



REFERENCE: 16/3/3/1/A5/21/2032/22
NEAS REFERENCE: WCP/EIA/0001112/2022
DATE OF ISSUE: 22 November 2022

The Board of Directors
Africa Data Centre (Pty) Ltd.
108 De Waal Road

DIEP RIVER
7800

Attention: Mr. David Gibbons

E-mail: David.gibbons@africadacentres.com

Dear Sir

APPLICATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) (“NEMA”) AND THE ENVIRONMENTAL IMPACT ASSESSMENT (“EIA”) REGULATIONS, 2014 (AS AMENDED): PROPOSED DEVELOPMENT OF A BACK-UP ENERGY CENTRE (INCLUDING GENERATORS AND FUEL STORAGE) ON A PORTION OF ERF NO. 52, ATLANTIC HILLS, DURBANVILLE.

1. With reference to the above application, the competent authority hereby notifies you of its decision to **grant** Environmental Authorisation, attached herewith, together with the reasons for the decision.
2. In terms of Regulation 4 of the EIA 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 are provided with access to and reasons for the decision, and that all registered interested and affected parties are notified of their right to appeal.
3. Your attention is drawn to Chapter 2 of the Appeal Regulations, 2014 (as amended), which prescribes the procedure to be followed in the event of appeals being lodged. This procedure is summarised in the attached Environmental Authorisation.

Yours faithfully

MR. ZAAHIR TOEFY

DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

CC: (1) Ms. Monique Sham (KHULA Environmental Consultants)
(2) Ms. Sonja Warnich-Stemmet (City of Cape Town)

E-mail: monique@khulaec.co.za

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REFERENCE: 16/3/3/1/A5/21/2032/22
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ENVIRONMENTAL AUTHORISATION

APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) (“NEMA”) AND THE ENVIRONMENTAL IMPACT ASSESSMENT (“EIA”) REGULATIONS, 2014 (AS AMENDED): PROPOSED DEVELOPMENT OF A BACK-UP ENERGY CENTRE (INCLUDING GENERATORS AND FUEL STORAGE) ON A PORTION OF ERF NO. 52, ATLANTIC HILLS, DURBANVILLE.

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 NEMA and the EIA Regulations, 2014 (as amended), the competent authority herewith grants Environmental Authorisation to the applicant to undertake the list of activities specified in Section B below with respect to the preferred alternative as included in the Basic Assessment Report (“BAR”) dated 08 August 2022.

The granting of this Environmental Authorisation (hereinafter referred to as the “Environmental Authorisation”) is subject to compliance with the conditions set out in Section E below.

A. DETAILS OF THE HOLDER OF THIS ENVIRONMENTAL AUTHORISATION

Africa Data Centre (Pty) Ltd.
c/o Mr. David Gibbons
108 De Waal Road
DIEP RIVER
7800

Cell: 084 738 2503
E-mail: David.gibbons@africadacentres.com

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	Activity/Project Description
<p>Listing Notice 1 of the EIA Regulations, 2014 (as amended):</p> <p>Activity 2: <i>"The development and related operation of facilities or infrastructure for the generation of electricity from a non-renewable resource where -</i> <i>(i) the electricity output is more than 10 megawatts but less than 20 megawatts; or</i> <i>(ii) the output is 10 megawatts or less but the total extent of the facility covers an area in excess of 1 hectare".</i></p>	<p>Electricity will be generated from a non-renewable resource and the electricity output will be 19 megawatts.</p>
<p>Activity 14: <i>"The development and related operation of facilities or infrastructure, for the storage, or for the storage and handling, of a dangerous good, where such storage occurs in containers with a combined capacity of 80 cubic metres or more but not exceeding 500 cubic metres".</i></p>	<p>The proposed development will store 176m³ of diesel.</p>

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

The holder is herein authorised to undertake the following related to the listed activities:

The proposed development entails the establishment of a back-up energy centre (including generators and fuel storage) on a portion of Erf No. 52, Atlantic Hills, Durbanville.

