



Pioneer Industrial Park

Draft Scoping Report

Locality: Saldanha Bay

Departmental Ref No: 16/3/1/2/F4/23/3007/14

Date: 4 June 2015

SHANGONI
Management Services (Pty) Ltd



DRAFT SCOPING REPORT

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Locality: Saldanha Bay

Departmental Ref No: 16/3/1/2/F4/23/3007/14

4 June 2015

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PROJECT DETAILS

**Western Cape Department of Environmental Affairs and
Development Planning**

Reference No.: 16/3/1/2/F4/23/3007/14

Project Title: Pioneer Industrial Park

Project Number: STR-SAL-14-02-06

Compiled by: Lizette Crous

Date: 4 June 2015

Technical Reviewer: Lourens de Villiers



Signature

EXECUTIVE SUMMARY

The Applicant

The property for the proposed development is privately owned by Ms AM Thom who wishes to establish an Industrial Park on the property.

Background description

Portion 39 (remaining extent) of the Farm Eenzaamheid 135, Malmesbury RD, is a predominantly undeveloped, privately owned property located in the Western Cape Province. The site is approximately 180ha in extent. A residential dwelling and warehouse are present on the property.

The property has an “undetermined” zoning and was used for agricultural activities approximately 20 years ago.

Project description

The applicant wishes to establish an Industrial Park on the property for mixed use, including heavy industrial, light industrial and commercial uses.

The development will entail the following:

- The physical alternation and clearance of up to 180.5106ha of vegetation on undeveloped/vacant land.
- The construction and/or expansion/widening of road infrastructure, including access roads and an internal road network.
- The construction and/or expansion of a railway network on the property, including railway lines, stations and shunting yards.
- The construction and/or expansion of bulk services, including electricity, water, stormwater and sewage systems/networks.
- The proposed project will likely also entail the construction of facilities for the storage and handling of dangerous goods, such as diesel, petrol, oil and lubricants, the construction of a bulk water supply reservoir and the construction of a facility for the treatment of sewage and/or effluent, such as a package plant.
- It is possible that the facility will require a Water Use License in terms of the National Water Act, 1998, for water use activities, such as the storage of water and the treatment of wastewater that may be undertaken on the site.

Legal requirements and legislative process

As part of the proposed Industrial Park Development project, listed activities defined under the National Environmental Management Act, Act No. 107 of 1998 (NEMA, 1998), as amended, and the

regulations there under will take place. Relevant listed activities triggered by the proposed activities are described further in this Scoping Report (refer to Part 1.5).

It is the intention of this Scoping Report to provide the necessary information pertaining to the proposed activities associated with the project, as required in terms of the Environmental Impact Assessment Regulations (EIA Regulations R543: EIA Regulations in terms of Chapter 5 of the NEMA, 1998, dated June 2010) under the NEMA, 1998, as amended. This Scoping Report intends to highlight all information relevant to the proposed Industrial Park Development project.

In conjunction to this Application of Environmental Authorisation, the following specialist studies will also be conducted:

- Social and Economic Impact Assessment;
- Traffic Impact Assessment Study;
- Desktop Geohydrological Assessment;
- Botanical Survey (already completed);
- Application to the South African Civil Aviation Authority for obstacle approval; and
- Application in terms of Section 53 of the Mineral Petroleum Resources Development Act, 2002.

The diagram below provides a visual representation of the Scoping- and EIA approach followed in terms of NEMA, 1998, as amended, and the Environmental Impact Assessment Regulations, dated 2010.

Schedule

Process

Steps

Application submission:
25 Aug 2014
PPP:
20 Nov 2014 –
19 January 2015

Application Phase:

- EIA Application form
- Background Information

- Submission of Application form and obtaining Project reference number
- I&APs & Stakeholder register/database
- Background Information Document distributed, newspaper advertisement and site notices placed
- Telephonic and electronic notifications
- I&APs and Stakeholder comments recorded

Current Process

Scoping Phase:

- Draft Scoping Report and Plan of Study for EIA
- Submission of Final Scoping Report and Plan of Study for EIA

- Letters to inform I&APs and Stakeholders of the availability of the draft Scoping Report
- Draft Scoping Report for public and Stakeholder comment (available on www.shangoni.co.za)
- Consultation with local authorities
- Public meeting(s)/open days (if required)
- Incorporation of comments and issues into Scoping Report
- Final Scoping Report submission

EIA Phase:

- Specialist Studies
- Impact Assessment and Mitigation measures.
- Draft EIA Report
- Final EIA Report

- Letters to inform I&APs and Stakeholders of the availability of the draft EIA Report
- Draft EIA Report for public and Stakeholder comment (available on www.shangoni.co.za)
- Continued consultation with local authorities and communication to I&APs
- Incorporation of comments and issues into EIA Report.
- Final EIA Report submission

Final Phase:

- Authorities decision-making stage

- Notify I&APs and Stakeholders of government authority's decision on the EIA
- Available on www.shangoni.co.za

Anticipated impacts

For the purpose of the Scoping report it is required by Regulation 28 (g) (of Regulation 543) of the EIA Regulations dated 2010, under the NEMA, 1998, as amended, that the major potential impacts that the activities, processes and actions may have on the surrounding environment, are identified.

Regulation 31 (of Regulation 543) of the EIA Regulations, 2010, under the NEMA, 1998, requires that an Environmental Impact Assessment Report (EIR) includes an assessment of the status, extent, duration, probability, reversibility, replaceability of resources and mitigatory potential of the major potential environmental impacts of the proposed project be undertaken.

A baseline identification of the major potential impacts has therefore only been included in this Scoping Report. The prediction of the nature of each impact, the evaluation of each impact by rating its significance and the management and mitigation measures adopted to address each impact, will be assessed during the EIR.

The activities associated with the proposed project are described in full in Part 2 and the anticipated impacts of the proposed project are described in Part 7.

Potential significant impacts that have been identified during the scoping process are:

Construction Phase

- Soil, surface water and ground water pollution due to incorrect management and disposal of cement and concrete;
- Soil, surface water and ground water pollution due to the run-off of contaminated wash water;
- Soil, surface water and ground water pollution due to the incorrect management, storage and disposal of chemicals;
- Soil pollution and degradation due to incorrect management, storage and disposal of construction, general and hazardous waste;
- Soil, surface water and ground water pollution due to potential hydrocarbon spillages;
- Soil, surface water and ground water pollution due to unsanitary conditions onsite;
- Destruction of degraded vegetation onsite;
- Visual impact upon receptors in the vicinity of the site, including neighbouring properties and the R27 and potentially R45;
- Destruction of the cluster of six, vulnerable *Arctopus dregei* plants on site
- Disturbance of vegetation surrounding the site during site clearance;
- Unsuitable management of topsoil may lead to loss of fertility of the soil as well as soil erosion;
- Generation of noise pollution and nuisance;
- Generation of dust, atmospheric emissions and nuisance;

- Wastage and depletion of valuable resources such as water and electricity as a result of poor management and redundant use;
- Wear of access roads, accidents on access roads, unpermitted transport of materials and loss of materials being transported on the access roads;
- Soil, surface water and groundwater pollution due to the contamination of clean surface water runoff;
- Loss of habitat for fauna species on site; and
- Disturbance or destruction of sites, features or artefacts of archaeological and/or historical importance.

Operational Phase

- Soil, surface water and ground water pollution due to the incorrect management, storage and disposal of chemicals;
- Soil pollution and degradation due to incorrect management, storage and disposal of general and hazardous waste;
- Soil, surface water and ground water pollution due to potential hydrocarbon spillages;
- Soil, surface water and ground water pollution due to unsanitary conditions onsite;
- Visual impact upon receptors in the vicinity of the site, including neighbouring properties and the R27 and potentially R45;
- Potential ineffective treatment of wastewater/effluent and sewage and subsequent pollution of the soil, surface water and ground water;
- Generation of noise pollution and nuisance;
- Generation of dust, atmospheric emissions and nuisance;
- Wastage and depletion of valuable resources such as water and electricity as a result of poor management and redundant use;
- Wear of access roads, accidents on access roads, unpermitted transport of materials and loss of materials being transported on the access roads;
- Soil, surface water and groundwater pollution due to the contamination of clean surface water runoff; and
- Disturbance or destruction of sites, features or artefacts of archaeological and/or historical importance.

Additional potentially significant impacts may be highlighted at a later stage during the process. The extent of the identified potentially significant impacts will be quantified and will be reported on as part of the EIR.

Knowledge gaps

The following knowledge gaps and uncertainties have been identified during the scoping process of the proposed Industrial Park Development project and require further investigations that will be carried out comprehensively as part of the EIA process for the proposed project:

- All relevant specialist studies need to be conducted for the area associated with the proposed Industrial Park Development. The studies identified during the Scoping Phase include the following:
 - Traffic Impact Assessment (as requested by the Western Cape Department of Transport and Public Works);
 - Desktop geohydrological assessment (as requested by CapeNature);
 - Botanical Survey (as requested by CapeNature) – already completed;
 - Application in terms of Section 53 of the Mineral Petroleum Resources Development Act, 2002 (as requested by the Department of Mineral Resources); and
 - Application to the South African Civil Aviation Authority for an obstacle approval (as requested by the South African Civil Aviation Authority).
- While impacts have been identified as part of the scoping process, it is required as part of the EIA Phase to fully quantify impacts to all aspects of the environment.
- Designs/plans/layouts are being developed for the proposed Industrial Park Development and the associated infrastructure. These designs will be presented as part of the draft and final EIR.

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DEFINITIONS

Air Pollution

According to NEM: AQA means any change in the composition of the air caused by smoke, soot, dust (including fly ash), including cinders, solid particles of any kind, gases, fumes, aerosols and odour substances. [NEM: AQA, (Act 39 of 2004)].

Atmospheric Emission

Means any emission or entertainment process emanating from a point, non-point or mobile source that results in air pollution. [NEM: AQA, (Act 39 of 2004)].

Building and Demolition Waste

Means waste, excluding hazardous waste, produced during the construction, alteration, repair or demolition of any structure, and includes rubble, earth, rock and wood displaced during that construction, alteration, repair or demolition [NEM: WA, (Act No. 59, 2008)].

Demography

The scientific study of human population, especially, with reference to their size, structure and distribution.

Domestic Waste

Means waste, excluding hazardous waste, that emanates from premises that are used wholly or mainly for residential, educational, health care, sport or recreation purposes [NEM: WA, (Act No. 59, 2008)].

Environment

The surroundings (biophysical, social and economic) within which humans exist and that are made up of

- (i) the land, water and atmosphere of the earth;
- (ii) micro-organisms, plant and animal life;
- (iii) any part or combination of (i) and (ii) and the interrelationships among and between them; and
- (iv) the physical, chemical, aesthetic and cultural properties and conditions of the foregoing that influence human health and wellbeing.

Environmental Aspects

Elements of an organisation's activities, products or services that can interact with the environment.



Environmental Degradation

Refers to pollution, disturbance, resource depletion, loss of biodiversity, and other kinds of environmental damage; usually refers to damage occurring accidentally or intentionally as a result of human activities.

Environmental Impacts

Any change to the environment, whether adverse or beneficial, wholly or partially resulting from an organisation's activities, products or services.

Environmental Impact Assessment

A study of the environmental consequences of a proposed course of action.

Environmental Impact Report

A report assessing the potential significant impacts as identified during the environmental impact assessment.

Environmental Impact

An environmental change caused by some human act.

General Waste

Means waste that does not pose immediate hazard or threat to health or to the environment, and includes-

- (a) domestic waste;
- (b) building and demolition waste;
- (c) business waste; and
- (d) inert waste [*NEM: WA, (Act No. 59, 2008)*].

Hazardous waste

Means any waste that contains organic or inorganic elements compounds that may, owing to the inherent physical, chemical or toxicological characteristics of that waste, have a detrimental impact on health and the environment [*NEM: WA, (Act No. 59, 2008)*].

Land use

Land use is defined as the various ways in which land may be employed or occupied. Planners compile, classify, study and analyse land use data for many purposes, including the identification of trends, the forecasting of space and infrastructure requirements, the provision of adequate land area



for necessary types of land use, and the development or revision of comprehensive plans and land use regulations.

Pollution

Pollution means any change in the environment caused by -

- (i) substances;
- (ii) radioactive or other waves; or
- (iii) noise, odours, dust or heat,

emitted from any activity, including the storage or treatment of waste or substances, construction and the provision of services, whether engaged in by any person or an organ of state, where that change has an adverse effect on human health or wellbeing or on the composition, resilience and productivity of natural or managed ecosystems, or on materials useful to people, or will have such an effect in the future [NEM: WA, (Act No. 59, 2008)].

Pollution Prevention

Pollution prevention can be any activity that reduces or eliminates pollutants prior to recycling, treatment, control or disposal. [NEM: AQA, (Act 39 of 2004)]

Public Participation Process

A process of involving the public in order to identify needs, address concerns, in order to contribute to more informed decision making relating to a proposed project, programme or development.

Registered Interested and Affected Party

In relation to an application, means an interested and affected party whose name is recorded in the register opened for that application.

Topography

Topography, a term in geography, refers to the "lay of the land" or the physio-geographic characteristics of land in terms of elevation, slope and orientation.

Vegetation

All of the plants growing in and characterising a specific area or region; the combination of different plant communities found there.

Waste

As per the definition of the National Environmental Management Waste Act, Act 59 of 2008 - means any substance, whether or not that substance can be reduced, re-used, recycled and recovered—

- (b) that is surplus, unwanted, rejected, discarded, abandoned or disposed of;



- (c) which the generator has no further use of for the purposes of production;
- (d) that must be treated or disposed of; or
- (e) that is identified as a waste by the Minister by notice in the Gazette, and includes waste generated by the mining, medical or other sector, but— (i) a by-product is not considered waste; and 3(ii) any portion of waste, once re-used, recycled and recovered, ceases to be waste.



ABBREVIATIONS

BID	-	Background Information Document
CRR	-	Comments and Responses Report
DWS	-	Department of Water and Sanitation
EAP	-	Environmental Assessment Practitioner
ECA	-	Environmental Conservation Act of 1989
EIA	-	Environmental Impact Assessment
EIR	-	Environmental Impact Report
EMF	-	Environmental Management Framework
EMP	-	Environmental Management Programme
GN	-	Government Notice
HWC	-	Heritage Western Cape
I&AP	-	Interested and Affected Party
NEMA	-	National Environmental Management Act, Act No. 107 of 1998 as amended
R	-	Regulation
S&EIR	-	Scoping and Environmental Impact Reporting
WCDEADP	-	Western Cape Department of Environmental Affairs and Development Planning



1. INTRODUCTION

This draft Scoping Report forms part of an application for environmental authorisation for a proposed Industrial Park Development near Vredenburg, Western Cape. The application is made in terms of the EIA Regulations, dated 2010, under the National Environmental Management Act (NEMA), 1998 (Act No. 107 of 1998).

The application process is undertaken on behalf of the applicant, Ms A.M. Thom, by Shangoni Management Services (Pty) Ltd. Shangoni was appointed, as independent environmental practitioner, to assist the applicant in undertaking the process as prescribed in the before mentioned environmental legislation.

