

11 March 2024

GNEC Code: 20649

DEA&DP REF: 16/3/3/1/A3/57/2031/23

Dear Interested and Affected Party

NOTIFICATION OF ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) ("NEMA") AND ENVIRONMENTAL IMPACT ASSESSMENT (EIA) REGULATIONS, 2014, (AS AMENDED) THE HIGH-PERFORMANCE SPORT CENTRE, SPORTS ACADEMY AND ASSOCIATED INFRASTRUCTURE ON PORTION 28 (A PORTION OF PORTION 15) AND PORTION 63 (A PORTION OF PORTION 25) OF FARM GUSTROUW NO. 918, STRAND.

The proposed development site is located adjacent to the N2 highway in the City of Cape Town, Stellenbosch Division. Mondeor Road is located to the immediate South of the property, while Dinsley Walk Road is located to the immediate West and North. A railway line is located to the North of Dinsley Walk which is North of the subject property. Monkey Town is located on the eastern boundary of the subject property. The total development area is approximately 8 Hectares in total.

Guillaume Nel Environmental Consultants (GNEC) has been appointed by Rhinos Asset Holdings (Pty) Ltd (applicant) to facilitate the Environmental Impact Assessment (EIA) process for the proposed High-Performance Sport Centre and Sports Academy on Portion 28 (a Portion of Portion 15) of the Farm Gustrouw No 918, City of Cape Town and Portion 63 (a Portion of Portion 25) of the Farm Gustrouw No 918, City of Cape Town, Division Stellenbosch, Western Cape.

The applicant is applying to develop a High-Performance Sport Centre and Sports Academy on Portion 28 (a Portion of Portion 15) of the Farm Gustrouw No 918, City of Cape Town and Portion 63 of the Farm Gustrouw No 918, City of Cape Town, Division Stellenbosch, Western Cape. (herewith referred to as the proposed development site/subject property).

The surrounding properties have been altered from its natural state and is no longer used for rural activities. Instead, the properties are used for industrial, tourism, educational and recreational purposes. The proposed development will therefore be in line with the surrounding properties. The character of the area can be described as mixed-use with Mondeor School and a nursery that can be found to the west of Dinsley Road. Recent approvals for a film studio, training facilities and a restaurant were given on

properties to the west of Dinsley Road. Monkey Town can be found to the east of the site. Adjacent and to the east of Monkey Town a training facility can be found.

A few rural smallholdings can be found mostly adjacent to the railway line. To the north of the railway line approval was given for a rezoning to Subdivisional area to allow for the following zonings Single Residential, General Residential and Local Business 2. To the south of the N2 industrial uses can be found. The City of Cape Town has recently advertised the Vlakteplaas development proposing 4500 housing opportunities, to the south of the N2 and east of Broadlands Road (I.C@Plan, 2023).

It is evident for the above that the character and land uses of the immediate surrounding properties are undergoing rapid transformation, with numerous other developments approved within the area.

At present, Portion 28 of Farm Gustrouw No 918, is used as a homestead, with the majority of the property being utilised for equestrian purposes. There are also numerous structures associated with these activities located on the property. It should be noted that all on-site structures will be demolished.

The entirety of Portion 63 of Farm Gustrouw No 918 is vacant.

It has been confirmed by the City of Cape Town: Urban Planning & Design Department that the proposed development site falls within the mixed-use intensification area as well as an area identified for tourism development intensification (Helderberg DSDF, 2023).

Proposed Development

The proposed development will entail the construction of a High-Performance Sport Centre and Sports Centre on Portion 28 (a Portion of a Portion 15) and Portion 63 (a Portion of a Portion 25) of Farm 918 Gustrouw, in the City of Cape Town, Stellenbosch Division, Western Cape.

It should be noted that the applicant wishes to develop a High-Performance Sports Centre (HPSC) over the entire extent of the subject property.

The following components will be located on the subject property:

- High-performance centre- This is seen as one of the primary uses of the proposed development and will be specifically designed for international sporting teams to have a secure environment to do seasonal training. This centre will include an indoor running track, gym, place of refreshment, boardroom, reception; and three offices.

- Sport Medical Centre- This centre is situated to the southwest of the High- Performance Centre and consists of three consultation rooms, a room for physiotherapy, a room for biokinetics, a room for medical testing, rehabilitation room, office, staff room and ablutions.
- The Clubhouse- situated north of the A field and will consist of a cafeteria, shop, kitchen, coffee shop.
- Athlete Accommodation- accommodation will be provided on the northern boundary (four clusters) and on the western boundary (three clusters). The accommodation will be in the form of a “living Pod” pre-manufactured living unit. Each cluster will have eight pods designed around a central courtyard. Each pod represents a double storey unit which are able to accommodate 5 people max. The total amount of people than can be accommodated within the pods are 280.
- Training Fields- Three training field will cover the majority of portion 28. Field A will be located in the middle of the three fields, adjacent to the High-performance centre (west) and the clubhouse (north). Field A will be a grassed field. Field B will be located Northeast of Field A and be an artificial lawn. Field C will be located Southwest of Field A and will also be artificial lawn.
- Parking area- the majority of portion 63 of the proposed development will be used for parking. Both smaller vehicles and busses will be accommodated. This will include shaded ports with PV solar pannels. The total amount of energy that will be generated by the renewable recourse is 0.371MWp (megawatts) in total. The PV Planes will cover an area of 1786m².
- Two small training fields- these fields on portion 63 will be grassed fields.
- Skills development workshop building.
- Access control building containing a laundry, offices, tuck-shop, storage and staff ablutions.

