

Our Ref: 10_0925A_Govhani

Date: 15 May 2026

DEAR ORGANS OF STATE

RE: NOTIFICATION OF ENVIRONMENTAL AUTHORISATION GRANTED THE PROPOSED CONSTRUCTION OF STUDENT ACCOMMODATION AND ASSOCIATED INFRASTRUCTURE IN SOSHANGUVE, BLOCK M, WITHIN THE JURISDICTION OF THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY, GAUTENG PROVINCE.

GDEnv REF NO: Gaut 002/25-26/E0209

Subsequent to the submission of the Final Basic Assessment Report on **30 January 2026** in relation to the abovementioned project. Notice is hereby given in terms of Regulation 4(2)(a) published in Government Notice No. R. (GN R) 326 under Chapter 2 of the National Environmental Management Act (NEMA) (Act No. 107 of 1998, as amended), Environmental Impact Assessment (EIA) Regulations (as amended in 2014 that the Environmental Authorisation (EA) for the abovementioned project has been **GRANTED** by the Gauteng Department of Environment (GDEnv). An Environmental Authorisation Application was submitted to the Competent Authority on **26 November 2025** and acknowledged on **10 December 2025**, and additional information was requested on **23 February 2026**. Furthermore, the decision to grant Environmental Authorization for the said application was granted on **11 May 2026** and reached the EAP on **11 May 2026**, and the reasons for the decisions are detailed in Annexure 1 (page 8) of the EA.

Notice of Appeal Process:

In accordance with regulation 4(2) of the EIA Regulations, 2014, as well as Section 44 of the NEMA Appeal Regulations, read together with Section 43 of NEMA as amended, all I&APs are hereby notified of the decision by the Department of Environment (GDEnv) to grant the EA, and your attention is hereby drawn to the fact that an appeal may be lodged against the decision in terms of Regulation 4(1) of the NEMA Appeal Regulations.

A notice of intention to appeal against the decision must be lodged with The Appeal Administrator within twenty (20) days of notification of this decision. A copy of the notice of the intention to appeal must also be submitted to the Environmental Assessment Practitioner representative (Shonisani Selahle – ppp@scprojects.co.za), the applicant, any registered interested and affected party, and any organ of the state.

The Appeal form must be obtained from the appeal administrator, **Ms. Tsholofelo Mere**, at telephone number **011 240 3204** or via email at tsholofelo.mere@gauteng.gov.za. The appeal form is also available from the website: www.gauteng.gov.za should you have any queries or require additional information regarding the appeal process; you can contact the appeal administrator on any of the mentioned details.

Appeal to the Department of Environment (GDEnv)

Attention:	The Appeal Administrator
Email	appeals@gauteng.gov.za
Contact no:	011 240 3236
Fax no:	011 240 3158/2700
By Post	PO Box 8769 Johannesburg 2000
By Hand	56 Eloff Street, Umnotho house 23 rd Floor Johannesburg 2000

Copy of lodged appeal to be sent to Govhani Student Accomodation (Pty) Ltd

Attention:	Nceba Galawe
Email	ngalawe@govhani.co.za
Contact no:	082 564 3594
Fax no:	N/A
By Post	6 Friesland Drive, Longmeadow Business Estate, Gauteng
By Hand	6 Friesland Drive, Longmeadow Business Estate, Gauteng

For further information, please do not hesitate to contact the Environmental Assessment Practitioner (EAP):

Shonisani Selahle,
Selahle Consultancy and Projects (Pty) Ltd
Tel : 011 026 2560 / 079 569 5277
Email : ppp@scprojects.co.za



Yours Sincerely



Shonisani Selahle

Environmental Assessment Practitioner

EAPASA Registered EAP:

Pr EAP – 2020/2646

SCP Environmental Division

Encl: Copy of Granted Environmental Authorisation



GAUTENG PROVINCE

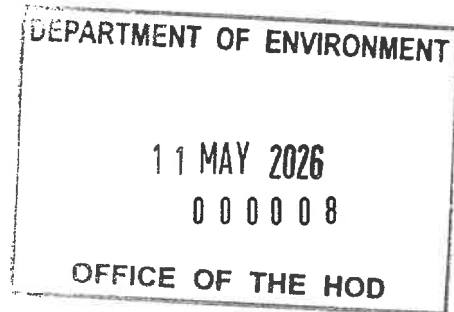
ENVIRONMENT
REPUBLIC OF SOUTH AFRICA

Reference: Gaut 002/25-26/E0209
Enquiries: Fulufhelo Mulaudzi
Phone No.: 084 710 2089
Fulufhelo.Mulaudzi@gauteng.gov.za

