant; or
 - The Applicant is an Organ of State.
- (c) A fee of R2 000 is applicable to an application which must be subjected Part1, Part 2 or Part 4 Amendment process.
- (d) If the relevant application fee was not confirmed with the Department and a Specific Fee reference Number has not yet been obtained:
 - Complete the request for a Specific Fee Reference Number and e-mail it to the relevant Directorate. The Specific Fee Reference Number Form is attached as Appendix A of this form.
 - Where an Applicant is not required to pay a fee, the Applicant must inform the Department in writing by attaching proof thereof and a motivation to the Application Form.

Department of Environmental Affairs and Development Planning banking details:

Bank:	Nedbank
Branch Code:	145209
Account Number:	145 204 5003
Type of Account:	Current Account
Status:	Tax exempted
Deposit Reference:	Confirmed Specific Fee Reference Number

NB: Your confirmed Specific Fee Reference Number MUST be used as a deposit reference when making a payment.

3. Locality Map and Site Development Plan

A locality map must be attached to this Form, as Appendix H. The scale of the locality map must be at least 1:50 000. For linear activities of more than 25 kilometres, a smaller scale e.g. 1:250 000 can be used. The scale must be indicated on the map. The map must include the following:

- an accurate indication of the project site position as well as the positions of the alternative sites, if any;
- road names or numbers of all the major roads as well as the roads that provide access to the site(s)
- a north arrow;
- a legend;
- the prevailing wind direction; and
- GPS co-ordinates (Indicate the position of the proposed activity with the latitude and longitude at the centre point for each alternative site. The co-ordinates should be in degrees, minutes and seconds. The minutes and seconds should be to at least three decimal places. The projection that must be used in all cases is the Hartebeesthoek94 WGS84 coordinate system;
- a digital copy of the GPS coordinates must also be provided in a KMZ File (.kmz) format. The KMZ File may be converted to a PDF format and submitted as such.

The EIA Regulations require that a map (i.e., a site development plan) at an appropriate scale which superimposes the proposed activity and its associated structures and infrastructure on the environmental sensitivities of the preferred site indicating any areas that should be avoided, including buffers; be submitted with the relevant EIA reports.

If the project has progressed to a point where a site development plan ("SDP") has been designed, the final plan must be submitted in a digital format with the Application Form. The Shape Files (.shp) for the site development plans must be in the Hartebeesthoek94 WGS84 co-ordinate system, and such plans must be included in an electronic copy of the report submitted to the competent authority).

4. Application Project Plan

A project schedule must be submitted as an Appendix K, and must include milestones for:

- public participation (dates for advertisements, workshops and other meetings, obtaining comment from organs of state including state departments);
- the commencement of parallel application processes required in terms of other statutes (WULA, Heritage and any other Department) and where relevant, the alignment of these application processes with the EIA process;
- the submission of the key documents (e.g. Part 2 Amendment Report and EMPs).

Note: All the above dates must take into account the reckoning of days as prescribed in the EIA Regulations, the statutory timeframes applicable to the Applicant and EAP, as well as the timeframes applicable in terms of authority responses as prescribed in the EIA Regulations. Possible appeals may impact on project timeframes/milestones.



AMENDMENT APPLICATION FORM

AMENDMENT APPLICATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 FOR: THE AMENDMENT OF A VALID ENVIRONMENTAL AUTHORISATION OR THE AMENDMENT OF AN ENVIRONMENTAL MANAGEMENT PROGRAMME,

APRIL 2024

GENERAL PROJECT DESCRIPTION

(This must include an overview of the project including the Farm name/Portion/Erf number)

Substantive Amendment Application to the Environmental Authorisation for the Industrial Development on Farm No 168/32 and a Portion of Farm 168/33, Durbanville.

Pinetop Estates (Pty) Ltd, the holder of a valid Environmental Authorisation (EA) (DEA&DP Reference: Original EA: 16/3/3/1/A5/20/2028/16 and amended EA: 16/3/3/5/A5/20/2023/21), intends to apply for a **Substantive Amendment (Part 2 amendment application)** to the EA for the approved industrial development on Farm 168/32 and a portion of Farm 168/33, Durbanville. The amendment seeks to extend the validity period of the existing EA, as well as permit general industrial use, rather than limiting the development to storage units. This will entail revisions to the internal layout of the approved Site Development Plan (SDP) to accommodate the proposed land use and associated supporting infrastructure, including stormwater management, engineering services, traffic, and landscaping.

SECTIONS TO BE COMPLETED AND INFORMATION TO BE APPENDED

NOTE:

The Parts and Sections of the Form applicable to the proposed application type are marked with "●" and must be completed. The appendices applicable to each application type are marked with "●" and must be attached to the Application form as per the list below.

"N/A" depicts sections or appendices that are not applicable to the specific application type.

Please indicate "YES" or "NO" to indicate whether the Appendix is attached to the Application Form.

APPLICATION TYPE:	PART			APPENDIX:										
	1	2	3	A	B	C	D	E	F	G	H	I	J	K
PART 1 AMENDMENT	●	●	●	●	●	●	N/A	N/A	N/A	●	N/A	N/A	●	N/A
PART 2 AMENDMENT	●	●	●	●	●	●	●	●	●	●	●	●	●	●
PART 4 AMENDMENT	●	●	●	●	●	N/A	●	●	●	●	●	●	●	●

Please highlight the List of documents Appended to this Form:

Appendix A:	Specific Fee Reference Number	YES	NO	N/A
Appendix B:	Consent Form – Landowner	YES	NO	N/A
Appendix C:	EA Holder's Endorsement Form	YES	NO	N/A
Appendix D:	Screening Tool Report	YES	NO	N/A
Appendix E:	Site Sensitivity Verification Report	YES	NO	N/A
Appendix F:	Notice of Intent to Develop (NID) from Heritage Western Cape	YES	NO	N/A
Appendix G:	Existing approval(s)	YES	NO	N/A
Appendix H:	Locality map (at scale of 1: 50 000 or less, including a KMZ File)	YES	NO	N/A
Appendix I:	Site Development Plan / Map (including Shape Files)	YES	NO	N/A
Appendix J:	Zoning map	YES	NO	N/A
Appendix K:	Application Project Plan	YES	NO	N/A
Appendix L:	Proposed Public Participation Process – Refer to Section F	YES	NO	N/A
Appendix M:	Proof of payment of the application fee	YES	NO	N/A
Appendix	Any other attachments must be included as subsequent appendices	YES	NO	N/A
Appendix N1:	Development Phasing – Erf 2006 Portion A	YES	NO	N/A
Appendix N2:	Development Phasing – Erf 2006 Portion B	YES	NO	N/A
Appendix O:	Subdivisional Plan	YES	NO	N/A

NOTE:

A **Part 1** amendment will not change the scope of a valid EA, nor increase the level or nature of the impact which was initially assess as part of the valid EA or refers to a proposed change of ownership or transfer or rights and obligations. Refer to the requirements detailed in Regulation 29 and 30 of the EIA Regulations.

A **Part 2** amendment will result in a change to the scope of a valid EA where such change will result in an increased level of impact or change in the nature of impact, where such level or change in nature of impact was not assessed and included in the initial application for EA; or taken into consideration in the initial EA. Refer to the requirements and process detailed in Regulation 31, 32 and 33 of the EIA Regulations.

