



**Western Cape
Government**

Environmental Affairs and
Development Planning

Directorate: Development Management (Region 1)

REFERENCE: 16/3/3/1/F1/11/2051/17
ENQUIRIES: RONDINE ISAACS
DATE: 2018 -05- 17

The Municipal Manager
Bergrivier Municipality
PO Box 60
PIKETBERG
7321

Attention: Mr Werner Wagener

Tel.: (022) 913 6000
Fax: (022) 913 1406

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:

PROPOSED EXPANSION OF THE PIKETBERG INDUSTRIAL AREA ON REMAINDER OF FARM GROOTE FONTEIN NO. 241, PIKETBERG

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, 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, which prescribes the procedure to be followed in the event of appeals being lodged. This procedure is summarized in the attached Environmental Authorisation.

Yours faithfully

**DIRECTOR, DEVELOPMENT MANAGEMENT (REGION 1)
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING**

Copied to: (1) Mr Sean Ranger (Cederberg Conservation Services)

Fax: (086) 655 8060



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PO Box 60
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Attention: Mr Werner Wagener

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Dear Sir

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:

PROPOSED EXPANSION OF THE PIKETBERG INDUSTRIAL AREA ON REMAINDER OF FARM GROOTE FONTEIN NO. 241, PIKETBERG

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

ENVIRONMENTAL AUTHORISATION

DECISION

By virtue of the powers conferred on it by the NEMA and the EIA Regulations, 2014, the competent authority herewith grants Environmental Authorisation to the applicant to undertake the list of activities specified in Section B below as included in the Basic Assessment Report ("BAR") dated 13 February 2018.

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

Bergrivier Municipality
 c/o Mr Werner Wagener
 PO Box 60
 PIKETBERG
 7321
 Tel.: (022) 913 6000
 Fax: (022) 913 1406

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

B. LIST OF ACTIVITIES AUTHORISED

Government Notice No. R. 983 of 4 December 2014 –

Listed Activity	Activity/Project Description
<p>Activity 19: <i>"The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse;</i></p> <p><i>but excluding where such infilling, depositing, dredging, excavation, removal or moving -</i></p> <ul style="list-style-type: none"> <i>(a) will occur behind a development setback;</i> <i>(b) is for maintenance purposes undertaken in accordance with a maintenance management plan;</i> <i>(c) falls within the ambit of activity 21 in this Notice, in which case that activity applies;</i> <i>(d) occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or</i> <i>(e) where such development is related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies".</i> 	<p>The new access road will cross an existing drainage line and infilling and/or depositing of material into the watercourse will be undertaken.</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> <ul style="list-style-type: none"> <i>(i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or</i> 	<p>The property is currently zoned Agriculture 1 and used for agriculture. The total land to be developed is bigger than 5ha.</p>

<p>(ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare;</p> <p>excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes".</p>	
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Government Notice No. R. 985 of 4 December 2014 –

<p>Activity 18: <i>"The widening of a road by more than 4 metres, or the lengthening of a road by more than 1 kilometre.</i></p> <ul style="list-style-type: none"> i. Western Cape i. Areas zoned for use as public open space or equivalent zoning; ii. All areas outside urban areas: <ul style="list-style-type: none"> (aa) Areas containing indigenous vegetation; (bb) Areas on the estuary side of the development setback line or in an estuarine functional zone where no such setback line has been determined; or iii. Inside urban areas: <ul style="list-style-type: none"> (aa) Areas zoned for conservation use; or (bb) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority". 	<p>A new access road with a width wider than 4m will be constructed outside an urban area containing indigenous vegetation.</p>
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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 project entails the establishment of an industrial development on the Remainder of Farm Groote Fontein No. 241, Piketberg.

Two sites with a combined footprint of approximately 19.99ha will be developed for industrial purposes. The two sites will be subdivided into varying erf sizes. A new access road of approximately 850m long and 12m wide will provide access to the site.

The non-perennial drainage line that drains through the site to the east will not be impacted on and a buffer of 32m will be established around the drainage line. A wet area along the south western most boundary will also not be impacted on and is excluded from the proposed development.

The R365 will be the main access road to the proposed industrial development. The current fence will be upgraded to a security fence to provide for adequate security.

