



**EIA REFERENCE:** 16/3/3/1/A4/60/3040/25  
**NEAS REFERENCE:** WCP/EIA/0001701/2025  
**DATE OF ISSUE:** 23 MARCH 2026

The Municipal Manager  
City of Cape Town  
12<sup>th</sup> Floor  
Tower Block  
Cape Town Civic Centre  
12 Hertzog Boulevard  
**CAPE TOWN**  
8001

**For Attention: Mr. Siraaj Slamang**

Tel.: (021) 400 1602

Email: [siraaj.slamang@capetown.gov.za](mailto:siraaj.slamang@capetown.gov.za)

Dear Sir

**APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) ("NEMA") AND THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED): THE PROPOSED ESTABLISHMENT OF THE TAFELSIG CEMETERY AND ASSOCIATED INFRASTRUCTURE ON PORTION 60 OF THE FARM NO. CA544, TAFELSIG, MITCHELL'S PLAIN**

1. With reference to the above application, the Directorate hereby notifies you of its decision to **grant** Environmental Authorisation, attached herewith, together with the reasons for the decision.
2. In terms of Regulation 4 of the EIA Regulations, 2014 (as amended), you are instructed to ensure, within 14 days of the date of the decision on the application, that all registered Interested and Affected Parties ("I&APs") are provided with access to the decision and reasons for the decision, and that all registered I&APs are notified of their right to appeal.
3. Your attention is drawn to Chapter 2 of the National Appeal Regulations, 2025, which prescribes the appeal procedure to be followed. This procedure is summarised in the Environmental Authorisation below.

Your interest in the future of the environment is greatly appreciated.

Yours faithfully

**MR. ZAAHIR TOEFY**

**DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)**

**WESTERN CAPE GOVERNMENT: ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING**

Copied to:

- (1) Mr. Jeremy Rose (Infinity Environmental Pty (Ltd))
- (2) Ms. Rachel Schnackenberg (City of Cape Town)
- (3) Ms. Maurietta Sewart (City of Cape Town – Tygerberg District)

Email: [Jeremy@infinityenv.co.za](mailto:Jeremy@infinityenv.co.za)

Email: [Rachel.Schnackenberg@capetown.gov.za](mailto:Rachel.Schnackenberg@capetown.gov.za)

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**EIA REFERENCE:** 16/3/3/1/A4/60/3040/25  
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## ENVIRONMENTAL AUTHORISATION

### APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) ("NEMA") AND THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED): THE PROPOSED ESTABLISHMENT OF THE TAFELSIG CEMETERY AND ASSOCIATED INFRASTRUCTURE ON PORTION 60 OF THEW FARM NO. CA544, TAFELSIG, MITCHELL'S PLAIN

With reference to your application for the abovementioned, find below the outcome with respect to this application.

#### DECISION

By virtue of the powers conferred on it by the NEMA and the EIA Regulations, 2014 (as amended), the Competent Authority herewith **grants Environmental Authorisation** to the applicant to undertake the Listed Activities specified in section B below with respect to the Preferred Activity Alternative, described in the final Basic Assessment Report ("BAR").

The applicant for this Environmental Authorisation is required to comply with the conditions set out in section E below.

#### A. DETAILS OF THE HOLDER FOR THIS ENVIRONMENTAL AUTHORISATION

City of Cape Town Municipality  
C/O: Mr. Siraj Slamang  
12 Floor, Tower Block  
Cape Town Civic Centre  
**CAPE TOWN**  
8001

Tel.: (021) 400 1602  
E-mail: [siraj.slamang@capetown.gov.za](mailto:siraj.slamang@capetown.gov.za)

The abovementioned applicant is the holder of this Environmental Authorisation and is hereinafter referred to, as "**the holder**".

#### B. LISTED ACTIVITY AUTHORISED

Listed Activity	Activity/Project Description
<p><b>Listing Notice 1 of the EIA Regulations, 2014 (as amended)</b></p> <p><b>Activity Number: 23</b> <b>Activity Description:</b> <i>"The development of cemeteries of 2 500 square metres or more in size."</i></p>	<p>The proposal is for the development of the Tafelsig Cemetery with a development footprint of approximately 13.2 hectares on Portion 60 of the Farm No. CA544, Mitchell's Plain.</p>

<p><b>Listing Notice 3 of the EIA Regulations, 2014 (as amended)</b></p> <p><b>Activity Number: 15</b>  <b>Activity Description:</b>  <i>"The transformation of land bigger than 1000 square metres in size, to residential, retail, commercial, industrial or institutional use, where, such land was zoned open space, conservation or had an equivalent zoning, on or after 02 August 2010.</i></p> <p><i>f. Western Cape ii. Inside urban areas: (aa) Areas zoned for conservation use or equivalent zoning, on or after 02 August."</i></p>	<p>The development proposal includes the transformation of land zoned Open Space (for institutional purposes).</p>
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The abovementioned list is hereinafter referred to as "**the Listed Activity**".