A **Part 4** amendment relates to an amendment to the impact management outcomes of an EMPr before an audit is required in terms of the EA. Refer to the process detailed in Regulation 37 of the EIA Regulations.

Note that should a listed activity be triggered by the proposed amendment, a Basic Assessment or Scoping/EIR Reporting process must be followed and an application for EA must be completed.

PART 1: ADMINISTRATIVE DETAILS

SECTION A: DETAILS OF APPLICANT | EAP | LANDOWNER | MUNICIPALITY

Highlight the Departmental Region and District in which the intended application will fall		CAPE TOWN OFFICE (REGION 1)		GEORGE REGIONAL OFFICE (REGION 3)	
		City of Cape Town	Cape Winelands District	Central Karoo District	
		West Coast District	Overberg District	Garden Route District	
Duplicate this section where there is more than one Applicant					
1.	Name of Applicant:	Pinetop Estate (Pty) Ltd.			
	Contact person name (if other):	Mr. Willie Messerschmidt			
	Company/ Trading name State Department/Organ of State:	Pinetop Estate (Pty) Ltd.			
	Company Registration Number:				
	Postal address & Postal code:	22 Sacks Circle Industrial, Bellville South			Code 7530
	Contact numbers:	Tel.	+27(0)	Cell:	+27(0) 21 912 5900
	E-mail:	Willie.messerschmidt@goglobal.group			
2.	Company of EAP:	Legacy Environmental Management Consulting (Pty) Ltd.			
	EAP / Candidate EAP name:	Lauren Abrahams			
	EAP registration no:	2019/656			
	Postal address & Postal code:	PO Box 12410, Die Boord, Stellenbosch			Code 7613
	Contact numbers:	Tel.	+27(0) 887 4000	Cell:	+27(0) 66 210 9892
	E-mail:	lauren@legacyemc.co.za			
	Duplicate this section where there is more than one Landowner				
3.1	Name of landowner:	Same as Applicant			
	Name of contact person for landowner (if other):				
	Postal address & Postal code:				Code
	Contact numbers:	Tel.	+27(0)	Cell:	+27(0)
	E-mail:				
Note: The written consent form must be attached as Appendix B to this Form. If there is more than one cadastral, written consent must be provided for each cadastral unit by all landowners. The consent of the landowner or person in control of the land is not required for: a) linear activities; b) an activity directly related to prospecting or exploration of a mineral and petroleum resource or extraction and primary processing of a mineral resource; or c) strategic integrated projects ("SIPs") as contemplated in the Infrastructure Development Act, 2014 (Act No. 23 of 2014). For a Part 2 amendment process, the proposed amendment(s) must be brought to the attention of landowner who must be given a minimum period of 30 days to comment on the Report. Note that the landowner consent must be completed and submitted with the application form should the applicant not be the landowner.					
4.	Name of Person in control of the land:	Same as Applicant			
	Contact person for 'person in control of the land' (if other):				
	Postal address & Postal code:				Code:
	Contact numbers:	Tel.	+27(0)	Cell:	+27(0)
	E-mail:				
Duplicate this section where there is more than one Municipal Jurisdiction					
5.	Municipality in whose area of jurisdiction the proposed activity will be undertaken:	City of Cape Town			

	Name of contact person:	Ms Sonja Warnich-Stemmet (Head: Northern Region)				
	Postal address & Postal code:	PO Box 35, Milnerton			Code	7435
	Contact numbers:	Tel.	(021) 444 4904 (Kraaifontein Municipal Office)	Cell:	+27(0) NA	
	E-mail:	sonja.warnichstemmet@capetown.gov.za				

SECTION B: NATIONAL SECTOR CLASSIFICATION LIST

Highlight the main sector the proposed development falls under and insert "1" in the relevant block in the sector list below. This will be the same sector indicated in the National Web Based Environmental Screening Tool which should be utilised to generate the Screening Tool Report.

Note: Where more than one sector may be applicable, for the purpose of identifying all the relevant / applicable specialist studies, also indicate the "secondary sector(s)" applicable to the proposed development by inserting a "2" in the relevant block in the sector list below with "2". Screening Tool Reports must be generated for each of the applicable sectors.

Infrastructure/Transport Services/Roads – Public	Utilities Infrastructure/Telecommunications/Radio Broadcasting – Tower	Services/Waste Management Services/Storage Facilities – Nuclear	
Infrastructure/Transport Services/Roads – Private	Utilities Infrastructure/Telecommunications/Radio Broadcasting – Mast	Services/Burial and cemeteries – Cemeteries	
Infrastructure/Transport Services/Rail-Public	Utilities Infrastructure/Telecommunications/Radio Broadcasting – Receivers	Services/Burial and cemeteries – Cremators	
Infrastructure/Transport Services/Rail – Private	Utilities Infrastructure – Marine cables	Services/Water services/Storage – Reservoirs	
Infrastructure/Transport Services/Airport/Runways/Landing Strip/Helipad – Commercial	Utilities Infrastructure/Electricity/Generation/ Non- Renewable/ Hydrocarbon – Petroleum	Services/Water services – Desalination	
Infrastructure/Transport Services/Airport/Runways/Landing Strip/Helipad – Private	Utilities Infrastructure/Electricity/Generation / Non-Renewable/ Hydrocarbon – Coal	Services/Water services – Treatment and Wastewater	
Infrastructure/Transport Services/Airport/Runways/Landing Strip/Helipad – Public Services	Utilities Infrastructure/Electricity/Generation/ Non- Renewable – Nuclear	Services - Hospitality	
Infrastructure/Transport Services – Ports	Utilities Infrastructure/Electricity/Generation/Renewable – Hydro	Agriculture/Forestry/Fisheries – Crop production	
Infrastructure/Transport Services – Inland waterways	Utilities Infrastructure/Electricity/Generation/Renewable/Solar – PV	Agriculture/Forestry/Fisheries – Animal production	
Infrastructure/Transport Services – Marina	Utilities Infrastructure/Electricity/Generation/Renewable/Solar – CSP	Agriculture/Forestry/Fisheries – Afforestation	
Infrastructure/Transport Services – Canal	Utilities Infrastructure/Electricity/Generation/Renewable - Wind	Agriculture/Forestry/Fisheries – Aquaculture	
Infrastructure/Localised infrastructure – Infrastructure in the sea/Estuary/Littoral active zone/Development setback/100m inland/ or coastal public property	Utilities Infrastructure/Electricity/Generation/Renewable – Biomass/Biofuels	Agriculture/Forestry/Fisheries –Agro-processing	
Infrastructure/Localised infrastructure -Zip lines and Foefie slides	Utilities Infrastructure/Electricity/Generation/Renewable - Wave	Transformation of land – Indigenous vegetation	
Infrastructure/Localised infrastructure – Cableway and Funiculars	Utilities Infrastructure/Electricity/ Distribution and Transmission – Powerline	Transformation of land – From open space or Conservation	
Infrastructure/Localised infrastructure – Billboards	Utilities Infrastructure/Electricity/ Distribution and Transmission – substation	Transformation of land – From Agriculture or Afforestation	✓
Infrastructure/Localised infrastructure – Depot for dangerous goods	Services/Waste Management Services/Disposal Facilities – Hazardous	Transformation of land – From mining or heavy industrial areas	
Infrastructure/Localised infrastructure – Filling station or Tanks for Dangerous goods	Services/Waste Management Services/Disposal Facilities – Nuclear	Any activities close to or within a watercourse	
Utilities Infrastructure/Pipelines – Fresh/Storm water urban	Services/Waste Management Services/Disposal Facilities – General	Any activity in an estuary, on the seashore, in the littoral active zone, or in the sea	
Utilities Infrastructure/Pipelines – Fresh/Storm water rural	Services/Waste Management Services/ Treatment Facilities – Hazardous	Activity requiring a permit or license in terms of National or Provincial legislation governing the release or generation of emissions – emissions	
Utilities Infrastructure/Pipelines – Wastewater	Services/Waste Management Services/ Treatment Facilities – General	Activity requiring permit or license – Marine effluent/freshwater effluent	
Utilities Infrastructure/Pipelines – Dangerous goods urban	Services/Waste Management Services/ Storage Facilities – General	Activity requiring permit or license – Freshwater effluent	
Utilities Infrastructure/Pipelines – Dangerous goods rural	Services/Waste Management Services/ Storage Facilities – Hazardous	Release genetically modified organisms	