A 3ha data storage facility will be established. Supporting electricity generating infrastructure will be installed to maintain the power supply to the data centre when the municipal power supply is interrupted. The infrastructure comprises a data centre and will contain the following:

- Eight generators (6 X 2500kW and 2 X 2000kW) producing a combined energy output of approximately 19 000kW (19MW); and
- Aboveground diesel storage tanks (3 X 56 000 litre bulk storage tanks and 8 X 1000 litre day tanks) with a combined storage capacity of 176 000 litres (176m³) with appropriate bunding.

Access will be obtained from the existing Bommelhoek Road within the Atlantic Hills development. The development footprint will be approximately 30 015m².

C. LOCATION AND SITE DESCRIPTION

The listed activities will be undertaken on a portion of Erf No. 52, Atlantic Hills, Durbanville.

The proposed development will be located within an existing mixed-use development known as Atlantic Hills. Directly to the north of the site is an industrial warehouse currently under construction and beyond that lies the South African Fruit Terminal development (a cold storage warehouse). To the west is fallow land and to the east is the M12 and other erven within the Atlantic Hills mixed-use development.

The SG 21-digit code is: C01600850000005200000

Co-ordinates:

Latitude: 33° 49' 28.00" S

Longitude: 18° 33' 06.99" E

Refer to Annexure 1: Locality Plan and Annexure 2: Site Plan.

hereinafter referred to as "the site".

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

KHULA Environmental Consultants
c/o Ms. Monique Sham
P.O. Box 22761
SCARBOROUGH
7975

Fax: (086) 546 5552

E-mail: monique@khulaec.co.za

E. CONDITIONS OF AUTHORISATION

Scope of authorisation

1. The holder is authorised to undertake the listed activities specified in Section B above in accordance with and restricted to the preferred alternative, described in the BAR dated 08 August 2022 on the site as described in Section C above.
2. Authorisation of the activities is subject to compliance with the conditions set out in this Environmental Authorisation. The holder must ensure 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. The holder must commence with, and conclude, the listed activities within the stipulated validity period which this Environmental Authorisation is granted for, 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 ten (**10**) years, from the date of issue, during which period the holder must commence with the authorised listed activities; and
 - (b) A period of five (**5**) years, from the date the holder commenced with an authorised listed activity, during which period the authorised listed activities must be concluded.
4. The activities that have been authorised may only be carried out at the site described in Section C above in terms of the approved Environmental Management Programme ("EMPr").
 5. Any changes to, or deviations from the scope of the description set out in Section B and Condition 2 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 such 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.

Notification of authorisation and right to appeal

6. The holder of the authorisation 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;
 - 6.1.3 the date of the decision; and
 - 6.1.4 the date of issue of the decision;
 - 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 Appeal Regulations, 2014 (as amended);
 - 6.3 draw the attention of all registered I&APs to the manner in which they may access the decision; and
 - 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;
 - 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 National Appeal Regulations, 2014 (as amended).

Commencement

7. The listed activities, including site preparation, must not commence within 20 (twenty) calendar days from the date the applicant notified the registered I&APs of this decision.

8. In the event that an appeal is lodged with the Appeal Administrator, the effect of this Environmental Authorisation is suspended until such time as the appeal is decided. In the instance where an appeal is lodged the holder may not commence with the activity, including site preparation, until such time as the appeal has been finalised and the holder is authorised to do so.

Written notice to the competent authority

9. A minimum of 7 (seven) calendar days' notice, in writing, must be given to the competent authority before commencement of construction activities. Commencement for the purpose of this condition includes site preparation.
 - 9.1 The notice must make clear reference to the site details and EIA Reference number given above.
 - 9.2 The notice must also include proof of compliance with the following conditions described herein:
Conditions: 6, 7 and 14.

