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**APPENDIX F6**

**NEW I&AP NOTIFICATION LETTERS**

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20 February 2020

Dear Sir / Madam

**PROPOSED SUBDIVISION OF ERF 177476, ST JAMES, CAPE TOWN: NEW BASIC ASSESSMENT PROCESS – NOTIFICATION OF PUBLIC PARTICIPATION PROCESS IN TERMS OF NEMA EIA REGULATIONS 2014 (AS AMENDED) AND AVAILABILITY OF DRAFT BASIC ASSESSMENT REPORT FOR REVIEW AND COMMENT**

This letter provides information regarding a Basic Assessment process for the above-mentioned project.

As you have been previously informed, Country Club Holdings (Pty) Ltd (“the Applicant”) is proposing to subdivide Erf 177476, located off Boyes Drive, St James, into three portions with a larger upper remaining portion and two additional portions located lower down the slope.

SLR Consulting (South Africa) (Pty) Ltd (SLR) has been appointed as the independent environmental assessment practitioner responsible for undertaking the required Environmental Authorisation processes for the proposed project.

The Application for Environmental Authorisation (EA) for the proposed project was initially submitted to the Department of Environmental Affairs and Development Planning (DEA&DP) on 7 January 2019. The public participation process was undertaken in respect to the Basic Assessment (BA) process, after which the final Basic Assessment Report (BAR) was submitted to DEA&DP on 8 April 2019. However, on 10 July 2019 the Application had to be withdrawn as it was not possible to submit the final comment from Heritage Western Cape in response to the Heritage Impact Assessment within the authority decision-making timeline of 107 days provided for in the Environmental Impact Assessment (EIA) Regulations 2014 (as amended).

The Applicant has now commenced with a new application process in terms of the EIA Regulations 2014 (as amended) promulgated in terms of the National Environmental Management Act, 1998 (No. 107 of 1998) (NEMA). On 21 February 2020, an application to undertake a BA process was submitted to DEA&DP. As the project proposal still entails the proposed subdivision of Erf 177476, the public participation undertaken in respect to the initial Application is deemed by DEA&DP (in a meeting held on 8 July 2019) to still be relevant to the new Application and is thus regarded as a pre-application process for the purposes of this new application process.

Notice is hereby given of a public participation process in terms of the EIA Regulations 2014 (as amended). You have been registered as an Interested and Affected Party and you are hereby invited to participate in the process by means of providing any comment on the BAR for the above-mentioned project.

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178 Montecasino Boulevard, Fourways, Johannesburg, Gauteng, 2191  
Postal Address: PO Box 1596, Cramerview, 2060, South AfricaReg. No: 2007/005517/07  
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Directors: R Hounsome, F Fredericks, D Junak

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The BAR has been made available for a 30-day public and authority review and comment period from **21 February to 23 March 2020**. Copies of the BAR will be available at the following locations from **21 February 2020**:

- Fish Hoek Public Library;
- Cape Town offices of SLR; and
- On the SLR website ([www.slrconsulting.com/za/slr-documents](http://www.slrconsulting.com/za/slr-documents)).

A copy of the Executive Summary of the BAR is attached for easy reference

Any comment on the BAR should reach the SLR Cape Town office (contact details below) by **no later than 23 March 2020** for consideration in decision-making.

**Ms. Candice Sadan**  
SLR Consulting (South Africa) (Pty) Ltd  
5th Floor, Letterstedt House, Newlands on Main, Corner of Main and  
Campground Roads, Newlands, Cape Town 7700  
PO Box 10145, Caledon Square, 7905  
Tel: (021) 461 1118 / 9  
E-mail: [csadan@slrconsulting.com](mailto:csadan@slrconsulting.com)

Please do not hesitate to contact the undersigned if you have any queries in this regard.



Nicholas Arnott Pri.Sci.Nat

**Senior Environmental Consultant**

# EXECUTIVE SUMMARY

## 1. INTRODUCTION

Country Club Holdings (Pty) Ltd (“the Applicant”) is proposing to subdivide Erf 177476, located off Boyes Drive, St James, into three portions with a larger upper remaining portion and two additional portions located lower down the slope (see Figure 1. In June 2017 the Applicant obtained approval from the City of Cape Town to build a house and a driveway on the upper portion of the erf. It should be noted that the driveway and service infrastructure are already in place.

SLR Consulting (South Africa) (Pty) Ltd has been appointed by the Applicant as the independent Environmental Assessment Practitioner to undertake the Basic Assessment process for the proposed subdivision. The Basic Assessment process has been undertaken in terms of the relevant requirements of the Environmental Impact Assessment (EIA) Regulations 2014 (Government Notice (GN) No. R982, as amended by GN No. 326) promulgated in terms of the National Environmental Management Act, 1998 (No. 107 of 1998), as amended (NEMA). Given that the required approvals for above-mentioned the house have already been obtained, the approved house and upper erf fall outside the scope of the Basic Assessment.

It should be noted that an Application for Environmental Authorisation for the proposed project was initially submitted to the Department of Environmental Affairs and Development Planning (DEA&DP) on 7 January 2019. The public participation process was undertaken in respect to the Basic Assessment (BA) process, after which the final Basic Assessment Report (BAR) was submitted to DEA&DP on 8 April 2019. However, on 10 July 2019 the Application had to be withdrawn. In light of the above, the Applicant has now commenced with a new application process in terms of the EIA Regulations 2014 (as amended).

On 21 February 2020, an application to undertake a Basic Assessment process was submitted to DEA&DP. As the project proposal still entails the proposed subdivision of Erf 177476, the public participation undertaken in respect to the initial Application is deemed by DEA&DP (confirmed in a meeting held on 8 July 2019) to still be relevant to the new Application and is thus regarded as a pre-application process for the purposes of this new application process.