Electricity supply is available on site and the proposed industrial businesses will link up with the existing network and infrastructure. The water supply network runs adjacent to the two sites and the proposed development will tap into the existing water network and infrastructure. Sewage and foul effluent will feed directly into the Waste Water Treatment Works ("WWTW") that is situated north of the proposed site. Solid waste will be collected and removed by the Bergrivier Municipality.

C. LOCATION AND SITE DESCRIPTION

The listed activities will take place on the Remainder of Farm Groote Fontein No. 241, Piketberg.

The site is situated adjacent to the existing industrial area in Piketberg. The site is located east of the N7 National Road, north of the R44 and west of the R365. To the north of the site is the WWTW and an existing industrial area is located to the south. To the east is a railway line.

The SG 21-digit code is: C05800000000024100000

Co-ordinates:

Latitude: 32° 54' 04.97" S

Longitude: 18° 46' 15.88" E

Proposed new access road

Starting point:

Latitude: 32° 54' 13.00" S

Longitude: 18° 46' 22.60" E

Middle point:

Latitude: 32° 54' 01.11" S

Longitude: 18° 46' 30.62" E

End point:

Latitude: 32° 54' 12.63" S

Longitude: 18° 46' 34.39" 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")

Footprint Environmental Services
c/o Mr Sean Ranger
3 Laborie Street
Courtrai
PAARL SOUTH

7646
Cell: 083 294 8776
Fax: (086) 655 8060

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 13 February 2018 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 twenty (**20**) 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 "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 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 Interested and Affected Parties to the fact that an appeal may be lodged against the decision in terms of the National Appeals Regulation, 2014;
- 6.3 draw the attention of all registered Interested and Affected Parties to the manner in which they may access the decision; and
- 6.4 provide the registered Interested and Affected Parties 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 Interested and Affected Parties in the event that an appeal is lodged in terms of the National Appeals Regulations 2014.

Commencement

- 7. The listed activities, including site preparation, must not commence within 20 (twenty) calendar days from the date the applicant notified the registered Interested and Affected Parties 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 activities, 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. 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, 14 and 21.

Management of activity

- 10. The draft EMPr 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 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 and rehabilitation phases of implementation.

The ECO must—

- 14.1 be appointed prior to commencement of any land clearing or 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.

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; and
 - 15.2 submit at least two environmental audit reports to the relevant competent authority. The holder must submit the first audit report six months after commencement of the construction phase and the last audit report six months after completion of the construction period.
16. The environmental audit report 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.

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 Interested and Affected Parties 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 non-perennial drainage channel that drains through the site to the east and the wet area along the south western most boundary of the site must be clearly demarcated and fenced off before commencement of any

construction activities and must be considered as no-go areas during the construction process.

22. A buffer of 32m must be established around the non-perennial drainage channel.
23. The wet area along the south western most boundary of the site must not be impacted on and must be excluded from the development footprint.
24. The holder of the Environmental Authorisation must install water saving mechanisms and/or water recycling systems in order to reduce water consumption that include *inter alia*, the following:
 - 24.1 A dual-flush toilet system.
 - 24.2 All taps must be fitted with water saving devices, that is, tap aerators, flow restrictors and low flow shower heads.
 - 24.3 Water-wise landscaping must be done.
 - 24.3.1 Indigenous plants and/or plants that require little water must be used.
 - 24.3.2 The use of kikuyu grass must be prohibited in all landscaped areas. Non-invasive, low-water use grass must be used for any lawns on site.
25. The holder of the Environmental Authorisation must ensure that the development incorporate energy/electricity saving measures, which include *inter alia*, the following:
 - 25.1 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.
 - 25.2 Street lighting must be kept to a minimum and down lighting must be used to minimize light impacts. Street light must be switch off during the day.
 - 25.3 All geysers must be covered with geyser 'blankets'.
26. Notwithstanding this Environmental Authorisation, the holder must comply with any other statutory requirements that may be applicable when undertaking the listed activities.
27. 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 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.
28. 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.

