



Directorate: Development Management, Region 1 Ntanganedzeni.Mabasa@westerncape.gov.za | Tel: 021 483 2803

REFERENCE: 16/3/3/1/B3/28/1042/22 **NEAS REFERENCE:** WCP/EIA/0001131/2022 **ENQUIRIES:** Ntanganedzeni Mabasa

DATE OF ISSUE: 23 FEBRUARY 2023

The Board of Directors Nexus^{AG} (Pty) Ltd PO Box 3549 PAARL 7620

Attention: Mr Herculé Jacques du Preez

Tel: 021 860 8040

Email: jacquesdp@nexusag.co.za

Dear Sir

APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014: THE PROPOSED EXPANSION OF A STORAGE FACILITY FOR AGRICULTURAL CHEMICALS ON ERF NO. 19134, PAARL.

- 1. With reference to the above application, the Department hereby notifies you of its decision to grant the environmental authorisation, attached herewith, together with the reasons for the decision.
- 2. In terms of Regulation 4 of the Environmental Impact Assessment Regulations, 2014, (as amended), you are instructed to ensure, within 14 days of the date of the environmental authorisation, that all registered Interested and Affected Parties ("I&APs") are provided with access to and reasons for the decision, and that all registered I&APs are notified of their right to appeal.
- 3. Your attention is drawn to Chapter 2 of the National Appeal Regulations, 2014 (as amended), which prescribes the appeal procedure to be followed. This procedure is summarized in the attached environmental authorisation.

Yours faithfully

MR. ZAAHIR TOEFY **DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)** DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

CC: (1) Ameesha Sanker (Sharples Environmental Services)

Email: ameesha@sescc.net (2) Ms C Winter (Drakenstein Local Municipality) Email: Cindy.Winter@drakenstein.gov.za





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ENVIRONMENTAL AUTHORISATION

APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014: THE PROPOSED EXPANSION OF A STORAGE FACILITY FOR AGRICULTURAL CHEMICALS ON ERF NO. 19134. PAARL.

With reference to your application for the abovementioned, find below the outcome with respect to this application.

DECISION

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") and the Environmental Impact Assessment ("EIA") Regulations, 2014, the Competent Authority herewith **grants Environmental Authorisation** to the applicant to undertake the listed activity specified in section B below with respect to the Preferred Site Alternative and Internal Storage Alternative 1 described in the Basic Assessment Report ("BAR"), dated October 2022.

The applicant for this Environmental Authorisation is required to comply with the conditions set out in section E below.

A. DETAILS OF THE APPLICANT FOR THIS ENVIRONMENTAL AUTHORISATION

The Board of Directors NexusAG (Pty) Ltd C/o Mr <u>Herculé Jacques du Preez</u> PO Box 3549

PAARL

7620

Tel: 021 860 8040

Email: jacquesdp@nexusag.co.za

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

B. LIST OF ACTIVITIES AUTHORISED

Listed Activity	Project Description
Listing Notice 1 –	The proposed expansion will allow for an
Activity Number: 51	increase in capacity of the existing storage
The expansion and related operation of facilities for	area for dangerous goods by more than
the storage, or storage and handling, of a dangerous	80m ³ .
good, where the capacity of such storage facility will	
be expanded by more than 80 cubic metres.	

The abovementioned list is hereinafter referred to as "the listed activity".

The holder is herein authorised to undertake the following alternative that includes the listed activity as it relates to the development:

The development entails the proposed expansion of a storage facility by approximately 6 336 m² for more than 80m³ of additional agricultural chemicals on Erf No. 19134, Paarl. The internal storage design will use a combination of ground/pallet storage and rack storage that uses forklifts to allow for the maximum storage capacity.

C. SITE DESCRIPTION AND LOCATION

The site where the authorised listed activity will be undertaken is on Erf No. 19134, Paarl and has the following co-ordinates:

	Latitude (S)	Longitude (E)
Coordinates	33° 42′ 58.61″ South	18° 58' 24.92" East

The SG digit code is: C05500080001913400000

Refer to Annexure A: Locality Map and Annexure B: Site Plan.

The above is hereinafter referred to as "the site".