Management of activity

10. The draft EMPr dated August 2022 (as compiled by KHULA Environmental Consultants) and submitted as part of the application for Environmental Authorisation is hereby approved and must be implemented.
11. An application for amendment to the EMPr must be submitted to the competent authority in terms of Chapter 5 of the EIA Regulations, 2014 (as amended) if any amendments are to be made to the outcomes of the EMPr, and these may only be implemented once the amended EMPr has been authorised by the competent authority.
12. The EMPr must be included in all contract documentation for all phases of implementation.
13. A copy of the Environmental Authorisation and the EMPr must be kept at the site where the listed activities will be undertaken. Access to the site referred to in Section C above must be granted and, the Environmental Authorisation and EMPr 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. The Environmental Authorisation and EMPr must also be made available for inspection by any employee or agent of the applicant who works or undertakes work at the site.

Monitoring

14. The holder must appoint a suitably experienced Environment Control Officer ("ECO"), for the duration of the construction phase to ensure compliance with the provisions of the EMPr and the conditions contained in this Environmental Authorisation.

The ECO must–

- 14.1 be appointed prior to commencement of any construction activities commencing;
- 14.2 ensure compliance with the EMPr and the conditions contained herein;

- 14.3 keep record of all activities on site; problems identified; transgressions noted, and a task schedule of tasks undertaken by the ECO;
- 14.4 remain employed until all rehabilitation measures, as required for implementation due to construction damage, are completed; and
- 14.5 provide the competent authority with copies of the ECO reports; as well as within 30 days of the project being finalised.

Environmental audit reports

15. The holder must, for the period during which the Environmental Authorisation and EMPr remain valid -
 - 15.1 ensure that the compliance with the conditions of the Environmental Authorisation and the EMPr is audited;
 - 15.2 submit an environmental audit report four (4) months after commencement of the construction phase to the relevant competent authority;
 - 15.3 submit an environmental audit report six (6) months after completion of the construction phase to the relevant competent authority; and
 - 15.4 submit an environmental audit report every five (5) years while the Environmental Authorisation remains valid.
16. The environmental audit reports must be prepared by an independent person with expertise and must address the objectives and contain all the information set out in Appendix 7 of the EIA Regulations, 2014 (as amended).

In addition to the above, the environmental audit report, must -

- 16.1 provide verifiable findings, in a structured and systematic manner, on-
 - (a) the level of compliance with the conditions of the Environmental Authorisation and the EMPr and whether this is sufficient or not; and
 - (b) the extent to which the avoidance, management and mitigation measures provided for in the EMPr achieve the objectives and outcomes of the EMPr and highlight whether this is sufficient or not;
 - 16.2 identify and assess any new impacts and risks as a result of undertaking the activity;
 - 16.3 evaluate the effectiveness of the EMPr;
 - 16.4 identify shortcomings in the EMPr;
 - 16.5 identify the need for any changes to the avoidance, management and mitigation measures provided for in the EMPr;
 - 16.6 indicate the date on which the construction work was commenced with and completed or in the case where the development is incomplete, the progress of the development and rehabilitation;
 - 16.7 include a photographic record of the site applicable to the audit; and
 - 16.8 be informed by the ECO reports.
17. The holder must, within 7 days of the submission of the environmental audit report to the competent authority, notify all potential and registered I&APs of the submission and make the report available to anyone on request and, where the holder has such a facility, be placed on a publicly accessible website.

Specific conditions

18. Surface or ground water must not be polluted due to any actions on the site. The applicable requirements with respect to relevant legislation pertaining to water must be met.

19. An integrated waste management approach, which is based on waste minimisation and incorporates reduction, recycling, re-use and disposal, where appropriate, must be employed. Any solid waste must be disposed of at a waste disposal facility licensed in terms of the applicable legislation.
20. Should any heritage remains be exposed during excavations or any actions on the site, these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape (in accordance with the applicable legislation). 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 archaeological remains (including fossil bones and fossil shells); 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; rock art and rock engravings; shipwrecks; and graves or unmarked human burials.

