

**Attention:** Potential Interested and Affected Party (I&AP)

**NOTIFICATION OF PRE-APPLICATION PUBLIC PARTICIPATION PROCESS AND AVAILABILITY OF THE PRE-APPLICATION DRAFT BASIC ASSESSMENT REPORT FOR PUBLIC REVIEW AND COMMENT AS PART OF BASIC ASSESSMENT PROCESS FOR THE PROPOSED REMEDIATION AND RESIDENTIAL DEVELOPMENT OF THE PROTEA VILLAGE PHASE 2 DEVELOPMENT, ERF 503, BISHOPSCOURT, CAPE TOWN**

**DEA&DP Notice of Intent Reference Number:** 16/3/3/6/7/1/A6/7/2026/25

**Date:** 12 June 2025

Dear Sir / Madam

Notice is hereby given of a Pre-Application Phase Public Participation Process (PPP) in terms of the 2014 EIA Regulations (as amended) as contemplated in Section 24(5) of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA). This letter serves as notification of the project, your opportunity to register as an Interested and Affected Party (I&AP) and to advise that the pre-application Draft Basic Assessment Report (BAR) and related documentation is available for a 30-day public review period from **13 June 2025 to 14 July 2025**.

The Protea Village Development Company (Pty) Ltd., on behalf of the Protea Village Communal Property Association (CPA), is advancing the next phase of the Protea Village restitution project. This follows a land claim awarded to 86 former residents removed in the 1960s under the Group Areas Act. Although 28.4 hectares were initially claimed, only 12.29 hectares were restored due to third-party residential development in the area. The resettlement strategy involves developing Erf 242 for the return of the Protea Village Community, funded by proceeds from the sale of Erf 503. Environmental authorization for Phase 1 of the development on Erf 242, Bishopscourt was granted in May 2021. Erf 503, originally included in environmental assessments, was excluded due to delays and now requires a separate Environmental Authorization. Erf 503, which hosts the "Boschenheuvel Arboretum," has been used for public recreation but was inaccurately designated as an "arboretum" in the 1990s in spite of the express request by the Protea Village Community for the property not be designated an "arboretum" due to their land claim submission.

Whilst Erf 503 is currently vacant land and has historically (and is currently) used for recreational activities, this property is, in fact, private land and is not public open space. On 26 February 2021, the closure of Public Place on Erf 503, Bishopscourt was gazetted. Erf 503 was transferred to the Protea Village Communal Property Association on 15 June 2021. While the property is currently open and accessible to the public for recreational activities (i.e. dog walking), Erf 503 no longer forms part of the City of Cape Town's public open space on Remainder Erf 212. Given that it is a private property, the Protea Village CPA is entitled to enclose the property, when they elect to, in accordance with their rights.

The Protea Village Phase 2 development includes the remediation of Erf 503, in accordance with an approved Remediation Order issued by DEA&DP to the City of Cape Town, for a site historically used by the local authority for waste disposal. It will comprise ~10 residential erven with supporting infrastructure such as access roads, a gatehouse, boundary walls, and service connections. Access will be via Winchester Drive. The development will be serviced by municipal electricity, water, sewerage, and waste removal, with landscaping measures implemented to ensure a cohesive aesthetic and environmental sensitivity.

The development proposal triggers the following listed activity in terms of the EIA Regulations (as amended) requiring a Basic Assessment process to be undertaken to obtain environmental authorisation from the Competent Authority, the Department of Environmental Affairs & Development Planning.