D. DETAILS OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER

Sharples Environmental Services c/o Ameesha Sanker PO BOX 443 Milnerton 7435

Tel: (021) 554 5195

Email: ameesha@sescc.net

E. CONDITIONS OF AUTHORISATION

Scope of authorisation

- 1. The holder is authorised to undertake the listed activity specified in Section B above in accordance with and restricted to the Preferred Site Alternative and Internal Storage Alternative 1 described in the Basic Assessment Report ("BAR"), dated October 2022 on the site as described in Section C above.
- 2. The holder must commence with, and conclude, the listed activity within the stipulated validity period which this Environmental Authorisation is granted, or this Environmental Authorisation shall lapse and a new application for Environmental Authorisation must be submitted to the competent authority

This Environmental Authorisation is granted for-

- (a) A period of **five years** from the date of issue, during which period the holder must commence with the authorised listed activity.
- (b) A period of **ten (10) years**, from the date the holder commenced with the authorised listed activity, during which period the authorised listed activity must be concluded.
- 3. 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.
- 4. Any changes to, or deviations from the scope of the alternative described in section B 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 in order to evaluate the significance and impacts of such changes or deviations, and it may be necessary for the holder to apply for further authorisation in terms of the applicable legislation.

Written notice to the Competent Authority

- 5. Seven calendar days' notice, in writing, must be given to the Competent Authority before commencement of construction activities.
 - 5.1 The notice must make clear reference to the site details and EIA Reference number given above.
 - 5.2 The notice must also include proof of compliance with the following conditions described herein:

Conditions: 7, 8 and 10

Notification and administration of appeal

6. The holder must in writing, within 14 (fourteen) calendar days of the date of this decision-

- 6.1 notify all registered Interested and Affected Parties ("I&APs") of
 - 6.1.1 the outcome of the application;
 - 6.1.2 the reasons for the decision as included in Annexure 3;
 - 6.1.3 the date of the decision; and
 - 6.1.4 the date when the decision was issued.
- 6.2 draw the attention of all registered I&APs to the fact that an appeal may be lodged against the decision in terms of the National Appeals Regulations, 2014 detailed in Section G below;
- 6.3 draw the attention of all registered I&APs to the manner in which they may access the decision:
- 6.4 provide the registered I&APs with:
 - 6.4.1 the name of the holder (entity) of this Environmental Authorisation,
 - 6.4.2 name of the responsible person for this Environmental Authorisation,
 - 6.4.3 postal address of the holder,
 - 6.4.4 telephonic and fax details of the holder,
 - 6.4.5 e-mail address, if any, of the holder,
 - 6.4.6 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 2014 National Appeals Regulations.
- 7. The listed activity, including site preparation, may not commence within 20 (twenty) 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.

Management of activity

- 8. The draft Environmental Management Programme ("EMPr") submitted as part of the application for Environmental Authorisation is hereby approved and must be implemented.
- 9. The EMPr must be included in all contract documentation for all phases of implementation.

Monitoring

- 10. The holder must appoint a suitably experienced environmental control officer ("ECO"), or site agent where appropriate, before commencement of any land clearing or construction activities to ensure compliance with the provisions of the EMPr and the conditions contained herein.
- 11. The ECO must report on compliance in writing to this Department and the relevant authorities monthly during the construction phase.
- 12. A copy of the Environmental Authorisation, EMPr, audit reports and compliance monitoring reports must be kept at the site of the authorised activity, and must be made available to anyone on request, including a publicly accessible website.

13. Access to the site referred to in Section C above must be granted, and the environmental reports mentioned above must be produced, to any authorised official representing the Competent Authority who requests to see it for the purposes of assessing and/or monitoring compliance with the conditions contained herein.

Auditing

14. In terms of Regulation 34 of the NEMA EIA Regulations, 2014, the holder must conduct environmental audits to determine compliance with the conditions of the Environmental Authorisation and the EMPr. The Environmental Audit Report must be prepared by an independent person (other than the appointed Environmental Assessment Practitioner or Environmental Control Officer) and must contain all the information required in Appendix 7 of the NEMA EIA Regulations, 2014.

