

1 COMMENTS & RESPONSES REPORT

1.1 Introduction

The Comments & Responses Report (CRR) provided below reflects the verbatim comments submitted by Interested and Affected Parties (IAPs) to Legacy Environmental Management Consulting (Pty) Ltd. (Legacy EMC) during the 30-day comment period on the Draft Substantive Amendment Report (SAR) for the Substantive Amendment Application for the Environmental Authorisation for the Industrial Development on Farm No 168/32 and a Portion of Farm 168/33, Durbanville.

The written comments received from I&APs on the Draft BAR are tabulated in Table 2 below and responses are provided to each comment by the project team.

Table 1: The following IAPs commented on the Draft Substantive Amendment Report (SAR)

No.	Stakeholder	Affiliation	Date
Authorities			
A1	Zane C. Williams	Greater Durbanville Business Chamber	12 November 2025
A2	Clarissa Fransman	City of Cape Town. Spatial Planning and Environment Directorate: Environmental Management Department	12 December 2025
A3	Rondine Isaacs	Western Cape Government. Department of Environmental Affairs and Development Planning. Directorate: Development Management, Region 1.	24 November 2025, 12 December 2025
A4	Nelisa Ndobeni	Western Cape Region. Department: Water and Sanitation	23 January 2026
A5	Ismat Adams	CapeNature	4 February 2026
Public			
P1	NA		

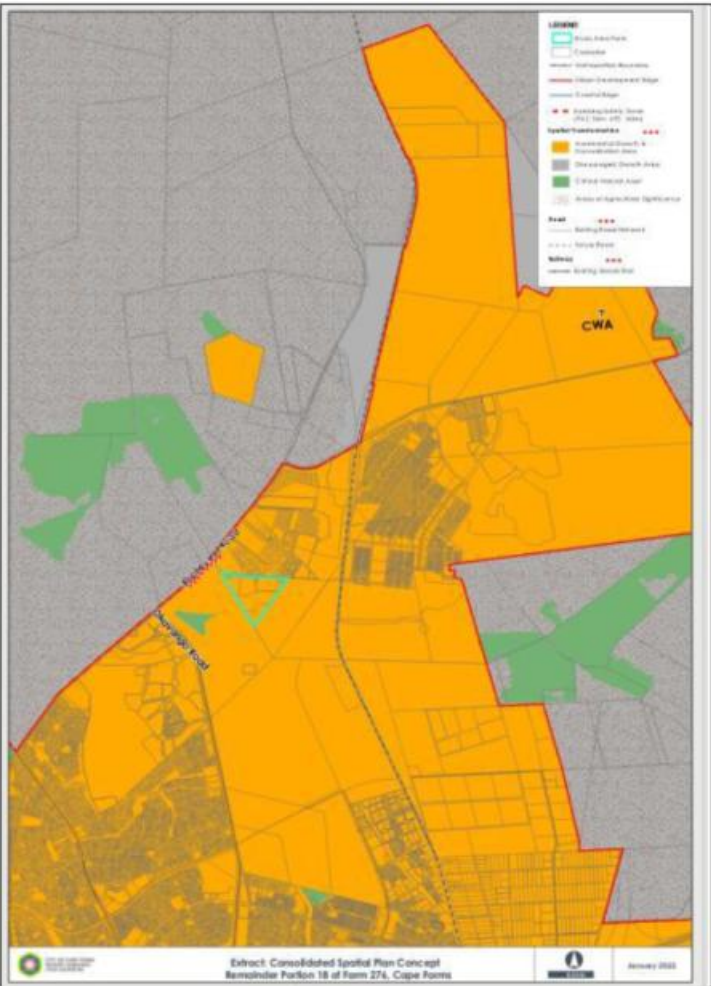
Table 2: Comments and Responses Table – Draft Substantive Amendment Report (SAR)

	No. / I&AP	Comment by IAP	Response by Applicant/ EAP/ Specialist
Authorities			
Zane C Williams – Executive Chairperson – Greater Durbanville Business Chamber			
A1	1	Request To be included on your database/project as Interested & Affected party.	The Greater Durbanville Business Chamber has been added to the I&AP database.
	2	Motivation Greater Durbanville Business Chamber is registered and operate within the Sub Council 7, which includes Ward 105 & 112, where your project are to take place, advocating economic opportunities within this instance focusing on the construction industry. We are keen to strategically align ourselves with you project, it's timeline and successful completion there of.	Noted.
	3	Rhetoric and future co operation impact NONE - The Greater Durbanville Business Chamber does not anticipate any conflict of interest rhetorically or toward the future, and are committed to co operate with, invest in and develop any organisation seeking such and in alignment with it core ethical principles	Noted.
	4	Business Chamber Companies Information	Noted.

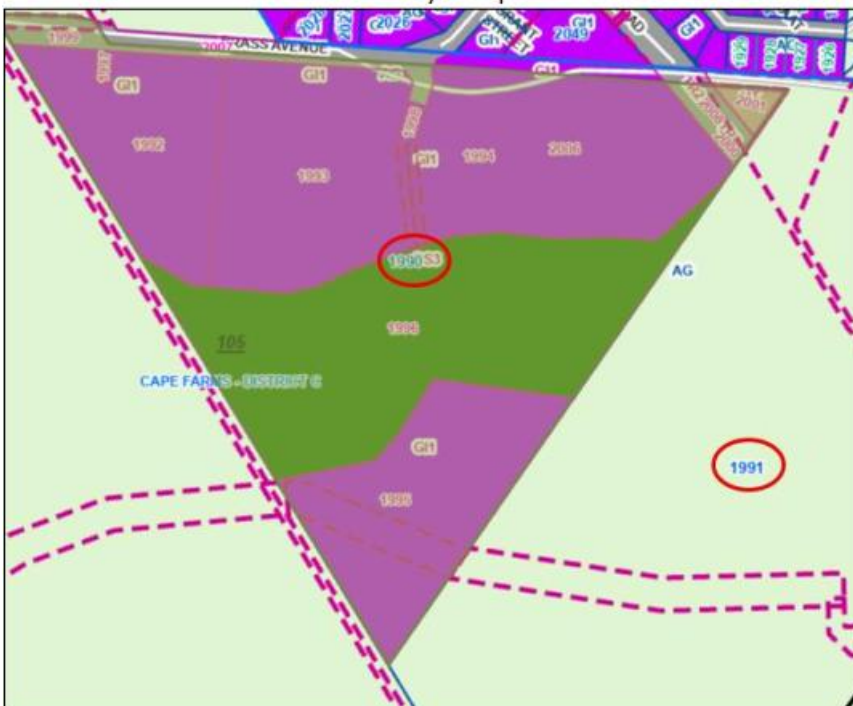
Company Name	Core Activity	Compliance
1. 4RGA	● Electrical	● Level 1 B-BBEE
2. Renovatech Projects	● Construction	● CIDB Grading : 8GB,8EP, 6ME /8GB JV
3. SGT Construction		● Electrical Contractors Association (SA) - ECA
4. DS Construction		● Department Of Labour - Certified as an Electrical Contractor
		● National Bargaining Council For The Electrical Industry of SA (NBCEI)
		● Master Builders Association
1. Chipmunks Projects	● Construction,Building & Renovations	● COIDA - 90001555912
2. Insolut Services	● Tiling & Flooring	● CIDB - CRS 10419191
3. VGL Construction	● Civil engineering	● BIBC - Applied awaiting
4. BER Construction	● Landscaping and Irrigation	● UIF 2834676/8
5. WC5 Projects	● Office & Site Cleaning Services	
6. LBR Ventures		
7. Nevco Solutions		
1. Outbox Projects	● Access Control,Bio Metrics and Surveillance	● COIDA - 99000155546
	● Cabling & Connectivity (Voice & Data, Fibre optic & Wireless Networks)	● UIF - 2834732/8
	● Data Centres	● BIBC - Applied awaiting
	Facilities Monitoring & Response	● Level 1 BBEEE
		● ISO 9001 Compliant
2. DKV Engineering	● Onsite engineering Services - Steel Works (Carbon steel,Stainless steel,Copper,Galvanised steel),Piping services (Water,Fuel,Oil,Hydraulic)	
3. NEKEN Design House	● Branding and Graphic Design	● N/A
4. Edge Wood Design and Installations	● Joinery and installations	
5. Singatha Africa	● Property Management and consultancy Services	
	● Quantity Surveying	
	● Project Management	
	● Facilities Management	
	● Construction consulting & Management	
	● Machanical & Electrical engineering services	

	No. / I&AP	Comment by IAP	Response by Applicant/ EAP/ Specialist
	5	Current Member Companies: 11 (Eleven) as to date. Highest CIDB Grading: 4RGA / SGT Construction (<i>Please refer to table</i>) Package Solution : Above company to package services as needed Company Location: All companies from within Sub Council 7 Business Chamber Compliance: All required registratons,as included Point of Contact: 1 (One) Training & Development Endorsements:  	
	6	Closure The Greater Durbanville Business Chamber was establish to facilitate an overarching mandate within the City of Cape Town Norther Area - Sub Council 7 of which Ward 105 and 112,within which most projects are taking place. As a business forum mandate are focused as per project,the Greater Durbanville Business Chamber rather provides a one-stop-shop solution to all projects,from breaking of soil to completion in the build environment. (<i>Not limited to</i>) Pray you may find the included information to your satisfaction and for consideration for inclusion to you're your project.	The information provided is noted with thanks.all forth coming information shall be provided to the Greater Durbanville Business Chamber representative.