This Executive Summary provides a synopsis of the Basic Assessment Report (BAR) prepared for the proposed project. The BAR has been compiled to assess the potential environmental impacts of the proposed project and as a basis to inform Interested and Affected Parties (I&APs) of the proposed project and to obtain their feedback.

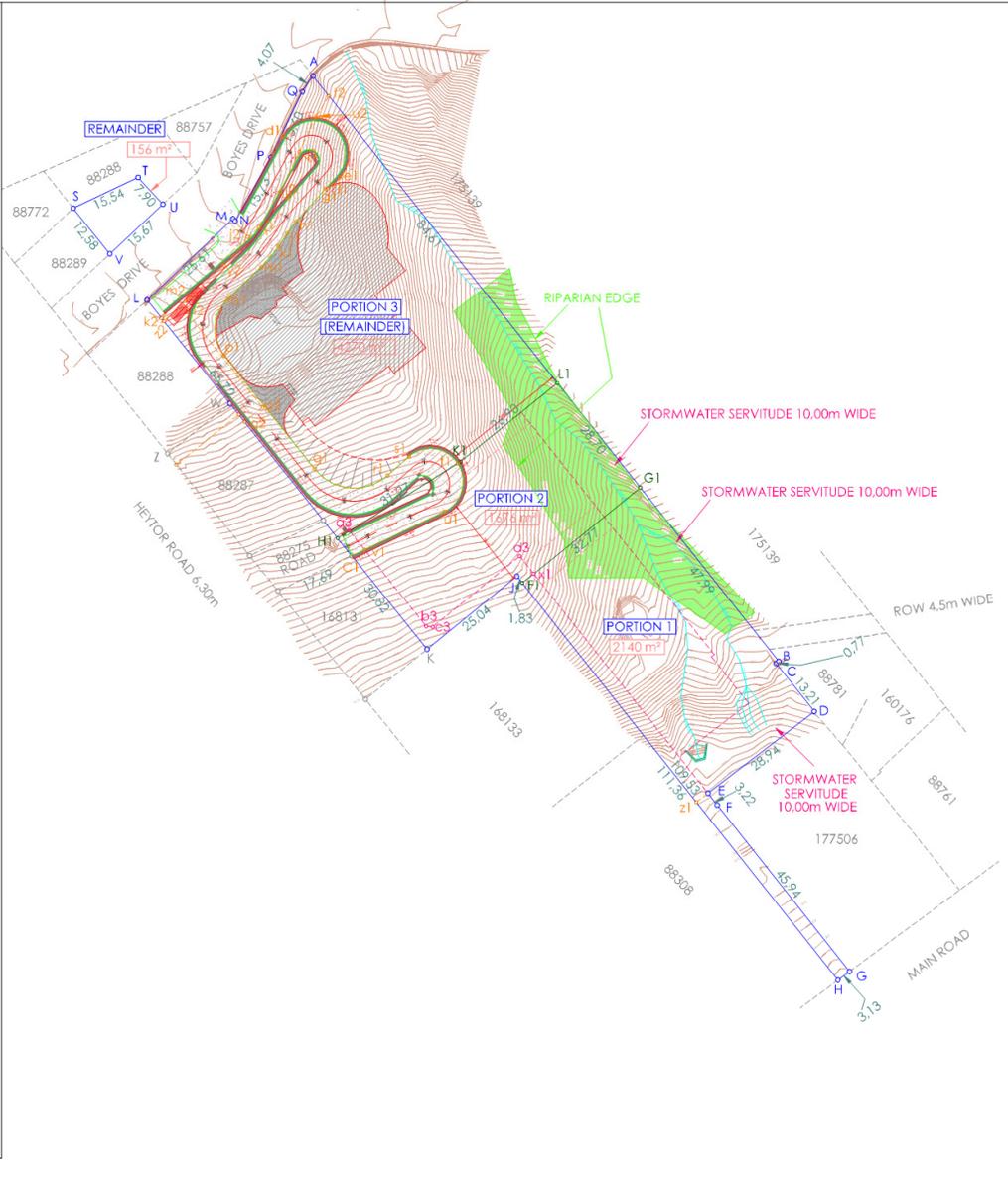
The draft BAR and Environmental Management Programme (EMP) was made available for a 30-day public review and comment period from 21 February to 23 March 2020 in order to provide I&APs and authorities the opportunity to comment on the proposed project and the draft BAR. Copies of the report were made available at the Fish Hoek Public Library, the Cape Town offices of SLR and the SLR website ([www.slrconsulting.com/za](http://www.slrconsulting.com/za)).

The compilation of this report has taken due consideration of the comments received from I&APs during the above-mentioned review and comment period, as necessary. It should be noted that all significant changes to the draft report are underlined and in a different font (Times New Roman) to the rest of the text.

This final BAR has been submitted to the Western Cape Government: Department of Environmental Affairs and Development Planning (DEA&DP) for consideration and decision-making. A copy of the final BAR has been placed on the SLR website for information purposes. After DEA&DP has reached a decision, all I&APs on the project database will be notified of the decision. A statutory appeal period in terms of the National Appeal Regulations (GN. No. R993) will follow the issuing of the decision.