The holder must undertake an environmental audit and submit an Environmental Audit Report to the Competent Authority at 50% completion of the construction phase. The final Environmental Audit Report must be submitted to the Competent Authority within three months after the development is completed.

The holder must, within 7 days of the submission of each of the above-mentioned reports to the Competent Authority, notify all potential and registered I&APs of the submission and make the report available to anyone on request and on a publicly accessible website (if applicable).

Specific Conditions

15. 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 palaeontological remains (including fossil shells and trace fossils); coins; indigenous and/or colonial ceramics; any articles of value or antiquity; marine shell heaps; stone artifacts and bone remains; structures and other built features with heritage significance; rock art and rock engravings; and/or graves or unmarked human burials including grave goods and/or associated burial material.

16. 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.

F. GENERAL MATTERS

- 1. Notwithstanding this Environmental Authorisation, the holder must comply with any other statutory requirements that may be applicable when undertaking the listed activity.
- 2. Non-compliance with a condition of this Environmental Authorisation or EMPr may render the holder liable to criminal prosecution.

- 3. If the holder does not commence with a listed activity within the period referred to in Condition 2, this Environmental Authorisation shall lapse for that activity, and a new application for Environmental Authorisation must be submitted to the Competent Authority. If the holder wishes to extend the validity period of the Environmental Authorisation, an application for amendment in this regard must be made to the Competent Authority prior to the expiry date of the Environmental Authorisation.
- 4. 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.
 - 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.

G. APPEALS

Appeals must comply with the provisions contained in the National Appeal Regulations 2014 (as amended).

- 1. An appellant (if the holder of the decision) must, within 20 (twenty) calendar days from the date the notification of the decision was sent to the holder by the Competent Authority
 - 1.1. Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator; and
 - 1.2. Submit a copy of the appeal to any registered I&APs, any Organ of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision.
- 2. An appellant (if NOT the holder of the decision) must, within 20 (twenty) calendar days from the date the holder of the decision sent notification of the decision to the registered I&APs-
 - 2.1. Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator; and
 - 2.2 Submit a copy of the appeal to the holder of the decision, any registered I&AP, any Organ of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision.
- 3. The holder of the decision (if not the appellant), the decision-maker that issued the decision, the registered I&AP and the Organ of State must submit their responding statements, if any, to the appeal authority and the appellant within 20 (twenty) calendar days from the date of receipt of the appeal submission.
- 4. The appeal and the responding statement must be submitted to the address listed below:
 By post: Western Cape Ministry of Local Government, Environmental Affairs and Development Planning

Private Bag X9186

CAPE TOWN

8000

By facsimile: (021) 483 4174; or

By hand: Attention: Mr Marius Venter (Tel: 021 483 3721)

Room 809

8th Floor Utilitas Building, 1 Dorp Street, Cape Town, 8001

Note: For purposes of electronic database management, you are also requested to submit electronic copies (Microsoft Word format) of the appeal, responding statement and any supporting documents to the Appeal Authority 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 Appeal Authority at: Tel. (021) 483 3721, E-mail DEADP.Appeals@westerncape.gov.za or URL http://www.westerncape.gov.za/eadp.

H. DISCLAIMER

The Western Cape Government, the Local Authority, committees or any other public authority or organisation appointed in terms of the conditions of this Environmental Authorisation shall not be responsible for any damages or losses suffered by the holder, developer or his/her successor in any instance where construction or operation subsequent to construction is temporarily or permanently stopped for reasons of non-compliance with the conditions as set out herein or any other subsequent document or legal action emanating from this decision.

Your interest in the future of our environment is appreciated.

