APPENDIX G1 – PUBLIC PARTICIPATION INFORMATION

Prepared by: PHS Consulting

PUBLIC PARTICIPATION INFORMATION:

NEMA SECTION 24G APPLICATION FOR THE PROPOSED DENSIFICATION OF THE APPROVED SOCIAL HOUSING DEVELOPMENT ON ERF 3733, MANDALAY.

Date: September 2026

Document Version: 1.0

EAP: Paul Slabbert - EAPASA Reg. No. 2019/1036

Candidate EAP: Olivia Venter - EAPASA Reg. No. 2023/6743

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1. INTERESTED AND AFFECTED PARTIES REGISTER

1.1. Preliminary I&AP List

State Departments			
Stakeholder Organisation	**Contact Person**	**Email Adress**	**Tel**
DEA&DP: Directorate: Environmental Governance (Rectification)	Zaidah Toefy & Nabeelah Khan	Zaidah.Toefy@westerncape.gov.za Nabeelah.Khan@westerncape.gov.za	021 483 2443
DEA&DP: Directorate: Environmental Law Enforcement	Fundiswa Zingitwa-Lwana	Fundiswa.Zingitwa-Lwana@westerncape.gov.za	0214832028
City of Cape Town Municipality (E&HM Southern Region	Andrew Greenwood	andrew.greenwood@capetown.gov.za	021 444 1557
BOCMA	TBD	info@bocma.co.za nnakin@bocma.co.za zdlaku@bocma.co.za	023 346 8000
Cape Nature	Ismat Adams	iadams@capenature.co.za	087 087 3188
Heritage Western Cape	CEO	Ceoheritage@westerncape.gov.za	021 483 9543
Western Cape Department of Infrastructure (Chief Directorate Road Planning)	Vanessa Stoffels	land.use@westerncape.gov.za	021 483 2203
Ward Counsellor	Avron Plaatjies	Avron.Plaatjies@capetown.gov.za	084 669 0570

Neighbouring landowners and identified IAPs		
Please note: In accordance with POPI the contact details of adjacent landowners and private IAPs are not included within documents made available within the public domain.		
Nr	**Land Parcel**	**Email Adress**
1	Erf 2323	POPI
2	Erf 3444	POPI
3	Erf 3448	POPI
4	Erf 3447	POPI
5	Erf 3446	POPI
6	Erf 3445	POPI
7	Erf 3441	POPI
8	Erf 3442	POPI

9	Erf 3443	POPI
10	Erf 3395	POPI
11	Erf 3437	POPI
12	Erf 3438	POPI
13	Land Parcel - 54508449	POPI
14	Erf 3439	POPI
15	Erf 3439	POPI
16	Erf 3440	POPI
17	Erf 3440	POPI
18	Erf 3435	POPI
19	Erf 3436	POPI
20	Erf 3393	POPI
21	Erf 3393	POPI
22	Erf 2941	POPI
23	Erf 3394	POPI
24	Erf 3394	POPI
25	Erf 3449	POPI
26	Erf 3453	POPI
27	Erf 3452	POPI
28	Erf 3452	POPI
29	Erf 3451	POPI
30	Erf 3450	POPI
31	Erf 3572	POPI
32	Erf 3454	POPI
33	Land Parcel - 96690586	POPI
34	Land Parcel - 96690576	POPI
35	Land Parcel - 96690580	POPI
36	Land Parcel - 96690592	POPI
37	Erf 3727	POPI
38	Erf 2940	POPI
39	Erf 3573	POPI
40	Erf 2939	POPI
41	Erf 3309	POPI
42	Land Parcel - 61769889	POPI
43	Erf 3306	POPI
44	Erf 3344	POPI
45	Erf 3307	POPI
46	Erf 3310	POPI
47	Erf 3308	POPI
48	Erf 3311	POPI
49	Erf 3313	POPI
50	Erf 3313	POPI
51	Erf 3312	POPI
52	Erf 3314	POPI
53	Erf 3315	POPI
54	Erf 3315	POPI
55	Erf 3317	POPI
56	Erf 3317	POPI
57	Erf 3316	POPI
58	Erf 3316	POPI
59	Erf 3318	POPI
60	Erf 3319	POPI

61	Erf 3320	POPI
62	Erf 3322	POPI
63	Erf 3321	POPI
64	Erf 3321	POPI
65	Erf 3324	POPI
66	Erf 3323	POPI
67	Erf 3323	POPI
68	Erf 3396	POPI
69	Erf 3397	POPI
70	Erf 3398	POPI
71	Erf 3400	POPI
72	Erf 3400	POPI
73	Erf 3401	POPI
74	Erf 3403	POPI
75	Erf 3402	POPI
76	Erf 3399	POPI
77	Erf 3399	POPI
78	Erf 3404	POPI
79	Erf 3433	POPI
80	Erf 3432	POPI
81	Erf 776	POPI

1.2. Final I&AP List

State Departments			
Stakeholder Organisation	**Contact Person**	**Email Adress**	**Tel**
DEA&DP: Directorate: Environmental Governance (Rectification)	Zaidah Toefy & Nabeelah Khan	Zaidah.Toefy@westerncape.gov.za Nabeelah.Khan@westerncape.gov.za Shafeeq.Mallick@westerncape.gov.za	021 483 2443
DEA&DP: Directorate: Environmental Law Enforcement	Fundiswa Zingitwa-Lwana	Fundiswa.Zingitwa-Lwana@westerncape.gov.za	0214832028
City of Cape Town Municipality (E&HM Southern Region	Andrew Greenwood	andrew.greenwood@capetown.gov.za	021 444 1557
BOCMA	TBD	info@bocma.co.za nnakin@bocma.co.za zdlaku@bocma.co.za	023 346 8000
Cape Nature	Ismat Adams	iadams@capenature.co.za	087 087 3188
Heritage Western Cape	CEO	Ceoheritage@westerncape.gov.za	021 483 9543
Ward Counsellor	Avron Plaatjies	Avron.Plaatjies@capetown.gov.za	084 669 0570

Neighbouring landowners and identified IAPs

Please note: In accordance with POPI the contact details of adjacent landowners and private IAPs are not included within documents made available within the public domain.

Registered IAP	Email Adress
Linah Maqashu	POPI
Thabo Mafuna	POPI

2. ADVERT AND SITE NOTICES

2.1. Advert placed in The Daily Voice

NOTICE OF A PUBLIC PARTICIPATION PROCESS

NEMA SECTION 24G APPLICATION FOR THE PROPOSED DENSIFICATION OF THE APPROVED SOCIAL HOUSING DEVELOPMENT ON ERF 3733, MANDALAY.

DEA&DP Directorate Environmental Law Enforcement Ref: 14/1/1/E1/4/6/4/0971/26

DEA&DP Directorate Environmental Governance Ref : TBD

Notice is hereby given of a Public Participation Process in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998; "NEMA"), as amended, in terms of both and the Section 24G Fine Regulations, 2017 and the Environmental Impact Assessment Regulations, 2014 (as amended). As the alleged activity took place prior to the Applicant obtaining Environmental Authorisation, in terms of the below listed activities, this application is being undertaken to obtain ex post facto approval in terms of Section 24G of NEMA. A S24G process will therefore be followed, and an application is intended to be submitted to the Department of Environmental Affairs & Development Planning (DEA&DP) directorate of rectification.

NEMA activities, allegedly undertaken without authorisation:

- Activities allegedly commence with post 2010 that required authorisation in terms of the NEMA EIA Regulates dated 2 August 2010 which were the lawful regulations at the time:
  - GN No. R. 544 of 2010 (Listing Notice 1 of 2010): Activity 18
- Activities allegedly commenced with post 2014 that required authorisation in terms of the NEMA IA Regulations dated 8 December 2014 (as amended) which were the lawful regulations at the time:
  - Government Notice No. 327 of 2014 (Listing Notice 1 of 2014): Activity 19.
- These activities would likely still require authorization today as the NEMA EIA Regulates dated 8 December 2014 (as amended) are the lawful regulations currently in place. Date of contraventions: June 2013 and May 2017Location: Erf 3733 Mandalay
  Contraventions: Implementation of the proposed densified social housing development asinitiated by means of the unauthorised piping of portions of Wetland 7 beyond the extent uthorised under the existing Environmental Authorisation (October 2011).

