

18 August 2022

DEA&DP REF: 16/3/3/1/A3/53/2005/22

NEAS REF: WCP/EIA/0001040/2022

Dear Interested and Affected Party

NOTIFICATION OF ENVIRONMENTAL AUTHORISATION AND THE ADOPTION OF A MAINTENANCE MANAGEMENT PLAN ("MMP") IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) ("NEMA") AND ENVIRONMENTAL IMPACT ASSESSMENT (EIA) REGULATIONS, 2014 (AS AMENDED) FOR THE PROPOSED ESTABLISHMENT OF A RESIDENTIAL DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON PORTION 2 OF FARM GOEDE VERWACHTING NO. 870, REMAINDER OF FARM NO. 869, FARM NO. 1262, REMAINDER OF FARM NO. 866, REMAINDER OF FARM NO. 1054, AND PORTIONS 2 AND 3 OF FARM NO. 1054, SIR LOWRY'S PASS VILLAGE, WESTERN CAPE

Guillaume Nel Environmental Consultants (GNEC) was appointed by Mount View (Pty) Ltd. to facilitate the Environmental Impact Assessment (EIA) Basic Assessment for the proposed Mount View Residential Development and associated infrastructure on Portion 2 of Farm Goede Verwachting No. 870, Remainder of Farm No. 869, Farm No. 1262, Remainder of Farm No. 866, Remainder of Farm No. 1054, and Portions 2 and 3 of Farm No. 1054, Sir Lowry's Pass Village, Western Cape.

Project Description

The proposed development will entail the construction of a residential development on the above-mentioned proposed development site.

The proposed development will consist of 383 residential erven, a clubhouse comprising of a deli / shop, coffee shop and / or restaurant and gym; as well as a crèche, sales offices, board room and security control room. Approximately 6.78 hectares (almost 29% of the proposed development) will be green space that will be landscaped or rehabilitated.

As mentioned, all portions of the proposed development will be accessed from Old Sir Lowry's Pass Road. The main access to the proposed development is proposed approximately 160 m west of the High Riding Estate Street and approximately 265 m east of the existing access road to Farm 1262. The existing access to Farm 1262 will be an additional access for the development, however this access will only be used by some residents in the vicinity of the access to exit the development. There is a possibility for the construction of a pedestrian sidewalk along Old Sir Lowry's Pass Road from the entrance of Tre Donne to the entrance of the proposed development. The internal road network will consist of 6.3 m / 5.5 m wide brick paved roads with formal kerbs / edgings, roadside open stormwater channels and a stormwater drainage system consisting of an underground pipe / road edge culvert network.

An unnamed tributary of the Sir Lowry's Pass River was identified to bisect the property; while 5 channelled valley bottom (CVB) wetland fragments, which would have naturally been associated with the entire channel length of the unnamed tributary, were also identified on site. The pre- and post-development 1:100 year floodlines of the watercourse have been modelled. It was noted that the majority of the proposed development will be located above the post-development 1:100 year floodline; however some components of the proposed development will be located below the post development 1:100 year floodline (which are mentioned below).

Additionally, in light of the City of Cape Town (CoCT) Floodplain and River Corridor Management Policy requirements, a conservation buffer was applied to the unnamed tributary of the Sir Lowry's Pass River and CVB wetlands. The CoCT policy recommends a minimum conservation buffer of 10 metres; however a variable conservation buffer of varying width (minimum of 5 m from the delineated edge of the watercourses) was applied to accommodate the proposed development layout in some areas, with the provision that the buffer extent be increased in size to 15 m to compensate for the reduced buffer extent and to ensure that the conservation area extent is equal to the 10 m buffer and that the buffer area be suitably rehabilitated (FEN, 2021). The variable conservation buffer is supported by the freshwater ecologist, Freshwater Ecological Network (FEN) and the impacts of the variable buffer on the watercourse was identified as being Low. It should also be noted that no formal buildings will be constructed within the variable buffer. The rehabilitation of the conservation buffer will improve the ecological integrity of the receiving environment and is therefore seen as a major benefit of the proposed development. Please note that a Watercourse Rehabilitation Plan has been compiled by FEN; while a Rehabilitation Plan has also been compiled by Mr Christoff Dippenaar from Guillaume Nel Environmental Consultants (GNEC). The overall ecological functioning of the watercourse will improve significantly due to the rehabilitation measures which are proposed.

