



24G Application: 14/2/4/2/1/F4/17/0021/21

ENVIRONMENTAL AUTHORISATION

The Owner
48 Gracillaria Crescent
Blouwater Bay
SALDANHA
7395

Email: andre@bluebaylodge.co.za

Attention: André Wicht

APPLICATION IN TERMS OF SECTION 24G OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) ("NEMA") FOR THE UNLAWFUL COMMENCEMENT OF A LISTED ACTIVITY: UNLAWFUL ERECTION OF STRUCTURES AND ENCROACHMENT ONTO THE COASTAL ZONE AT BLUE BAY LODGE, SALDANHA

With reference to your application received by the Department on 26 May 2021 in terms of section 24G of the NEMA for the consequences of unlawful commencement of listed activities identified in terms of the NEMA, find below the decision in respect of your application.

A. DECISION

By virtue of the powers conferred by section 24G of the NEMA and the *Environmental Impact Assessment Regulations, 2014* ("EIA Regulations, 2014") (as amended), the competent authority herewith **grants environmental authorisation** to the applicant to continue with the listed activities specified in Section C as described in the application and environmental assessment received by the Department on 26 May 2021.

The granting of this Environmental Authorisation is for the continuation, conducting or undertaking of the listed activities as described in Section C below and is subject to compliance with the conditions set out in Section G. This Environmental Authorisation shall only take effect from the date on which it has been issued.

The Environmental Authorisation does not exempt the holder thereof from compliance with any other applicable legislation.

B. DETAILS OF THE APPLICANT FOR THIS ENVIRONMENTAL AUTHORISATION

Mr André Wicht
 48 Gracillaria Crescent, Blouwater Bay
 SALDANHA
 7395
 Tel: 082 748 6777
 Email: andre@bluebaylodge.co.za

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

C. LIST OF ACTIVITIES AUTHORISED

Listed Activities	Activity/Project Description
Government Notice No. R. 1182 of 1997 – Activity Number: 1(m) Activity Description: <i>The construction, erection or upgrading of - public and private resorts and associated infrastructure.</i>	The erection of a wooden deck / boardwalk that is larger than 10 square meters to upgrade the recreational and aesthetic appeal of Blue Bay Lodge.
Government Notice No. R386 of 2006 – Activity Number: 2 (g) Activity Description: <i>Construction or earth moving activities in the sea or within 100 metres inland of the highwater mark of the sea, in respect of –</i> (g) Infrastructure	The erection of the wooden deck/boardwalk are located within 100m of the highwater mark sea.

<p>Government Notice No. R386 of 2006 – Activity Number: 3 Activity Description: <i>The prevention of the free movement of sand, including erosion and accretion, by means of planting vegetation, placing synthetic material on dunes and exposed sand surfaces within a distance of 100 metres inland of the highwater mark of the sea.</i></p>	<p>As above.</p>
<p>Government Notice No. R327 of 2017 Activity Number: 17 Activity Description: <i>Development-(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; In respect of- infrastructure or structures with a development footprint of 50 square metres or more- but excluding-(aa) the development of infrastructure and structures within existing ports or harbours that will not increase the development footprint of the port or harbour.</i></p>	<p>The wooden deck / boardwalk is larger than 50 square meters, and both structures are situated along the Saldanha Bay harbour.</p>
<p>Government Notice No. R327 of 2017 Activity Number: 18 Activity Description: <i>The planting of vegetation or placing of any material on dunes or exposed sand surfaces of more than 10 square metres, within the littoral active zone, for the purpose of preventing the free movement of sand, erosion, or accretion, excluding where: (i) the planting of vegetation or placement of material relates to restoration and of indigenous coastal vegetation undertaken in accordance with a maintenance management plan</i></p>	<p>The wooden deck / boardwalk is larger than 10 square meters, and the structures are situated along the Saldanha Bay harbour. The boardwalk was constructed to restore habitat fragmentation, which was induced by several anthropogenic footpaths, as there was no allocated access path to the beach.</p>

The abovementioned list is hereinafter referred to as the “authorised listed activities /development”.