Name of Proponent/Applicant: Mandalay SH Project (Pty) Ltd

Opportunity to participate: The Section 24G Application, MMP, EMPr and technical documentation will be available on our website www.phsconsulting.co.za under the public participation tab for a commenting period, from 26 August 2026 up to and including 28 September 2026.

Interested and/or affected parties are welcome to register and/or provide written comments on the application to PHS Consulting on or before 28 September 2026 using the contact details below. If you require assistance in recording your comments or objections, support is available upon request via the below details. Please note that all information submitted by I&APs will become public information, unless otherwise protected by law

EAP information:
PHS Consulting (Attention: Olivia Venter)
PO Box 1752, Hermanus, 7200
Tel: 028 312 1734
e-mail: olivia@phsconsulting.co.za

2.2. Proof of Advert placed in The Daily Voice

TRAGEDY ON THE TRACKS



TRAGIC: Ruche Basson, 8



RAILWAY SAFETY: 34-year-old woman struck by train

Woman and child die after being struck by trains in separate incidents just a day apart

TWO families are grieving after an eight-year-old schoolgirl and a 34-year-old woman died after being struck by trains in two separate Western Cape incidents just a day apart.

BY MARSHA DEAN

Ruche Basson, a Grade 2 learner at Vlottenburg Primary School in Stellenbosch, was on her way home from school on Tuesday afternoon when she was struck by a train at Lynedoch train station.

The eight-year-old was struck at about 2.18pm on Tuesday and was declared dead at the scene.

Provincial police spokesperson Thembakazi Mpendukana said: "A culpable homicide case has been opened at Stellenbosch SAPS on Tuesday, 25 August.

"This follows an accident whereby an eight-year-old girl was hit by a train after school, at around 14:18 and was declared deceased on the crime scene by medical personnel. Investigation continues and no arrest has been made."

Vlottenburg Primary School paid tribute to Ruche in a Facebook post.

The school said: "With deep sadness we say goodbye to one of our beloved Grade 2 learner, Ruche Basson from Vlottenburg Primary who passed away yesterday.

"Our hearts are broken and our thoughts and prayers are with her family, loved ones, classmates and the entire Vlottenburg Primary and Lynedoch community during this incredibly difficult time.

"May the beautiful memories about her always live in our hearts. May God grant her family strength, comfort and peace in the days that lie ahead.

"Rest easy, dear angel. You will always be part of the Vlottenburg family. Our deepest sympathy to the family."

The following afternoon, a 34-year-old woman was struck by a train while attempting to cross the tracks at a railway station in Newlands.

The incident happened at about 4.05pm on Wednesday.

A picture showed the woman's body beside the train tracks as authorities attended the scene.

Provincial police spokesperson Constable Ndakhe Gwala said: "This office confirms that Claremont police opened a case of culpable homicide following an accident that occurred at a railway station in Newlands on Wednesday, 26 August 2026 at about 16:05.

"According to reports, a 34-year-old woman was struck by a train while attempting to cross on the train tracks. She was declared deceased on the scene by medical personnel."



N7 taxi crash kills two

BY VOICE REPORTER

A TAXI travelling against oncoming traffic on the gravel shoulder of the N7 lost control and collided head-on with another taxi, killing two women and leaving about 28 people injured.

Western Cape SAPS spokesperson Captain FC van Wyk said the crash happened at about 8am yesterday on the N7 Freeway opposite Dunoon, in the direction of Malmesbury

Van Wyk said: "According to reports, a taxi was driving in the direction of approaching traffic on the gravel. The driver lost control of the vehicle and collided head-on with another taxi.

"Two females aged between 35 and 40 died on the scene due to injuries sustained and approximately 28 people, including both the drivers, were seriously injured and were transported by several ambulances to different medical facilities in the Cape Metropole."

Van Wyk said Bothasig police had opened a culpable homicide case for investigation and that no arrests had been made.

Footage shared by WC Live Traffic showed significant congestion on the N7 as emergency services attended the crash.

Meanwhile, another road death was reported on the R27 around the same time.

City of Cape Town Traffic Services spokesperson Kevin Jacobs said: "Two motor vehicles are involved in the collision. One fatality has been confirmed."

NOTICE OF A PUBLIC PARTICIPATION PROCESS

NEMA SECTION 24G APPLICATION FOR THE PROPOSED DENSIFICATION OF THE APPROVED SOCIAL HOUSING DEVELOPMENT ON ERF 3733, MANDALAY.
DEA&DP Directorate Environmental Law Enforcement Ref: 14/1/1/E1/4/6/4/0971/26

DEA&DP Directorate Environmental Governance Ref : TBD

Notice is hereby given of a Public Participation Process in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998; "NEMA"), as amended, in terms of both and the Section 24G Fine Regulations, 2017 and the Environmental Impact Assessment Regulations, 2014 (as amended). As the alleged activity took place prior to the Applicant obtaining Environmental Authorisation, in terms of the below listed activities, this application is being undertaken to obtain ex post facto approval in terms of Section 24G of NEMA. A S24G process will therefore be followed, and an application is intended to be submitted to the Department of Environmental Affairs & Development Planning (DEA&DP) directorate of rectification.

NEMA activities, allegedly undertaken without authorisation:

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Name of Proponent/Applicant: Mandalay SH Project (Pty) Ltd

Opportunity to participate: The Section 24G Application, MMP, EMPr and technical documentation will be available on our website www.phsconsulting.co.za under the public participation tab for a commenting period, from 26 August 2026 up to and including 28 September 2026.

Interested and/or affected parties are welcome to register and/or provide written comments on the application to PHS Consulting on or before 28 September 2026 using the contact details below. If you require assistance in recording your comments or objections, support is available upon request via the below details. Please note that all information submitted by I&APs will become public information, unless otherwise protected by law

EAP information:
PHS Consulting (Attention: Olivia Venter)
PO Box 1752, Hermanus, 7200
Tel: 028 312 1734
e-mail: olivia@phsconsulting.co.za

2.3. Site notice placed at Erf 3733 Mandalay

NOTICE OF A PUBLIC PARTICIPATION PROCESS

NEMA SECTION 24G APPLICATION FOR THE PROPOSED DENSIFICATION OF THE APPROVED SOCIAL HOUSING DEVELOPMENT ON ERF 3733, MANDALAY.

DEA&DP Directorate Environmental Law Enforcement Ref: 14/1/1/E1/4/6/4/0971/26

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  - Government Notice No. 327 of 2014 (Listing Notice 1 of 2014): Activity 19
- These activities would likely still require authorization today as the NEMA EIA Regulates dated 8 December 2014 (as amended) are the lawful regulations currently in place.

Date of contraventions: June 2013 and May 2017

Location: Erf 3733 Mandalay

Contraventions: Implementation of the proposed densified social housing development as initiated by means of the piping of portions of Wetland 7 beyond the extent authorised under the existing Environmental Authorisation (October 2011).

Name of Proponent/Applicant: Mandalay SH Project (Pty) Ltd

Opportunity to participate: The Section 24G Application, MMP, EMPr and technical documentation will be available on our website www.phsconsulting.co.za under the public participation tab for a commenting period, from 26 August 2026 up to and including 28 September 2026.

Interested and/or affected parties are welcome to register and/or provide written comments on the application to PHS Consulting on or before 28 September 2026 using the contact details below. If you require assistance in recording your comments or objections, support is available upon request via the below details. Please note that all information submitted by I&APs will become public information, unless otherwise protected by law

EAP information:

PHS Consulting (Attention: Olivia Venter)
PO Box 1752, Hermanus, 7200
Tel: 028 312 1734
e-mail: olivia@phsconsulting.co.za