An application to undertake an Environmental Impact Assessment (Scoping and Environmental Impact Reporting) process was submitted to the identified competent authority, the Western Cape Department of Environmental Affairs and Development Planning. The Department subsequently registered the project and the formal process was thereby initiated. All the findings from the scoping process are included in this report.

This Scoping Report is divided into the following parts:

- Part 1: Introduction (including a description of the project).
- Part 2: Nature and extent of the environment affected by activity.
- Part 3: Applicable legislation and guidelines.
- Part 4: Public Participation Process.
- Part 5: Need and desirability for the project.
- Part 6: Description of alternatives.
- Part 7: Identification of anticipated environmental Impacts.
- Part 8: Plan of study for EIA.
- Part 9: Conclusion.

1.1 Process followed

1.1.1 Objectives of the scoping process and the Scoping Report

Scoping is the procedure that is undertaken during the initial stages of the Planning Phase of a project, and is used to determine the extent of, and approach to an EIA (i.e. terms of reference). This process is required for the proposed project in terms of the NEMA, 1998, and the EIA Regulations, 2010, there under.



The objectives of the Scoping Process are to:

- Provide an opportunity for the Applicant, relevant Authorities and Interested and Affected Parties (I&APs) to exchange information and express their views and concerns regarding the proposed project before the EIA is undertaken. This is a requirement in terms of Regulation 54 of the EIA Regulations, dated 2010.
- Focus the study on identifying relevant anticipated impacts, issues and concerns, as well as reasonable alternatives (as per Regulation 28 of the EIA Regulations, dated 2010), and knowledge gaps, to ensure that the resulting EIA is useful to the Authorities for decision-making, and addresses the impacts, issues and concerns as identified.
- Facilitate an efficient assessment process that optimises time, resources and costs.

1.1.2 Methodology applied to conducting the scoping process

The figure below indicates the methodology that was applied in conducting the scoping process.

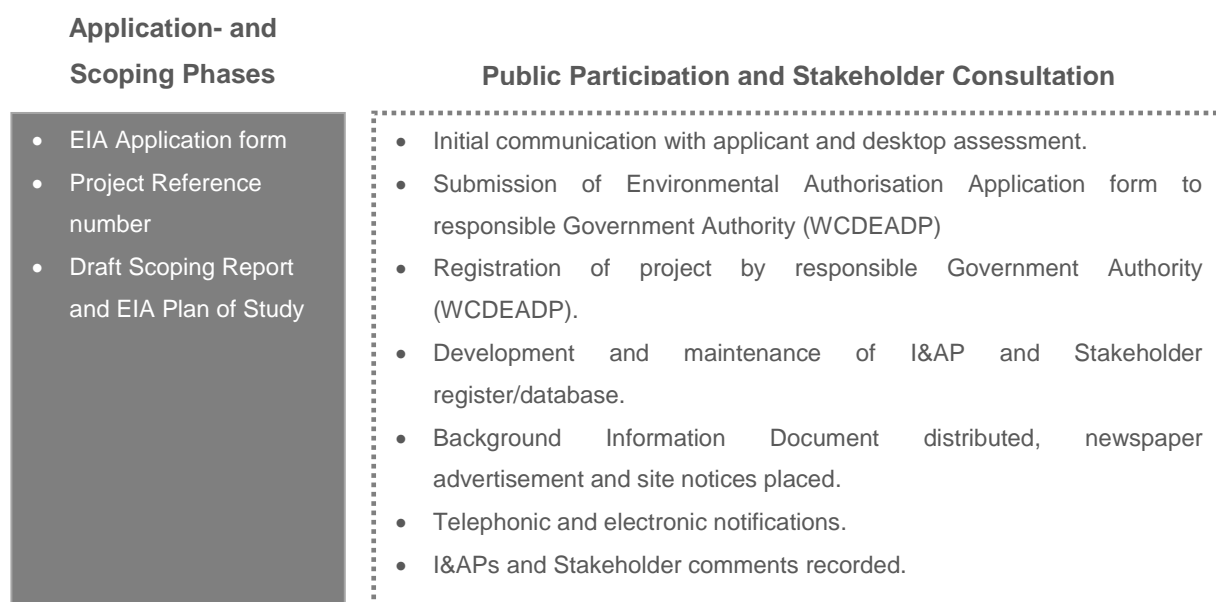


Figure 1: Methodology applied to conducting the scoping process

1.1.3 The Scoping Report in terms of the requirements of NEMA, 1998

Regulation 28(1) of the EIA Regulations, 2010 under the NEMA, 1998, lists aspects that must be included in Scoping Reports. The table below indicates the parts where information has been provided as part of this Scoping Report.

Table 1: The Scoping Report in terms of the EIA Regulations, 2010, under the NEMA, 1998

Regulation No:	Description	Scoping Report Part
R543 Regulation 28(1)(a)	Details of the Environmental Assessment Practitioner (EAP).	Part 1 & Appendix C

Regulation No:		Description	Scoping Report Part
	(i)	Details of the EAP who prepared the report.	
	(ii)	Details of the expertise of the EAP to carry out scoping procedures.	
R543 Regulation 28(1)(b)		A description of the proposed activity.	Part 1
R543 Regulation 28(1)(c)		Any feasible and reasonable alternatives that have been identified.	Part 6
R543 Regulation 28(1)(d)		A description of the property on which the activity is to be undertaken and the location of the activity on the property.	Part 1
R543 Regulation 28(1)(e)		A description of the environment that may be affected by the activity and the manner in which the physical, biological, social, economic and cultural aspects of the environment may be affected by the proposed activity.	Part 2
R543 Regulation 28(1)(f)		An indication of all legislation and guidelines that have been considered in the preparation of the scoping report.	Part 3
R543 Regulation 28(1)(g)		A description of environmental issues and potential impacts, including cumulative impacts that have been identified.	Part 7
R543 Regulation 28(1)(h)		Details of the public participation process conducted in terms of Regulation 27(a).	Part 4 & Appendix D
	(i)	Steps taken to notify potentially interested and affected parties of the application.	
	(ii)	Proof that notice boards, advertisements and notices notifying potentially interested and affected parties of the application have been displayed, placed or given.	
	(iii)	A list of all persons or organisations that were identified and registered in terms of Regulation 55 as interested and affected parties in relation to the application.	
R543 Regulation 28(1)(h)	(iv)	A summary of the issues raised by interested and affected parties, the date of receipt of, and the response of the EAP to those issues.	Part 4 & Appendix D
R543 Regulation 28(1)(i)		A description of the identified potential alternatives to the proposed activity, including advantages and disadvantages that the proposed activity or alternatives may have on the environment and communities that may be affected by the activity.	Part 6
R543 Regulation 28(1)(j)		A description of the need and desirability of the proposed activity.	Part 5

Regulation No:	Description	Scoping Report Part
R543 Regulation 28(1)(k)	Copies of any representations and comments received in connection with the application or the scoping report from interested and affected parties.	Part 4 & Appendix D
R543 Regulation 28(1)(l)	Copies of any minutes of any meetings held by the EAP with interested and affected parties and other role players that record the views of the participants.	Part 4 & Appendix D
R543 Regulation 28(1)(m)	Any responses by the EAP to those representations and comments and views.	Part 4 & Appendix D
R543 Regulation 28(1)(n)	A plan of study for Environmental Impact Assessment (EIA), which sets out the proposed approach to the EIA of the application.	Part 8
	(i) A description of tasks that will be undertaken as part of the EIA process including any specialist reports or specialised processes, and the manner in which such tasks will be undertaken.	
	(ii) An indication of the stages at which the competent authority will be consulted.	Part 4 & Part 8
	(iii) A description of the proposed method of assessing the environmental issues and alternatives, including the option of not proceeding with the activity.	Part 7 & Part 8
	(iv) Particulars of the public participation process that will be conducted during the EIA process.	Part 4 & Part 8
R543 Regulation 28(1)(o)	Any specific information required by the competent authority.	N/A*
R543 Regulation 28(1)(p)	Any other matters required in terms of Section 24(4) (a) and (b) of the Act.	N/A*

* No specific requests have been received from the competent authorities to date.

The EIA process will be undertaken subsequent to the scoping process and will be conducted in accordance with Regulations 31 of the Environmental Impact Assessment Regulations, 2010, under the NEMA, 1998. The EIA document for the proposed project will include detailed information pertaining to anticipated or potential impacts that may be associated with the proposed project.

1.2 Details of the project applicant

Name of Applicant	Ms A.M. Thom
Postal Address	P.O. Box 589, Vredenburg, 7380
Telephone No.	022 715 3034
Fax No.	012 365 1266

Farm name and portion on which the activities take place	Portion 39 (remaining extent) of the farm Eenzaamheid, 135, Malmesbury RD
Title Deed Number and 21 Digit Code	C04600000000013500039
Co-ordinates of operation	32°56'26.17"S 18°04'0.72"E

1.3 Appointed Environmental Assessment Practitioner

Name of firm	Shangoni Management Services (Pty) Ltd.	
Postal address	PO Box 74726 Lynwood Ridge Pretoria 0040	
Telephone No.	012 807 7036	
Fax	012 807 1014/086 643 5360	
E-mail	lizette@shangoni.co.za	
Team of Environmental Assessment Practitioners on project		
Name	Qualifications & experience to conduct the EIA*	Responsibility
Mr. H.L. de Villiers	<ul style="list-style-type: none"> Bsc. (Hons) (PU for CHE) MSc.(UP) More than 10 years' experience conducting Environmental Impact Assessments and Waste Management License Applications 	EIA Project Leader and Co-ordinator
Ms. Lizette Crous	<ul style="list-style-type: none"> MSc Environmental Management (University of London) More than 3 years' experience conducting Environmental Impact Assessments and Waste Management License Applications 	EAP
Ms Karien du Plessis	<ul style="list-style-type: none"> B.Sc. (Hons) Environmental Management Less than 1 years' experience conducting Environmental Impact Assessments and Waste Management License Applications. 	EAP

* Detailed CVs for the project team are attached (Appendix C).



Lourens de Villiers – Project Director

Lourens holds a M.Sc. Water Resource Management degree from the University of Pretoria and has ten years' experience in the environmental field. He specialises in compilation and management of Environmental Impact Assessments (EIA's) for commercial, industrial, agri-industrial, mining and residential developments. Lourens is also actively involved in third party ISO 14001 certification audits in the mining and industrial sectors.

Lizette Crous – Environmental Practitioner

Lizette obtained a B.Sc. degree specialising in Biodiversity and Ecology from the University of Stellenbosch. She has also completed a M.Sc. in Environmental Management at the University of London and is responsible for Waste Management License Applications and Environmental Impact Assessments (EIA) at Shangoni.

Karien Venter – Environmental Practitioner

Karien obtained a B.Sc. degree in Biological Science with Zoology and Physiology as majors. She went on to complete her B.Sc. Honors degree in Environmental Science at the North-West University majoring in Aquatic Ecosystem Health. She is currently assisting in Waste Management License Applications and Environmental Impact Assessments (EIAs) at Shangoni.

1.4 Current situation

The land on which the proposed development will take place is not currently zoned for a specific use (undetermined). The site has historically been used for agricultural activities and livestock currently graze the property. There is also a homestead and a warehouse on the property.

Table 2: Owner of the project property

Farm Name	Title deed	Owner
Eenzaamheid 135	T73752/1991	Ms AM Thom

1.5 Proposed activity(ies)

The applicant is proposing to develop a Mixed Industrial Park on the property, including heavy industrial, light industrial and commercial uses. The applicant will either develop the property herself, or the property will be sold to a developer.

The development will entail the following:

- The physical alternation and clearance of up to 180.5106ha of vegetation on undeveloped/vacant land.
- The construction and/or expansion/widening of road infrastructure, including access roads and an internal road network.



- The construction and/or expansion of a railway network on the property, including railway lines, stations and shunting yards.
- The construction and/or expansion of bulk services, including electricity, water, stormwater and sewage systems/networks.
- The proposed project will likely also entail the construction of facilities for the storage and handling of dangerous goods, such as diesel, petrol, oil and lubricants, the construction of a bulk water supply reservoir and the construction of a facility for the treatment of sewage and/or effluent, such as a package plant.
- It is possible that the facility will require a Water Use License in terms of the National Water Act, 1998, for water use activities, such as the storage of water and the treatment of wastewater that may be undertaken on the site.

The following listed activities in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) are being applied for:

Table 3: Listed activities in terms of GN. No R 544, 545 and 546, dated 2010 under NEMA, 1998

Number and date of the relevant notice	Activity No	Description
GN. No. R 544 Listing Notice 1 18 June 2010	9	The construction of facilities or infrastructure exceeding 1000 metres in length for the bulk transportation of water, sewage or storm water – (i) With an internal diameter of 0.36 metres or more; or (ii) With a peak throughput of 120 litres per second or more, Excluding were: a. Such facilities or infrastructure are for bulk transportation of water, sewage or storm water or storm water drainage inside a road reserve; or b. Where such construction will occur within urban areas but further than 32 metres from a watercourse, measured from the edge of the watercourse.
GN. No. R 544 Listing Notice 1 18 June 2010	10	The construction of facilities or infrastructure for the transmission and distribution of electricity – (i) Outside urban areas or industrial complexes with a capacity of more than 33 but less than 275 kilovolts; or (ii) Inside urban areas or industrial complexes with a capacity of 275 kilovolts or more.
GN. No. R 544 Listing Notice 1 18 June 2010	12	The construction of facilities or infrastructure for the off-stream storage of water, including dams and reservoirs, with a combined capacity of 50000 cubic metres or more, unless such storage falls within the ambit of activity 19 of Notice 545 of 2010.
GN. No. R 544 Listing Notice 1 18 June 2010	13	The construction 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 but not exceeding 500 cubic metres.



Number and date of the relevant notice	Activity No	Description
GN. No. R 544 Listing Notice 1 18 June 2010	22	The construction of a road, outside urban areas, (i) with a reserve wider than 13,5 meters or, (ii) where no reserve exists where the road is wider than 8 metres, or (iii) for which an environmental authorisation was obtained for the route determination in terms of activity 5 in Government Notice 387 of 2006 or activity 18 in Notice 545 of 2010.
GN. No. R 544 Listing Notice 1 18 June 2010	37	The expansion of facilities or infrastructure for the bulk transportation of water, sewage or storm water where: (a) the facility or infrastructure is expanded by more than 1000 metres in length; or (b) where the throughput capacity of the facility or infrastructure will be increased by 10% or more– excluding where such expansion: (i) relates to transportation of water, sewage or storm water within a road reserve; or (ii) where such expansion will occur within urban areas but further than 32 metres from a watercourse, measured from the edge of the watercourse.
GN. No. R 544 Listing Notice 1 18 June 2010	38	The expansion of facilities for the transmission and distribution of electricity where the expanded capacity will exceed 275 kilovolts and the development footprint will increase.
GN. No. R 544 Listing Notice 1 18 June 2010	47	The widening of a road by more than 6 metres, or the lengthening of a road by more than 1 kilometre - (i) where the existing reserve is wider than 13,5 meters; or (ii) where no reserve exists, where the existing road is wider than 8 metres – excluding widening or lengthening occurring inside urban areas.
GN. No. R 544 Listing Notice 1 18 June 2010	53	The expansion of railway lines, stations or shunting yards where there will be an increased development footprint – excluding: (i) railway lines, shunting yards and railway stations in industrial complexes or zones; (ii) underground railway lines in mines; and (iii) additional railway lines within the reserve of an existing railway line.
GN. No. R 544 Listing Notice 1 18 June 2010	55A	The construction of facilities for the treatment of effluent, wastewater or sewage with a daily throughput capacity of more than 2000 cubic metres but less than 15000 cubic metres.
GN. No. R 545 Listing Notice 2 18 June 2010	5	The construction of facilities or infrastructure for any process or activity which requires a permit or license in terms of national or provincial legislation governing the generation or release of emissions, pollution or effluent and which is not identified in Notice No. 544 of 2010 or included in the list of waste management activities published in terms of section 19 of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008) in which case that Act will apply.