The holder is herein authorised to undertake the following alternative that includes the Listed Activities relating to the proposed development of the Tafelsig Cemetery on Portion 60 of the Farm No. CA544, Mitchell's Plain on a development footprint of approximately 13.2 hectares, which will comprise of the following:

- A total of fifty-eight (58) burial blocks, with each ranging from approximately 550m<sup>2</sup> to approximately 2150m<sup>2</sup> in size, including five (5) smaller burial blocks for infant burials;
- Internal roadways of approximately 6.4m in width, which will accommodate roadside parking;
- Hearse road of approximately 3.2m in width;
- Pedestrian walkways/footpaths;
- A guard house located at the entrance to the site;
- Staff facilities with ablution facilities;
- Municipal water and electrical services connections;
- Stormwater attenuation infrastructure, including an attenuation pond of approximately 865m<sup>2</sup>;
- A parking area;
- A bus parking/drop-off area; and
- Tree lines for visual screening.

The Tafelsig Cemetery will be accessed via two existing roads, *i.e.*, public access will be taken from the Swartklip Road (M49 Main Road), directly across the Swartklip Refuse Transfer Station and the access along Therese Street will be used as a service road, since the cross section of this road is very narrow.

### C. SITE DESCRIPTION AND LOCATION

The Listed Activities will be undertaken on Portion 60 of the Farm No. CA544, Mitchell's Plain, Cape Town.

The SG 21-digit codes, are given below:

Portion 60 of the Farm No. CA544, Mitchell's Plain	C01600130000054400060
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The co-ordinates for the development site, are given below:

Portion 60 of the Farm No. CA544, Mitchell's Plain	<b>Latitude (S)</b> 34° 03' 19.29" South	<b>Longitude (E)</b> 18° 38' 45.75" East
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Refer to **Annexure 1: Locality Map** and **Annexure 2: Site Plan**.

The above property is hereinafter referred to as "**the site**".

## D. DETAILS OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER ("EAP")

Infinity Environmental (Pty) Ltd.  
C/O Mr. Jeremy Rose  
Suite 17  
Private Bag x11  
**MOWBRAY**  
8001

Cell: 084 055 5678  
E-mail: [jeremy@infinityenv.co.za](mailto:jeremy@infinityenv.co.za)

## E. CONDITIONS OF AUTHORISATION

### Scope of Authorisation

1. The holder is authorised to undertake the Listed Activities specified in Section B above in accordance with and restricted to the Preferred Activity Alternative described in Section B above.
2. Authorisation of the Listed Activities is subject to compliance with the conditions set out in this Environmental Authorisation. The holder must ensure compliance with the conditions by any person acting on his/her behalf, including an agent, sub-contractor, employee or any person rendering a service to the holder.
3. The holder must commence with, and conclude, the Listed Activities within the stipulated validity period, which this Environmental Authorisation is granted for, or this Environmental Authorisation shall lapse and a new application for Environmental Authorisation must be submitted to the Competent Authority.

This Environmental Authorisation is granted for –

- (a) A period of five (5) years, from the date of issue, during which period the holder must commence with the authorised Listed Activities.
  - (b) A period of ten (10) years, from the date the holder commenced with the authorised Listed Activity, during which period the authorised Listed Activities must be concluded.
4. The holder shall be responsible for ensuring compliance with the conditions by any person acting on his behalf, including an implementing agent, sub-contractor, employee or any person rendering a service to the holder.
  5. Any changes to, or deviations from the scope of the alternative described in section B above must be approved in writing by the Competent Authority before such changes or deviations may be implemented. In assessing whether or not to grant such approval, the Competent Authority may request information in order to evaluate the significance and impacts of such changes or deviations, and it may be necessary for the holder to apply for further authorisation in terms of the applicable legislation.

### Written Notice to the Competent Authority

6. A written notice of seven (7) calendar days must be given to the Competent Authority before the construction work can be commenced with.
  - 6.1. The notice must make clear reference to the site details and EIA Reference number given above.

- 6.2. The notice must include proof of compliance with the following conditions described herein:

Conditions: 7, 8 and 13

### **Notification of Environmental Authorisation and Administration of Appeal**

7. The holder must in writing, within fourteen (14) calendar days of the date of this decision–
  - 7.1. notify all registered Interested and Affected Parties (“I&APs”) of –
    - 7.1.1. the decision reached on the application;
    - 7.1.2. the reasons for the decision as included in Annexure 3;
    - 7.1.3. the date of the decision; and
    - 7.1.4. the date when the decision was issued.
  - 7.2. draw the attention of all registered I&APs to the fact that an appeal may be lodged against the decision in terms of the National Appeal Regulations, 2025 detailed in Section G below;
  - 7.3. draw the attention of all registered I&APs to the manner in which they may access the decision;
  - 7.4. provide the registered I&APs with the:
    - 7.4.1. name of the holder (entity) of this Environmental Authorisation;
    - 7.4.2. name of the responsible person for this Environmental Authorisation;
    - 7.4.3. postal address of the holder;
    - 7.4.4. telephonic and fax details of the holder;
    - 7.4.5. e-mail address, if any, of the holder; and
    - 7.4.6. contact details (postal and/or physical address, contact number, facsimile and e-mail address) of the decision-maker and all registered I&APs in the event that an appeal is lodged in terms of the National Appeals Regulations, 2025.

### **Commencement**

8. The Listed Activities, including site preparation, must not be commenced within twenty (20) calendar days from the date the applicant notifies the registered I&APs of this decision.
9. In the event that an appeal is lodged with the Appeal Authority, the effect of this Environmental Authorisation is suspended until the appeal is decided.