	No. / I&AP	Comment by IAP	Response by Applicant/ EAP/ Specialist
Clarissa Fransman – Environmental Professional - City of Cape Town. Spatial Planning and Environment Directorate: Environmental Management Department			
A2		Spatial Planning and Environment: Urban Planning and Design Department	
	1	The Urban Planning and Design Department provided the following input: The comments below and assessment of the proposed use considering need, desirability and its impact on the surrounding land uses, in line with the approved spatial policies - the 2023 Municipal Spatial Development Framework (MSDF) and the 2023 Council approved Northern District Plan (NDP) and the CCT Urban Design Policy.	Noted.
		<i>Comments in terms of spatial policy</i>	
	1.1	In terms of the MSDF, the site is located within an Incremental Growth and Consolidation area inside the Urban Development Edge. Proposed new developments within incremental growth areas are supported subject to capacity of bulk engineering infrastructure. The NDP identifies the site within Subdistrict 2 (Cape Gate and Okavango Road Corridor subdistrict) and for potential industrial development.	Noted.
	1.2	The proposed development or the land use proposed at this location is therefore consistent with spatial policy (MSDF and Northern District Plan). However, the City's engineering departments can provide guidance regarding potential issues related to infrastructure availability pertaining the proposed large scale and increased size of development based on the Draft SAR and accompanying specialist reports. The other issues raised pertain to the detailed urban design comments as indicated below.	Noted.

No. / I&AP	Comment by IAP	Response by Applicant/ EAP/ Specialist
	 Figure 1: MSDF extract depicting the subject properties (green polygon) within an Incremental Growth and Consolidation area	
	Urban Design and Landscape comments	

	No. / I&AP	Comment by IAP	Response by Applicant/ EAP/ Specialist
	1.3	The proposed development (Portions A & B) complies with the Designing Quality Places: CCT Urban Design Policy. Herewith the following comments in response to the Site Development Plan circulated: 1.3.1 Portion A: During pre-consultation with the applicant, the site layout and operational components were briefly discussed. Further, more detailed SDPs will be assessed during future land use management processes, during which elevations and boundary treatments must be provided. These will be required for Urban Design to evaluate potential visual and amenity impacts on the surrounding public realm, as well as the proposal's alignment with Objective 6: Ensure positive interfaces onto the public realm. 1.3.2 Tree Planting Requirements: Additional tree planting is required within the Phase 1 and Phase 3 parking areas. The parking bay-to-tree ratio must comply with the Development Management Information Guideline Series (BDM Booklet 8 Landscape Plans) which states: <i>where the parking bays are in a single row, one tree should be planted for every two parking bays;</i> OR <i>where parking is provided in rows opposite each other, one tree should be planted for every four parking bays</i> These ratios must be clearly reflected in the revised SDP and landscape submissions. 1.3.3 Portion B has been rigorously workshopped and discussed with the applicant and their architectural team. The spatial configuration and overall site layout are aligned with the Urban Design Policy. The arrangement of units ensures positive interfaces with adjacent public streets and the riverbank, contributing towards an active, safe and well-defined public realm.	Noted – it is my understanding that this consultation is still ongoing with the City. Please refer to the landscaping plan in Appendix C3. Noted with thanks.
	2	Spatial Planning and Environment: Development Management Department The Development Management Department provided the following input:	

No. / I&AP	Comment by IAP	Response by Applicant/ EAP/ Specialist
2.1	Portions 32 and 33 of Cape Farm 168 were renumbered as Erven 1990 and 1991, Fisantekraal, respectively – refer below extract from the CityMap viewer.  Figure 2: Extract from the CityMap viewer	
2.2	The properties are situated within an area earmarked for Industrial uses.	Noted.
2.3	The existing land use management approval for General Industrial development (storage) is still valid as the validity of the approval was extended until 5 March 2029. 2.3.1 The Development Schedule for existing approved rezoning and subdivision in respect of Portions 32 and 33 of Farm 168 (now erven 1990 and 1991, Fisantekraal):	Correct.

No. / I&AP	Comment by IAP					Response by Applicant/ EAP/ Specialist																																		
		<table><tr><th>Zoning</th><th>Use</th><th>Portion No.</th><th>New SG Erf No.</th><th>Area (ha)</th></tr><tr><td>General Industry Sub Zone GI 1</td><td>Storage</td><td>1-4</td><td>1992, 1993, 1995 & 2006</td><td>12.98</td></tr><tr><td>Open Space Zone 3</td><td>Special Open Space (Private)</td><td>5</td><td>1996</td><td>5.99</td></tr><tr><td>General Industry Sub Zone GI 1</td><td>Private Road</td><td>6&7</td><td>1997 & 1998</td><td>0.12</td></tr><tr><td>Transport Zone 2</td><td>Public Road</td><td>8&9</td><td>2007 & 2008</td><td>1.23</td></tr><tr><td>Utility Zone</td><td>Services Servitude Area</td><td>10</td><td>2001</td><td>0.15</td></tr><tr><td colspan="2">Total</td><td>10</td><td></td><td>20.48</td></tr></table>	Zoning	Use	Portion No.	New SG Erf No.	Area (ha)	General Industry Sub Zone GI 1	Storage	1-4	1992, 1993, 1995 & 2006	12.98	Open Space Zone 3	Special Open Space (Private)	5	1996	5.99	General Industry Sub Zone GI 1	Private Road	6&7	1997 & 1998	0.12	Transport Zone 2	Public Road	8&9	2007 & 2008	1.23	Utility Zone	Services Servitude Area	10	2001	0.15	Total		10		20.48	2.3.2 The conditions of the land use amendment approval limited the development to 6100 storage units and ±300m² related admin office space.		
Zoning	Use	Portion No.	New SG Erf No.	Area (ha)																																				
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2.4	A land use management application in terms of the Municipal Planning By-Law (MPBL) was recently submitted for amendment of conditions of approval and approved subdivision plan, i.e. to allow for a wider general industrial usage rather than being limited to storage, as highlighted in the Draft SAR. The application is currently being advertised.																																							
3	Safety and Security: Fire and Rescue Service Section The Fire and Rescue Service Section provided the following input:																																							
3.1	SANS 10400 of 2024 and the Community Fire Safety By-law, Provincial Gazette 5832 (as amended 29 June 2007 and 21 August 2015), is to be complied with, with special reference to the following: 3.1.1 Detailed fire protection and installation plans (Rational fire Design) to be submitted by a competent person (fire engineer) for the proposed development. 3.1.2 Provision of hydrants as per SANS 10400 T4.35. 3.1.3 Access for emergency vehicles.																																							
4	Energy: Electricity Generation and Distribution Department The Electricity Generation and Distribution Management Department provided the following input:																																							
					Noted with thanks. Eskom has been engaged with in terms of Electricity inputs.																																			

	No. / I&AP	Comment by IAP	Response by Applicant/ EAP/ Specialist
	4.1	The Electrical Generation and Distribution Department advised that the subject properties do not fall within City of Cape Town's electrical distribution area. As such, comment is to be sought from Eskom as responsible service provider for electrical distribution.	
	5	Community Service and Health: Specialised Environmental Health: Air Quality Management Unit The Air Quality Management Unit provided the following input: <i>Construction Phase</i> The following must be included in the Environmental Management Programme (EMPr):	
	5.1	No dust nuisance is to be created during site preparation and construction phase of the proposed development and provision must be made for the implementation of sufficient and effective dust mitigation measures.	Dust and nuisance is covered in the EMPr.
	5.2	The use of non-potable water or waterless methods are encouraged for dust suppression.	Alternative measures such as the use of straw abd wood-chip is included in the EMPr when dealing with dust.
	5.3	Should any cement silos be employed on site, the silos are to be fitted with appropriate dust control systems for dust emission abatement during bulk materials loading, unloading and transfer operations.	None envisaged at this time.
	5.4	Several existing buildings are noted on the proposed development area. Therefore, in the event of the demolition of any roof or portion of existing buildings containing asbestos, the Department of Labour as the competent authority must be informed of and approve any asbestos works related to said asbestos works. Furthermore, such asbestos work is to be conducted in accordance with the Asbestos Abatement Regulations, R1196, promulgated in terms of the Occupational Health and Safety Act, 1993. A registered asbestos contractor as required by the Asbestos Abatement Regulations should conduct the demolition work.	Noted – any removal of asbestos as may be required will need to be managed accordingly in accordance with the applicable Regulations.
	5.5	It is recommended where practically possible, site-screening methods are employed to minimize the potential dust fall onto adjacent properties and road reserve that are created by construction activities, earth-moving equipment, stripped areas and site preparation etc. The materials used should be capable of reducing the quantity of dust being blown off site to below nuisance levels.	Site screening and visual screening is provided for where relevcant in the EMPr.