Number and date of the relevant notice	Activity No	Description
GN. No. R 545 Listing Notice 2 18 June 2010	8	The construction of facilities or infrastructure for the transmission and distribution of electricity with a capacity of 275 kilovolts or more, outside an urban area or industrial complex.
GN. No. R 545 Listing Notice 2 18 June 2010	11	The construction of railway lines, stations or shunting yards, excluding - (i) railway lines, shunting yards and railway stations in industrial complexes or zones; (ii) underground railway lines in a mining area; and (iii) additional railway lines within the reserve of an existing railway line;
GN. No. R 545 Listing Notice 2 18 June 2010	15	Physical alteration of undeveloped, vacant or derelict land for residential, retail, commercial, recreational, industrial or institutional use where the total area to be transformed is 20 hectares or more; except where such physical alteration takes place for: i. linear development activities; or i. agriculture or afforestation where activity 16 in this Schedule will apply.
GN. No. R 545 Listing Notice 2 18 June 2010	27	The construction of facilities for the treatment of effluent, wastewater or sewage with a daily throughput capacity of 15000 cubic metres or more.
GN. No. R 546 Listing Notice 3 18 June 2010	2	The construction of reservoirs for bulk water supply with a capacity of more than 250 cubic metres. (d) In Western Cape: iii. All areas outside urban areas
GN. No. R 546 Listing Notice 3 18 June 2010	4	The construction of a road wider than 4 metres with a reserve less than 13,5 metres. (d) In Western Cape: ii. All areas outside urban areas
GN. No. R 546 Listing Notice 3 18 June 2010	10	The construction of facilities or infrastructure for the storage, or storage and handling of a dangerous good, where such storage occurs in containers with a combined capacity of 30 but not exceeding 80 cubic metres. (e) In Western Cape: ii. All areas outside urban areas
GN. No. R 546 Listing Notice 3 18 June 2010	12	The clearance of an area of 300 square metres or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation. (a) Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004; (b) Within critical biodiversity areas identified in bioregional plans.
GN. No. R 546 Listing Notice 3 18 June 2010	13	The clearance of an area of 1 hectare or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation, except where such removal of vegetation is required for: (1) the undertaking of a process or activity included in the list of waste management activities published in terms of section 19 of the National



Number and date of the relevant notice	Activity No	Description
		<p>Environmental Management: Waste Act, 2008 (Act No. 59 of 2008), in which case the activity is regarded to be excluded from this list.</p> <p>(2) the undertaking of a linear activity falling below the thresholds mentioned in Listing Notice 1 in terms of GN No. 544 of 2010.</p> <p>(a) Critical biodiversity areas and ecological support areas as identified in systematic biodiversity plans adopted by the competent authority.</p> <p>(c) In Eastern Cape, Free State, KwaZulu-Natal, Limpopo, Mpumalanga, Northern Cape and Western Cape:</p> <p>ii. Outside urban areas, the following:</p> <p>(ff) Areas within 10 kilometres from national parks or world heritage sites or 5 kilometres from any other protected area identified in terms of NEMPAA or from the core area of a biosphere reserve.</p>
<p>GN. No. R 546 Listing Notice 3 18 June 2010</p>	<p>14</p>	<p>The clearance of an area of 5 hectares or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation, except where such removal of vegetation is required for:</p> <p>(1) purposes of agriculture or afforestation inside areas identified in spatial instruments adopted by the competent authority for agriculture or afforestation purposes;</p> <p>(2) the undertaking of a process or activity included in the list of waste management activities published in terms of section 19 of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008) in which case the activity is regarded to be excluded from this list;</p> <p>(3) the undertaking of a linear activity falling below the thresholds in Notice 544 of 2010.</p> <p>a) In Eastern Cape, Free State, KwaZulu-Natal, Gauteng, Limpopo, Mpumalanga, Northern Cape, Northwest and Western Cape:</p> <p>i. All areas outside urban areas.</p>
<p>GN. No. R 546 Listing Notice 3 18 June 2010</p>	<p>19</p>	<p>The widening of a road by more than 4 metres, or the lengthening of a road by more than 1 kilometre.</p> <p>(d) In Western Cape:</p> <p>ii. All areas outside urban areas.</p>

1.5.1 Proposed locality

The proposed site for the Industrial Park is located on the remaining extent of Portion 39 of the farm Eenzaamheid 135, situated approximately 6.8km south-east of Vredenburg.



The proposed site is situated within the Saldanha Bay Local Municipalities' jurisdiction. This local municipality forms part of the West Coast District Municipality, located within the Western Cape Province.

Table 4: Administrative and water management boundaries

Province	Western Cape
District Municipality	West Coast District Municipality
Local Municipality	Saldanha Bay Local Municipality
Ward	2
Department of Mineral Resources (DMR) Local Office	Western Cape Regional Office
Department of Water Affairs (DWA) Local Office	Sanlamhof
Catchment Zone	G10M
Water Management Area (if applicable)	Berg Water Management Area

Table 5: Direction and distance to the nearest towns

Closest town	Distance from site	Direction from town
Vredenburg	6.8km	South-east
Langebaanweg	7.13km	North-west

The site locality map is given below as Figure 2 and is attached in Appendix A. Site photographs are also provided below [refer to Figure 3(a-i)] and are also attached in Appendix A.

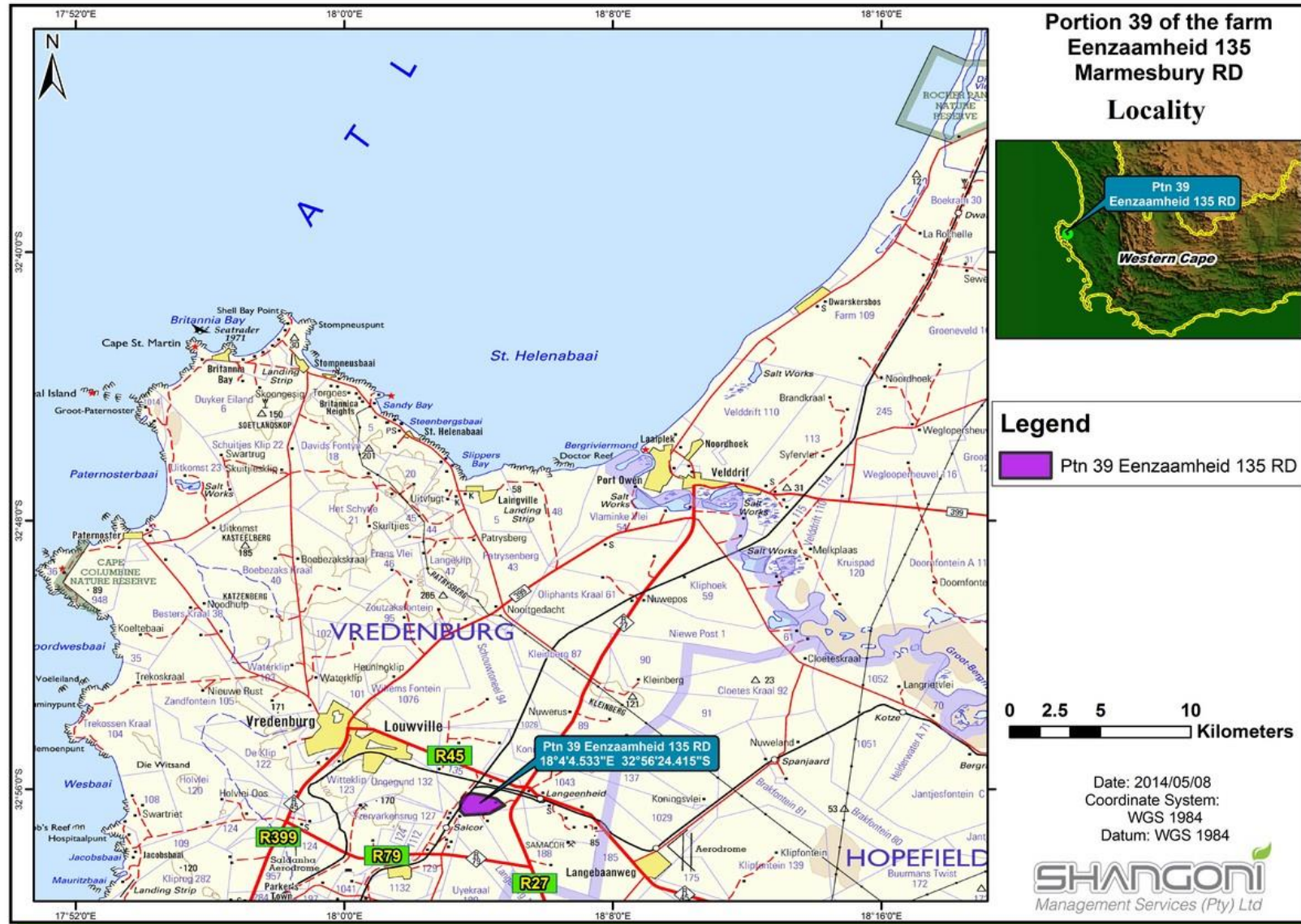


Figure 2: Locality of the site



a – Photo from the middle of the site (1)



b - Photo from the middle of the site (2)



c - Photo from the middle of the site (3)



d - Photo from the middle of the site (4)





e - Photo from the middle of the site (5)



f - Photo from the middle of the site (6)



g - Photo from the middle of the site (7)



h - Photo from the middle of the site (8)





i – Livestock grazing onsite

Figure 3(a-i): Site Photographs



1.5.2 Land tenure and use of immediately adjacent land

The adjacent land owners of the proposed project property are listed in the table below. Refer also to Part 4 for more detail regarding the Public Participation Process.

Table 6: Adjacent land owners of the proposed site

Farm Name	Owner
Ptn 3 of the farm Eenzaamheid 135	Waterwyk (Pty) Ltd - Hugo Tallies
Ptn 6 of the farm Eenzaamheid 135	Transnet (Pty) Ltd
Ptn 7 of the farm Eenzaamheid 135	Transnet (Pty) Ltd/Gavin O'Connor
Ptn 14 of the farm Eenzaamheid 135	Transnet (Pty) Ltd
Ptn 17 of the farm Eenzaamheid 135	Plasto Prop 5 (Pty) Ltd
Ptn 18 of the farm Eenzaamheid 135	Jason & Tamia Familie Trust/F.H. Jordaan
Ptn 27 of the farm Eenzaamheid 135	Lampies Elektries - Lambrechts Gerhard
Ptn 29 of the farm Eenzaamheid 135	Jan R Malan
Ptn 34 of the farm Eenzaamheid 135	Mr Richard van Wyk
Ptn 37 of the farm Eenzaamheid 135	Lampies Elektries - Lambrechts Gerhard
Ptn 40 of the farm Eenzaamheid 135	Corries Construction Services CC – Mr Corrie Schutte
Ptn 40 of the farm Eenzaamheid 135	SA Kalk & Gips - Mr Ben Krog
Ptn 41 of the farm Eenzaamheid 135	Juffroushoogte Gasteplaas – Dr Sam Hapley
Ptn 42, 46 and 47 of the farm Eenzaamheid 135	Geriona Johanna Mouton
Ptn 44 of the farm Eenzaamheid 135	Saldanha Ind Services CC - Noerie Laatoe
Ptn 45 of the farm Eenzaamheid 135	Cameron Peter James
Ptn 49 of the farm Eenzaamheid 135	Ms A.M. Thom
Ptn 15630 of the farm Eenzaamheid	Spannies Spangenberg
Ptn 0 of the farm Langeberg 188	Trans African Murals (Pty) Ltd
Ptn 3 of the farm Langeberg 188	Unknown
Ptn 4 of the farm Langeberg 187	C.J. Steyn
Ptn 5 of the farm Langeberg 188	Unknown
Ptn 6 and 9 of the farm Langeberg 187	Gavin Stiglingh
Farm Nooitgedacht	H.S.C. Steenkamp
Witteklip 123, Vredenburg	KRRC Trust – Herman van As
Ptn 1 of the farm 133	Transnet (Pty) Ltd
Ptn 2 of the farm 1195	Abloma Familie Trust

1.5.3 Design

The development will entail the following:

- The physical alternation and clearance of up to 180.5106ha of vegetation on undeveloped or vacant land.
- The construction and/or expansion/widening of road infrastructure, including access roads and an internal road network.



- The construction and/or expansion of a railway network on the property, including railway lines, stations and shunting yards.
- The construction and/or expansion of bulk services, including electricity, water, stormwater and sewage systems/networks.
- The proposed project will likely also entail the construction of facilities for the storage and handling of dangerous goods, such as diesel, petrol, oil and lubricants, the construction of a bulk water supply reservoir and the construction of a facility for the treatment of sewage and/or effluent, such as a package plant.

Designs of the industrial park have not been finalised as yet and will be provided in the Environmental Impact Assessment Reports for this project.



2. NATURE AND EXTENT OF THE ENVIRONMENT AFFECTED BY ACTIVITY

2.1 Geology

The site is underlain by rocks of the Cenozoic Erathem. According to Mucina and Rutherford (2006) the main geology of the area consists of shallow calcareous sand overlaying a fossiliferous Pleistocene limestone hardpan layer along an old marine terrace.