Govhani Student Accommodation (Pty) Ltd.
6 Friesland Drive
Longmeadow Business Estate,
Morningside

Email: ngalawe@govhani.co.za

Phone Number: 082 564 3594



Dear Nceba Galawe,

ENVIRONMENTAL AUTHORISATION GRANTED: THE PROPOSED CONSTRUCTION OF A STUDENT ACCOMMODATION ON PORTION 2 TO 102 OF ERF 1305 AT SOSHANGUVE BLOCK M, CITY OF TSHWANE METROPOLITAN MUNICIPALITY

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

In terms of Regulation 4 (2) of the Environmental Impact Assessment Regulations, 2014, as amended, you must notify all registered interested and affected parties, in writing, within 14 days of the date of this EA, of the Department's decision in respect of your application as well as the provisions that are contained in the Appeal Regulations regarding the submission of appeals. A copy of this EA must also be appended to the letter of notification to the interested and affected parties.

Your attention is drawn to Chapter 2 of the National Appeals Regulations, 2025, which prescribes the appeal procedure to be followed. Should any person wish to lodge an appeal against this decision or any aspect of 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 on the matter within 20 calendar 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. The appeal(s) must be submitted in writing by any of the following means:

Postal Address:

The Appeals Administrator
Gauteng Department of Environment
P.O. Box 8769
Johannesburg
2000

Physical Address:

The Appeals Administrator
Gauteng Department of Environment
56 Eloff Street, Umnotho House, 23rd Floor
Johannesburg

Fax No: 011 240 3158/2700

Email Address: appeals@gauteng.gov.za

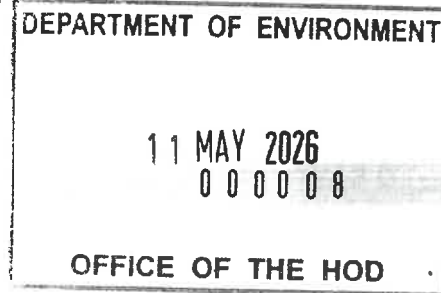
The appeal must be submitted in the prescribed appeal form obtainable from the appeal administrator, Ms. Tsholofelo Mere, at telephone number 011 240 3204 or email address tsholofelo.mere@gauteng.gov.za. The appeal form is also available from the website: www.gauteng.gov.za. Should you have any queries or require additional information regarding the appeal process, you can contact the appeal administrator on any of the mentioned contact details.

Kindly take note that in terms of Section 43(7) of the National Environmental Management Act, 1998 (NEMA), as amended, the lodging of an appeal suspends an environmental authorisation as well as its associated Environmental Management Programme. This means that the activity authorised by this EA must not commence until such time that the appeal is finalised.

Kind regards,



MR. MATTHEW SATHEKGE
ACTING HEAD OF DEPARTMENT: ENVIRONMENT
DATE: 11/05/2026



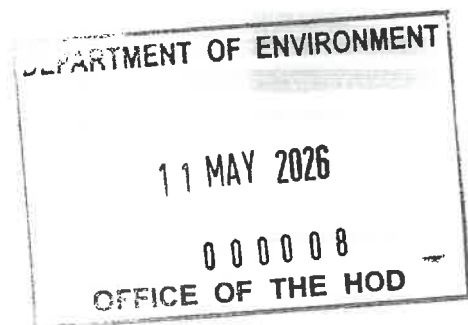
Sasa Sekhotha	Environmental Compliance Monitoring	Email: Sasa.Sekhotha@gauteng.gov.za
Kemmone Mofela	City of Tshwane Metropolitan Municipality	Email: KemnoneM@tshwane.gov.za
Shonisani Selahle	Selahle Consultancy Projects Pty Ltd	Email: shonie@scproject.co.za



GAUTENG PROVINCE
ENVIRONMENT
REPUBLIC OF SOUTH AFRICA

ENVIRONMENTAL AUTHORISATION

Reference Number:	Gaut 002/25-26/E0209	
Holder of Authorisation:	Govhani Student Accommodation (Pty) Ltd	
Location of Activity / Activities:	Portion 2 to 102 of Erf 1305 at Soshanguve Block M	
Coordinates:	Latitude (S)	Longitude (E)
	25°32'00.47" S	28°05'24.99" E
21 Digit SG Number	T0JR00000000061100000	



1. Decision

The Department is satisfied, based on the 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.