### **Management of Activity**

10. The Environmental Management Programme (“EMPr”) (dated 12 November 2025), is hereby approved and must be implemented.
11. An application for amendment to the EMPr must be submitted to the competent authority in terms of Chapter 5 of the EIA Regulations, 2014 (as amended) if any amendments are to be made to the outcomes of the EMPr, and these may only be implemented once the amended EMPr has been authorised by the competent authority.
12. The Environmental Authorisation and EMPr must be included in all contract documentation for all phases of implementation.

### **Monitoring**

13. The holder must appoint a suitably experienced Environmental Control Officer (“ECO”) before the Listed Activity can be commenced with, to ensure compliance with the EMPr

and the conditions contained herein. The ECO must submit ECO reports on a quarterly basis for the duration of the construction phase for the construction activities being undertaken.

The ECO must–

- 13.1. be appointed prior to commencement of any construction activities commencing;
  - 13.2. ensure compliance with the EMPr and the conditions contained herein;
  - 13.3. keep record of all activities on site; problems identified; transgressions noted, and a task schedule of tasks undertaken by the ECO;
  - 13.4. remain employed until all rehabilitation measures, as required for implementation due to construction damage, are completed;
  - 13.5. provide the competent authority with copies of the ECO reports within thirty (30) days of the project being finalised; and
  - 13.6. conduct monthly site inspections during the construction phase.
14. A copy of the Environmental Authorisation, EMPr, ECO reports, audit reports and compliance monitoring reports must be kept at the contractor's site office during the construction phase and thereafter the said documents must be kept at the office of the holder and must be made available to any authorised official of the Competent Authority on request.
  15. Access to the site referred to in Section C must be granted, and the environmental reports mentioned above must be produced, to any authorised official representing the Competent Authority who requests to see the reports for the purposes of assessing and/or auditing compliance with the conditions contained herein.

### **Auditing**

16. In terms of Regulation 34 of the EIA Regulations, 2014 (as amended), the holder must conduct environmental audits to determine compliance with the conditions of the Environmental Authorisation and the EMPr. Environmental audit reports must be compiled and be submitted to the Competent Authority. Environmental audit reports must be prepared by an independent person with expertise and must contain all the information required in Appendix 7 of the EIA Regulations, 2014 (as amended).
17. The audit reports must be compiled and subsequently submitted to the Competent Authority in the following manner:
  - 17.1. An audit report must be submitted to the Competent Authority within six (6) months of the commencement of the construction phase;
  - 17.2. A final audit report must be submitted within three (3) months of the proposed development being completed; and
  - 17.3. The holder must submit an environmental audit report every five (5) years while the Environmental Authorisation remains valid.
18. The audit report must indicate compliance status with the conditions of this Environmental Authorisation, and the EMPr and make recommendations for improved environmental management.
19. The holder must, within seven (7) calendar days of the submission of the audit report to the Competent Authority, notify all registered I&APs of the submission and make the

audit report available to any registered I&AP on request and, where the holder has such a facility, place on a publicly accessible website.

### Specific Conditions

20. Surface or groundwater must not be polluted due to any actions on the site. The applicable requirements with respect to the relevant legislation pertaining to water must be met.
21. Should any heritage remains be exposed during excavations or any other actions on the site, this must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape. Heritage remains uncovered or disturbed during earthworks must not be disturbed further until the necessary approval has been obtained from Heritage Western Cape.

Heritage remains include, *inter alia*, meteorites, archaeological and/or paleontological remains (including fossil shells and trace fossils); coins; indigenous and/or colonial ceramics; any articles of value or antiquity; marine shell heaps; stone artifacts and bone remains; structures and other built features with heritage significance; rock art and rock engravings; and/or graves or unmarked human burials including grave goods and/or associated burial material.

22. A qualified archaeologist and/or paleontologist must be contracted where necessary (at the expense of the holder) to remove any heritage remains. Heritage remains can only be disturbed by a suitably qualified heritage specialist working under a directive from the relevant heritage resources authority.
23. An integrated waste management approach must be used that is based on waste minimisation and must incorporate reduction, recycling, re-use and disposal where appropriate. Any solid waste that cannot be recycled, re-use shall be disposed of at a licensed waste disposal facility.
24. Appropriate design measures and leak detection and containment measures must be in place during construction and operational phases to mitigate the risk of contaminating the aquifer.
25. The following measures adapted from the final BAR (dated 12 November 2025 and compiled by Mr. Jeremy Rose of Infinity Environmental (Pty) Ltd.), must be implemented:
  - 25.1. A minimum depth of 2m from the bottom of any grave to the groundwater table must be maintained for the entire lifespan of the cemetery;
  - 25.2. Should shallow water tables be encountered during pre-construction or post-construction groundwater monitoring, soil improvement measures must be implemented in affected areas to minimise infiltration and the migration of contaminants;
  - 25.3. Existing groundwater monitoring wells (one upgradient and two downgradient) must be used for groundwater monitoring throughout the operational phase;
  - 25.4. No boreholes within 350m of the established cemetery may be used for potable water consumption;
  - 25.5. A stormwater management system must be designed, constructed, and maintained in accordance with an approved Stormwater Management Plan;
  - 25.6. The dune area identified on the site must be fenced off with durable material prior to construction and regarded as a 'no-go' area for all construction and operational activities;