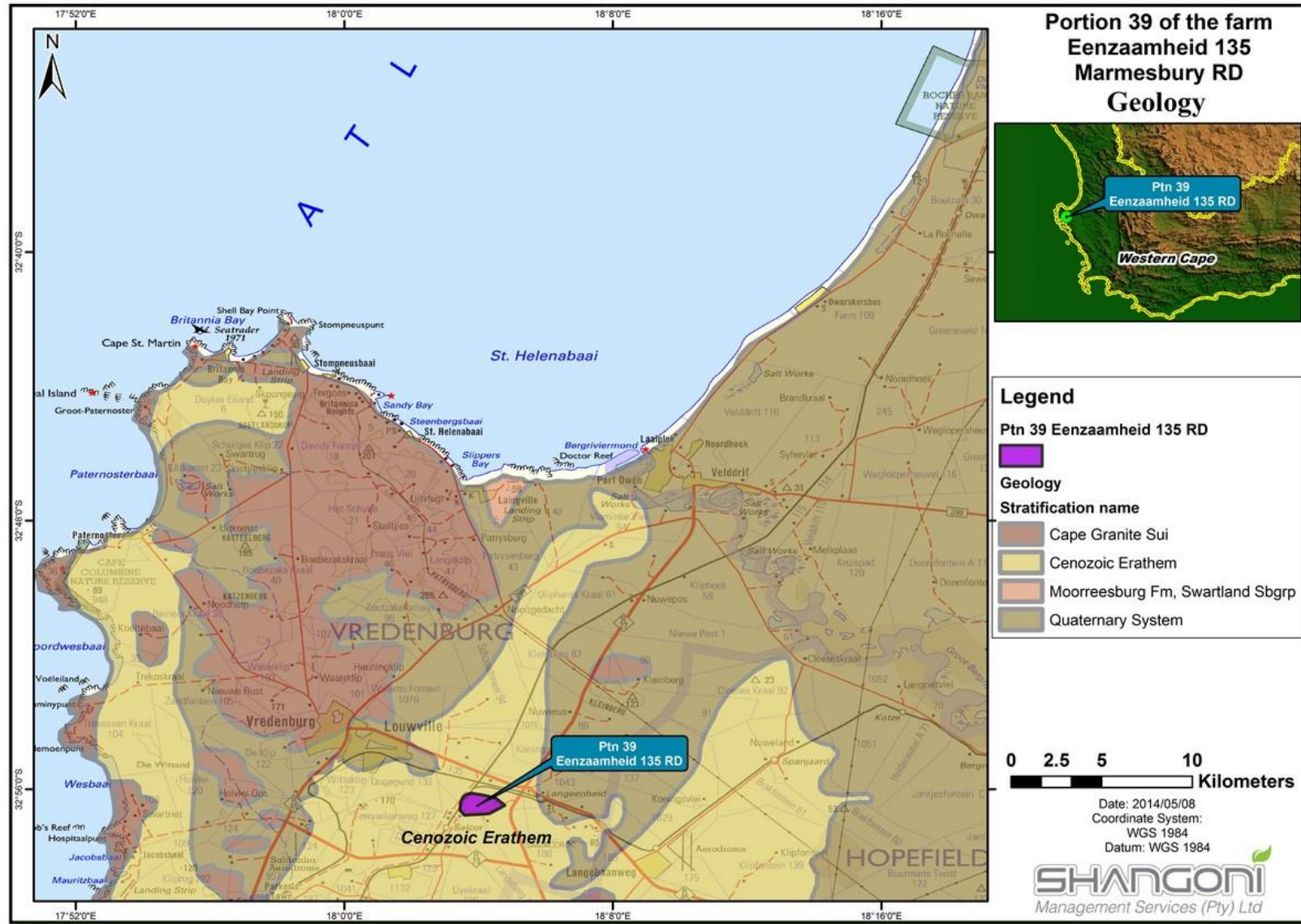


Figure 4: Geology of the Site

2.2 Regional climate

The site is located in an area with a Mediterranean climate and winter rainfall.

2.2.1 Rainfall

According to the AGIS Comprehensive Atlas (2007), the mean annual rainfall at the site area is 201-400 mm. The figure below shows the long-term annual monthly rainfall at the site.

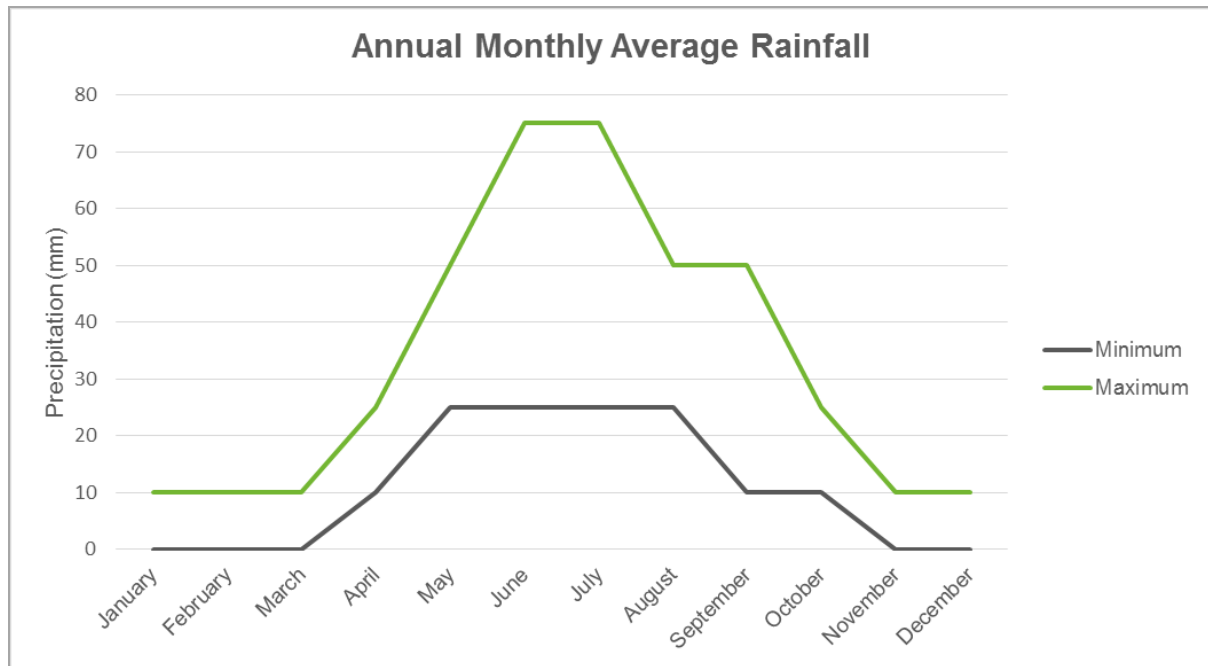


Figure 5: Annual Monthly Average Rainfall at the Study Site

2.2.2 Temperature

The maximum mean annual temperature for the site is between 27.1°C and 29°C and the minimum mean annual temperature for the site area is between 6.1°C and 8°C (AGIS, 2007). The figure below shows the long-term annual monthly average temperature at the site.



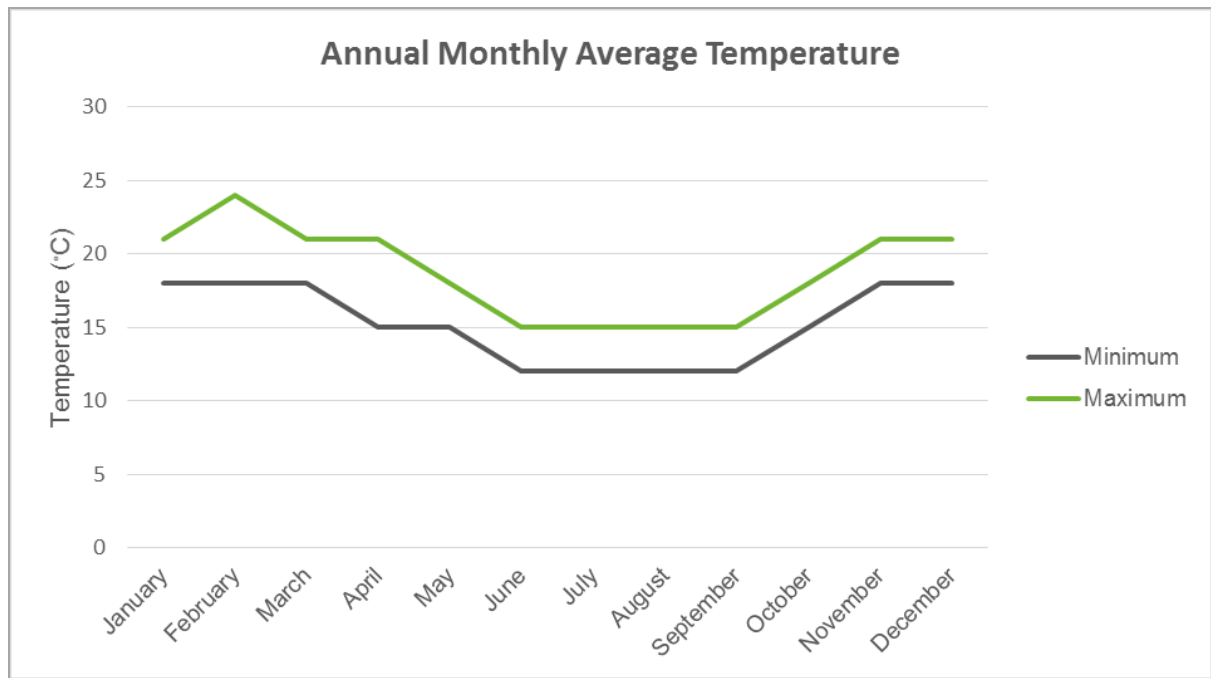


Figure 6: Annual Monthly Average Temperature at the Study Site

2.2.3 Evaporation

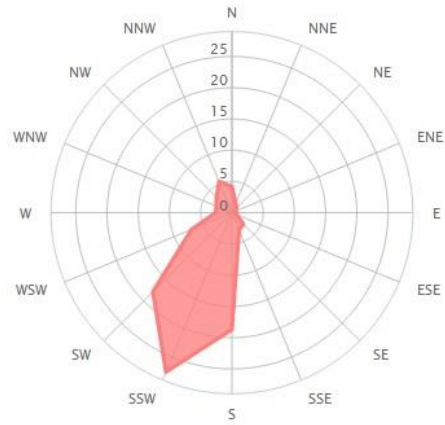
The evaporation at the site ranges between 2 001-2 400mm per annum (AGIS, 2007).

2.2.4 Wind

The closest weather station to the site is the Langebaanweg airport weather station. This weather station is approximately 9km to the east of the project site. The figures below show the monthly wind direction at the Langebaanweg weather station, as compiled from www.windfinder.com. The prevailing wind direction at this weather station is South-southwest.