29. 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 GN No. R. 982 of 4 December 2014 or any relevant legislation that may be applicable at the time.
30. 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 Interested and Affected Parties, 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 Interested and Affected Parties -
 - 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 Interested and Affected Party, 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 Interested and Affected Party 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 Jaap de Villiers (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 Jaap.DeVilliers@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 Jaap.DeVilliers@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)

DATE OF DECISION: 17/05/2018

CC: (1) Mr Sean Ranger (Cederberg Conservation Services)

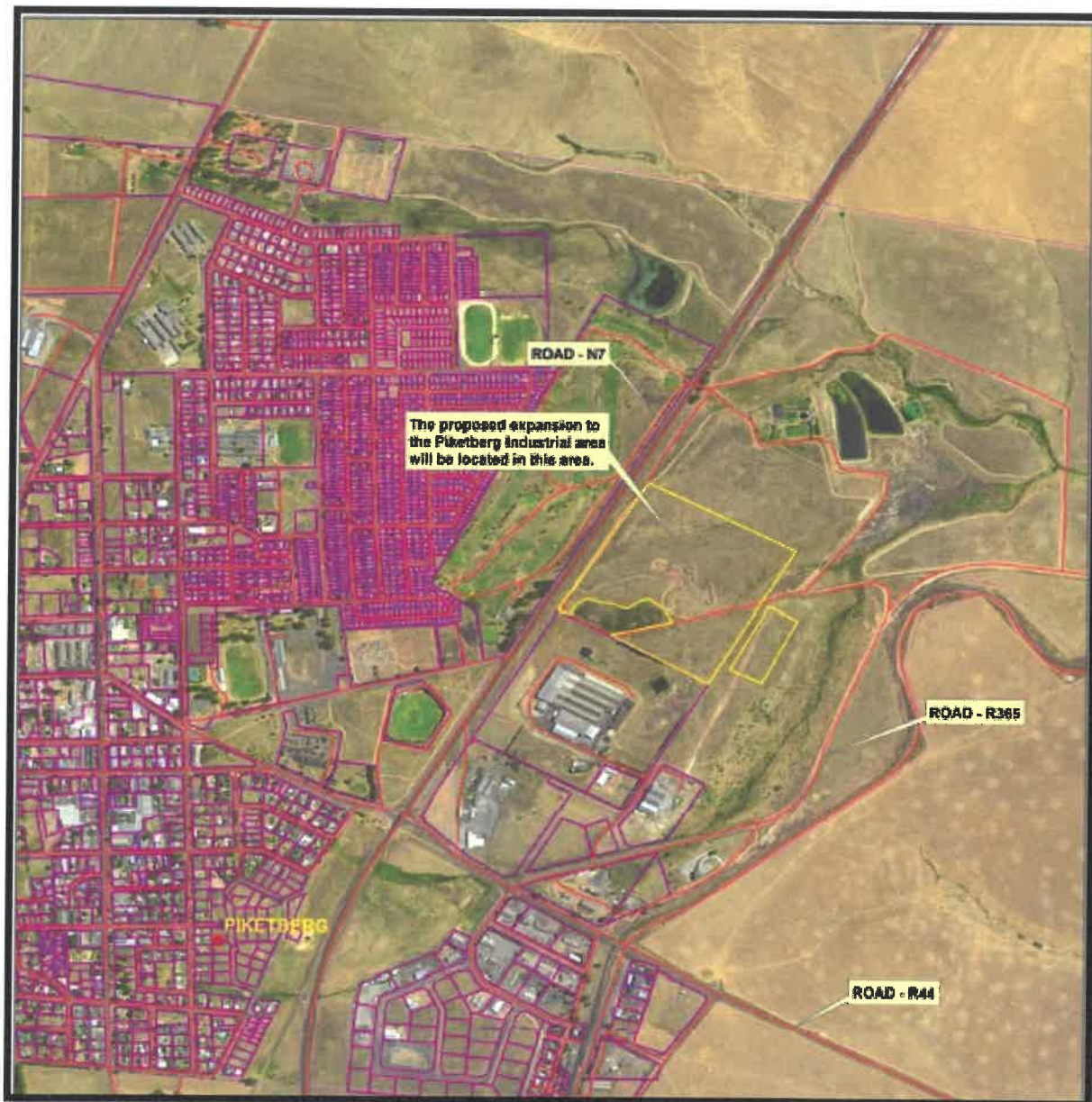
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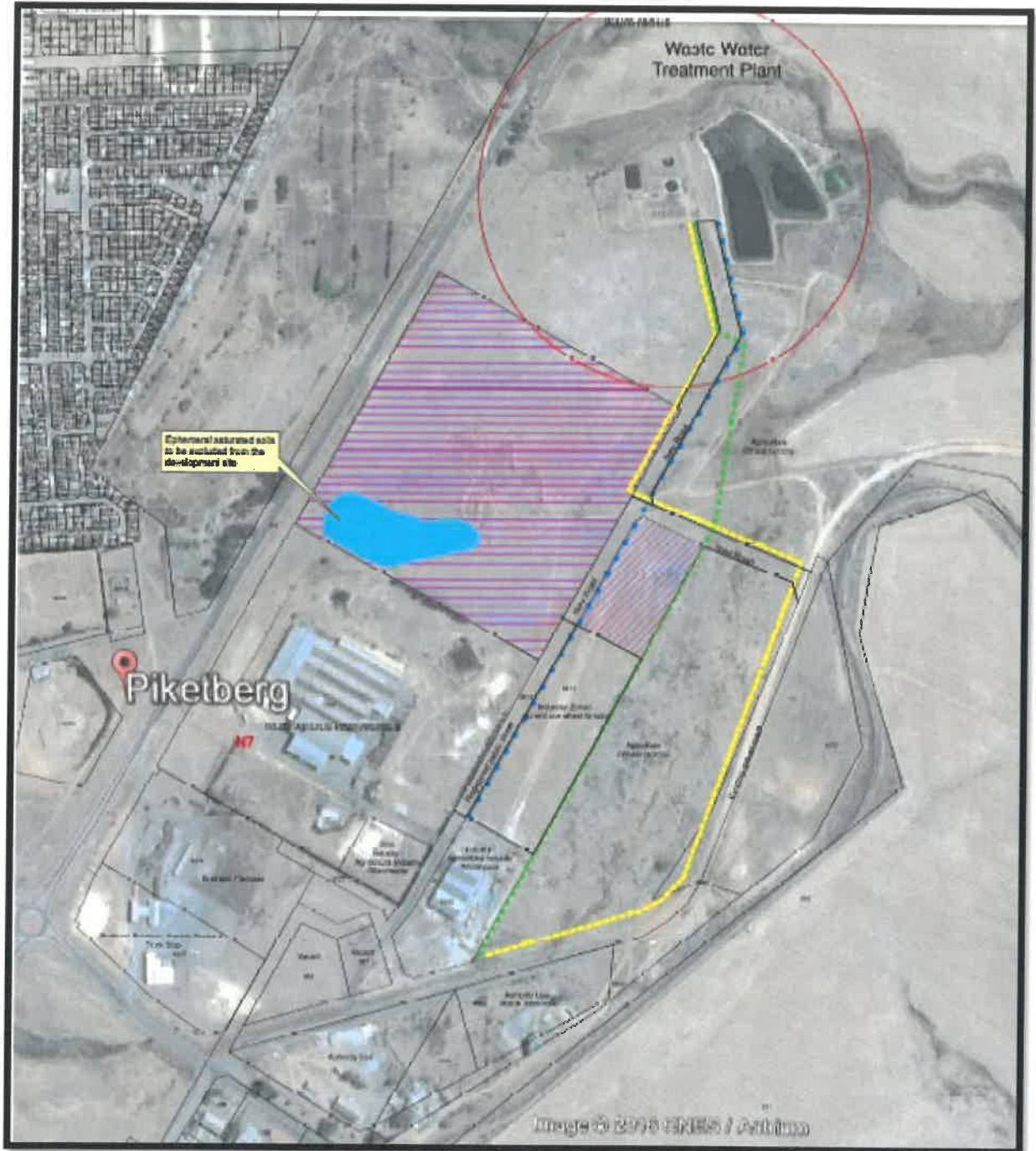
EIA REFERENCE NUMBER: 16/3/3/1/F1/11/2051/17
NEAS EIA REFERENCE NUMBER: WCP/EIA/0000323/2017