- 25.7. The spread of alien vegetation on the site must be actively managed and controlled during construction and operation;
  - 25.8. Indigenous vegetation must be used for all landscaping within the cemetery;
  - 25.9. Nuisance impacts associated with construction (dust, noise, waste, traffic disruptions) must be minimised as far as practicably possible; and
  - 25.10. Provision must be made for temporary shoring of grave excavations to ensure safety during use and prevent sidewall collapse.
26. The following mitigation measures recommended in the Geotechnical Investigation Report (dated October 2025 and compiled by Steven Bok of PeraGage South Africa (Pty) Ltd), must be implemented:
- 26.1. All identified waste and landfill material must be removed and disposed of at a licensed landfill site prior to construction and proof of disposal must be retained in the environmental file;
  - 26.2. Surface drainage measures must be implemented to prevent ponding and infiltration on central and southern portions of the site;
  - 26.3. Temporary shoring must be provided during grave digging to ensure safety and structural stability;
27. The following mitigation measures recommended in the Groundwater Impact Assessment Report (dated 20 October 2025 and compiled by Shane Teek of GEOSS South Africa (Pty) Ltd), must be implemented:
- 27.1. The installation of graves must commence from the southernmost reaches of the site and proceed northward;
  - 27.2. Grave lining must be implemented in areas where the risk of shallow groundwater levels during winter is greatest (e.g., the northern half of the proposed cemetery). The thickness of the liner should be optimised to maximise the soil zone beneath the grave.
  - 27.3. The number of graves to be lined should be optimised based on maximum possible water levels in relation to planned surface elevations across the site;
  - 27.4. Groundwater monitoring is mandatory to ensure minimisation of contamination. Monitoring must continue throughout the operational phase.
  - 27.5. If contamination is detected during groundwater monitoring, grave construction must be halted immediately, and an investigation must be conducted to confirm the source before continuing;
  - 27.6. Monitoring must use the existing three monitoring wells (one upgradient and two downgradient) for continuous groundwater level and quality checks;
  - 27.7. All groundwater monitoring must be conducted by a qualified Geohydrologist and results must be reported to the relevant authority at prescribed intervals.
28. The holder of the Environmental Authorisation must, at all times, ensure that the activities comply with the Noise Regulations in terms of the relevant legislation.

## F. GENERAL MATTERS

1. Notwithstanding this Environmental Authorisation, the holder must comply with any other statutory requirements that may be applicable when undertaking the Listed Activity.
2. Non-compliance with any Condition of this Environmental Authorisation or EMPr may render the holder liable for criminal prosecution.
3. If the holder does not commence with the Listed Activities within the period referred to in Condition 3, this Environmental Authorisation shall lapse. If the holder wishes to extend the validity period of the Environmental Authorisation, an application for amendment in this regard must be lodged with the Competent Authority.
4. An application for amendment of the Environmental Authorisation must be submitted to the Competent Authority where any detail with respect to the Environmental Authorisation must be amended, added, substituted, corrected, removed or updated. If a new holder is proposed, an application for Amendment in terms of Part 1 of the EIA Regulations, 2014 (as amended) must be submitted.
5. Please note that an amendment of the Environmental Authorisation is not required for a change in the contact details of the holder. In such a case, the Competent Authority must only be notified of such changes.
6. The manner and frequency for updating the EMPr via an amendment process must be made in accordance with Regulations 35 to 37 of GN No. R.982 (as amended) or any relevant legislation that may be applicable at the time.

## G. APPEALS

Appeals must comply the National Appeal Regulations, 2025 (Government Notice No. R. 5985 in Government Gazette No. 52269 of 13 March 2025). Please note the provisions of Regulations 1(2) and (3) of the National Appeal Regulations, 2025 when calculating the period of days.

1. The holder (applicant) of this decision must submit an appeal to the Appeal Administrator, any registered I&APs and the decision maker (Competent Authority who issued the decision) within twenty (20) calendar days from the date this Decision was sent by the decision maker.
2. The I&APs (not the holder of this Decision) must submit an appeal to the Appeal Administrator, the holder (applicant) of the Decision and the decision maker within twenty (20) calendar days from the date this Decision was sent to the registered I&APs by the holder (applicant) of the decision.
3. All appeals submitted must:
  - a. be in writing in the appeal form obtainable from the Departmental website;
  - b. include supporting documents referred to in the appeal; and
  - c. include proof of payment of the prescribed non-refundable appeal fee, if prescribed.
4. The holder (applicant) of the decision must:
  - a. notify registered I&APs and affected organs of state of any appeal received, and make the appeal available to them, within five (5) calendar days after the 20-day appeal period ends.
  - b. Submit proof of this notification to the Appeal Administrator within five (5) calendar days after sending the last notification.
5. The applicant, where applicable, the decision-maker, or any person notified under Regulation 4 of the National Appeal Regulations, 2025 may submit a Responding Statement within twenty (20) calendar days from the date they received the appeal, in

the form obtainable from the Department website to the Appeal Administrator and to the appellant, where the appellant is not the applicant.