PHS CONSULTING

2.4.Proof of placement of the site notice at Erf 3733 Mandalay



Photo 1: Pin location of site notice

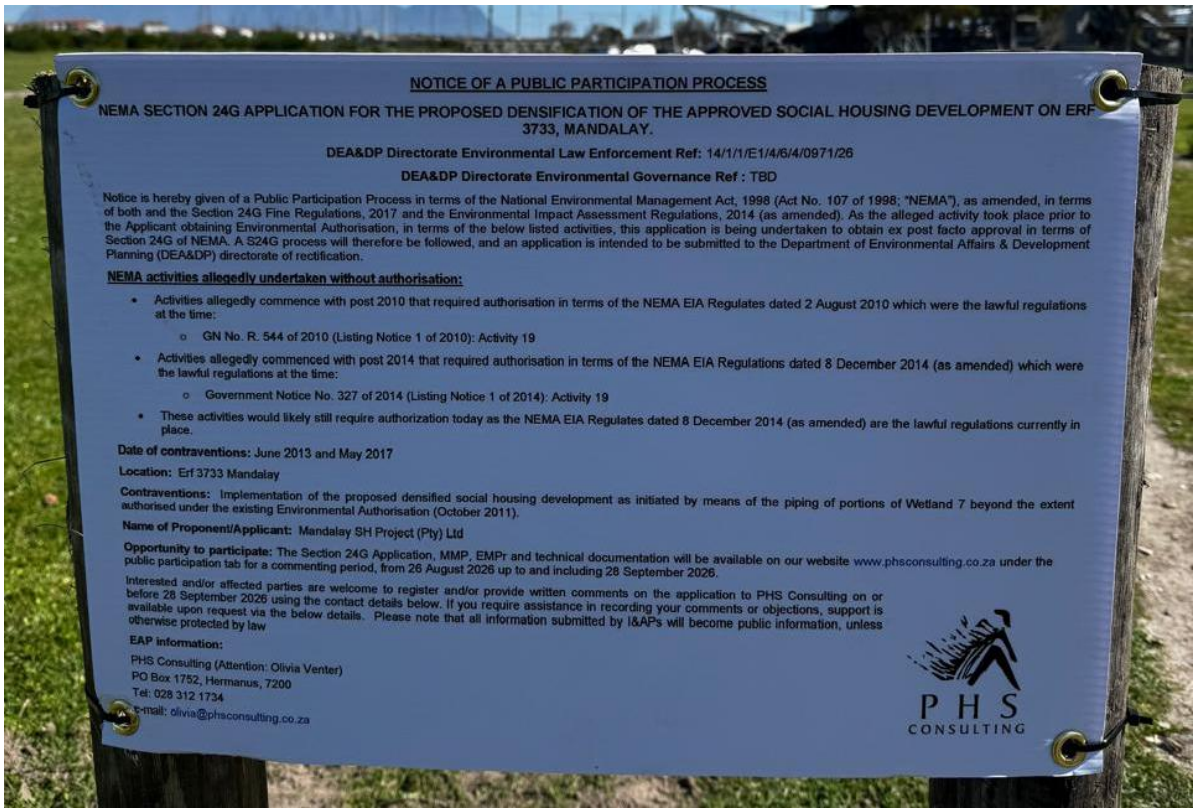


Photo 2: Close-up of site notice placed at Erf 3733, Mandalay



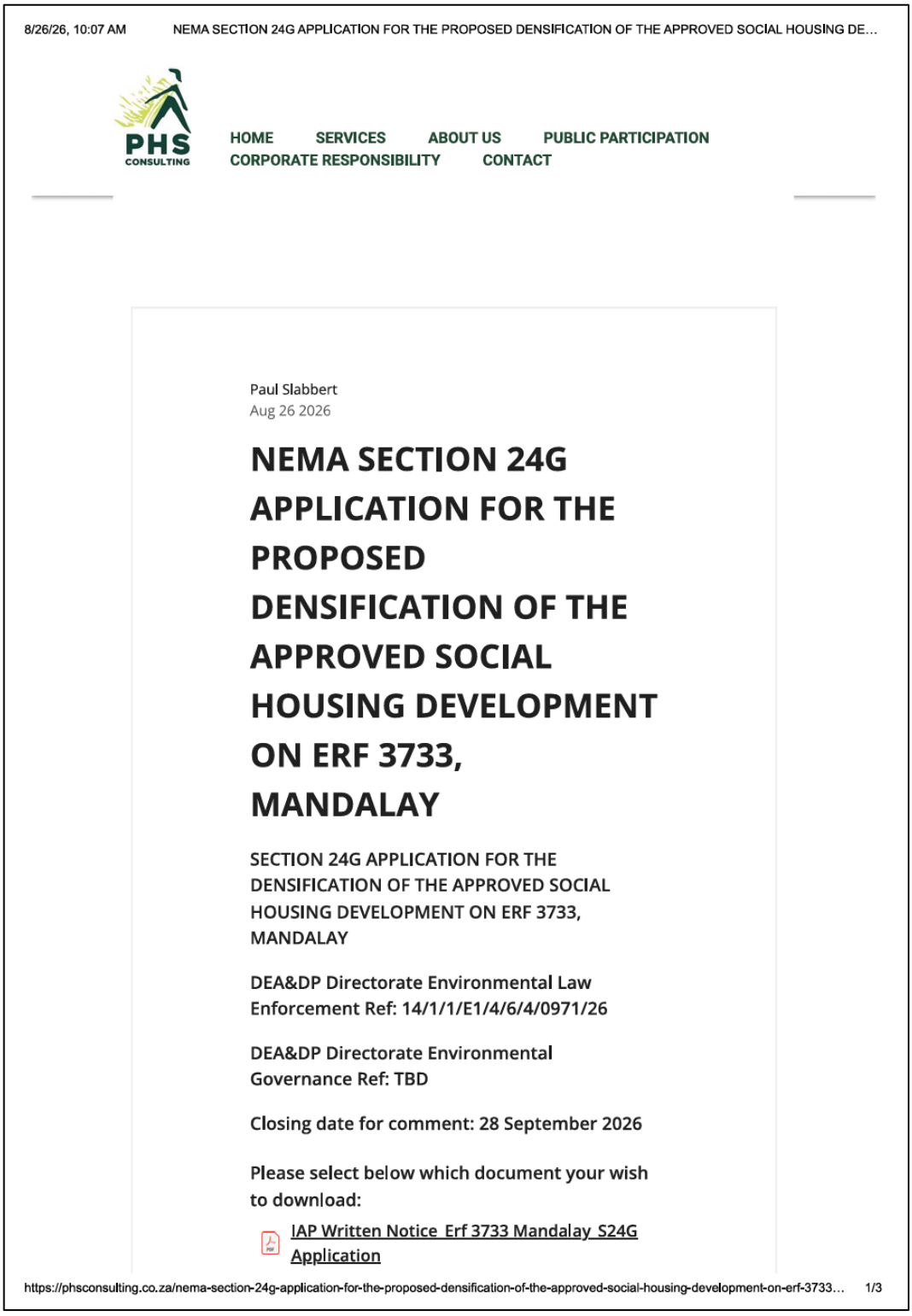
Photo 3: Location of site notice placed at Erf 3733 Mandalay



Photo 4: Close up of site notice placed at Erf 3733 Mandalay

3. Public Participation Circulation (26 August 2026 – 28 September 2026)

3.1. Proof that the NEMA S24G Application was available for download from the PHS website from 26 August 2026



8/26/26, 10:07 AM NEMA SECTION 24G APPLICATION FOR THE PROPOSED DENSIFICATION OF THE APPROVED SOCIAL HOUSING DE...

PHS CONSULTING

HOME SERVICES ABOUT US PUBLIC PARTICIPATION
CORPORATE RESPONSIBILITY CONTACT

Paul Slabbert
Aug 26 2026

NEMA SECTION 24G APPLICATION FOR THE PROPOSED DENSIFICATION OF THE APPROVED SOCIAL HOUSING DEVELOPMENT ON ERF 3733, MANDALAY

SECTION 24G APPLICATION FOR THE DENSIFICATION OF THE APPROVED SOCIAL HOUSING DEVELOPMENT ON ERF 3733, MANDALAY

DEA&DP Directorate Environmental Law Enforcement Ref: 14/1/1/E1/4/6/4/0971/26

DEA&DP Directorate Environmental Governance Ref: TBD

Closing date for comment: 28 September 2026

Please select below which document your wish to download:

IAP Written Notice_Erf 3733 Mandalay_S24G Application

https://phsconsulting.co.za/nema-section-24g-application-for-the-proposed-densification-of-the-approved-social-housing-development-on-erf-3733... 1/3