NOTES:

1. THE FIGURES ABCDEFGHJKLMNPQ & STUV REPRESENT THE REMAINDER ERF 177476 CAPE TOWN. 8242 SQUARE METRES IN EXTENT, VIDE DGM. No. 1021/2015, R/O: LUNA TRUST, D/T No. CCT.35048/2016;
2. THE FIGURE z1EFGH REPRESENTS A SERVITUDE RIGHT-OF-WAY AREA, VIDE DGM. No. 1287/2015, D/T No. T.1304/2017;
3. THE LINE LM REPRESENTS THE NORTH BOUNDARY OF A SERVITUDE RIGHT-OF-WAY 5m WIDE, VIDE DGM. No. 4732/2007, D/T 85610/2007;
4. THE FIGURE k2m2n2p2q2 REPRESENTS A SERVITUDE RIGHT-OF-WAY 5m WIDE, VIDE DGM. No. 1554/2010. (NOT YET REGISTERED);
5. THE LINE ZW REPRESENTS THE NORTH WESTERN BOUNDARY OF A DRAINAGE SERVITUDE 1,50m WIDE, VIDE DGM. No. 1554/2010. (NOT YET REGISTERED);
6. THE FIGURE P d1 curve of wall e1 f1 g1 h1 j1 k1 m1 n1 curve of wall p1 a1 curve of wall r1 s1 curve of wall t1 H1 L M N REPRESENTS A SERVITUDE RIGHT-OF-WAY AREA OVER PORTION 3, VIDE DGM. No. 681/2017, D/T No. T. ;
7. THE FIGURE t1 curve of wall u1 C1 H1 REPRESENTS A SERVITUDE RIGHT-OF-WAY AREA OVER PORTION 2, VIDE DGM. No. 681/2017, D/T No. T. ;
8. THE FIGURE LMNPQA12v2w2x2y2z2 REPRESENTS A TEMPORARY SERVITUDE AREA, VIDE DGM. No. 682/2017, D/T No. K.267/2018;
9. THE LINE L1G1 REPRESENTS THE NORTH-EASTERN BOUNDARY OF A STORMWATER SERVITUDE, OVER PORTION 2, 10,00m WIDE;
10. THE LINES G1B, BC, CD & DE REPRESENTS THE NE, SE, NE & SE BOUNDARIES OF A STORMWATER SERVITUDE, OVER PORTION 1, 10,00m WIDE, AS SHOWN;
11. THE FIGURE F1 x1 E z1 REPRESENTS A RIGHT OF WAY & SERVICES SERVITUDE AREA OVER PORTION 1;
12. THE FIGURE z1EFGH REPRESENTS A SERVICES SERVITUDE AREA OVER PORTION 1;
13. THE FIGURE v1 b3 c3 d3 x1 F1 J K C1 REPRESENTS A RIGHT OF WAY & SERVICES SERVITUDE OVER PORTION 2;
14. THE FIGURE H1 a3 v1 C1 REPRESENTS A SERVICES SERVITUDE AREA OVER PORTION 2.



ZONING: SR1 & TR2  
 SCALE: 1/1000  
 REMARKS: ALL DATA APPROXIMATE  
 SG SHEET: M2625, M2627  
 DATE: 23rd SEPTEMBER 2016  
 REV7: 2nd AUGUST 2018  
 REV8: 7th AUGUST 2018  
 REV9: 20th SEPTEMBER 2018  
 REV10: 5th NOVEMBER 2018  
 REV 11: 24th OCTOBER 2019  
 REV 12: 20th NOVEMBER 2019

**Duncan Bates**  
 Professional Land Surveyors

PREPARED BY : DUNCAN H. BATES  
 PROFESSIONAL LAND SURVEYORS  
 EAGLES REST FARM  
 PLATEAU ROAD, CAPE POINT  
 P.O. BOX 22320  
 FISH HOEK, 7974  
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 Web: www.duncanbates.co.za

PLAN OF PROPOSED SUBDIVISION  
 REMAINDER ERF 177476 CAPE  
 TOWN, SITUATE AT ST. JAMES  
 IN THE CITY OF CAPE TOWN  
 ADMINISTRATIVE DISTRICT  
 OF THE CAPE  
 PROVINCE OF WESTERN CAPE.

Ref: 2191/05/07 - SUBDIVISION

Rev No 12

FIGURE 1: PROPOSED LAYOUT PLAN.

### 3. APPLICABILITY OF THE NEMA EIA REGULATIONS

A Basic Assessment is required in terms of the Environmental Impact Assessment (EIA) Regulations 2014 (as amended), as the proposed project triggers the following listed activities:

Listing Notice 1 - GN No. R983 of 2014, as amended by GN No. 327		Project Description
19	<i>The infilling or depositing of any material of more than 10 m<sup>3</sup> into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 m<sup>3</sup> from a watercourse ...</i>	The future development of the subdivided portions would result in more than 10 m <sup>3</sup> of material being removed / deposited from an unnamed watercourse traversing the site.
Listing Notice 3 - GN No. R985 of 2014, as amended by GN No. 324		Project Description
12.	<i>The clearance of an area of 300 m<sup>2</sup> or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.</i>  <i>(i) In Western Cape: i. Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004.</i>	The site is located within the mapped original extent of the Peninsula Sandstone Fynbos vegetation type which is listed as 'endangered' in terms of the "National list of ecosystems that are considered to be threatened and are in need of protection" (Government Notice R.1002 of 9 December 2011).

### 4. PROPOSED PROJECT

It is proposed that the existing erf would be subdivided into three portions, with a larger upper remaining portion (for the approved house) and two additional portions located lower down the slope. It is proposed that a 10 m development setback buffer would be included along the eastern boundary of Portions 1 and 2, and an additional 10 m stormwater buffer (see below for additional detail) be included on the southern boundary of Portion 1. The approximate size of each subdivided portion would be as follows:

- Portion 3 (the remainder of the erf) - 4 270 m<sup>2</sup>;
- Portion 2 - 1 676 m<sup>2</sup>; and
- Portion 1 - 2 140 m<sup>2</sup>.

The driveway described above would be used to provide access to Portion 2, while Portion 1 would obtain access from Main Road via the existing servitude adjacent to the south-western section of the erf (closest to Main Road).

The proposed 10 m development setback buffer along the eastern boundary of Portions 1 and 2 would accommodate a seasonal watercourse that traverses the property along the eastern boundary of the erf. At the bottom of the erf, the watercourse is channelled into an underground culvert via an existing headwall. The diverted water is conveyed off-site, under Main Road, and finally discharged into the sea. Evidence indicates that the stream has been diverted away from its original flow channel toward the existing headwall, thus creating a western and eastern arm of the watercourse on the lower part of the erf.

