



REFERENCE: 16/3/3/1/F5/20/2040/21
NEAS REFERENCE: WCP/EIA/0000953/2021
DATE OF ISSUE: 28 February 2022

The Board of Directors
Deli-Co Meat Wholesalers (Pty) Ltd.
P.O. Box 50
RIEBEEK KASTEEL
7307

Attention: Mr. Hendri Truter

E-mail: hendri@delico.co.za

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 EXPANSION OF THE DELI-CO PRODUCTION FACILITY (BUTCHERY) ON THE REMAINDER OF FARM NO. 1110, RIEBEEK KASTEEL.

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) Mr. Nicolaas Hanekom (Enviro-EAP (Pty) Ltd.)
(2) Mr. Alwyn Burger (Swartland Municipality)

E-mail: nicolaas@enviro-eap.co.za
E-mail: AlwynBurger@swartland.org.za

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 EXPANSION OF THE DELI-CO PRODUCTION FACILITY (BUTCHERY) ON THE REMAINDER OF FARM NO. 1110, RIEBEEK KASTEEL.

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 01 October 2021.

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

Deli-Co Meat Wholesalers (Pty) Ltd.
c/o Mr. Hendri Truter
P.O. Box 50
RIEBEEK KASTEEL
7307

Tel.: (022) 448 1921
E-mail: hendri@delico.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	Activity/Project Description
<p>Listing Notice 1 of the EIA Regulations, 2014 (as amended):</p> <p>Activity 28: <i>“Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development:</i></p> <p>(i) <i>will occur inside an urban area, where the total land to be developed is bigger than 5 hectares;</i> or (ii) <i>will occur outside an urban area, where the total land to be developed is bigger than 1 hectare;</i></p> <p><i>excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes”.</i></p>	<p>The proposed site was zoned for agricultural use on or after 01 April 1998 and is located outside the urban area.</p>
<p>Activity 43: <i>“The expansion and related operation of hatcheries or agri-industrial facilities outside industrial complexes, where the development footprint of the hatcheries or agri-industrial facilities will be increased by 2 000 square metres or more”.</i></p>	<p>The production facility (butchery) will be expanded by more than 2000m².</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 expansion of the Deli-Co production facility (butchery) to process carcasses received from the abattoir next to the facility on the Remainder of Farm No. 1110, Riebeek Kasteel.

The proposed development will consist of a newly constructed production facility building of approximately 9120m² with cold passage, chillers, freezer rooms, picking freezer, biltong preparation and drying area, sterilizing room, carcass dispatch area, carcass product dispatch area, plastic and punnets room, spice store, chemical store, carton store, office space, retail space, debone area, packaging area, reception, office dining room, bathrooms, kitchen, de-boxing room, dispatch, changing, ablutions and canteen.

A new office building of approximately 1705m², a new yard area of approximately 2660m² and two parking areas of approximately 2600m² and approximately 3500m² each, will also be constructed. The proposed development footprint is approximately 2.9ha.

The proposed farm shop encroaches on the road reserve width of a portion of Minor Road 5403, and as such, Minor Road 5403 will be realigned.

The facility will connect to the existing services. Toilet and shower facility waste water will be collected in conservancy tanks and transported to the Riebeek Kasteel Waste Water Treatment Works.

C. LOCATION AND SITE DESCRIPTION

The listed activities will take place on the Remainder of Farm No. 1110, Riebeek Kasteel.

The property is located north and south of Zonquasdrift Road, approximately 5km northeast of the town of Riebeek Kasteel. The Deli-Co butchery facility is located to the south of Zonquasdrift Road at approximately km8.5. Minor Road 5403 traverses the farm from north to south.

The SG 21-digit code is: C04600000000111000000

Co-ordinates:

Latitude: 33° 21' 44.39" S

Longitude: 18° 56' 41.07" 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")

Enviro-EAP (Pty) Ltd.
c/o Mr. Nicolaas Hanekom
P.O. Box 205
AGULHAS
7307

E-mail: nicolaas@enviro-eap.co.za

Fax: (086) 435 4691

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 01 October 2021 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 five (**5**) years, from the date of issue, during which period the holder must commence with the authorised listed activities; and
 - (b) A period of ten (**10**) years, from the date the holder commenced with an authorised listed activity, during which period the authorised listed activities for the construction phase, 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 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.

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 Environmental Management Programme ("EMPr") dated October 2021 (as compiled by Enviro-EAP (Pty) Ltd.) 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;
- 14.5 provide the competent authority with copies of the ECO reports within 30 days of the project being finalised; and
- 14.6 conduct monthly site inspections during the construction phase.