Yours faithfully

MR. ZAAHIR TOEFY

DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)

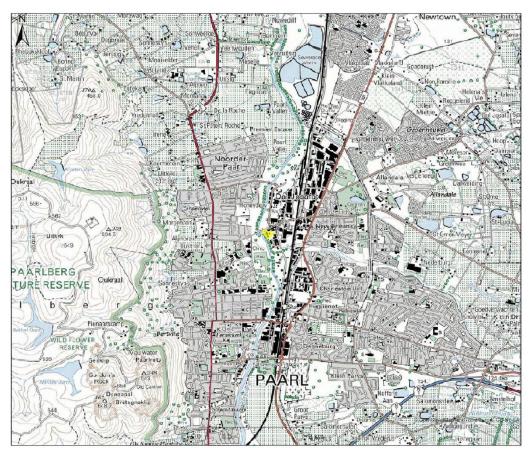
DATE OF DECISION: 23 FEBRUARY 2023

CC: (1) Ameesha Sanker (Sharples Environmental Services)

(2) Ms C Winter (Drakenstein Local Municipality)

Email: ameesha@sescc.net Email: Cindy.Winter@drakenstein.gov.za

ANNEXURE 1: LOCALITY MAP



Nexus Agri Chemical Storage

Legend

		44	
National Freeway; National Route	=	N	_
Arterial Route		F	\rightarrow
Main Road			
Secondary Road; Bench Mark	_	v	_
Other Road; Bridge			
Track and Hiking Trail			
Railway, Station or Siding	_	0	
Other Railway; Tunnel			-
Embankment; Cutting		-	onion.
Power Line			
Built-up Area (High, Low Density)			
Buildings; Ruin		•	L
Post Office; Police Station; Store	• P	·PS	·W
Place of Worship; School; Hotel	• K	·S	ЭH
Fence; Wall	10000		COUNT
Windpump; Monument	×		İ
Communication Tower		Y	
Mine Dump: Excavation	Same	2	Em
Trigonometrical Station; Marine Beacon			TIN .
Lighthouse and Marine Light		+	4
Cemetery; Grave		7^	+
International Boundary and Beacon	111		
Provincial Boundary		_	
Protected Area			
Perennial River			
Perennial Water		1	~
Non-perennial River	-	1	
Non-Perennial Water		100	-
Dry Water Course		2022	-
Dry Pan	-~	-	0
Marsh and Viei	-	-	3
Pipeline (above ground)			
Water Tower; Reservoir; Water Point		• 8	502
Coastal Rocks	100	settler.	1
Prominent Rock Outcrop			
Erosion: Sand	No.	m=III:	SV4185
Woodland	STEEL STEEL		
Woodland			
Orchard or Vineyard		11,11	11111
Recreation Ground	Name and Address of the Owner, where		
recruation Ground	Pec		

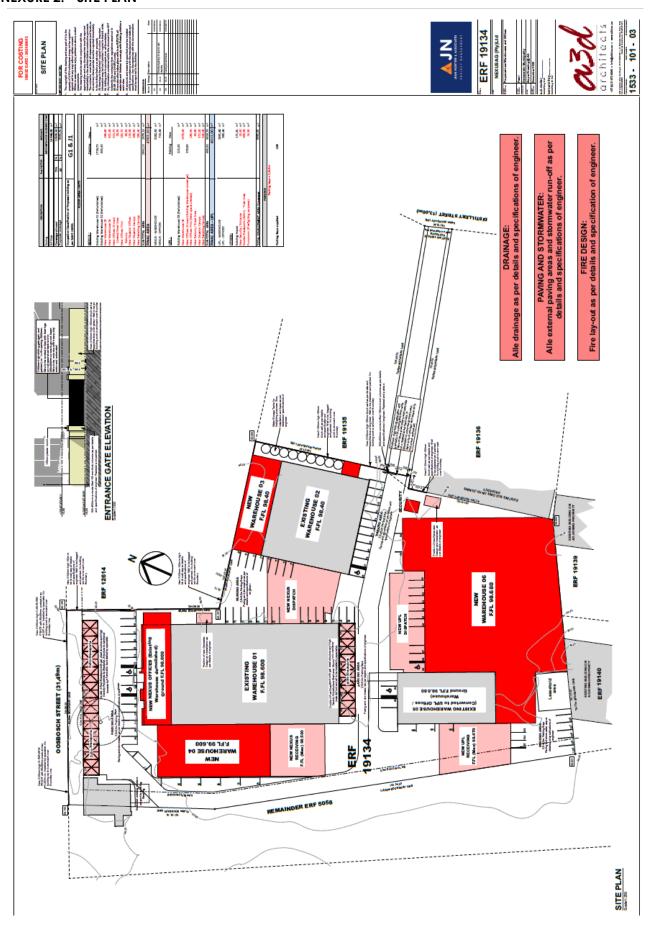
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ANNEXURE 2: SITE PLAN