A qualified archaeologist must be contracted where necessary (at the expense of the applicant and in consultation with the relevant authority) to remove any human remains in accordance with the requirements of the relevant authority.

21. The holder of the Environmental Authorisation must, at all times, ensure that the activities comply with the Noise Regulations in terms of the relevant legislation.
22. The tanks must be designed, installed and managed in accordance with the relevant South African National Standards ("SANS").
23. In the event of a product loss at the site (possibly a spillage during tanker delivery or a fuel line failure), the holder must rapidly respond in order to contain any spilled product. The holder must also ensure that no additional health risks to any of the surrounding developments result from such an incident.
24. Firefighting equipment must be present on site and adhere to the Oil Industry Standards.
25. During fuel tanker delivery, the tanker driver must be present at all times during product offloading. An emergency cut-off switch must be installed to immediately stop fuel delivery should an accident occur.
26. The diesel storage tanks must be bunded (110% of the proposed tanks' capacity) to contain any possible spills and to prevent any infiltration of fuel into the ground.

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. If the holder does not commence with the listed activities within the period referred to in Condition 3, this Environmental Authorisation shall lapse for the activities, 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.
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 (as amended) 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.

4. The manner and frequency for updating the EMPr is as follows:
Amendments to the EMPr, other than those mentioned above, must be done in accordance with Regulations 35 to 37 of the EIA Regulations, 2014 (as amended) or any relevant legislation that may be applicable at the time.
5. Non-compliance with a condition of this Environmental Authorisation or EMPr may render the holder liable to criminal prosecution.

F. 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 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: Attention: Mr. Marius Venter
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>.

