



EIA REFERENCE: 16/3/3/1/A7/4/3046/24
NEAS REFERENCE: WCP/EIA/0001511/2024
DATE OF ISSUE: 09 JUNE 2025

The Municipal Manager
City of Cape Town (Urban Catalytic Investment)
18th Floor
12 Hertzog Boulevard
Civic Centre
CAPE TOWN
8001

For Attention: Ms. Erna Sills

Per-E-mail: Erna.sills@capetown.gov.za

Dear Madam

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 REDEVELOPMENT OF THE STRAND STREET QUARRY ON A PORTION OF THE REMAINDER OF ERF 367, ERF 617 AND A PORTION OF UNREGISTERED STATE LAND, CAPE TOWN

1. With reference to the above application, the Department 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 fourteen (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. ELDON VAN BOOM
ACTING 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. Tarryn Solomon (Infinity Environmental Pty (Ltd))
- (3) Ms. Rachel Schnackenberg (City of Cape Town)
- (4) Ms. Maurietta Stewart (City of Cape Town)

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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 REDEVELOPMENT OF THE STRAND STREET QUARRY ON A PORTION OF THE REMAINDER OF ERF 367, ERF 617 AND A PORTION OF UNREGISTERED STATE LAND, CAPE TOWN

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"), dated 13 February 2025.

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 (Urban Catalytic Investment)
C/O Ms. Erna Sills
18th Floor
12 Hertzog Boulevard
Civic Centre
CAPE TOWN
8001

Per-E-mail: Erna.sills@capetown.gov.za

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

B. LISTED ACTIVITIES AUTHORISED

Listed Activity	Activity/Project Description
<p>Listing Notice 1 of the EIA Regulations, 2014 (as amended)–</p> <p>Activity Number: 26 Activity Description: “Residential, retail, recreational, tourism, commercial or institutional developments of 1 000 square metres or more, on land previously used for mining or heavy industrial purposes; —</p> <p>excluding —</p> <p>(i) where such land has been remediated in terms of part 8 of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008) in which case the National Environmental Management: Waste Act, 2008 applies; or</p> <p>(ii) where an environmental authorisation has been obtained for the decommissioning of such a mine or industry in terms of this Notice or any previous NEMA notice; or</p> <p>(iii) where a closure certificate has been issued in terms of section 43 of the Mineral and Petroleum Resources Development Act, 2002 (Act No. 28 of 2002) for such land.”</p>	<p>The proposed development comprises recreational, tourism and commercial landuses on a quarry site previously used for mining purposes.</p>
<p>Listing Notice 3 of the EIA Regulations, 2014 (as amended)–</p> <p>Activity Number: 15 Activity Description: “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.</p> <p>f. Western Cape</p> <p>i. Outside urban areas, or</p> <p>ii. Inside urban areas:</p> <p>(aa) Areas zoned for conservation use or equivalent zoning, on or after 02 August 2010;</p> <p>(bb) A protected area identified in terms of NEMPAA, excluding conservancies; or</p> <p>(cc) Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act as adopted by the competent authority.”</p>	<p>The proposal includes the transformation of land to institutional and commercial purposes where such land is located inside an urban area zoned as open space.</p>

The abovementioned list is hereinafter referred to as “**the Listed Activities**”.

The holder is herein authorised to undertake the following alternative that includes the Listed Activities relating to the redevelopment of the old quarry in Strand Street (Cape Town), comprising of the following -

