

SAHRA AMENDMENT
REQUEST TO CASE ID 13382:

**ALPHA 1 RECREATIONAL
LOUNGE DESIGN
PROPOSAL**

*Robben Island,
South Africa.*

Prepared by:



Tel: +27 (0) 861 878 252
www.csmeng.co.za

1. INTRODUCTION

Through an inclusive consultation process involving all major role players in the design and development of an improved recreational facility on Robben Island the design has been developed and improved to a common acceptance by members of the team.

This design update has been the result of continued research and interaction with professionals, administrators and related interested parties and the result is an updated design which still conforms to the original scope and requirements.

We kindly submit this amendment to the approved outcome of 6 June 2019 for Case ID 13382 for Deck A (Northern Deck) only.

1.1 Original Concept

- The original concept had only one new outside area.
- The Western or water edge was mostly soft with gabions and no handrails with unrestricted access to the rocks on the water edge.
- Floor finishes was a combination / choice between concrete, slate and clay or cement tiles.
- The refurbishment of the restaurant interior was included.

1.2 Second Concept – Approved 06 June 2019

- The updated concept had two new outside areas to both the North and the South of the current Alpha 1 shop.
- The decks were proposed to be constructed of timber or timber composites and had a more prominent edge on the water side whilst retaining the soft edges where possible. Gabon were still utilised where needed.
- The refurbishment of the Alpha 1 restaurant/lounge was excluded here.

1.3 Updated Design for Approval

- The final design only includes the development and construction of the northern side deck (Deck A) as further investigation proved the extent of the original proposed development for the refurbishment of the Alpha 1 restaurant too costly at this time and addition of the southern deck not feasible.
- The aim of the northern deck is to provide a safer formalised viewing space for tourists upon visiting the viewing point at Alpha 1.
- The deck will be constructed of timber and composite timber by design to follow the natural curve of the rocky outcrops, including a stainless steel handrail to the eastern water edge as a public safety measure.
- The deck will be secured on gumpoles planted in concrete bases with a protective DPC layers between the cast concrete and rocky outcrop. No parts of the deck will be permanently fixed to any existing natural conditions.
- No furniture is included in the final design. Seating and shade elements will be moveable to be set on the deck when required.
- Refer to Annexure A for the Engineer's drawings depicting the extents of the deck which utilise the same area as the original northern deck concept.
- Access onto the deck includes stairs as well as a ramp for disabled visitors.

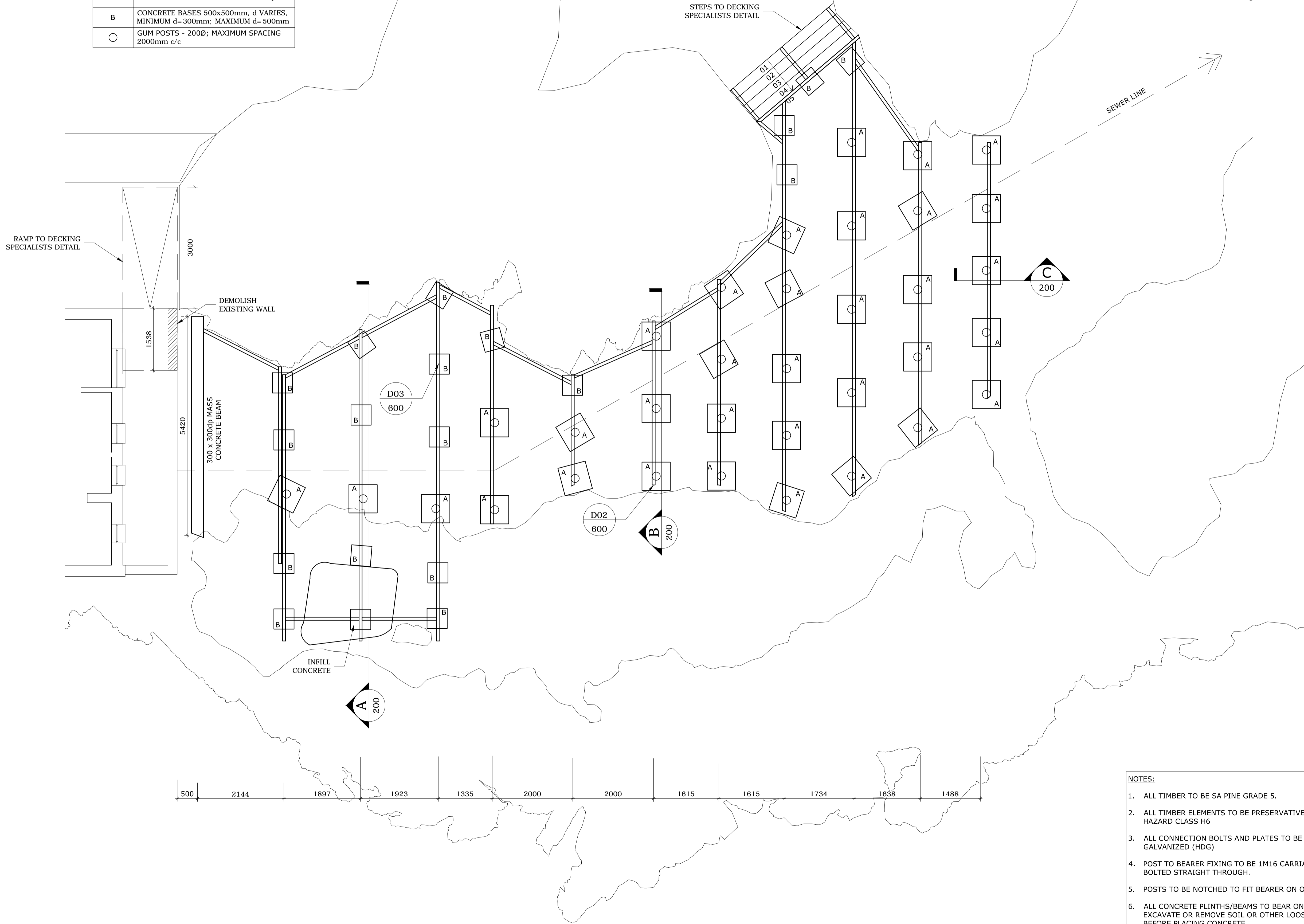
2. FINAL DESIGN OF EXTERNAL DECK AT ALPHA 1