	No. / I&AP	Comment by IAP	Response by Applicant/ EAP/ Specialist
	5.6	The mitigation measures stipulated in the Environmental Management Programme (EMPr), intended to abate the air pollution impact during the Construction Phase are acknowledged and supported, and must be complied with by the Environmental Control Officer (ECO)/Contractor/Developer.	Noted with thanks.
	5.7	The construction activities must comply with the provisions of the City of Cape Town Air Quality Management By-law dated 17 August 2016, as amended, in terms of Section 4 and Section 26, which states the following:	The provision has been included in the EMPr.

	No. / I&AP	Comment by IAP	Response by Applicant/ EAP/ Specialist
		Section 4: Duty of care (Reasonable measures to prevent air pollution) "4. (1) Any person who is wholly or partially responsible for causing air pollution or creating a risk of air pollution occurring must take all reasonable measures including the best practicable environmental option— (a) to prevent any potential significant air pollution from occurring; and (b) to mitigate and, as far as reasonably possible, remedy the environmental impacts and consequences of any air pollution that has occurred." Section 26: Dust Emissions: 1) Any person who conducts any activity or omits to conduct any activity which causes or permits dust emissions into the atmosphere that may be harmful to public health and wellbeing or is likely to cause a nuisance to persons residing or present in the vicinity of such land, activity or premises shall adopt the best practical environmental option to the satisfaction of the authorised official, to prevent and abate dust emissions. 2) An authorised official may require any person suspected of causing a dust nuisance to submit a dust management plan within the time period specified in the written notice. 3) The dust management plan contemplated in subsection (2) must: (a) identify all possible sources of dust within the affected site; (b) detail the best practicable measures to be undertaken to mitigate dust emissions; (c) detail an implementation schedule; (d) identify the person responsible for implementation of the measures; (e) incorporate a dust fall monitoring plan; and (f) establish a register for recording all complaints received by the persons regarding dust fall, and for recording follow up actions and responses to the complaints. 4) The authorised official may require additional measures to be detailed in the dust management plan. 5) The dust management plan must be implemented within a time period specified by the authorised official in a written notice. 6) Failure to comply with the provisions of this section constitutes an offence.	

No. / I&AP	Comment by IAP	Response by Applicant/ EAP/ Specialist									
5.8	Depending on the duration of the development and impact on the receiving environment for complaints being received or conditions so warrant, this office reserves the right to call for a dust fall monitoring programme to be implemented in accordance with the below regulatory provisions.	The provision has been included in the EMPr.									
5.9	Compliance in terms of the National Dust Control Regulations, Government Notice 827 dated 1 November 2013, as may be amended from time to time.	The provision has been included in the EMPr.									
5.10	Monitoring methodology: In the event that dust fall monitoring is called for, the method to be used for measuring dust fall rate and the guideline for locating sampling points shall be ASTM D1739: 1970, or equivalent method approved by any internationally recognised body.	Noted.									
5.11	The standard for the acceptable dust fall rate is set out in Table 1 below for residential and non-residential areas. Table 1: Acceptable dust fall rates <table border="1"> <thead> <tr> <th>Restriction Areas</th><th>Dust fall rate (D) (mg/m²/day, 30-days average)</th><th>Permitted frequency of exceeding dust fall rate</th></tr> </thead> <tbody> <tr> <td>Residential area</td><td>D < 600</td><td>Two within a year, not sequential months.</td></tr> <tr> <td>Non-residential area</td><td>600 < D < 1200</td><td>Two within a year, not sequential months.</td></tr> </tbody> </table> <i>It should be noted that the National Dust Control Regulations are currently undergoing review and amendments. Once promulgated the applicable methodology and standards to be complied with will need to be adhered to.</i>	Restriction Areas	Dust fall rate (D) (mg/m ² /day, 30-days average)	Permitted frequency of exceeding dust fall rate	Residential area	D < 600	Two within a year, not sequential months.	Non-residential area	600 < D < 1200	Two within a year, not sequential months.	Noted.
Restriction Areas	Dust fall rate (D) (mg/m ² /day, 30-days average)	Permitted frequency of exceeding dust fall rate									
Residential area	D < 600	Two within a year, not sequential months.									
Non-residential area	600 < D < 1200	Two within a year, not sequential months.									
	<i>General</i>										
5.12	Should any fuel-burning equipment (i.e. furnace, boiler, burner, incinerator, smoking device, wood-fired oven/pizza oven, commercial wood or charcoal fired braai, barbecue/grill or other equipment including a chimney); be proposed for installation, an application for authorisation must be made in terms Section 11 of the City of Cape Town's Air Quality Management By-Law 2016, as amended, prior to the installation of such fuel-burning equipment. In this regard, please contact Mr. Lumko Vazi at email: Lumko.Vazi@capetown.gov.za or Tel: 021 444 2914.	Noted – this has been added to the EMPr.									
6	Urban Mobility: Transport Impact Assessment and Development Control Section										

No. / I&AP	Comment by IAP	Response by Applicant/ EAP/ Specialist																											
	The Transport Impact Assessment and Development Control Section provided the following input:																												
6.1	The Transport Impact Assessment and Development Control Section will address the detail of the updated Transport Impact Assessment during the recently circulated land use management application.	Noted – it is my understanding that this process is still underway.																											
7	Water and Sanitation: Water Demand Management Branch The Water Demand Management Branch provided the following input: The Water Demand Management Branch's comment provides an overview of the existing water and sewer infrastructure near the proposed development, the capacity of both complete systems to service the proposed development as well as associated conditions that could apply. The information provided is based on City of Cape Town master plan model as well as comments from the relevant branches of the Water and Sanitation Directorate. <table border="1"><caption>Table 1: Estimated water demand and sewer flow anticipated for the proposed development provided by BSi Consult</caption><thead><tr><th>Description</th><th colspan="3">Potable Water Demand¹</th><th colspan="2">Sewer Flow²</th></tr><tr><th>Erven 1992, 1993, 1995 and 2006, Fisantekraal</th><th>Quantity (Units/Area/ No. people)</th><th>Total AADD (kℓ/d)</th><th>Peak Flow (ℓ/s) (PF = 3.3)</th><th>Fire Flow (ℓ/s)</th><th>Total ADWF (kℓ/d)</th><th>Peak Flow (Dry weather) (ℓ/s) (PF=3.0)</th></tr></thead><tbody><tr><td>Industrial Development</td><td>55 359 m²</td><td>293.4</td><td>11.2</td><td>50.0</td><td>264.1</td><td>9.2</td></tr><tr><td>Total</td><td>55 359 m²</td><td>293.4 kℓ/d</td><td>11.2 ℓ/s</td><td>50.0 ℓ/s</td><td>264.1 kℓ/d</td><td>9.2 ℓ/s</td></tr></tbody></table> <u>Notes:</u> ¹ Based on a water demand of 530ℓ/100m²/d ² Based on a 90% sewer flow according to the design criterion (as per the W&S Tariff Policy)	Description	Potable Water Demand ¹			Sewer Flow ²		Erven 1992, 1993, 1995 and 2006, Fisantekraal	Quantity (Units/Area/ No. people)	Total AADD (kℓ/d)	Peak Flow (ℓ/s) (PF = 3.3)	Fire Flow (ℓ/s)	Total ADWF (kℓ/d)	Peak Flow (Dry weather) (ℓ/s) (PF=3.0)	Industrial Development	55 359 m ²	293.4	11.2	50.0	264.1	9.2	Total	55 359 m²	293.4 kℓ/d	11.2 ℓ/s	50.0 ℓ/s	264.1 kℓ/d	9.2 ℓ/s	Capacity availability is noted with thanks.
Description	Potable Water Demand ¹			Sewer Flow ²																									
Erven 1992, 1993, 1995 and 2006, Fisantekraal	Quantity (Units/Area/ No. people)	Total AADD (kℓ/d)	Peak Flow (ℓ/s) (PF = 3.3)	Fire Flow (ℓ/s)	Total ADWF (kℓ/d)	Peak Flow (Dry weather) (ℓ/s) (PF=3.0)																							
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	Water Reticulation																												
7.1	The proposed development is located within the Spes Bona water distribution zone and is supplied from the Spes Bona reservoir via a 450 mmØ main in Klipheuwel Road.																												