D. LIST OF ACTIVITIES NOT AUTHORISED

Listed Activities	Activity/Project Description
<p>Government Notice No. R. 1182 of 1997 –</p> <p>Activity Number: 1(m)</p> <p>Activity Description: <i>The construction, erection or upgrading of - public and private resorts and associated infrastructure.</i></p>	<p>The erection of a wedding altar and braai area on Transnet property (ERF 196). The property is zoned as Public Open Space and is leased from Transnet. The wedding altar and braai area has been developed on coastal public property and is required to be removed.</p>
<p>Government Notice No. R386 of 2006 –</p> <p>Activity Number: 20</p> <p>Activity Description: <i>The transformation of an area zoned for use as public open space or for a conservation purpose to another use.</i></p>	<p>The erection of a wedding altar and braai area on Transnet property (ERF 196). The property is zoned as Public Open Space and is leased from Transnet. The wedding altar and braai area must be removed.</p>

The abovementioned is hereinafter referred to as the “refused listed activities /development”.

E. PROPERTY DESCRIPTION AND LOCATION

The listed activities commenced on State land, Erf 196, Saldanha.

The SG digit code is: C04600000000019600000

The co-ordinates for the property boundary are:

Point	Latitude (S)	Longitude (E)
1	32° 59' 45,355" South	17° 58' 0,487" East
2	33° 2' 6,180" South	18° 2' 16,591" East
3	33° 2' 7,231" South	18° 2' 11,13" East
4	32° 59' 46,582" South	17° 58' 0,775" East

The co-ordinates for the site boundary are:

Point	Latitude (S)	Longitude (E)
1	32° 59' 43,706 South	17° 58' 23,379 East
2	32° 59' 43,940" South	17° 58' 25,298" East
3	32° 59' 44,167" South	17° 58' 25,331" East
4	32° 59' 43,764" South	17° 58' 23,362" East

Refer to Annexure 1: Locality Plan

Herein-after referred to as "the site".

F. DETAILS OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER ("EAP")

Exalon 111cc

C/o Mr Dr. Jan Marx

135 Sunbird Drive, Myburgh Park

LANGEBAAN

7357

Tel: 082 415 0778

Email: jantmarx@gmail.com

G. DETAILS OF THE ACTIVITIES UNDERTAKEN

In total three structures were developed on Erf 196 and the development of all three structures has been completed. The construction consists of a wooden deck / boardwalk that provides access from Blue Bay Lodge to the beach, wooden altar and wooden braai area on the forefront of the beach. All the structures were constructed using primarily materials obtained from the beach and through hand labour, hence no construction vehicles were used in the construction phase. The wooden deck / boardwalk and altar was erected on pillars made from cement and white stones. The wooden fireplace / braai area can be considered as a recreational structure, which was built for Blue Bay Lodge guests to utilise on Erf 196. The wooden braai structure consists of four benches and a small half-circular fence facing seaward. These structures were made from driftwood that washed out onto the beach. In the middle of the

fence is a small braai structure made from white stone and cement. Fishing nets and buoys are used as decorations on the wooden fence.

The holder is required to remove the altar and braai area from its current location. The removal must be done in accordance with an approved method statement as per the requirements stated in the EMPr dated 25 February 2022.

H. CONDITIONS OF AUTHORISATION

The following are conditions of authorisation that are set and must be implemented for this Environmental Authorisation.

PART I

Scope of authorisation

1. The holder is authorised to undertake the listed activities specified in Section C above. The holder is required to comply with the listed activities that has been authorised as described in Section C above.
2. The holder shall be responsible for ensuring compliance with the conditions by any person acting on his/her behalf, including an agent, sub-contractor, employee or any person rendering a service to the holder.
3. Any changes to, or deviations from the scope of the alternative described in Section F above must be accepted or approved, in writing, by the competent authority before such changes or deviations may be implemented. In assessing whether to grant such acceptance/approval or not, the competent authority may request information 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.

PART II

Written notice to the competent authority

4. Seven (7) calendar days' notice, in writing, must be given to the competent authority before continuation of commencement for the removal of the altar and braai area.

- 4.1 The notice must make clear reference to the site details and 24G Reference number given above.
- 4.2 The notice must also include proof of compliance with condition 5.