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 three months after commencement of the construction phase to the relevant competent authority;
 - 15.3 submit an environmental audit report six 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 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. Water saving mechanisms and/or water recycling systems must be installed in order to reduce water consumption that include *inter alia*, the following:
 - 22.1 Dual-flush toilet systems.
 - 22.2 All taps must be fitted with water saving devices, that is, tap aerators, flow restrictors and low flow shower heads.
 - 22.3 Water-wise landscaping must be done.
23. The development must incorporate energy/electricity saving measures, which include *inter alia*, the following:
 - 23.1 Use of energy efficient lamps and light fittings. Low energy bulbs must be installed, and replacement bulbs must also be of the low energy consumption type.
 - 23.2 All geysers must be covered with geyser “blankets”.
 - 23.3 The installation of solar water heaters and solar panels must be considered for all buildings.

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: 28 FEBRUARY 2022

CC: (1) Mr. Nicolaas Hanekom (Enviro-EAP (Pty) Ltd.)
(2) Mr. Alwyn Burger (Swartland Municipality)

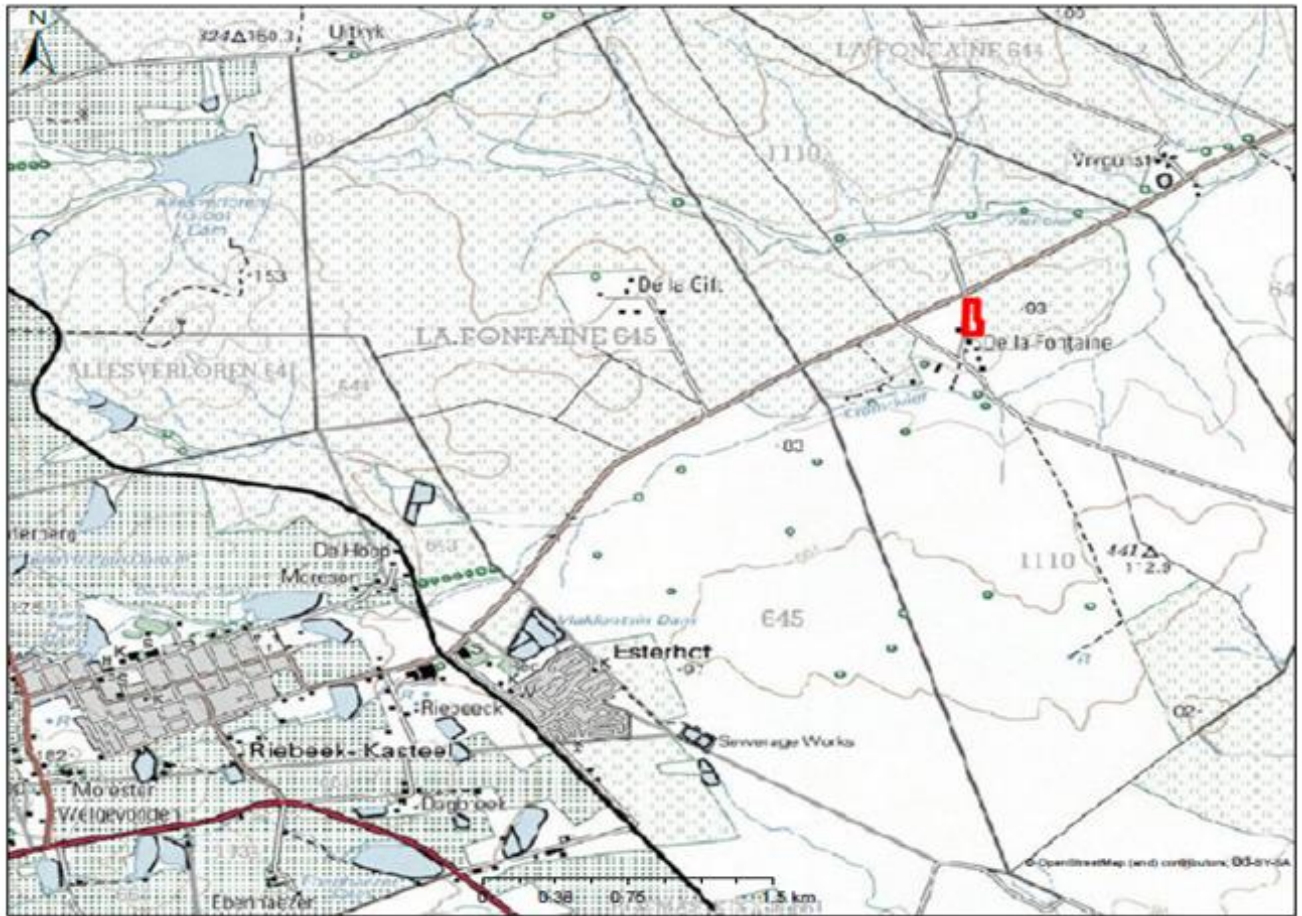
E-mail: nicolaas@enviro-eap.co.za
E-mail: AlwynBurger@swartland.org.za