- Erf 3733 Mandalay S24G-Application
- Erf 3733 Mandalay S24G Assessment Report
- Appendix A - Locality and Topocadastral Maps
- Appendix B - Proposed Site Plan
- Appendix C - Approved Building Plans
- Appendix D - Photo Report Erf 3733 Mandalay
- Appendix E - Biodiversity overlays of Erf 3733 Mandalay
- Appendix F1 - 2011 Environmental Authorisation
- Appendix F2 - 2022 Ammended Environmental Authorisation
- Appendix F3 - LUPO Approval [06-08-2012]
- Appendix F4 - Water Use Licence 2015
- Appendix F5 - Hertiage Western Cape Record of Decision
- Appendix G - IAP Register
- Appendix H1 - Freshwater Impact Assessment 2026
- Appendix H2 - Freshwater Ecological Report 2008
- Appendix H3 - Wetland offset Mandalay 2015
- Appendix H4 - Wetland Maintenance Management Plan, Erf 776, Mandalay
- Appendix H5 - Traffic Impact Assessment 2023
- Appendix H6 - Town Planning Report 10 July 2023
- Appendix H7 - Architects Letter Smith & Smith Architects Oct 23
- Appendix H8 - Civil Engineeering Report 2023
- Appendix H9.1 - Stormwater Management Plan 2013
- Appendix H9.2 - CoCT Communication RE the piping & Stormwater
- Appendix H9.3 - Stormwater Management Plan 2026
- Appendix I -EMPr
- Appendix J1 - Pre-App Consultation 2025.11.05
- Appendix J2 - External Audit Dec25
- Appendix J3 - Pre-Complinace Notice 2026.04.29
- Appendix J4 - PCN Response - 26 May 2026

- Appendix J5 - PCN Additional Response - 25 June 2026
- Appendix J6 - Response letter to PCN Represantations
- Appendix K - Certified Copies of Director's ID
- Appendix L - Certified copy of the title deed
- Appendix M1 - CoCT Water & Sanitation Service Letter
- Appendix M2 - CoCT Electricity Supply Letter
- Appendix M3 - CoCT Comments on Stormwater Management Plan
- Appendix M4 - CoCT Waste Services Letter
- Appendix N1 - WC Letter of Support Mandalay SH Project - 14 September 2023
- Appendix N2 - CoCT Confirmation of Social Project September 2023
- Appendix O1 - Screening Tool Report
- Appendix O2 - Site Sensitivity Verification Report
- Appendix P - Landscape plan for a mixed-use development on Erf 3733 Mandalay

ENVIRONMENTAL – HERITAGE
LAND USE – ECO TOURISM

– contact us –

3.2. Written Notice Provided to I&APs on 26 August 2026

PHS CONSULTING
environmental, land-use, eco-tourism planning and management.

PUBLIC PARTICIPATION PROCESS FOR A NEMA SECTION 24G APPLICATION FOR THE PROPOSED DENSIFICATION OF THE APPROVED SOCIAL HOUSING DEVELOPMENT ON ERF 3733, MANDALAY.

DEA&DP Directorate Environmental Law Enforcement Ref: 14/1/1/E1/4/6/4/0971/26

DEA&DP Directorate Environmental Governance Ref: TBD

25 August 2026

Dear Interested and Affected Party,

Notice is hereby given of a Public Participation Process in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998; "NEMA"), as amended, in terms of both and the Section 24G Fine Regulations, 2017 and the Environmental Impact Assessment Regulations, 2014 (as amended). As the alleged activity took place prior to the Applicant obtaining Environmental Authorisation, in terms of the below listed activities, this application is being undertaken to obtain ex post facto approval in terms of Section 24G of NEMA. A S24G process will therefore be followed, and an application is intended to be submitted to the Department of Environmental Affairs & Development Planning (DEA&DP) directorate of rectification.

NEMA activities allegedly undertaken without authorisation:

- Activities allegedly commenced with post 2010 that required authorisation in terms of the NEMA EIA Regulates dated 2 August 2010 which were the lawful regulations at the time:
  - GN No. R. 544 of 2010 (Listing Notice 1 of 2010): Activity 18
- Activities allegedly commenced with post 2014 that required authorisation in terms of the NEMA EIA Regulations dated 8 December 2014 (as amended) which were the lawful regulations at the time:
  - Government Notice No. 327 of 2014 (Listing Notice 1 of 2014): Activity 19
- These activities would likely still require authorization today in terms of the NEMA EIA Regulates dated 8 December 2014 (as amended) which are the current lawful regulations in place.

NEMA Listed Activities Applied For:

Listing Notice 1 of 2010 (GN554):

tel: (028) 312 1734 | olivia@phsconsulting.co.za | PO Box 1752 | Hermanus 7200
Fynbosland 323 CC t/a PHS Consulting Reg 2005/081216/23

Activity 18: The infilling or depositing of any material of more than 5 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 5 cubic metres from

(i) a watercourse;

(ii) the seashore; or

(iii) the littoral active zone, an estuary or a distance of 100 metres inland of the high-water mark of the sea or an estuary, whichever distance is the greater

but excluding where such infilling, depositing , dredging, excavation, removal or moving

(a) is for maintenance purposes undertaken in accordance with a maintenance management plan; or

(b) will occur behind a development setback

Listing Notice 1 of 2014 (GN327 of 2014):

Activity 19: The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse but excluding where such infilling, depositing, dredging, excavation, removal or moving—

(i) will occur behind a development setback;

(ii) is for maintenance purposes undertaken in accordance with a maintenance management plan; [or]

(iii) falls within the ambit of activity 21 in this Notice, in which case that activity applies;

(iv) occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or

(v) where such development is related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies.

A NEMA Section 24G Application is intended to be submitted to Department of Environmental Affairs and Development Planning (DEA&DP) Directorate: Environmental Governance (Rectification) to carry out the following:

Activity: Implementation of the proposed densified social housing development as initiated by means of the piping of portions of Wetland 7 beyond the extent authorised under the existing Environmental Authorisation (October 2011).

Location: Erf 3733 Mandalay

Name of Proponent: Mandalay SH Project (Pty) Ltd

Date of contraventions: June 2013 and May 2017

Availability of Report and Opportunity to Comment: The Section 24G Application will be available on our website, www.phsconsulting.co.za under the public participation tab. Interested and/or affected parties are welcome to register and lodge comments, queries or issues to **PHS CONSULTING** from **Wednesday 26 August 2026** up to and inclusive of **Monday 28 September 2026** via the below-mentioned contact details. Please note that all information submitted by I&APs will become public information, unless otherwise protected by law

Furthermore, please can adjacent landowners inform their tenants of the proposal and opportunity to comment, and/or provide the EAP with the necessary contact details. Likewise, please can all tenants who reside adjacent to the site, inform their landowners of the proposal and opportunity to comment, and/or provide the EAP with the necessary contact details.

Individuals who need special assistance, may request assistance in recording their comments or objections, at the details below.

Comments must be sent on or before 28 September 2026 to:

PHS CONSULTING (Attention Olivia Venter)
PO Box 1752, Hermanus, 7200
Tel: 028 312 1734
e-mail: olivia@phsconsulting.co.za
EAP: Paul Slabbert (EAPASA Reg 2019-1036) & Candidate EAP: Olivia Venter (EAPASA Reg 2023/6743)

Yours sincerely,

Olivia Venter
BSc Conservation Ecology
Candidate Natural Scientist (154065)
Candidate Environmental Assessment Practitioner (2023/6743)

3.2.1. Proof of Communication to DEADP on 26 August 2026

Olivia Brunings

From:	Olivia Brunings <olivia@phsconsulting.co.za>
Sent:	Wednesday, 26 August 2026 10:09
To:	'Zaidah Toefy'; 'Nabeelah Khan'; 'Fundiswa Zingithwa-Lwana'
Cc:	'Paul Slabbert'; 'Graham Kusano'; 'Solly Mboweni'
Subject:	Notice of Public Participation: NEMA Section 24G Application for the proposed densification of the approved social housing development on Erf 3733, Mandalay
Attachments:	14.1.1.E1.4.6.4.0971.26 (Response letter to Represantations)a.pdf; 14-1-1-E1-4-6-4-0971-26 PCN NON COMP EAa.pdf; Pre-App Consultation 2025.11.05.pdf

Good day Zaidah,

I trust you are well.

The above project refers:

- Directorate: Environmental Law Enforcement PCN ref: 14/1/1/E1/4/6/4/0971/26

We have been advised to proceed with a rectification application for the development. Please refer to the attached communication for project background.

The public participation process in terms of both and the Section 24G Fine Regulations, 2017 and the Environmental Impact Assessment Regulations, 2014 (as amended) starts on 26 August 2026 and runs up to and inclusive of 28 September 2026.

For ease of reference please see the WeTransfer link below to download the relevant documentation for commenting and record purposes. Please confirm once you have downloaded it successfully.