G. 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)
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

DATE OF DECISION: 22 NOVEMBER 2022

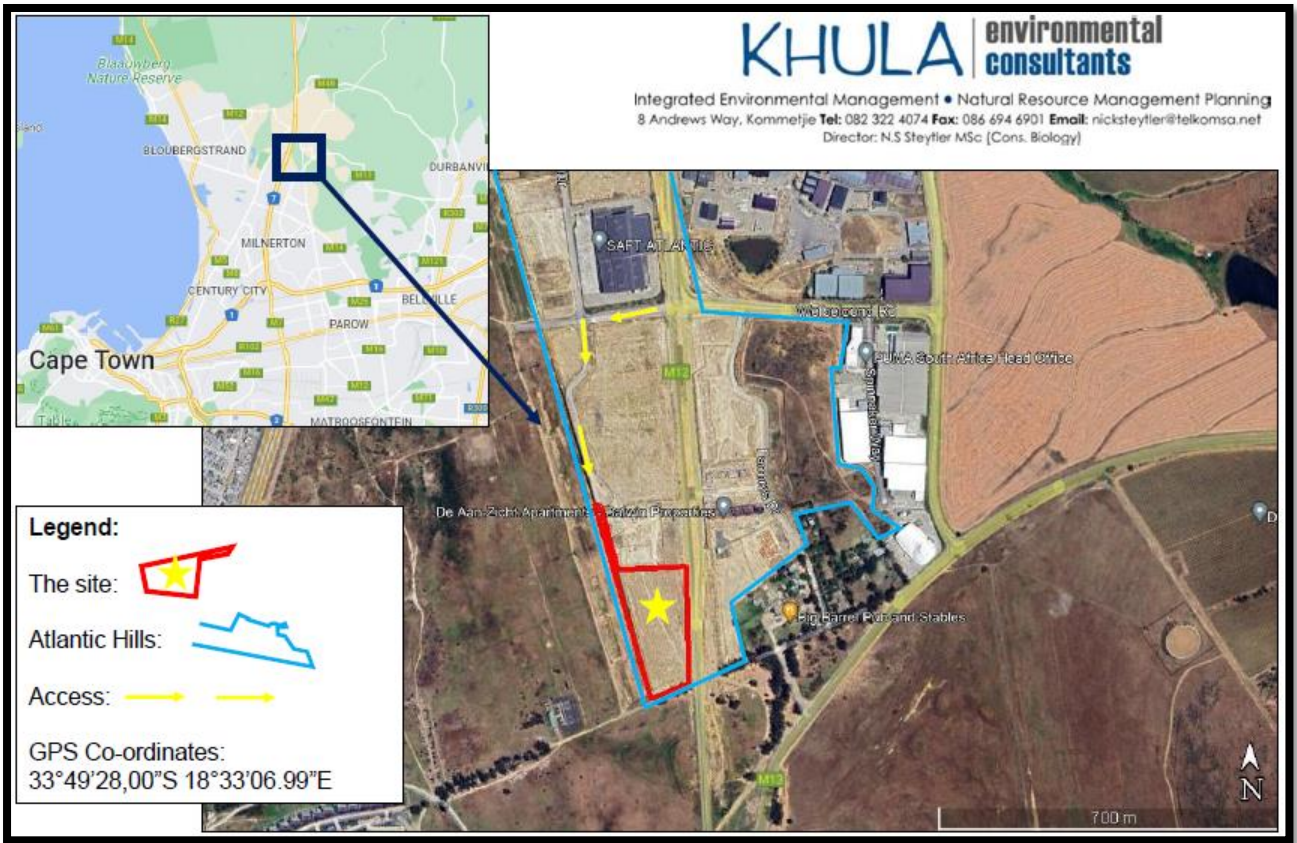
CC: (1) Ms. Monique Sham (KHULA Environmental Consultants)
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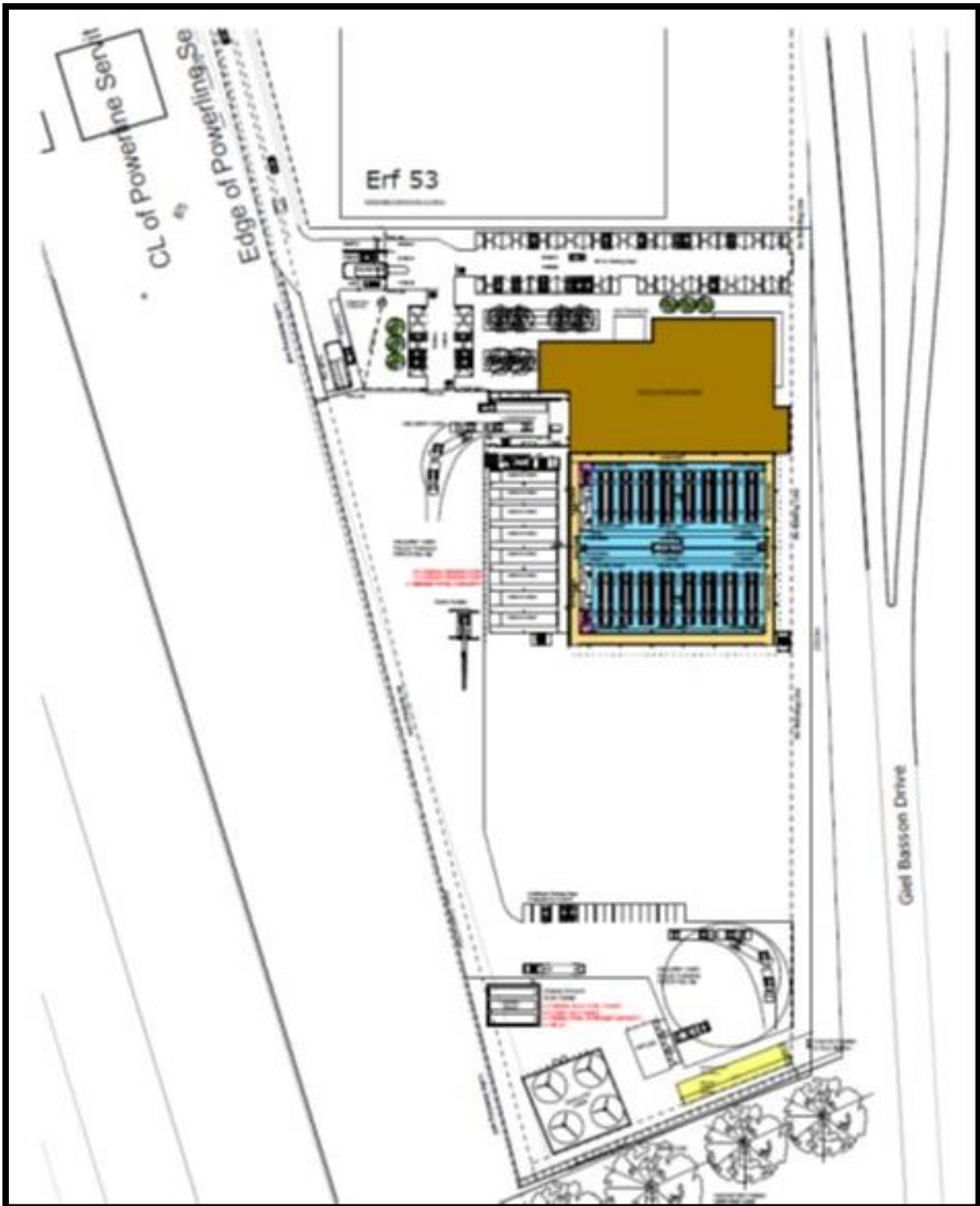
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ANNEXURE 1: LOCALITY PLAN