It should be noted that the activities proposed to take place below the post-development 1:100 year floodline, within the conservation buffer and located within close proximity to the watercourse include (FEN, 2021):

- Some activities as part of the lower development are located below the post-development 1:100 year floodline and within the delineated boundary of the watercourses. As part of the development, it is proposed that previously unauthorised infilled material below the 1:100 year floodline and within the delineated boundary of the wetland associated with the unnamed tributary of the Sir Lowry's Pass River (located as shown in Figure 1 below – indicated by red circle) be removed to spoil on site and the infilled area subsequently reshaped and rehabilitated.
- Alteration of the modelled pre-development 1:100 year floodline to reduce the extent of the floodable area south east of Old Sir Lowry's Pass Road to accommodate portions of the proposed Mount View mixed-used development. This will entail:

- o An open stormwater channel proposed upgradient of Old Sir Lowry's Pass Road to channel flow to the existing culvert under the road within the unnamed tributary. The stormwater channel will be approximately 96 m in length and located as shown in Figure 1 below;

- o Enlargement of the existing pipe culvert below Old Sir Lowry's Pass Road to a 2.4 m wide and 1 m high portal culvert, with associated erosion protection measures;

- o A flood management berm is proposed just downstream of the culvert and extends parallel to the road in a south eastern direction. The berm will be 1 m high above the natural ground level and will extend for approximately 50 m, located as shown in Figure 1; and

- o Landscaping of the adjusted floodline and culverts for erosion control.

- Internal Roads and Parking Areas

- o An internal roadway is proposed to traverse the unnamed tributary along the northern boundary of the study area, on an existing access road for the site and will require the installation of a rectangular portal culvert with 330 mm brick wing walls. This culvert will be sized to accommodate up to a 1:100 year flow in the watercourse and have reno-mattresses at the inlet and outlet to reduce erosion including riprap below the culvert outlet to dissipate flow and further reduce erosion; and

- o All internal roads/parking areas within development clusters will be designed to accommodate low heavy vehicle traffic (construction vehicles, furniture removal and refuse trucks). This road network will consist of 6.3 m / 5.5 m wide brick paved roads with formal kerbs/edgings, roadside open stormwater

channels and a stormwater drainage system consisting of an underground pipe/road edge culvert network.

- Internal Stormwater Network

- o Three new stormwater attenuation facilities will be constructed above the post-development 1:100 year floodline as part of the development in addition to utilising the existing farm impoundment situated north of the main farm house (see Figure 1 below for the position and identification of these stormwater attenuation facilities);

- o The main purpose of these facilities will be to attenuate stormwater run-off and promote on-site infiltration. In order to achieve the required attenuation, the storage volume of the attenuation facility must be able to retain a 1:50 year post-development flood while only discharging a peak flow equal to the 1:10 year pre-development flow; and

- o Outlet structures will discharge stormwater into an open stormwater channel network, which will convey stormwater run-off into the watercourse. Gabion weirs will be constructed within the stormwater channel to reduce stormwater velocity and erosion. The stormwater discharge points will be located below the post-development 1:100 year floodline but above the 1:50 year post-development floodline but some encroaching into the delineated watercourses. The estimated position of the stormwater discharge points is indicated in Figure 1 below – with purple triangles.

- Portions of private erven associated with the proposed lower and upper Mount View mixed-use development are located within the conservation buffer of the watercourses;
- Portions of in situ compacted walkways are located above the post-development 1:100 year floodline but within the conservation buffer as part of the lower and upper development;
- Wastewater Treatment Plant (WWTP)

- o Two WWTPs are proposed for the Mount View mixed-use development, namely WWTP A and WWTP B. WWTP A will be situated in the most western corner of the proposed lower Mount View mixed-use development, above the modelled post-development 1:100 year floodline and outside the conservation buffer of the watercourses. The treated effluent will be used for irrigation purposes in order to minimise the load on the municipal water supply. Treated effluent from the WWTP will be pumped into irrigation storage tanks located next to the stormwater attenuation facilities. Storage tanks will have an emergency overflow which will discharge treated effluent into a bio-retention swale before discharging into the stormwater attenuation facility. It is recommended that a second WWTP (i.e. WWTP B) be installed should

the Macassar Wastewater Treatment Works (WWTW) not be upgraded before the start of construction of the upper development. The Macassar WWTW is part of the existing municipal foul sewer network where all sewage generated from the proposed Mount View mixed-use development will ultimately feed to. The Macassar WWTW is currently undergoing upgrades proposed to be completed by 2027. The proposed WWTP B is located above the modelled post-development 1:100 year floodline and outside the conservation buffer of the watercourses, at the entrance of the upper development located upgradient of the Old Sir Lowry's Pass Road (see Figure 1 below). The WWTP B is proposed to be handled in the same manner as the WWTP A.