Note: Mining categories have been excluded from the above list.

PART 2: AMENDMENT APPLICATIONS

SECTION A: DETAILS OF THE ENVIRONMENTAL AUTHORISATION ("EA") | ENVIRONMENTAL MANAGEMENT PROGRAMME ("EMPr") AND PROPOSED AMENDMENTS

1.	Provide a description of the EA and/or subsequent amendments to the EA and/or EMPr. This must include the relevant Departmental and NEAS reference numbers. A copy of the EA must be appended.
DEA&DP Ref. No.	16/3/3/1/A5/20/2028/16 (30/01/2017) 16/3/3/5/A5/20/2023/21 (12/07/2021)
NEAS Ref. No.	WCP/EIA/AMEND/0000523/2021
The original Environmental Authorisation was issued on 30 January 2017 (DEA&DP: 16/3/3/1/A5/20/2028/16), the amended Environmental Authorisation issued on 12 July 2021 (DEA&DP: 16/3/3/5/A5/20/2023/21).	
2.	Provide a brief description of the proposed changes to the EA and/or subsequent amendments to the EA and/or EMPr. This must include an overview of the project including the Farm name/Portion/Erf number. Clearly indicate whether the EA does not include operational aspects:
Pinetop Estate (Pty) Ltd., the holder of the Environmental Authorisation (EA) (hereafter referred to as "the Proponent"), seeks approval for the following amendments to the Establishment of an Industrial Development on Portion 32 of Farm No. 168 and Portion 33 of Farm No. 168, Durbanville. The development was originally authorised by the DEA&DP on 30 January 2017 and subsequently amended on 12 July 2021. <u>Previously Approved SDP (2016 – Storage Units)</u> • Land Use: Exclusively storage units (double-storey, 18 m² footprint each). • Scale: ±6,100 units across 4 erven (Erf 1–4). • Total Area: ±126,242 m² (≈20.5 ha). • Coverage: ±54,900 m² (≈43.5%). • Floor Area: ±109,800 m². • Parking: 62 bays (calculated at 1 bay per 100 units). • Subdivision: Portion 33 split into Erf 1, Erf 2 (public road), Erf 3 (Darwin Road extension). • Environmental Controls: ○ Rezoning of floodline/buffer areas to Open Space 3 (Special Open Space). ○ 30 m river buffer and 1:100 year floodline respected. • Access: New Class 4 road with traffic circle and secondary access; bridge and gravel road upgraded. • Infrastructure: ○ Stormwater attenuation via swales/detention ponds. ○ Sewage via centralized tank → pumped to Darwin Road sewer. <u>Proposed SDP (2026 – General Industrial)</u> The total development footprint is 204825m² which broadly comprises of the following: • Land Use: General Industry Subzone I — mix of warehousing, workshops, offices, container site. • Portion I (Warehousing, distribution, Container site, Industrial Area (Park), Gatehouse, and offices) which has a development footprint of 58053m² ○ <u>Phase 1 = 2415 m²</u> ▪ Industrial Area (Workshop) including 25 parking bays = 2403 m² ▪ Gatehouse = 12 m² ○ <u>Phase 2 = 1646 m²</u> ▪ Container Staging = 1646 m²	

- Phase 3 = 21614m²
 - Warehousing (Warehousing and distribution) including 230 parking bays = 21654 m²
- Attenuation Ponds = 1339 m²
 - Pond A = 338 m²
 - Pond B = 457 m²
 - Pond C = 544 m²
- Portion H (Warehousing and distribution including associated infrastructure and ancillary Office) which has a development footprint of **39448m²**
- Erf 1995 (Industrial Park) which has a development footprint of **30749m²**
- Open Space Zone (River and buffer areas which traverse the property) which has a footprint of **59909m²**
- Portion J – Transport Zone (Public Road) which has a development footprint of **11616m²**
- Transport Zone (Public Road) which has a development footprint of **3184m²**
- Portion G (Eskom Electrical substation) which has a development footprint of **346m²**
- Utility Zone - Services Servitude area which has a development footprint of **1520m²**

• **Subdivision/Servitudes:**

Amendment of the existing approved subdivision plan (Plan No. 1) in respect of Portion 32 and 33 of Farm 168 now unregistered erven 1990 and 1991 which amendments are reflected in attached Plan No. 2 (Appendix O) and Table 1.

- The cancellation of unregistered erven 1992, 1993 and 1997 to create a new single consolidated Portion A (General Industry Subzone I);
- The cancellation of unregistered Erf 2006 to be substituted with two new subdivided portions depicted as Portion B (General Industry Subzone I) & C (Utility Zone / Electrical Substation);
- The cancellation of unregistered erven 1998 and 2007 to create a single consolidated Transport Zone II (Public Road) Portion D; and
- The cancellation of approved 8,5m right of way servitudes over unregistered Erf 1993 and Erf 2006 respectively.

Table 1: Development Schedule for Amended Subdivision Erven 1990 and 1991

Proposed Consolidations & Development Schedule					
Annotation	Zoning	Use	New Ptn	Proposed Consolidations & Retained Erven	Area
	General Industry Sub Zone GI 1	Warehousing, Distribution & Ancillary Office	H		39448m ²
	General Industry Sub Zone GI 1	Warehousing, Distribution, Workshop & Container Site	I	Consolidation of unregistered Erf 1992, Portions B and C	58053m ²
	General Industry Sub Zone GI 1	Industrial (Park)		Unregistered Erf 1995 retained	30749m ²
	Open Space Zone 3	Special Open Space (Private)		Unregistered Erf 1996 retained	59909m ²
	Transport Zone 2	Public Road	J	Consolidation of unregistered Erf 1998, Erf 2007 and Portions A, D, E and F	11616m ²
	Transport Zone 2	Public Road		Unregistered Erf 2008 retained	3184m ²
	Utility Zone	Eskom Electrical Substation	G		346m ²
	Utility Zone	Services Servitude Area		Unregistered Erf 2001 retained	1520m ²
Total					204825m²

• **Environmental Controls:**

- Floodline rezoning to Open Space 3 retained.
- Stormwater management upgraded for industrial runoff.