PART III

Notification and administration of an appeal

5. The holder must in writing, within 14 (fourteen) calendar days of the date of this decision–
 - 5.1 notify all registered Interested and Affected Parties ("I&APs") of –
 - 5.1.1 the outcome of the application;
 - 5.1.2 the reasons for the decision as included in Annexure 2;
 - 5.1.3 the date of the decision; and
 - 5.1.4 the date when the decision was issued.
 - 5.2 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 Appeals Regulations, 2014* detailed in Section I below.
 - 5.3 draw the attention of all registered I&APs to the manner in which they may access the decision.
 - 5.4 provide the registered I&APs with:
 - 5.4.1 the name of the holder (entity) of this Environmental Authorisation;
 - 5.4.2 name of the responsible person for this Environmental Authorisation;
 - 5.4.3 postal address of the holder;
 - 5.4.4 telephonic and fax details of the holder;
 - 5.4.5 e-mail address, if any, of the holder; and
 - 5.4.6 the 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 Appeal Regulations, 2014*.
6. The listed activities, including site preparation, may not commence within 34 (thirty-four) calendar days from the date of issue of this Environmental Authorisation. 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.

PART IV

Management of the activity/development

7. The draft Environmental Management Programme ("EMPr") dated 25 February 2022 compiled by the EAP and submitted as part of the application for environmental authorisation is hereby approved and must be implemented.
8. The EMPr must be included in all contract documentation for all relevant phases of implementation.

PART V

Monitoring

9. The holder must appoint a suitably experienced Environmental Control Officer ("ECO") or site agent where appropriate, before continuation of commencement for maintenance/rehabilitation activities to ensure compliance with the EMPr and the conditions contained herein.
10. A copy of the Environmental Authorisation, EMPr, any independent assessments of financial provision for rehabilitation and environmental liability, closure plans, audit reports and compliance monitoring reports must be kept at the site of the authorised activities, and must be made available to anyone on request, including a publicly accessible website (if applicable).
11. Access to the site referred to in Section D 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.

PART VI

Auditing

12. In terms of regulation 34 of the *EIA Regulations, 2014* the holder must conduct environmental audits to determine compliance with the conditions of the Environmental Authorisation, the EMPr and the closure plan (where applicable) and submit Environmental Audit Reports to the competent authority upon receiving such request in writing from the competent authority. The

Audit Report must be prepared by an independent person and must consider all the information required in Appendix 7 of the *EIA Regulations, 2014*.

PART VII

Activity/ Development Specific Conditions

13. Should any heritage remains be exposed during excavations or any other actions on the site, these 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 further disturbed until the necessary approval has been obtained from Heritage Western Cape.

Heritage remains include: 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 artefacts and bone remains; structures and other built features with heritage significance; rock art and rock engravings; shipwrecks; and/or graves or unmarked human burials including grave goods and/or associated burial material.

14. A qualified archaeologist and/or palaeontologist 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.

15. The altar and braai area are not consistent with the purposed of the Coastal Protection Zone and is inappropriately placed. The nature of the altar and braai area does not justify the current placement as these structures may be placed within the property boundary of Blue Water Bay Lodge and still serve the same purpose. The holder is therefore required to remove the altar and braai area from its current location. The removal must be done in accordance with an approved method statement as per the requirements stated in the EMPr dated 25 February 2022.

16. The altar and braai area must be removed within six (6) of this environmental authorisation. The ECO appointed in terms of condition 9 must oversee the removal process to ensure compliance with the EMPr and conditions of authorisation. Proof of the removal process must be retained for compliance monitoring purposes.

I. 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 a condition or term of this Environmental Authorisation or EMPr may render the holder liable to criminal prosecution.
3. The holder must submit an application for amendment of the Environmental Authorisation 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* must be submitted.
4. Please note that an amendment is not required if there is a change in the contact details of the holder. In this case, the competent authority must only be notified of such changes.
5. The manner and frequency for updating the EMPr is as follows:
Amendments to the EMPr must be done in accordance with regulations 35 to 37 of the *EIA Regulations, 2014* or any relevant legislation that may be applicable at the time.

J. APPEALS

Appeals must comply with the provisions contained in the *National Appeal Regulations, 2014*.

1. An appellant (if the holder) must –
 - 1.1 submit an appeal in accordance with regulation 4 *National Appeal Regulations, 2014* to the Appeal Administrator and a copy of the appeal to any registered I&APs, any Organ of State with interest in the matter and the decision maker within 20 (twenty) calendar days from the date the holder was notified by the competent authority of this decision.