	No. / I&AP	Comment by IAP	Response by Applicant/ EAP/ Specialist
	7.2	Based on latest available GIS data and hydraulic model, there is limited water mains in the immediate vicinity of the proposed development. 7.2.1 There is an existing 200mm diameter water main situated at Grant Street. The main has a peak velocity of 0.23 m/s, flow rate of 5.86 /s, an average demand head of 93.5 m and static head of 60 m. 7.2.2 Along Klipheuwel Road is a 250mm water main (approximately 200 m from the northwestern boundary of Erf 1992) with an average peak velocity of 2.4m/s and peak flow of 94.0 /s. 7.2.3 The velocity in this main is considered high in terms of reticulation design criteria, pressure losses and water hammer may be experienced. 7.2.4 There is a 450 mm water main in Klipheuwel Road with a peak flow and velocity of 38.0 l/s and 0.25 m/s respectively. This main has a demand and static head of 117.0 m and 118.0 m respectively.	
	7.3	There is sufficient capacity in the existing water network to accommodate the demand calculations reflected in table 1 above. The developer is to provide water saving initiatives to be incorporated in the proposed development. It should be noted that the City of Cape Town does not guarantee flow and pressure and therefore the need for onsite storage to meet fire requirements based on the nature of the development must be confirmed.	Confirmation of capacity is hereby noted with thanks.
	7.4	There is a requirement for fire boosting (and storage thereof) for the proposed development. The consulting engineer should liaise directly with Tiaan Wright (Tiaan.Wright@capetown.gov.za) in terms of the layout of the proposed development on how it will be serviced with water link. [see Figures 3-6 for water and sewer reticulation layouts and networks in Annexure A below]	Noted with thanks – the consulting engineer will consult accordingly.
		<i>Bulk Water</i>	
	7.5	No bulk water infrastructure under the control of the City of Cape Town's Bulk Water Branch exists in the immediate vicinity of the proposed development.	

	No. / I&AP	Comment by IAP	Response by Applicant/ EAP/ Specialist
	7.6	The City of Cape Town's bulk supply system has sufficient water resource, treatment, bulk storage and conveyance capacity to supply the estimated annual average daily demand of 293.4 kℓ/d of the proposed development.	The confirmation of capacity is noted with thanks.
	7.7	The connection will have to be connected to a nearby reticulation network.	The proposed connection is set out in the Engineering Services Report.
		<i>Sewer Reticulation</i>	
	7.8	The existing sewer network in the vicinity of the proposed development falls within the subcatchment of Business Park - Fisantekraal 4 sewer pump station. Sewer influent from Fisantekraal 1 pump station pumps to Fisantekraal 1 and then to Fisantekraal Bulk regional pump station which discharges at the Fisantekraal Wastewater Treatment Works (WWTW).	The confirmation of capacity is noted with thanks.
	7.9	Based on latest GIS data and hydraulic model, there is limited sewer mains in the immediate vicinity of the development. There is an existing 160 mm diameter sewer main along Grant Street which gravitates to Fisantekraal 4 pump station. Along the southern boundary of Erf 1995 is an 825 mm diameter bulk sewer which gravitates to Fisantekraal Bulk pump station.	
	7.10	The above-mentioned sewer mains and existing downstream sewer network has sufficient spare capacity to accommodate the proposed development. The consulting engineer should liaise directly with Tiaan Wright (Tiaan.Wright@capetown.gov.za) in terms of the layout of the proposed development on how it will be serviced with sewer link.	
	7.11	Following discussion with the appointed consultant (BSi Consult) and the Water and Sanitation Department, it was recommended that a dedicated new municipal sewer pump station, to serve the development and replace the existing Business Park sewer pump station completely, is to be installed. The proposed pump station is to be situated north of the Mosselbank River and to pump sewage south directly along Darwin Road reserve to the 900 mm bulk sewer main which then gravitates to the Fisantekraal regional pump station facility. An allowance to be made for along with the necessary sewer gravity lines and rising mains, servitudes where applicable, the river crossing etc.	
		<i>Wastewater</i>	
	7.12	The anticipated wastewater flow from the proposed development has been calculated to be 264.1 kℓ/d.	

	No. / I&AP	Comment by IAP	Response by Applicant/ EAP/ Specialist
	7.13	The proposed development is situated within the catchment of the Fisantekraal WWTW. The WWTW has sufficient unallocated capacity to accommodate the anticipated discharge from this development.	The confirmation of capacity is noted with thanks.
		<i>Conclusion</i>	
	7.14	The existing water and sewer infrastructure surrounding the proposed development has sufficient capacity to accommodate the anticipated water demand and sewer flows from the development.	The confirmation of capacity is noted with thanks.
		<i>Additional Technical Requirements</i>	
	7.15	The water and sewer capacities allocated according to this document shall not be reserved if not taken up before the lesser of 5 years or the approved development period.	Noted.
	7.16	Water and Sanitation municipal service designs to be designed according to Departmental Service Standards and be approved prior to construction. These standards can be obtained from the City of Cape Town website. <u>General/ Disclaimer</u> Information provided is based on best available data. The infrastructure as-built information referred to and used in the analysis is based on the GIS asset records, while modelled pressures, flows, velocities, capacities and volumes are based on hydraulic models of the current land use and demands. Where appropriate, future land use and demands are considered. The flows and pressures provided are theoretical and not measured. All levels provided to be verified on site.	Noted.
	8	Water and Sanitation: Catchment, River and Stormwater Management Branch The Catchment, Stormwater and River Management (CSRM) Branch provided the following input:	
	8.1	The “STORMWATER MANAGEMENT PLAN FOR ERVEN 1992, 1993, 1994 & 1995 A PORTION OF ERF 1990 CAPE FARMS – DISTRICT C, Rev2”, compiled by <i>Peter Wium Consulting Engineers</i> has been submitted to the CSRM Branch and has not been supported to date. The following matters in response to this SWMP were provided to the engineering consultant via email correspondence and must be addressed:	It is my understanding the Peter Wium is still in consultation with the Branch to resolve the issues set out hereunder. A final SWMP will be provided to the competent authority with the final report. <i>Note that the Final stormwater report will be provided in the Final SAR once it has been scrutinised by the relevant City officials. Based on the letter in Appendix C2.2 – the amended layout states: ‘Having assessed the two</i>

	No. / I&AP	Comment by IAP	Response by Applicant/ EAP/ Specialist
		8.1.1 Whether external stormwater can enter the site, i.e. External roads and erven. 8.1.2 Whether heavy vehicles will be making use of the permeable paving. 8.1.3 A Water Use Licence may be required for discharge points into the Mosselbank River. 8.1.4 Page 5, section 3.4 of the SWMP suggests that the public roads stormwater will be entering private ponds. A service level agreement between Roads Infrastructure Management and developer needs to be established regarding public water entering a private pond. 8.1.5 A construction sequencing plan is to be provided should this be a phased development. 8.1.6 The river corridor is to be zoned Private Open Space. The following is required: • River maintenance management plan which is managed by the Master Property Owners Association. • River rehabilitation plan. 8.1.7 The bridge crossing the Mosselbank River must not impact on 100-yr floodline and the 100-yr flood must be able to pass under the bridge. 8.1.8 The SWMP needs to stipulate that a new floodlines study will not be undertaken and that the AECOM floodlines are accepted, thus the responsibility and liability will be with on the engineers. The abovementioned matters must be resolved before the CSRM Branch can consider the aforementioned Stormwater Management Plan for approval.	<i>sites (Erf 1992 & 1993 as one, the 'Go Chill Site' and Erf 1994, the Dalmar Site", and noting that there are no fundamental changes to bulk, impervious area, parking and road layouts, contributing catchments or outfalls, it is our considered opinion that the current Stormwater Management Plan, in its entirety, still applies. The design philosophy and stormwater run-off structures previously proposed and the conclusions previously reached, remain exactly the same."</i>
	8.2	The following is to be included and/or addressed in the Environmental Management Programme (EMPr): 8.2.1 The Engineer shall monitor all construction activities and maintain an adequate level of supervision of the works. 8.2.2 The City of Cape Town reserves its right to hold the developer liable for any claims in respect of damage to municipal / private property or infrastructure and additional	The EMPr has been updated accordingly.