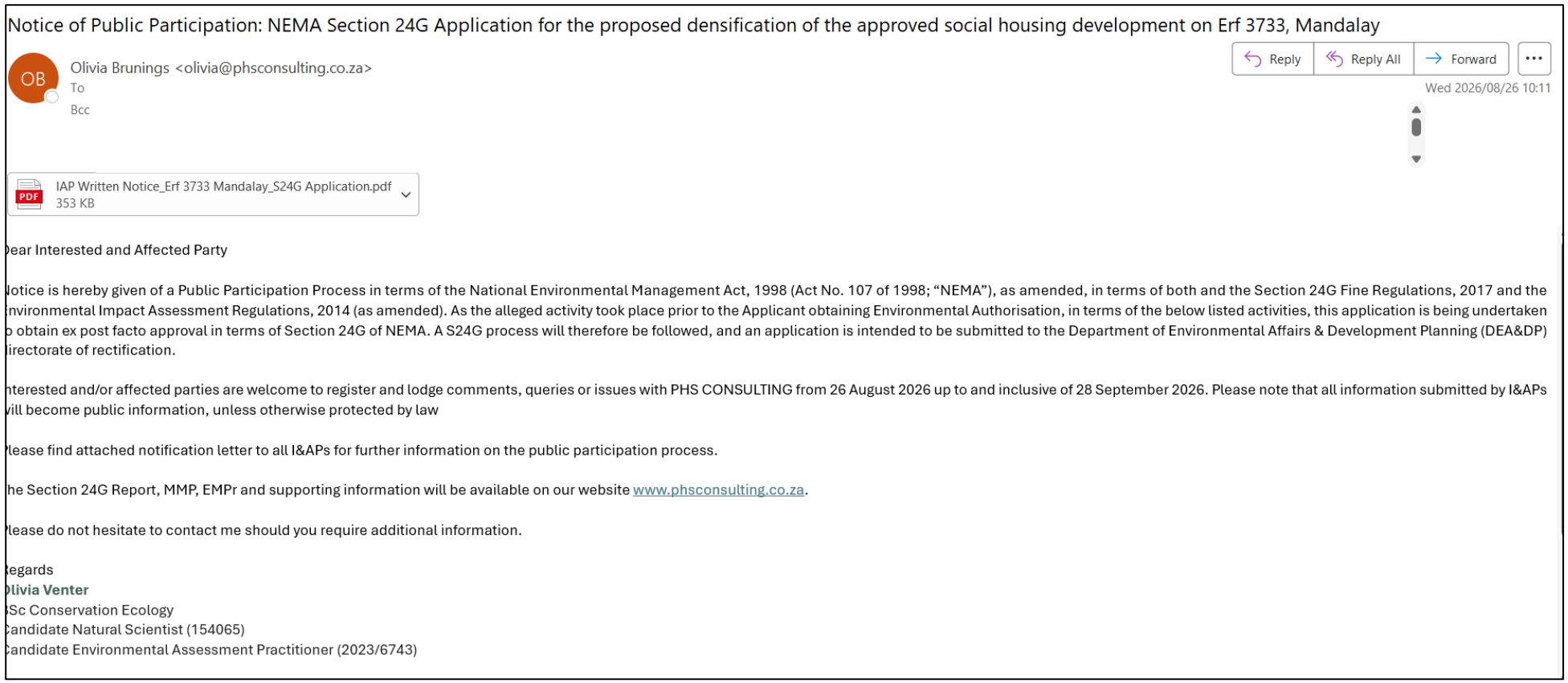
https://we.tl/t-DQixn9KtwiVPb0Ch

Kind Regards
Olivia Venter
BSc Conservation Ecology
Candidate Natural Scientist (154065)
Candidate Environmental Assessment Practitioner (2023/6743)

PHS Consulting
Environmental, Heritage, Eco-Tourism and Land-Use
Cell: 076 849 5969
Email: olivia@phsconsulting.co.za
Website: www.phsconsulting.co.za
Company postal address: PO Box 1752, Hermanus, 7200

You are receiving communication from us for professional reasons or as Interested and Affected Party only. The Protection of Personal Information Act (POPIA) requires that we protect your information and that we obtain your consent to communicate with you in the future. If you wish to be removed from any data list, simply state so, or we will remove your detail after a project is completed. Note we will use your personal information confidentially and professionally.

3.2.2. Proof of Communication to State Departments, Adjacent Landowners and identified IAPs on 26 August 2026



Notice of Public Participation: NEMA Section 24G Application for the proposed densification of the approved social housing development on Erf 3733, Mandalay

OB Olivia Brunings <olivia@phsconsulting.co.za>
To
Bcc

Reply | Reply All | Forward | ...
Wed 2026/08/26 10:11

IAP Written Notice_Erf 3733 Mandalay_S24G Application.pdf
353 KB

)ear Interested and Affected Party

Notice is hereby given of a Public Participation Process in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998; "NEMA"), as amended, in terms of both and the Section 24G Fine Regulations, 2017 and the Environmental Impact Assessment Regulations, 2014 (as amended). As the alleged activity took place prior to the Applicant obtaining Environmental Authorisation, in terms of the below listed activities, this application is being undertaken o obtain ex post facto approval in terms of Section 24G of NEMA. A S24G process will therefore be followed, and an application is intended to be submitted to the Department of Environmental Affairs & Development Planning (DEA&DP) Directorate of rectification.

nterested and/or affected parties are welcome to register and lodge comments, queries or issues with PHS CONSULTING from 26 August 2026 up to and inclusive of 28 September 2026. Please note that all information submitted by I&APs will become public information, unless otherwise protected by law

Please find attached notification letter to all I&APs for further information on the public participation process.

The Section 24G Report, MMP, EMPr and supporting information will be available on our website www.phsconsulting.co.za.

Please do not hesitate to contact me should you require additional information.

Regards
Olivia Venter
BSc Conservation Ecology
Candidate Natural Scientist (154065)
Candidate Environmental Assessment Practitioner (2023/6743)

Notice of Public Participation: NEMA Section 24G Application for the proposed densification of the approved social housing development on Erf 3733, Mandalay

OB

Olivia Brunings <olivia@phsconsulting.co.za>
To
Bcc

Reply | Reply All | Forward

Wed 2026/08/26 10:11

IAP Written Notice_Erf 3733 Mandalay_S24G Application.pdf
353 KB

Dear Interested and Affected Party

Notice is hereby given of a Public Participation Process in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998; "NEMA"), as amended, in terms of both and the Section 24G Fine Regulations, 2017 and the Environmental Impact Assessment Regulations, 2014 (as amended). As the alleged activity took place prior to the Applicant obtaining Environmental Authorisation, in terms of the below listed activities, this application is being undertaken to obtain ex post facto approval in terms of Section 24G of NEMA. A S24G process will therefore be followed, and an application is intended to be submitted to the Department of Environmental Affairs & Development Planning (DEA&DP) directorate of rectification.

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Please do not hesitate to contact me should you require additional information.

Regards
Olivia Venter
BSc Conservation Ecology
Candidate Natural Scientist (154065)
Candidate Environmental Assessment Practitioner (2023/6743)

PHS Consulting

Notice of Public Participation: NEMA Section 24G Application for the proposed densification of the approved social housing development on Erf 3733, Mandalay

OB

Olivia Brunings <olivia@phsconsulting.co.za>
To
Bcc

Reply | Reply All | Forward

Wed 2026/08/26 10:11

IAP Written Notice_Erf 3733 Mandalay_S24G Application.pdf
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Please do not hesitate to contact me should you require additional information.

Regards
Olivia Venter
BSc Conservation Ecology
Candidate Natural Scientist (154065)
Candidate Environmental Assessment Practitioner (2023/6743)

Notice of Public Participation: NEMA Section 24G Application for the proposed densification of the approved social housing development on Erf 3733, Mandalay

OB

Olivia Brunings <olivia@phsconsulting.co.za>
To
Bcc

Reply | Reply All | Forward | ...