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ANNEXURE 1: LOCALITY PLAN



Proposed realignment of Minor Road 5403



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 dated 28 June 2021, as received by the competent authority via electronic mail correspondence on 28 July 2021; the BAR dated 01 October 2021; the EMPr submitted together with the BAR; the comment from Heritage Western Cape received by the competent authority via electronic mail correspondence on 05 November 2021; and the comment from the Western Cape Department of Agriculture received by the competent authority via electronic mail correspondence on 29 November 2021;
- 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 01 October 2021;
- 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:

- Adjacent landowners and occupiers of the site were notified via e-mail on 07 July 2021 and 11 July 2021 and via post on 09 July 2021, respectively;
- A notice was placed at the boundary of the site along the gravel road on 09 July 2021;
- An advertisement was placed in the "Swartland Gazette" newspaper on 13 July 2021;
- The ward councillor, local municipality and relevant organs of state/State Departments were notified via e-mail on 12 August 2021;
- An electronic copy of the draft BAR was placed on the website of Enviro-EAP (Pty) Ltd., for the duration of the commenting period;
- E-mails were sent on 07 September 2021 to advise registered I&APs about the availability of the Socio-Economic Impact Assessment Report;
- E-mails were sent on 07 September 2021 to advise registered I&APs that the commenting period on the draft BAR was extended until 30 September 2021; and
- The draft BAR was made available from 16 August 2021 until 30 September 2021.

Authorities consulted

The authorities consulted included the following:

- Swartland Municipality;
- West Coast District Municipality;
- Western Cape Department of Agriculture;
- Western Cape Department of Transport and Public Works;
- Department of Health;
- National Department of Agriculture, Forestry and Fisheries;
- Department of Environmental Affairs and Development Planning ("DEA&DP") Directorate: Pollution and Chemicals Management;
- DEA&DP Directorate: Waste Management;

- DEA&DP Directorate: Air Quality Management;
- CapeNature;
- Department of Water and Sanitation; and
- Heritage Western Cape.

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

No site alternatives were assessed, since the site is owned by the holder. The proposed development is an expansion of the current activities. Existing bulk services infrastructure is available and the proposed facility will link to the existing abattoir and butchery facility.

Preferred alternative – herewith authorised:

The proposed development entails the expansion of the Deli-Co production facility (butchery) to process carcasses received from the abattoir next to the facility on the Remainder of Farm No. 1110, Riebeek Kasteel.

The proposed development will consist of a newly constructed production facility building of approximately 9120m² with cold passage, chillers, freezer rooms, picking freezer, biltong preparation and drying area, sterilize room, carcass dispatch area, carcass product dispatch area, plastic and punnets room, spice store, chemical store, carton store, office space, retail space, debone area, packaging area, reception, office dining room, bathrooms, kitchen, de-boxing room, dispatch, changing, ablutions and canteen.

A new office building of approximately 1705m², a new yard area of approximately 2660m² and two parking areas of approximately 2600m² and approximately 3500m² each, will also be constructed. The proposed development footprint is approximately 2.9ha.

The proposed farm shop encroaches on the road reserve width of a portion of Minor Road 5403, and as such, Minor Road 5403 will be realigned.

The facility will connect to the existing services. Toilet and shower facility waste water will be collected in conservancy tanks and transported to the Riebeek Kasteel Waste Water Treatment Works.

“No-Go” Alternative:

This alternative implies that the production facility (butchery) will not be expanded. This alternative was not deemed as preferred as the proposed development will augment the activities on the farm, and the benefits to the holder and creation of additional jobs for local communities in the future will not be realised. The “no-go” alternative is therefore not warranted.

3. Impacts, assessment and mitigation measures

3.1 Activity Need and Desirability

In terms of the Swartland Municipal Land Use Planning By-law, the Remainder of Farm No. 1110, Riebeek Kasteel, has a split zoning of Agricultural Zone 1, Agricultural Zone 2 and Industrial Zone 2. The Deli-Co abattoir is zoned Industrial Zone 2, whilst the butchery is zoned Agricultural Zone 2. A farm shop is operating as a consent use under an Agricultural Zone 2 zoning.