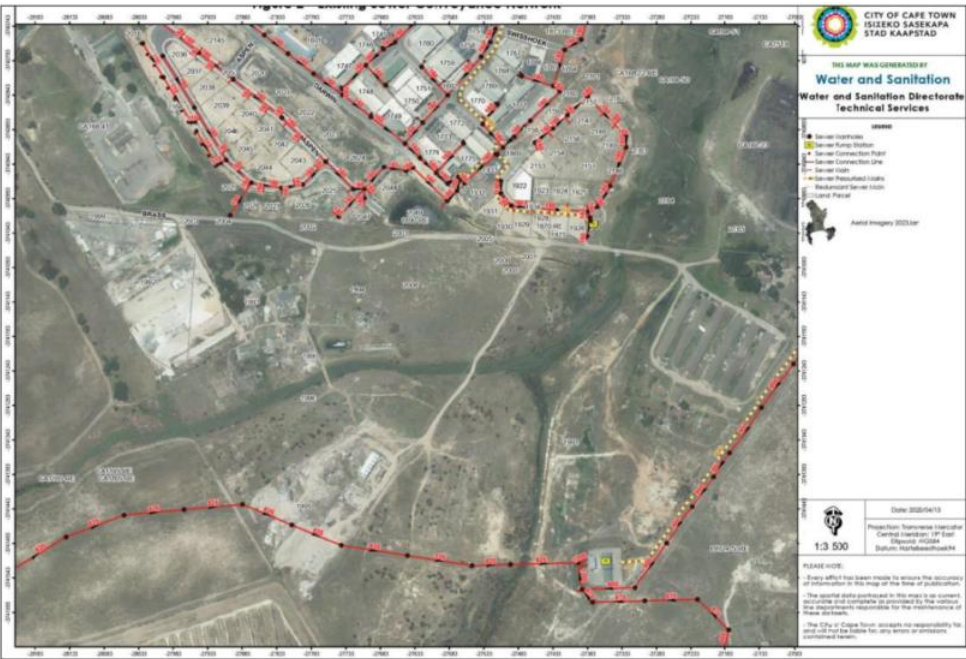
	No. / I&AP	Comment by IAP	Response by Applicant/ EAP/ Specialist
		municipal maintenance cost incurred as a result of flooding, siltation and contaminated stormwater caused by construction activities on this precinct and / or ceasing of work due to inclement weather.	
	9	Spatial Planning and Environment: Environmental Management Department The Environmental Management Department provided the following input:	
	9.1	All mitigation measures recommended by the freshwater specialist within the Freshwater Impact Statement, dated June 2025, compiled by <i>FEN Consulting</i> are recommended to be made conditions of the Environmental Authorisation, should this substantive amendment be authorised.	Noted.
	9.2	No impacts to the Critical Biodiversity Area 1c (CBA 1c) or upstream section of the unnamed tributary on the neighbouring property, or to the downstream Mosselbank River and associated unchanneled valley bottom wetland should be allowed during the construction or operational phase of the development. This is now more pertinent, given how many other developments are proposed or authorised nearby potentially cumulatively impacting on the Mosselbank River and its tributaries.	Noted.
		<i>Heritage</i>	
	9.3	The Heritage Western Cape Response to the Notice of Intent to Develop, dated 19 November 2015, remains applicable.	
	9.4	The Draft SAR fails to acknowledge the following potential heritage impacts: 9.4.1 The property falls within the Durbanville Hills Cultural Landscape as identified in the Northern District Spatial Development Framework (2023). 9.4.2 The property is neighbouring the Goeieverwachting historical farm complex and associated farmlands. The Environmental & Heritage Management Branch assessed the property for heritage significance and considers it to be some significance with the following Statement of Significance: " <i>Much altered homestead but situated within a continuous cultural landscape</i> ".	The property is acknowledged to fall within the Durbanville Hills Cultural Landscape as identified in the Northern District Spatial Development Framework (2023) and to be adjacent to the Goeieverwachting historical farm complex and associated farmlands. The Environmental & Heritage Management Branch has assessed the property as having some heritage significance, noting that the homestead is much altered but situated within a continuous cultural landscape. The current application is for an amended layout within the previously approved development footprint, authorised by DEA&DP in 2017 and amended in 2021. As such, the amendment does not introduce any new land uses or expansion beyond what has already been considered and approved. The purpose of this amendment is to address the

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			internal layout and configuration of the development, which will not result in additional or intensified impacts on heritage resources beyond those assessed in the original application. Accordingly, while the heritage context is recognised, the proposed amendment is not anticipated to alter the heritage or cultural landscape significance already considered under the existing authorisation.
		CONCLUSION The abovementioned City of Cape Town comment must be addressed and included in the Final Amendment Report. The Final Amendment Report must kindly be submitted to the City of Cape Town to ensure its comment have been adequately addressed.	The comment is included in all forthcoming documentation.
		ANNEXURE A	

No. / I&AP	Comment by IAP	Response by Applicant/ EAP/ Specialist
	 Figure 3: Water Reticulation Layout	

No. / I&AP	Comment by IAP	Response by Applicant/ EAP/ Specialist
	Figure 4: Existing Water Distribution Network	

	No. / I&AP	Comment by IAP	Response by Applicant/ EAP/ Specialist
		 Figure 5: Sewer Reticulation Layout	

	No. / I&AP	Comment by IAP	Response by Applicant/ EAP/ Specialist
		 Figure 6: Existing Sewer Conveyance Network	
Rondine Isaacs - Western Cape Government. Department of Environmental Affairs and Development Planning. Directorate: Development Management, Region 1. REFERENCE: 16/3/5/A5/20/2053/25. 24 November 2025			
A3	1	The application form and draft Amendment Report received by this Department via electronic mail correspondence on 13 November 2025, refer.	
	2	This letter serves as an acknowledgement of receipt of the aforementioned documents by this Department. This Directorate will provide comment on the draft Amendment Report within the 30-day commenting period, which concludes on 12 December 2025, and will advise you accordingly	The directorates acknowledgement and subsequent comments dated <u>24 November 2025</u> hereby refer. The following information is provided in terms of the comments / request for clarity:

	No. / I&AP	Comment by IAP	Response by Applicant/ EAP/ Specialist
		Following a review of the information submitted to this Department, the following is noted: 3.1. The proposed amendment entails an extension of the validity period of the amended Environmental Authorisation referenced "16/3/3/5/A5/20/2023/21", issued on 12 July 2021, and a change in land use from storage units to permit General Industrial uses.	
		3.2. The internal layout of the approved Site Development Plan will be amended to accommodate the proposed General Industrial land uses and associated infrastructure, including storm water management, engineering services, traffic, and landscaping.	
	3	3.3. The project description under Section B of the Environmental Authorisation referenced "16/3/3/1/A5/20/2028/16" issued on 30 January 2017, will be amended as follows: The proposal entails the development of an industrial development and associated infrastructure on Portion 32 and a portion of Portion 33 of Farm No. 168, Durbanville. The proposed land use will be General Industry Subzone I, comprising of a mix of warehousing, workshops, offices and pre-cooling facilities. The development proposal will have a Gross Leasable Area of approximately 71 245m² across multiple phases. The proposal will be undertaken in phases, as follows: <u>Erf No. 2006: Portion A:</u> • Phase 1: Workshops, a gatehouse and office block. • Phase 2: A pre-cooling facility (warehousing/distribution). • Phase 3: Facility extension and workshop extension. • Phase 4: Warehouse and offices. <u>Erf No. 2006: Portion B:</u> • Phases 1 to 4: Warehouses and distribution, with a coverage of approximately 67 662m² and a floor area of approximately 63 264 m²; and • 712 parking bays (balanced against industrial/offices demand).	

	No. / I&AP	Comment by IAP	Response by Applicant/ EAP/ Specialist
		3.4. The Environmental Authorisation referenced "16/3/3/1/A5/20/2028/16" issued on 30 January 2017, authorised a development footprint of 20.5ha. However, according to the Site Development Plans, the coverage appears to be larger than originally authorised. The application form does not specify the development footprints of the proposed Portions A and B, nor does it indicate the footprints of Phases 1-4 of the proposed Portion A. You are therefore required to urgently confirm the proposed development footprints of the proposed Portions A and B. Please note that an increase in the development footprint will trigger a new application for Basic Assessment, and an amendment will not be appropriate in this instance.	3.4. 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 ○ <u>Phase 3 = 21614m²</u> ▪ Warehousing (Warehousing and distribution) including 230 parking bays = 21654 m² ○ <u>Attenuation Ponds = 1339 m²</u> ▪ 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

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			○ 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 • Phased Development: ○ <u>Erf 2006: Portion A:</u> ~refer to Appendix B5.1 ▪ Phase 1: Workshops, gatehouse, office block. ▪ Phase 2: Pre-cooling facility (warehousing/distribution). ▪ Phase 3: Facility extension + workshop extension. ○ <u>Erf 2006: Portion B:</u> ~refer to Appendix B5.2 ▪ Phases 1 – 4: Warehouses and Distribution.
		3.5. Although the application form indicates that the environmental controls will remain as per the original Environmental Authorisation, the description must be amended to include a detailed description of the proposed Portions A and B, the required buffers, roads, open spaces and associated infrastructure. It must also be clarified whether there will be additional parking bays and roads, as this may trigger listed activities not previously authorised. As such, please provide clarity regarding the above as a matter of urgency.	3.5. Refer above and advise if the additional information provides sufficient clarity. It must also be noted that the purpose of this amendment is to allow for a change in the development components in the already approved development footprint.