ANNEXURE 3: REASONS FOR THE DECISION

In reaching its decision, the Competent Authority considered, inter alia, the following:

- a) The information contained in the Application Form received on 21 July 2022, and the EMPr submitted together with the final Basic Assessment Report received on 19 October 2022 and the additional information received between 23 January 2023 and 30 January 2023;
- b) Relevant information contained in the Departmental information base, including the Guidelines on Public Participation and Alternatives (dated March 2013);
- c) 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);
- d) The comments received from I&APs and responses to these, included in the final Basic Assessment Report dated and received on 19 October 2022;
- e) The balancing of negative and positive impacts and proposed mitigation measures.

No site visits were conducted. The Competent Authority had sufficient information before it to make an informed decision without conducting a site visit.

All information presented to the Competent Authority was taken into account in the consideration of the application for Environmental Authorisation. A summary of the issues that were considered to be the most significant for the decision is set out below.

1. Public Participation

The Public Participation Process ("PPP") included:

- identification of and engagement with I&APs;
- placing notice boards at the site where the listed activity is to be undertaken on 28 July 2022;
- placing of a newspaper advertisement in the 'Paarl Post' on 28 July 2022;
- giving written notice to the owners and occupiers of land adjacent to the site where the listed
 activity is to be undertaken, the municipality and ward councilor, and the various organs of state
 having jurisdiction in respect of any aspect of the listed activity on 28 July 2022; and
- circulating in-process draft BAR to I&APs from 29 July 2022.

The Department is satisfied that the PPP that was followed met the minimum legal requirements and the comments raised and responses thereto were included in the comments and response report.

Specific alternatives, management and mitigation measures have been considered in this Environmental Authorisation and EMPr to adequately address the concerns raised.

2. Alternatives

Preferred Site Alternative (Preferred alternative herewith authorised):

The preferred option entails the proposed expansion of the existing storage facility for agricultural chemicals on Erf No. 19134, Paarl because it is owned by the applicant and serves as the main warehousing

facility. This is also the preferred alternative since the proposed expansion will remain within the existing transformed site with sufficient access, infrastructure and services to accommodate the proposed development. The facility is also located in an industrial area.

Alternative 2 Site: No-Go Alternative

This alternative entails the continued use of the applicant's multiple warehousing sites that are located across the Boland region. These sites are not centrally located and are not all owned by the applicant, which is not preferred from a logistical and financial perspective.

Design/Layout Alternatives:

One layout was considered in line with the civil engineering design report, as approved by the local authority, but the following three options were considered in terms of the internal storage design:

	Proposed Internal Storage	Proposed Internal	Proposed Internal		
	Alternative 1: Combination of	Storage Alternative 2: Storage Alternative			
	Ground/Pallet Storage and	Rack Storage that uses	Ground/Pallet Storage		
	Rack Storage that uses forklifts	forklifts			
Storage Efficiency	Medium Efficiency	Most efficient as storage will utilise the height permitted to be accommodated within the warehouse, not just the ground area. This alternative can safely accommodate the largest volume of product.	Least efficient		
Capital Investment	Moderate costing	Most expensive	Least expensive		
Lifespan and	Long-term. Movement	Long-term. Movement	Long-term		
Maintenance	of forklifts may cause damage to floor,	of forklifts may cause damage to floor,			
	therefore, should be monitored	therefore, should be monitored.			
Machinery Required	Forklifts and structures that will las	it years	Product can be moved by hand, is labour intensive, and can lead to injuries and a much higher need for interaction between personnel and product.		
Legislative Compliance	Permitted depending on goods allowed to be stored on ground/pallets.	Permitted in terms of SANS 10206: 2020.	of Permitted depending on goods stored.		

