

## Appendix I3.1 Proof of Site Notices

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 **LEGACY** | ENVIRONMENTAL  
MANAGEMENT  
CONSULTING



Site Notice

Placed on the northern and western boundary fences of the property on the **12 November 2025**.





## Appendix I3.2 Proof of Advertisement

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 **LEGACY** | ENVIRONMENTAL  
MANAGEMENT  
CONSULTING



REPAIRS
1818

TV REPAIRS
since1986

for 38 years people trust us with their TV's  
Why shouldn't you ?



Bloch Centre, 18 Van Riebeeck Road,  
Kraaifontein
 EASY ACCESS

N1 exit 32 1km from off ramp  
Bottelary - M15 - Direction Durbanville  
From Durbanville via  
Langeberg - Brighton - Van Riebeeck

Mo-Fr: 8:00-17:30 Sa:08:00-13:30 Public Holiday: Please phone  
 ☎ 021 988 0666 ☎ 064 204 6118 ✉ info@tvworld.co.za

PLUMBERS
1855

- Burst pipes
- Blocked drains
- Bathroom renovations
- Leak detections & Assessments
- Geyser installations

- Grey water systems
- Drain cleaning
- Plumbing Maintenance
- Certificate of Compliance
- General home maintenance

IF WATER FLOWS  
THROUGH IT, WE DO IT!



Contact: Gerrit 074 914 4212  
qualified and registered plumber  
info@leak-pro-plumbing.co.za  
www.leakproplumbing.co.za

HUISVERBETERINGS  
BUITE
1836

Waterproofing & Roofing Specialist

Roof repairs,  
Waterproofing, Roof  
Cleaning & Painting,  
House Painting, Fascias,  
Gutters,  
Downpipes & Carports  
061 502 2191

ROOFING  
+  
MAINTENANCE

Roof Repairs  
New Roofs  
Roof Painting  
Waterproofing  
Gutters  
Fascia Boards  
Chimney Cows

Contact 065 830 0673  
rohlandtroofinggmail.com

MISCELLANEOUS
1845

VIBRACRETE  
EXTENTIONS

B/bars & Gates.  
24 HOURS  
083 542 1097

MIKES  
HANDISERVE

Your all round  
"make nice"  
handiman  
CALL MIKE  
083 459 9748

ONE STOP HANDYMAN

For all Electrical/Plumbing  
and General repairs:  
Ph: CHRIS - 082 6611 943

RUBBLE  
REMOVAL
1860

All Rubble Garden and  
Junk removals  
Alex 082 746 3769

ALL GARDEN, RUBBLE & MORE CALL  
MARTIN 084 907 5513

SWIMMING POOLS
1867

DJ POOLS

Pompe Filters Lekke  
072 589 2802



Trek LEKKER IN 'N JAPTRAP!  
HUIS - OFFICE - VERPAKKING - WRAPPING  
INFO@THEMOVERS.CO.ZA  
021 553 4394 084 553 4394

PAVING
1873

ALL PAVING. Excel ref.  
Ph 076 124 4713

MR PAVING

Alle plaveisel vanaf  
R250 per m2. Alles ing.  
Tel. 072 132 5573

BUSINESS

BUSINESS  
OPPORTUNITIES
2415

EKSTRA GELD!  
Benodig 50 Avon Agente  
Ontvang gratis geskenk  
vir 3 maande.  
Tel. 082 933 3986



Vrywaringskennisgewing  
by kwaksalweradvertensies

SmallAds en Novus Media het nie ondersoek ingestel en vasgestel of enige van die dienste of produkte geadverteer die verlangde resultate of uiteinde sal hê nie. Lesers moet asseblief kennis neem dat sommige van die beloofde resultate in hierdie advertensies buitengewoon is en dalk selfs onmoontlik is om te behaal. Sommige van die prosedures en beloftes geadverteer mag dalk gevaarlik wees indien nie uitgevoer deur 'n gekwalifiseerde mediese praktisyn nie. Lesers word gewaarsku dat hulle die adverteerder se geloofwaardigheid en besonderhede deeglik moet ondersoek. SmallAds en Novus Media aanvaar geen aanspreeklikheid vir enige van die geadverteerde dienste of produkte nie.

Disclaimer at quackery advertisements

SmallAds and Novus Media have not verified whether any of the services or products advertised will have the desired effect or outcome. Readers will note that some of the promised results in the advertisements are extraordinary and may be impossible to achieve. Beware some of the procedures and claims advertised may be dangerous if not executed by a qualified medical practitioner. Readers are warned that they should carefully consider and verify the advertiser's credentials. SmallAds and Novus Media do not accept any liability whatsoever in respect of any of the services or goods advertised.



City Vision People'sPost

Robin Mills Group

SALE BY PUBLIC AUCTION

Wednesday  
19 November 2025  
10H00

Progressive Administration: Duly Instructed By The  
Joint Liquidators. Marine LQ Pty Ltd (In Liquidation)  
Masters Reference: No. C531/2025

Will be sold on the spot at Unit 10 Island Park Auckland Street  
Paarden Eilend on Wednesday, 19 November 2025 at 10h00

Highlighting: 10h30: 2012 Subaru Outback, 2019 Kia K2700, Doosan 2.5T Forklift, 4 x 6m Containers, 1 x 12m Container, 1 x 6m Office Container. Thereafter: Olimpic K360 Edging, Gluing & Planning Machine, Cutt Off Saw With Extractor, Compressor & Blades, 60Tonne Hydraulic Press Station, 5 x DB Stations, Office Furniture, Printers, Photo Copiers, HP Design Jet T520 Printer, Laptops, Cabinets, Industrial Shelving, Staff Lockers, 100 Stack Metal Frame Chairs, Fridges, Freezers, Vacuums, Washing Machines, Water Pumps, Generators, Hydraulic Pipe Bender, Several ARC, TIG and MIG Welders, Clamps, Ladders, Compressors, Pallet Trolleys, Top End Power Tools - Makita Sanders, Routers, Cut off Saws, Nailgun, Trimmers, Biscuit Machines, Belt Sanders, Drills, Grinders, Auger Machines, Jack Hammers, Workshop Benches, Factory Sundries, New Spares, Toilets, Basins, Showers, Cubicle Frames Etc.

Viewing: Monday 17 November 2025 & Tuesday 18 November 2025  
from 10h00 – 15h00

TERMS: R10,000 fully refundable registration fee. Immediate Payment & Removal.  
PAYMENT BY EFT, CASH OR CARD All Items Sold As Viewed.  
Standard Auction Conditions Apply

Auctioneer: Robin Mills - 083 657 9461

Auctioneers and Appraisers  
Tel: 082 452 0138 I Email: info@robinmillsgroup.co.za  
VISIT OUR WEBSITE: www.RobinMillsGroup.co.za

VEHICLES

VEHICLES  
WANTED TO BUY
3075

Gesoek : Enige Voertuie  
Canopies/Trailers. 082 558 4836

A leading Market  
Research Company,  
Plus 94 Research  
seeks to employ the  
services of FIELD  
RESEARCHERS  
in Cape Town to work on  
a project-to-project  
basis. Applicants need to  
possess interviewing  
skills, numeracy at  
Matric or equivalent  
level, computer literacy,  
and have passed at least  
5 Matric subjects. All  
applicants must be  
fluent in at least two  
languages (Including  
English).  
Forward all CVs to  
keemetswe  
@plus94.co.za

GENERAL
3680

AVON Represent-  
atives needed.  
EARN extra income.  
Free gifts for 3  
months. Terms and  
conditions.  
WhatsApp  
084 516 3353

PUBLIC PARTICIPATION PROCESS  
SUBSTANTIVE AMENDMENT APPLICATION OF THE ENVIRONMENTAL AUTHORISATION FOR THE  
INDUSTRIAL DEVELOPMENT ON FARM NO. 168/32 AND A PORTION OF FARM 168/33, DURBANVILLE  
Project Ref No.: 22045 DEA&DP Ref No.: TBC

Notice is hereby given in terms of the National Environmental Management Act, Act 107 of 1998 ('NEMA') (as amended), and the Environmental Impact Assessment (EIA) Regulations, 2014 (as amended), for the Substantive Amendment Application to the Amended Environmental Authorisation for the industrial development on Farm 168/32 and a portion of farm 168/33, Durbanville. This notice also serves to inform the public that the **Draft Substantive amendment Report (SAR)**, including an updated **Environmental Management Programme (EMPr)**, is available for comment.