The stream channel of the western arm is substantially deeper than that of the upper stream and shows signs of erosion and, just before it reaches the existing headwall, flows over a broad, almost flat area hardened by packed rock and builder's rubble where no defined stream channel exists. The stream channel along the eastern arm is not well defined and excavations resembling terraces indicate that the historical watercourse had been previously filled in with the locally

sourced fill material. Although evidence of flow exists in places, it is also clear that flow has been infrequent in recent years with much of the channel of the eastern arm being poorly defined and overgrown.

In order to facilitate the future development of subdivided Portion 1, it is proposed that the western arm of the seasonal watercourse is diverted (approximately 27 m in length) into its historical channel (i.e. the eastern arm) which runs along the eastern edge of the proposed Portion 1. The headwall would be located to a new position adjacent to the eastern boundary of the erf, located approximately 13 m from the lower boundary of Portion 1. The new headwall would divert the watercourse into a new underground closed culvert to be located diagonally across Portion 1 in order to link into an existing underground culvert situated in the access servitude positioned on the western boundary of the lower portion of the overall erf.

With respect to the provision of other services, it is proposed that potable water for the sub-divided portions would be obtained from the existing 315 mm diameter municipal water pipeline situated in Main Road. A water pipeline would be installed in the existing access servitude to service both portions. The planned supply capacity for the additional portions (in non-drought conditions) is estimated to be  $\pm 2\ 400$  l/day. Sewerage for the two additional portions would connect to the existing sewer line in Main Road via a sewerage pipeline located in the existing access servitude from Main Road. The estimated sewage effluent flow from the two additional portions (in non-drought conditions) would be in the order of 1 680 l/day.

A Home Owners Association (HOA) would be established to enforce the Architectural Guidelines that have been compiled for the proposed project, allow for the continued management of any communal infrastructure (e.g. driveway) and ensure the requirements contained in the Environmental Management Programme (EMPr) are implemented for the project.

## 5. AFFECTED ENVIRONMENT

The property is located below Boyes Drive with a narrow servitude located on the south-western section of the erf that links to Main Road. The topography of the site is steep, sloping from Boyes Drive down towards Main Road.

An unnamed non-perennial watercourse traverses the erf and is located mainly along the eastern boundary of the site. Across the proposed Portion 1 it flows south-westward until it is channelled and discharged into an underground culvert via an existing headwall. This forms the so-called “western arm” of the watercourse. From the headwall, the flow is conveyed off-site, under Main Road, and discharged into the sea.

Upstream from the point where the western arm enters the culvert, it appears that the watercourse has historically been diverted toward the culvert. A low wall of packed dry rock, repaired in recent years with sandbags, shows evidence that these efforts have been only partially successful. The presence of a historical channel along the eastern boundary of Portion 1 (as indicated on some older mapping) was noted. This historical channel (referred to as the “eastern arm” of the seasonal watercourse) has been subjected to significant historical infilling and earthworks, and no longer flows.

The site is located within the mapped original extent of the Peninsula Sandstone Fynbos vegetation type which is listed as ‘endangered’ in terms of the “*National list of ecosystems that are considered to be threatened and are in need of protection*” (Government Notice R.1002 of 9 December 2011). Fieldwork undertaken by the botanical specialists confirms that the vegetation of the site is predominately representative of intact Peninsula Sandstone Fynbos with small areas considered to be disturbed to varying degrees. The intact vegetation grades into semi-intact vegetation where past disturbance is evident or where invasive alien species have outcompeted the natural vegetation. Invasive alien plants occur across the entire property but have not invaded to the point of compromising the overall ecological functioning. Alien species located on the site include Port Jackson Willow (*Acacia saligna*), stinkbean (*Paraserianthes lophantha*), Australian myrtle (*Leptospermum laevigatum*) and cluster pine (*Pinus pinaster*).

Notable indigenous species on the site include mature (possibly up to 100 years old) stands of Cape tree erica (*Erica tristis*), Cape saffron (*Cassine peragua*), bietou (*Osteospermum moniliferum*), Cape sumach (*Osyris compressa*), *Passerina*

*corymbosa*, *Phylica buxifolia*, bloukoeniebos (*Searsia glauca*), blinktaaibos (*Searsia lucida*) and korentebos (*Searsia tomentosa*).

## 6. ENVIRONMENTAL IMPACT STATEMENT

The majority of the impacts are expected to be of **VERY LOW** to **LOW** significance after mitigation. The possible unearthing of archaeological material (e.g. glass, ceramics, and accumulations of bone and ash dumps) during earthworks is deemed to be a **LOW (POSITIVE)** impact with the implementation of mitigation, as the possibility of uncovering such material would make it available for further study and contribute to the scientific community. Socio-economic benefits related to potential employment opportunities are rated as **LOW (POSITIVE)** and **VERY LOW (POSITIVE)** during the construction and operational phases, respectively.

The most substantive potential impact of the proposed project is the destruction of aquatic habitat associated with the proposed diversion of the western arm (approximately 27 m in length) of the seasonal watercourse over the lower part of Portion 1. In addition, approximately 11 m<sup>2</sup> of high-quality riparian vegetation would be lost, along with approximately 140 m<sup>2</sup> of riparian vegetation dominated by alien vegetation. As pointed out by the freshwater specialist, this western arm is likely to have been artificially created and that the original flow of the seasonal watercourse would have followed the historical eastern arm. Thus, while the removal of the western arm of the seasonal watercourse would lead to a loss of aquatic habitat, the planned reinstatement and rehabilitation of the eastern channel would lead to an improved river corridor that stretches from the top to just above the bottom of the erf. The related impact was assessed to be of **LOW** significance with the implementation of mitigation.