ANNEXURE 2: SITE PLAN



ANNEXURE 3: REASONS FOR THE DECISION

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

- a) The information contained in the application form received by the competent authority via electronic mail correspondence on 15 June 2022; the BAR dated and received by the competent authority via electronic mail correspondence on 08 August 2022; and the EMPr submitted together with the BAR.
- b) The objectives and requirements of relevant legislation, policies and guidelines, including section 2 of the NEMA.
- c) The comments received from I&APs and the responses provided thereon, as included in the BAR dated 08 August 2022.
- d) 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 which, according to the competent authority, were the most significant reasons for the decision is set out below.

1. Public Participation

The Public Participation Process comprised of the following:

- A notice was placed on site on 11 May 2022;
- The landowners, occupiers of the site, adjacent property owners, the ward councillor, local municipality, relevant organs of state/State Departments and any ratepayer's organisations were notified via e-mail on 11 May 2022;
- An advertisement was placed in the "Tabletalk" newspaper on 11 May 2022;
- An electronic copy of the pre-application BAR was placed on the EAPs website on 11 May 2022;
- The pre-application BAR was made available from 11 May 2022 until 10 June 2022;
- E-mails were sent on 28 June 2022 to announce the availability of the draft BAR; and
- The draft BAR was made available from 28 June 2022 until 28 July 2022.

Authorities consulted

The authorities consulted included the following:

- CapeNature;
- City of Cape Town;
- Department of Environmental Affairs and Development Planning ("DEA&DP") Directorate: Air Quality Management;
- DEA&DP Directorate: Pollution and Chemicals Management;
- DEA&DP Directorate: Waste Management; and
- Heritage Western Cape.

Concerns were raised by Balwin Properties relating to noise, dust, traffic, visual impacts and safety. These concerns were, however, adequately addressed by the EAP as the EMPr contains a Dust Management Plan. The proposed development will not generate significant volumes of traffic and a Traffic Impact Assessment was previously undertaken for the original Atlantic Hill Business Park. The competent authority is satisfied that the Public Participation Process that was followed met the minimum legal requirements. All the comments and responses that were raised were responded to and included in the BAR.

2. Alternatives

The following layout alternatives were considered:

Preferred layout:

The preferred layout considered site access, architectural orientation to Giel Basson Drive and placing the support services to face the power line servitude as well as the possibility of future expansion. As vehicles arrive on the site, cars are parked immediately to the left, allowing larger trucks to continue to delivery areas which are sized to allow suitable vehicle movement.