2.1 Description

Construction of a new timber deck of Evalast decking on timber joists and bearers fixed in place on gumpoles planted in concrete footings with protection layer between the concrete footing and rocky natural ground, all to engineer's and specialist detail and specifications. Including stainless steel frame and wire balustrades, and deck lighting as per engineer's specification.

3. ANNEXURE A: STRUCTURAL ENGINEER'S DESIGN DRAWINGS

LEGEND	
SUB-STRUCTURE TIMBER LAYOUT	
	BEARERS - 76 x 225mm
A	CONCRETE BASES 700x700x300mm dp
B	CONCRETE BASES 500x500mm, d VARIES, MINIMUM d= 300mm; MAXIMUM d= 500mm
○	GUM POSTS - 200Ø; MAXIMUM SPACING 2000mm c/c



BASES, GUMPOLES AND BEARERS

- NOTES:**
- ALL TIMBER TO BE SA PINE GRADE 5.
 - ALL TIMBER ELEMENTS TO BE PRESERVATIVE TREATED TO HAZARD CLASS H6
 - ALL CONNECTION BOLTS AND PLATES TO BE HOT-DIPPED GALVANIZED (HDG)
 - POST TO BEARER FIXING TO BE 1M16 CARRIAGE BOLT, BOLTED STRAIGHT THROUGH.
 - POSTS TO BE NOTCHED TO FIT BEARER ON ONE SIDE ONLY.
 - ALL CONCRETE PLINTHS/BEAMS TO BEAR ON SOLID ROCK. EXCAVATE OR REMOVE SOIL OR OTHER LOOSE MATERIAL BEFORE PLACING CONCRETE.
 - GUM POSTS POSITIONS SHOWN ARE INDICATIVE AND DEPEND ON THE ACTUAL ROCK PROFILE. THE PERPENDICULAR DISTANCE BETWEEN ANY TWO GUM POSTS MAY NOT EXCEED 2.0m.

ASSOCIATED DRAWINGS LEGEND	
DRAWING NUMBER	DESCRIPTION
S-101	TIMBER SUB-STRUCTURE LAYOUT 02 OF 02
S-102	DECK LAYOUT
S-200	SECTIONS AND DETAILS
S-600	DETAILS

- GENERAL NOTES**
- Drawings to be read in conjunction with all relevant Architect's, Consultant's, and Specialist's drawings and specifications.
 - Drawings are not to be scaled.
 - All construction workmanship and materials to be in accordance with the relevant provisions of "The Application of the National Building Regulations" (SANS 10400), Building Standards act (Act103) and the relevant parts of SABS 1200 & SANS 2001.
 - The works will be inspected from time to time by the consulting engineer to ascertain that the contractor is carrying out the work in general conformity with the engineering drawings and documents. Such inspections are not for the contractor's benefit and do not relieve him of the responsibility for the proper construction of the works in accordance with the engineering drawings, documents and good building practice.
 - The signed original copy of this drawing is kept at the engineer's office.

