



Cape EAPrac

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11 April 2025

EIA Reference: 16/3/3/1/D6/35/0029/24

NEAS Reference: WCP/EIA/0001522/2024

Our Ref: MOS766/11

Attention: Registered Interested and Affected Parties (I&APs)

VIA: Email

RE: ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED RESIDENTIAL DEVELOPMENT ON THE REMAINDER OF ERF 2841 AND ASSOCIATED INFRASTRUCTURE ON ERF 5574, TERGNIET.

Cape Environmental Assessment Practitioners (Pty) Ltd (Cape EAPrac) on behalf of the Holder of the Environmental Authorisation (EA), namely **Seebou Wonings (Pty) Ltd**, hereby notify all registered Interested & Affected Parties (I&APs) of the outcome of the environmental Basic Assessment process as per Condition 6 of the EA.

The Competent Authority (Provincial Department of Environmental Affairs & Development Planning - DEA&DP), having considered the Basic Assessment Report, **granted authorisation** and issued the Environmental Authorisation (EA) on **31 March 2025**.

The Environmental Authorisation (EA) contains a number of conditions of approval which the Holder of the EA must ensure compliance with.

A copy of the complete decision, including the reasons for the decision (Annexure 3 of the attached EA) are included with this notification, as well as being available on the Cape EAPrac website (www.cape-eaprac.co.za) for perusal.

The EA authorises several 'listed activities' as well as the following development components¹:

¹ Please note Page 1: Section A. Decision, of the EA, states "the Competent Authority herewith grants Environmental Authorisation to the applicant to undertake the listed activities specified in **section B** below", which is a typographical error and should read "the Competent Authority herewith grants Environmental Authorisation to the applicant to undertake the listed activities specified in **section C** below". The same typographical error is noted on Page 5: Section F: Condition 2, as well as Page 6: Section F: Condition 5, in which reference is made to section B instead of section C.

The proposal entails the development of a residential development of the Remainder of Erf 2841 in Tergniet which will consist of the following:

- 66 General Residential Zone I erven with an average size of 220m²;
- Internal Open Space Zone II erven;
- Utility Zone erf;
- Transport Zone III erven approximately 0.65ha in extent; and
- Transport Zone II erf approximately 0.25ha in extent.

In addition, the following associated infrastructure will be developed:

- Security fence tight around the development footprint;
- Development of access and internal roads up to 5m wide with a reserve less than 13.5m;
- Connect to the newly installed 200mm diameter water pipeline in the Main Road 344 (R102 Provincial Road) road reserve via a proposed new 160mm diameter pipeline;
- A new 160mm diameter sewer gravity pipeline approximately 340m in length from the proposed development toward a new sewer pumpstation on Erf 5574;
- A new sewer pumpstation on the southern boundary of Erf 5574 within an existing services servitude;
- A new 160mm diameter sewer gravity pipeline of approximately 140m in length from Seegenot Phase 1 towards the new proposed sewage pumpstation;
- A new 75mm diameter sewer rising main of approximately 140m in length toward an existing sewer rising main on erven 1215 and 1217 of Seegenot Phase 1; and
- Stormwater structures designed to act as energy dissipator and soakaway systems into the green bel area.

In terms of **Condition 6.4. of the EA**, please take note of the following information:

EA Holder Name:	Seebou Wonings (Pty) Ltd
Responsible Person:	Ms Zanthé Seegers
Postal Address:	4 Leiden Avenue Menkenkop Hartenbos 6520
Telephone:	084 200 1287
Email:	zseegers48@gmail.com
Decision Maker:	Department of Environmental Affairs & Development Planning (DEA&DP)
Contact Person:	Steve Kleinhans (Case Officer) Gavin Benjamin (Director: Development Management (Region 3))
Postal Address:	4 th Floor, York Park Building, 93 York Street, George Private Bag X6509, George, 6530
Telephone:	044 814 2006 / 044 814 2022
Email:	Steve.Kleinhans@westerncape.gov.za Gavin.Benjamin@westerncape.gov.za DEADPEIAAdmin.George@westerncape.gov.za

APPEAL PROCEDURE in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended)

Should any party intend to appeal this decision, a formal **Appeal Form** must be submitted to the Appeal Administrator (i.e., the Western Cape Ministry of Local Government, Environmental Affairs and Development Planning) in terms of **Regulation 4 of the National Appeal Regulations**, within **20 calendar days from the date of this notification**.

Appellants are required to submit a copy of the Appeal to the decision-maker (i.e., the Competent Authority that issued the decision), this office, the Holder of the EA (i.e., the Applicant), all registered I&APs and any Organ of State with interest in this matter (copy of the Stakeholder Register can be obtained from the undersigned for this purpose).

In the event that you should have any queries about the appeal procedure, or require assistance with an appeal, you must contact Mr Marius Venter directly (021-483 3721 / deadp.appeals@westerncape.gov.za).

Please refer to the attached **Environmental Authorisation (Section H – Appeals)** for specific details on the appeal procedure.

Kind regards,

Mr Francois Byleveld

francois@cape-eaprac.co.za

Cand. EAPASA Reg 2023/6770

Date of Notification: 11 April 2025