	No. / I&AP	Comment by IAP	Response by Applicant/ EAP/ Specialist
		3.6. The application form for amendment indicates that the validity period of the amended Environmental Authorisation will be extended from 30 January 2026. Please advise until when the amended Environmental Authorisation will be extended, as no further information has been provided	3.6. The EA to be extended for 5 years for commencement and then 10 years for development to be concluded from commencement.
	4	<u>Confirmation of services:</u> 4.1. Since water supply, effluent disposal, solid waste removal services and electricity supply will be provided by the City of Cape Town/Eskom, you are requested to provide this office with written proof that the Municipality/Eskom has sufficient capacity to provide the necessary services to the proposed development. Confirmation of the availability of services from the service providers must be provided together with the final Amendment Report.	Confirmation of services is included as an annexure to the engineering services report in Appendix C1.
	5	<u>Public Participation:</u> 5.1. It is noted that the public participation process will meet the requirements of Regulation 41 of the EIA Regulations, 2014 (as amended). 5.2. E-mail notification to interested and affected parties ("I&APs") is strongly supported. However, other means of notification for those I&APs will be required where no email addresses are available, or where the likelihood of success of this electronic correspondence is expected to be low. 5.3. The Directorate may require that a hard copy of the reports also be submitted to the Department but will advise you accordingly. Where I&APs are unable to access electronic copies of the draft Amendment Report, a hard copy of the report must be made available. Alternatively, the EAP will be required to engage with I&APs, with respect to alternative methods of accessing electronic copies of the draft Amendment Report. 5.4. Your attention is drawn to Circular 0027 of 2021 regarding the electronic administration of EIA applications. The Directorate: Development Management (Region 1 and 2) will continue with the electronic submission of correspondence and has for this reason established a dedicated e-mail address for the submission of all correspondence to the Directorates. For the Cape Town office, the e-mail address is DEADPEIAAdmin@westerncape.gov.za.	All PPP is undertaken in accordance with the requirements of the regulations. Proof is provided in Appendix I1-3.

	No. / I&AP	Comment by IAP	Response by Applicant/ EAP/ Specialist
		This new electronic means of working is effective from 01 February 2022 and all general EIA queries, correspondence, applications, non-applications and reports must be e-mailed to the aforementioned email address. 5.5. In terms of good environmental practice, you are encouraged to engage with State Departments and other Organs of State early in the EIA process to solicit their inputs on any of their requirements to be addressed in the EIA process. Please note that this does not replace the requirement of making the draft Amendment Report available to State Departments. 5.6. The person conducting the public participation process must fulfil the requirements outlined in Chapter 6 of the EIA Regulations, 2014 (as amended) and must consider any applicable guidelines published in terms of Section 24J of NEMA, the Department's Circular EADP 0028/2014 on the <i>"One Environmental Management System"</i> and the EIA Regulations, 2014 (as amended) as well as any other guidance provided by the Department.	
	6	<u>Screening Tool and Specialist Assessments:</u> 6.1. This Directorate notes that a Screening Report (dated 06 November 2025) and confirmation of the relevant specialist studies to be conducted have been provided. A Site Sensitivity Verification Report ("SSVR") dated October 2025 has also been provided by the Environmental Assessment Practitioner ("EAP"). 6.2. The following specialist assessments were identified in the Screening Report (dated 06 November 2025): 6.2.1 An Agricultural Impact Assessment; 6.2.2 A Landscape/Visual Impact Assessment; 6.2.3 An Archaeological and Cultural Heritage Impact Assessment; 6.2.4 A Palaeontological Impact Assessment; 6.2.5 A Terrestrial Biodiversity Impact Assessment; 6.2.6 An Aquatic Biodiversity Impact Assessment; 6.2.7 A Hydrology Assessment;	Noted – A Market Study has been commissioned and included in Appendix C6.

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		6.2.8 A Socio-Economic Impact Assessment; 6.2.9 A Plant Species Assessment; and 6.2.10 An Animal Species Impact Assessment. 6.3. Although the abovementioned specialist assessments were identified in the Screening Report (dated 06 November 2025), it was motivated that the following studies will not be undertaken for the following reasons: 6.3.1. <u>Agriculture Theme:</u> Most of the site is rated as being of a medium land capability, with two patches identified as high sensitivity. The site is located within the urban edge, is earmarked for development and not designated as an “<i>Agricultural Area of Significance</i>” in the Northern District Spatial Development Framework (2014 and 2022). The site is not used for intensive agricultural purposes. Furthermore, an Environmental Authorisation has already been issued for an industrial development on the site. As such, an Agricultural Impact Assessment or Compliance Statement is therefore not warranted. Please note that should the Western Cape Department of Agriculture raise any concerns, a Compliance Statement will need to be undertaken. 6.3.2. <u>Terrestrial Biodiversity, Plant Species and Animal Species Themes:</u> This Directorate concurs with the EAP’s motivation as to why a Terrestrial Biodiversity Impact Assessment, Plant Species Assessment and Animal Species Impact Assessment will not be conducted. Due to the transformed nature of the site owing to past land use management practices, it is unlikely that the identified species persist on the site. Further, an Environmental Authorisation has already been issued for an industrial development on the site. In addition, the final Basic Assessment Report for the original Basic Assessment application indicated the following: <i>“Nearly all of the natural vegetation cover has been removed and currently consists of alien and weedy vegetation. The proposed site is dominated by exotic grasses and weedy shrubs and in particular, kikuyu grass Pennisetum</i>	

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		<i>clandestinum and Patterson's curse. The watercourse of the unnamed tributary is dominated by the common reed Phragmites australis. Dug trenches which carry surface water run-off down to the tributary are dominated by bulrushes Typha capensis".</i> <i>"The natural vegetation on the site has however largely been modified and very little indigenous vegetation was observed during the site visit. Most of the site is dominated by pastures or buildings. The pastures are dominated by grasslands and P. clandestinum was particularly abundant. Disused fields and other disturbed sites were dominated by E. plantagineum. Drainage trenches running down to the unnamed tributary were dominated by T. capensis. The water course itself was fringed by Acacia saligna although most of the trees have been cleared from the site. Within the channel P. australis was dominant. Sedges such as Bolboschoenus maritimus and Cyperus textilis occurred in patches along the marginal zone while Cynodon dactylon grass dominated the banks".</i> As such, a Terrestrial Biodiversity Impact Assessment or Compliance Statement is therefore not warranted. 6.3.3. <u>Civil Aviation Theme:</u> This Directorate concurs with the EAP's motivation as to why a Civil Aviation Assessment will not be conducted. The Fisantekraal Airstrip is located approximately 3.7km northeast of the site. However, due to the nature of the proposed development, the Airstrip is unlikely to be impacted on by the proposed development. As such, a Civil Aviation Assessment or Compliance Statement is therefore not warranted. 6.3.4. <u>Defence Theme:</u> This Directorate concurs with the EAP's motivation as to why a Defence Assessment will not be conducted. There are no defence related structures on or within close proximity to the site. 6.3.5. The EAP's motivated that a Socio-Economic Assessment will not be conducted. However, this Directorate disagrees with the EAPs motivation, since there will be a change from container storage to	

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		mixed-industrial uses. Please be advised that this change in land use must be assessed, and as a minimum, a feasibility report must be provided. The socio-economic aspects of the proposed development must therefore be sufficiently addressed in the Amendment Report. 6.3.6. A Palaeontological Impact Assessment, an Archaeological and Cultural Heritage Impact Assessment and a Visual Impact Assessment will not be conducted. Heritage Western Cape previously indicated that no further actions are required. 6.3.7. The following specialist studies have been/will be conducted: 6.3.7.1. A Traffic Statement by EFG Engineers; and 6.3.7.2. A Freshwater Impact Statement by FEN Consulting. 6.4. Please note that should any of the commenting authorities request for any of these studies to be conducted, these will have to be undertaken. 6.5. Where an assessment protocol is prescribed for one of the environmental themes included in the Protocol, (in this instance, agriculture, terrestrial biodiversity, aquatic biodiversity, plant species and animal species), the specialist assessment must comply with the Protocol. 6.6. Where a specialist assessment is required, but no specific environmental theme protocol has been prescribed, the level of assessment must be based on the findings of the site verification and must comply with Appendix 6 of the EIA Regulations, 2014 (as amended).	
	7	Please note that the Amendment Report must contain all the information as prescribed by Regulation 32 of the EIA Regulations, 2014 (as amended). Furthermore, the Amendment Report must contain the following: • An assessment of all impacts related to the proposed changes; • In terms of the EIA Regulations, 2014 (as amended), when considering an application, the Department must consider a number of specific considerations including <i>inter alia</i> the need for and desirability of any proposed development. As such, the need for and desirability of the proposed activity must be considered and reported on in	Noted – the report provides the information as set out in Regulation 32 of the EIA Regulations 2014 as amended.

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		the Amendment Report. The Amendment Report must reflect how the strategic context of the site in relation to the broader surrounding area, has been considered in addressing need and desirability; • Advantages and disadvantages associated with the proposed changes; and • Measures to ensure avoidance, management and mitigation of impacts associated with such proposed changes.	
	8	The amendment report must be submitted within 90 days of receipt of the amendment application by the competent authority (<i>i.e.</i> , calculated from 13 November 2025).	Noted – an extension in terms of Regulation 3(7) was approved the new submission deadline for the Final SAR is 01 July 2026.
	9	If, however, significant changes have been made or significant new information has been added to the report, the applicant/EAP must notify the Department that an additional 50 days (<i>i.e.</i> , 140 days from the date of receipt of the application) will be required for submission of the report. The additional 50 days must include a minimum 30-day commenting period to allow registered I&APs to comment on the revised report/additional information.	Refer above.
	10	If the report is not submitted within 90 days, or 140 days where an extension is applicable, the application shall lapse in terms of Regulation 45 of the EIA Regulations, 2014 (as amended) and your file will be closed. Should you wish to continue, a new application form must be submitted	Refer above.
	11	Urgent feedback regarding the information requested above must be submitted to this Directorate in order to confirm if an amendment application is the correct process to follow.	Feedback was provided to the department.
	12	The conditions stipulated in the Environmental Authorisation issued on 30 January 2017 (Reference No.: 16/3/3/1/A5/20/2028/16) remain applicable until a decision on this amendment application is taken by this Department.	Noted.
	13	Kindly quote the abovementioned reference number in any future correspondence in respect of the application.	Noted.
		The Directorate reserves the right to revise or withdraw comments or request further information based on any information received.	Noted.