SPECIAL NOTES

A	07-06-21	ISSUED FOR INFORMATION
NO.	DATE	AMENDMENT



STRUCTURAL

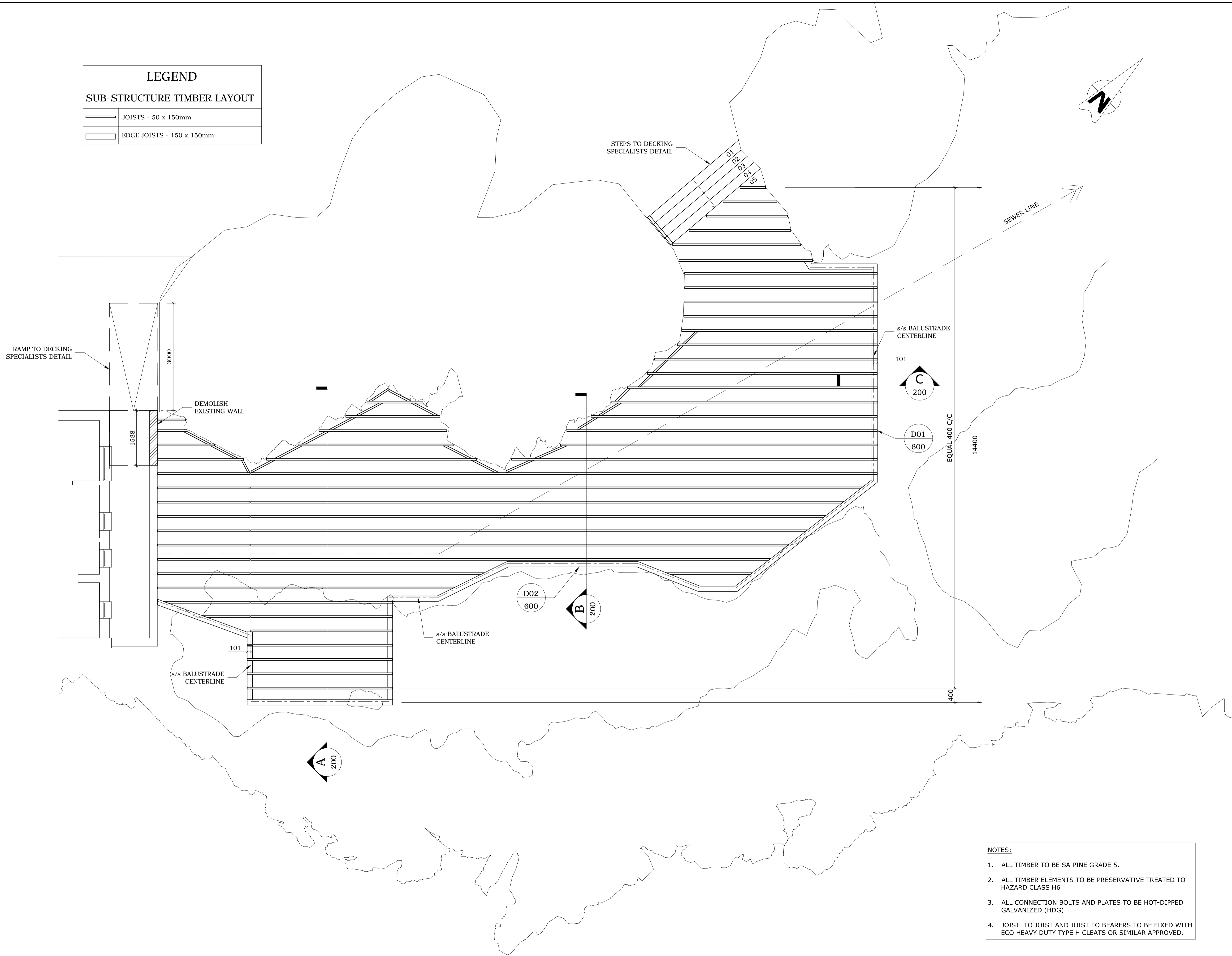
Project:
ALPHA 1 RECREATIONAL LOUNGE

Drawing Title:
TIMBER SUB-STRUCTURE LAYOUT 01 OF 02

Prof. Registered Signature	Client Signature
PR.ENG 980354	Client Name
W.W. BRAND	
Date: June 2021	Designed: WOUTER BRAND
Size: A1	Drawn: ILSE FERREIRA
Scale: 1:50	Checked: WOUTER BRAND
Building Occupancy:	Climate Zone: Zone 04
Stage: 03	

Project #:	Discipline:	Drawing #:	Rev:
1030901S	S	100	A
For: INFORMATION			

LEGEND	
SUB-STRUCTURE TIMBER LAYOUT	
	JOISTS - 50 x 150mm
	EDGE JOISTS - 150 x 150mm



JOIST AND EDGE JOIST

- NOTES:**
- ALL TIMBER TO BE SA PINE GRADE 5.
 - ALL TIMBER ELEMENTS TO BE PRESERVATIVE TREATED TO HAZARD CLASS H6
 - ALL CONNECTION BOLTS AND PLATES TO BE HOT-DIPPED GALVANIZED (HDG)
 - JOIST TO JOIST AND JOIST TO BEARERS TO BE FIXED WITH ECO HEAVY DUTY TYPE H CLEATS OR SIMILAR APPROVED.

ASSOCIATED DRAWINGS LEGEND	
DRAWING NUMBER	DESCRIPTION
S-100	TIMBER SUB-STRUCTURE LAYOUT 01 OF 02
S-102	DECK LAYOUT
S-200	SECTIONS AND DETAILS
S-600	DETAILS

- GENERAL NOTES**
- Drawings to be read in conjunction with all relevant Architect's, Consultant's, and Specialist's drawings and specifications.
 - Drawings are not to be scaled.
 - All construction workmanship and materials to be in accordance with the relevant provisions of "The Application of the National Building Regulations" (SANS 10400), Building Standards act (Act103) and the relevant parts of SABS 1200 & SANS 2001.
 - The works will be inspected from time to time by the consulting engineer to ascertain that the contractor is carrying out the work in general conformity with the engineering drawings and documents. Such inspections are not for the contractor's benefit and do not relieve him of the responsibility for the proper construction of the works in accordance with the engineering drawings, documents and good building practice.
 - The signed original copy of this drawing is kept at the engineer's office.

SPECIAL NOTES

A	07-06-21	ISSUED FOR INFORMATION
NO.	DATE	AMENDMENT



STRUCTURAL

Project:
ALPHA 1 RECREATIONAL LOUNGE

Drawing Title:
TIMBER SUB-STRUCTURE LAYOUT 02 OF 02

Prof. Registered Signature	Client Signature
PR.ENG 980354 W.W. BRAND	Client Name
Date: June 2021	Designed: WOUTER BRAND
Size: A1	Drawn: ILSE FERREIRA
Scale: 1:50	Checked: WOUTER BRAND
Building Occupancy:	Climate Zone: Zone 04
Stage: 03	

Project #:	Discipline:	Drawing #:	Rev:
1030901S	S	101	A
For:	INFORMATION		



NOTES:
 135 x 25,5mm (I-SERIES) EVA LAST DECKING (COLOUR TO ARCHITECTS SPECIFICATION) FIXED TO JOISTS WITH HULK CLIPS AND SCREWS

ASSOCIATED DRAWINGS LEGEND	
DRAWING NUMBER	DESCRIPTION
S-100	TIMBER SUB-STRUCTURE LAYOUT 01 OF 02
S-101	TIMBER SUB-STRUCTURE LAYOUT 02 OF 02
S-200	SECTIONS AND DETAILS
S-600	DETAILS