The offices and architectural features will face Giel Basson Drive, thereby responding to the aesthetic of the neighbours and people moving past the business park. All industrial type services like generators and satellite dishes will be hidden behind the buildings facing the power line servitude, thereby reducing the impact on the northern neighbours.

The data storage building and bulk diesel storage tanks will be located in the centre of the site. The facilities building and parking area will be to the north of the data storage building. This is the preferred alternative as it provides for an increased area for diesel storage (and other) deliveries. This alternative is preferred from a traffic perspective as it will not cause potential traffic congestion or bottlenecks in the delivery area.

Alternative 2:

In this alternative, the data storage building and bulk diesel storage tanks would be located in the southwestern corner of the site. The facility's building and parking area would be located to the south of the data storage building. This alternative is not preferred from a traffic perspective as the turning area for diesel (and other) delivery trucks is smaller and will cause potential traffic congestion or bottlenecks in the delivery area.

Preferred alternative – herewith authorised:

The preferred alternative entails the establishment of a back-up energy centre (including generators and fuel storage) on a portion of Erf No. 52, Atlantic Hills, Durbanville.

A 3ha data storage facility will be established. Supporting electricity generating infrastructure will be installed to maintain the power supply to the data centre when the municipal power supply is interrupted. The infrastructure comprises a data centre and will contain the following:

- Eight generators (6 X 2500kW and 2 X 2000kW) producing a combined energy output of approximately 19 000kW (19MW); and
- Aboveground diesel storage tanks (3 X 56 000 litre bulk storage tanks and 8 X 1000 litre day tanks) with a combined storage capacity of 176 000 litres (176m³) with appropriate bunding.

Access will be obtained from the existing Bommelhoek Road within the Atlantic Hills development. The development footprint will be approximately 30 015m².

"No-Go" Alternative:

This alternative entails the development of the site in line with the existing Atlantic Hills development, which permits a mixed-use development, but excluding the storage of large quantities of fuel and generator sets. This alternative was not deemed as preferred, as the bulk storage of diesel on site (for fuel to operate backup generators in the event of power outages) will allow business to continue to function during outages. The benefits to the holder and creation of jobs would not be realised. The "no-go" alternative is therefore not warranted.

3. Impacts, assessment and mitigation measures

3.1 Activity Need and Desirability

The site is zoned General Industrial. The proposed development adheres to the principles of the Spatial Planning Land Use Management Act, 2013 (Act No. 16 of 2013) and the Western Cape Land Use Planning Act, 2014 (Act No. 3 of 2014) as follows:

- The proposed development does not impede the principles of spatial justice as the development does not exclude anyone from equitable access to the resources and opportunities that the area has to offer.
- The proposed development will be located within an existing mixed-use development within the urban edge and will not contribute to urban sprawl. Infrastructure is also existing, therefore, no further costs are envisaged.
- The proposed development is compatible with the existing surrounding land use and offers an economic opportunity in the form of short and long-term employment to surrounding communities.

The proposed development will provide a valuable service as data storage facilities are centralised computer server systems on a large scale which offer significant advantages (and economies of scale) over traditional in-house data storage systems. The primary advantages are:

- Higher reliability and redundancy of systems;
- 24/7 monitoring and maintenance of storage by staff;
- Higher security and data protection;
- The ability to increase or decrease storage requirements at short notice in line with specific business needs; and
- Since the back-up power centre will allow the data centre to operate during power outages, it will allow business to continue to function during these outages.

The bulk storage of diesel on site (for fuel to operate backup generators in the event of power outages) will support economic enterprises in this developing industrial node, allowing business to continue to function during outages. The continuous operation of the industry will support productivity within the sector which will bring employment opportunities.