**PROJECT DESCRIPTION:**  
 Pinetop Estates (Pty) Ltd, the holder of a valid Environmental Authorisation (EA) (DEA&DP Reference: 16/3/3/5/B3/28/1024/24), intends to apply for an amendment to the EA for the approved industrial development on Farm 168/32 and a portion of Farm 168/33, Durbanville. The amendment seeks to 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.

**APPLICANT DETAILS:**  
 Pinetop Estate (Pty) Ltd. (contact person: Mr. Willie Messerschmidt), **Address:** 22 Sacks Circle Industrial, Bellville South, 7530 **Tel:** 021 912 5900.

**ENVIRONMENTAL AUTHORISATION WAS GRANTED TO UNDERTAKE THE FOLLOWING ACTIVITIES:**

- Basic Assessment Activities: Listing Notice 1: #12, #19, #24, #28, #48, and #67 (GN No. R. 983 of 04 December 2014, refers).

A Substantive Amendment Process will be undertaken and an application for an Amendment of the Environmental Authorisation and Environmental Management Programme in terms of the NEMA and EIA Regulations will be submitted to the competent authority, the Western Cape Department of Environmental Affairs and Development Planning (DEA&DP).

**OPPORTUNITY TO PARTICIPATE/ INVITATION TO COMMENT:**  
 Members of the public are hereby invited to register as interested and/or affected parties (I&APs) and/or to submit written comments on the development proposal and Draft SAR and EMPr to Legacy Environmental Management Consulting (Pty) Ltd. (Legacy EMC) **on or before 12 December 2025**. The Draft SAR and EMPr will be available for a 30-day comment period in hard copy at the Fisantekraal Public Library (Cnr of Peter Mokaba Road, Dullah Omar Street, Fisantekraal, Cape Town, 7550) as well as electronically on the following website: <http://legacyemc.co.za/public-participation/> from **12 November – 12 December 2025**.

**REGISTER AS AN INTERESTED AND/OR AFFECTED PARTY:**  
 A register of I&APs will be opened and maintained containing the names, contact details and addresses of all persons who have submitted written comments or who have requested in writing for their names to be placed on the register, as well as all relevant organs of state. Written submissions should please refer to the project name, and include the I&APs name, contact details (postal address, fax number and e-mail address), and an indication of any direct business, financial, personal, or other interest which the party may have in the approval or refusal of the application.  
**Only registered I&APs will be notified of subsequent report(s) for comment and of the outcome of the application, including the reasons for the decision and the right of appeal.** *Note that all comments submitted by I&APs to our office will become public information.*  
 To submit written comments, request to be registered as an I&AP and/or for further information or electronic access to the documentation, please contact:

Legacy Environmental Management Consulting (Pty) Ltd.  
 Environmental Assessment Practitioner: Ms Lauren Abrahams



ppp@legacyemc.co.za



021 887 4000



021 205 1966



PO Box 12410,  
Die Boord, 7613



066 210 9892



www.legacyemc.co.za

*Please Note: During your interaction with Legacy EMC, it may be necessary for us to process your personal information, as contemplated in the Protection of Personal Information Act (4 of 2013) (POPIA). Legacy EMC will not collect, use, store or distribute personal information without your permission. Our Privacy Notice and Privacy Policy is available on our website.*



ENVIRONMENTAL  
MANAGEMENT  
CONSULTING

Legacy Environmental Management Consulting / Reg no: 2017/213820/07



UTILITAS  
SERENA 1 & 2

www.utilitas.co.za



Situated next to Eureka grounds are Serena  
1 & 2 that provides life right opportunities

SERENA 1 HAS 40 UNITS (SOME HAVE GARAGES) &  
SERENA 2 HAS 13 UNITS. MEALS CAN BE BOUGHT  
AT EUREKA AT AN ADDITIONAL COST.

SERVICES SERENA PROVIDES:

- 24-hour intercom service
- 24-hour access control, with a security service after hours/weekends and public holidays
- Limited on-site parking for guests
- Preferential admission to the Health Care Unit situated in the main building at Eureka Retirement Village
- A levy is paid monthly and is calculated according to the size / square meter of the apartment, including municipal services.
- Property taxes and electricity are charged separately.

Contact:

Azille Visser or Kay Williams (Social Workers)


021 946 1685


azille@utilitas.co.za


kay@utilitas.co.za



For any advertising needs contact  
Shameema 087 353 1329

## Appendix I3.3 Proof of Notification Draft SAR

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 **LEGACY** | ENVIRONMENTAL  
MANAGEMENT  
CONSULTING



**From:** PPP  
**Sent:** Wednesday, 12 November 2025 17:58  
**To:** DEADP EIA Admin  
**Cc:** Rondine Isaacs  
**Subject:** 22045 - SUBMISSION OF APPLICATION AND DRAFT SUBSTANTIVE AMENDMENT APPLICATION OF THE ENVIRONMENTAL AUTHORISATION FOR THE INDUSTRIAL DEVELOPMENT ON FARM NO. 168/32 AND A PORTION OF FARM 168/33, DURBANVILLE

**Importance:** High

**SUBMISSION OF THE SUBSTANTIVE AMENDMENT APPLICATION OF THE ENVIRONMENTAL AUTHORISATION FOR THE INDUSTRIAL DEVELOPMENT ON FARM NO. 168/32 AND A PORTION OF FARM 168/33, DURBANVILLE**  
**DEA&DP REF: TBC**

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Kindly download the EA Amendment Application and DSAR and Appendices from the following OneDrive link:

 [1.APP & Draft SAR Submission - DEA&DP](#)

To submit written comments and/or for further information or electronic access to the documentation, please contact:

Legacy EMC EAP: Ms. Lauren Abrahams  
E-Mail Address: [ppp@legacyemc.co.za](mailto:ppp@legacyemc.co.za) / [lauren@legacyemc.co.za](mailto:lauren@legacyemc.co.za)  
Postal Address: PO Box 12410, Die Boord, 7613  
Telephone No.: 021 887 4000  
WhatsApp: 066 210 9892

We trust you'll find the above in order. Should you have any queries feel free to contact us.  
We await the Department's comment on this project.

Kind Regards,

**Lauren Abrahams**

Environmental Practitioner

EAPASA Registration Nr: **2019/656**

SACNASP Pri.Sci.Nat: **007592**



PO Box 12410 | Die Boord, Stellenbosch, 7613

**P** +27 21 887 4000 | **F** +27 21 205 1966 | **M** +27 66 210 9892

**E** [lauren@legacyemc.co.za](mailto:lauren@legacyemc.co.za) | **W** [www.legacyemc.co.za](http://www.legacyemc.co.za)

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# Proof of submission to DEA&DP:

22045 - SUBMISSION OF APPLICATION AND DRAFT SUBSTANTIVE AMENDMENT APPLICATION OF THE ENVIRONMENTAL AUTHORISATION FOR THE INDUSTRIAL DEVELOPMENT ...