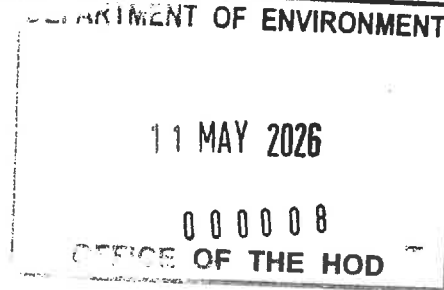
2. Activities Authorised

Under the National Environmental Management Act, 1998 (Act No. 107 of 1998) (as amended) and the Environmental Impact Assessment Regulations, 2014, the Department hereby authorises **Govhani Student Accommodation (Pty) Ltd.** ("hereafter referred to as the Applicant") with the following contact details -

6 Friesland Drive
Longmeadow Business Estate,
Morningside

Phone No.: 082 564 3594

Email: ngalawe@govhani.co.za



to undertake the activities (hereafter referred to as "The Activity / Activities") listed in the table below:

Activity No and description	Description of the development related to the listed activity
<p>Listing Notice 1, activity 27-</p> <p><i>"The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for-</i></p> <p><i>i) the undertaking of a linear activity; or</i></p> <p><i>i) maintenance purposes undertaken in accordance with a maintenance management plan."</i></p>	<p>The proposed development of Student Accommodation will result in the clearance of approximately 4, 3 hectares of indigenous vegetation.</p>
<p>Listing Notice 3, Activity 12-</p> <p><i>"The clearance of an area of 300 square metres or more of indigenous vegetation (ii) within critical Biodiversity Areas or Ecological Support Areas identified in the Gauteng Conservation Plan or bioregional plans."</i></p>	<p>The clearance of indigenous vegetation for the proposed development.</p>

for the construction of a student accommodation and associated Infrastructure on Portion 2 to 102 of Erf 1305 at Soshanguve Block M which falls within the jurisdiction of City of Tshwane Metropolitan Municipality.

Conditions of this Environmental Authorisation

3. Scope of Environmental Authorisation

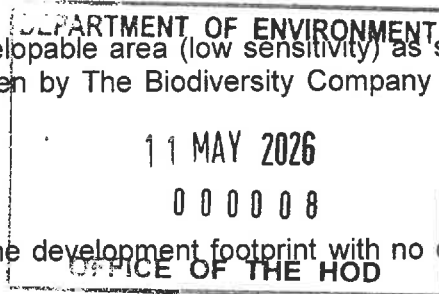
Environmental Authorisation is granted for the proposed construction of student accommodation and associated infrastructure comprising of a canteen, recreational area, laundry area, refuse area, parking, and security facilities.

3.1 Layout Plan Conditions:

- 3.1.1 All layout plans titled "Figure 1 in the BAR and Sectioning Plan: Project No. 0334 SDP -00.0150 dated 2025-09-10 prepared by Batley Partners submitted as part of the Additional information dated 24 March 2026 are not approved. It is important to note that each development must respond to the environmental constraints on the site and the specialist findings and recommendations.
- 3.1.2 The Layout plan must be amended to exclude medium sensitivity areas on the Class 3 Ridge and declared "No-go" areas.
- 3.1.3 Development is permitted only in the developable area (low sensitivity) as shown on Figure 1 Map based on a study undertaken by The Biodiversity Company dated 17 November 2025.

3.2 Primary Vegetation Conditions:

- 3.2.1 Vegetation clearance must be limited to the development footprint with no clearance allowed outside the development footprint.
- 3.2.2 The indigenous vegetation that is likely to be cleared from development footprint must be relocated and replanted on areas not affected by development.
- 3.2.3 An ongoing monitoring and eradication programme for all invasive and weedy plant species growing on site must be implemented.
- 3.2.4 Rehabilitation and restoration of natural vegetation must be done accordingly and a rehabilitation plan that is compiled by a specialist registered in terms of the Natural Scientific Professions Act (No. 27 of 2003) in the field of Ecological Science should be in place.
- 3.2.5 The rehabilitation and restoration plan must form part of the EMPr, and a site diary must be maintained on site to monitor and report on the implementation of the plan. Any post-development re-vegetation or landscaping exercise must use species indigenous or endemic to the area.