- **Access:** Same Class 4 road principle, but circulation revised for truck movements.

- **Infrastructure:**

- Stormwater pollutant removal per SUDS policy.
- Sewage system scaled for industrial effluent volumes.

The key amendments which pertain to this application includes:

- **Land Use Change**

- From storage-only to **general industrial** (manufacturing, warehousing, offices, workshops).

- **Layout Revision**

- Storage blocks replaced with **phased industrial facilities**.
- Parking recalculated for industrial/offices.

- **Infrastructure Adjustments**

- Stormwater and sewage systems scaled for industrial use.
- Access roads and yards designed for heavy vehicle circulation.

- **Environmental Commitments**

- Floodline rezoning and buffers unchanged.
- Sustainable drainage retained.

- **Subdivision & Servitudes (Refer to subdivisional Plan in Appendix**

- ROW servitudes introduced for truck access.
- Erf consolidation/subdivision adjusted to suit industrial layout, as well as an electrical substation.

- **EA Validity**

The EA was valid for a period of five (5) years from the date of issue (i.e., 30 January 2017), which was subsequently amended to five (5) years from the date of the amended EA (i.e., 12 July 2021). The amended EA states: “*validity period of the Environmental Authorisation issued on 30 January 2017 is extended by five (5) years and shall lapse if the activities do not commence by 30 January 2026*”.

Accordingly, as part of this amendment application, an extension of the EA validity period is also being requested.

Therefore, in summary the amendment seeks to extend the validity of the existing EA as well as to broaden the project from a mono-functional storage estate into a **multi-functional industrial park**, while keeping the environmental safeguards and access principles intact.

Refer to the SDP's in **Appendix I1.1 (proposed SDP Erf 2006 – Portion I); Appendix I1.2 (proposed SDP Erf 2006 – Portion H); Appendix I2 (Previously approved SDP); and the Subdivisional Plan in Appendix O.**

3.	Is the Directorate Development Management the competent authority that issued the EA and/or subsequent amendments to the EA and/or EMPr? If <u>NO</u> , provide the details of the Competent Authority that issued the authorisation and details regarding their jurisdiction in terms of the NEMA.	YES	NO
4.	Is the EA and/or subsequent amendments to the EA and/or EMPr still valid (in force)? If <u>yes</u> , until when is the EA and/or subsequent amendments to the EA and/or EMPr valid?	YES	NO
The EA was valid for a period of five (5) years from the date of issue (i.e., 30 January 2017), which was subsequently amended to five (5) years from the date of the amended EA (i.e., 12 July 2021). The amended EA states: “<i>validity period of the Environmental Authorisation issued on 30 January 2017 is extended by five (5) years and shall lapse if the activities do not commence by 30 January 2026</i>”. Accordingly, as part of this amendment application, an extension of the EA validity period is also being requested.			
5.	Were the activities commenced with on site during the validity period of the EA and/or subsequent amendments to the EA? If <u>YES</u> , describe the implementation of the EA and/or subsequent amendments to the EA to date (please indicate the individual listed activities commenced with).	YES	NO
6.	Was the decision on EA and/or subsequent amendments to the EA and/or EMPr appealed by anyone? If <u>YES</u> , provide details of the Appeal Decision and a copy of the Appeal EA.	YES	NO

7.	Does the proposed change(s) to the valid EA and/or subsequent amendments to the EA and/or EMPr, on its own, constitute a listed activity? Please ensure to complete Section E below.		YES NO
NB. If <u>yes</u>, the amendment application will not be considered, and you will be required to apply for EA from the Competent Authority to undertake the listed activity. In such a case complete the relevant Parts of this form.			
8.	Please indicate whether a Part 1, Part 2 or Part 4 amendment process is required (highlight the relevant box)		
	Part 1 amendment process	Part 2 amendment process	Part 4 amendment process
	*Complete Section A and B below.	*Complete Sections A; C and E below.	*Complete Sections A; D and E below.
Note: A Part 1 amendment will not change the scope of a valid EA, nor increase the level or nature of the impact which was initially assess as part of the valid EA or refers to a proposed change of ownership or transfer or rights and obligations. A Part 2 amendment will result in a change to the scope of a valid EA where such change will result in an increased level of impact <u>or</u> change in the nature of impact, where such level or change in nature of impact was not assessed and included in the initial application for EA; or taken into consideration in the initial EA. A Part 4 amendment relates to an amendment to the impact management outcomes of an EMPr before an audit is required in terms of the EA			
9.	Provide a list of the similarly listed activities in terms of the latest EIA Regulations, 2014 (as amended) that are applicable to the project:		
Note: For an amendment of an EA to be considered, the listed activity(ies) in the valid EA must be similarly listed in terms of the latest EIA Regulations Listing Notices.			
Provide the activity number and description of the relevant Listed Activities from the previous NEMA notices or ECA notices as approved in the EA:		Describe the " similarly listed activity " identified in the current Listing Notices and provide a motivation and description of the portion of the proposed project to which the identified listed activity relates.	Describe how the activities are similar in nature.
Activity 12 of Listing Notice 1: The development of— (i) Canals exceeding 100 square metres in size; (ii) Channels exceeding 100 square metres in size; (iii) Bridges exceeding 100 square metres in size; (iv) Dams, where the dam' including infrastructure and water surface area, exceeds 100 square metres in size; (v) Weirs, where the weir, including infrastructure and water surface area exceeds 100 square metres in size; (vi) Bulk storm water outlet structures exceeding 100 square metres in size; (vii) Marinas exceeding 100 square metres in size; (viii) Jetties exceeding 100 square metres in size; (ix) Slipways exceeding 100 square metres in size; (x) Buildings exceeding 100 square metres in size;		Activity 12 of Listing Notice 1: The development of— (i) dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 100 square metres; or (ii) infrastructure or structures with a physical footprint of 100 square metres or more; where such development occurs— (a) within a watercourse; (b) in front of a development setback; or if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse—	The proposed development will exceed 100m² in size (including the formalisation of the existing low water bridge crossing) and portions of the development will occur within 32m from the Mosselbank River.

(xi) Boardwalks exceeding 100 square metres in size; or (xii) infrastructure or structures with a physical footprint of 100 square metres or more; where such development occurs— (a) within a watercourse; (b) in front of a development setback; or (c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse—		
Activity 19 of Listing Notice 1: The infilling or depositing of any material of more than 5 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 5 cubic metres from (i) a watercourse; (ii) the seashore; or (iii) the littoral active zone, and estuary or any distance of 100 metres inland of the high-water mark of the sea or an estuary, whichever distance is the greater.	Activity 19 of Listing Notice 1: 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.	The formalisation (upgrading) of the existing low water bridge crossing across the Mosselbank River, and associated access road, may result in the infilling or removal of more than 10m³ of material from the watercourse, as may the rehabilitation activities for the river corridor as recommended by the Freshwater Specialist.
Activity 24 of Listing Notice 1: The development of a road— (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 (ii) with a reserve wider than 13,5 meters, or where no reserve exists where the road is wider than 8 metres;	Activity 24 of Listing Notice 1: The development of a road— (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 (ii) with a reserve wider than 13,5 meters, or where no reserve exists where the road is wider than 8 metres;	The proposed Class 4 access road along the northern boundary of the development site has a 20m wide road reserve, with a road width of 9.8m. Internal Road reserves vary from 6m to 17m. The site falls outside of an urban area.
Activity 28 of Listing Notice 1: 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) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares;	Activity 28 of Listing Notice 1: 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— (iii) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares;	The land was used for agriculture after 01 April 1998, and it is anticipated that approximately 13ha of the property will be developed for industrial purposes including associated infrastructure.

(ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare; excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.	(iv) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare; excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.	
Activity 48 of Listing Notice 1: The expansion of (i) Canals where the canal is expanded by 100 square metres or more in size; (ii) Channels where the channel is expanded by 100 square metres or more in size; (iii) Bridges where the bridge is expanded by 100 square metres or more in size; (iv) Dams, where the dam, including infrastructure and water surface area, is expanded by 100 square metres or more in size; (v) Weirs, where the weir, including infrastructure and water surface area is expanded by 100 square metres or more in size; (vi) Bulk storm water outlet structures where the bulk storm water outlet structure is expanded by 100 square metres or more in size; (vii) Marinas where the marina is expanded by 100 square metres or more in size; Where such expansion or expansion related operation occurs- (i) within a watercourse; (ii) in front of a development setback; or (iii) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse—	Activity 48 of Listing Notice 1: The expansion of— (i) infrastructure or structures where the physical footprint is expanded by 100 square metres or more; or (ii) dams or weirs, where the dam or weir, including infrastructure and water surface area, is expanded by 100 square metres or more; where such expansion occurs— (a) within a watercourse; (b) in front of a development setback; or (c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse;	The proposed development will include upgrading and expansion of the existing low water bridge within a watercourse.
Activity 67 of Listing Notice 1: Phased activities for all activities— (i) listed in this Notice, which commenced on or after the effective date of this Notice or (ii) similarly listed in any of the previous NEMA notices, which commenced on or after the	Activity 67 of Listing Notice 1: (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;	The proposed development will be developed over at least four phases. The refer to the development phasing included in Appendix N.

effective date of such previous NEMA Notices; where any phase of the activity may be below a threshold but where a combination of the phases, including expansions or extensions, will exceed a specified threshold; excluding the following activities listed in this Notice- 17(i)(a-d); 17(ii)(a-d); 17(iv)(a-d); 17(v)(a-d); 20; 21; 22; 24(i); 29; 30; 31; 32; 34; 54(i)(a-d); 54(ii)(a-d); 54(iii)(a-d); 54(iv)(a-d); 54(v)(a-d); 55; 61; 62; 64; and 65.	excluding the following activities listed in this Notice— 17 (i) (a-d); 17 (ii) (a-d); 17 (iii) (a-d); 17 (iv) (a-d); 17 (v) (a-d); 20; 21; 24 (i); 29; 30; 31; 32; 34; 54 (i) (a-d); 54 (ii) (a-d); 54 (iii) (a-d); 54 (iv) (a-d); 54 (v) (a-d); 55; 61; 64; and 65; or (ii) listed as activities 5, 7, 8 (ii), 11, 13, 16, 27 (i) or 27 (ii) in Listing Notice 2 of 2014 or similarly listed in any of the previous NEMA notices, which commenced on or after the effective date of such previous NEMA Notices; 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.	
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Note: “**ECA notices**”, means the notices promulgated in terms of the Environment Conservation Act, 1989 (Act No. 73 of 1989) namely Government Notice R. 1182, as amended by Government Notice R. 1355 of 17 October 1997, Government Notice R. 448 of 27 March 1998 and Government Notice R. 670 of 10 May 2002.

“**previous NEMA notices**” as contemplated in these transitional arrangements means the previous notices published in terms of section 24(2) of NEMA (Government Notices R. 386 and R. 387 in the Government Gazette of 21 April 2006, as amended, Government Notices No. R.544, 545 and 546 in the Government Gazette of 18 June 2010, as amended, or Government Notices No. R983, R984 and R985 in the Government Gazette of 4 December 2014, as amended);

Note: A copy of the EA/ROD/Amendment EA(s)/ EMPr /Appeal Decision **must** be attached to this form as Appendix G.

SECTION B: APPLICATIONS TO FOLLOW A PART 1 AMENDMENT PROCESS

Complete this section if a Part 1 Amendment process must be followed to amend the EA. Please highlight the relevant applicable sections and provide information in the blocks provided.

1.	Provide a concise description of the amendment(s) being applied for. This must include an overview of the project including the Farm name/Portion/Erf number:		
2.	Does the proposed change to the EA and/or subsequent amendments to the EA and/or EMPr relate to the change of ownership? Explain below:	YES	NO
3.	Does the proposed change to the EA and/or subsequent amendments to the EA and/or EMPr relate to the transfer of rights and obligations? Explain below:	YES	NO
4.	Does the proposed change to the EA and/or subsequent amendments to the EA and/or EMPr relate to the extension of the validity period of the EA? Explain below:	YES	NO
5.	Does the EA and/or subsequent amendments to the EA and/or EMPr that was granted include operational aspects? If <u>NO</u> , explain why a Part 1 amendment process must be followed below:	YES	NO
Note: Where the EA and/or subsequent amendments to the EA and/or EMPr does not include operational aspects, the period for which the EA is granted, may not be extended unless the process to amend the EA contemplated in Regulation 32 is followed. Furthermore, the period for which such EA is granted may only be extended for a maximum further period of 5 years.			
6.	Will the proposed changes to the EA result in a change in the scope of a valid EA? (NB: If <u>yes</u> , complete Section C: Part 2 Amendment Applications below).	YES	NO
7.	Will the proposed changes to the EA result in an increase the level or nature of the impact? Provided: Such impacts were not initially assessed and considered when the application was made for the EA under consideration. Explain below: (NB: If <u>yes</u> , complete Section C: Part 2 Amendment Applications below)	YES	NO
8.	Provide specific reasons for the amendment(s) being applied for.		

Note: A current written consent from the landowner must be attached as Appendix B and the endorsement from the Holder of the EA must be attached as Appendix C to this Form when submitted.

SECTION C: APPLICATIONS TO FOLLOW A PART 2 AMENDMENT PROCESS

Complete this section if a Part 2 Amendment process must be followed to amend the EA.