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Rondine Isaacs - Western Cape Government. Department of Environmental Affairs and Development Planning. Directorate: Development Management, Region 1. REFERENCE: 16/3/3/5/A5/20/2053/25. 12 December 2025			
1		The draft Amendment Report received by this Department via electronic mail correspondence on 13 November 2025, this Department's acknowledgement of receipt letter dated 24 November 2025, and the additional information received by this Department via electronic mail correspondence on 24 November 2025, respectively, refer.	
2		This Directorate has considered the draft Amendment Report and additional information and has the following comments:	
2.1		<u>Socio-economic impacts:</u> 2.1.1 The Environmental Assessment Practitioner ("EAP") motivated in the Site Sensitivity Verification Report ("SSVR") that a Socio-Economic Assessment will not be conducted. 2.1.2 This Directorate advised in the acknowledgement of receipt letter dated 24 November 2025 that the proposed change in land use from container storage to mixed-industrial uses must be assessed, and as a minimum, a feasibility report must be provided. 2.1.3 Since the draft Amendment Report had already been circulated to potential interested and affected parties ("I&APs") when the acknowledgement letter was issued, a revised Amendment Report, which incorporates the required feasibility study, must be made available to registered I&APs for comment. 2.1.4 Please ensure that the socio-economic aspect of the proposed development is sufficiently addressed in the revised draft Amendment Report. 2.1.5 The third bullet on page 24 of the draft Amendment Report must also be updated to include the socio-economic impacts of the amended development proposal, which must be assessed. 2.1.6 Further, a revised SSVR, which addresses the need for a socio-economic feasibility study, must be included in the revised draft Amendment Report.	A Market Study was commissioned and has been included in this revised Draft BAR for comment before the submission of the Final for decision. The revised draft SAR will be made available for comment before submission of the Final SAR for decision.
2.2		<u>Proposed amended project description:</u>	The description has been amended in the revised draft SAR.

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		2.2.1 This Directorate's letter dated 24 November 2025 requested that the description of the development proposal be amended to include a detailed description of the proposed Portions A and B, the required buffers, roads, open spaces and associated infrastructure. Clarity was also required, as to whether additional parking bays and roads are proposed, as this may trigger listed activities not previously authorised. 2.2.2 The EAP provided a revised description of the amended proposal in an electronic mail correspondence dated 24 November 2025. 2.2.3 According to the electronic mail correspondence dated 24 November 2025, the development proposal will comprise of the following: <u>Portion A</u>: warehousing, distribution, an industrial area (park), a gatehouse, and offices, with a development footprint of 59 015m², as follows: • <u>Phase 1: 3823m²</u> - o Industrial area (workshop) including 16 parking bays: 1049m²; - o Gatehouse: 24m²; and - o Offices including 100 parking bays: 2750m². • <u>Phase 2: 11 068m²</u> - o A pre-cooling facility (warehousing and distribution) including 104 parking bays: 13 061m². • <u>Phase 3: 7106m²</u> - o Facility extension (warehousing and distribution) including 56 parking bays: 6584m²; and - o Workshop extension (industrial area park) including 12 parking bays: 522m². • <u>Phase 4: 4674m²</u>	

	No. / I&AP	Comment by IAP	Response by Applicant/ EAP/ Specialist
		- o Warehouse (warehousing and distribution) including 32 parking bays: 3114m²; and - o Offices including 54 parking bays: 1560m². • <u>Attenuation Ponds: 1339m²</u> - o Pond A: 338m²; - o Pond B: 457m²; and - o Pond C: 544m². <u>Portion B:</u> warehousing and distribution and associated infrastructure, with a development footprint of 40 281m². • Erf 1996 (industrial park) will have a development footprint of 30 749m²; • Open Space Zone (river and buffer areas which traverse the property) will have a footprint of 59 909m²; • Portion D (public road) will have a development footprint of 9821m²; • Public Road (internal road network) will have a development footprint of 3184m²; • Portion C (Eskom electrical substation) will have a development footprint of 347m²; and • Services servitude area will have a development footprint of 1520m². 2.2.4 It is indicated that Phase 2 of Portion A will be 11 068m². However, it is also indicated the pre-cooling facility (warehousing and distribution) including 104 parking bays will be 13 061m². Please note that there are discrepancies in the footprint of the proposed Phase 2 of Portion A. 2.2.5 Further, the total footprint of the combined Phases 1 to 4 and the attenuation ponds of Portion A do not total 59 015m². Clarity must be provided and the description of the proposed Portion A must be updated accordingly. 2.2.6 Please ensure that the correct project description is provided in the revised draft Amendment Report.	

	No. / I&AP	Comment by IAP	Response by Applicant/ EAP/ Specialist
		2.2.7 It is further recommended that the Amendment Report includes a Table which includes a detailed description of Portion A, Portion B, Portion C and Portion D in the original Environmental Authorisation, versus the proposed amended project description for each of the Portions. This information should also be included in a revised Application form for amendment. The revised Application form should be submitted along with the final Amendment Report.	2.2.7 the original application did not have the property subdivided in a similar manner to allow for comparison as per the subdivision and consolidations included in this amendment application.
	2.3	<u>Traffic impacts:</u> 2.3.1 It is noted that two Traffic Impact Assessment ("TIA") Reports were compiled, i.e., A TIA Report dated June 2025 by EFG Engineers (Pty) Ltd., and a TIA Report dated June 2025 by Innovative Transport Solutions ("ITS"). 2.3.2 The TIA Report compiled by EFG Engineers indicates; <i>"Although not part of this application a portion of Rem 168/33 (now Erf 1991) will also gain access via the servitudes as described. This development is being considered in detail by ITS Engineers"</i>. 2.3.3 It is further indicated; <i>"ITS have carried out a TIA for the adjacent development of Erf 1991 and RE/5/724. The TIA made recommendations towards road improvements required for existing traffic conditions and for 2029 conditions with background growth and the full development of Erf 1991 and RE/5/724. ITS were then requested to carry out a new TIA to include the additional rights for this application, i.e. the development of Erven 1992, 1993 & 1997, Erf 1995; and Erf 2006"</i>. 2.3.4 Please advise why two separate TIAs were conducted, and how the recommendations contained in the respective will be implemented. The purpose of the respective TIAs must be adequately described. 2.3.5 As per paragraph 2.2.1 above, please clarify whether additional parking bays and roads are proposed, as this may trigger listed activities not previously authorised. In this regard, please advise whether any new roads will be developed in addition to those approved as part of the original Basic Assessment process. 2.3.6 If new roads will be developed, you are required to confirm whether the proposed roads are within the authorised footprint and whether the roads trigger any listed activities in terms of Listing Notices 1, 2 and 3 of the EIA Regulations, 2014 (as	The TIA for this development has to consider cumulative TIA impacts for the vastly growing area. As such we have included the TIA from an adjacent development which directly impacted the outcome of the TIA for this amendment application.

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		amended). Should any new roads (if required) trigger a listed activity(ies) and fall beyond the existing authorised footprint, an amendment of the EA will not be possible and an application for environmental authorisation will be required instead. 2.3.7 Please ensure that the revised draft Amendment Report clarify the above traffic aspects.	
	2.4	<u>Freshwater impacts:</u> 2.4.1 An Aquatic Biodiversity Compliance Statement dated 29 September 2025, was compiled by FEN Consulting (Pty) Ltd., to assess the aquatic impacts of the amended proposal. 2.4.2 The Aquatic Biodiversity Compliance Statement concluded that the proposed amended layout is acceptable from a freshwater ecological and resources management perspective. 2.4.3 Please ensure that comments are obtained from the Department of Water and Sanitation and CapeNature to confirm the findings of the Aquatic Biodiversity Compliance Statement.	Water and Sanitation has provided comments included in the revised Draft SAR.
	2.5	<u>Environmental Management Programme ("EMPr"):</u> 2.5.1 It is noted the existing EMPr has been updated to reflect the amended development proposal, as well as the amended layout. However, page 1 of the EMPr still refers to the development of a storage facility. Please ensure that page 1 is amended accordingly. 2.5.2 Please ensure the pages of the EMPr are numbered correctly from Section B: Background Information and throughout. 2.5.3 Please ensure that the correct project description is provided under Section B.1.1 (Activity Information). 2.5.4 Page 4 of the Maintenance Management Plan and Appendix C attached to the EMPr, must be updated to reflect the amended project description, since the documents still refer to the development of storage units.	The EMPr has been amended accordingly.