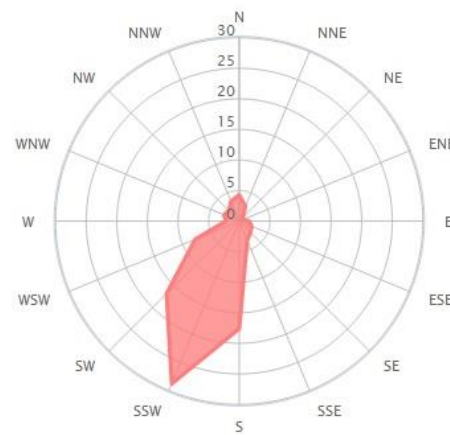


Wind direction distribution in (%)
January



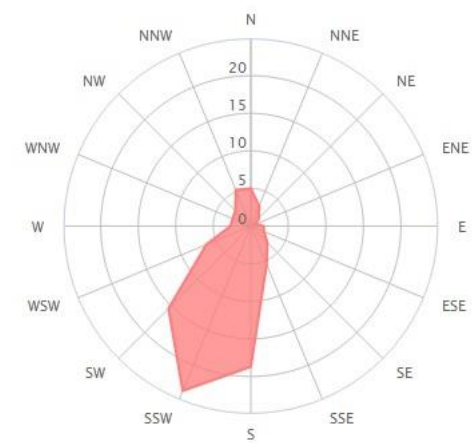
a

Wind direction distribution in (%)
February



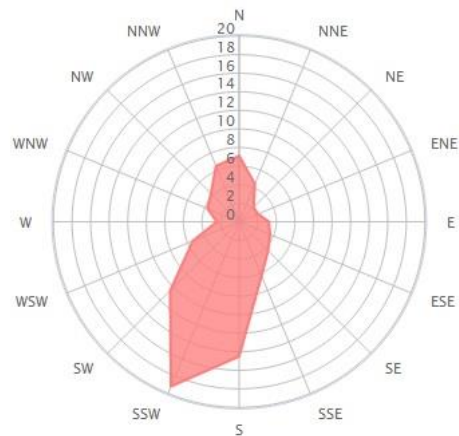
b

Wind direction distribution in (%)
March



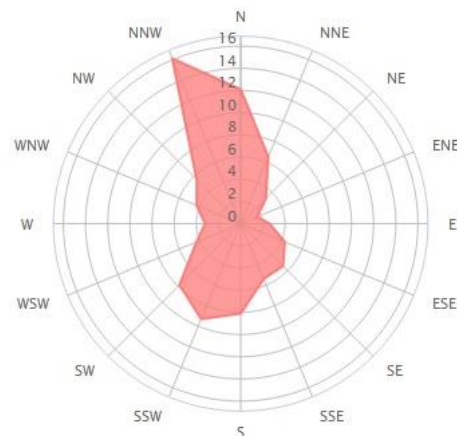
c

Wind direction distribution in (%)
April



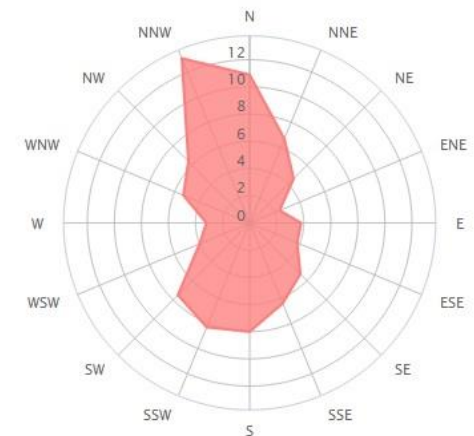
d

Wind direction distribution in (%)
May



e

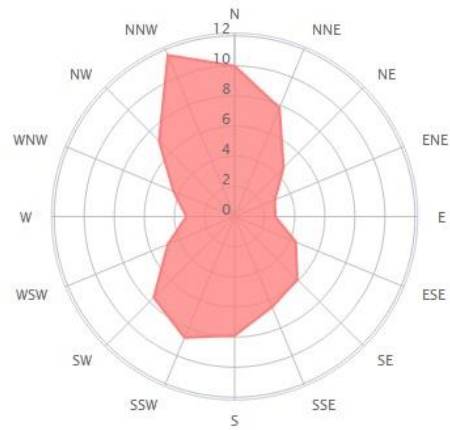
Wind direction distribution in (%)
June



f

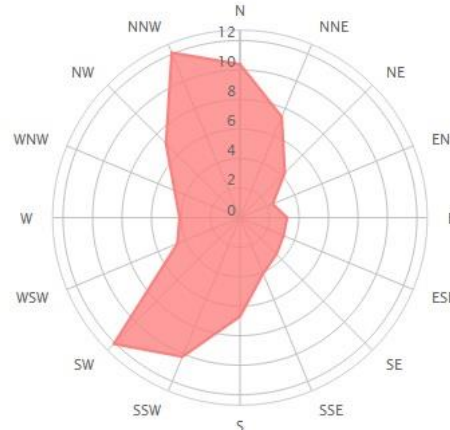


Wind direction distribution in (%)
July



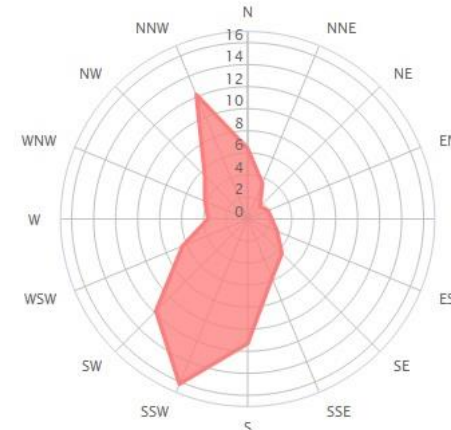
g

Wind direction distribution in (%)
August



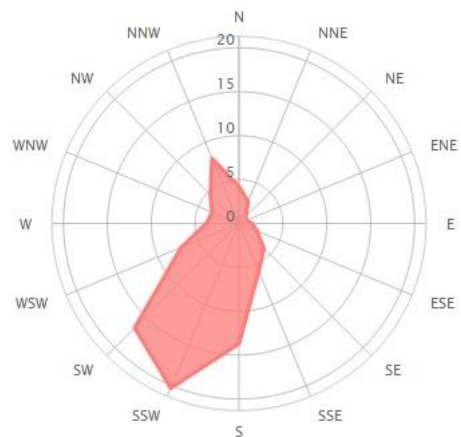
h

Wind direction distribution in (%)
September



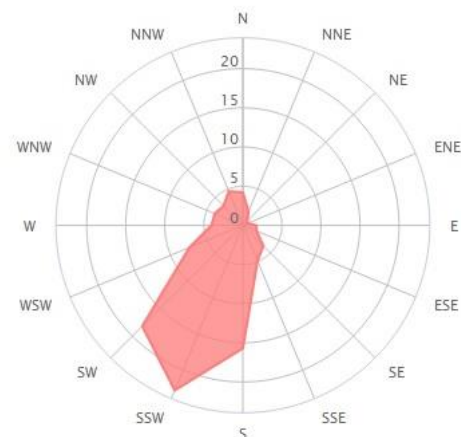
i

Wind direction distribution in (%)
October



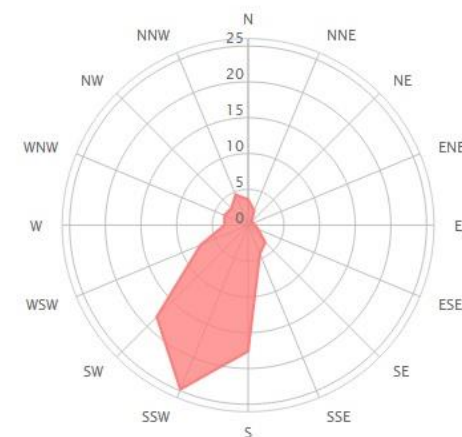
j

Wind direction distribution in (%)
November



k

Wind direction distribution in (%)
December



l

Figure 7: Wind Roses Showing the Monthly Wind Direction at the Site



2.3 Topography

As can be seen in the figure below, the site is located at elevations ranging between 5 and 125 masl (metres above sea level).

The property is typical of the Saldanha flats area, namely flat with some sand covered areas. The site is slightly elevated at the Southern section (Eco Impact Legal Consulting, 2014).



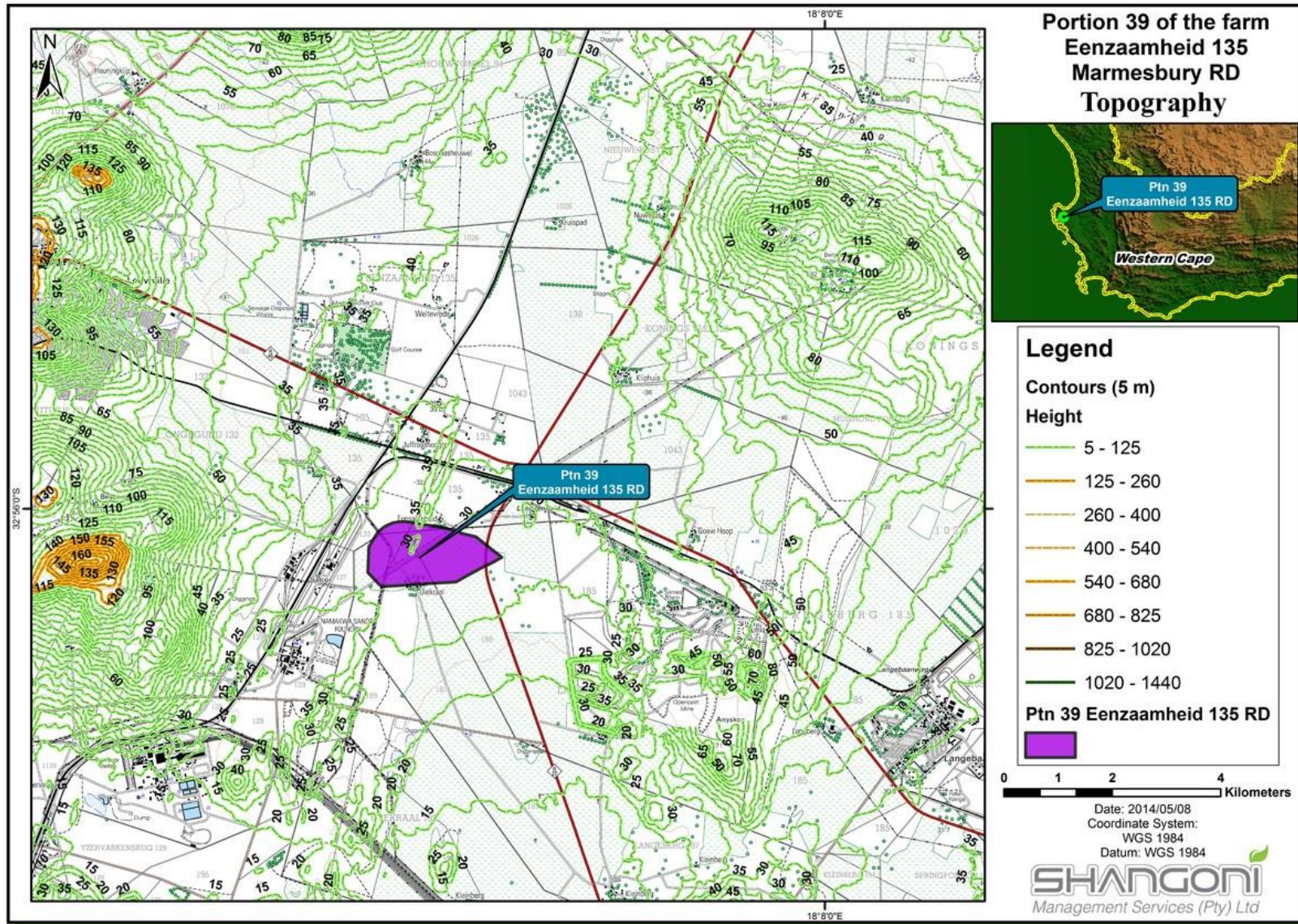


Figure 8: Topography at the Site

2.4 Soils

The figure below shows that the site consists of the S17 soil type. S17 soils are associated with soil classes 1 to 4 and are undifferentiated, structureless soils. These soils have favourable physical properties, but are limited by low base statuses, restricted soil depth, high erodibility and excessive or imperfect drainage.



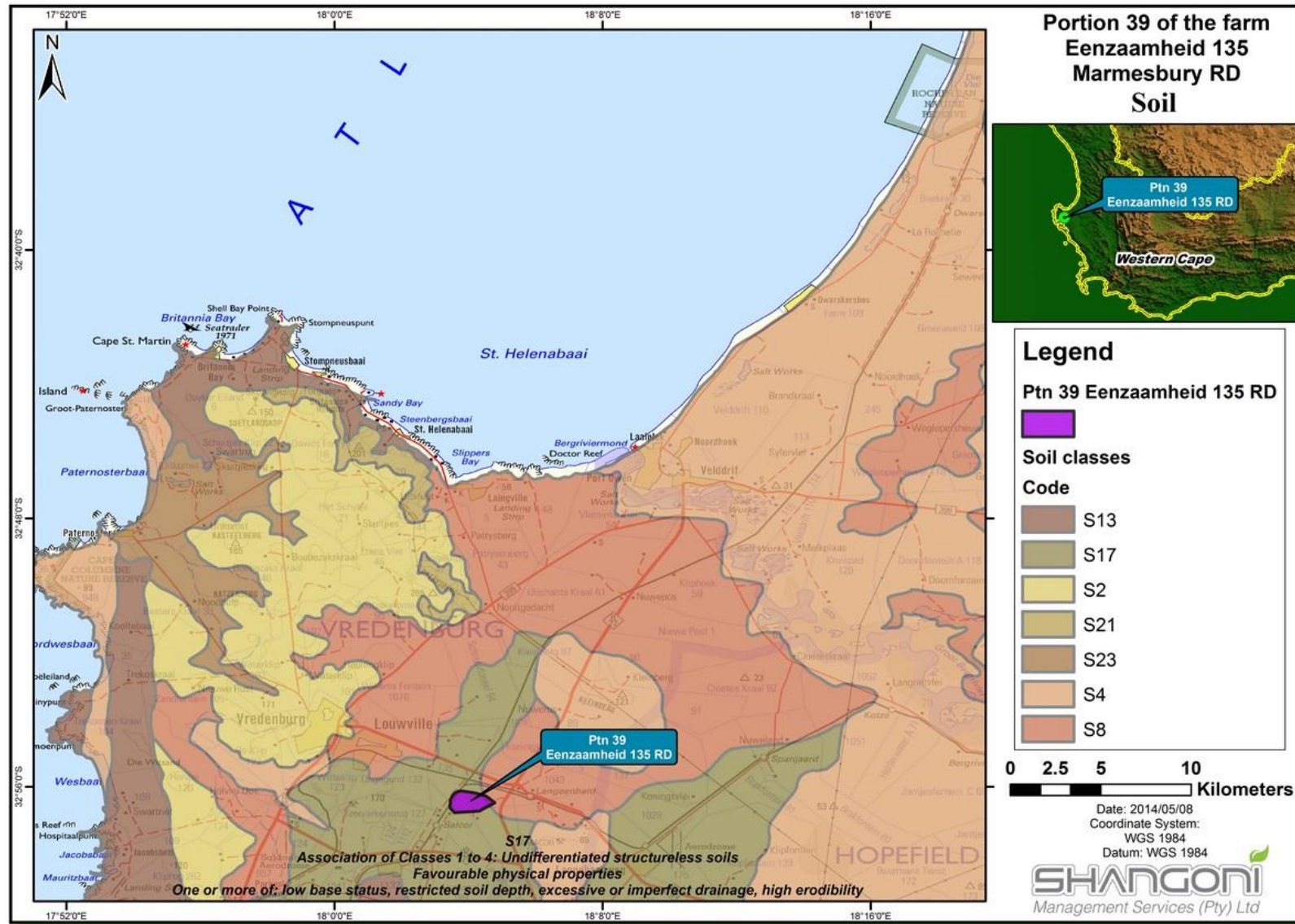


Figure 9: Soils Present at the Site

2.5 Land use and land capability

2.5.1 Current land use

The zoning of the property for the proposed Mixed Industrial Park development is undetermined, according to Zoning Map: VDG-SAL/1, dated 06/06/1982. The property is, however, located within the conceptual industrial extension area as earmarked by the Saldanha Bay Spatial Development Framework (Refer to Figure 10. The site is indicated with a black star).

The Saldanha Bay IDP confirms the potential of an industrial corridor behind Saldanha Port, along the railway line, as proposed by the SDF (the SDF is a Sectoral Plan of the IDP). Industrial development is also identified as one of the nine major “thrusts” under the Local Economic Development Strategies to create momentum in the economy of the Saldanha Bay Municipality.

An application for rezoning from “Undetermined” (as per the Zoning Map) to “Subdivisional Area” (industrial, light Industrial and associated uses) will be submitted in terms of the Land Use Planning Ordinance (Ordinance 15 of 1985) or the new Land Use Planning Act (Act No. 3 of 2014) (whichever is applicable at the time of the submission of the rezoning application).

The property was historically used for agricultural activities and livestock also currently graze the land. The property is mostly vacant and undeveloped, except for the homestead and warehouse on site.

The dominant land use and cover, within a radius of 10km of the proposed property, is commercially cultivated land, shrubland and Fynbos. Pockets of commercial and residential built-up land, exotic plantations, mines/quarries and thicket and bushland can also be found scattered within a 10km radius from the site (Refer to Figure 11).

In general, sensitive receptors include the following: residential dwellings, accommodation (hotels, B&Bs, guesthouses), hospitals, nursing homes, schools, churches, holiday/weekend dwellings, campsites, caravan parks, sports facilities and offices. Please refer to the table below for the sensitive receptors identified within a 10km radius from the proposed Mixed Industrial Park.

Table 7: A list of potentially sensitive receptors within a 10km radius from the site

Sensitive receptors	Distance from the site	Direction from the site
Juffroushoogte Gasteplaas	300m	N
Jurie Hayes Primary School	2.7km	E
Eden Primary School	6.4km	NW
Laerskool Vredenburg	8.5km	NW
Vredenburg High School	8.2km	NW
Huis Wittekruijn (Old age home)	8.9km	WNW
Vredenburg Hospitaal	8.2km	WNW



Sensitive receptors	Distance from the site	Direction from the site
Provincial Hospital	7.9km	WNW
Vredenburg Hospital - A R V Clinic	7.9km	WNW
Life West Coast Private Hospital - Theatre	7.9km	WNW
Hanna Coetzee Clinic	6.5 km	WNW
Louwville Clinic	7.3 km	WNW
Mens Clinic International - Vredenburg	8.4 km	WNW
Vredenburg Clinic	8.4 km	WNW
Vredenburg Golf Club	3.1km	NNW
Windstone Backpackers & Group Accommodation	2.6km	E
West Coast Fossil Park	4.5km	ESE
AFB Langebaanweg (Airfield)	8.5km	ESE

A number of Environmental Authorisation applications are/have been underway in the vicinity of the project site. 330m to the west of the site, two Environmental Authorisation applications have been granted for renewable solar projects. 1.1km to the south-west of the site, an Environmental Authorisation application has been approved for a co-generation plant. Directly to the south of the site, an Environmental Authorisation application for an Ore Storage and Link Rail to the existing Namaqua Sands Link Rail is underway. There are also a number of other applications situated further from the project site

(<https://dea.maps.arcgis.com/apps/webappviewer/index.html?id=b8452ef22aeb4522953f1fb10e6dc79e>).