A rezoning of a portion of the Remainder of Farm No. 1110 from Agricultural Zone 1 to Agricultural Zone 2 is required for the expansion of the new production facility (butchery) and farm shop.

The expansion of the butchery and farm shop will promote the delivery of industrial and agri-industrial services to the Riebeek Valley and surrounding towns and will grow the industrial sector within the Swartland area.

3.2 Botanical impacts

The site is completely degraded and contains no indigenous vegetation. The site has been subjected to agricultural activities and has been completely transformed from its natural state. The Krom River is situated approximately 430m south of the site. The existing abattoir and butchery are situated between the non-perennial river and the proposed expansion area.

3.3 Agricultural impacts

An Agricultural Agro Ecosystem Specialist Assessment and Site Sensitivity Verification Report dated 28 June 2021 was compiled by Johann Lanz, to assess the potential agricultural impacts associated with the proposed development.

The proposed development will enhance the overall agricultural productivity and profitability of the farming enterprises. The loss of 1.9ha on a farm of 1254ha is considered insignificant. The negative impacts are therefore outweighed by the positive impact of adding the facility to the farming operation, and the overall agricultural impact is therefore assessed as positive. The proposed development will therefore not have an unacceptable negative impact on the agricultural production capability of the farm.

Agricultural productivity on the site is average for the area. There will be no loss in agricultural employment due to the loss of cultivated land. The proposed development will therefore not have an unacceptable negative impact on the agricultural production capability of the farm.

3.4 Traffic impacts

A Traffic Impact Assessment Report dated 26 July 2021 was compiled by Sturgeon Consulting, to assess the potential traffic impacts associated with the proposed development.

The proposed farm shop section encroaches the road reserve width of Minor Road 5403 (the proclaimed width is 13m of which approximately 10m is utilised). An application will be submitted for a portion of Minor Road 5403 to be realigned. The holder will apply for the closure once the construction of the butchery has been completed.

Existing road conditions:

Zonquasdrift Road:

Zonquasdrift Road is a gravel road with no shoulders or sidewalks in the vicinity of the site and the width of the road reserve is 20m. The road connects Riebeek Kasteel with the R45 near the Voëlvlei Dam. The road is in a good condition between Riebeek Kasteel and Minor Road 5403.

Minor Road 5403:

The road is a gravel road with no shoulders or sidewalks in the vicinity of the site and the proclaimed road reserve width is 13m. The road connects Minor Road 5404 in the north with Trunk Road 24 Section 1 (TR24/1) (R46) in the south. The northern section of the road between Zonquasdrift Road and Minor Road 5404 is closed at the northern boundary of Farm No. 1110. The section of Minor Road 5403 ($\pm 450\text{m}$) starting at Zonquasdrift Road runs through the farmyard past the farm dwellings and the operational area of the butchery.

Traffic volumes:

The proposed development will generate approximately 63 weekday peak hour trips during both the am and pm peak hours. During the am peak hour 50 inbound trips and 13 outbound trips will be generated while 13 inbound trips and 50 outbound trips will be generated for the pm peak hours. Less than 35 trips per day (two-way) will be generated by the development.

Access:

There are two existing accesses to the site along Zonquasdrift Road which will be used. The main entrance to the site is located at $\pm 9.01\text{km}$ on Zonquasdrift Road and will be used by the retail farm shop, visitors, and office staff. The second access is located at the intersection of Zonquasdrift Road and Minor Road 5403 at $\pm 8.62\text{km}$ on Zonquasdrift Road. This access will be used for trucks and delivery vehicles. Trucks and delivery vehicles will access the new yard off Zonquasdrift Road approximately 60m from the Zonquasdrift Road/Minor Road 5403 intersection.

The main access along Zonquasdrift Road and the Zonquasdrift Road/Minor Road 5403 ($\pm 8.62\text{km}$) intersection are high volume driveways due to the low traffic volumes. The spacing between the main access and the intersection on Minor Road 5403 is approximately 390m and is therefore more than sufficient. No other access spacing issues exist along Zonquasdrift Road.

Shoulder sight distances are adequate in both directions at the main access on Zonquasdrift Road. At the Zonquasdrift Road/Minor Road 5403 intersection the shoulder sight distances are deemed adequate in a westerly direction.

Zonquasdrift Road experiences low volumes of traffic and these conditions will remain relatively unchanged once the expansion of the butchery has been completed and becomes operational. The majority of the vehicles turning into the southern approach of Minor Road 5403 at the Zonquasdrift Road/Minor Road 5403 intersection will be single unit truck or passenger vehicles. Therefore, the shoulder sight distances are deemed acceptable to safely accommodate these vehicles. The proposed access via the existing Minor Road 5403 to the site will not cause any road safety or traffic flow problems. However, the bell mouth at the Minor Road 5403 intersection will have to be widened to accommodate the truck turning movements in and out.