2. An appellant (if NOT the holder) must –
 - 2.1 submit an appeal in accordance with regulation 4 *National Appeal Regulations, 2014* to the Appeal Administrator, and a copy of the appeal to the holder, any registered I&APs, any Organ of State with interest in the matter and the decision maker within 20 (twenty) calendar days from the date the holder notified the registered I&APs of this decision.
3. The holder (if not the appellant), the decision-maker, I&APs and Organ of State must submit their responding statements, if any, to the Appeal Authority and the appellant within 20 (twenty) calendar days from the date of receipt of the appeal submission.
4. This appeal and responding statement must be submitted to the address listed below -
 - By post: Attention: Marius Venter
 Western Cape Ministry of Local Government, Environmental Affairs &
 Development Planning
 Private Bag X9186, Cape Town, 8000; or
 - By facsimile: (021) 483 4174; or
 - By hand: Attention: Mr Marius Venter (Tel: 021-483 3721)
 Room 809, 8th floor Utilitas Building
 1 Dorp Street, Cape Town, 8000; or
 - By e-mail: DEADP.Appeals@westerncape.gov.za

Note: You are also requested to submit an electronic copy (Microsoft Word format) of the appeal and any supporting documents to the Appeal Administrator to 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 office of the appeal authority/ at: Tel. (021) 483 3721, E-mail DEADP.Appeals@westerncape.gov.za or URL <http://www.westerncape.gov.za/eadp>.

K. CONSEQUENCES OF NON-COMPLIANCE WITH CONDITIONS

Non-compliance with a condition or term of this Environmental Authorisation or EMPr may result in suspension or withdrawal of this Environmental Authorisation and may render the holder liable for criminal prosecution.

L. DISCLAIMER

The Western Cape Government, 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.

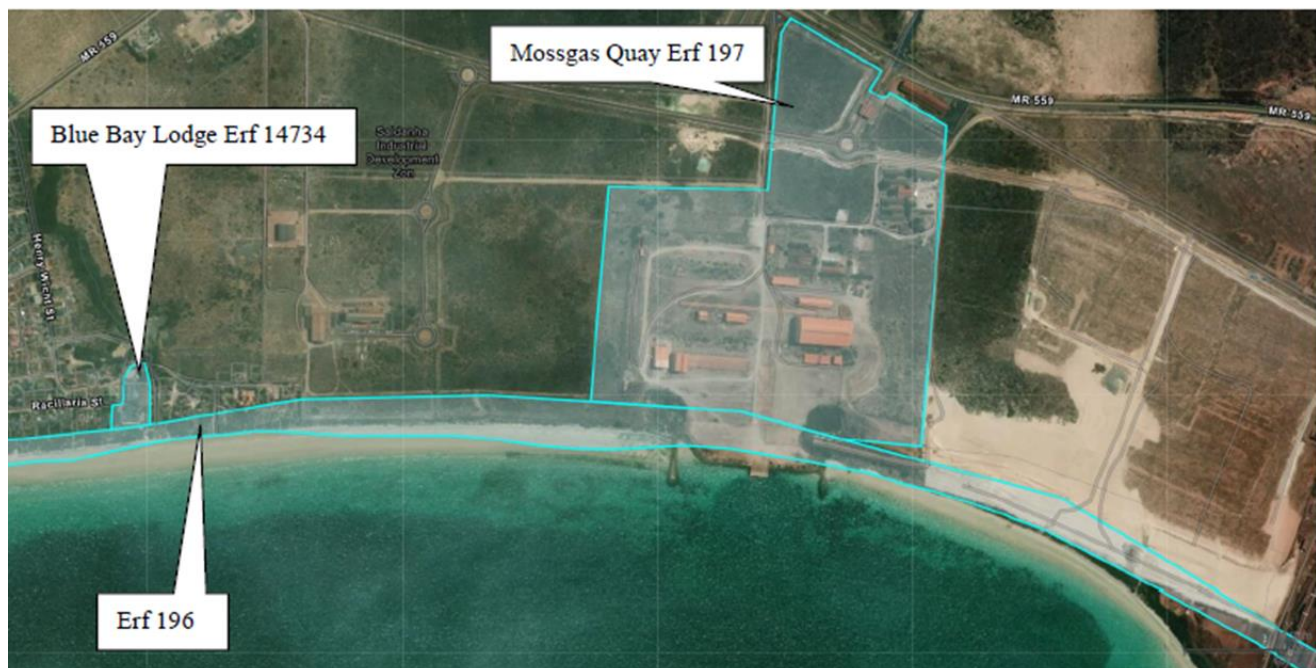
Yours faithfully

ZAIDAH TOEFY
ACTING DIRECTOR: ENVIRONMENTAL GOVERNANCE

Copied to: (1) Dr.Jan Marx (EAP)
(2) Mr Attie Swanepoel (Transnet limited)