- GENERAL NOTES**
1. Drawings to be read in conjunction with all relevant Architect's, Consultant's, and Specialist's drawings and specifications.
 2. Drawings are not to be scaled.
 3. All construction workmanship and materials to be in accordance with the relevant provisions of "The Application of the National Building Regulations" (SANS 10400), Building Standards act (Act103) and the relevant parts of SABS 1200 & SANS 2001.
 4. The works will be inspected from time to time by the consulting engineer to ascertain that the contractor is carrying out the work in general conformity with the engineering drawings and documents. Such inspections are not for the contractor's benefit and do not relieve him of the responsibility for the proper construction of the works in accordance with the engineering drawings, documents and good building practice.
 5. The signed original copy of this drawing is kept at the engineer's office.

SPECIAL NOTES

A	07-06-21	ISSUED FOR INFORMATION
NO.	DATE	AMENDMENT



STRUCTURAL

Project:
ALPHA 1 RECREATIONAL LOUNGE

Drawing Title:
TIMBER DECK LAYOUT

Prof. Registered Signature	Client Signature
PR.ENG 980354	Client Name
W.W. BRAND	

Date:	June 2021	Designed:	WOUTER BRAND
Size:	A1	Drawn:	ILSE FERREIRA
Scale:	1:50	Checked:	WOUTER BRAND
Building Occupancy:		Climate Zone:	Zone 04
Stage:	03		

Project #:	Discipline:	Drawing #:	Rev:
1030901S	S	102	A
For:	INFORMATION		

4. ANNEXURE B: ENVIRONMENTAL APPROVAL



forestry, fisheries & the environment

Department:
Forestry, Fisheries and the Environment
REPUBLIC OF SOUTH AFRICA

Private Bag X 447· PRETORIA ·0001· Environment House ·473 Steve Biko Road, Arcadia· PRETORIA

DFFE Reference: 14/12/16/3/3/1/2250

Enquiries: Ms Azrah Essop

Telephone: (012) 399 8529 E-mail: AEssop@environment.gov.za

Ms Okhela Gampu
Robben Island Museum
Suite 204, Level 2, Clock Tower
V&A Waterfront
CAPE TOWN
8001

Telephone Number: (021) 413 4262
Email Address: OkhelaG@robben-island.org.za

PER EMAIL / MAIL

Dear Ms Gampu

APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, ACT NO. 107 OF 1998, AS AMENDED: FOR THE PROPOSED UPGRADING OF THE ALPHA 1 RECREATIONAL LOUNGE ON ROBBEN ISLAND, WESTERN CAPE PROVINCE

With reference to the above application, please be advised that the Department has decided to grant authorisation. The Environmental Authorisation (EA) and reasons for the decision are attached herewith.

In terms of Regulation 4(2) of the Environmental Impact Assessment Regulations, 2014, as amended (the EIA Regulations), you are instructed to notify all registered interested and affected parties, in writing and within 14 (fourteen) days of the date of the decision as well as the provisions regarding the submission of appeals that are contained in the Regulations.

In terms of the Promotion of Administrative Justice Act, Act No. 3 of 2000, you are entitled to the right to fair, lawful and reasonable administrative action; and to written reasons for administrative action that affects you negatively. Further your attention is drawn to the provisions of the Protection of Personal Information Act, Act No. 4 of 2013 which stipulates that the Department should conduct itself in a responsible manner when collecting, processing, storing and sharing an individual or another entity's personal information by holding the Department accountable should the Department abuses or compromises your personal information in any way.

Your attention is drawn to Chapter 2 of National Environmental Management Act, Act No. 107 of 1998 National Appeal Regulations published under Government Notice R993 in Government Gazette No. 38303 dated 08 December 2014 (National Appeal Regulations, 2014), which prescribe the appeal procedure to be followed. Kindly include a copy of this document (National Appeal Regulations, 2014) with the letter of notification to interested and affected parties in this matter.

16

Should any person wish to lodge an appeal against this decision, he/she must submit the appeal to the appeal administrator, and a copy of the appeal to the applicant, any registered interested and affected party, and any organ of state with interest in the matter within 20 days from the date that the notification of the decision was sent to the registered interested and affected parties by the applicant; or the date that the notification of the decision was sent to the applicant by the Department, whichever is applicable.

Appeals must be submitted in writing in the prescribed form to:

The Director: Appeals and Legal Review of this Department at the below mentioned addresses.

By email: appeals@environment.gov.za;

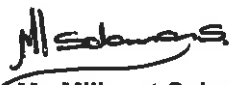
By hand: Environment House
473 Steve Biko Road
Arcadia
PRETORIA
0083; or

By post: Private Bag X447
PRETORIA
0001

Please note that in terms of Section 43(7) of the National Environmental Management Act, Act No. 107 of 1998, as amended, the lodging of an appeal will suspend the environmental authorisation or any provision or condition attached thereto. In the instance where an appeal is lodged, you may not commence with the activity until such time that the appeal is finalised.

To obtain the prescribed appeal form and for guidance on the submission of appeals, please visit the Department's website at https://www.environment.gov.za/documents/forms#legal_authorisations or request a copy of the documents at appeals@environment.gov.za.