- Sports Facilities:
 - Multi-use sports field and other facilities, with the main field measuring approximately 120m in length and approximately 69m in width; and
 - Other sports related infrastructure, including a facilities management office, spectator stands, space for tuck shops, and ablutions.
- Economic and Tourism Facilities:
 - A restaurant space located within an existing row house along Strand Street;
 - A linear market and trade space along the length of the sports field; and
 - A food and spice market.
- Community and Social Facilities:
 - A museum and exhibition space in the historic Old Fire Station building;
 - A rooftop garden and contemplation space;
 - A contemplation and prayer space at the base of the quarry face; and
 - Historical timeline walk along the quarry face with interpretative signage.
- Utilities and Safety Interventions:
 - Provisions for use of the main sport field for parade and other outdoor purposes;
 - Associated electrical infrastructure;
 - A Metro-Police facility/building;
 - A new vehicle access and gatehouse;
 - A new Metro-Police and Law Enforcement 'back of house operations' building; and
 - Under-field parking and storage for the Metro Police.
- Public realm upgrades and improved pedestrian infrastructure:
 - New public 'plaza square' forecourt;
 - New pedestrian walkways;
 - A new pedestrian crossing over Vos Street;
 - A new signalised pedestrian crossing over Strand Street;
 - Public realm installations with a heritage and cultural focus, including, *inter alia*, archways, murals, wayfinding signage, and interpretive signage;
 - Hard and soft landscaping;
 - Planting of new tree boulevards along Strand Street;
 - New trees along the vehicle access-way leading to the new Metro Police Building, and the parking area across Strand Street to form 'landscape rooms'; and
 - Extension of the road median and median break within Strand Street, alongside new tree plantings.
- Vehicle Parking:
 - Expanded parking areas on the eastern side of Strand Street comprising approximately 73 vehicle bays (replacing the current approximately 20 bays in the existing informal parking);
 - A semi-basement parking on-site accommodating approximately 43 bays (including 1 disabled parking bay); and
 - Dedicated Metro-Police parking, comprising approximately 16 outside bays, approximately 46 basement parking bays under a portion of the sports field.
- Supporting and utilities infrastructure:
 - Minor geometric changes to the Strand Street roadway, including, *inter alia*, extension of the two-lane section and changes to the westbound carriageway road width to create a widened sidewalk on the south side;
 - Construction of an approximately 3m wide sidewalk on the northern side of Strand Street;



- Provision of two stormwater connections for the new parking area on the northern side of Strand Street;
- On-site stormwater infrastructure;
- A new potable water connection off Hudson Street; and
- On-site sewer infrastructure.
- Geotechnical interventions:
 - Installation of rockface stabilisation measures; and
 - Installation of rockfall barriers in the central part of the western rockface.
- Living heritage interventions:
 - Provision and installations of cultural heritage features, which illustrates the historic and cultural significance of the site and its surroundings.

The total footprint will amount to approximately 32 000m².

C. SITE DESCRIPTION AND LOCATION

The Listed Activities will be undertaken at the existing Strand Street Quarry on a Portion of the Remainder of Erf 367, Erf 617 and a Portion of Unregistered State Land, Cape Town, which is located on the corner of Strand Street and Hudson Street, Cape Town.

The SG 21-digit codes are given below:

a Portion of the Remainder of Erf 367	C01600070000036700000
Erf 617	C01600070000061700000
a Portion of Unregistered State Land, Cape Town	C01600071111111100000

The co-ordinates are given below:

a Portion of the Remainder of Erf 367	Latitude (S)	Longitude (E)
	33° 55' 02.3" South	18° 24' 56.5" East
Erf 617	Latitude (S)	Longitude (E)
	33° 55' 00.8" South	18° 24' 59.8" East
a Portion of Unregistered State Land, Cape Town	Latitude (S)	Longitude (E)
	33° 55' 01.9" South	18° 24' 59.8" East

Refer to **Annexure 1:** Locality Maps and **Annexure 2:** Site layout plans

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

D. DETAILS OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER

Infinity Environmental (Pty) Ltd.
 C/O Mr. Jeremy Rose and Ms. Tarryn Solomon
 Suite 17
 Private Bag X11
MOWBRAY
 7705

Tel.: (021) 834 1602

E-mail: jeremy@infinityenv.co.za
tarryn@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. 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 Activities, during which period the authorised Listed Activities must be concluded.
3. 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.
 4. 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

5. A written notice of seven (7) calendar days must be given to the Competent Authority before commencement of the development activity.
 - 5.1. The notice must make clear reference to the site details and EIA Reference number given above.
 - 5.2. The notice must include proof of compliance with the following conditions described herein:

Conditions: 6, 7 and 13.

Notification of Environmental Authorisation and Administration of Appeal

6. The holder must in writing, within fourteen (14) calendar days of the date of this decision–
 - 6.1. notify all registered Interested and Affected Parties ("I&APs") of –
 - 6.1.1. the decision reached on the application;
 - 6.1.2. the reasons for the decision as included in Annexure 3;
 - 6.1.3. the date of the decision; and
 - 6.1.4. the date when the decision was issued.
 - 6.2. 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;