Wed 2026/08/26 10:11

IAP Written Notice_Erf 3733 Mandalay_S24G Application.pdf
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Interested and/or affected parties are welcome to register and lodge comments, queries or issues with PHS CONSULTING from 26 August 2026 up to and inclusive of 28 September 2026. Please note that all information submitted by I&APs will become public information, unless otherwise protected by law

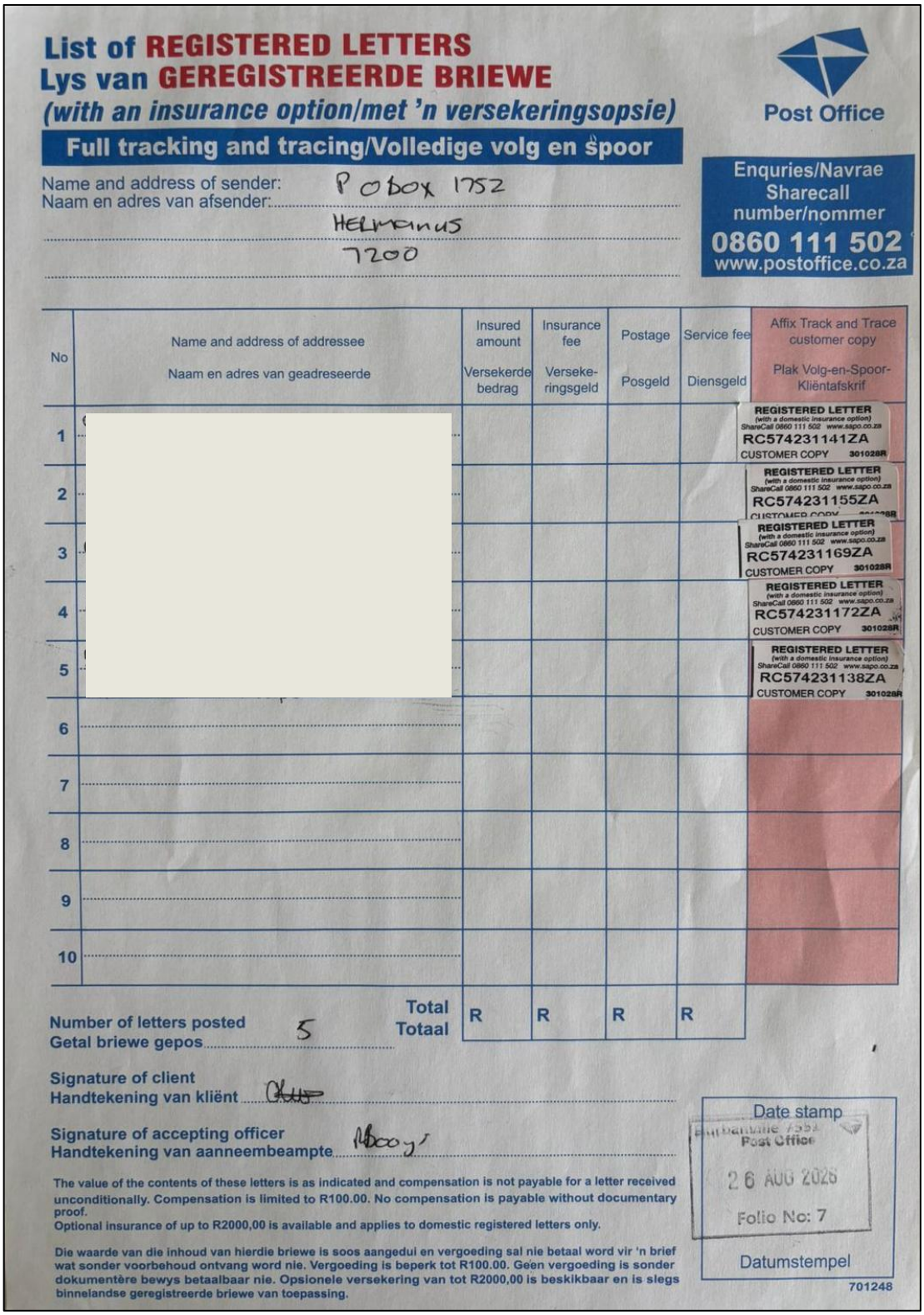
Please find attached notification letter to all I&APs for further information on the public participation process.

The Section 24G Report, MMP, EMPr and supporting information will be available on our website www.phsconsulting.co.za.

Please do not hesitate to contact me should you require additional information.

Regards
Olivia Venter
BSc Conservation Ecology
Candidate Natural Scientist (154065)
Candidate Environmental Assessment Practitioner (2023/6743)

3.2.3. Proof of registered mail sent on 26 August 2026



List of REGISTERED LETTERS
Lys van GEREGISTREERDE BRIEWE
(with an insurance option/met 'n versekeringsopsie)

Full tracking and tracing/Volledige volg en spoor

Post Office

Name and address of sender:
Naam en adres van afsender:
P O Box 1752
Helmanus
7200

Enquries/Navrae Sharecall number/nommer
0860 111 502
www.postoffice.co.za

No	Name and address of addressee / Naam en adres van geadreseerde	Insured amount / Versekerde bedrag	Insurance fee / Versekeringsgeld	Postage / Posgeld	Service fee / Diensgeld	Affix Track and Trace customer copy / Plak Volg-en-Spoor-Kliëntafskrif
1	[redacted]					REGISTERED LETTER (with a domestic insurance option) ShareCall 0860 111 502 www.sapo.co.za RC574231141ZA CUSTOMER COPY 301028R
2						REGISTERED LETTER (with a domestic insurance option) ShareCall 0860 111 502 www.sapo.co.za RC574231155ZA
3						REGISTERED LETTER (with a domestic insurance option) ShareCall 0860 111 502 www.sapo.co.za RC574231169ZA CUSTOMER COPY 301028R
4						REGISTERED LETTER (with a domestic insurance option) ShareCall 0860 111 502 www.sapo.co.za RC574231172ZA CUSTOMER COPY 301028R
5						REGISTERED LETTER (with a domestic insurance option) ShareCall 0860 111 502 www.sapo.co.za RC574231138ZA CUSTOMER COPY 301028R
6						
7						
8						
9						
10						
	Total / Totaal	R	R	R	R	

Number of letters posted / Getal briewe gepos: 5

Signature of client / Handtekening van kliënt:

Signature of accepting officer / Handtekening van aanneembeampte:

Date stamp / Datumstempel
Post Office
26 AUG 2026
Folio No: 7

The value of the contents of these letters is as indicated and compensation is not payable for a letter received unconditionally. Compensation is limited to R100.00. No compensation is payable without documentary proof.
Optional insurance of up to R2000,00 is available and applies to domestic registered letters only.

Die waarde van die inhoud van hierdie briewe is soos aangedui en vergoeding sal nie betaal word vir 'n brief wat sonder voorbehoud ontvang word nie. Vergoeding is beperk tot R100.00. Geen vergoeding is sonder dokumentêre bewys betaalbaar nie. Opsionele versekering van tot R2000,00 is beskikbaar en is slegs binnelandse geregistreerde briewe van toepassing.

701248

3.3. PPP IAP Registrations

PPP IAP Registrations PLEASE NOTE: THE CONTACT INFORMATION OF PRIVATE LANDOWNERS AND IAPS IS SUBJECT TO POPIA AND WILL BE REDEACTED FROM DOCUMENTS MADE AVAILABLE IN THE PUBLIC DOMAIN			
Contact Person	**Stakeholder Organisation**	**Date of Comment**	**Email Adress**
Linah Maqashu	Private IAP (Local Resident)	26 August 2026	POPI
Thabo Mafuna	Private IAP (Local Resident)	28 August 2026	POPI
Zukisa Dlaku	BOCMA	29 September 2026	zdlaku@bocma.co.za
Vanessa Stoffels	Department of infrastructure Chief Directorate Road Planning, Roads Branch	6 October 2026	Land.Use@westerncape.gov.za

3.4.Comments Received

3.4.1. Email received from Linah Maqashu dated 26 August 2026

Olivia Brunings

From: Olivia Brunings <olivia@phsconsulting.co.za>
Sent: Wednesday, 26 August 2026 16:22
To: 'Linah Maqashu'
Subject: RE: Notice of Public Participation: NEMA Section 24G Application for the proposed densification of the approved social housing development on Erf 3733, Mandalay

Good afternoon Linah,

Thank you for your enquiry.

There is no specific template that needs to be completed. You are welcome to register you interest and lodge any comments, queries or concerns regarding the proposed application via email on or before 28 September 2026.

Should you have any questions, please feel free to reach out.