1.	Provide the DEA&DP reference number of the EA and/or subsequent amendments to the EA and/or EMPr to be amended and a concise description of the amendment(s) being applied for.		
	DEA&DP Ref. NO.	16/3/3/1/A5/20/2028/16 (30/01/2017) 16/3/3/5/A5/20/2023/21 (12/07/2021)	
	NEAS Ref. NO.	WCP/EIA/AMEND/0000523/2021	
The original Environmental Authorisation was issued on 30 January 2017 (DEA&DP: 16/3/3/1/A5/20/2028/16), the amended Environmental Authorisation issued on 12 July 2021 (DEA&DP: 16/3/3/5/A5/20/2023/21).			
2.	Will the proposed changes to the EA and/or subsequent amendments to the EA and/or EMPr result in a change in the scope of a valid EA and/or subsequent amendments to the EA and/or EMPr? Explain below:	YES	NO
The proposed amendments will result in a change in the scope of the valid Environmental Authorisation (EA) and associated Environmental Management Programme (EMPr). Original Scope: The EA was granted for a “mono-functional” development comprising ±6,100 double-storey storage units. Proposed Amendment: change to the land use to expand to general industrial use, including warehousing, workshops, offices, and pre-cooling facilities. Impact: This constitutes a change in the nature and intensity of land use, which directly affects environmental impacts, traffic volumes, and service demands. Therefore, while the details of the development are being refined, these do not alter the fundamental scope or nature of the approved development as per the valid EA. The scope of the EA remains the same in terms of the approved listed activities.			
3.	Will the proposed changes to the EA and/or subsequent amendments to the EA and/or EMPr result in an increase the level or nature of the impact? Provided: Such impact(s) was initially assessed and considered when the application was made for the EA under consideration. Explain below:	YES	NO
The proposed amendments will constitute a change in the nature and intensity of land use, which directly affects environmental impacts, traffic volumes, and service demands. Stormwater Management: Original: Designed for runoff from storage units. Amendment: Revised to accommodate industrial runoff volumes and pollutant loads, requiring updated attenuation and treatment systems. Sewage and Engineering Services: Original: Sized for domestic-type effluent from storage units. Amendment: Industrial effluent volumes necessitate revised sewage infrastructure and pumping capacity. Traffic and Access: Original: Light vehicle access for storage users. Amendment: Heavy vehicle access for industrial operations, requiring upgraded road geometry and traffic impact assessment. Socio Economic: Original: Low socio-economic significance, given limited employment and narrow economic contribution. Amendment: Moderate to high positive significance, due to strong market demand, inclusive employment potential, and alignment with metropolitan and district growth strategies. Risks are manageable with phased infrastructure planning and industrial-focused land use controls.			
4.	Provide specific reasons for the amendment(s) being applied for.		
1. Alignment with Zoning and Market Demand			

- The property is zoned for General Industry I, which permits a broader range of industrial activities.
- The original EA limited the development to storage units only, which restricts the site's economic potential.
- The amendment seeks to align the approved land use with the zoning and respond to market demand for diverse industrial operations such as warehousing, logistics, light manufacturing, and office space.

2. Economic and Employment Benefits

- General industrial use will attract a wider variety of tenants and businesses.
- This will result in greater job creation, both during construction and operational phases.
- The diversified industrial estate will contribute more meaningfully to the local economy than a mono-functional storage facility.

3. Optimized Land Use and Infrastructure

- The revised Site Development Plan (SDP) introduces a phased layout with tailored footprints for workshops, warehouses, and offices.
- This allows for more efficient use of the site, better circulation, and improved integration of supporting infrastructure (stormwater, sewage, traffic).
- The amendment ensures that infrastructure is scaled appropriately for industrial use, improving long-term sustainability.

4. Environmental Safeguards Remain Intact

- The amendment does not alter the environmental buffers or floodline protections approved in the original EA.
- Areas within the 1:100 year floodline and 30m river buffer will still be rezoned to Open Space 3 (Special Open Space) and remain undeveloped.
- Stormwater and sewage systems will be upgraded to meet the City of Cape Town's Sustainable Urban Drainage Systems (SUDS) policy and industrial effluent standards.

5. Improved Traffic and Access Planning

- The revised layout accommodates heavier vehicle movements associated with industrial operations.
- Access points, road geometry, and parking provisions have been updated to support safe and efficient circulation.

In conclusion, the proposed amendment is driven by a strategic need to unlock the full development potential of the site in alignment with its zoning, market demand, and infrastructure capacity. By transitioning from a storage-only model to a diversified general industrial estate, the project will deliver enhanced economic value, greater employment opportunities, and long-term sustainability—while maintaining all environmental safeguards and regulatory commitments set out in the original Environmental Authorisation.

5. Specialist Input and Procedures for the Assessment and minimum criteria for reporting on identified environmental themes:

5.1 Explain which environmental themes and protocols are applicable to your proposal.

Refer to the SSVR in **Appendix E**.

Legacy EMC has considered the findings of the STR and the requirements of the DFFE Protocols in relation to the nature, scale and location of the development proposed and the current land use, and is of the opinion that the following specialist and technical inputs be undertaken as part of the amendment application (subject to feedback from DEA&DP on this SSVR):

Table 2: Specialist and Technical Study Addendum Reports to be prepared

Specialist Study Addendum	Contact Person	Company
Freshwater	Stephen van Staden	FEN Consulting
Traffic Impact Statement	Eric Foster	EFG Engineers
Civil Engineering Services	Lukas Louw	Bart Senekal Ing
Stormwater Management Plan	Lukas Louw	Bart Senekal Ing
Electrical Engineering Services	Wessel Badenhorst	De Villiers Moore
Market Study	Dr. Hein du Toit	Demacon

5.2 Will you be conducting the specialist input as recommended in the screening tool report? **YES** NO

	If <u>NO</u> , please attach a SSVR as APPENDIX E and indicate for which Themes the specialist investigations will be conducted and provide an explanation why the others will not be undertaken or will not be undertaken at the level of assessment indicated in the STR.		
6.	Will the proposed changes to the EA require changes to the provision of any engineering services? Explain below:	YES	NO
Refer to response in 5.1 above.			
Note: A current written consent from the landowner must be attached as Appendix B and where applicable, the endorsement from the Holder of the EA must be attached as Appendix C to this Form when submitted.			

SECTION D: SPECIALIST INPUT

Note:

Please note that the submission of a report generated from the National Web Based Environmental Screening Tool in terms of Section 24(5)(h) of the NEMA must be used to inform the specialist studies.

1.	Will you be conducting the specialist input as recommended in the screening tool report?	YES	NO
If no, indicate which specialist studies will not be conducted and provide a motivation.			
2.	Explain whether any protocols are applicable to your proposed development, if so, provide a list of the applicable protocols.		
Refer to response in 5.1 above as well as to the motivation for either undertaking or not undertaking investigations in the SSVR in Appendix E .			

SECTION E: PART 4 AMENDMENT APPLICATIONS – NOT APPLICABLE

Complete this section if an amendment to the impact management outcomes of an EMPr is required.

1.	Provide a concise description of the amendment(s) to the impact management outcomes of the EMPr being applied for.		
	DEA&DP Ref. NO.		
	NEAS Ref. NO.		
2.	Provide specific reasons for the amendment(s) being applied for.		
3.	Will you be conducting the specialist input as recommended in the screening tool report?	YES	NO
	If <u>NO</u> , please provide an explanation. Where specialist input is required, a SSVR must be attached as APPENDIX E and indicate for which Themes the specialist investigations will be conducted and provide an explanation why the others will not be undertaken or will not be undertaken at the level of assessment indicated in the STR.		

SECTION F: PUBLIC PARTICIPATION PROCESS

For a **Part 2** and **Part 4** amendment process, the proposed amendment(s) **must** be brought to the attention of potential and registered interested and affected parties, including State Departments/Organs of State which have jurisdiction in respect of any aspect of the relevant activity who **must** be given a minimum period of **30 days** to comment on the Report.