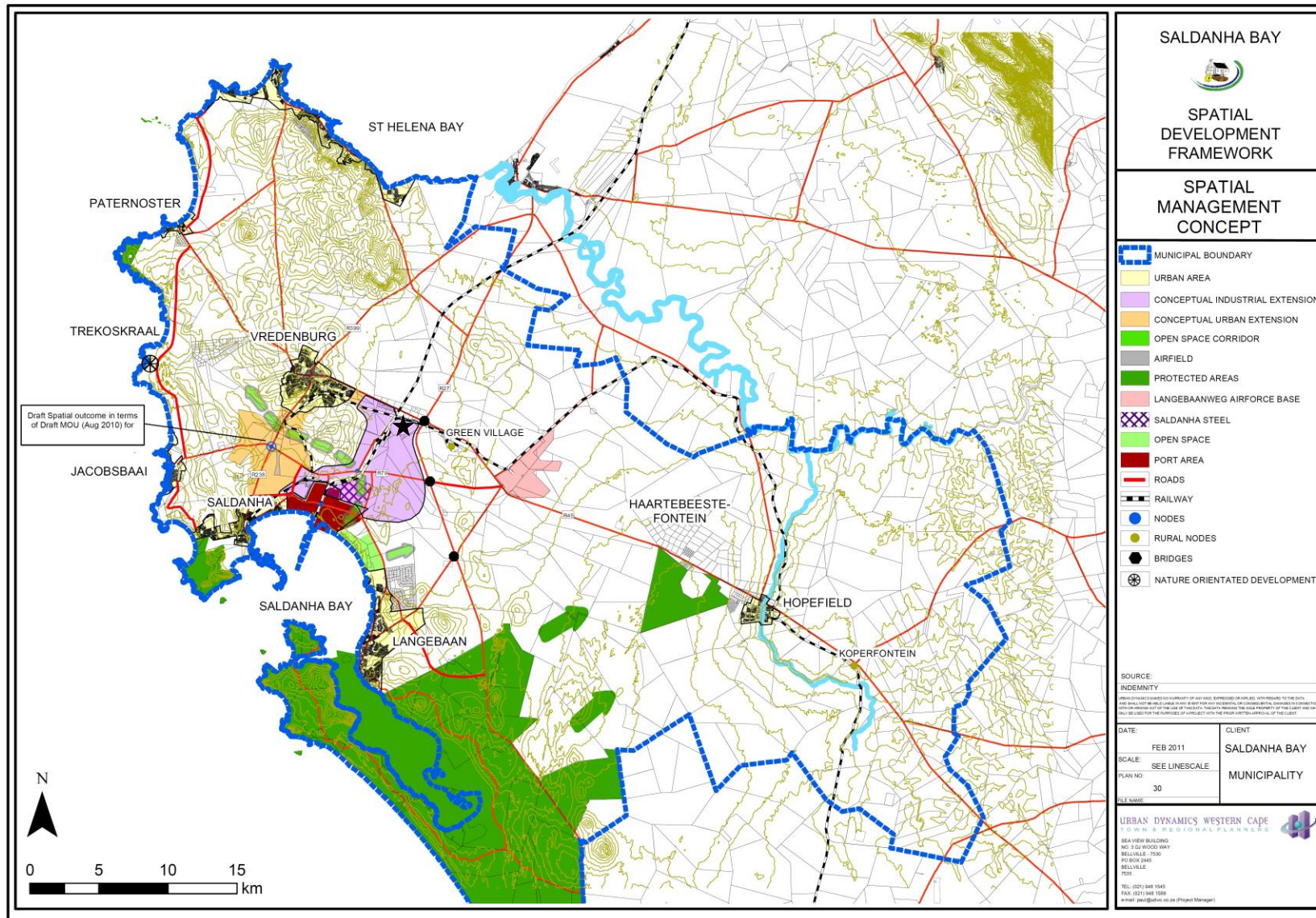


Figure 10: Spatial Management Concept (SDF, 2011)

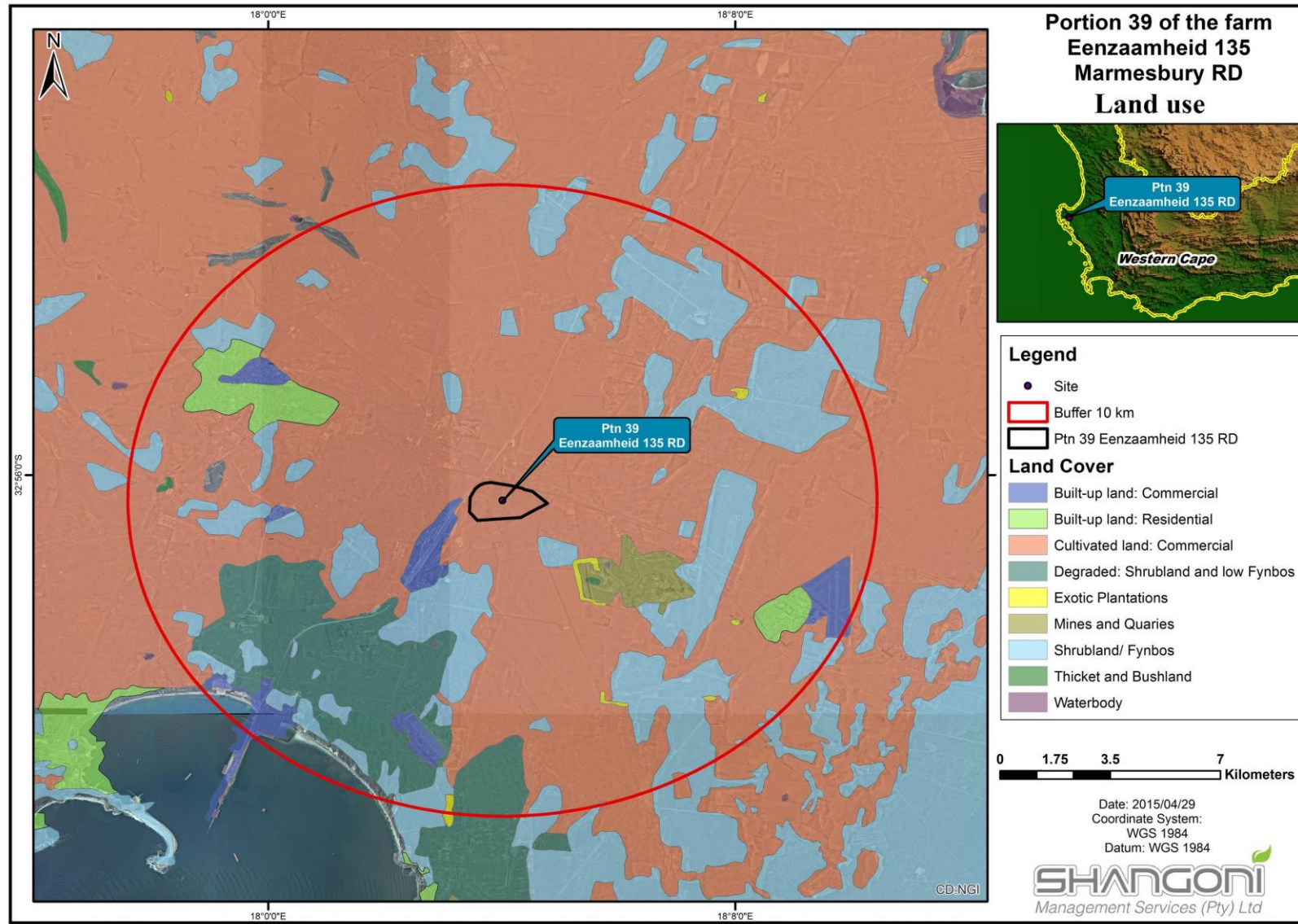


Figure 11: Land Use Map

2.6 Vegetation

2.6.1 Vegetation type(s)

As shown in the figure below, the vegetation type of the general area of the project site and surrounds is the Saldanha Flats Strandveld. According to Musina & Rutherford (2006), this vegetation type is endangered, with a conservation target of 24%. 11% of the vegetation is statutorily conserved in the West Coast National Park and Yzerfontein Nature Reserve. A very small portion is also conserved in private conservation areas such as Jakkalsfontein and West Point. The vegetation type is characterised by sclerophyllous shrublands of a sparse, emergent and moderately tall shrub layer and an open shrub layer forming the undergrowth. In spring, geophytes and annual herbaceous flora are prominent (Musina & Rutherford, 2006).

Eco Impact Legal Consulting (Pty) Ltd. conducted a biodiversity baseline survey of the project property in August 2009 and October 2010. This survey was updated in March 2014 for this proposed project. This survey found that although the project property lies in the general area supporting Saldanha Flats Strandveld, the strandveld on site is substantially degraded and has minimal conservation value. The site is further also surrounded by agricultural activities.



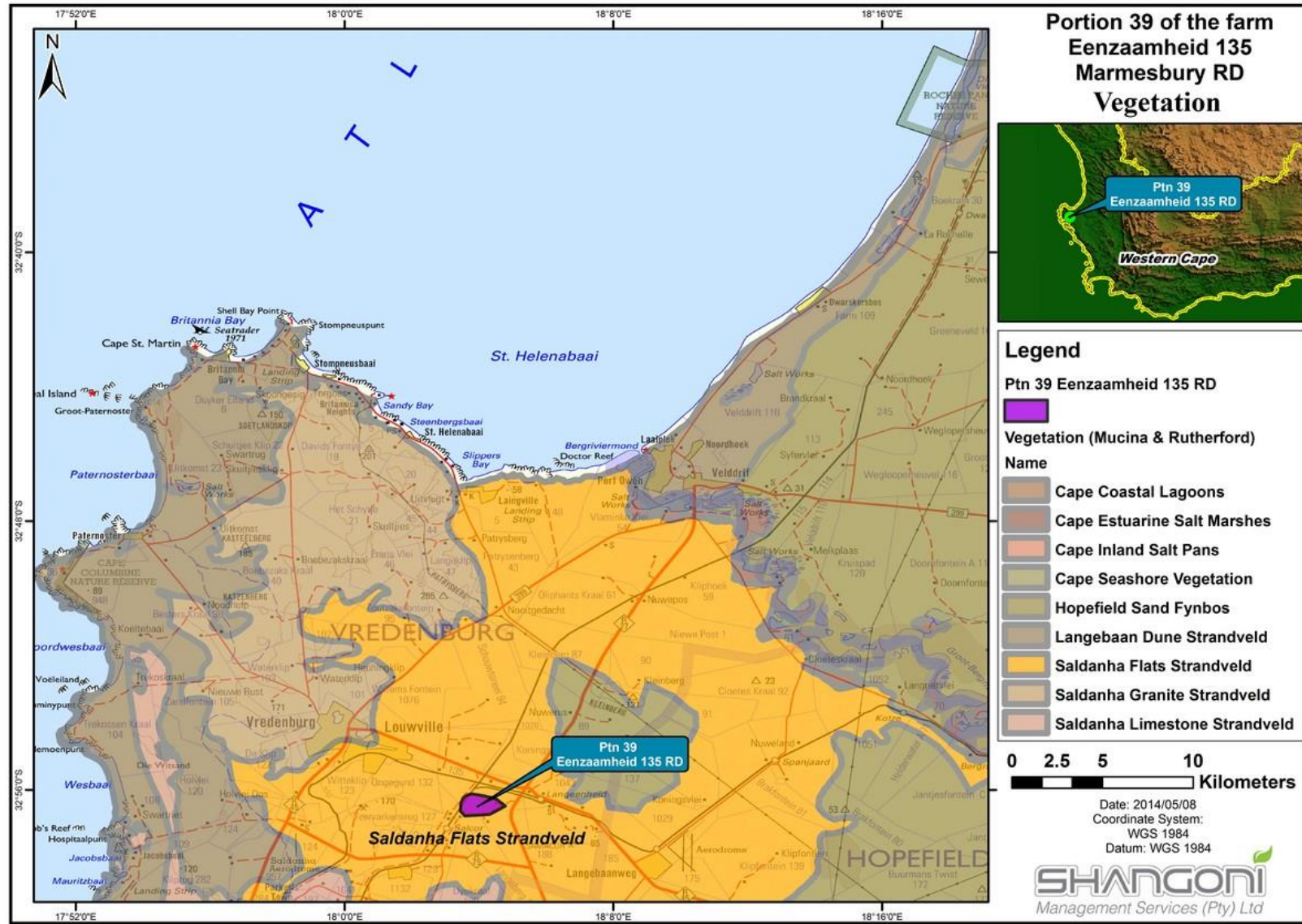


Figure 12: Vegetation Types Present at the Site

2.6.2 Observed species

The following vegetation species were identified by Eco Impact Legal Consulting on the project property during the August 2009 survey:

Table 8: Vegetation Species Observed on the Site

Observed Species	
<i>Senecio sarcoides</i>	<i>Zaluzianskya villosa</i>
<i>Chrysanthemoides monilifera</i>	<i>Atriplex semibaccata</i>
<i>Septulina glauca</i>	<i>Massonia angustifolia</i>
<i>Nylandtia spinosa</i>	<i>Gethyllis afra</i>
<i>Rhus glauca</i>	<i>Arctopus echinatus</i>
<i>Conicosia pugioniformis</i>	<i>Arctotis hirsute</i>
<i>Muraltia harveyana</i>	<i>Asparagus capensis</i>
<i>Galium tomentosum</i>	

2.6.3 Endangered or rare species

Only one cluster of conservation worthy species are present on the site, namely *Arctopus dregei*. Six of these vulnerable plants are present on the project property.

2.6.4 Alien invasive species

The alien invasive species *Acacia cyclops* was observed on the site.

2.7 Animal life

2.7.1 Commonly occurring species

2.7.1.1 Fish

No fish species were present on or within the vicinity of the proposed development site (Eco Impact Legal Consulting, 2014).

2.7.1.2 Invertebrates

The proposed property does not appear to be the preferred habitat of any particular invertebrates. The only insects observed onsite include butterflies, bees and spiders. No known rare species were observed or are known to occur or breed at the project site.

2.7.1.3 Avifauna

188 bird species are known to occur in the project area (Hockey *et al.*, 2006). The following bird species were observed during the botanical survey conducted by Eco Impact Legal Consulting:



Table 9: Avifaunal Species Observed on the Site

Species	Common Name
<i>Numida meleagris</i>	Guinea fowl
<i>Alopochen aegyptiacus</i>	Egyptian geese
<i>Bostrychia hagedash</i>	Hadedda
<i>Buteo rufofuscus</i>	Jackal buzzard

No breeding or roosting sites were observed on the site.

2.7.1.4 Mammals

Small buck, such as the common duiker and steenbok, rodents, such as mole rats, field mice and hares, as well as carnivores such as mongoose and genets are likely to inhabit the area. A total of 68 mammal species are known to occur in the project area (Smithers, 1983). The following mammal species were observed during the botanical survey conducted by Eco Impact Legal Consulting:

Table 10: Mammals Observed on the Site

Species	Common Name
<i>Raphicerus campestris</i>	Steenbok
<i>Antidorcas marsupialis</i>	Springbok
<i>Lepus saxatilis</i>	Scrub hare

Field mouse and mole activity was observed on the site.

2.7.1.5 Amphibians and Reptiles (Herpetofauna)

Angulate tortoises (*Chersina angulata*) were observed during the surveys conducted by Eco Impact Legal Consulting. No Red Listed, rare or localised reptile or amphibian species were observed onsite.

2.7.2 Endangered species

The near-threatened Namaqua Plated Lizard (*Gerrhosaurus typicus*) could be present in the vicinity of the project site, but was not observed by Eco Impact Legal Consulting.