P

PPP

To

• DEADP EIA Admin

Cc

• Rondine Isaacs

📧

This message was sent with High importance.

📧

Reply

📧

Reply All

➡

Forward

👤

...

Wed 12/11/2025 17:58

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

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# Proof of Submission to I&APs:

22045 - COMMENCEMENT OF PUBLIC PARTICIPATION FOR THE SUBSTANTIVE AMENDMENT APPLICATION OF THE ENVIRONMENTAL AUTHORISATION FOR THE INDUSTRIAL DEV...

P

PPP

To

• Lauren Abrahams

Bcc

• Willie.messerschmidt@goglobal.group; • martin@dalmar.co.za; • lucas@ldcrouse.co.za; • andries.roux@gmail.com; • Bongwe.mali-swelindawo@capetown.gov.za; • jannie09@gmail.com; • alwyn@urbantown.co.za; • pierre@baker-street.co.za; • Joy.Leaner@westerncape.gov.za; • etienne.roux@westerncape.gov.za; • DEADPEIAadmin@westerncape.gov.za; • gunther.frantz@westerncape.gov.za; • Rabia.Reynolds@westerncape.gov.za; • Lance.mcbain-charles@westerncape.gov.za; • saliem.haider@westerncape.gov.za; • danielsd@dws.gov.za; • ndobeniN2@dws.gov.za; • dreyerw@dws.gov.za; • tinguvam@dalmr.gov.za; • corvdcw@elsenburg.com; • BrandonL@elsenburg.com; • lknoetze@capnature.co.za; • Waseefa.dhansay@westerncape.gov.za; • Vanessa.Stoffels@westerncape.gov.za; • WayleavesWesternOU@eskom.co.za;

📧

You forwarded this message on 28/01/2026 10:55.

📧

This message was sent with High importance.

📧

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📧

Reply All

➡

Forward

👤

...

Wed 12/11/2025 17:57

COMMENCEMENT OF PUBLIC PARTICIPATION FOR THE SUBSTANTIVE AMENDMENT APPLICATION OF THE ENVIRONMENTAL AUTHORISATION FOR THE INDUSTRIAL DEVELOPMENT ON FARM NO. 168/32 AND A PORTION OF FARM 168/33, DURBANVILLE

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22045 - COMMENCEMENT OF PUBLIC PARTICIPATION FOR THE SUBSTANTIVE AMENDMENT APPLICATION OF THE ENVIRONMENTAL AUTHORISATION FOR THE INDUSTRIAL DEV...

P

ppp

To 

Lauren Abrahams

Bcc 

●

 condw@elsenburg.com; 

●

 Brandonl@elsenburg.com; 

●

 lknoetze@capnetu.co.za; 

●

 Waseefa.dhansay@westerncape.gov.za; 

●

 Vanessa.Stoffels@westerncape.gov.za; 

●

 WayleavesWesternOU@eskom.co.za; 

●

 sonja.warmichstemmet@capetown.gov.za; 

●

 City.Manager@capetown.gov.za; 

●

 Rhyndhardt.Bresler@capetown.gov.za; 

●

 Ruan.Beneke@capetown.gov.za; 

●

 chow.chow@worldonline.co.za; 

●

 joostenbergylakte@gmail.com; 

●

 nikibirk@gmail.com; 

●

 leon@vrtgal.co.za; 

●

 Rhyndhardt.Bresler@capetown.gov.za; 

●

 Amelia.VanRhynd@capetown.gov.za; 

●

 marian.nieuwoudt@capetown.gov.za; 

●

 michelle.retfief31@gmail.com; 

●

 gale@aquacatch.co.za; 

●

 danielle@gcinc.co.za; 

●

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Wed 12/11/2025 17:57

**COMMENCEMENT OF PUBLIC PARTICIPATION FOR THE SUBSTANTIVE AMENDMENT APPLICATION OF THE ENVIRONMENTAL AUTHORISATION FOR THE INDUSTRIAL DEVELOPMENT ON FARM NO. 168/32 AND A PORTION OF FARM 168/33, DURBANVILLE**  
**DEA&DP REF: TBC**

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22045 - COMMENCEMENT OF PUBLIC PARTICIPATION FOR THE SUBSTANTIVE AMENDMENT APPLICATION OF THE ENVIRONMENTAL AUTHORISATION FOR THE INDUSTRIAL DEV...

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To 

Lauren Abrahams

Bcc 

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Wed 12/11/2025 17:57

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To 

Lauren Abrahams

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## *Appendix I3.4 Copies of all Comment Received: Draft SAR*

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 **LEGACY** | ENVIRONMENTAL  
MANAGEMENT  
CONSULTING





12 December 2025

Legacy Environmental Management Consulting (Pty) Ltd.  
P. O. Box 12410,  
DIE BOORD  
7613

Attention: Ms. Lauren Abrahams

Email: [lauren@legacyemc.co.za](mailto:lauren@legacyemc.co.za)

Dear Madam

**PORTIONS 32 AND 33 OF CAPE FARM 168, FISANTEKRAAL: PROPOSED SUBSTANTIVE AMENDMENT APPLICATION OF THE ENVIRONMENTAL AUTHORISATION FOR THE INDUSTRIAL DEVELOPMENT – DRAFT SUBSTANTIVE AMENDMENT REPORT (SAR) – DEA&DP REF - 16/3/3/5/A5/20/2053/25**

Your email correspondence dated 12 November 2025, and the accompanying Draft SAR, dated November 2025, refer.

The following technical comment is provided by the relevant City of Cape Town Departments based on the information provided in the Draft SAR and accompanying documentation:

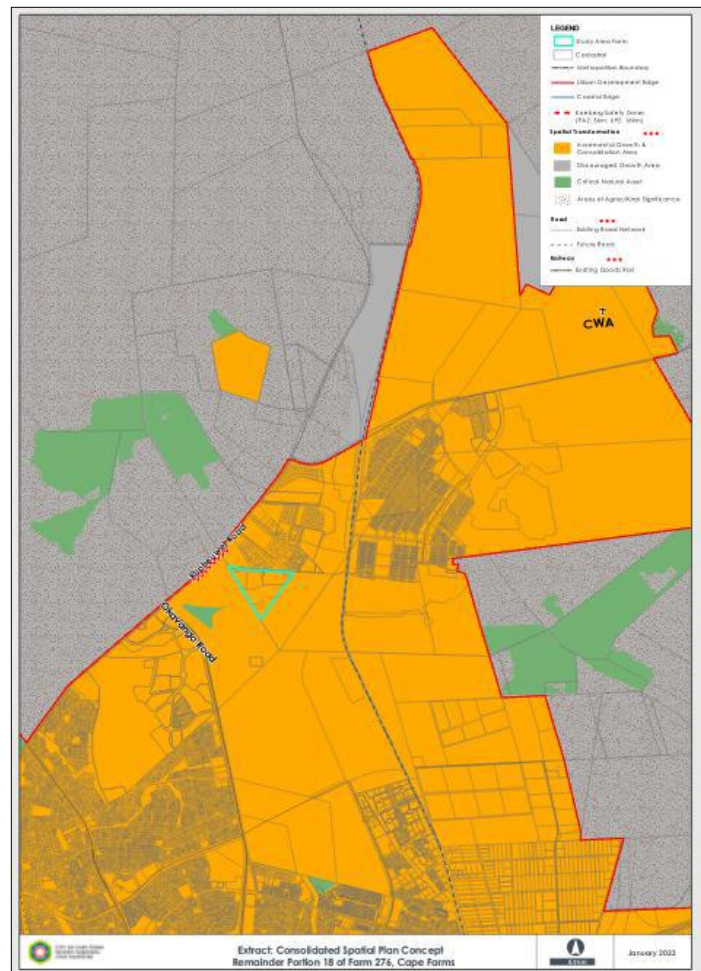
**1. Spatial Planning and Environment: Urban Planning and Design Department**

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](#).