Yours faithfully



Ms Millicent Solomons
Acting Chief Director: Integrated Environmental Authorisations
Department of Forestry, Fisheries and the Environment
Date: 21/04/2021.

cc:	Adri La Meyer	Western Cape Department of Environmental Affairs and Development Planning	Email: Adri.LaMeyer@westerncape.gov.za
	Ronelle Clarke / Dimitri Georgeades	City of Cape Town Metropolitan Municipality	Email: ronelle.clarke@capetown.gov.za / Dimitri.Georgeades@capetown.gov.za
	Michael Leach	Enviroworks	Email: michael@enviroworks.co.za



forestry, fisheries & the environment

Department:
Forestry, Fisheries and the Environment
REPUBLIC OF SOUTH AFRICA

Environmental Authorisation

In terms of Regulation 25 of the Environmental Impact Assessment Regulations, 2014, as amended

The proposed upgrading of the Alpha 1 Recreational Lounge on Robben Island, Western Cape
Province

CITY OF CAPE TOWN METROPOLITAN MUNICIPALITY

Authorisation register number:	<i>14/12/16/3/3/1/2250</i>
Last amended:	<i>First issue</i>
Holder of authorisation:	<i>Robben Island Museum</i>
Location of activity:	<i>The Farm No. 1436, City of Cape Town Metropolitan Municipality Western Cape Province.</i>

This authorisation does not negate the holder of the authorisation's responsibility to comply with any other statutory requirements that may be applicable to the undertaking of the activity.

Decision

The Department is satisfied, on the basis of information available to it and subject to compliance with the conditions of this Environmental Authorisation, that the applicant should be authorised to undertake the activities specified below.

Non-compliance with a condition of this Environmental Authorisation may result in criminal prosecution or other actions provided for in the National Environmental Management Act, Act No. 107 of 1998, as amended and the EIA Regulations, 2014, as amended.

Details regarding the basis on which the Department reached this decision are set out in Annexure 1.

Activities authorised

By virtue of the powers conferred on it by the National Environmental Management Act, Act No. 107 of 1998, as amended and the Environmental Impact Assessment Regulations, 2014, as amended, the Department hereby authorises –

ROBBEN ISLAND MUSEUM (RIM)

(hereafter referred to as the **holder of the authorisation**)

with the following contact details –

Ms Okhela Gampu
Robben Island Museum
Suite 204, Level 2, Clock Tower
V&A Waterfront
CAPE TOWN
8001

Tel: (021) 413 4262
 E-mail: OkhelaG@robben-island.org.za

to undertake the following activities (hereafter referred to as "the activity") indicated in Listing Notice 1 of the EIA Regulations, 2014 as amended:

Activity number	Activity description
<p><u>Listing Notice 1, Item 15:</u></p> <p><i>"The development of structures in the coastal public property where the development footprint is bigger than 50 square metres, excluding—</i></p> <p><i>(i) the development of structures within existing ports or harbours that will not increase the development footprint of the port or harbour;</i></p> <p><i>(ii) the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies;</i></p> <p><i>(iii) the development of temporary structures within the beach zone where such structures will be removed within 6 weeks of the commencement of development and where coral or indigenous vegetation will not be cleared; or</i></p> <p><i>(iv) activities listed in activity 14 in Listing Notice 2 of 2014, in which case that activity applies."</i></p>	<p>The upgrade to the Alpha 1 Lounge constitutes a development footprint of greater than 50 square metres within the coastal public property. The site does not form part of an existing port or harbour. Although the structures are demountable, they cannot be considered "temporary" as they will not be removed within 6 weeks of commencement of development.</p>
<p><u>Listing Notice 1, Item 17 (iii)(v)(e):</u></p> <p><i>"Development—</i></p> <p><i>(i) in the sea;</i></p> <p><i>(ii) in an estuary;</i></p> <p><i>(iii) within the littoral active zone;</i></p> <p><i>(iv) in front of a development setback; or</i></p> <p><i>(v) if no development setback exists, within a distance of 100 metres inland of the high-water mark of the sea or an estuary, whichever is the greater;</i></p>	<p>The upgrade to the Alpha 1 Lounge constitutes a development footprint of greater than 50 square metres within a distance of 100 metres in land of the high-water mark of the sea. The site does not form part of an existing port or harbour. Although the structures are demountable, they cannot be considered "temporary" as they will not be removed within 6 weeks of commencement of development.</p>

<p><i>in respect of—</i></p> <p>(a) <i>fixed or floating jetties and slipways;</i></p> <p>(b) <i>tidal pools;</i></p> <p>(c) <i>embankments;</i></p> <p>(d) <i>rock revetments or stabilising structures including stabilising walls; or</i></p> <p>(e) infrastructure or structures with a development footprint of 50 square metres or more —</p>	
<p><u>Listing Notice 1, Item 19A(ii):</u></p> <p><i>“The infilling or depositing of any material of more than 5 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 5 cubic metres from –</i></p> <p>(i) <i>the seashore;</i></p> <p>(ii) <i>the littoral active zone, an estuary or a distance of 100 metres inland of the high-water mark of the sea or an estuary, whichever distance is the greater; or</i></p> <p>(iii) <i>the sea;”</i></p>	<p>The upgrade to the Alpha 1 Lounge will require the infilling of material of more than 5 cubic metres within an area of a distance of 100 metres inland of the high-water mark of the sea. The site does not form part of an existing port or harbour and does not occur behind a development setback.</p>

as described in the Basic Assessment Report (BAR) dated December 2020 at:

SG 21 Code

C	0	1	6	0	0	0	0	0	0	0	0	4	1	3	6	0	0	0	0	0
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

	Latitude	Longitude
Centre Point	33° 49' 04.30" S;	18° 22' 46.21" E

- for the proposed upgrades to the Alpha 1 Recreational Lounge on Robben Island, City of Cape Town Metropolitan Municipality in the Western Cape Province, hereafter referred to as “the property”.