- Bulk Services

- o The construction of bulk services infrastructure will cross the tributary of the Sir Lowry's Pass River as indicated in the Civil Services Engineering Report.

- o The proposed lower Mount View mixed-use development will require the installation of a pump station in the most western corner of the study area, above the post-development 1:100 year floodline and outside the conservation buffer of the watercourses. This pump station will be situated next to the WWTP A and will pump treated effluent into irrigation storage tanks located next to the stormwater attenuation facilities where it will be used for irrigation supply.

Please refer to the figure below for an indication of the watercourse related activities. Please note that the stormwater ponds are numbered 1-4; the red circle indicates the previous infill area within the 1:100-year flood line; stormwater discharge points are indicated with the purple triangles; and the portion of the proposed development that falls within the variable conservation buffer area of the unnamed tributary is indicated by the yellow dashed line.



Figure 1 WATERCOURSE RELATED ACTIVITIES (FEN, 2021).

FEN Consulting also recommends that erosion protection measures be implemented where the stormwater will discharge to the watercourse. This can include concrete apron slabs, reno mattresses, wingwalls and stone pitching.

In addition to the above, the activities specifically within the variable conservation buffer of the watercourses include (FEN, 2021):

- Portions of private erven are located within the variable conservation buffer. A stub wall of approximately 300 mm height and 230 mm width is proposed outside the edge of the variable conservation buffer to separate the lawn area of the private erven currently located within the conservation buffer and the start of the conservation buffer, as a means of restricting and protecting the conservation buffer from Alien Invasive Plant (AIP) infestation. A solid concrete foundation and masonry wall is proposed for the stub wall.