6. Appeals, Responding Statements and supporting documents must be submitted to the Appeal Administrator by means of one of the following methods:
  - a. By e-mail:  
[DEADP.Appeals@westerncape.gov.za](mailto:DEADP.Appeals@westerncape.gov.za) or
  - b. By hand where that person submitting does not hold an electronic mail account:  
**Attention:** Mr Marius Venter  
Room 809, 8<sup>th</sup> Floor Utilitas Building,  
1 Dorp Street, Cape Town, 8001

**Note:** You are also requested to submit an electronic copy (Microsoft Word format) of the appeal, responding statement and any supporting documents to the Appeal Administrator via email or to the address listed above.

A prescribed appeal form, responding statement form as well as assistance regarding the appeal processes is obtainable from the relevant website of the Appeal Authority: <http://www.westerncape.gov.za/eadp> or the office of the Minister at: Tel.: (021) 483 3721 or email: [DEADP.Appeals@westerncape.gov.za](mailto:DEADP.Appeals@westerncape.gov.za)

## H. DISCLAIMER

The Western Cape Government, the Local Authority, committees or any other public authority or organisation appointed in terms of the conditions of this Environmental Authorisation shall not be responsible for any damages or losses suffered by the holder, developer or his successor in any instance where construction or operation subsequent to construction is temporarily or permanently stopped for reasons of non-compliance with the conditions, as set out herein or any other subsequent document or legal action emanating from this decision.

Your interest in the future of our environment is greatly appreciated.

Yours faithfully

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**MR. ZAAHIR TOEFY**  
**DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)**  
**WESTERN CAPE GOVERNMENT: ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING**

**DATE OF DECISION: 23 MARCH 2026**

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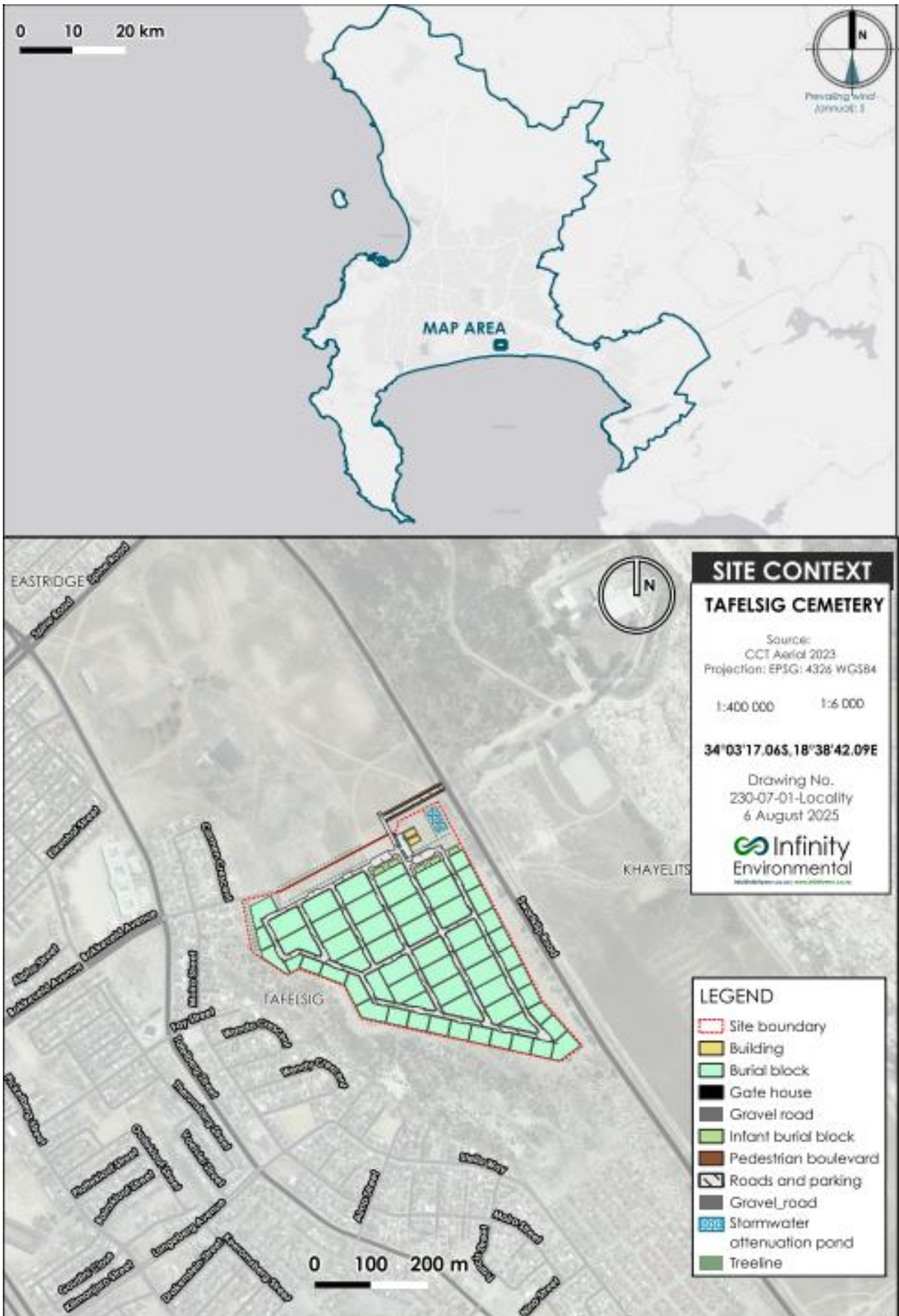
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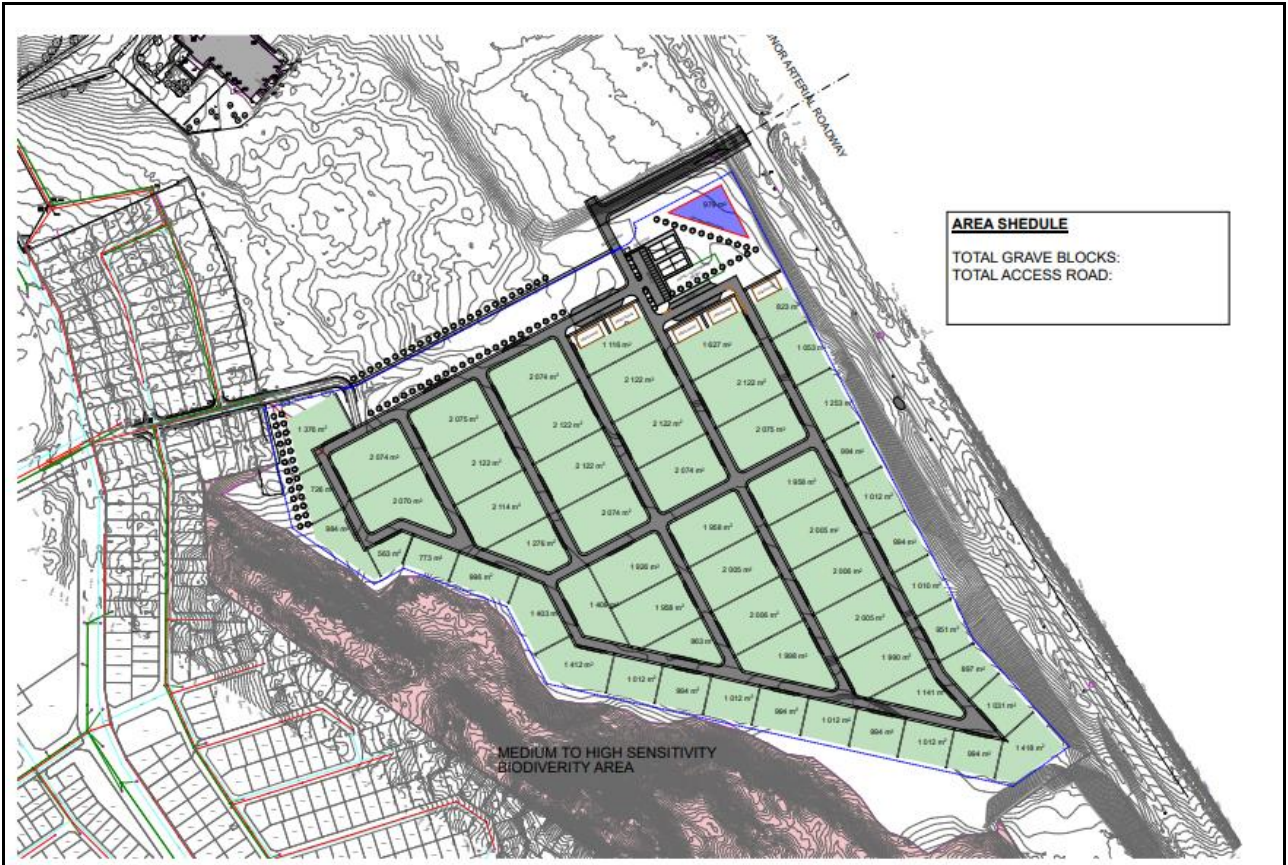
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**ANNEXURE 1: LOCALITY MAP**