Internal roads, stormwater infrastructure and a package plant (discussed below) will also form part of the proposed development.

Field A, B and C will have floodlights of approximately 15m in height. The 15m post-mounted floodlights may be visible through breaks in the tall vegetation but will generally not protrude as local vegetation is approximately 15m tall on average (Smit, 2023).

A total of two access points to the development is proposed. The main entrance will span from Mondeor Road, which is located adjacent and east of the site (Portion 63). A second separate access is proposed from Mondeor Road which would serve the workshop/skill training facility only. This access is located ± 35 metres from the main access on Mondeor Road. The proposed development site is preferred due to it

being easily accessible from the N2 highway. A total of 172 internal parking bays and 7 bus bays will be provided for the proposed development. An emergency exit for the proposed development span from Dinsley Walk Road.

To accommodate future background traffic, the T2/Broadlands Road intersection be upgraded as specified in the Traffic Impact Assessment. The surfacing of the existing gravel section of Mondeor Road (from the 90-degree-bend to the proposed development-access) should also be considered.

Additionally, note should be made that a noise barrier will be constructed between the proposed development and the adjacent Monkey Town. The noise barrier will be a pre-cast wall with columns, 5m high stepped to follow natural ground level. This will mitigate the visual and noise impact on the adjacent property. This barrier will be constructed prior to major earthworks being undertaken for Field C.

The proposed 5m high boundary wall will be along the length of Portion 28 and Monkey Town boundary and will be approximately 213 meters in length.

This mitigation is however relevant to the primates being located on the property adjacent to the proposed development site. Additional construction methodology mitigations will be implemented by the applicant to further reduce the impacts on the adjacent Monkey Town.

It is also proposed that a package type Wastewater Treatment Plant (WWTP) be constructed to service the proposed development within the study area. The WWTP will be located on the south-west boundary of the site. The package plant will have a capacity of 120 kl/ day. All treated effluent will be used for irrigation purposes.

The package plant will be fitted with an emergency overflow connection to the existing municipal system located in Mondeor Road (UDS Africa, 2023). An approval for the SWMP has been obtained from the CoCT.

The treated effluent from the package plant will be discharged into an irrigation pond located on the southwestern corner of the site, from where it will be distributed to the landscaping areas throughout the development. Effluent will be pumped from the package plant into the irrigation network. The irrigation pond has a storage capacity of 48 hours.

The estimated peak summer month daily irrigation demand is sitting at 112kl/ day as calculated by Viridian Consulting Landscape Architects. The excess effluent will discharge into the on-site attenuation pond located further south once the maximum capacity (178 m³) of the irrigation pond has been reached.

The package plant will be fitted with an emergency overflow connection to the existing municipal system located in Mondeor Road. The treated effluent will pass through a reed bed system to undergo further treatment before being released into the stormwater attenuation facility. The reed bed will be constructed on a clay base filled with 19mm stone. The bed will consist of stones that have been ground and compromises of a mixture of similar sized bricks, ceramics, marble and granite. The reed bed will be planted with indigenous wetland plants. The reed bed serves the purpose to polish the treated effluent.

It should however be noted that treated effluent will be used for irrigation purposes. In the event that excess treated effluent is produced by the proposed development, it will be released into the stormwater system. The approved SWMP specifies that the treated effluent will be released into stormwater system, if required. The treated effluent water will meet the requirements of the Department of Water and Sanitation general limit, which is deemed safe to release into the environment.

Ongoing maintenance of the attenuation pond will be maintained by the developer. Ultimately, the CoCT will take over the responsibility of the stormwater regional pond.

This letter serves to inform you that the Department of Environmental Affairs and Development Planning (DEA&DP) has issued Rhinos Asset Holdings (Pty) Ltd with an Environmental Authorisation (EA) in order for the holder of the EA to continue with the construction of the proposed High-Performance Sport Centre development and associated infrastructure on Portion 28 (a portion of Portion 15) and Portion 63 (a portion of Portion 25) of Farm Gustrouw No. 918, Strand. The date of the decision and issue is 8 March 2024 (and received by GNEC on the same day).

Please note that the holder of the Environmental Authorisation is:

- Rhinos Asset Holdings (Pty) Ltd
- Responsible Person: Mr. D. Nellmapius
- 290 Anthony Street, Newlands, 0094
- Tell: (021) 204 7942
- Email: derek@rhinosacademy.com

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: Naadiya Wookey

- Private Bag X9086, Cape Town, 8000
- Tel: 021 483 5833
- Fax: (021) 483 2742
- Email: Naadiya.Wookey@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 G** 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 applicant (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 by means of one of the following methods:

- By Post: Attention: 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 Rhinos Asset Holdings (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: hdp@gnec.co.za

Yours sincerely,

Heloïse Groenewald

For GNEC

Guillaume Nel
environmental consultants

END