Application for Environmental Authorisation (obtainable through a Basic Assessment process) is being made for the following listed activities:

Applicable Legislation	Applicable Section	Details of Listed Activity
NEMA and EIA Regulations, as amended	Activity Number 12 of Listing Notice 1 (GN No. R. 327)	The development of— i. dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 100 square metres; or ii. infrastructure or structures with a physical footprint of 100 square metres or more;

		<p>where such development occurs—</p> <ul style="list-style-type: none"> <li>a) within a watercourse;</li> <li>b) in front of a development setback; or</li> <li>c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse; —</li> </ul> <p>excluding—</p> <ul style="list-style-type: none"> <li>a) the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour;</li> <li>b) where such development activities are related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies;</li> <li>c) activities listed in activity 14 in Listing Notice 2 of 2014 or activity 14 in Listing Notice 3 of 2014, in which case that activity applies;</li> <li>d) where such development occurs within an urban area;</li> <li>e) where such development occurs within existing roads, road reserves or railway line reserves; or</li> </ul> <p>the development of temporary infrastructure or structures where such infrastructure or structures will be removed within 6 weeks of the commencement of development and where indigenous vegetation will not be cleared.</p>
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Refer to **Figure 1** and Error! Reference source not found. below for the Locality and proposed Site Development Plan.

Chand Consultants has been appointed by the Applicant as the independent Environmental Assessment Practitioner (EAP) to undertake the Basic Assessment process required. **This letter serves to advise you that the Pre-Application Draft Basic Assessment Report (DBAR) and associated specialist assessments are available for a 30-day public review period from 13 June 2025 to 14 July 2025.**

Details of the availability of the Pre-Application Draft BAR are tabled below:

<b>YOUR INVITATION TO PARTAKE IN THE PRE-APPLICATION PUBLIC REVIEW PERIOD OF THE DRAFT BAR</b>	
<b>COMMENT PERIOD:</b> 13 June 2025 to 14 July 2025.	
<p>An electronic copy of the documentation will be made available for download on the Chand Environmental Consultants website (<a href="https://www.chand.co.za/the-know-how-3-2/projects-under-review-2024/">https://www.chand.co.za/the-know-how-3-2/projects-under-review-2024/</a>) for the duration of the comment period.</p> <p>A hard copy of the Executive Summary and comment sheets will be available at both the project site office (Kirstenbosch stone cottages) as well as the Sub Council 20 offices (Alphen Centre Constantia Main Road Constantia 7800) for review and comment.</p> <p>Electronic/hard copies of the report can be made available to registered Interested and Affected Parties (I&amp;APs) upon reasonable request.</p>	

Should you or your organisation have any comments or queries regarding this project or the documentation, or if you would like to participate in the process and receive future notifications on the project, please ensure that you register as an I&AP in writing and/or provide your written comment to **Chand Consultants** by no later than **14 July 2025**.

<b>Postal Address:</b>	Block A, Plum Park, 4 St Clair Road, Plumstead 7800
<b>Email:</b>	<a href="mailto:info@chand.co.za">info@chand.co.za</a>
<b>Tel:</b>	021 762 3050

Please note that I&APs must provide their name, contact details (postal address, telephone and email address) and an indication of any direct business, financial, personal, or other interest they may have in the approval or

refusal of this application. **The DEA&DP's NOI reference number, 16/3/3/6/7/1/A6/7/2026/25, should be quoted in response to this correspondence.** Please also quote Chand's reference number which is **PV02**.

Also note that this is a public process and your name, contact information and original comments submitted through this process would be submitted to the DEA&DP as part of the final report submission.

**Kindly note that I&APS who register on the I&AP database, would have to do so in alignment with the Protection of Personal Information Act (No. 4 of 2013), as amended (POPIA), and would thereby consent to their information being stored on the project database, to be shared with the Applicant, the Competent Authority in the final BAR, and to be shared with any appellants (who would have to be a registered I&AP), should someone wish to appeal any decision/s by the Competent Authority related to this process. Furthermore, these details will become part of the public record.**

**If you do not wish to be part of this public process or you would like to be removed from this database, please confirm in writing to the above-mentioned contact information.**

Kind regards,  
**Chand Consultants**

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**Appendix A:**  
Locality Map and Site Development Plan