*Comments in terms of spatial policy*

- 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.
- 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.



**Figure 1: MSDF extract depicting the subject properties (green polygon) within an Incremental Growth and Consolidation area**

#### Urban Design and Landscape comments

- 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:  
*where the parking bays are in a single row, one tree should be planted for every two parking bays;*  
 OR  
*where parking is provided in rows opposite each other, one tree should be planted for every four parking bays*

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.

## 2. Spatial Planning and Environment: Development Management Department

The Development Management Department provided the following input:

- 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.
- 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):

| 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         |
| <b>Total</b>                   |                              | <b>10</b>   |                         | <b>20.48</b> |

- 2.3.2 The conditions of the land use amendment approval limited the development to 6100 storage units and  $\pm 300\text{m}^2$  related admin office space.
- 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:

- 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:

#### *Construction Phase*

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.
- 5.2 The use of non-potable water or waterless methods are encouraged for dust suppression.
- 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.
- 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.
- 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.
- 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.

- 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:

**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.

- 5.8 Depending on the duration of the development and impact on the receiving environment or 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.
- 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.
- 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.
- 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**

| Restriction Areas    | Dust fall rate (D) (mg/m <sup>2</sup> /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.       |

*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.*

## General

- 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](mailto:Lumko.Vazi@capetown.gov.za) or Tel: 021 444 2914.

## 6. Urban Mobility: Transport Impact Assessment and Development Control Section

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.

## 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 would 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 1: Estimated water demand and sewer flow anticipated for the proposed development provided by BSi Consult |                                   |                   |                            |                 |                         |                                        |
|-----------------------------------------------------------------------------------------------------------------|-----------------------------------|-------------------|----------------------------|-----------------|-------------------------|----------------------------------------|
| Description                                                                                                     | Potable Water Demand <sup>1</sup> |                   |                            |                 | Sewer Flow <sup>2</sup> |                                        |
| 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 <sup>2</sup>             | 293.4             | 11.2                       | 50.0            | 264.1                   | 9.2                                    |
| <b>Total</b>                                                                                                    | <b>55 359 m<sup>2</sup></b>       | <b>293.4 kℓ/d</b> | <b>11.2 ℓ/s</b>            | <b>50.0 ℓ/s</b> | <b>264.1 kℓ/d</b>       | <b>9.2 ℓ/s</b>                         |

**Notes:**  
<sup>1</sup> Based on a water demand of 530ℓ/100m<sup>2</sup>/d  
<sup>2</sup> Based on a 90% sewer flow according to the design criterion (as per the W&S Tariff Policy)

## 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.
- 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 north-western 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.
- 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](mailto: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]

#### *Bulk Water*

- 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.
- 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.
- 7.7 The connection will have to be connected to a nearby reticulation network.

#### *Sewer Reticulation*

- 7.8 The existing sewer network in the vicinity of the proposed development falls within the sub-catchment 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).
- 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](mailto: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.

## Wastewater

- 7.12 The anticipated wastewater flow from the proposed development has been calculated to be 264.1 kℓ/d.
- 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.

## Conclusion

- 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.

## Additional Technical Requirements

- 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.
- 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.

### General/ Disclaimer

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.

## 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 *Peter Wium Consulting Engineers* 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:
- 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.

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 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 *FEN Consulting* are recommended to be made conditions of the Environmental Authorisation, should this substantive amendment be authorised.
- 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.

### *Heritage*

- 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: "*Much altered homestead but situated within a continuous cultural landscape*".