With respect to flood risks, it is understood that the neighbouring properties downstream of the erf have experienced flooding due to uncontained flow from the seasonal watercourse in the past. As the proposed new headwall and closed culvert would be designed to accommodate the anticipated flow volumes within the seasonal watercourse, in combination with a overland escape route and flood barrier to cater for abnormal rainfall events, or potential blockages of the closed culvert itself, future flooding of downstream properties would be mitigated. This is deemed to be a **LOW (POSITIVE)** impact.

The Botanical specialist (see Appendix G1) noted that the loss of the endangered Peninsula Sandstone Fynbos would be a high intensity impact in the normal course. However given the context of the site being located in a residential area and the fact that the loss of this vegetation on site would equate to a 0.0017% reduction of the total remaining extent of this vegetation type (of which approximately 90% is already conserved within the TMNP) the significance of this impact is considered **LOW** with mitigation.

With respect to visual impacts, the main visual alterations over the long term would comprise the establishment of the additional houses and associated infrastructure on the lower subdivided portion of the site. The intensity of the impact would be highest for the immediate neighbouring properties as they have side windows and external areas which have an open view of the site. However, it is noted that their primary view is toward False Bay. The visual intrusion of the project is anticipated to be highest during construction, thereafter, the visual intrusion would be less as any required retaining walls would be screened by the houses themselves (e.g. the house on Portion 2 would screen the retaining wall associated with the existing driveway located on the upper boundary of this portion) and landscaped gardens. The visual impact of the proposed project is assessed to be of **LOW** significance, with mitigation.

A summary of the positive and negative impacts identified for the proposed project is provided below:

**Table 6.1: Project-Related Impacts.**

<b>Impact</b>	<b>Significance without mitigation</b>	<b>Significance with mitigation</b>
<b>Biophysical Aspects</b>		
Loss of terrestrial vegetation and species	<b>Low</b>	<b>LOW</b>
Loss of riparian and instream habitat and function	<b>Medium</b>	<b>LOW</b>
Disturbance of riparian habitat	<b>Medium</b>	<b>LOW</b>
Alteration of flow regime	<b>Low</b>	<b>LOW</b>
Increased erosion and sedimentation	<b>Medium</b>	<b>LOW</b>
Impairment of water quality	<b>Medium</b>	<b>LOW</b>
Loss of biota	<b>Low</b>	<b>VERY LOW</b>
<b>Socio-economic Aspects</b>		
Impacts on heritage resources - Loss of archaeological resources	<b>Low</b>	<b>LOW (POSITIVE)</b>
Impacts on heritage resources - Impacts on cultural-historical aspects	<b>Low to Medium</b>	<b>LOW</b>
Visual impacts	<b>Medium</b>	<b>LOW</b>
<b>Construction-related issues</b>		
Potential pollution of aquatic habitat	<b>Low</b>	<b>LOW</b>
Dust and noise	<b>Low</b>	<b>LOW</b>
Creation of employment opportunities during the construction phase	<b>Very Low (positive)</b>	<b>LOW (POSITIVE)</b>

**Table 6.2: Impacts during the operational phase.**

<b>Impact</b>	<b>Significance without mitigation</b>	<b>Significance with mitigation</b>
Reduction of flooding risk	<b>Low (Positive)</b>	<b>LOW (POSITIVE)</b>
Creation of employment opportunities during the operational phase	<b>Very Low (positive)</b>	<b>VERY LOW (POSITIVE)</b>

**Table 6.3: Impacts associated with the no-go option.**

<b>Impact</b>	<b>Significance without mitigation</b>	<b>Significance with mitigation</b>
No-Go Alternative	<b>Low</b>	<b>LOW</b>



20 February 2020

CapeNature  
Private Bag X5014  
Stellenbosch  
7599

Attention: Mr Rhett Smart

Dear Sir

**PROPOSED SUBDIVISION OF ERF 177476, ST JAMES, CAPE TOWN: NEW BASIC ASSESSMENT PROCESS – NOTIFICATION OF PUBLIC PARTICIPATION PROCESS IN TERMS OF NEMA EIA REGULATIONS 2014 (AS AMENDED) AND AVAILABILITY OF DRAFT BASIC ASSESSMENT REPORT FOR REVIEW AND COMMENT**

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SLR Consulting (South Africa) (Proprietary) Limited

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Johannesburg Office: Physical Address: Suite 1 - Building D, Monte Circle,  
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Postal Address: PO Box 10145, Caledon Square, 7905  +27 21 461 1118  +27 21 461 1120

Notice is hereby given of a public participation process in terms of the EIA Regulations 2014 (as amended). You have been registered as an Interested and Affected Party and you are hereby invited to participate in the process by means of providing any comment on the BAR for the above-mentioned project.

The BAR has been made available for a 30-day public and authority review and comment period from **21 February to 23 March 2020**. An electronic copy (on CD) of the BAR is attached for your consideration. For comments to be included in the final BAR, they should reach SLR by no later than **23 March 2020**.

We look forward to receiving your response and a file number for this application at your earliest convenience.

Please do not hesitate to contact the undersigned (e-mail: [narnott@slrconsulting.com](mailto:narnott@slrconsulting.com)) if you have any queries or require additional information.

Yours sincerely

A handwritten signature in black ink, appearing to read 'N. Arnott', written over a set of horizontal lines.

Nicholas Arnott Pr.Sci.Nat.