The facility will comprise the following:

- Construction of wooden decking on the north-eastern side of Alpha 1, approximately 130m² in size;
- Restaurant seating and standard restaurant umbrellas are to be provided by RIM, when necessary.

Technical details of the Alpha 1 Recreational Lounge:

Component	Description/ Dimensions
Location of the site	North eastern side of Alpha 1 on Robben Island
SG Codes	C01600000000413600000
Site access	The site can be reached through the ferries that come to the island
Surface area to be covered (including associated infrastructure such as roads)	A viewing and seating deck of approximately 130m ² Outdoor umbrellas will be provided for the outdoor tables and seating area.
Proposed decking	Evalast Apex Dual Tone 'Hawaiian Walnut' decking planks with floor level lighting and stainless-steel post and wire balustrades to ensure public safety. Framework of timber beams which will be supported on 75cm x 225cm main timber bearers. Plastic sheeting, between the plinth and the underlying rock, will be used as a 'bond-breaker' to reduce the impact on the rocky shore should the decking be decommissioned. The underside of the decks will be closed off, using timber cladding, to prevent animals from gaining access to the area below the decking.

Conditions of this Environmental Authorisation

Scope of authorisation

1. The proposed upgrading of the Alpha 1 Recreational Lounge on Robben Island, City of Cape Town Metropolitan Municipality in the Western Cape Province is approved as per the geographic coordinates cited in the table above.
2. Authorisation of the activity is subject to the conditions contained in this Environmental Authorisation, which form part of the Environmental Authorisation and are binding on the holder of the authorisation.
3. The holder of the authorisation is responsible for ensuring compliance with the conditions contained in this Environmental Authorisation. This includes any person acting on the holder's behalf, including but not limited to, an agent, servant, contractor, sub-contractor, employee, consultant or person rendering a service to the holder of the authorisation.
4. The activities authorised must only be carried out at the property as described above.
5. Any changes to, or deviations from, the project description set out in this Environmental Authorisation must be approved, in writing, by the Department before such changes or deviations may be effected. In assessing whether to grant such approval or not, the Department may request such information as it deems necessary to evaluate the significance and impacts of such changes or deviations and it may be necessary for the holder of the authorisation to apply for further Environmental Authorisation in terms of the regulations.
6. The holder of an Environmental Authorisation must apply for an amendment of the Environmental Authorisation with the Competent Authority for any alienation, transfer or change of ownership rights in the property on which the activity is to take place.
7. This activity must commence within a period of ten (10) years from the date of issue of this Environmental Authorisation. If commencement of the activity does not occur within that period, the authorisation lapses and a new application for Environmental Authorisation must be made in order for the activity to be undertaken.
8. Construction must be completed within five (05) years of the commencement of the activity on site.
9. Commencement with one activity listed in terms of this Environmental Authorisation constitutes commencement of all authorised activities.

Notification of authorisation and right to appeal

10. The holder of the authorisation must notify every registered interested and affected party, in writing and within 14 (fourteen) calendar days of the date of this Environmental Authorisation, of the decision to authorise the activity.
11. The notification referred to must –
 - 11.1. specify the date on which the authorisation was issued;
 - 11.2. inform the interested and affected party of the appeal procedure provided for in the National Appeal Regulations, 2014;
 - 11.3. advise the interested and affected party that a copy of the authorisation will be furnished on request; and
 - 11.4. give the reasons of the Competent Authority for the decision.

Commencement of the activity

12. The authorised activity must not commence until the period for the submission of appeals has lapsed as per the National Appeal Regulations, 2014, and no appeal has been lodged against the decision. In terms of Section 43(7), an appeal under Section 43 of the National Environmental Management Act, Act No. 107 of 1998, as amended will suspend the Environmental Authorisation or any provision or condition attached thereto. In the instance where an appeal is lodged you may not commence with the activity until such time that the appeal has been finalised.

Management of the activity

13. The site layout plan as attached as Annexure 2 is approved.
14. The Environmental Management Programme (EMPr) submitted as part of the BAR dated December 2020 is approved and must be implemented and adhered to, on condition that the hours for construction activities are amended (See specific condition 33 below).
15. The EMPr must be implemented and strictly enforced during all phases of the project. It shall be seen as a dynamic document and shall be included in all contract documentation for all phases of the development when approved.
16. Changes to the approved EMPr must be submitted in accordance to the EIA Regulations applicable at the time.

17. The Department reserves the right to amend the approved EMPr should any impacts that were not anticipated or covered in the FBAR be discovered.

Frequency and process of updating the EMPr

18. The EMPr must be updated where the findings of the environmental audit reports, contemplated in Condition 28 below, indicate insufficient mitigation of environmental impacts associated with the undertaking of the activity, or insufficient levels of compliance with the environmental authorisation or EMPr.
19. The updated EMPr must contain recommendations to rectify the shortcomings identified in the environmental audit report.
20. The updated EMPr must be submitted to the Department for approval together with the environmental audit report, as per Regulation 34 of the EIA Regulations, 2014 as amended. The updated EMPr must have been subjected to a public participation process, which process has been agreed to by the Department, prior to submission of the updated EMPr to the Department for approval.
21. In assessing whether to grant approval of an EMPr which has been updated as a result of an audit, the Department will consider the processes prescribed in Regulation 35 of the EIA Regulations, 2014 as amended. Prior to approving an amended EMPr, the Department may request such amendments to the EMPr as it deems appropriate to ensure that the EMPr sufficiently provides for avoidance, management and mitigation of environmental impacts associated with the undertaking of the activity.
22. The holder of the authorisation must apply for an amendment of an EMPr, if such amendment is required before an audit is required. The amendment process is prescribed in Regulation 37 of the EIA Regulations, 2014, as amended. The holder of the authorisation must request comments on the proposed amendments to the impact management outcomes of the EMPr or amendments to the closure objectives of the closure plan from potentially interested and affected parties, including the competent authority, by using any of the methods provided for in the Act for a period of at least 30 days.