- 6.3. draw the attention of all registered I&APs to the manner in which they may access the decision;
- 6.4. provide the registered I&APs with the:
 - 6.4.1. name of the holder (entity) of this Environmental Authorisation;
 - 6.4.2. name of the responsible person for this Environmental Authorisation;
 - 6.4.3. postal address of the holder;
 - 6.4.4. telephonic and fax details of the holder;
 - 6.4.5. e-mail address, if any, of the holder; and
 - 6.4.6. 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

7. The Listed Activities, including site preparation, must not be commenced with within twenty (20) calendar days from the date the applicant notifies the registered I&APs of this decision.
8. 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 Activities

9. The Environmental Management Programme ("EMPr") (dated February 2025) is hereby approved and must be implemented.
10. 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.
11. The Environmental Authorisation and EMPr must be included in all contract documentation for all phases of implementation.
12. A copy of the Environmental Authorisation and the EMPr must be kept at the site where the Listed Activities will be undertaken. Access to the site referred to in Section C above must be granted and, the Environmental Authorisation and EMPr must be produced to any authorised official representing the Competent Authority who requests to see it for the purposes of assessing and/or monitoring compliance with the conditions contained herein. The Environmental Authorisation and EMPr must also be made available for inspection by any employee or agent of the applicant who works or undertakes work at the site.

Monitoring

13. The holder must appoint a suitably experienced Environment Control Officer ("ECO"), for the duration of the construction phase to ensure compliance with the provisions of the EMPr and the conditions contained in this Environmental Authorisation.

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; and



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Department of Environmental Affairs and Development Planning

- 13.5. provide the Competent Authority with copies of the ECO Reports within thirty (30) days of the project being finalised.
14. A copy of the Environmental Authorisation, EMPr, Environmental Audit Reports and compliance monitoring reports must be kept at the site of the authorised activity during the development activities thereafter it must be kept at the office of the holder and must be made available to any authorised person on request.
15. Access to the site referred to in Section C above must be granted, and the environmental reports mentioned above must be produced, to any authorised official representing the Competent Authority who requests to see it for the purposes of assessing and/or monitoring compliance with the conditions contained herein.

Auditing

16. In terms of Regulation 34 of the NEMA EIA Regulations, 2014 (as amended), the holder must conduct environmental audits to determine compliance with the conditions of the Environmental Authorisation and the EMPr and submit Environmental Audit Reports to the Competent Authority. The Environmental Audit Report must be prepared by an independent person with the relevant environmental auditing expertise and must contain all the information required in Appendix 7 of the EIA Regulations, 2014 (as amended).
 - 16.1. The holder must submit an environmental audit report –
 - 16.1.1. four (3) months after commencement of the construction phase to the relevant Competent Authority.
 - 16.1.2. six (6) months after completion of the construction phase to the relevant Competent Authority; and
 - 16.1.3. every five (5) years while the Environmental Authorisation remains valid.
 - 16.2. The holder must, within **seven (7) days** of the submission of the Environmental Audit Reports to the Competent Authority, notify all potential and registered I&APs of the submission and make the Environmental Audit Report available to any I&APs upon request and, where the holder has such a facility, place on a publicly accessible website.
17. The audit report must indicate compliance status with the conditions of this Environmental Authorisation, and the EMPr and make recommendations for improved environmental management.

Specific Conditions

18. 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.

19. 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.

20. 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.
21. Surface or ground water must not be polluted due to any actions on the site. The applicable requirements with respect to relevant legislation pertaining to water must be met.
22. An integrated waste management approach, which is based on waste minimisation and incorporates reduction, recycling, re-use and disposal, where appropriate, must be employed. Any solid waste must be disposed of at a waste disposal facility licensed in terms of the applicable legislation.
23. 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.
24. Copies of the Urban Design Framework, Landscape Plan and Living Heritage Design Plan, as approved by the relevant authority(s), must be submitted to this Directorate for record purposes.

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 Activities.
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 2, 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 must be, as follows:
 - 6.1. Amendments to the EMPr 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 with the provisions contained in the National Appeal Regulations, 2025.