**Senior Environmental Consultant**



## ACKNOWLEDGEMENT OF RECEIPT

**PROPOSED SUBDIVISION OF ERF 177476, ST JAMES, CAPE TOWN: SUBMISSION OF APPLICATION FORM FOR ENVIRONMENTAL AUTHORISATION AND AVAILABILITY OF DRAFT BASIC ASSESSMENT REPORT FOR REVIEW AND COMMENT**

Name of recipient:

**MR RHETT SMART**

Address of recipient:

**JONKERSHOEK NATURE RESERVE, JONKERSHOEK ROAD, STELLENBOSCH**

Contents:

**1 X ELECTRONIC COPY OF REPORT (CD)**

Received by (print name): KEVIN SHAW for  
**CAPENATURE**

Signature: 

Date: 21/02/2020

**Company Stamp**

**Project number: BAY01BD - 773.12034.00001**



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Directors: R Hounsom, F Fredericks, D Junak

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21 February 2020

Environmental & Heritage Management Branch: Environmental Resource Management Department  
City of Cape Town  
3 Victoria Road  
PLUMSTEAD  
7800

Attention: Mr Andy Greenwood

Dear Sir

**PROPOSED SUBDIVISION OF ERF 177476, ST JAMES, CAPE TOWN: NEW BASIC ASSESSMENT PROCESS – NOTIFICATION OF PUBLIC PARTICIPATION PROCESS IN TERMS OF NEMA EIA REGULATIONS 2014 (AS AMENDED) AND AVAILABILITY OF DRAFT BASIC ASSESSMENT REPORT FOR REVIEW AND COMMENT**

This letter provides information regarding a Basic Assessment process for the above-mentioned project.

As you have been previously informed, Country Club Holdings (Pty) Ltd (“the Applicant”) is proposing to subdivide Erf 177476, located off Boyes Drive, St James, into three portions with a larger upper remaining portion and two additional portions located lower down the slope.

SLR Consulting (South Africa) (Pty) Ltd (SLR) has been appointed as the independent environmental assessment practitioner responsible for undertaking the required Environmental Authorisation processes for the proposed project.

The Application for Environmental Authorisation (EA) for the proposed project was initially submitted to the Department of Environmental Affairs and Development Planning (DEA&DP) on 7 January 2019. The public participation process was undertaken in respect to the Basic Assessment (BA) process, after which the final Basic Assessment Report (BAR) was submitted to DEA&DP on 8 April 2019. However, on 10 July 2019 the Application had to be withdrawn as it was not possible to submit the final comment from Heritage Western Cape in response to the Heritage Impact Assessment within the authority decision-making timeline of 107 days provided for in the Environmental Impact Assessment (EIA) Regulations 2014 (as amended).

The Applicant has now commenced with a new application process in terms of the EIA Regulations 2014 (as amended) promulgated in terms of the National Environmental Management Act, 1998 (No. 107 of 1998) (NEMA). On 21 February 2020, an application to undertake a BA process was submitted to DEA&DP. As the project proposal still entails the proposed subdivision of Erf 177476, the public participation undertaken in respect to the initial Application is deemed by DEA&DP (in a meeting held on 8 July 2019) to still be relevant to the new Application and is thus regarded as a pre-application process for the purposes of this new application process.



SLR Consulting (South Africa) (Proprietary) Limited

Registered Address: Suite 1 - Building D, Monte Circle,  
178 Montecasino Boulevard, Fourways, Johannesburg, Gauteng, 2191  
Postal Address: PO Box 1596, Cramerview, 2060, South Africa

Reg. No: 2007/005517/07  
Vat No: 4630242198

Directors: R Hounscome, F Fredericks, D Junak

Johannesburg Office: Physical Address: Suite 1 - Building D, Monte Circle,  
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Postal Address: PO Box 1596, Cramerview, 2060 ☎ +27 11 467 0945 📠 +27 11 467 0978

Cape Town Office: Physical Address: 5th Floor, Letterstedt House, Newlands on Main,  
Cnr Main and Campground Roads, Newlands, Cape Town, Western Cape, 7700  
Postal Address: PO Box 10145, Caledon Square, 7905 ☎ +27 21 461 1118 📠 +27 21 461 1120

Notice is hereby given of a public participation process in terms of the EIA Regulations 2014 (as amended). You have been registered as an Interested and Affected Party and you are hereby invited to participate in the process by means of providing any comment on the BAR for the above-mentioned project.

The BAR has been made available for a 30-day public and authority review and comment period from **21 February to 23 March 2020**. One hard copy of the draft BAR is enclosed for your reference. For comments to be included in the final BAR, they should reach SLR by no later than **23 March 2020**.

We look forward to receiving your response and a file number for this application at your earliest convenience.

Please do not hesitate to contact the undersigned (e-mail: [narnott@slrconsulting.com](mailto:narnott@slrconsulting.com)) if you have any queries or require additional information.

Yours sincerely

A handwritten signature in black ink, appearing to read 'N. Arnott', written over a set of horizontal lines.

Nicholas Arnott Pr.Sci.Nat.

**Senior Environmental Consultant**

PLEASE SIGN AND EMAIL TO [csadan@slrconsulting.com](mailto:csadan@slrconsulting.com)



## ACKNOWLEDGEMENT OF RECEIPT

**PROPOSED SUBDIVISION OF ERF 177476, ST JAMES, CAPE TOWN: NEW BASIC ASSESSMENT PROCESS - SUBMISSION OF APPLICATION FORM FOR ENVIRONMENTAL AUTHORISATION AND AVAILABILITY OF DRAFT BASIC ASSESSMENT REPORT FOR REVIEW AND COMMENT**

Name of recipient:  
**MR ANDY GREENWOOD**

Address of recipient:  
**3 VICTORIA ROAD, PLUMSTEAD**

Contents:

**1 X HARD COPY REPORT AND 1 X DIGITAL COPY OF REPORT (CD)**

Received by (print name): DAMIAN for  
**CITY OF CAPE TOWN**

Signature: 

Date: 2/12/20



**Project number: BAY01BD – 773.12034.00001**



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 [slrconsulting.com](http://slrconsulting.com)

21 February 2020

Department of Human Settlements, Water and Sanitation (DHSWS)  
Private Bag X16  
SANLAMHOF  
7532

Attention: Ms Melissa Lintnaar - Strauss

Dear Madam

**PROPOSED SUBDIVISION OF ERF 177476, ST JAMES, CAPE TOWN: NEW BASIC ASSESSMENT PROCESS – NOTIFICATION OF PUBLIC PARTICIPATION PROCESS IN TERMS OF NEMA EIA REGULATIONS 2014 (AS AMENDED) AND AVAILABILITY OF DRAFT BASIC ASSESSMENT REPORT FOR REVIEW AND COMMENT**

This letter provides information regarding a Basic Assessment process for the above-mentioned project.