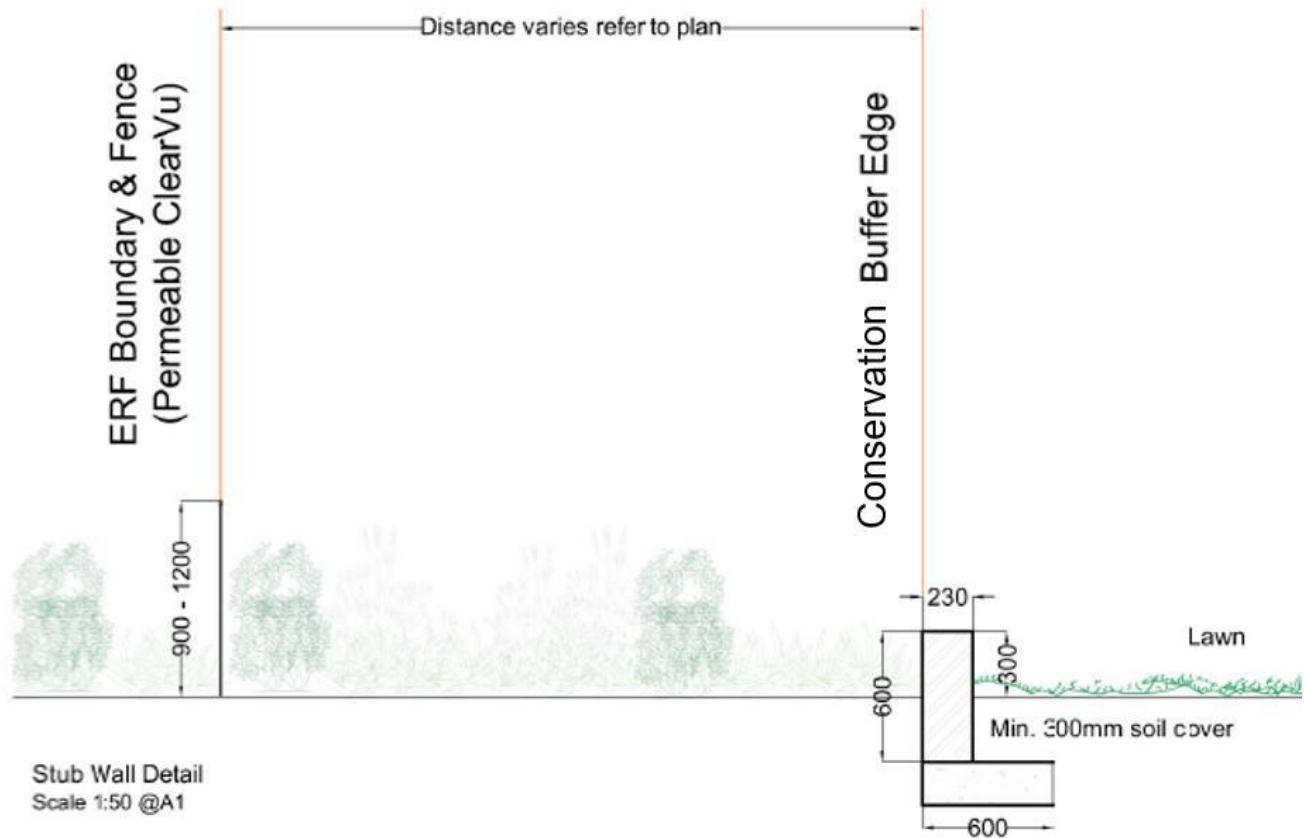


Figure 2 Schematic design of the proposed stub wall, as provided by Viridian Consulting (2021)

This letter serves to inform you that the Department of Environmental Affairs and Development Planning (DEA&DP) has issued Mount View (Pty) Ltd. with an Environmental Authorisation (EA) in order for the holder of the EA to continue with the proposed development as described above. The date of the decision and issue is 16 August 2022 (and received by GNEC on the same day).

Please note that the holder of the Environmental Authorisation is:

- Mount View (Pty) Ltd.
- Responsible Person : Mr Johan du Plessis
- Zomerlust Estate, Corner of Bergrivier Boulevard & Bergsig Avenue, Paarl, 7646
- Tel: (021) 872 0028
- johan@propinvest.co.za

Additionally, please also see the contact details of the decision-maker below:

- Department of Environmental Affairs and Development Planning (DEA&DP)
- Directorate: Development Management (Region 1)
- Enquiries: Ms Rondine Isaacs
- 7th Floor, 1 Dorp Street, Cape Town, 8000
- Tel: (021) 483 4098
- Fax: (021) 483 4372
- Rondine.isaacs@westerncape.gov.za

Should you as an Interested and Affected Party (I&AP) not agree with the DEA&DP's decision herewith attached, and would like to lodge an appeal, the appeal procedure in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended), detailed in Section F of the EA, needs to be followed.

Should you wish to appeal, an appeal must be lodged with the Appeal Administrator **within 20 calendar days from the date that the notification of the decision was sent to the registered interested and affected parties by the holder of the EA (i.e. this letter)**. The prescribed appeal form as well as assistance regarding the appeal process is obtainable from the office of the Appeal Authority at Tel: (021) 483 3721, e-mail: DEADP.Appeals@westerncape.gov.za or via the URL <http://www.westerncape.gov.za/eadp>.

The appeal form must be submitted to the address listed below:

- By Post: Attention: Mr Marius Venter
Western Cape Ministry of Local Government, Environmental Affairs
and Development Planning
Private Bag X9186
Cape Town
8000
- By facsimile: (021) 483 4174; or
- By Hand: Attention: Mr Marius Venter (Tel: 021 483 3721)
Room 809

8th Floor Utilitas Building, 1 Dorp Street, Cape Town, 8001

- By e-mail: DEADP.Appeals@westerncape.gov.za

Herewith please find attached a copy of the Environmental Authorisation which was issued to the Mount View (Pty) Ltd. Additional information regarding the appeal procedure is available in the attached Environmental Authorisation. Please note that a copy of the Interested and Affected Party Database is also appended to this letter for your perusal. Additional information regarding the reasons for the decision is available in the attached Environmental Authorisation (please refer to Annexure 3). A copy of the Environmental Authorisation will also be uploaded onto GNEC's website (www.gnec.co.za) under Documents on Review.

Meanwhile, should you have any queries, please feel free to contact myself, at:

Tel: (021) 870 1874

Fax: (021) 870 1873

E-mail: carina@gnec.co.za

Yours sincerely,

Carina Becker

For GNEC

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