1. An appellant (if the holder of the decision) must, within twenty (20) calendar days from the date the notification of the decision was sent to the holder by the Competent Authority –
 - 1.1. Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations, 2025 to the Appeal Administrator; and
 - 1.2. Submit a copy of the appeal to any registered I&APs, any Organ of State with interest in the matter and the decision-maker, *i.e.*, the Competent Authority that issued the decision.
2. An appellant (if not the holder of the decision) must, within twenty (20) calendar days from the date the holder of the decision sent notification of the decision to the registered I&APs–
 - 2.1. Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations, 2025 to the Appeal Administrator; and
 - 2.2. Submit a copy of the appeal to the holder of the decision, any registered I&AP, any Organ of State with interest in the matter and the decision-maker, *i.e.*, the Competent Authority that issued the decision.
3. The holder of the decision (if not the appellant), the decision-maker that issued the decision, the registered I&AP and the Organ of State must submit their responding statements, if any, to the Appeal Authority and the appellant within twenty (20) calendar days from the date of receipt of the appeal submission.
4. The appeal and the responding statement must be submitted to the address listed below:

By post: Western Cape Ministry of Local Government, Environmental Affairs
and Development Planning
Private Bag X9186
CAPE TOWN
8000

By facsimile: (021) 483 4174; or

By hand: Attention: Mr Marius Venter (Tel.: 021 483 2659)
Room 809
8th Floor Utilitas Building, 1 Dorp Street, Cape Town, 8001

Note: For purposes of electronic database management, you are also requested to submit electronic copies (Microsoft Word format) of the appeal, responding statement and any supporting documents to the Appeal Authority at the address listed above and/or via e-mail to DEADP.Appeals@westerncape.gov.za.

5. A prescribed appeal form as well as assistance regarding the appeal processes is obtainable from the Appeal Authority at: Tel.: (021) 483 3721, E-mail: DEADP.Appeals@westerncape.gov.za or URL: <http://www.westerncape.gov.za/eadp>.

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/her 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

MR. ELDON VAN BOOM
ACTING DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)
WESTERN CAPE GOVERNMENT: ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

DATE OF DECISION: 09 JUNE 2025

Copied to:

- (1) Mr. Jeremy Rose (Infinity Environmental Pty (Ltd))
- (2) Ms. Tarryn Solomon (Infinity Environmental Pty (Ltd))
- (3) Ms. Rachel Schnackenberg (City of Cape Town)
- (4) Ms. Maurietta Stewart (City of Cape Town)

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FOR OFFICIAL USE ONLY:

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ANNEXURE 1: LOCALITY MAPS



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 (dated 21 August 2024), the final BAR (dated 13 February 2025), the EMPr submitted together with the final BAR, and the additional information received on 30 April 2025;
- 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.

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 PPP comprised the following:

- Notification letters were emailed, hand delivered and posted to all identified Interested and Affected Parties ("I&APs") informing them of the proposal and the opportunity to comment on the draft Basic Assessment Report ("BAR") on 22 August 2024;
- An advert was placed in the 'Atlantic Sun' Newspaper on 22 August 2024;
- Three notice boards were placed at various points on the site on 22 August 2024;
- A Public Open Day was held at the Boorhanol Cultural Hub, Pentz Street on 14 September 2024;
- Owners and occupiers of land adjacent to the site were notified of the draft BAR on 22 August 2024;
- A hard copy of the draft BAR and associated appendices was placed at the Cape Town Central Public Library from 22 August 2024 to 11 October 2024;
- A project website was established and maintained throughout the project at www.infinityenv.co.za/strandstreetquarry; and
- The draft BAR was circulated for comment to all registered I&APs and relevant stakeholders, from 22 August 2024 to 25 September 2024, and later extended to 11 October 2024.

Both support for and objections to the proposed development were received during the Public Participation Process ("PPP"). The objections raised were primarily based on the following considerations:

- Decrease of property values and urban decline;
- Parking that will be required in the local area;
- Increased traffic and congestion;
- Impede access for local residents (Loader Street);
- Rise in crime;
- Reduction in the available green or recreational areas for locals and visitors;
- Excessive noise levels;
- Negative effects on the operations of local businesses;
- Out of sync scale or design of the development with the existing architectural style;
- Disrupting the natural landscape;
- Dust and debris produced during construction could pose health risks; and
- The need to look at Alternative options for the site (including a park planted with indigenous vegetation).

All comments and objections received, including the above, were fully responded to and proof thereof included in the final BAR.

In response to the issue of decreasing of property values and urban decline, it was emphasised that the site will be well-managed and maintained. Additionally, there exist no evidence to suggest that the proposed development will decrease property values.

In terms of parking, it was detailed that the proposed parking is a necessary and supporting component of the proposed redevelopment of the quarry site. Without the proposed parking, the redevelopment proposal would not be feasible.