As you have been previously informed, Country Club Holdings (Pty) Ltd (“the Applicant”) is proposing to subdivide Erf 177476, located off Boyes Drive, St James, into three portions with a larger upper remaining portion and two additional portions located lower down the slope.

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The Application for Environmental Authorisation (EA) for the proposed project was initially submitted to the Department of Environmental Affairs and Development Planning (DEA&DP) on 7 January 2019. The public participation process was undertaken in respect to the Basic Assessment (BA) process, after which the final Basic Assessment Report (BAR) was submitted to DEA&DP on 8 April 2019. However, on 10 July 2019 the Application had to be withdrawn as it was not possible to submit the final comment from Heritage Western Cape in response to the Heritage Impact Assessment within the authority decision-making timeline of 107 days provided for in the Environmental Impact Assessment (EIA) Regulations 2014 (as amended).

The Applicant has now commenced with a new application process in terms of the EIA Regulations 2014 (as amended) promulgated in terms of the National Environmental Management Act, 1998 (No. 107 of 1998) (NEMA). On 21 February 2020, an application to undertake a BA process was submitted to DEA&DP. As the project proposal still entails the proposed subdivision of Erf 177476, the public participation undertaken in respect to the initial Application is deemed by DEA&DP (in a meeting held on 8 July 2019) to still be relevant to the new Application and is thus regarded as a pre-application process for the purposes of this new application process.

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Please do not hesitate to contact the undersigned (e-mail: [narnott@slrconsulting.com](mailto:narnott@slrconsulting.com)) if you have any queries or require additional information.

Yours sincerely



Nicholas Arnott Pr.Sci.Nat.

**Senior Environmental Consultant**

PLEASE SIGN AND EMAIL TO csadan@slrconsulting.com



## ACKNOWLEDGEMENT OF RECEIPT

**PROPOSED SUBDIVISION OF ERF 177476, ST JAMES, CAPE TOWN: NEW BASIC ASSESSMENT PROCESS - SUBMISSION OF APPLICATION FORM FOR ENVIRONMENTAL AUTHORISATION AND AVAILABILITY OF DRAFT BASIC ASSESSMENT REPORT FOR REVIEW AND COMMENT**

Name of recipient:

**MS MELISSA LINTNAAR-STRAUSS**

Address of recipient:

**SIGMA BUILDING, 3 BLANKENBERG ROAD, BELLVILLE**

Contents:

**1 X HARD COPY REPORT AND 1 X ELECTRONIC COPY OF REPORT (CD)**

**Received by (print name): \_\_\_\_\_ for  
DEPARTMENT OF HUMAN SETTLEMENTS, WATER AND SANITATION**

Signature: *Kumwambi*

Date: *21/02/2020*

**Company Stamp**

**Project number: BAY01BD – 773.12034.00001**



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🌐 slrconsulting.com

20 February 2020

Conservation Planning & Development  
South African National Parks (SANParks)  
P.O. Box 37  
CONSTANTIA  
7848

Attention: Mr M. Slayen

Dear Sir

**PROPOSED SUBDIVISION OF ERF 177476, ST JAMES, CAPE TOWN: NEW BASIC ASSESSMENT PROCESS – NOTIFICATION OF PUBLIC PARTICIPATION PROCESS IN TERMS OF NEMA EIA REGULATIONS 2014 (AS AMENDED) AND AVAILABILITY OF DRAFT BASIC ASSESSMENT REPORT FOR REVIEW AND COMMENT**

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We look forward to receiving your response and a file number for this application at your earliest convenience.

Please do not hesitate to contact the undersigned (e-mail: [narnott@slrconsulting.com](mailto:narnott@slrconsulting.com)) if you have any queries or require additional information.

Yours sincerely

A handwritten signature in black ink, appearing to read 'N. Arnott', written in a cursive style.

Nicholas Arnott Pr.Sci.Nat.

**Senior Environmental Consultant**

PLEASE SIGN AND EMAIL TO csadan@slrconsulting.com



## ACKNOWLEDGEMENT OF RECEIPT

**PROPOSED SUBDIVISION OF ERF 177476, ST JAMES, CAPE TOWN: SUBMISSION OF APPLICATION FORM FOR ENVIRONMENTAL AUTHORISATION AND AVAILABILITY OF DRAFT BASIC ASSESSMENT REPORT FOR REVIEW AND COMMENT**

Name of recipient:

**MR M. SLAYEN**

Address of recipient:

**Tokai Manor House, Tokai Road, Tokai**

Contents:

**1 X ELECTRONIC COPY OF REPORT (CD)**

Received by (print name): LUCILLE BROOKS for  
**SANPARKS**

Signature: 

Date: 21/2/2020.

**Company Stamp**

**Project number: BAY01BD - 773.12034.00001**



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 slrconsulting.com

20 February 2020

Fish Hoek Library  
Central Circle  
Fish Hoek  
7975

Attention: Mr Janusz Sakzynski

Dear Sir

**PROPOSED SUBDIVISION OF ERF 177476, ST JAMES, CAPE TOWN: NEW BASIC ASSESSMENT PROCESS – NOTIFICATION OF PUBLIC PARTICIPATION PROCESS IN TERMS OF NEMA EIA REGULATIONS 2014 (AS AMENDED) AND AVAILABILITY OF DRAFT BASIC ASSESSMENT REPORT FOR REVIEW AND COMMENT**

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Country Club Holdings (Pty) Ltd is proposing to subdivide Erf 177476 into three portions, with a larger upper remaining portion (on which the existing house and access road would be located) and two additional portions located lower down the slope. SLR Consulting (South Africa) (Pty) Ltd (SLR) has been appointed as the independent environmental assessment practitioner responsible for undertaking the required Environmental Authorisation processes for the proposed project.

