



Annexure 1: Reasons for the Decision

1. Background

1.1 The applicant, Poort Inry Teater (Pty) Ltd, applied for authorisation to carry out the following activities:

The Proposed Commercial Development, Command Park Extension 1 on portion 55 of the farm Naauwpoort 335 JS, within Emalahleni Local Municipality, Mpumalanga Province at the co-ordinates 25° 57' 9.14"S and 29° 15' 12.17"E. **Activity 9, 10, 22 of Government Notice R544 of 18 June 2010, Activity 15 of Government Notice R545 of 18 June 2010 and Activity 12 & 14 of Government Notice R546 of 18 June 2010**

The activity will entail the following:

The total size of the site is 25.92 ha in extent. The proposed mixed use development, Command Park Extension 1, will entail the following:

- 65 erven for "Industrial 1" (14.7ha)
- 11 erven for "Business 2I" (5.9 ha)
- 2 erven for a "Private Park" (0.33 ha)"
- 3 erven for a "Private Road" (2.9 ha)
- Roads (1.8 ha)
 - Road (0.6 ha)
 - Provincial Road (1.2 ha)

1.2 The applicant appointed the following Environmental Assessment Practitioner (EAP) to undertake the Environmental Impact Assessment process:

Shangoni Management Services (Pty) Ltd
PO Box 74726
Lynnwood Ridge, Pretoria
0040

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2. Information considered in making the decision.

In reaching its decision, the Department took the following into consideration:

- a) The information contained in the Environmental Impact Assessment Report and the EMPr.
- b) The objective and requirements of relevant legislation, policies and guidelines, including Section 2 of the National Environmental Management Act, 1998 (Act No. 107 of 1998); and
- c) The findings of the site visit undertaken by Okwethu-kuhle Fakude on 18th April 2014.

3. Key factors considered in making the decision.

All information presented to the Department was taken into account in the Department's consideration of the application. A summary of the issues which, in the Department's view, were of the most significance is set out below:



- a) The site will be accessed through the existing road.
- b) The site is highly disturbed and there are numerous signs of illegal dumping. Infrastructure and increased activity provided by the development, which acts as passive surveillance, will result in increased security for surrounding neighbors and prevent illegal dumping.
- c) The combination of mixed use development of Command Park Extension 1 and green development will allow for a diverse flow of investment.
- d) The development will therefore also allow for an increase in employment, business, land values and investment choices.
- e) No significant detrimental environmental impacts are anticipated, should the mitigation measures stipulated in the Environmental Impact Assessment report and conditions of this environmental authorisation be implemented and adhered to.

4. Findings

After consideration of the information and factors listed above, the Department made the following findings:

- a) There were no signs of culturally or historically significant elements including archaeological or paleontological sites observed during the site visit.
- b) No naturally occurring or protected plant species were observed during the site visit.

In view of the above, the Department is satisfied that, subject to compliance with the conditions contained in the environmental authorisation, the proposed activity will not conflict with the general objectives of integrated environmental management as laid down in Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and that any potentially detrimental environmental impacts resulting from the proposed activity can be mitigated for to acceptable levels. Authorisation is accordingly granted.