**Figure 1. Site Locality Map (Created using Google Earth Pro, 2025)**



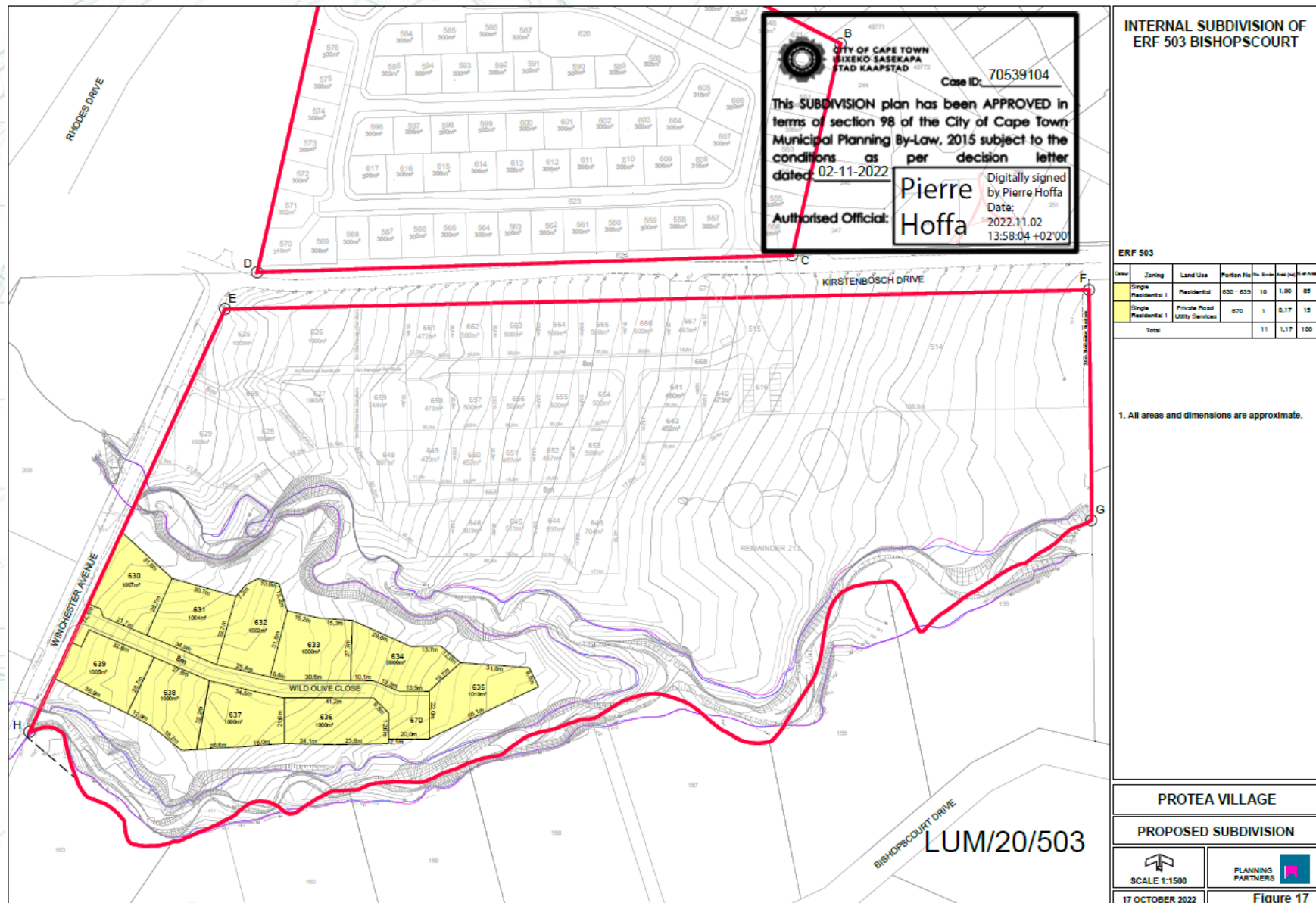


Figure 2. Site Development Plan of preferred alternative for the Protea Village Phase 2 Development (Source: Planning Partners, 2025)