The road network in the vicinity of the site has sufficient spare capacity to accommodate the trips associated with the expansion of the butchery. The transport impact of the proposed development from a capacity point of view will be insignificant. No road infrastructure upgrades are required.

3.5 Noise impacts

A Noise Compliance Statement and Screening Noise Report dated June 2021 was compiled by Enviro Acoustic Research, to assess the potential noise impacts associated with the proposed development.

There are no roads of any significance close to the site and noise relating to traffic is therefore not a concern. Smaller gravel roads transect the area, however, they do not carry sufficient traffic to be considered as a noise contributor in the area.

The holder stays directly opposite the site, and as a direct beneficiary of the proposed development, is not considered as potentially noise sensitive. Employees on the farm stay approximately 280m from the closest portion of the proposed expansion site. There is an animal feedlot close to the Deli-Co Butchery and animal noise may be significant at times.

Increased noise levels may be linked with the various activities associated with the construction of the proposed additions and related infrastructure, as well as the operational phase of the proposed development. The additions are proposed next to the existing butchery where similar activities are taking place.

The proposed development does not trigger any of the clauses of section 6 (10328:2008) of the South African National Standards ("SANS"), nor are the proposed additions closer than 200m from any identified noise-sensitive development (as per clause 5.4(a) of SANS 10328:2008). There are no potential noise-sensitive receptors within 200m of the site.

3.6 Socio-economic impacts

A Socio- Economic Impact Assessment Report dated June 2021 was compiled by Leap Sustainable Development cc, to assess the potential socio-economic impacts associated with the proposed development.

The impacts of the proposed agri-industrial development are as follows:

- Food security (regionally);
- Infrastructure and operations unlocking economic opportunities (locally);
- Contributing to developing a Swartland Brand (Deli-Co) as a household name being exported outside the municipal area) (regionally);
- Diversification of the local economy and increased local sales and Gross Domestic/ Geographical Product ("GDP") (locally); and
- Improved proximity to work and generation of jobs (locally).

The proposed development will enable access to new markets and the abattoir will access a different economic sector aiding diversification. The Deli-Co brand builds the Swartland brand complimenting the Swartland's resources including amenities, agri-processing, agricultural cultivation and biodiversity.

The proposed development is compatible with the following National and Provincial plans and policies:

- Western Cape Provincial Spatial Development Framework ("PSDF"), March 2014 revised 2019;
- Swartland Spatial Development Framework;
- Swartland Integrated Development Plan ("IDP") and Swartland Economic Development Strategy ("LED").

The proposed development represents an agri-industrial development with employment opportunities within walking distance. The associated impacts of the proposed development on the economy of the Riebeek Valley and the region is of medium significance and positive. The quality of the brand and local market forces will most likely drive growth given the infrastructure of the Swartland and its proximity to Cape Town.

Direct and positive impacts during the construction phase are as follows:

- Increased employment opportunities;
- Increased income;
- Increased skills levels of working age population; and
- Increased local sales and GGP.

Direct and positive impacts during the operational phase are as follows:

- Increased employment opportunities;
- Increased income;
- Increased skills levels of working age population;
- Increased local sales and GGP;
- Proximity to work; and
- Broadened municipal tax base.

The social and economic benefits of the proposed development are highly significant whilst the social and economic costs are limited. The significance of the benefits confirms the need and desirability of the proposed development.

The proposed development focuses on the creation of jobs and livelihoods and locates economic opportunity within reach of the settlement. Integrating complementary land-uses also contributes to sustainable settlements. In-turn, and as national and provincial plans and frameworks giving effect to the PSDF are supported, the principles of the PSDF are supported by the proposed development.

Since the Deli-Co farm style butchery distributes products across the province and country, they positively contribute to the Western Cape's economy by creating job opportunities and the potential of skills development.

The proposed development will enhance the production capacity of a well-established industry bringing about economic and socio-economic benefits for Riebeek Valley and the towns of Moorreesburg and Malmesbury. Overall the proposed development will capitalise on the Swartland's association of "Bread Basket" of the West Coast and Western Cape and build the Swartland Brand.

The proposed development is consistent with the Swartland's economic development strategy as it:

- Improve local competitive advantages;
- Attract business to locate and grow here;
- Make local markets work better to increase opportunity for small business;
- Indirectly attract or create more rate paying citizens to live here; and
- Make it easier for local citizens to access economic opportunity.

3.7 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 noise, traffic and agricultural impacts.

Positive impacts:

- 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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