1.	Describe the proposed method of bringing the proposed amendment to the attention of the potential interested and affected parties OR registered interested and affected parties.			
The PPP will be undertaken as per the requirements of the EIA Regulations 2014, as amended. Additionally, the PPP adheres to the DEA&DP's Guideline on Public Participation (March 2013). <u>Site Notice:</u> The Site Notice, providing information on the amendment application, will be erected on site, inviting members of the public to register as an Interested and Affected Party (I&AP). <u>Application for Substantive Amendment Application and Draft Substantive Amendment Report Notification:</u> Previously registered I&AP as well as Potential I&APs / key stakeholders will be given the opportunity to comment on this Draft Substantive Amendment Report (SAR) and the supporting documentation. The following parties will be notified of the Amendment Process and the availability of the Draft Substantive Amendment Report (SAR) and supporting documentation for review and comment: • Previously registered I&APs • Organs of State (as indicated in the section below); • Local and District Municipalities; • Adjacent landowners; and • Ward Councillor of the area. In addition to this: • A newspaper advertisement will be published in the Tygerburger (distribution in Fisantekraal). • The Draft SAR and supporting documentation will be made available for public viewing at the Fisantekraal Public Library (Cnr of Peter Mokaba Road, Dullah Omar Street, Fisantekraal, Cape Town, 7550) and on the EAP's website for review and comment. • Previously Registered I&APs and Potential I&APs / key stakeholders were given the opportunity to review and comment on this Draft SAR for a period of 30 days. • All written comments received on the Draft SAR will be recorded and responded to in a "Comments and Responses Report", which will be attached (along with the original comments received) to the Final SAR in and will be submitted to the DEA&DP for their decision-making (within the legislated timeframe). Proof of compliance will be included in the Final SAR.				
(a)	fixing a notice board at a place conspicuous to and accessible by the public at the boundary, on the fence or along the corridor of -			
(i)	the site where the activity to which the application relates is or is to be undertaken; and	YES	EXEMPTION	
(ii)	any alternative site.	N/A	YES	EXEMPTION
(b)	giving written notice, in any manner provided for in section 47D of the NEMA, to -			
(i)	the occupiers of the site and, if the applicant is not the owner or person in control of the site on which the activity is to be undertaken, the owner or person in control of the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;	YES	EXEMPTION	
(ii)	owners, persons in control of, and occupiers of land adjacent to the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;	YES	EXEMPTION	
(iii)	the municipal councillor of the ward in which the site or alternative site is situated and any organisation of ratepayers that represent the community in the area;	YES	EXEMPTION	
(iv)	the municipality (Local and District Municipality) which has jurisdiction in the area;	YES	EXEMPTION	
(v)	any organ of state having jurisdiction in respect of any aspect of the activity; and	YES	EXEMPTION	
(vi)	any other party as required by the competent authority;	N/A	YES	EXEMPTION
(c)	placing an advertisement in -			
(i)	one local newspaper; or	YES	EXEMPTION	
(ii)	any official Gazette that is published specifically for the purpose of providing public notice of applications or other submissions made in terms of these Regulations;	N/A	YES	EXEMPTION
(d)	placing an advertisement in at least one provincial newspaper or national newspaper, if the activity has or may have an impact that extends beyond the boundaries of the metropolitan or district municipality in which it is or will be undertaken.	N/A	YES	EXEMPTION
(e)	using reasonable alternative methods, as agreed to by the Department, in those instances where a person is desirous of but unable to participate in the process due to— (i) illiteracy; (ii) disability; or (iii) any other disadvantage.	N/A	YES	EXEMPTION
2.	Where public participation will be undertaken prior to the submission of the application. Please provide a summary of the steps that will be followed:			

PPP has not been undertaken prior to the submission of this application.

3. **State Departments/Organs of State to be consulted:**

Provide a list of all the State departments/organs of State that will be consulted, including the name and contact details of the relevant official.

State Department/ Organ of State	Name	Contact Details
Department of Environmental Affairs and Development Planning (DEA&DP): Air Quality Management	Joy Leaner Ettienne Roux	Joy.Leaner@westerncape.gov.za / etienne.roux@westerncape.gov.za /DEADP.AQM@westerncape.gov.za Tel: 021 483 2975 / 3016
DEA&DP: Development Management Region 1 (Competent Authority) ['Director' and an 'Environmental Officer']	Zaahir Toefy	DEADPEIAadmin@westerncape.gov.za
DEA&DP: Pollution and Chemicals Management	Gunther Frantz Rabia Reynolds	gunther.frantz@westerncape.gov.za Rabia.Reynolds@westerncape.gov.za Tel: 021 483 2752
DEA&DP: Waste Management	Lance McBain-Charles Saliem Haider	Lance.mcbain-charles@westerncape.gov.za saliem.haider@westerncape.gov.za Tel: 021 483 2747
Department of Water and Sanitation	Derril Daniels Nelissa Ndobeni Warren Dreyer	danielsd@dws.gov.za ndobeniN2@dws.gov.za dreyerw@dws.gov.za
Department of Agriculture, Land Reform and Rural Development	Tinguva Maluleke	tinguvam@dalrrd.gov.za , 012 319 7556
Western Cape Department of Agriculture (Eisenburg)	Cor van der Walt	corvdw@elsenburg.com , 021 808 5099 BrandonL@elsenburg.com
CapeNature	Leandra Knoetze	lknoetze@capnature.co.za Tel: 021 866 8022
Heritage Western Cape	Waseefa Dhansay	Waseefa.dhansay@westerncape.gov.za, 021 483 9533
Department of Transport and Public Works (Provincial): Road Network Management	Vanessa Stoffels	Vanessa.Stoffels@westerncape.gov.za 021 483 4669
City of Cape Town Municipality	Ms. Sonja Warnich-Stemmet	sonja.warnichstemmet@capetown.gov.za
Eskom		WayleavesWesternOU@eskom.co.za
Ward Councillor - Ward 102	Rhynhardt Bresler	Rhynhardt.Bresler@capetown.gov.za
Ward Councillor - Ward 105	Ruan Beneke	Ruan.Beneke@capetown.gov.za

Note: In terms of section 24O(3) of NEMA and Regulation 7(2) of the EIA Regulations, 2014 the Competent Authority must consult with every State Department/Organ of State that administers a law relating to a matter affecting the environment relevant to an application for an EA when such Competent Authority considers the application, and unless agreement to the contrary has been reached, the EAP will be responsible for such consultation on behalf of the Competent Authority. A State Department/Organ of State consulted in terms of Section 24O(2) of NEMA and Regulations 3(4) and 43(2) must within 30 days from the date of the EAP's request for comment, submit such comment in writing to the EAP, unless otherwise stated by the Competent Authority.

Please attach the detailed public participation process, which the Competent Authority must agree to, as Appendix L to this Form.

PART 4 DECLARATIONS

SECTION A: DECLARATION OF THE APPLICANT

Note: Duplicate this section where there is more than one Applicant.