**ANNEXURE 2: SITE PLAN**



## ANNEXURE 3: REASONS FOR THE DECISION

In reaching its decision, the Competent Authority considered, *inter alia*, the following:

- a) The information contained in the Application Form, the final BAR (dated August 2024), and the EMPr (dated August 2024);
- b) Relevant information contained in the Departmental information base, including the Guidelines on Public Participation, Need and Desirability and Alternatives (dated March 2013);
- c) The objectives and requirements of relevant legislation, policies and guidelines, including section 2 of the NEMA;
- d) The comments received from I&APs and the responses thereto, included in the final BAR; and
- e) The balancing of negative and positive impacts and proposed mitigation measures.

No site visit was conducted. The Competent Authority had sufficient information before it to make an informed decision without conducting a site visit.

All information presented to the Competent Authority was taken into account in the consideration of the application for Environmental Authorisation. A summary of the issues that were considered to be the most significant for the decision is set out below.

### 1. Public Participation

The Public Participation Process ("PPP") included the following:

- Identification of and engagement with I&APs;
- Hand delivery, postal delivery and email notification of written notice to I&APs, owners and occupiers of land adjacent to the site, and relevant stakeholders having jurisdiction in respect of any aspect of the development proposal on 13 August 2025, 14 August 2025 and 15 August 2025, *respectively*;
- Notices were placed on the site on 20 August 2025;
- An advertisement was placed in the "The Plainsman" Newspaper on 20 August 2025 and the "Vukani" Newspaper on 21 August 2025; and
- Copies of the BAR and accompanying information were made available to I&APs for a minimum commenting period of thirty (30) days, from 20 August 2025 to 22 September 2025.