Monitoring

23. The holder of the authorisation must appoint an experienced Environmental Control Officer (ECO) for the construction phase of the development that will have the responsibility to ensure that the mitigation/rehabilitation measures and recommendations referred to in this environmental authorisation are implemented and to ensure compliance with the provisions of the approved EMPr.
 - 23.1. The ECO must be appointed before commencement of any authorised activities.

- 23.2. Once appointed, the name and contact details of the ECO must be submitted to the *Director: Compliance Monitoring* of the Department.
- 23.3. The ECO must keep record of all activities on site, problems identified, transgressions noted and a task schedule of tasks undertaken by the ECO.
- 23.4. The ECO must remain employed until all rehabilitation measures, as required for implementation due to construction damage, are completed and the site is ready for operation.

Recording and reporting to the Department

24. All documentation e.g. audit/monitoring/compliance reports and notifications, required to be submitted to the Department in terms of this environmental authorisation, must be submitted to the *Director: Compliance Monitoring* of the Department.
25. The holder of the environmental authorisation must, for the period during which the environmental authorisation and EMPr remain valid, ensure that project compliance with the conditions of the environmental authorisation and the EMPr are audited, and that the audit reports are submitted to the *Director: Compliance Monitoring* of the Department.
26. The frequency of auditing and of submission of the environmental audit reports must be as per the frequency indicated in the EMPr, taking into account the processes for such auditing as prescribed in Regulation 34 of the EIA Regulations, 2014 as amended.
27. The holder of the authorisation must, in addition, submit environmental audit reports to the Department within 30 days of completion of the construction phase (i.e. within 30 days of site handover) and a final environmental audit report within 30 days of completion of rehabilitation activities.
28. The environmental audit reports must be compiled in accordance with Appendix 7 of the EIA Regulations, 2014 as amended and must indicate the date of the audit, the name of the auditor and the outcome of the audit in terms of compliance with the environmental authorisation conditions as well as the requirements of the approved EMPr.
29. Records relating to monitoring and auditing must be kept on site and made available for inspection to any relevant and competent authority in respect of this development.

Notification to authorities

30. A written notification of commencement must be given to the Department no later than fourteen (14) days prior to the commencement of the activity. Commencement for the purposes of this condition includes site

preparation. The notice must include a date on which it is anticipated that the activity will commence, as well as a reference number.

Operation of the activity

31. A written notification of operation must be given to the Department no later than fourteen (14) days prior to the commencement of the activity operational phase.

Site closure and decommissioning

32. Should the activity ever cease or become redundant, the holder of the authorisation must undertake the required actions as prescribed by legislation at the time and comply with all relevant legal requirements administered by any relevant and Competent Authority at that time.

Specific conditions

33. Construction and operational hours of the seating platform at Alpha 1 to be limited from 9am to 4pm (operational hours in summer months possibly until 5pm) to allow African Penguins to move freely between sea and nest sites in early morning and evening hours.
34. In order to minimise impacts to breeding, moulting and/or commuting African penguins, the construction phase must commence between 01 August and 15 September, to avoid the peak breeding season and moulting period as far as possible.
35. A suitably qualified avifaunal monitor must be appointed to monitor threatened bird species in the area. The avifaunal monitor must report to the ECO on a weekly basis, notifying them of any avifaunal impacts and providing recommendations to mitigate/avoid further impacts. If the avifaunal monitor determines that significant numbers of penguins are moulting in the vicinity of construction, and are being disturbed by the activity, construction must be temporarily halted until the avifaunal monitor deems that construction may continue.
36. Specific No-Go areas have been illustrated (Figure 18 of the BAR dated December 2020) around the proposed development site. All construction activities, construction staff and tourists must remain outside of the No-Go areas depicted.
37. Construction staff must remain on official roads and in designated areas. All areas off official roads and outside designated areas, such as naturally vegetated areas and the coastline, are to be considered No-Go areas. Construction staff may not enter any heritage monuments/sites unless authorised to do so, and accompanied, by RIM staff.

38. Restrictions on traffic, limited number of trucks and busses allowed to access Alpha 1 and no construction traffic westwards of Alpha 1 and limited bus access westwards of Alpha 1 (to access Boundary Road) must be enforced.
39. Strictly no beach access east and west of Alpha 1 for construction crews and tourists during construction and during operation of the seating areas and recreational lounge.
40. No approach of any penguin commuting or moulting in the area is allowed.
41. A minimum distance to any penguin or oystercatcher nest of 5m must be enforced.
42. Gull and tern interactions with visitors must be monitored, with disturbance to gulls and terns being kept to a minimum. As such, potential human-wildlife conflicts need to be managed appropriately.
43. Proper waste management must be implemented to prevent birds being attracted to the site for scavenging.
44. Lights to be switched off during the night to prevent attraction of seabirds and light pollution;
45. No evening, night or early morning activities are allowed without an additional assessment of impacts on the avifauna present.

General

46. A copy of this Environmental Authorisation, the audit and compliance monitoring reports, and the approved EMPr, must be made available for inspection and copying-
 - 46.1 at the site of the authorised activity;
 - 46.2 to anyone on request; and
 - 46.3 where the holder of the Environmental Authorisation has a website, on such publicly accessible website.
47. National government, provincial government, local authorities or committees appointed in terms of the conditions of this authorisation or any other public authority shall not be held responsible for any damages or losses suffered by the holder of the authorisation or his/her successor in title in any instance where construction or operation subsequent to construction be temporarily or permanently stopped for reasons of non-compliance by the holder of the authorisation with the conditions of authorisation as set out in this document or any other subsequent document emanating from these conditions of authorisation.