In response to concerns regarding traffic, it was emphasised that no significant impacts are anticipated, as comprehensively assessed in the Traffic Impact Assessment Report (dated November 2024), compiled by HHO Consulting Engineers.

The issue of impeding access for local residents were responded to by means of detailing that the access via Loader Street is an unauthorised means of access that takes place in an informal manner. However, provisions will be made to ensure access for local residents to the rear of their properties remains available through the provision of designated permit parking bays (on a first come first serve basis) at the back of the parking area.

The issue of a rise in crime rate was addressed by means of drawing on the fact that the redevelopment of the site seeks to activate the site with a variety of community and economic uses, which in turn is expected to improve surveillance and security relative to the current situation, where the quarry site is considered unsafe to access.

In response to the issue of reducing the available green or recreational areas, it was detailed that the site will retain its zoning for Open Space uses and would be publicly accessible, as a functional sporting and cultural space, with significantly improved amenities.

Regarding noise, it was detailed that noise during construction will be limited to normal construction hours. Noise during the operational phase will be subject to the necessary permissions and control measures of the Municipality.

In response to the issue of negative effects on the operations of local businesses, it was re-emphasised that the redeveloped site will be well-managed and maintained by the Municipality.

In response to the architecture and scale of the proposed development, it was detailed that the architectural design has not taken place yet, as only a site development plan accompanied by a landscape framework and urban design guidelines have been prepared.

The issue of disrupting the natural landscape was addressed though providing clarification that the quarry site cannot be described, as a natural landscape, as it is a disused mine entirely transformed by past development, and thereby retaining no significant biodiversity.

The potential health risks associated with construction activities were addressed by noting that a comprehensive Environmental Management Programme (EMPr) will be implemented to effectively mitigate construction-related impacts to acceptable levels.

Regarding alternative options for the site, it was reiterated that the site is entirely transformed and has very limited ecological value. Furthermore, the planting of endemic and indigenous plant species in certain landscaped parts of the site will be prioritised.

This Directorate 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 the EMPr to adequately address any significant concerns raised.

2. Alternatives

Preferred Site Alternative (Herewith Authorised with the Preferred Activity Alternative)

The Preferred Site Alternative entails the redevelopment activities to be undertaken at the existing Strand Street Quarry located on a Portion of the Remainder of Erf 367, Erf 617 and a Portion of Unregistered State Land, Cape Town. This is the only site alternative assessed, as it was selected for redevelopment through a series of strategic and planning initiatives initiated by the applicant. Additionally, the site has a unique position and capacity to host sports and recreation uses, stimulate economic growth, and serve as a space for cultural heritage that benefits the surrounding community.

Preferred Activity Alternative (Preferred and Herewith Authorised)

The Preferred Activity Alternative entails the redevelopment of the old quarry in Strand Street (Cape Town), comprising of the following:

- Sports Facilities:
 - Multi-use sports field and other facilities, with the main field measuring approximately 120m in length and approximately 69m in width; and
 - Other sports related infrastructure, including a facilities management office, spectator stands, space for tuck shops, and ablutions.
- Economic and Tourism Facilities:
 - A restaurant space located within an existing row house along Strand Street;
 - A linear market and trade space along the length of the sports field; and
 - A food and spice market.
- Community and Social Facilities:
 - A museum and exhibition space in the historic Old Fire Station building;
 - A rooftop garden and contemplation space;
 - A contemplation and prayer space at the base of the quarry face; and
 - Historical timeline walk along the quarry face with interpretative signage.
- Utilities and Safety Interventions:
 - Provisions for use of the main sport field for parade and other outdoor purposes;
 - Associated electrical infrastructure;
 - Provision of a Metro-Police facility/building;
 - A new vehicle access and gatehouse;
 - A new Metro-Police and Law Enforcement 'back of house operations' building; and
 - Under-field parking and storage for the Metro Police.
- Public realm upgrades and improved pedestrian infrastructure:
 - New public 'plaza square' forecourt;
 - New pedestrian walkways;
 - A new pedestrian crossing over Vos Street;
 - A new signalised pedestrian crossing over Strand Street;
 - Public realm installations with a heritage and cultural focus, including, *inter alia*, archways, murals, wayfinding signage, and interpretive signage;
 - Hard and soft landscaping;
 - Planting of new tree boulevards along Strand Street;
 - New trees along the vehicle access-way leading to the new Metro Police Building, and the parking area across Strand Street to form 'landscape rooms'; and
 - Extension of the road median and median break within Strand Street, alongside new tree plantings.
- Vehicle Parking:
 - Expanded parking areas on the eastern side of Strand Street comprising approximately 73 vehicle bays (replacing the current approximately 20 bays in the existing informal parking);