4. Commencement and completion of the activities

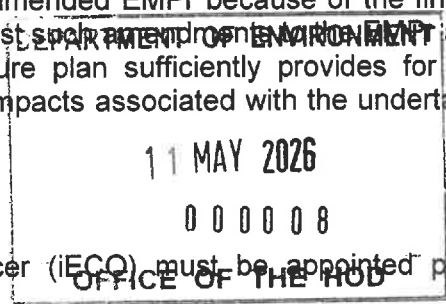
- 4.1 The development of the authorised activity, including post development rehabilitation, must be concluded within a period of 10 years from the date of signature of this Environmental Authorisation. If the authorised activities have not been concluded within that period, the authorisation lapses.
- 4.2 Continuation of the authorised activities after the lapsing period of this EA and where such continuation will meet the threshold of any listed activity or activities, will constitute an offence.
- 4.3 Commencement with one listed activity authorised in terms of this Environmental Authorisation constitutes commencement with all other authorised, listed activities.

5. Management of the activity or activities

The Environmental Management Programme ("EMPr") submitted as part of the application for environmental authorisation is also authorised in terms of this EA and must be implemented. In addition, the following is considered part of the subject EMPr:

- 5.1 The preparation of building material (e.g., mixing of cement, concrete, sand etc.) must be done on an impermeable surface to avoid seepage into the soil and pollution of the surface/ground water.

- 5.2 All waste streams to be generated during construction and operational phase must be managed in accordance with the hierarchy of waste management principles and disposal at an authorised landfill or waste disposal site must be the last option. Proof of disposal of waste must be kept on site and made available to the Department upon request.
- 5.3 The Applicant must submit recommendations to amend the EMPr where the findings of the environmental audit reports indicate insufficient mitigation of environmental impacts associated with the undertaking of the activity, or insufficient levels of compliance with the environmental authorisation or the EMPr and where applicable, the closure plan.
- 5.4 The request to amend the EMPr must contain recommendations or mitigation to rectify the shortcomings identified in the environmental audit report.
- 5.5 The recommendation to amend the EMPr must be submitted to the Department for approval together with the environmental audit report in accordance with the regulations after been subjected to public participation process, in line with the EIA Regulations, 2014.
- 5.6 In assessing whether to grant approval of an amended EMPr because of the findings of an audit report, the competent authority may request such information as it deems appropriate to ensure that the EMPr or closure plan sufficiently provides for avoidance, management and mitigation of environmental impacts associated with the undertaking of the activity.



6. Monitoring and Reporting

- 6.1 The independent Environmental Control Officer (iECO) must be appointed prior to any commencement of the authorised activities.
- 6.2 Once appointed, the name and contact details of the iECO must be submitted to the Department's Compliance Monitoring Section including documentation such as monitoring or audit or compliance reports and notifications.
- 6.3 The iECO must keep records of all activities on site, problems identified, transgressions identified/noted, and a task schedule of the functions undertaken by the iECO.
- 6.4 An ongoing monitoring and eradication programme for all invasive and weedy plant species growing within the site must be implemented.
- 6.5 The environmental audit report must be compiled in accordance with Appendix 7 of the EIA Regulations, 2014 and indicate the date of the audit, the name of the auditor and the outcome of the audit in terms of compliance with the conditions of the environmental authorisation as well as the requirements of the EMPr.
- 6.6 Records relating to monitoring and auditing must be kept on the site and be made available to any authorised person(s) acting on behalf of the relevant competent authority.

7. Notification of commencement of activity

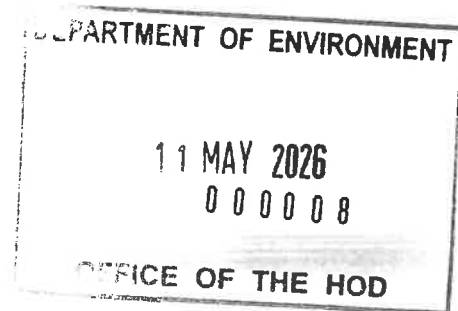
A written notification of commencement of the activity, including site preparation, must be given to the Department 14 days prior to commencement of the activity on the site. The notice must include the date on which it is anticipated that the activity will commence as well as the EA reference number and be submitted to the Director: Compliance Monitoring, Ms. Sasa Sekhotha, at the email address: Sasa.Sekhotha@gauteng.gov.za.