Email: jantmarx@gmail.com
Email: attie.swanepoel@transnet

ANNEXURE 1: LOCALITY MAP



ANNEXURE 2: REASONS FOR THE DECISION

This Environmental Authorisation is in respect of the consequences of commencement of the afore-mentioned illegal activities. An Environmental Assessment Practitioner ("EAP") was appointed to submit a section 24G Environmental Impact Assessment ("EIA") to the Department to obtain this Environmental Authorisation. The EIA was considered adequate for informed decision-making. In addition, the holder paid an administrative fine of R25 000 (Twenty five thousand Rand) to meet the requirements of section 24G of the *National Environmental Management Act, 1998* ("NEMA").

In reaching its decision, the competent authority, *inter alia*, considered the following:

- a) The information contained in the application form by the Department on 26 May 2021 and the Comments and Responses Report dated 22 January 2022.
- b) The Environmental Management Programme ("EMPr") dated 25 February 2022.
- c) Relevant information contained in the Departmental information base, including, the Guidelines on Public Participation and Alternatives.
- d) The objectives and requirements of relevant legislation, policies and guidelines, including section 2 of the NEMA.
- e) The comments received from Interested and Affected Parties ("I&APs") and the responses provided thereto.
- f) The sense of balance of the negative and positive impacts and proposed mitigation measures.
- g) The site visit conducted on
Date/s: 17 August 2021
Attended by: Officials from this Department.

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 which, according to the competent authority, were the most significant reasons for the decision is set out below.

1. Public Participation Process

In terms of section 24G(1)(vii)(dd) of the NEMA, "...a description of the public participation process followed during the course of compiling the report, including all comments received from interested and affected parties and an indication of how the issues raised have been addressed ...", is required.

The public participation process conducted by the EAP comprised of the following:

- An advertisement was placed in the **Weslander** newspaper on 25 March 2021;
- A site notice was erected; and
- Letters were sent to interested and affected parties ("I&APs") and the municipal ward councillor;
- I&APs were afforded the opportunity to provide comments on the application.

1.1 Consultation with organs of state in terms of section 24O of the NEMA

The following organs of state provided comment on the application:

- CapeNature
- Department of Forestry, Fisheries and the Environment - Oceans and Coasts
- This Department's Coastal Management directorate

A summary of the comments received follows below.

CapeNature ("CN")

CN stated that considering the structures are semi-permanent and can be considered "old" as they have been present many years with minimal impact, all structures may remain, provided the following:

- No further expansion into the coastal zone.
- No further construction beyond the Blue Bay Lodge erf.
- No infrastructure protection measures must be put in place to protect any of these three illegal structures. If these structures ever become subject to coastal erosion, the temporary structures must be removed and the land rehabilitated.
- The size and impact of the altar appear to be negligible and could therefore remain.

Department of Forestry, Fisheries and the Environment - Oceans and Coasts ("DFFE")

The DFFE stated that the report correctly identifies that the wooden braai area has been constructed on coastal public property, within 20m of the high-water mark, within 10m of the littoral active zone on a sandy beach. Furthermore, under Section 11 of *Integrated Coastal*

Management Act ("ICMA"), the ownership of the coastal public property vests in the citizens of the Republic of South Africa and the coastal public property must be held in trust by the State on behalf of the citizens of the Republic; (2) the coastal public property is inalienable and cannot be sold, attached or acquired by prescription and rights over it cannot be acquired by prescription. As such, the DFFE cannot endorse any unlawful infrastructures erected on land that belongs to the State. Retaining the wooden fence and associated braai infrastructure is not supported, and further recommends for its demolition/removal and the area to be rehabilitated to its original state.

Coastal Management ("CM")

This Department's CM stated that the elevated wooden deck/boardwalk is consistent with the purpose of the Coastal Protection Zone ("CPZ") as the boardwalk facilitates pedestrian access to coastal public property and reduces the negative impacts of informal footpaths on the natural environment. The rectification of the wooden deck/boardwalk is recommended as it is consistent with the purpose of the CPZ, facilitates public access and the design of the wooden deck/boardwalk does not appear to negatively impact the functioning of the Littoral Active Zone ("LAZ").