- A semi-basement parking on-site accommodating approximately 43 bays (including 1 disabled parking bay); and
- Dedicated Metro-Police parking, comprising approximately 16 outside bays, approximately 46 basement parking bays under a portion of the sports field.
- Supporting and utilities infrastructure:
 - Minor geometric changes to the Strand Street roadway, including, *inter alia*, extension of the two-lane section and changes to the westbound carriageway road width to create a widened sidewalk on the south side;
 - Construction of an approximately 3m wide sidewalk on the northern side of Strand Street;
 - Provision of two stormwater connections for the new parking area on the northern side of Strand Street;
 - On-site stormwater infrastructure;
 - A new potable water connection off Hudson Street; and
 - On-site sewer infrastructure.
- Geotechnical interventions:
 - Installation of rockface stabilisation measures; and
 - Installation of rockfall barriers in the central part of the western rockface.
- Living heritage interventions:
 - Provision and installations of cultural heritage features which illustrates the historic and cultural significance of the site and its surroundings.

The total footprint will amount to approximately 32 000m².

This is the only Activity Alternative assessed, based on the following reasons:

- The redevelopment of the site is the outcome of an extensive, iterative, constraints-led and consultative design process that was undertaken with relevant stakeholders;
- The redevelopment of the site represents an optimal purpose and utilisation of the site for the greater good;
- The redevelopment activities is informed by technical inputs and design indicators arising from various professional studies and assessments;
- The historic, religious, and cultural significance of the site has been taken into account during the conceptualisation process; and
- Other alternatives for the site such a high-density mixed-use development will not respond adequately to the cultural and heritage significance of the site nor respond to the local area's need for sporting and recreational facilities.

Technological Alternative (Herewith Authorised with the Preferred Activity Alternative)

The Preferred Technological Alternative entails the installation of various stabilisation measures or rockfall protection to the entire rockface. These would likely include, *inter alia*, limited rock bolts, rockfall netting (wire mesh) and catch fence or barrier. These preferred measures will be installed, as means of reducing the risks and impacts of rockfalls from the quarry's slopes.

'No-go' Alternative (Rejected)

The 'No-Go' Alternative entails maintaining the *status quo*, i.e., no redevelopment of the existing Strand Street Quarry site. The 'No-Go' Alternative was rejected, as it would translate into the space continually being of little social or economic value. It would further mean that the benefits of the provision of new community facilities, commercial space, transport and parking infrastructure, and sports-related infrastructure will not be realised.

3. Impact Assessment and Mitigation Measures

3.1 Need and Desirability

The proposed redevelopment of an under-utilised space is required, as the local area lacks local community facilities to achieve various outcomes, including the provision of community facilities, economic and tourism opportunities, cultural and heritage value amenities, and Municipal infrastructure. These outcomes will help to realise the vision for the site as a mixed-use space, encouraging safety and security, commercialisation as well as the provision of community facilities whilst at the same time respecting the historical, religious and cultural significance of the site.

3.2 Regional and Local Planning

A Portion of the Remainder of Erf 367 has several split zonings, including Open Space II: Public Open Space, Utility Zone, Transport II: Public Road and Public Parking.

Erf 617 is zoned Open Space II: Public Open Space, Transport II: Public Road and Public Parking.

The development will also take place on an Unregistered Portion of state land for which the City of Cape Town (Property Management) is the landowner.

Various planning applications, including, *inter alia*, rezoning are required in order to permit the proposed development on the site.

In terms of the City of Cape Town Spatial Development Framework, 2023 ("SDF"), the site is located within the Urban Edge and has a dual demarcation, *namely*; "Urban Inner Core" and "Development Corridors". The proposed development is, therefore, in line with the City of Cape Town SDF, 2023.

In terms of the Table Bay District Spatial Development Framework, 2023 ("DSDF"), the site is located within the Urban Edge and has a "Structuring Open Space" demarcation and in terms of the Sub-district: 2 Cape Town Central Business District/Paarden Eiland Area, it is located within the Urban Edge and has a "Institutional Open Space" demarcation.

The City of Cape Town: Spatial Planning and Environment Urban Regeneration Department, however, confirms in its correspondence (dated 1 November 2024), that the proposal is fully consistent with the relevant Municipal forward planning policies.