## 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.

Yours faithfully



**Sonja Warnich Stemmet**

**Head: Environmental and Heritage Management Branch – Northern Region  
Environmental Management Department**



Figure 3: Water Reticulation Layout

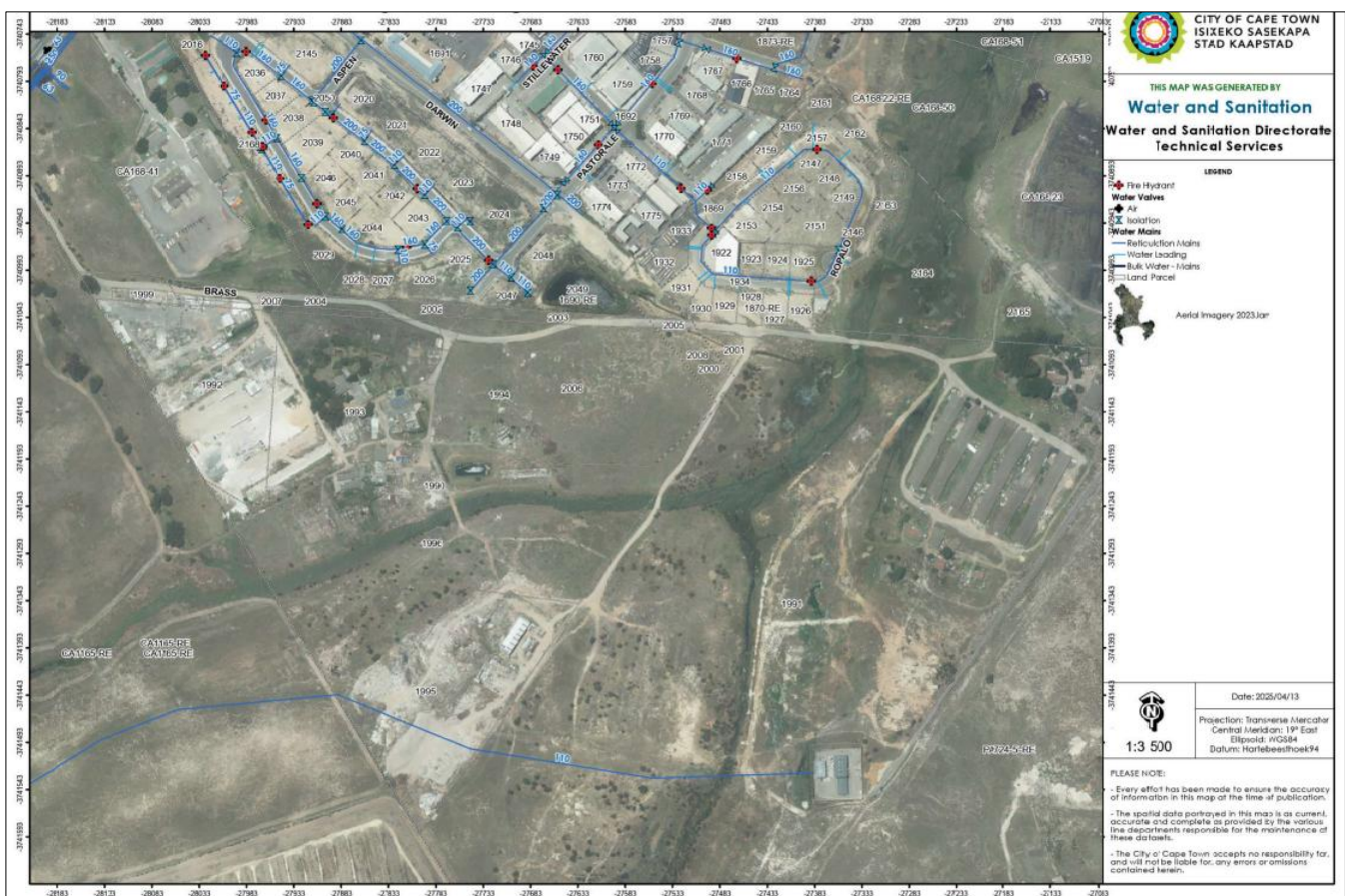


Figure 4: Existing Water Distribution Network



Figure 5: Sewer Reticulation Layout

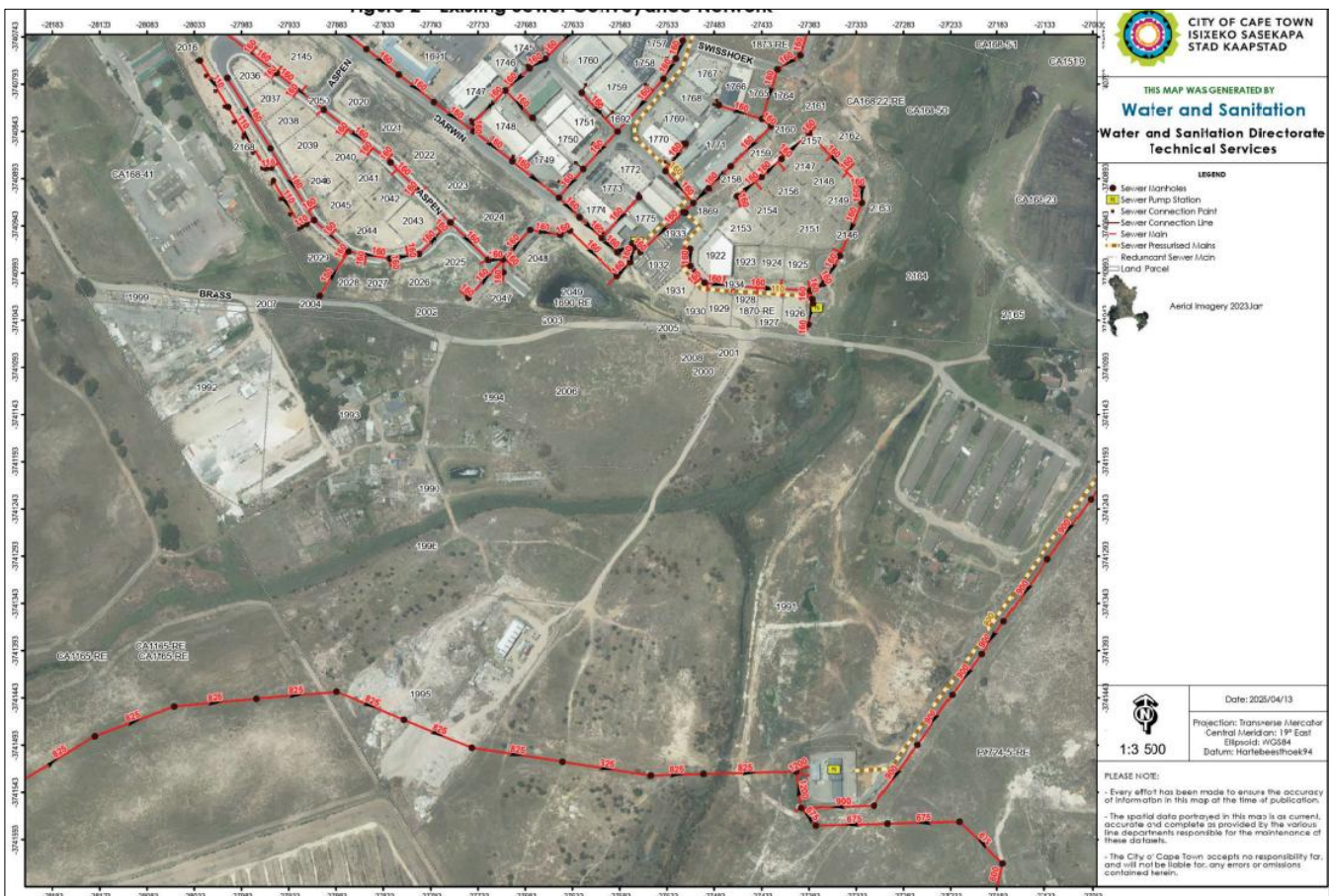


Figure 6: Existing Sewer Conveyance Network

## Tracy Berry

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**From:** Cllr Rhynhardt Bresler <Rhynhardt.Bresler@capetown.gov.za>  
**Sent:** 19 December 2025 09:43  
**To:** PPP  
**Subject:** RE: 22045 - COMMENCEMENT OF PUBLIC PARTICIPATION FOR THE SUBSTANTIVE AMENDMENT APPLICATION OF THE ENVIRONMENTAL AUTHORISATION FOR THE INDUSTRIAL DEVELOPMENT ON FARM NO. 168/32 AND A PORTION OF FARM 168/33, DURBANVILLE

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning .

I take note of the mail.

Thanks.

**Councillor Rhynhardt Bresler**  
Councillor Ward 102 – City of Cape Town

1<sup>st</sup> Floor, Kraaifontein Administration Building, Brighton Road, Kraaifontein.  
Tel: +27 21 4005229 Fax: Cell: 082-702-9903  
Email: [Rhynhardt.Bresler@capetown.gov.za](mailto:Rhynhardt.Bresler@capetown.gov.za)  
Website: [www.capetown.gov.za](http://www.capetown.gov.za)



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**From:** PPP <ppp@legacyemc.co.za>  
**Sent:** Wednesday, November 12, 2025 5:57 PM  
**To:** Lauren Abrahams <lauren@legacyemc.co.za>  
**Subject:** 22045 - COMMENCEMENT OF PUBLIC PARTICIPATION FOR THE SUBSTANTIVE AMENDMENT APPLICATION OF THE ENVIRONMENTAL AUTHORISATION FOR THE INDUSTRIAL DEVELOPMENT ON FARM NO. 168/32 AND A PORTION OF FARM 168/33, DURBANVILLE  
**Importance:** High

**CAUTION:** This email originated outside of the City of Cape Town's network. Please do not click on any links or open attachments unless you know and trust the source. **STOP. THINK. VERIFY.**

**COMMENCEMENT OF PUBLIC PARTICIPATION FOR THE SUBSTANTIVE AMENDMENT APPLICATION OF THE ENVIRONMENTAL AUTHORISATION FOR THE INDUSTRIAL DEVELOPMENT ON FARM NO. 168/32 AND A PORTION OF FARM 168/33, DURBANVILLE**  
**DEA&DP REF: TBC**

On behalf of the Applicant, Pinetop Estates (Pty) Ltd, this email serves as submission in terms of the National Environmental Management Act, Act 107 of 1998 ('NEMA') (as amended), and the Environmental Impact Assessment

(EIA) Regulations, 2014 (as amended), for the Substantive Amendment Application to the Amended Environmental Authorisation for the industrial development on Farm 168/32 and a portion of farm 168/33, Durbanville. This notice also serves to inform the public that the **Draft Substantive amendment Report (SAR)**, including an updated **Environmental Management Programme (EMPr)**, is available for comment.

#### **PROJECT DESCRIPTION:**

Pinetop Estates (Pty) Ltd, the holder of a valid Environmental Authorisation (EA) (DEA&DP Reference: 16/3/3/5/B3/28/1024/24), intends to apply for an amendment to the EA for the approved industrial development on Farm 168/32 and a portion of Farm 168/33, Durbanville. The amendment seeks to 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

#### **ENVIRONMENTAL AUTHORISATION WAS GRANTED TO UNDERTAKE THE FOLLOWING ACTIVITIES:**

- Basic Assessment Activities: Listing Notice 1: #12, #19, #24, #28, #48, and #67 (GN No. R. 983 of 04 December 2014, refers).

A Substantive Amendment Process will be undertaken and an application for an Amendment of the Environmental Authorisation and Environmental Management Programme in terms of the NEMA and EIA Regulations will be submitted to the competent authority, the Western Cape Department of Environmental Affairs and Development Planning (DEA&DP).