Kind regards
Olivia Venter
BSc Conservation Ecology
Candidate Natural Scientist (154065)
Candidate Environmental Assessment Practitioner (2023/6743)

PHS Consulting
Environmental, Heritage, Eco-Tourism and Land-Use
Cell: 076 849 5969
Email: olivia@phsconsulting.co.za
Website: www.phsconsulting.co.za
Company postal address: PO Box 1752, Hermanus, 7200

You are receiving communication from us for professional reasons or as Interested and Affected Party only. The Protection of Personal Information Act (POPIA) requires that we protect your information and that we obtain your consent to communicate with you in the future. If you wish to be removed from any data list, simply state so, or we will remove your detail after a project is completed. Note we will use your personal information confidentially and professionally.

From:
Sent: Wednesday, 26 August 2026 13:07
To: Olivia Brunings <olivia@phsconsulting.co.za>
Subject: Re: Notice of Public Participation: NEMA Section 24G Application for the proposed densification of the approved social housing development on Erf 3733, Mandalay

Dear Olivia

I hope you are well.

Thank you for the notice, is there a template that I need to complete to register my interest/ comments on the proposed application?

1

Have a great day.

Kind regards

Linah

On Wed, Aug 26, 2026 at 10:10 AM Olivia Brunings <olivia@phsconsulting.co.za> wrote:

> Dear Interested and Affected Party
>
> Notice is hereby given of a Public Participation Process in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998; "NEMA"), as amended, in terms of both and the Section 24G Fine Regulations, 2017 and the Environmental Impact Assessment Regulations, 2014 (as amended). As the alleged activity took place prior to the Applicant obtaining Environmental Authorisation, in terms of the below listed activities, this application is being undertaken to obtain ex post facto approval in terms of Section 24G of NEMA. A S24G process will therefore be followed, and an application is intended to be submitted to the Department of Environmental Affairs & Development Planning (DEA&DP) directorate of rectification.
>
> Interested and/or affected parties are welcome to register and lodge comments, queries or issues with PHS CONSULTING from 26 August 2026 up to and inclusive of 28 September 2026. Please note that all information submitted by I&APs will become public information, unless otherwise protected by law
>
> Please find attached notification letter to all I&APs for further information on the public participation process.
>
> The Section 24G Report, MMP, EMPr and supporting information will be available on our website www.phsconsulting.co.za.
>
> Please do not hesitate to contact me should you require additional information.
>
> Regards
>
> **Olivia Venter**
>
> BSc Conservation Ecology
>
> Candidate Natural Scientist (154065)
>
> Candidate Environmental Assessment Practitioner (2023/6743)

3.4.2. Email received from Linah Maqashu dated 18 September 2026

Olivia Brunings

From:
Sent: Friday, 18 September 2026 14:07
To: Olivia Brunings
Subject: Re: Notice of Public Participation: NEMA Section 24G Application for the proposed densification of the approved social housing development on Erf 3733, Mandalay
Attachments: Response to S24G application 18092026.pdf

Flag Status: Flagged

Dear Olivia

I hope you are well.

I would like to be registered as an I&AP, attached is my submission for consideration.

Have a great day.

Kind regards

Linah

On Wed, Aug 26, 2026 at 4:22 PM Olivia Brunings <olivia@phsconsulting.co.za> wrote:

> Good afternoon Linah,
>
> Thank you for your enquiry.
>
> There is no specific template that needs to be completed. You are welcome to register you interest and lodge any comments, queries or concerns regarding the proposed application via email on or before 28 September 2026.
>
> Should you have any questions, please feel free to reach out.
>
> Kind regards
>
> **Olivia Venter**
>
> BSc Conservation Ecology
>
> Candidate Natural Scientist (154065)

1

3.4.3. Letter received from Linah Maqashu via email dated 18 September 2026

RE: HOMEOWNER REPRESENTATION AND OBJECTION

NEMA SECTION 24G APPLICATION FOR THE PROPOSED DENSIFICATION OF THE APPROVED SOCIAL HOUSING DEVELOPMENT ON ERF 3733, MANDALAY

Date: 18 September 2026

Introduction

I, Linah Maqashu am making the following submission as a homeowner and resident who will be directly and indirectly affected by the proposed densification of the approved social housing development on Erf 3733, Mandalay. While I recognize the importance of affordable and social housing, the Section 24G application seeks to regularize activities that have allegedly commenced without the required environmental authorization. As such I am concerned that the report understates cumulative impacts. I therefore submit that the application be subjected to rigorous scrutiny and that approval should not be granted unless all environmental, social, traffic, infrastructure and cumulative impacts are fully assessed and appropriately mitigated.

Below are concerns for consideration before final decisions are made regarding the S24G application:

1. Concern regarding increased density

   The proposed densification substantially increases the intensity of land use within an existing residential environment. The approved development consisted of approximately **521 units**, while the revised proposal includes **770 units, a density increase of approximately 47.8%.**

   The cumulative impacts of increasing density by nearly 48% are not comprehensively assessed as the reports repeatedly state impacts will not differ materially from the already approved development. However, increased density changes traffic, utility demand and neighbourhood character.

2. Wetland 7 Reclassification

   A major pillar of the application is the argument that: "Wetland 7 was not actually a natural wetland but an anthropogenic stormwater channel."

   The concern regarding the argument is that the original 2008 assessment **identified Wetland 7 as a wetland. Also, the 2015 offset report explicitly recognises Wetland 7 as a wetland with moderate conservation importance.** Now, after the unauthorized piping occurred, a 2026 assessment concludes it was never really a wetland. If the feature has been piped and altered for years, then current ecological conditions cannot necessarily be used as proof of historical conditions. Therefore, the contradiction between the 2008 assessment, 2015 offset report and 2026 findings deserves detailed scrutiny before a final decision is made.

3. Lack of Updated Independent Specialist Reports

   The following key specialists' reports are missing/ need to be updated from the application:

   a) A comprehensive social impact assessment based on the full development.
      - The planning report concludes that the development will provide social housing opportunities and employment benefits but does not contain a detailed assessment of how surrounding residents may be affected by the increased density.
   b) An updated Wetland Offset report is required.
   c) An updated Botanical Assessment report is required – the area is classified as Cape Flats Dune Strandveld, **an endangered vegetation type.**
   d) Climate Resilience Assessment including flood modelling is required:
      - Seeing that groundwater was encountered at shallow depths on the site and stormwater facilities are expected to attenuate large events.
      - Also, the development area experienced flooding in May 2026 which spilled over into the neighbouring community.

4. Heavy reliance of the application on offset-based justification

   The application argues that wetland impacts were compensated through a wetland offset and that the offset will generate a net positive ecological outcome. Since the report was generated in 2015, was there any monitoring done till now and are reports available for review? If not, is there an updated wetland offset report?

5. Property Value Impacts and Neighbourhood Character

   The scale of the development is likely to alter the existing character of the surrounding neighbourhood, which currently consists predominantly of lower-density single residential dwellings and a comparatively low-intensity suburban environment. Also, the increased yield intensifies the built form significantly beyond what I had reasonably anticipated when purchasing and investing in my property, as such I am concerned that the proposed densification may negatively influence market perceptions of the area.

   While I note that property values are outside the scope of environmental authorisation, I submit that the broader social and economic consequences of the proposed densification should nevertheless be considered when assessing social impacts and desirability.

6. Traffic concerns

   The Traffic Impact Assessment conducted only evaluated the potential traffic impacts of the additional 252 flats on the surrounding road network. The report indicates that a single vehicular access in Stinkwood Road is proposed for the development. Since the entire community of Phase 5 commutes via Stinkwood Road, the Traffic Impact Assessment report needs to be revised to include the full impact of the 770 flats on the surrounding neighbourhoods.

Requests and Conditions

As homeowner and resident, I respectfully request that the Competent Authority not approve the application until all outstanding environmental, and social concerns have been comprehensively assessed and independently verified. In particular, my request is that updated specialist studies be commissioned to evaluate the cumulative effects of the proposed densification from approximately 521 to 770 flats, including its impact on traffic, environment, neighbourhood character, and residential amenity. The competent authority should also require an independent peer review of all specialist reports, particularly those relating to freshwater ecology, and the reclassification of Wetland 7, to ensure that the conclusions presented by the applicant are scientifically robust, objective, and free from bias.

Given the reliance on wetland offsets, attenuation ponds, bio-swales, and ongoing environmental rehabilitation measures, my request is for legally enforceable conditions requiring the establishment of a long-term maintenance and monitoring programme, together with clearly identified funding mechanisms and responsible parties. Regular compliance auditing and public reporting should be required to ensure that environmental mitigation measures continue to function as intended throughout the life of the development. I also request the release of any historical monitoring reports, offset implementation reports, and records demonstrating the success of the wetland rehabilitation and offset measures proposed in earlier approvals.