	No. / I&AP	Comment by IAP	Response by Applicant/ EAP/ Specialist
	2.6	<u>Confirmation of availability of services:</u> 2.6.1 Page 33 of the draft Amendment Report provides an overview of the services required for the amended development proposal, including water supply, effluent disposal and solid waste removal services. 2.6.2 However, page 33 of the draft Amendment Report does not provide an overview of the electricity requirements. Please ensure that the electricity requirements are addressed in the revised draft Amendment Report. 2.6.3 It is noted that you did not provide confirmation from the City of Cape Town and Eskom that solid waste removal services and electricity supply can be provided. 2.6.4 Confirmation of the availability of services from the City of Cape Town/Eskom must be provided together with the final Amendment Report.	Confirmation of services is annexed to the Engineering Services Report in Appendix C1.
	2.7	<u>Public Participation Process:</u> 2.7.1 You are required to submit proof of the Public Participation Process being conducted for the draft Amendment Report. This will include (but is not limited to): • Proof that a notice was placed on site and the date of placement; • Proof that an advertisement was placed in the "Tygerburger" newspaper; • Proof that registered I&APs, adjacent neighbours, the ward councillor, and relevant State Departments/organs of state were notified via email of the availability of the draft Amendment Report; • Proof that the draft Amendment Report was made available on the website of Legacy Environmental Management Consulting; • A Comments and Responses Report, including the comments received on the draft Amendment Report and the responses thereto; • A complete list of registered I&APs; and • All comments received from I&APs.	Proof of PPP is included in Appendix I1 – 3.

	No. / I&AP	Comment by IAP	Response by Applicant/ EAP/ Specialist
		2.7.2 Comments must be obtained from the Western Cape Department of Infrastructure and the City of Cape Town's Traffic Department regarding the findings of the Traffic Impact Assessment. 2.7.3 Please also ensure that comments are obtained from CapeNature, Department of Water and Sanitation and the City of Cape Town. 2.7.4 Please ensure that all comments are adequately addressed prior to the submission of the revised draft Amendment Report. 2.7.5 Since significant amendments are to be made to the draft Amendment Report, you are advised to ensure that a revised draft Amendment Report is circulated for comment to all organs of state and registered I&APs for an additional 30 days.	2.7.2 comments from the departments have been received and recorded in this comments and responses report. 2.7.3 comments have been received from the stakeholders as indicated. 2.7.4 comments have been addressed in this comments and responses report. 2.7.5 a revised draft SAR will be made available for 30 days commenting period.
	2.8	<u>General:</u> 2.8.1 Please ensure that the application reference (Reference No.: 16/3/3/5/A5/20/2053/25) is included on page ii of the revised draft Amendment Report. 2.8.2 The second bullet on page 23 of the draft Amendment Report includes an error, "4Error! Reference source not found". Please correct this error.	2.8.1 The reference has been included in the revised draft SAR. 2.8.2 The error has been amended.
	2.9	<u>Declarations by the applicant, EAP and specialists:</u> 2.9.1 You are hereby reminded to include the signed declarations from the applicant, EAP, and specialists in the final Amendment Report.	Signed declarations will be included in the Final Submission for decision.

	No. / I&AP	Comment by IAP	Response by Applicant/ EAP/ Specialist
	3	In accordance with Regulation 32 of the EIA Regulations, 2014 (as amended), you are hereby reminded that the submission of the final Amendment Report must be submitted within 90 days of receipt of the amendment application by this Department.	Noted – a Regulation 3(7) extension was granted and the Final SAR must be submitted by 01 July 2026.
	3.1	Since significant new information must be added to the Amendment Report, the applicant/EAP must notify the Department that an additional 50 days (i.e., 140 days from receipt of the application) would be required for the submission of the Amendment Report. The additional 50 days must include a minimum 30-day commenting period to allow registered I&APs to comment on the revised report/additional information.	A revised dRaft SAR will be made available for 30 days commenting period.
	3.2	Further note, in terms of Regulation 45 of the EIA Regulations, 2014 (as amended), an application in terms of the EIA Regulations, 2014 (as amended) lapses and the competent authority will deem the application as having lapsed, if the applicant fails to meet any of the timeframes prescribed in terms of these Regulations, unless extension has been granted in terms of Regulation 3(7).	Refer above.
	4	Kindly quote the abovementioned reference number in any future correspondence in respect of this application.	Noted.
		The Directorate reserves the right to revise or withdraw comments or request further information based on any information received.	Noted.
Nelisa Ndobeni - Western Cape Region. Department: Water and Sanitation. REFERENCE: 16/2/1/G22E/A/11. 23 January 2026			
	1	This Department notes the issued Water Use License (license number :01/G21E/IC/6867) dated 08/12/2017 for section 21 (c) and (i) water uses. You are hereby reminded to comply with the conditions of the issued license.	
A4	2	Please note that no activity must take place within the 1:00 year flood line, within 100m from a river or within 500m from the boundary of any wetland unless authorised in the aforementioned issued license . Should this be unavoidable, an authorization must be obtained from this Department before commencement of the activity.	Noted – an existing WUL has been provided for works being undertaken in the regulated area.
	3	No abstraction of surface or groundwater may be done, or storage of water be created without prior authorisation from this Department, unless it is Schedule 1 or Existing Lawful use as described in the National Water Act 1998 (Act No. 36 of 1998).	None is contemplated at this stage.

	No. / I&AP	Comment by IAP	Response by Applicant/ EAP/ Specialist
	4	No surface, ground or storm water may be polluted as a result of activities on the site. In the event that pollution does occur, this Department must be informed immediately.	Noted.
	5	The person who owns, controls, occupies or uses the land in question is responsible for taking measures to prevent any occurrence of pollution to water resources	Noted.
	6	The comments issued shall not be construed as exempting the applicant from compliance with the provisions of any other applicable Act, Ordinance, Regulation or By-law.	Noted.
	7	All the requirements of the National Water Act, 1998 (Act 36 of 1998) regarding water use and pollution prevention must be adhered to at all times.	Noted.
	8	Please note that this Department reserves the right to amend and/or add to the comments made above in the light of subsequent information received.	Noted.
Ismat Adams – Cape Nature: Conservation Operations. Land-Use Scientist: Landscape West. REFERENCE: SSD14/2/6/1/4/N_32,33/168_Fisantekraal_P2. 4 February 2026			
A5	1	It is noted that the proposed amended development footprint utilises more development area of the site but stays within the boundaries of the approved development footprint.	The original approved footprint included limited landscaping interventions. The current proposal seeks to enhance integration of the corridor with the development through improved landscaping measures, thereby strengthening visual and environmental quality. Importantly, the development footprint remains within the boundaries of the originally approved authorisation and does not exceed the extent previously considered. As such, the amendment relates only to internal layout and design refinements, and will not introduce additional impacts on heritage or cultural landscape resources beyond those already assessed in the original application.
	2	The SSVR conclusions regarding plant and terrestrial biodiversity sensitivities are supported, considering the highly modified nature of the development site based on the information from the FBAR provided in the SSVR and satellite imagery. It is further noted that the development site is not mapped as any biodiversity priority category in the WCBSP or the terrestrial City BioNet.	Correct.
	3	The aquatic specialist has assessed low negative residual impact to the modified unnamed tributary of the Mosselbank river as well as the Mosselbank river and associated unchanneled valley bottom wetlands outside of the development site, with the exception of the road and	An MMP with short term and long term objectives has been drafted for implementation.

	No. / I&AP	Comment by IAP	Response by Applicant/ EAP/ Specialist
		bridge upgrade that already crosses the unnamed tributary that returned a medium risk to the already highly modified unnamed tributary. The aquatic impact statement is supported, especially regarding the maintenance of the conservation buffer. The conservation buffer should be regarded as a no-go area for construction other than to effect the road and bridge upgrade. A rehabilitation plan should be compiled to effect and make clear the materials and method requirements for rehabilitation. It is noted that the road and bridge upgrade has already been approved according to the existing EA.	
	4	It is recommended to provide a compliance statement focussing on avifauna and amphibia, as the majority of the site is highly modified, but the aquatic ecosystem on site is still viable habitat for these fauna and should thus be investigated to determine adequate mitigation measures.	The comment regarding potential impacts on avifauna and amphibians is noted. While the aquatic ecosystem on site has been assessed as viable habitat, the broader site is highly modified and excluded from biodiversity priority mapping. Specialist input has already been provided through the Freshwater Impact Statement and Stormwater Management Plan, and the amended layout remains within the approved EA footprint, in full compliance with the City of Cape Town's Floodplain and River Corridor Management Policy (2009). The aquatic ecosystems have been assessed as viable but of low ecological condition, and mitigation measures have already been incorporated into the updated Environmental Management Plans. These include vegetated stormwater ponds, conservation buffers, rehabilitation with indigenous species, and alien invasive control. Collectively, these measures adequately address potential impacts on avifauna and amphibians. Accordingly, while the ecological context is acknowledged, the preparation of a separate compliance statement is not considered necessary, as the existing specialist studies and EMPr provisions already provide sufficient mitigation and monitoring to ensure that potential impacts on avifauna and amphibians are managed.