The City of Cape Town Northern District Spatial Plan identifies the development of industrial development nodes such as the Welbeloond/Atlas Park/Annandale Area Mixed Use Node (located at the M12 and N7 interchange), including the Atlantic Hills development. The Northern District Spatial Plan also indicates that the area in which the Atlantic Hills development is situated, is well located for the development of an industrial business node due to the upgrade of the roads surrounding the area which will create an employment hub for the nearby located Dunoon residents.

A detailed site selection process involving twelve different locations was followed, which concluded that the Atlantic Hills site is best suited for the proposed development. The site is located in a secure business park that is well served by major national roads (N7 and M12) and is in close proximity to the Cape Town harbour, Cape Town Airport and within easy reach of the existing facility in Diep River. The site has a direct Eskom electricity supply from an adjacent substation with sufficient capacity for Africa Data Centre operational requirements.

3.2 Biophysical impacts

The proposed development will be located within an existing mixed-use development known as Atlantic Hills, which has been commenced with in line with its existing rights and approvals.

There is no vegetation present on the site. The biophysical impacts associated with the proposed development are expected to be of low significance, due to the transformed nature of the site.

Furthermore, potential groundwater and soil contamination will be minimised as the proposed tanks will be installed in accordance with the requirements of the relevant SANS codes and the tanks will be installed in bunded areas (at 110% of the proposed tank capacity).

A Storm Water Management Plan has been included in the EMPr and there are no watercourses located on or within 400m of the site. The site is not located above any aquifer and the groundwater depth is approximately 9m. Further, the development platform has been prepared for the site, which is about 3m higher than the original ground level. The potential groundwater and soil contamination impacts have been identified as low negative post mitigation.

3.3 Noise impacts:

The generators will be located on the western side of the site, approximately 200m from the erf boundary. This is a sufficient distance to dissipate the continuous combined noise level of 60dBA (as per SANS requirements for an industrial site). In addition, a major road (the M12) is situated between an existing residential development and the proposed data centre.

The predominant wind in the area is the southeaster, *i.e.*, from the residential development towards the proposed data centre. The generator sets will not exceed 60dBA as per the SANS regulations for an industrial site. The generators will be located west of the main data centre building, which will provide additional noise buffers for surrounding tenants and the wider local community.

3.4 Health and safety risk impacts:

The fuel storage tanks will be installed and maintained in accordance with the relevant SANS codes for aboveground storage tanks and measures have been included in the EMPr to ensure risks are adequately managed. Potential health and safety risk impacts have been assessed as medium negative prior to mitigation and very low negative significance post mitigation. A Fire Safety Plan and On-site Emergency Plan has been included in the EMPr, which will be implemented in the event of any emergencies.

3.5 Traffic impacts:

Traffic impacts were assessed as part of the original Environmental Authorisation for the Atlantic Hills Business Park. No additional traffic volumes are anticipated as a result of the proposed development.

3.8 Dust and visual impacts

Potential dust and visual impacts are anticipated during the construction phase. However, no significant potential dust and visual impacts are anticipated as these impacts will be mitigated by the implementation of the mitigation measures included in the EMPr.

The development will result in both negative and positive impacts.

Negative Impacts:

- Potential dust, traffic and noise impacts;
- Potential contamination of soil and groundwater.

Positive impacts:

- The bulk storage of diesel on site (for fuel to operate backup generators in the event of power outages) will support economic enterprise, allowing business to continue to function during outages;
- Employment opportunities will be created during the construction and operational phases of the development; and
- Contribution to the local economy.

National Environmental Management Act Principles

The National Environmental Management Act 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 proposed 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.

You are reminded of your general duty of care towards the environment in terms of Section 28(1) of the NEMA which states: *“Every person who causes, has caused or may cause significant pollution or degradation of the environment must take reasonable measures to prevent such pollution or degradation from occurring, continuing or recurring, or, in so far as such harm to the environment is authorised by law or cannot reasonably be avoided or stopped, to minimise and rectify such pollution or degradation of the environment.”*

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