Date of Environmental Authorisation: 21/04/2021.


Ms Millicent Solomons

Acting Chief Director: Integrated Environmental Authorisations
Department of Forestry, Fisheries and the Environment

Annexure 1: Reasons for Decision

1. Information considered in making the decision

In reaching its decision, the Department took, *inter alia*, the following into consideration -

- a) The listed activities as applied for in the application form received on 30 October 2020.
- b) The information contained in the FBAR dated December 2020.
- c) The comments received from organs of state and interested and affected parties as included in FBAR dated December 2020.
- d) Mitigation measures as proposed in the FBAR dated December 2020 and the EMPr.
- e) The information contained in the specialist studies contained within the appendices of the FBAR dated December 2020 and as appears below:

Title	Prepared by	Date
Visual Impact Assessment	Enviroworks - Mr Christoff du Plessis	October 2020
4.8.1. Avifaunal Specialist Assessment -	SANCCOB - Dr Katrin Ludynia	September 2020
EMPr	Enviroworks	December 2020

2. Key factors considered in making the decision

All information presented to the Department was taken into account in the Department's consideration of the application. A summary of the issues which, in the Department's view, were of the most significance is set out below.

- a) The findings of all the specialist studies conducted and their recommended mitigation measures.
- b) The need for the proposed project stems from the aim of RIM to implement their Integrated Conservation Management Plan (ICMP), through adaptive re-use' of structures on the island.
- c) The BAR dated December 2020 identified all legislation and guidelines that have been considered in the preparation of the FBAR.
- d) The methodology used in assessing the potential impacts identified in FBAR dated December 2020 and the specialist studies have been adequately indicated.
- e) A sufficient public participation process was undertaken and the applicant has satisfied the minimum requirements as prescribed in the EIA Regulations, 2014 as amended for public involvement.

3. Findings

After consideration of the information and factors listed above, the Department made the following findings -

- a) The identification and assessment of impacts are detailed in the FBAR dated December 2020 and sufficient assessment of the key identified issues and impacts have been completed.
- b) The proposed upgrades will uplift Alpha 1 will improve visitor experiences by providing a seating area for day visitors where they can relax. Depicting heritage images and words on the balustrades and seating could further improve visitor experience by facilitating an environment for contemplation.
- c) The procedure followed for impact assessment is adequate for the decision-making process.
- d) The information contained in the FBAR dated December 2020 is deemed to be accurate and credible.
- e) The proposed mitigation of impacts identified and assessed adequately curtails the identified impacts.
- f) EMPr measures for the pre-construction, construction and rehabilitation phases of the development were proposed and included in the FBAR dated December 2020 and will be implemented to manage the identified environmental impacts during the construction phase.

In view of the above, the Department is satisfied that, subject to compliance with the conditions contained in the environmental authorisation, the authorised activities will not conflict with the general objectives of integrated environmental management laid down in Chapter 5 of the National Environmental Management Act, 1998 and that any potentially detrimental environmental impacts resulting from the authorised activities can be mitigated to acceptable levels. The environmental authorisation is accordingly granted.



Figure 18: No-Go Areas (red) and the Laydown Area (green) for the construction and operational phase



forestry, fisheries & the environment

Department:
Forestry, Fisheries and the Environment
REPUBLIC OF SOUTH AFRICA

Private Bag X 447- PRETORIA - 0001- Environment House - Cnr Soutpansberg & Steve Biko Roads - Praetoria Tai (+27 12) 399 9000

Enquiries: Devinagle Bendeman Tel: 012 399 9337

Email: Vbendeman@environment.gov.za

Ms. Solomons
Director: Strategic Infrastructure Development

Dear Mrs. Solomons

APPOINTMENT AS ACTING CHIEF DIRECTOR: INTEGRATED ENVIRONMENTAL AUTHORISATIONS FOR THE PERIOD 19 APRIL 2021 UNTIL 21 APRIL 2021.

This serves to confirm your appointment as Acting Chief Director: integrated environmental authorisations, from 19 April 2021 until 21 April 2021, whilst Mr Sabelo Malaza is on Sick Leave.

You will act in this capacity with the full responsibilities and duties attached to the post, including the activities entrusted to the Acting Chief Director: integrated environmental authorisations by or in terms of the Acts administered by the Department.

Your appointment in the above acting position remains subject to the provisions of the Public Service Act, 1994 (Proclamation No. 103 of 1994), as amended, the Government Employees Pension Fund Act, 1996 (Proclamation No. 21 of 1998), the regulations promulgated under these Acts and relevant circulars.

In the execution of your duties and the exercising of the powers delegated to you, you will furthermore be subjected to the provisions of the Public Finance Management Act, compliance with the promotion of Access to Information Act, Promotion of Administrative Justice Act, the Minimum Information Security Standards, Departmental Policies and other applicable legislations with the Republic of South Africa. You are therefore advised to make yourself familiar with the provisions of the legislations and policies and the amendments thereof. (Copies of departmental policies can be obtained from the Human Resource Office).

Yours Sincerely

Devinagle Bendeman
Acting Deputy Director-General: RCSM (Regulatory Compliance and Sector Monitoring)

Date: 19/04/2020



ACKNOWLEDGEMENT
I ACCEPT / ~~DO NOT ACCEPT~~
appointment as Acting Chief
Director: Integrated environmental
authorizations

Signed:

Date: 19/04/2021