3.3 Biohysical Impacts

Whilst the slopes above the quarry face are designated as a Conservation Area in terms of the City of Cape Town's Biodiversity Network (2024), the old quarry is a brownfield site that is entirely transformed with limited grass species and alien trees. The remaining indigenous vegetation on the upper slopes is unlikely to be directly impacted by the proposed development.

No watercourses or wetlands are present on the site or surrounding areas.

The site is underlain by a fractured major aquifer as well as hard bedrock. The proposed development is not expected to have any direct impact on the aquifer.

In light of the above, the site is considered to have very limited ecological value. Consequently, the proposed development is not expected to result in any significant negative biophysical impacts.

3.4 Geotechnical

Given the historic use of the site as a quarry and the proposed proximity of new development and recreational use to the exposed cut faces of the quarry, a Slope Assessment Stability was undertaken. According to the said study (dated October 2023 and compiled by HHO Consulting Engineers), the existing quarry excavation faces appear largely stable, with very few fallen rocks observed at the base of the excavation. There is an element of risk of rockfalls from the quarry excavation faces, particularly the central portion of the north-easterly facing slopes where more highly weathered rock, toppling risk and previously fallen rock materials (scree and talus) are present. While the risk of rockfall may be relatively low, the consequence of a rockfall, when considering the nature of the proposed development, is very high. Measures to mitigate the risk and consequences of rockfalls are therefore required. As per the approved EMPr, geotechnical and slope stability measures must be implemented, including, *inter alia*, the installation of rockfall netting or equivalent measures as well as a catch fence and/or other barriers. Furthermore, trees must be removed near the slopes to prevent accelerated weathering and erosion.

3.5 Heritage and Archaeological Impacts

The Strand Street Quarry site is the oldest historic quarry in South Africa. Furthermore, it is a National Heritage Site, which is surrounded by the Bo-Kaap area and communities as well as the Tana Baru cemetery. Other significant heritage resources in the immediate vicinity includes the Prayer and Wash House Quarries to the southwest.

According to the Heritage Impact Assessment ("HIA") Report (dated 31 October 2024 and compiled by Ms. Bridget O'Donoghue), the planning and design of the development has responded to the contextual cultural landscape informants, including visual indicators and view considerations. It is unlikely that the proposed development will result in significant further impacts, as all archaeological resources, except those relating to the most recent phases of quarrying and site use, are likely to have been removed. There is no evidence to suggest that burials ever took place in the quarry. No further impacts on archaeological resources are anticipated during the operational phase. The Archaeological Baseline Study (compiled by ACO Associates and which formed part of the HIA), similarly indicated that there is a low chance of finding archaeological resources of significance within the site and development footprint.

As per the recommendation included in the abovementioned HIA and included amongst the provisions of the approved EMPr, an approved Urban Design Framework, Landscape Plan and Living Heritage Design Plan must be implemented. These resources will help to integrate the intangible and cultural values as well as the heritage significance of the site and its immediate surroundings to inform how the redevelopment of the site ought to take place.

Conditions 18 and 19 of this Environmental Authorisation will help to ensure the protection of any heritage resources that may be encountered on the site.

The South African Heritage Resource Agency indicated in the correspondence (dated 5 February 2025) that, amongst other conditions, which must be adhered to, as per the said authority's requirements, there is no objection against the proposed development.

Heritage Western Cape indicated in the correspondence (dated 27 January 2025) that that amongst other conditions, which must be adhered to, as per the said authority's requirements, the abovementioned HIA is endorsed.

3.6 Visual Impacts

According to the Visual Impact Assessment Report (compiled by Mr. David Gibbs and which formed part of the HIA), the proposed development would cause noticeable changes to the site's visual *status quo*.

During the planning, design and development phases the visual impacts will result due to (a) site clearance, demolition of low-significance structures, removal of certain trees, (b) earthworks/excavations, (c) construction operations, (d) building activity and (e) noise/dust/lighting / temporary services/hoarding. These impacts will be temporary and limited to the construction period, for which sound environmental management of the site and construction operations will be required. As per the approved EMPr, these requirements include the need to clearly identify mature trees to be retained and ensure that they are fenced-off, limit construction activity to within the hoarded and designated areas and implement post-construction repair and rehabilitation of the site.