<u>Internal Storage Alternative 1 (Preferred and herewith authorised):</u>

Based on the aforementioned table, the internal storage design using a combination of ground/pallet storage and rack storage that uses forklifts are the most feasible option because it allows for the efficient storage of the additional chemicals, and it can be easily integrated into the existing operations at an acceptable cost and timeframe.

No-go Option

The No-Go Option is not preferred since the opportunity to consolidate and improve the operation and financial viability of the business, provide job security to existing employees, and create additional temporary job opportunities during the construction phase, will be lost.

3. Impact Assessment and Mitigation measures

3.1 Activity need and desirability

The site is located within the Industrial Area of Northern Paarl and is zoned for industrial use. The proposal aims to expand and centralize the existing warehouse and office infrastructure on Erf No.19134. The proponent currently has warehouses based all over the Boland area, however, through the proposed expansion, the organization can reduce excessive operational expenditure at multiple locations. This will provide financial relief and allow continued operation, given the changing economic climate and straining logistical factors, such as rising fuel prices. The expansion of the existing storage facility will also provide temporary job opportunities during the construction phase.

3.2 Biophysical Impacts

The proposed expansion of the storage facility for agricultural chemicals will be confined to the site that is transformed by the existing infrastructure and extensive hardened surfaces. The site does not contain any watercourses and the Berg River is located approximately 26m from its western boundary. Based on the findings of the Freshwater Verification and Department of Water and Sanitation Risk Assessment dated October 2022, compiled by FEN Consulting, with the implementation of the recommended mitigation measures, the proposed activities will pose a low-risk significance on the freshwater resources since no direct impacts are anticipated from the proposed expansion activities. The mitigation measures have been included in the EMPr approved as part of this environmental authorisation and will be implemented during the construction and operational phase of the development.

A Major Hazard Risk Assessor confirmed in a letter dated 23 January 2023, that the risks incidental to the Major Hazard Installation ("MHI") and the possible mitigation measures that could be applied in respect thereof, have been sufficiently addressed in the Basic Assessment Report and the EMPr and cover all potential major hazard risks.

Further to the above, based on the minutes of the pre-application meeting with the Department of Water and Sanitation and the project team on 30 January 2023 and their correspondence issued on the same day, the proposed development does not pose a risk from a freshwater perspective and does not trigger any water uses requiring authorisation in terms of the National Water Act, 1998 (Act No. 36 of 1998).

The development will result in both negative and positive impacts.

Negative Impacts:

- The proposed development will result in temporary traffic impacts during construction. This impact significance has been reduced to an acceptable level with the implementation of the recommended mitigation measures, the preferred alternative and adherence to the EMPr.
- Construction phase impacts associated with the development are likely to be present, including
 elevated noise, dust levels and increased visual impacts. These nuisances will be of temporary
 duration and mitigation measures have been incorporated into the EMPr for implementation
 during the construction phase.

Positive impacts:

- The proposed development will create job opportunities during the construction phase, contribute to job security for existing personnel and potentially create new jobs during the operational phase.
- The proposed development will improve the infrastructure that will allow a centralised and more efficient operation.

4. National Environmental Management Act Principles

The National Environmental Management Principles (set out in section 2 of the NEMA, which apply to the actions of all organs of state, serve as guidelines by reference to which any organ of state must exercise any function when taking any decision, and which must guide the interpretation, administration and implementation of any other law concerned with the protection or management of the environment), inter alia, provides for:

- the effects of decisions on all aspects of the environment to be taken into account;
- the consideration, assessment and evaluation of the social, economic and environmental impacts
 of activities (disadvantages and benefits), and for decisions to be appropriate in the light of such
 consideration and assessment;
- the co-ordination and harmonisation of policies, legislation and actions relating to the environment;
- the resolving of actual or potential conflicts of interest between organs of state through conflict resolution procedures; and
- the selection of the best practicable environmental option.

5. Conclusion

In view of the above, the NEMA principles, compliance with the conditions stipulated in this Environmental Authorisation, and compliance with the EMPr, the Competent Authority is satisfied that the proposed listed activity will not conflict with the general objectives of integrated environmental management stipulated in Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and that any potentially detrimental environmental impacts resulting from the listed activity can be mitigated to acceptable levels.

END