ANNEXURE 1: LOCALITY PLAN

The approximate location of the Remainder of Farm Groote Fontein No. 241, Piketberg.



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 dated 24 October 2017, as received by the competent authority on 30 October 2017; the BAR dated 13 February 2018 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 Interested and Affected Parties and the responses provided thereon, as included in the BAR dated 13 February 2018;
- d) The site visit conducted on

Date: 29 November 2017

Attended by Mr Eldon van Boom, Ms Rondine Isaacs and Mr Theo Engel of the Department of Environmental Affairs and Development Planning.

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:

- Notices were placed at two entrance points to the site;
- Notices were also placed at various strategic locations in Piketberg;
- Background Information Documents were posted via registered mail to Interested and Affected Parties on 8 June 2017;
- A pre-application BAR was made available from 15 June 2017 until 17 July 2017;
- An advertisement was placed in the local newspaper the "Die Weslander" on 22 June 2017;
- Letters were posted via registered mail on 6 November 2017 to announce the availability of the post-application BAR; and
- The post-application BAR was made available from 13 November 2017 until 14 December 2017.

Authorities consulted

The authorities consulted included the following:

- CapeNature;
- Provincial Department of Agriculture;
- Department of Agriculture, Forestry and Fisheries;
- West Coast District Municipality;
- Department of Water and Sanitation;
- Heritage Western Cape; and
- Department of Transport and Public Works.

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 included in the BAR. No objections were raised against the proposed development.

2. Alternatives

Various alternatives were considered for the site in question. An alternative that was considered was to continue with the current agricultural practices through a municipal lease agreement. Another alternative was to establish the proposed development on an alternative site, but this proposal would have required the associated expansion of the bulk services infrastructure, thereby increasing the costs.

The preferred alternative which is hereby authorised is to establish an industrial development of two sites in close proximity to each other with a combined footprint of approximately 19.99ha. This is the preferred alternative since it will provide for much needed employment opportunities and will expand the existing industrial area within Piketberg since there is limited industrial land available within the urban edge.

"No-Go" Alternative:

This alternative implies that the industrial development will not be established and that the site will remain vacant. This alternative was rejected since the Bergrivier Municipality's Spatial Development Framework ("SDF") identified the site for future industrial expansion.

3. Impacts, assessment and mitigation measures

3.1 Activity Need and Desirability

The site is located outside the urban edge but has been identified in the Bergrivier Municipality's SDF for future expansion of the Piketberg industrial area.

The proposed industrial development will create employment opportunities in an area that is experiencing economic decline. The SDF identifies the town of Piketberg as a potential growth town within the Bergrivier municipal area. The proposed development is directly aligned with the Bergrivier Urban Spatial Objectives and Strategies in that it promotes and supports local economic development.

The SDF supports the development of new industrial areas within walking distance to subsidised residential areas to improve access to employment opportunities. The proposed industrial development thus supports the strategic objective of strengthening regional routes and mobility between urban agricultural service centres.

The site is surrounded by existing industrial land uses, agricultural industries and warehouses where existing bulk services are available. The provision of additional industrial land is therefore compatible with the existing land uses. Furthermore, there is limited industrial land available within the urban edge of Piketberg. The proposed development will promote access to services/facilities and growth in an area with economic potential which will stimulate the efficient functioning of Piketberg as a service centre.

3.2 Biophysical Impacts

Impacts on vegetation:

The site has little to no biodiversity or conservation value since it is highly transformed due to farming practices since it was used for wheat production. Very little natural vegetation thus remains and the potential biodiversity impacts are considered to be very low.

Impacts on aquatic environments:

There are several drainage channels on and adjacent to the site which have been identified as Ecological Support Areas. A non-perennial drainage line drains in a north easterly direction through the site. A wet area is also located along the south western most boundary of the site. The drainage line and wet area will not be impacted on since it is excluded from the proposed development footprint. Furthermore, a buffer of 32m will be established around the drainage line.

3.3 Heritage impacts:

The site falls within an area of low palaeontological sensitivity. The underlying bedrock consists of phyllitic shale, greywacke, limestone and arenite of the Piketberg Formation of the Malmesbury Shales which are not known to be fossiliferous.

The proposed development is not expected to have any impact on heritage resources due to the transformed nature of the site and the proximity of the adjacent industrial property. It is unlikely that the proposed development will impact on any significant heritage resources. Heritage Western Cape does not object to the proposed development.

3.4 Traffic impacts:

The R365 will be the main access route from which a new access road will be constructed to cater for increased traffic associated with big trucks which will transport produce from the proposed industrial area. The new access road will link up with the R365 and eventually with the R44.

The intersection to Cape Town and/or Namibian markets will be approximately 500m away when turning right onto the N7 National Road or when turning left towards Porterville. The new access road will be approximately 850m long and 12m wide.

The access routes (N7 National Road and the R44) and the intersection to the industrial area, are expected to handle the increased trips associated with the proposed development. The traffic impacts are considered to be low during the operational phase.

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 activity can be mitigated to acceptable levels.

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