During the operational phase, the visual impacts will include (a) the transformation of open parking court into built form, (b) a reimagined public realm, (c) community activities / recreational use of public urban spaces and (d) an increased traffic flows in and around the sites, with signage and lighting. These impacts will require various mitigation measures that forms part of the provisions of the approved EMPr. These measures include, *inter alia*, the implementation of geotechnical interventions, architecture, landscape, as well as other design measures to ensure that the development respects the existing local conditions and visual character of the site whilst positively integrating into the cityscape.

3.7 Traffic Impacts:

During the construction phase, traffic congestion may be caused by construction traffic directly resulting in delays, increased travel time, higher fuel consumption and frustration for road users. The increased construction traffic may also pose a nuisance to the surrounding residents. These impacts can be mitigated to a low negative significance. The mitigation required is all included in the approved EMPr and largely requires that construction vehicles and traffic be adequately managed in a manner that will reduce the impacts on the surrounding area.

According to the Traffic Impact Assessment ("TIA") Report (dated November 2024 and compiled by HHO Consulting Engineers), the proposed development is set to generate 139 vehicular trips per hour in the AM peak hour, and 209 vehicular trips per hour in the PM peak hour during the operational phase. Since certain components, such as the sports and meeting venue, will only be operational on an occasional basis, the peak hour trip generation will be reduced by between 60% (AM) and 50% (PM) during such periods. It is further noted in the abovementioned TIA that the proposed development is not envisaged to be a major generator of movement during peak periods, which is beneficial given the reasonably high levels of congestion on the surrounding network during these times.

Based on the development and its components it comprises, it was determined that several parking bays will be required, as detailed in the description of the authorised development. Provisions will be made for residents of Loader Street who informally use an Open Space to the rear of their properties for parking purposes. In this regard, parking bays will be provided together with permits that will be issued to residents on a first-come, first-served basis. Other traffic measures will be required to accommodate the proposed development from a traffic perspective. These include, *inter alia*, the provision of a new access to the site, which mimics the existing area's reasonably fine-grained settlement pattern in terms of street block sizes and side street spacings, the signalisation of the identified streets/intersections, provision of a bus embayment to drop passengers off and other minor amendments to the geometric street layouts (including Strand Street).

According to the abovementioned TIA, the proposed development can be accommodated on the adjoining road network. It was ultimately determined that the development will have a limited traffic impact and not require any major improvements to transport infrastructure.

3.8 Services and infrastructure:

The proposed development will require Municipal services, including connections to stormwater infrastructure, electrical services, foul sewer, and potable water.

According to correspondence from the City of Cape Town (dated 8 September 2024), there is sufficient capacity for the provision of water resources, sewer reticulation and treatment, bulk storage as well as conveyance.

3.9 Nuisance

The proposed redevelopment will have negative impacts on the surrounding community and businesses during the construction phase. These include noise, vibration, dust, disturbance of access to existing operations (*i.e.*, metro police and electrical), traffic disturbance and visual nuisance. The approved EMPr contains various provisions to mitigate these impacts to acceptable levels and includes, *inter alia*, the need to restrict construction activities to within working hours, the need to install and mount silencers on machinery, vehicles and earth-moving equipment and the use of non-potable water for dust suppression.

During the operational phase, the redeveloped site will increase traffic to and from the site, as well as elevated noise levels associated with sporting and cultural events using the field. Other noise impacts may arise from the proposed parking areas and access routes. However, it is to be noted that significant traffic volumes and high speeds are already experienced within close proximity to the site. It is therefore not expected that the additional volume of traffic will significantly alter the noise experienced by nearby residents and receptors.

3.10 Socio-economic Aspects

The development will create temporary employment opportunities during the construction phase. After the construction phase has ended, the local community is set to benefit from the redeveloped site in the form of available community facilities and spaces for recreational and cultural activities, which are further embedded in the historical significance of the site and its features.

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

Negative Impacts include:

- Potential noise, dust and noise impacts.
- Archaeological impacts on potential buried archaeological resources.
- Visual impacts during construction and operational phases.
- Traffic impacts during the construction and operational phases.
- Impacts on cultural and heritage elements of the site.

Positive Impacts include:

- Employment creation and economic benefits due to construction activities.
- Optimisation of public assets by promoting sports, recreation, tourism and cultural heritage values on an underutilised site.

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 activities (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 EMPs, the Competent Authority is satisfied that the authorised Listed Activities 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 Activities can be mitigated to acceptable levels.

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