The Competent Authority is satisfied that the PPP that was followed met the minimum legal requirements. All the comments raised, and responses thereto were included in the Comments and Responses Report.

Specific management and mitigation measures have been considered in this Environmental Authorisation and in the EMPr to adequately address any significant concerns raised.

### 2. Alternatives

Considering that cemeteries form an essential part of a community's tradition and culture, it is vital that appropriate burial spaces are provided within an acceptable distance to a particular community. Furthermore, services requirements, social and community needs, as well as the provision of services to the surrounding properties were considered and accommodated. The proposed site for the new cemetery fulfils these requirements. No environmental constraints were identified on the site and the layout of the cemetery makes optimal use of the site, as per the Cemetery Guidelines. Therefore, only the Preferred Site Alternative and 'No-Go' Alternative were assessed.

#### Activity Alternative (Preferred and Herewith Authorised)

The Preferred Activity Alternative entails the proposed development of the Tafelsig Cemetery on Portion 60 of the Farm No. CA544, Mitchell's Plain on a development footprint of approximately 13.2 hectares, which will comprise of the following:

- A total of fifty-eight (58) burial blocks, with each ranging from approximately 550m<sup>2</sup> to approximately 2150m<sup>2</sup> in size, including five (5) smaller burial blocks for infant burials;
- Internal roadways of approximately 6.4m in width, which will accommodate roadside parking;
- Hearse road of approximately 3.2m in width;
- Pedestrian walkways/footpaths;
- A guard house located at the entrance to the site;
- Staff facilities with ablution facilities;
- Municipal water and electrical services connections;
- Stormwater attenuation infrastructure, including an attenuation pond of approximately 865m<sup>2</sup>;
- A parking area;
- A bus parking/drop-off area; and
- Tree lines for visual screening.

The Tafelsig Cemetery will be accessed via two existing roads, i.e., public access will be taken from the Swartklip Road (M49 Main Road), directly across the Swartklip Refuse Transfer Station and the access along Therese Street will be used as a service road, since the cross section of this road is very narrow.

This Activity Alternative is deemed to be the Preferred Alternative since the proposed development addresses the need for burial spaces within the City of Cape Town, but particularly for the communities of Tafelsig and its surroundings.

#### Site Alternative (Herewith Authorised together with the Activity Alternative)

The Preferred Site Alternative entails the proposed development activities to be undertaken on Portion 60 of the Farm No. CA544, Mitchell's Plain. This is the only Site Alternative considered, since the proposed development activities are required to take place on a vacant land, located on Portion 60 of the Farm No. CA544, Mitchell's Plain.

#### Design/Layout Alternative (Herewith Authorised together with the Preferred Site Alternative)

The Preferred Design/Layout Alternative ensures access to the Tafelsig Cemetery is provided via the existing Swartklip Road, directly across the Swartklip Refuse Transfer Station and provides a service road along Therese Street.

#### 'No-go' Alternative

The 'No-Go' Alternative entails maintaining the *status quo* and as such, the proposed cemetery will not be developed. This alternative was not preferred, since there is a critical shortage of burial space within the current cemetery footprint, which is nearing its capacity and new burial space is urgently required. The "No-Go" Alternative is therefore rejected, as it is not the best practicable environmental option.

### **3. Impact Assessment and Mitigation Measures**

#### 3.1 Need and Desirability

The proposed development of Tafelsig Cemetery is needed to address the issue of critical shortage of burial space in Khayelitsha, Mitchell's Plain within the City of Cape Town. The Tafelsig Cemetery aligns with the Spatial Strategy 3 of the City of Cape Town's Municipal Spatial Development Framework. Many existing cemeteries are nearing capacity, resulting in increased pressure on limited facilities and forcing communities to travel long distances for burial services. The proposed development will provide additional burial space close to surrounding residential areas, ensuring continued access to dignified, culturally appropriate burial services. The site is vacant and can be used to benefit the community by meeting critical needs. Portion 60 of the Farm No. CA544, Tafelsig, Mitchell's Plain is zoned Public Open Space: Special Open Space, which places the Tafelsig Cemetery in line with the consent use in terms of the Municipal Planning By-

Laws. The development proposal aligns with the City of Cape Town's Municipal Spatial Development Framework and the Khayelitsha/Mitchell's Plain District Plan, which prioritise the identification of additional cemetery land in the short- to medium-term. The development proposal will create limited employment opportunities during construction and operation, contributing positively to the local socio-economic environment.

### 3.2 Botanical Impacts

According to the Botanical Specialist Assessment Report (dated 29 February 2024 and compiled by Christopher Nelson Cupido of KC Phyto Enterprises CC), the original vegetation of the site is mapped as, Cape Flats Dune Strandveld and most of the site is severely degraded and transformed, with low conservation value due to historical disturbance. A single dune located within the southern-western portion of the property is identified as a Critical Biodiversity Area ("CBA 1") and contains remnant indigenous vegetation of conservation importance. No other significant botanical constraints were identified within the proposed development footprint. According to the specialist, the proposed development of Tafelsig Cemetery is acceptable, provided that the dune area is excluded from the development, fenced off as a 'no-go' area and conserved as a biodiversity buffer.