Please find enclosed one copy of the Basic Assessment Report (BAR) for the above-mentioned project. The BAR has been made available for a 30-day public and authority review and comment period from **21 February to 23 March 2020**. A copy of the BAR is attached for your consideration.

We would appreciate it if this document could be made available for public review and therefore request that the document be placed on reserve at the Fish Hoek Library until **23 March 2020**.

Please do not hesitate to contact the undersigned if you have any queries in this regard. Thank you very much for your assistance.

Yours sincerely



Nicholas Arnott Pr.Sci.Nat.  
**Senior Environmental Consultant**



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## ACKNOWLEDGEMENT OF RECEIPT

PROPOSED SUBDIVISION OF ERF 177476, ST JAMES, CAPE TOWN: SUBMISSION OF APPLICATION FORM FOR ENVIRONMENTAL AUTHORISATION AND AVAILABILITY OF DRAFT BASIC ASSESSMENT REPORT FOR REVIEW AND COMMENT

Name of recipient:

**MR JANUSZ SAKZYNSKI**

Address of recipient:

**CENTRAL CIRCLE, FISH HOEK**

Contents:

**1 X HARD COPY REPORT**

Received by (print name): Rika Swit for  
**FISH HOEK LIBRARY**

Signature: [Signature]

Date: 21/2/2020

**Company Stamp**  
**FISH HOEK  
PUBLIC LIBRARY  
TEL: 4007101/2**

**Project number: BAY01BD - 773.12034.00001**



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## Nicholas Arnott

---

**From:** Nicholas Arnott  
**Sent:** Thursday, 20 February 2020 17:53  
**To:** Candice Sadan  
**Cc:** Nicholas Arnott  
**Subject:** Proposed subdivision of Erf 177476, St James, Cape Town: Notification of availability of Basic Assessment Report  
**Attachments:** 2020-02-20\_Let\_IAP\_DBAR Notification.pdf; BAY01\_Executive Summary.pdf

**Bcc:** 3133678@myuwc.ac.za; 3134024@myuwc.ac.za; admin@duncanbates.co.za; aimee.kuhl@capetown.gov.za; andrew.greenwood@capetown.gov.za; andy@andyrice.co.za; andyp@gpx.co.za; ashleigh@pcap.co.za; barbara@capepointroute.co.za; bertstafford@gmail.com; bev@socialsurveys.co.za; carowine2@mweb.co.za; cheriescholtz@mweb.co.za; cherscholtz@gmail.com; Colette.Scheermeyer@westerncape.gov.za; dawn.friend@yahoo.com; enzymeman@sannitree.co.za; gasson@sybaweb.co.za; gb@workplace.co.za; gina.leinberger@gmail.com; guy.thomas@westerncape.gov.za; info@tommybrummer.co.za; tommy@tommybrumer.co.za; jcfraser@mweb.co.za; jean.oosthuizen20@gmail.com; johnbayett@gmail.com; joy.garman@capetown.gov.za; kevin@moresport.co.za; kleinberger@coronation.co.za; llewellyn.truter@westerncape.gov.za; louis@superwatt.co.za; marnevvdw@sanparks.org; Melissa@dws.gov.za; michael.slayen@sanparks.org; morrisp@iafrica.com; mwheeler@capenature.co.za; NdobeniN2@dws.gov.za; Neil.fraser@placerm.co.za; nick@khulaec.co.za; normalcolm2@gmail.com; normalcolm2@gmail.com; Notten.julia@gmail.com; octavia@socialsurveys.co.za; paddy.gordon@sanparks.org; paulzille@gmail.com; pvanryneveld2@growthpoint.co.za; rondine.isaacs@westerncape.gov.za; rsmart@capenature.co.za; sburnettza@gmail.com; sdoidge@realcap.co.za; simon@palawan.co.uk; swains@absamail.co.za; ttrim@telkomsa.net; wmfwiley@hotmail.com

Dear Sir / Madam

Please find attached correspondence regarding the availability of the Basic Assessment Report for the above-mentioned project.

Should you have any queries regarding the attached, or require any further information, please do not hesitate to contact the undersigned.

Kind Regards,

## ACKNOWLEDGEMENT FORM LETTERS POSTED

<b>Project:</b>	PROPOSED SUBDIVISION OF ERF 177476, ST JAMES, CAPE TOWN: SUBMISSION OF APPLICATION FORM FOR ENVIRONMENTAL AUTHORISATION AND AVAILABILITY OF DRAFT BASIC ASSESSMENT REPORT FOR REVIEW AND COMMENT		
<b>Letter Reference:</b>	773.12034.00001		
<b>Number of letters posted:</b>	4		
<b>Date posted:</b>	20 FEBRUARY 2020		
<b>Post Office:</b>	MELKBOS POST OFFICE		
<b>Signed:</b>	<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">   <hr style="width: 100%;"/>                 SLR Consulting (Pty) Ltd                  Project Manager             </div> <div style="text-align: center;">                 2020/02/20  <hr style="width: 100%;"/>                 Date             </div> </div>		
<b>Signed:</b>	<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">   <hr style="width: 100%;"/>                 Post Office             </div> <div style="text-align: center;">                 2020/02/20  <hr style="width: 100%;"/>                 Date             </div> </div>		

Mr MV Coplan  
PO Box 37602  
Muizenberg  
7950

Mr F Michaelis  
PO Box 881  
Hoedspruit  
7380

Mr JD Asherson  
Director  
Manillum Holdings Inc  
PO Box 2219  
Cape Town  
8001

Peakload Services & Prop (Pty) Ltd  
101 Boyes Drive  
Muizenberg  
Cape Town