#### **OPPORTUNITY TO PARTICIPATE/ INVITATION TO COMMENT:**

Members of the public are hereby invited to register as interested and/or affected parties (I&APs) and/or to submit written comments on the development proposal and Draft SAR and EMPr to Legacy Environmental Management Consulting (Pty) Ltd. (Legacy EMC) **on or before 12 December 2025**. The Draft SAR and EMPr will be available for a 30-day comment period in hard copy at the Fisantekraal Public Library (Cnr of Peter Mokaba Road, Dullah Omar Street, Fisantekraal, Cape Town, 7550) as well as electronically on the following website:

<https://www.legacyemc.co.za/download/fisantekraal-erf-2006/> from **12 November – 12 December 2025**.

#### **REGISTER AS AN INTERESTED AND/OR AFFECTED PARTY:**

A register of I&APs will be opened and maintained containing the names, contact details and addresses of all persons who have submitted written comments or who have requested in writing for their names to be placed on the register, as well as all relevant organs of state. Written submissions should please refer to the project name, and include the I&APs name, contact details (postal address, fax number and e-mail address), and an indication of any direct business, financial, personal, or other interest which the party may have in the approval or refusal of the application.

Only registered I&APs will be notified of subsequent report(s) for comment and of the outcome of the application, including the reasons for the decision and the right of appeal. *Note that all comments submitted by I&APs to our office will become public information.*

Kindly download the Draft SAR and Appendices from the following OneDrive link:  [2.Draft SAR and Appendices - Comment 12.11.2025](#)

To submit written comments and/or for further information or electronic access to the documentation, please contact:

|                 |                                                                                                                                   |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Legacy EMC EAP: | Ms. Lauren Abrahams                                                                                                               |
| E-Mail Address: | <a href="mailto:ppp@legacyemc.co.za">ppp@legacyemc.co.za</a> / <a href="mailto:lauren@legacyemc.co.za">lauren@legacyemc.co.za</a> |
| Postal Address: | PO Box 12410, Die Boord, 7613                                                                                                     |
| Telephone No.:  | 021 887 4000                                                                                                                      |
| WhatsApp:       | 066 210 9892                                                                                                                      |

We trust you'll find the above in order. Should you have any queries feel free to contact us.

Kind Regards,

**Lauren Abrahams**

Environmental Practitioner

EAPASA Registration Nr: **2019/656**

SACNASP Pri.Sci.Nat: **007592**



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**REFERENCE:** 16/3/3/5/A5/20/2053/25

**DATE:** 12 December 2025

The Board of Directors  
Pinetop Estate (Pty) Ltd.  
22 Sacks Circle Industrial  
BELLVILLE SOUTH  
7530

**Attention: Mr. Willie Messerschmidt**

E-mail: [Willie.messerschmidt@goglobal.group](mailto:Willie.messerschmidt@goglobal.group)

Dear Sir

**COMMENT ON THE DRAFT AMENDMENT REPORT IN TERMS OF PART 2 OF THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED) FOR THE PROPOSED DEVELOPMENT OF AN INDUSTRIAL DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON PORTION 32 AND A PORTION OF PORTION 33 OF FARM NO. 168, DURBANVILLE.**

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 Socio-economic impacts:
    - 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.

2.2 Proposed amended project description:

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:

Portion A: warehousing, distribution, an industrial area (park), a gatehouse, and offices, with a development footprint of 59 015m<sup>2</sup>, as follows:

- Phase 1: 3823m<sup>2</sup>
  - Industrial area (workshop) including 16 parking bays: 1049m<sup>2</sup>;
  - Gatehouse: 24m<sup>2</sup>; and
  - Offices including 100 parking bays: 2750m<sup>2</sup>.
- Phase 2: 11 068m<sup>2</sup>
  - A pre-cooling facility (warehousing and distribution) including 104 parking bays: 13 061m<sup>2</sup>.
- Phase 3: 7106m<sup>2</sup>
  - Facility extension (warehousing and distribution) including 56 parking bays: 6584m<sup>2</sup>; and
  - Workshop extension (industrial area park) including 12 parking bays: 522m<sup>2</sup>.
- Phase 4: 4674m<sup>2</sup>
  - Warehouse (warehousing and distribution) including 32 parking bays: 3114m<sup>2</sup>; and
  - Offices including 54 parking bays: 1560m<sup>2</sup>.
- Attenuation Ponds: 1339m<sup>2</sup>
  - Pond A: 338m<sup>2</sup>;
  - Pond B: 457m<sup>2</sup>; and
  - Pond C: 544m<sup>2</sup>.

Portion B: warehousing and distribution and associated infrastructure, with a development footprint of 40 281m<sup>2</sup>.

- Erf 1996 (industrial park) will have a development footprint of 30 749m<sup>2</sup>;
- Open Space Zone (river and buffer areas which traverse the property) will have a footprint of 59 909m<sup>2</sup>;
- Portion D (public road) will have a development footprint of 9821m<sup>2</sup>;
- Public Road (internal road network) will have a development footprint of 3184m<sup>2</sup>;
- Portion C (Eskom electrical substation) will have a development footprint of 347m<sup>2</sup>; and

- Services servitude area will have a development footprint of 1520m<sup>2</sup>.
- 2.2.4 It is indicated that Phase 2 of Portion A will be 11 068m<sup>2</sup>. However, it is also indicated the pre-cooling facility (warehousing and distribution) including 104 parking bays will be 13 061m<sup>2</sup>. 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 015m<sup>2</sup>. 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.
  - 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.
- 2.3 Traffic impacts:
- 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; *"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"*.
  - 2.3.3 It is further indicated; *"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"*.
  - 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 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 Freshwater impacts:

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.

2.5 Environmental Management Programme ("EMPr"):

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.

2.6 Confirmation of availability of services:

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.

## 2.7 Public Participation Process:

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.

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.**

## 2.8 General:

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.

## 2.9 Declarations by the applicant, EAP and specialists:

2.9.1 You are hereby reminded to include the signed declarations from the applicant, EAP, and specialists in the final Amendment Report.

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.**

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.

- 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).
4. Kindly quote the abovementioned reference number in any future correspondence in respect of this application.

The Directorate reserves the right to revise or withdraw comments or request further information based on any information received.

Yours faithfully

---

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

CC: (1) Ms. Lauren Abrahams (Legacy Environmental)  
(2) Ms Sonja Warnich-Stemmet (City of Cape Town)

E-mail: [lauren@legacyemc.co.za](mailto:lauren@legacyemc.co.za)  
E-mail: [sonja.warnichstemmet@capetown.gov.za](mailto:sonja.warnichstemmet@capetown.gov.za)



**REFERENCE:** 16/3/3/5/A5/20/2053/25

**DATE:** 24 November 2025

The Board of Directors  
Pinetop Estate (Pty) Ltd.  
22 Sacks Circle Industrial  
BELLVILLE SOUTH  
7530

**Attention: Mr. Willie Messerschmidt**

E-mail: [Willie.messerschmidt@goglobal.group](mailto:Willie.messerschmidt@goglobal.group)

Dear Sir

**ACKNOWLEDGEMENT OF RECEIPT OF THE APPLICATION FOR AMENDMENT OF AN ENVIRONMENTAL AUTHORISATION IN TERMS OF PART 2 OF THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED) AND THE DRAFT AMENDMENT REPORT FOR THE PROPOSED DEVELOPMENT OF AN INDUSTRIAL DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON PORTION 32 AND A PORTION OF PORTION 33 OF FARM NO. 168, DURBANVILLE.**

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
3. 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. 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 245m<sup>2</sup> across multiple phases. The proposal will be undertaken in phases, as follows:

Erf No. 2006: Portion A:

- 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.