### 3.3 Freshwater Impacts

According to the Freshwater specialist professional, there are no wetlands or inland aquatic ecosystems within on the site. Two artificial depression wetlands were identified in the broader area, however, these wetlands are located more than 500m from the site and have no hydrological connectivity to the proposed development due to the presence of roads, drainage infrastructure and altered surface flow patterns. Therefore, the proposed development is not anticipated to have any impact on aquatic ecosystems. The freshwater specialist concluded that no watercourse buffers are required, provided that appropriate stormwater management measures are implemented to control runoff and prevent erosion during both the construction and operational phases.

The Geotechnical Investigation Report (dated October 2025 and compiled by Steven Bok of PeraGage South Africa (Pty) Ltd), indicated that the site is predominantly underlain by sandy soils typical of the area and has the presence of historical landfill material and buried waste in certain portions of the property. The geotechnical specialist indicated that these areas pose constraints to the proposed development of a cemetery and are regarded as unsuitable for burial unless remediated. The mitigation measures included under Condition 26 of this Environmental Authorisation will be adhered to.

According to the Geohydrological Impact Assessment Report (dated 20 October 2025 and compiled by Shane Teek of GEOSS South Arica (Pty) Ltd), the site is underlain by the Cape Flats Aquifer, intergranular aquifer in the aeolian sands of the Witzands formation, considered very highly vulnerable to surface-based contamination. The groundwater levels vary across the site, with shallowest groundwater level at the site recorded as 2.33mbgl (within AH1) and the shallowest groundwater level measures within the proposed development site was recorded as 5.73mbgl (within MBH01) in June 2025 and 5.57mbgl (within MBH1) in October 2025), the second shallowest groundwater level was recorded 2.79mbgl (within AH4), located 26m away from adjacent to Swartklip Road (located within the road drainage feature) located in certain areas, presenting a potential risk if burial activities are not carefully managed. The northern portion of the property will be excluded from the development. The hydrological specialist concluded that the site is suitable for cemetery development, provided that strict mitigation measures are implemented to reduce the risk of groundwater quality to acceptable levels. Therefore, all mitigation measures outlined under Condition 27 of this Environmental Authorisation will be adhered to.

All relevant measures to mitigate groundwater impacts, including the need for long-term groundwater management and monitoring requirements form part of the approved EMPr.

### 3.4 Traffic Impacts

A Traffic Impact Statement (dated 30 July 2025 and compiled by Innovative Transport Solutions), assesses the potential traffic impacts associated with the proposed development.

The number of trips on the road network that will be generated by the proposed development of Tafelsig Cemetery will be very low during AM and PM peak hours and will have an insignificant traffic impact on the road network. No road upgrades are therefore required. Access to the site will be via Swartklip Road (M49 Main Road) across from the Swartklip Refuse Station and Therese Street will be used as a service road.

Therefore, traffic impacts are deemed to be acceptable and will have no significant impact on the surrounding road network.

### 3.5 Dust Impacts

Potential dust impacts are anticipated during the construction phase. However, no significant dust impacts are anticipated other than those associated with the preparation of the individual grave plots, as and when a burial takes place and will be localised.

Potential dust impacts will be mitigated with the implementation of the mitigation measures included in the approved EMPr.

### 3.6 Heritage Impacts

The correspondences from Heritage Western Cape (dated 27 July 2017 and 8 August 2025, *respectively*), confirmed that no further action under Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) is required.

Additionally, the applicant will comply with Conditions 21 and 22 of this Environmental Authorisation. This will help to ensure the protection of any heritage resources that may be encountered on the site.

### 3.7 Socio-economic Impacts

The development of the Tafelsig Cemetery is required to meet a critical need for burial spaces within the Tafelsig area and its surroundings. This development will provide limited employment opportunities for the maintenance and upkeep of the cemetery as well as for the preparation of the grave plots.

The development proposal will result in both negative and positive impacts.

Negative Impact include:

- Potential groundwater and stormwater impacts;
- Temporary nuisance during construction; and
- Potential traffic impacts.

Positive Impacts include:

- Optimal use of Municipal owned land for the development of a new cemetery;
- Provision of additional burial services in the local area; and
- Provision of some employment opportunities and skills acquisition.

#### 4. National Environmental Management Act, 1998 (Act No. 107 of 1998) Principles

The National Environmental Management Principles (set out in section 2 of the NEMA, which apply to the actions of all Organs of State, serve as guidelines by reference to which any Organ of State must exercise any function when taking any decision, and which must guide the interpretation, administration and implementation of any other law concerned with the protection or management of the environment), *inter alia*, provides for:

- The effects of decisions on all aspects of the environment to be taken into account;
- The consideration, assessment and evaluation of the social, economic and environmental impacts of activity (disadvantages and benefits), and for decisions to be appropriate in the light of such consideration and assessment;
- The co-ordination and harmonisation of policies, legislation and actions relating to the environment;
- The resolving of actual or potential conflicts of interest between organs of state through conflict resolution procedures; and
- The selection of the best practicable environmental option.

#### 5. Conclusion

In view of the above, the NEMA principles, compliance with the conditions stipulated in this Environmental Authorisation, and compliance with the EMPr, the Competent Authority is satisfied that the authorised Listed Activity will not conflict with the general objectives of Integrated Environmental Management stipulated in Chapter 5 of the NEMA and that any potentially detrimental environmental impacts resulting from the undertaking of the Listed Activity can be mitigated to acceptable levels.

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