The table below shows the Red Data Listed Avifaunal species that are known to occur in the project area:

Table 11: Red Data List Avifaunal Species that could occasionally occur at the site

Species	Common Name	Status
<i>Circus maurus</i>	Black Harrier	Near Threatened
<i>Falco biarmicus</i>	Lanner Falcon	Near Threatened
<i>Anthropoides paradiseus</i>	Blue Crane	Vulnerable
<i>Circus ranivorous</i>	African Marsh Harrier	Vulnerable



Species	Common Name	Status
<i>Falco peregrinus</i>	Peregrine Falcon	Near Threatened
<i>Phoenicopterus ruber</i>	Greater Flamingo	Near Threatened
<i>Phoenicopterus minor</i>	Lesser Flamingo	Near Threatened
<i>Pelecanus onocrotalus</i>	Great White Pelican	Near Threatened
<i>Asio capensis</i>	March Owl	Locally Threatened
<i>Neotis ludwigii</i>	Ludwig's Bustard	Vulnerable
<i>Charadrius pallidus</i>	Chestnut-banded Plover	Near Threatened
<i>Hydroprogne caspa</i>	Caspian Tern	Near Threatened
<i>Morus capensis</i>	Gape Gannet	Vulnerable
<i>Phalacrocorax capensis</i>	Cape Cormorant	Near Threatened
<i>Ciconia</i>	White Stork	Rare

None of the above listed species were observed on or near the site by Eco Impact Legal Consulting during their surveys. It is more likely that the species occasionally visit the project site, but do not breed there.

The following table shows Red Data Listed mammal species that may possibly occur on the project site:

Table 12: Red Data Mammal Species which may possibly occur on the site

Common Name	Scientific Name	Red Data Category	Predicted Occurrence on site
Lesueur's Wing-gland Bat	<i>Cistugo lesueuri</i>	Near threatened	Unlikely
Long-tailed Serotine Bat	<i>Eptesicus hottentotus</i>	Least Concern	Unlikely
Schreibers' Long-fingered Bat	<i>Miniopterus schreibersii</i>	Near Threatened	Possible
Temminck's Hairy Bat	<i>Myotis tricolor</i>	Near Threatened	Possible
Cape Serotine Bat	<i>Neoromicia capensis</i>	Least Concern	Possible
Egyptian Split Faced Bat	<i>Nycteris thebaica</i>	Near threatened	Possible
Cape horseshoe bat	<i>Rhinolophus capensis</i>	Near threatened	Possible
Geoffroy's horseshoe bat	<i>Rhinolophus clivosus</i>	Near threatened	Possible
Egyptian Fruit Bat	<i>Rousettus aegyptiacus</i>	Least Concern	Unlikely
Egyptian Free-tailed Bat	<i>Tadarida aegyptiaca</i>	Least Concern	Possible
Mauritian Tomb Bat	<i>Taphozous mauritanus</i>	Least Concern	Unlikely
Rock Hyrax	<i>Procavia capensis</i>	Least Concern	Unlikely
Cape Clawless Otter	<i>Aonyx capensis</i>	Least Concern	Unlikely
Water Mongoose	<i>Atilax paludinosus</i>	Least Concern	Likely
Black-backed Jackal	<i>Canis mesomelas</i>	Least Concern	Unlikely
Caracal	<i>Caracal</i>	Least Concern	Likely
Yellow Mongoose	<i>Cynictis penicillata</i>	Least Concern	Possible
African Wild Cat	<i>Felis silvestris</i>	Least Concern	Unlikely
Small Grey Mongoose	<i>Galerella pulverulenta</i>	Least Concern	Likely
Small-spotted Genet	<i>Genetta</i>	Least Concern	Likely



Common Name	Scientific Name	Red Data Category	Predicted Occurrence on site
Large-spotted Genet	<i>Genetta tigrina</i>	Least Concern	Likely
Large Grey Mongoose	<i>Herpestes ichneumon</i>	Least Concern	Likely
Striped Polecat	<i>Ictonyx striatus</i>	Least Concern	Possible
Honey Badger	<i>Mellivora capensis</i>	Near Threatened	Unlikely
Bat-eared Fox	<i>Otocyon megalotis</i>	Least Concern	Possible
Leopard	<i>Panthera pardus</i>	Least Concern	Unlikely
African Weasel	<i>Poecilogale albinucha</i>	Data deficient	Unlikely
Aardwolf	<i>Proteles cristatus</i>	Least Concern	Unlikely
Cape Fox	<i>Vulpes chama</i>	Least Concern	Unlikely
Red Hartebeest	<i>Alcelaphus buselaphus</i>	Least Concern	Unlikely
Springbok	<i>Antidorcas marsupialis</i>	Least Concern	Unlikely
Cape Mountain Zebra	<i>Equus zebra</i>	Vulnerable	Unlikely
Klipspringer	<i>Oreotragus</i>	Least Concern	Unlikely
Grey Rhebok	<i>Pelea capreolus</i>	Least Concern	Unlikely
Steenbok	<i>Raphicerus campestris</i>	Least Concern	Likely
Eland	<i>Taurotragus oryx</i>	Least Concern	Unlikely
Kudu	<i>Tragelaphus strepsiceros</i>	Least Concern	Unlikely
Reddish-grey Musk Shrew	<i>Crocidura cyanea</i>	Data Deficient	Unlikely
Least Dwarf Shrew	<i>Suncus infinitesimus</i>	Data deficient	Unlikely
Cape Hare	<i>Lepus capensis</i>	Least Concern	Unlikely
Scrub Hare	<i>Lepus saxatilis</i>	Least Concern	Likely
Hewitt's Red Rock Rabbit	<i>Pronolagus saundersiae</i>	Least Concern	Unlikely
Chacma Baboon	<i>Papio ursinus</i>	Least Concern	Possible
Cape Spiny Mouse	<i>Acomys subspinosus</i>	Least Threatened	Unlikely
Namaqua Rock Mouse	<i>Aethomys</i>	Least Threatened	Unlikely

According to the survey report (Eco Impact Legal Consulting, 2014), there are no bat roosting sites within the proposed development site. The striped weasel is under threat due to a loss of habitat and a reduction in prey for this mammal. It is, however, unlikely to occur on the project property and no African weasel or any sign of their activities was observed during the site surveys. Other Red Data Listed species, such as the Grey Climbing Mouse, Porcupine, Striped Mouse, Bat Eared Fox, Small and Large Spotted Genets, Large and Small Grey Mongoose, are likely to occur on site, but were also not observed during the survey. The mole species are most likely to be impacted upon by the proposed development, however, the species onsite are listed as “least threatened”.



2.8 Surface water

2.8.1 Catchment areas

The site is situated in the Berg Water Management Area. The Berg River is the only major river in the Water Management Area (DWAF, 2004). The Berg River Catchment covers an area of almost 9 000km² and is subdivided into 12 quaternary catchments, with the site lying within the G10M quaternary catchment area (WCDEADP, 2015).

2.8.2 Mean annual runoff

The total Mean Annual Runoff for the Berg Water Management Area is 1 429 million m³/annum and the Ecological Reserve is 217 million m³/annum (DWAF, 2004).

2.8.3 Surface water quantity and use

The West Coast is known to be a water scarce area with an average rainfall of 201-400 mm per year. Water demand in the Saldanha Bay municipal area increased significantly due to the establishment of a number of industries in the 1980s and 1990s. Industrial water users account for approximately 50% of potable water use within the Saldanha Bay municipal area. The West Coast District Municipality provides bulk potable water to the Saldanha Bay Municipality through the Misverstand Scheme. Water for the Misverstand Scheme is obtained from both the Berg River and the Langebaan Road Aquifer (WCDEADP, 2015).

2.8.4 Water authority

The relevant water authority is the Department of Water and Sanitation, Western Cape Regional office.

2.9 Groundwater

2.9.1 Aquifers

The project property overlies the Langebaan Road Aquifer. Groundwater discharge plays an important role in maintaining surface water systems and it is estimated that the contribution of groundwater to the Berg River base flow is in the order of 10-20% of the mean annual rainfall (WCDEADP, 2015). The Langebaan Road Aquifer is therefore an important water source and forms part of the West Coast District Municipality Misverstand Scheme.

The probability of occurrence of “Aquifer Dependent Ecosystems” at the project site is medium (WCDEADP, 2015).



2.9.2 Depth of water tables

The depth to the water level is approximately 12.7mbgl (metres below ground level) and the groundwater recharge is approximately 81mm per annum. The baseflow is approximately 2mm per annum in the vicinity of the site (DWAF, 2010).

2.9.3 Groundwater use

No groundwater will be used for the proposed development. The construction of a bulk water supply system is proposed to supply the industrial and commercial activities with municipal water.

2.9.4 Groundwater quality

The mean TDS (Total Dissolved Solids) found in groundwater in the project area is 2 978mg/ℓ (DWAF, 2010).



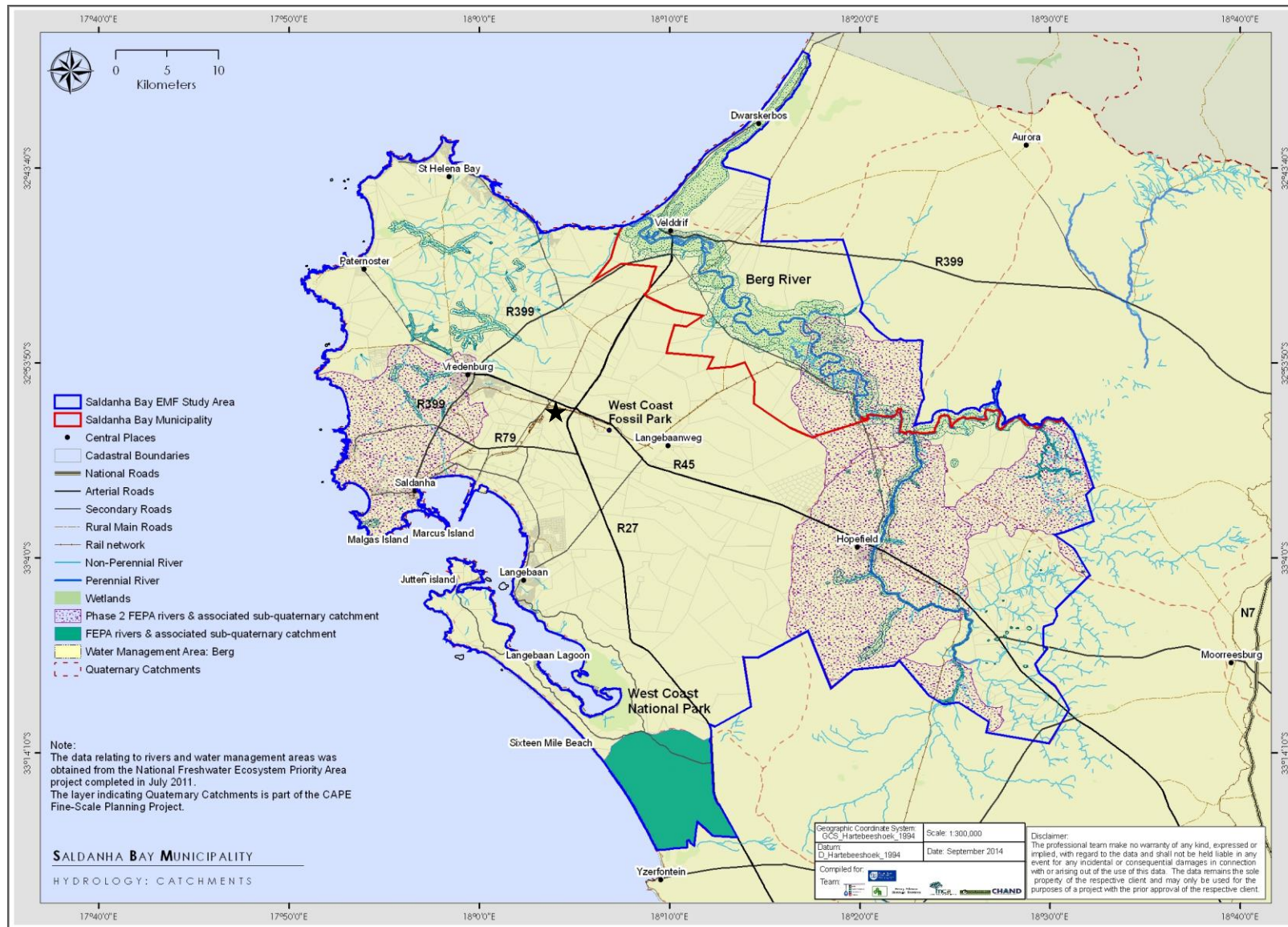


Figure 13: Catchments and drainage areas (WCDEADP, 2015).

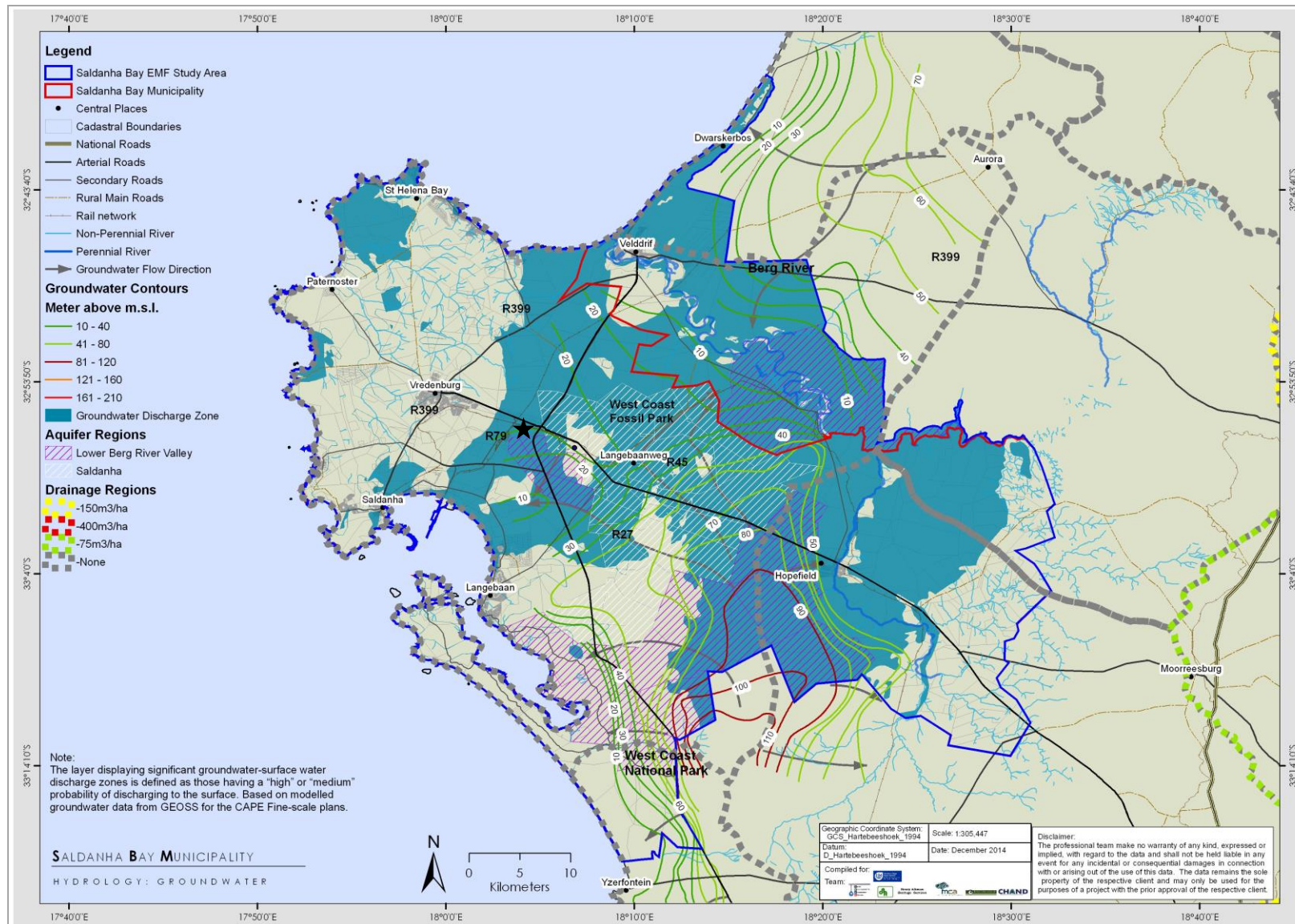


Figure 14: Groundwater discharge zone and aquifer regions (WCDEADP, 2015).