Erf No. 2006: Portion B:

- Phases 1 to 4: Warehouses and distribution, with a coverage of approximately 67 662m<sup>2</sup> and a floor area of approximately 63 264 m<sup>2</sup>; and
- 712 parking bays (balanced against industrial/offices demand).

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.**

3.5. 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.**

3.6. 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.**

4. Confirmation of services:

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.

5. Public Participation:

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 e-mail 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](mailto:DEADPEIAAdmin@westerncape.gov.za).

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 "One Environmental Management System" and the EIA Regulations, 2014 (as amended) as well as any other guidance provided by the Department.

6. Screening Tool and Specialist Assessments:

- 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;
- 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. Agriculture Theme:

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 "Agricultural Area

of Significance" 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. Terrestrial Biodiversity, Plant Species and Animal Species Themes:

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:

*"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 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".*

*"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".*

As such, a Terrestrial Biodiversity Impact Assessment or Compliance Statement is therefore not warranted.

#### 6.3.3. Civil Aviation Theme:

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. Defence Theme:

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 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 *inter alia* 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 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.e.*, calculated from 13 November 2025).
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.e.*, 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.

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
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.**
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.
13. Kindly quote the abovementioned reference number in any future correspondence in respect of the application.

The Directorate reserves the right to revise or withdraw comments or request further information based on any information received.

Yours faithfully

---

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

CC: (1) Ms. Lauren Abrahams (Legacy Environmental Management Consulting) E-mail: [lauren@legacyemc.co.za](mailto:lauren@legacyemc.co.za)  
(2) Ms Sonja Warnich-Stemmet (City of Cape Town) E-mail: [sonja.warnichstemmet@capetown.gov.za](mailto:sonja.warnichstemmet@capetown.gov.za)



## water & sanitation

Department:  
Water and Sanitation  
REPUBLIC OF SOUTH AFRICA

### WESTERN CAPE REGION

Private Bag X 16, Sanlamhof, 7532 / 52 Voortrekker Road, Bellville 7530  
Tel #: (021) 941 6000 Fax #: (021) 941 6077

Enquiries : K Mohlodini  
Tel # : (021) 941 6358  
Email : [mohlodinik@dws.gov.za](mailto:mohlodinik@dws.gov.za)  
Reference : 16/2/7/G22E/A/11

**Attention : Lauren Abrahams**

Legacy Environmental Management Consulting (Pty) Ltd  
PO Box 12410  
**DIE BOORD**  
7613

Dear Madam

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

Reference is made to the above-mentioned document dated November 2025. This Department has perused the submitted documents and has the following comments:

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.
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.
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).
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.
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
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.
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.



**NATIONAL DEVELOPMENT PLAN**  
*Our Future - make it work*

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.

Please do not hesitate to contact the above office should there be any queries.

Sincerely,



**PROVINCIAL HEAD:**

**Signed by:**

**Designation:**

**Date:**

**WESTERN CAPE**

**Nelisa Ndobeni**

**Control Environmental Officer**

**23 January 2026**

|                  |                                                                      |
|------------------|----------------------------------------------------------------------|
| <b>Postal</b>    | PO Box 26, Porterville, 6810                                         |
| <b>Physical</b>  | 72 Voortrekker Street, Porterville, 6810                             |
| <b>Website</b>   | <a href="http://www.capenature.co.za">www.capenature.co.za</a>       |
| <b>Enquiries</b> | Ismat Adams                                                          |
| <b>Telephone</b> | 0870873188                                                           |
| <b>Email</b>     | <a href="mailto:iadams@capenature.co.za">iadams@capenature.co.za</a> |
| <b>Reference</b> | SSD14/2/6/1/4/N_32,33/168_Fisantekraal_P2                            |
| <b>Date</b>      | 04 February 2026                                                     |

Legacy Environmental Management Consulting (Pty) Ltd

Via email: [info@legacyemc.co.za](mailto:info@legacyemc.co.za)

Attention: Lauren Abrahams

Dear Lauren

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

Herewith comment on this application.

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.
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.
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 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.

CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.

Kind regards,

Land-Use Scientist: Landscape West  
Conservation Operations

## Tracy Berry

---

**From:** Sonja Warnich Stemmet <Sonja.WarnichStemmet@capetown.gov.za>  
**Sent:** 13 November 2025 07:28  
**To:** PPP  
**Cc:** Clarissa Fransman  
**Subject:** RE: 22045 - COMMENCEMENT OF PUBLIC PARTICIPATION FOR THE SUBSTANTIVE AMENDMENT APPLICATION OF THE ENVIRONMENTAL AUTHORISATION FOR THE INDUSTRIAL DEVELOPMENT ON FARM NO. 168/32 AND A PORTION OF FARM 168/33, DURBANVILLE

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** NOTIFIED EAP

Good Day

Thank you for your circulation below regarding the above project, this office confirms receipt.

Kind Regards

### Sonja Warnich-Stemmet

Head: Environmental and Heritage Management Branch-Northern Region, Environmental Management Department, Spatial Planning and Environment Directorate

**T:** 021 444 0598 | **C:** 072 307 5412 | **E:** [sonja.warnichstemmet@capetown.gov.za](mailto:sonja.warnichstemmet@capetown.gov.za)

[Heritage Advice Booklet](#) | [CCT Web](#) | [Contacts](#) | [Media](#) | [Report a fault](#) | [Accounts](#)



CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD

Making progress possible. Together.

---

**From:** PPP <ppp@legacyemc.co.za>  
**Sent:** Wednesday, 12 November 2025 17:57  
**To:** Lauren Abrahams <lauren@legacyemc.co.za>  
**Subject:** 22045 - COMMENCEMENT OF PUBLIC PARTICIPATION FOR THE SUBSTANTIVE AMENDMENT APPLICATION OF THE ENVIRONMENTAL AUTHORISATION FOR THE INDUSTRIAL DEVELOPMENT ON FARM NO. 168/32 AND A PORTION OF FARM 168/33, DURBANVILLE  
**Importance:** High

**CAUTION:** This email originated outside of the City of Cape Town's network. Please do not click on any links or open attachments unless you know and trust the source. **STOP. THINK. VERIFY.**

**COMMENCEMENT OF PUBLIC PARTICIPATION FOR THE SUBSTANTIVE AMENDMENT APPLICATION OF THE ENVIRONMENTAL AUTHORISATION FOR THE INDUSTRIAL DEVELOPMENT ON FARM NO. 168/32 AND A PORTION OF FARM 168/33, DURBANVILLE**  
**DEA&DP REF: TBC**

On behalf of the Applicant, Pinetop Estates (Pty) Ltd, this email serves as submission in terms of the National Environmental Management Act, Act 107 of 1998 ('NEMA') (as amended), and the Environmental Impact Assessment (EIA) Regulations, 2014 (as amended), for the Substantive Amendment Application to the Amended Environmental Authorisation for the industrial development on Farm 168/32 and a portion of farm 168/33, Durbanville. This notice also serves to inform the public that the **Draft Substantive amendment Report (SAR)**, including an updated **Environmental Management Programme (EMPr)**, is available for comment.

#### PROJECT DESCRIPTION:

Pinetop Estates (Pty) Ltd, the holder of a valid Environmental Authorisation (EA) (DEA&DP Reference: 16/3/3/5/B3/28/1024/24), intends to apply for an amendment to the EA for the approved industrial development on Farm 168/32 and a portion of Farm 168/33, Durbanville. The amendment seeks to 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

#### ENVIRONMENTAL AUTHORISATION WAS GRANTED TO UNDERTAKE THE FOLLOWING ACTIVITIES:

- Basic Assessment Activities: Listing Notice 1: #12, #19, #24, #28, #48, and #67 (GN No. R. 983 of 04 December 2014, refers).