Lastly, my request is that the Competent Authority require further public participation before making a final decision on the application, particularly if additional studies, revised designs, or amended specialist findings become available. All interested and affected parties should be afforded a meaningful opportunity to review and comment on any new information. I submit that approval should only be considered once it has been conclusively demonstrated that the proposed densification will not result in unacceptable environmental impacts, infrastructure constraints, flooding risks, traffic congestion, deterioration in neighbourhood character, or loss of residential amenity for existing communities.

Kind regards

L. MAQASHU

3.4.4. Email received from Thabo Mafuna dated 28 August 2026

Olivia Brunings

To: paul@phsconsulting.co.za
Subject: RE: Nema section 24G - Social housing Development on ERF3733, Mandalay

From: 1
Sent: Friday, 28 August 2026 18:34
To: amanda@phsconsulting.co.za; paul@phsconsulting.com; paul@phsconsulting.co.za
Subject: Fwd: Nema section 24G - Social housing Development on ERF3733, Mandalay

Please forward to olivier
---------- Forwarded message ---------
From: '
Date: Wed, 26 Aug 2026, 16:43
Subject: Nema section 24G - Social housing Development on ERF3733, Mandalay
To: <paul@phsconsulting.com>

Good day Paul,

As community we strongly object on the proposed densification of the approved social housing development on ERF 3733

- Lack community consultation

- Inadequate sewer capacity, currently right we have on going drain problems. Ongoing issues in montclair phase 5

- Flooding when it rains cause of the wetlands. We are still waiting for the full report from the municipality

- Forsee Traffic congestion, as per the report share on the proposed Traffic impact assessment - it is recorded that the Pm peak hours are from 16:15 - 17:15 strongly disagree with the report. We leave office at 17:00 and arrive in montclair at about 18:00. so the times shown on this report are incorrect. Can you the report be redone with suggest PM peak 18:00-19:30

Regards

1

3.4.5. Email received from BOCMA dated 29 September 2026

Olivia Brunings

From: Zukisa Grace Dlaku <zdlaku@bocma.co.za>
Sent: Tuesday, 29 September 2026 08:18
To: Olivia Brunings
Cc: Marisa Alberti; Andiswa Sam; Ntsoakeleng Nakin; Thembisa Torch
Subject: 4/10/3/G22D/Erf 3733 Mandalay
Attachments: 4 10 3 G22D Erf 3733 Mandalay.pdf

Good day Olivia,

Kindly find the attached Comments on the Freshwater Impact Assessment for the S24G Rectification Process for the Proposed Mixed-Use Development on Erven 3303 and 3304 (Subdivided from Erf 776), Mandalay, Western Cape.

Thank you.

Kind Regards,

Zukisa Dlaku
Breede Olifants Catchment Management Agency (BOCMA): WESTERN CAPE, BELLVILLE
CONTACT: Tel: 021 941 6338 | Cell: 060 569 2277 | Email: zdlaku@bocma.co.za

PHYSICAL ADDRESS: 52 Voortreker Road | Bellville | 7530

POSTAL ADDRESS: Private Bag X16 | Sanlamhof | Bellville | 7532

BREEDE-OLIFANTS
CATCHMENT MANAGEMENT AGENCY

3.4.6. Letter received from BOCMA via email dated 29 September 2026

BREEDE-OLIFANTS
CATCHMENT MANAGEMENT AGENCY

52 Voortrekker Road | Bellville | 7530, Private Bag X16 | Sanlamhof | Bellville | 7532

Enquiries: Zukisa Dlaku **Tel:** 021 941 6338 **E-mail:** zdlaku@bocma.co.za

Reference: 4/10/3/G22D/Erf 3733 Mandalay Date: 28 September 2026

PHS Consulting
Attention: Olivia Venter olivia@phsconsulting.co.za

COMMENTS ON THE FRESHWATER IMPACT ASSESSMENT FOR THE S24G RECTIFICATION PROCESS FOR THE PROPOSED MIXED-USE DEVELOPMENT ON ERVEN 3303 AND 3304 (SUBDIVIDED FROM ERF 776), MANDALAY, WESTERN CAPE

Your application dated August 2026 has reference.

The Breede-Olifants Catchment Management Agency (BOCMA) has evaluated the submitted documents and has the following comments:

1. The Breede-Olifants Catchment Management Agency (BOCMA) acknowledges receipt of the Freshwater Impact Assessment submitted in support of the Section 24G rectification process for the unlawful piping and infilling of portions of "Wetland 7", as well as the proposed mixed-use housing development and densification on Erven 3303 and 3304, Mandalay, Western Cape.

2. Based on the information provided, BOCMA has no objection in principle to the proposed development, subject to compliance with the requirements of the National Water Act, 1998 (Act No. 36 of 1998), and other applicable water resource management requirements. These comments do not constitute approval or authorisation of any water use requiring authorisation in terms of the Act.

3. BOCMA notes that a WUL was issued in 2015 for the piping of portions of "Wetland 7" and the establishment of a wetland offset area. The Freshwater Impact Assessment further indicates that piping undertaken during 2017/2018 extended beyond the extent authorised by the existing WUL. The extent of the existing piping and associated activities must therefore be considered against the existing WUL and its conditions.

4. Where the piping and infilling activities resulted in the impeding or diversion of flow or the alteration of the bed, banks, course or characteristics of a watercourse, the applicability of Section 21(c) and Section 21(i) of the National Water Act must be considered. Any water use requiring authorisation must be authorised in accordance with the National Water Act before the relevant activity is undertaken or continued.

5. The Freshwater Impact Assessment identifies "Wetland 7" as a stormwater channel and states that no natural freshwater ecosystems were identified within the study area during the 2026 field assessment. Notwithstanding this finding, the water-resource implications of the piping, infilling and associated stormwater management must still be addressed in terms of the National Water Act.

6. Stormwater generated by the proposed development must be appropriately managed on site and may not result in increased erosion, sedimentation, flooding or pollution of surrounding water resources.

7. The existing stormwater pond identified as part of the wetland offset area must be adequately maintained and managed to ensure that it continues to perform its intended stormwater management and ecological functions. The Freshwater Impact Assessment recommends that a Maintenance Management Plan be implemented for the open-space areas and wetland offset area.

8. BOCMA notes the recommendations of the Freshwater Impact Assessment regarding the retention of the existing piped status quo and management of the wetland offset area. Such recommendations do not replace or exempt the applicant from complying with the conditions of the existing WUL and any applicable requirements of the National Water Act.

9. All requirements as stipulated in the National Water Act, 1998 (Act No. 36 of 1998) regarding water use must be adhered to.

10. These comments do not exempt you from complying with other relevant legislations and requirements of other governmental Departments.

11. BOCMA reserves the right to revise initial comments and request further information based on any additional information received.

Yours faithfully

pp:
Jan van Staden
Chief Executive Officer (Acting)
28 September 2026

3.4.7. Email received from Roads dated 6 October 2026

Olivia Brunings

From: DOI Land Use <Land.Use@westerncape.gov.za>
Sent: Tuesday, 06 October 2026 14:34
To: Olivia Brunings
Subject: RE: Notice of Public Participation: NEMA Section 24G Application for the proposed densification of the approved social housing development on Erf 3733, Mandalay

Good day Ms Brunings

Thank you for your application to this Branch. No proclaimed provincial road abuts this development.

No further action necessary from this Branch.

Kindly remove this Branch from the I&APS distribution list.

Kind Regards

Vanessa Stoffels
Admin Officer
Road Use Management
Chief Directorate Road Planning, Roads Branch
Department of Infrastructure
Western Cape Government
Tel: 021 483 4669

9 Dorp Street, Cape Town: PO Box 2603, Cape Town 8000

Email: vanessa.stoffels@westerncape.gov.za
Website: www.westerncape.gov.za
Road Network Information System: http://rnis.westerncape.gov.za

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Western Cape Government FOR YOU

top EMPLOYER South Africa 2026 FOR A BETTER WORLD OF WORK

From: Olivia Brunings <olivia@phsconsulting.co.za>
Sent: Wednesday, August 26, 2026 10:11 AM
To: Olivia Brunings <olivia@phsconsulting.co.za>

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