I,

 ID Number:

in my personal capacity or duly authorised thereto hereby declare/affirm that:

- the information provided or to be provided as part of this Application form, is true and correct;
- I am fully aware of my responsibilities in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"), the Environmental Impact Assessment ("EIA") Regulations, as defined in Chapter 5 of NEMA (as amended) and any relevant Specific Environmental Management Acts and that failure to comply with these requirements may constitute an offence in terms of relevant environmental legislation;
- I am aware that is an offence in terms of Section 24F of the NEMA should I commence with a listed activity prior to obtaining an Environmental Authorisation;
- I am aware of my general duty of care in terms of Section 28 of the NEMA;
- I appointed the Environmental Assessment Practitioner ("EAP") which:
 - meets the requirements of the Section 24H Registration Authority Regulations, 2016, promulgated in terms of NEMA;
 - meets all the requirements in terms of Regulation 13 of the EIA Regulations, 2014;
 - ~~○ meets all the requirements other than the requirement to be independent in terms of Regulation 13 of the EIA Regulations, but a review EAP has been appointed who does meet all the requirements of Regulation 13 of the EIA Regulations, 2014;~~
- I will provide the EAP and specialist, where applicable, and the Competent Authority with access to all information at my disposal that is relevant to the application;
- I will be responsible for the costs incurred in complying with the EIA Regulations, 2014 and other environmental legislation including but not limited to –
 - costs incurred for the appointment of the EAP or any person contracted by the EAP;
 - costs in respect of any fee prescribed by the Minister or MEC in respect of the EIA Regulations, 2014;
 - costs in respect of specialist reviews; and
 - the provision of security to ensure compliance with applicable management and mitigation measures; and
- I am responsible for complying with conditions that may be attached to any decision(s) issued by the Competent Authority; hereby indemnify, the government of the Republic, the Competent Authority and all its officers, agents and employees, from any liability arising out of the content of any report, any procedure or any action for which the Applicant or EAP is responsible in terms of the EIA Regulations, 2014 and any Specific Environmental Management Act.

Note: If acting in a representative capacity, a certified copy of the resolution or power of attorney must be attached.

Signature of the Applicant:

Date:

Pinetop Estate (Pty) Ltd

Name of company (if applicable):

SECTION B: DECLARATION OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER ("EAP")

I, LAUREN RUTH ABRAHAMS EAP Registration Number: 2 0 1 9 / 6 5 6
as the appointed EAP hereby declare/affirm that:

- my EAP Registration is current and up to date, and will inform the Applicant and Department if the registration should lapse during this pre-application process;
- the information provided or to be provided as part of this Application form, is true and correct;
- in terms of the general requirement to be independent:
 - other than fair remuneration for work performed/to be performed in terms of this application, have no business, financial, personal or other interest in the activity or application and that there are no circumstances that may compromise my objectivity; or
 - ~~am not independent, but another EAP that meets the general requirements set out in Regulation 13 of EIA Regulations, 2014 have been appointed to review my work (Note: a declaration by the review EAP must be submitted);~~
- in terms of the remainder of the general requirements for an EAP, am fully aware of and meet all of the requirements and that failure to comply with any the requirements may result in disqualification;
- I have disclosed/will disclose, to the Applicant, the specialist (if any), the Competent Authority and registered interested and affected parties, all material information that have or may have the potential to influence the decision of the Competent Authority or the objectivity of any report, plan or document prepared or to be prepared as part of this Application form;
- I have ensured/will ensure that information containing all relevant facts in respect of the Application form was/will be distributed or was/will be made available to registered interested and affected parties and that participation will be facilitated in such a manner that all interested and affected parties were/will be provided with a reasonable opportunity to participate and to provide comments;
- I have ensured/will ensure that the comments of all interested and affected parties were/will be considered, recorded and submitted to the Competent Authority in respect of this Application form;
- I have ensured/will ensure the inclusion of inputs and recommendations from any specialists in respect of the Application form, where relevant;
- I have kept/will keep a register of all interested and affected parties that participated in the public participation process;
- I am aware that a false declaration is an offence in terms of Regulation 48 of the EIA Regulations, 2014; and
- All specialist investigations must comment on how the potential impacts relate to climate change concerns.

25 May 2026



Signature of the EAP:

Date:

Legacy Environmental Management Consulting (Pty) Ltd

Name of company (if applicable):

APPENDIX B: LANDOWNER'S CONSENT FORM – NOT APPLICABLE

Note: Where the applicant is not the landowner, in terms of Regulation 39 of the EIA Regulations, consent must be obtained from the landowner or person in control of the land that the proposed activity/ies may be undertaken on the land in question. The landowner's consent must be obtained when an application will be made to amend a valid Environmental Authorisation for the change of ownership or transfer of rights and obligations.

CONTACT INFORMATION:

Name of landowner / Person in control of the land:			
Company / Trading name: State Department or Organ of State:			
Contact numbers:	Tel.	+27(0)	Cell: +27(0)
E-mail:			
Postal address:		Code:	

CONSENT:

- I/we the undersigned

(insert the name/s of the owner/s of the land or person/s in control of the land)

of identity number/ company registration number

(insert the owner/s ID number/s or the registration number of the legal entity)

am / are the registered owner/s of the property or the lawful person/persons in control of the land

(insert description of the property/ properties and title deed numbers)

located at:

(insert the physical address and a brief description of the location of the property)
- I / we hereby give consent to the Applicant,

(insert the name/s of the Applicant / legal entity applying)

of identity number/registration number

(insert the owner/s ID number/s or the registration number of the legal entity)

to undertake the following activity(ies) on the land *(insert a brief description of the project and identified activity(ies) in question that will be applied for):*

Signature of landowner / authorised representative

Date:

Note: If you are an authorised representative or person in control of the land, a certified copy of the resolution or power of attorney must be attached.

APPENDIX C: EA HOLDER'S ENDORSEMENT FORM – NOT APPLICABLE

Note: Where a person/legal entity wishes to apply in terms of Regulation 29(b) of the EIA Regulations, 2014, for the change of ownership or transfer of rights and obligations associated with a valid environmental authorisation, such person must demonstrate that the lawful Holder of the Environmental Authorisation has given consent or is in agreement to the change of ownership or transfer of rights and obligations.

CONTACT INFORMATION			
Name of Holder:			
Company / Trading name: State Department or Organ of State:			
Contact person:			
Contact numbers:	Tel.		Cell:
E-mail:			
Postal address & Postal code:			Code:

ENDORSEMENT

1. I/we the undersigned

(insert the name/s of the lawful Holder)

of company registration number

(insert the Holder's ID number/s or the registration number of the legal entity)

am / are the lawful Holder of the valid Environmental Authorisation

DEA&DP EIA REF. NO.:	

(insert description of the Environmental Authorisation and date of issue)

located at:

(insert the physical address and a brief description of the location of the property)

2. I / we hereby endorse the Applicant,

(insert the name/s of the Applicant / persons applying)

of identity number/registration number,

(insert the applicant/s ID number/s or the registration number of the legal entity)

to transfer ownership or the rights and obligations associated with the Environmental Authorisation, to undertake the authorised activities on the approved site.

Signature of the Holder of the EA / authorised representative

Date:

Note: If you are an authorised representative of the Holder of the Environmental Authorisation, a certified copy of the resolution or power of attorney must be attached.