A Substantive Amendment Process will be undertaken and an application for an Amendment of the Environmental Authorisation and Environmental Management Programme in terms of the NEMA and EIA Regulations will be submitted to the competent authority, the Western Cape Department of Environmental Affairs and Development Planning (DEA&DP).

#### OPPORTUNITY TO PARTICIPATE/ INVITATION TO COMMENT:

Members of the public are hereby invited to register as interested and/or affected parties (I&APs) and/or to submit written comments on the development proposal and Draft SAR and EMPr to Legacy Environmental Management Consulting (Pty) Ltd. (Legacy EMC) **on or before 12 December 2025**. The Draft SAR and EMPr will be available for a 30-day comment period in hard copy at the Fisantekraal Public Library (Cnr of Peter Mokaba Road, Dullah Omar Street, Fisantekraal, Cape Town, 7550) as well as electronically on the following website:

<https://www.legacyemc.co.za/download/fisantekraal-erf-2006/> from **12 November – 12 December 2025**.

#### REGISTER AS AN INTERESTED AND/OR AFFECTED PARTY:

A register of I&APs will be opened and maintained containing the names, contact details and addresses of all persons who have submitted written comments or who have requested in writing for their names to be placed on the register, as well as all relevant organs of state. Written submissions should please refer to the project name, and include the I&APs name, contact details (postal address, fax number and e-mail address), and an indication of any direct business, financial, personal, or other interest which the party may have in the approval or refusal of the application.

Only registered I&APs will be notified of subsequent report(s) for comment and of the outcome of the application, including the reasons for the decision and the right of appeal. Note that all comments submitted by I&APs to our office will become public information.

Kindly download the Draft SAR and Appendices from the following OneDrive link:  [2.Draft SAR and Appendices - Comment 12.11.2025](#)

To submit written comments and/or for further information or electronic access to the documentation, please contact:

|                 |                                                                                                                                   |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Legacy EMC EAP: | Ms. Lauren Abrahams                                                                                                               |
| E-Mail Address: | <a href="mailto:ppp@legacyemc.co.za">ppp@legacyemc.co.za</a> / <a href="mailto:lauren@legacyemc.co.za">lauren@legacyemc.co.za</a> |
| Postal Address: | PO Box 12410, Die Boord, 7613                                                                                                     |
| Telephone No.:  | 021 887 4000                                                                                                                      |
| WhatsApp:       | 066 210 9892                                                                                                                      |

We trust you'll find the above in order. Should you have any queries feel free to contact us.

Kind Regards,

**Lauren Abrahams**

Environmental Practitioner

EAPASA Registration Nr: **2019/656**

SACNASP Pri.Sci.Nat: **007592**



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**E** [lauren@legacyemc.co.za](mailto:lauren@legacyemc.co.za) | **W** [www.legacyemc.co.za](http://www.legacyemc.co.za)

Email Disclaimer:

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+27 71 397 3135

[gdbusinesschamber@mail.com](mailto:gdbusinesschamber@mail.com)

12 November 2025

|        |                                                                                  |
|--------|----------------------------------------------------------------------------------|
| To :   | Legacy Environmental Management Consulting (Pty) Ltd<br>Att : Ms Lauren Abrahams |
| Email: | ppp@legacyemc.co.za                                                              |

**Registration of Interested & Affected Party : Proposed Industrial Development of  
Farm 168/32 and Portion of Farm 168/33, Durbanville  
Ref. 22045 DEA & DP : TBC**

Dear Ms Abrahams,

Hope this communicate finds you well and in good spirit.

The subject matter refers,

**Request**

To be included on your database/project as Interested & Affected party.

**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 your project, its timeline and successful completion thereof.

**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 its core ethical principles

## Business Chamber Companies Information

| Company Name                                                                                                                                           | Core Activity                                                                                                                                                                                                                                                                                                                                                                                                      | Compliance                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. 4RGA<br>2. Renovatech Projects<br>3. SGT Construction<br>4. DS Construction                                                                         | <ul style="list-style-type: none"> <li>● Electrical</li> <li>● Construction</li> </ul>                                                                                                                                                                                                                                                                                                                             | <ul style="list-style-type: none"> <li>● Level 1 B-BBEE</li> <li>● CIDB Grading : 8GB,8EP,<br/><b>6ME /8GB JV</b></li> <li>● Electrical Contractors Association (SA) - ECA</li> <li>● Department Of Labour - Certified as an Electrical Contractor</li> <li>● National Bargaining Council For The Electrical Industry of SA (NBCEI)</li> <li>● Master Builders Association</li> </ul> |
| 1. Chipmunks Projects<br>2. Insolut Services<br>3. VGL Construction<br>4. BER Construction<br>5. WC5 Projects<br>6. LBR Ventures<br>7. Nevco Solutions | <ul style="list-style-type: none"> <li>● Construction,Building &amp; Renovations</li> <li>● Tiling &amp; Flooring</li> <li>● Civil engineering</li> <li>● Landscaping and Irrigation</li> <li>● Office &amp; Site Cleaning Services</li> </ul>                                                                                                                                                                     | <ul style="list-style-type: none"> <li>● COIDA - 90001555912</li> <li>● CIDB - CRS 10419191</li> <li>● BIBC - Applied awaiting</li> <li>● UIF 2834676/8</li> </ul>                                                                                                                                                                                                                    |
| 1. Outbox Projects<br><br><br><br><br><br><br><br><br><br>2. DKV Engineering                                                                           | <ul style="list-style-type: none"> <li>● Access Control,Bio Metrics and Surveillance</li> <li>● Cabling &amp; Connectivity ( Voice &amp; Data, Fibre optic &amp; Wireless Networks)</li> <li>● Data Centres Facilities Monitoring &amp; Response</li> <li>● Onsite engineering Services - Steel Works (Carbon steel,Stainless steel.Copper,Galvanised steel),Piping services (Water,Fuel,Oil,Hydraulic)</li> </ul> | <ul style="list-style-type: none"> <li>● COIDA - 99000155546</li> <li>● UIF - 2834732/8</li> <li>● BIBC - Applied awaiting</li> <li>● Level 1 BBEEE</li> <li>● ISO 9001 Compliant</li> </ul>                                                                                                                                                                                          |
| 3. NEKEN Design House<br>4. Edge Wood Design and Installations<br>5. Singatha Africa                                                                   | <ul style="list-style-type: none"> <li>● Branding and Graphic Design</li> <li>● Joinery and installations</li> <li>● Property Management and consultancy Services</li> <li>● Quantity Surveying</li> <li>● Project Management</li> <li>● Facilities Management</li> <li>● Construction consulting &amp; Management</li> <li>● Macheanical &amp; Electrical engineering services</li> </ul>                         | <ul style="list-style-type: none"> <li>● N/A</li> </ul>                                                                                                                                                                                                                                                                                                                               |

|                                        |                                                  |
|----------------------------------------|--------------------------------------------------|
| Current Member Companies:              | 11 (Eleven) as to date.                          |
| Highest CIDB Grading:<br><i>table)</i> | 4RGA / SGT Construction ( <i>Please refer to</i> |
| Package Solution :                     | Above company to package services as needed      |
| Company Location:                      | All companies from within Sub Council 7          |
| Business Chamber Compliance:           | All requiered registratons,as included           |
| Point of Contact:                      | 1 (One)                                          |
| Training & Development Endorsements:   |                                                  |



## 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. (*Not limited to*)

Pray you may find the included information to your satisfaction and for consideration for inclusion to you're your project.

Kind regards

Zane C. Williams  
Executive Chairperson