8. General Conditions

- 8.1 The conditions of this EA are binding on the applicant ("Holder of EA"), including any person acting on his or her behalf, including but not limited to an agent, sub-contractor, employee or person rendering a service to the applicant in relation to the site of development.
- 8.2 The activities authorised may only be carried out at the property or site indicated in this EA.
- 8.3 Any changes to, or deviation from, the activity or activities' description set out in this EA must follow the appropriate amendment process described in the Environmental Impact Assessment Regulations, 2014 and be approved, in writing, by the Department before such changes or deviation are effected. In assessing whether to approve such changes, 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 applicant to apply for further authorisations in terms of the Regulations.

- 8.4 Where any of the applicant's contact details change, including their name, the physical or postal address and/or telephonic details, the applicant must follow the relevant amendment process as prescribed in the Environmental Impact Assessment Regulations, 2014 by submitting an amendment application to the Department for consideration and decision making as soon as the new details become known to the applicant.
- 8.5 This EA does not negate the holder's responsibility to comply with any other statutory requirements that may be applicable to the undertaking of the activities.
- 8.6 This EA and the EMPr must be kept at the property or site where the activity or activities will be undertaken. The documents must be available to any authorised official of the Department who requests to inspect them and to any employee or agent of the holder of the EA who works or undertakes work at the property.
Non-compliance with a condition of this EA may result in criminal prosecution or other actions provided for in the National Environmental Management Act, 1998 (Act No. 107 of 1998) (as amended) and the Environmental Impact Assessment Regulations.
- 8.7 If the Department has reason to believe that the EA was obtained through fraud, non-disclosure of material information or misrepresentation of a material fact, the Department may, in writing, suspend or partially suspend, with immediate effect, the EA and direct the holder of such EA forthwith, to cease any activities that have been commenced with or to refrain from commencing any activity, pending a decision to withdraw the EA.

Date of the Environmental Authorisation: 11/05/2026



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:

- 1.1 The information contained in the Final Basic Assessment Report received by the Department on 30 January 2026 and Additional information received 24 March 2026 attached.
- 1.2 The relevant information contained in the Departmental information base including:
 - 1.2.1 Environmental Management Programme Report.
 - 1.2.2 Specialist Reports contained in the Final BAR submitted.
 - 1.2.3 Additional Information dated 24 March 2026.
 - 1.2.4 Comments from the Gauteng Department of Environment's Conservation section.
 - 1.2.5 The comments received from Interested and Affected Parties as included in the Basic Assessment Report.
- 1.3 The objectives and requirements of relevant legislation, policies and guidelines, including Section 2 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (as amended).
- 1.4 Screening report dated 17 November 2025.
- 1.5 The findings of the site inspection conducted by Murendeni Mashila on 10 February 2026.

2. Key factors considered in making the decision

All information presented to the Department was considered in its decision on the application. A summary of the issues which, in the Department's view, were significant, is set out below.

- 2.1 Alignment of the proposed activity with the ~~Gauteng Provincial~~ Environmental Management Framework, 2015 (GPEMF, 2015) **DEPARTMENT OF ENVIRONMENT**
- 2.2 Environmental attributes of the site and the impacts of the proposed activity.
- 2.3 Public Participation Process.

3. Findings

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

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- 3.1 In terms of the Gauteng Environmental Management Framework (GPEMF), 2021, the site falls within Environmental Management Zone 3: High Control Zone (outside the urban development zone) and Environmental Management Zone 4: Normal Control Zone dominated by agricultural uses outside the urban development zone. The proposal is in line with the intension of the GPEMF and compatible with the adjacent agricultural land uses.
- 3.2 The Layout plan submitted within the report is not supported as it contradicts the sensitivity Map undertaken in the report by The Biodiversity Company. The Norite Koppies Bushveld is marked as medium sensitivity and should be avoided. The area identified as Modified, Very Low sensitivity is where development is allowed to take place.
- 3.3 The Public Participation Process was done in accordance with the requirements outlined in the Environmental Impact Assessment Regulations, 2014 and issues were raised and responded to during public participation process.

In view of the above, the Department is satisfied that, subject to compliance with the conditions contained in this EA, the activities will not conflict with the general objectives of integrated environmental management laid down in the National Environmental Management Act, 1998 (Act No. 107 of 1998) (as amended) and that any potentially detrimental environmental impacts resulting from the proposed activities can be mitigated to an acceptable level. Environmental Authorisation is accordingly granted.