The altar and braai area are not consistent with the purposed of the CPZ and is inappropriately placed. The nature of the alter and braai area does not justify the current placement as these structures may be placed within the property boundary of Blue Water Bay Lodge and still serve the same purpose. The applicant should note that the altar and braai area, specifically the wooden 'fence' are in close proximity to the highwater mark. The CM is of the opinion that the braai area as well as the altar are inconsistent with the lease agreement. It is therefore recommended that the altar and braai area be removed as it is inappropriately placed and inconsistent with the lease agreement issued by the National Ports Authority.

All the concerns raised by I&APs were responded to and adequately addressed during the public participation process. Specific management and mitigation measures have been considered in this Environmental Authorisation and in the EMPr to adequately address the concerns raised.

The competent authority concurs with the EAP's responses to the issues raised during the public participation process and has included appropriate conditions in this Environmental Authorisation and in the EMPr.

2. Alternatives

2.1 Activity Alternatives

Alternative 1

All the structures were constructed using primarily materials obtained from the beach and through hand labour, hence no construction vehicles were used in the construction phase.

This authorisation is for the development of the wooden deck / boardwalk that provides access from Blue Bay Lodge to the beach. The wooden deck / boardwalk erected on pillars made from cement and white stones. It is apparent that the surrounding visual aspects of the environment were taken into consideration and are therefore consistent with the surrounding environment.

The wooden braai structure consists of four benches and a small half-circular fence facing seaward. These structures were made from driftwood that washed out onto the beach. In the middle of the fence is a small braai structure made from white stone and cement. Fishing nets and buoys are used as decorations on the wooden fence.

The holder is required to remove the altar and braai area from its current location. The removal must be done in accordance with an approved method statement as per the requirements stated in the EMPr dated 25 February 2022.

3. Environmental Impact Assessment (EIA) and Mitigation Measures

In reaching its decision, the competent authority, considered the following in respect of the EIA and mitigation measures:

3.1. Activity Need and Desirability and Regional/Planning context

The property has been in the Wicht family since 1953, when no relevant legislation was applicable for development within 100m of the high-water mark of an estuary/lagoon. The development of the harbour in Saldanha Bay influenced numerous factors and conditions, thus the legislation in terms of development in a natural harbour during the years 1999 and 2000 had many grey areas. Verbal consent was obtained by Mr Andre' Wicht before construction was commenced of the wooden deck/boardwalk and altar, from the local municipality and Transnet National Ports Authority. Transnet National Ports Authority has also developed on various areas of the Erf 196. Blue Bay Lodge is situated

on the edge of the town Saldanha and forms part of the last residential area before Transnet National Ports Authority.

3.2. Biophysical and Biodiversity Impacts

The braai area may pose a physical impact on the environment, as it possibly creates a barrier between the two vegetation patches, causing fragmentation. The wooden altar and deck/boardwalk had limited impact on the terrestrial vegetation when it was initially constructed as it was constructed above an area which had several foot paths. It does however seem that for the construction of the braai area, a vegetation area had to be cleared for its construction.

3.3. Coastal Management Impact

The altar and braai area are not consistent with the purposed of the Coastal Protection Zone and is inappropriately placed. The nature of the alter and braai area does not justify the current placement as these structures may be placed within the property boundary of Blue Water Bay Lodge and still serve the same purpose. The altar and braai area, specifically the wooden 'fence' are in close proximity to the highwater mark of sea and are therefore pose a risk to coastal processes.

3.4. Visual / Sense of Place

The structures have limited negative impacts on people's health and wellbeing in general. No noise, odour or sense of place impacts are induced by the structures. The braai area is built from driftwood and has a Western Cape theme to minimise the impact thereof. The other structures are primarily built from wood to limit their impact. Some visual impact is induced by the structures, but this is minimal as the structure are in close proximity to the lodge and aligned with other buildings.

4. **NEMA 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.

In view of the above, the NEMA principles, compliance with the conditions stipulated in this Environmental Authorisation, and compliance with the EMPr, the competent authority is satisfied that the 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 listed activities can be mitigated to acceptable levels.

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