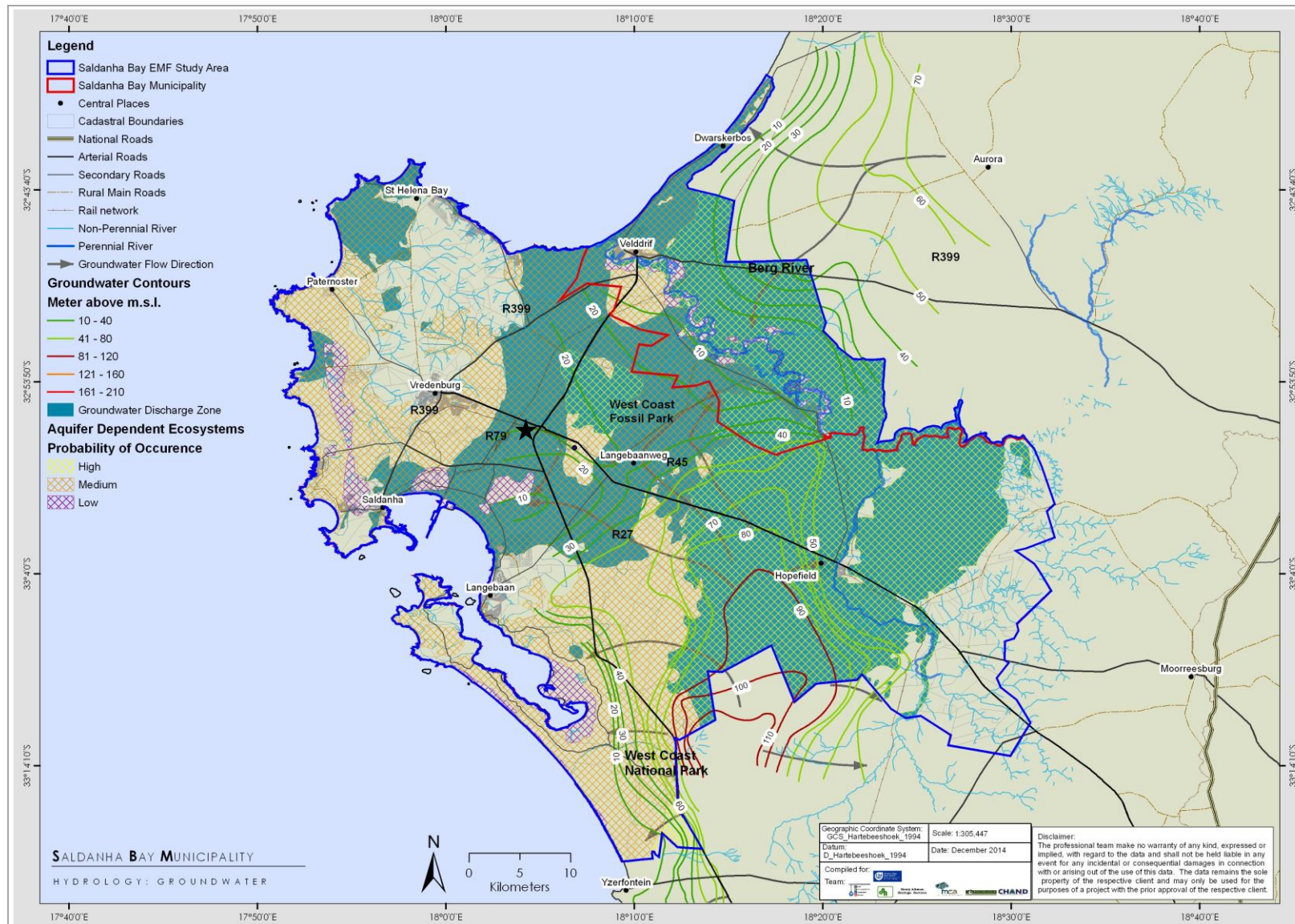


Figure 15: Groundwater and biodiversity interaction (WCDEADP, 2015).

2.10 Sensitive landscapes

2.10.1 Protected areas

The site for the proposed development lies outside of the following protected areas:

- RAMSAR Sites (Figure 17);
- FEPA rivers, wetlands and estuaries;
- Critical Biodiversity Areas (Terrestrial and Aquatic) (Figure 16);
- Marine Protected Areas;
- Sensitive Dune Fields;
- Private Nature and Game Reserves;
- Conservancies;
- National Parks;
- Provincial Nature Reserves;
- Local Nature Reserves; and the
- National Protected Areas Expansion Strategy Focus Area.

2.10.2 Biospheres

A biosphere reserve integrates conservation and development through appropriate zoning. The zonation of each biosphere includes a core area, buffer zone and transitional zone.

The site for the proposed development lies within the transition zone of the Cape West Coast Biosphere reserve, as shown in Figure 18. The transitional area may contain a variety of agricultural activities, settlements and other uses and require cooperation from communities, management agencies, scientists, non-governmental organisations, cultural groups, economic interests and other stakeholders to work together to manage and sustainably develop the area's resources.

2.10.3 Threatened terrestrial ecosystems

The site for the proposed development lies within the Saldanha Flats Strandveld vegetation type. This ecosystem is listed as “Endangered” in terms of Section 52 of the National Environmental Management: Biodiversity Act, 2004.

2.10.4 Bird corridors

A flyway is a predictable route used by migratory birds and insects to get from winter feeding grounds to summer breeding grounds and back. The site for the proposed development lies within a bird corridor called the Saldanha Flyway, as shown in Figure 20.



2.10.5 Wetlands

According to the Biodiversity Baseline Survey conducted by Eco Impact Legal Consulting, a seasonal pond with a radius of approximately 5m was observed west of the homestead on the project property, underneath the Eskom power lines. The GPS coordinates of the pond are: 32°56'41.45"S; 18°03'52.18"E. It is recommended that no infrastructure be constructed within 32m of this pond.



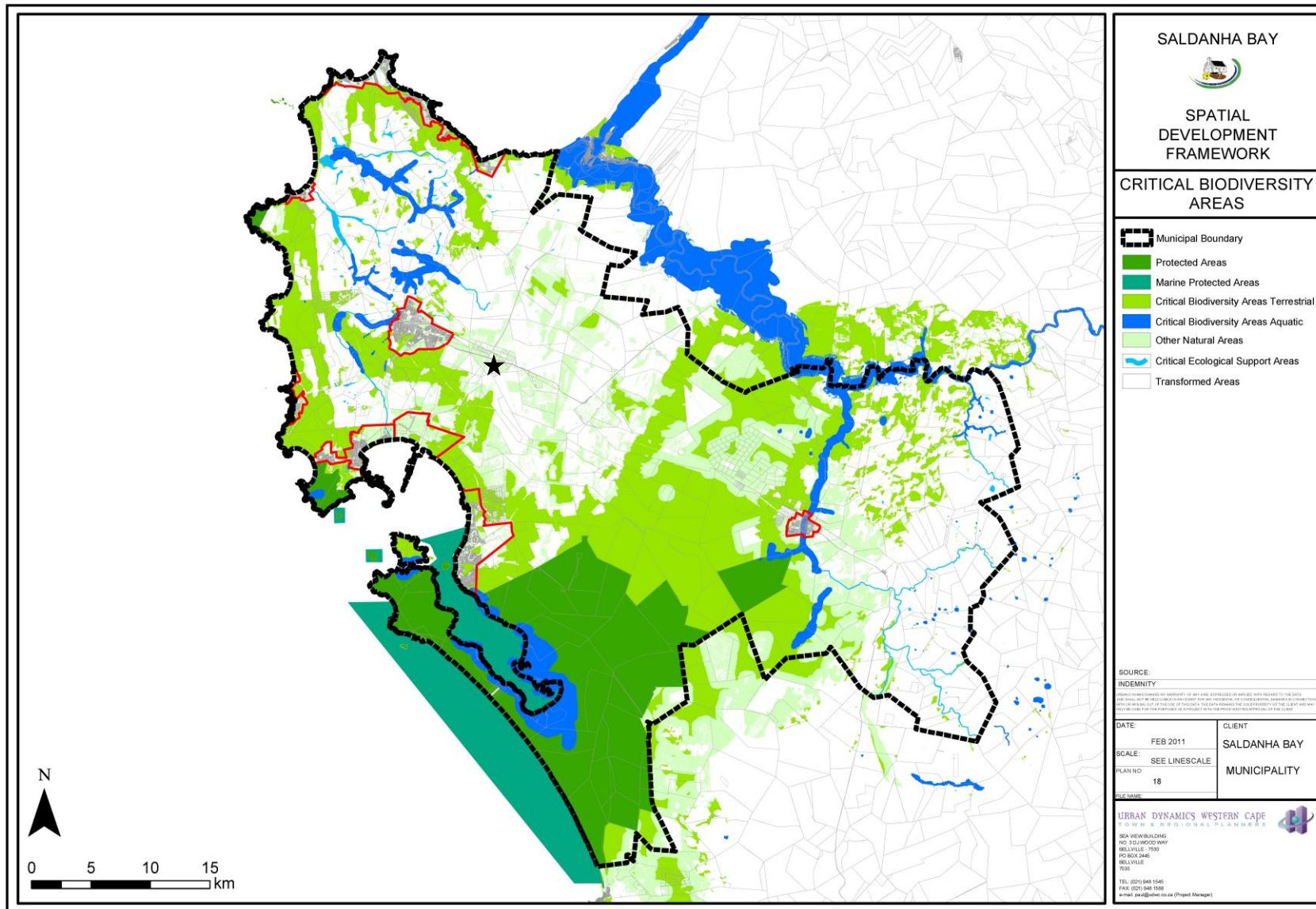


Figure 16: Critical Biodiversity Areas (Saldanha Bay Municipality, 2011).

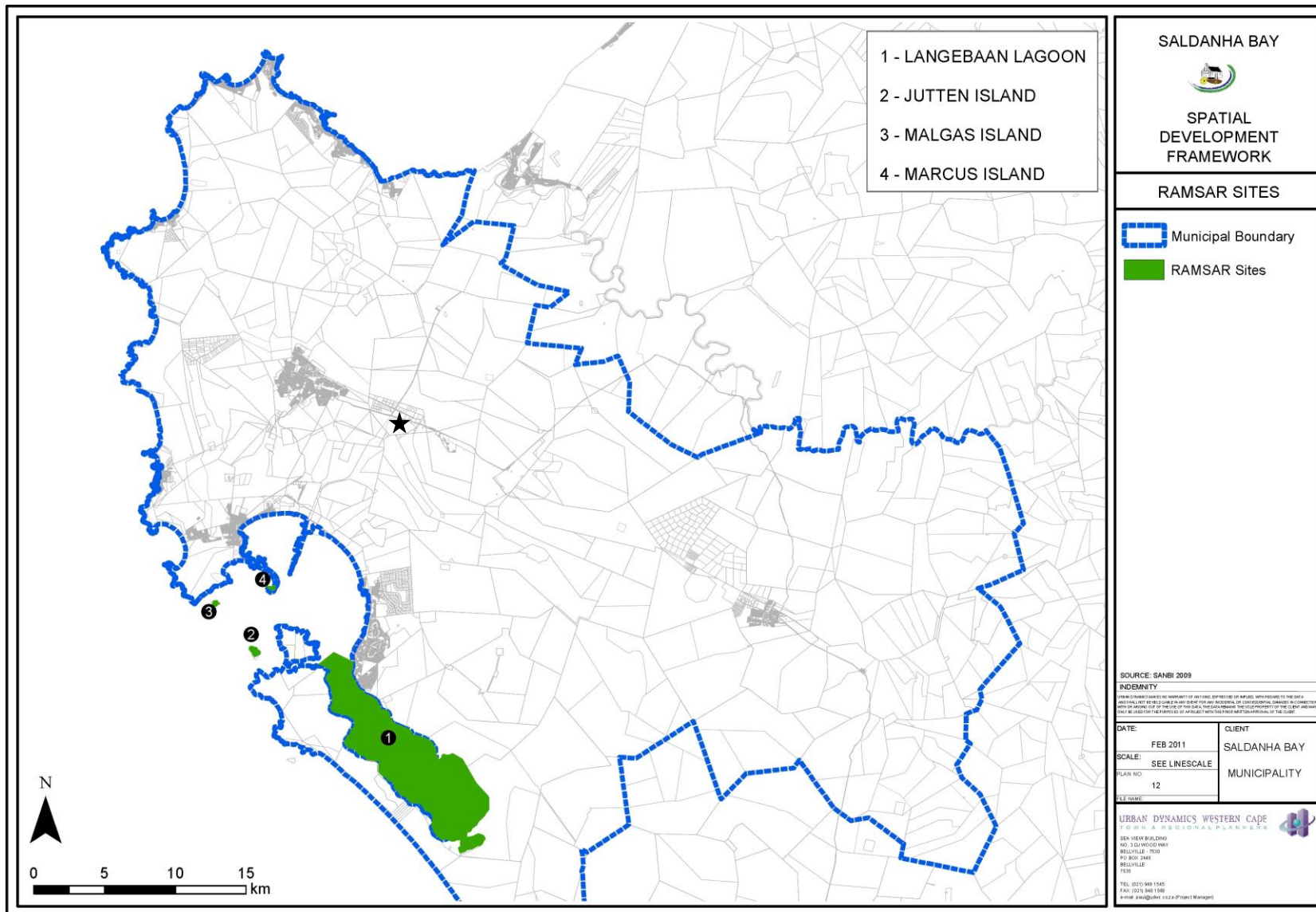


Figure 17: RAMSAR Sites (Saldanha Bay Municipality, 2011).

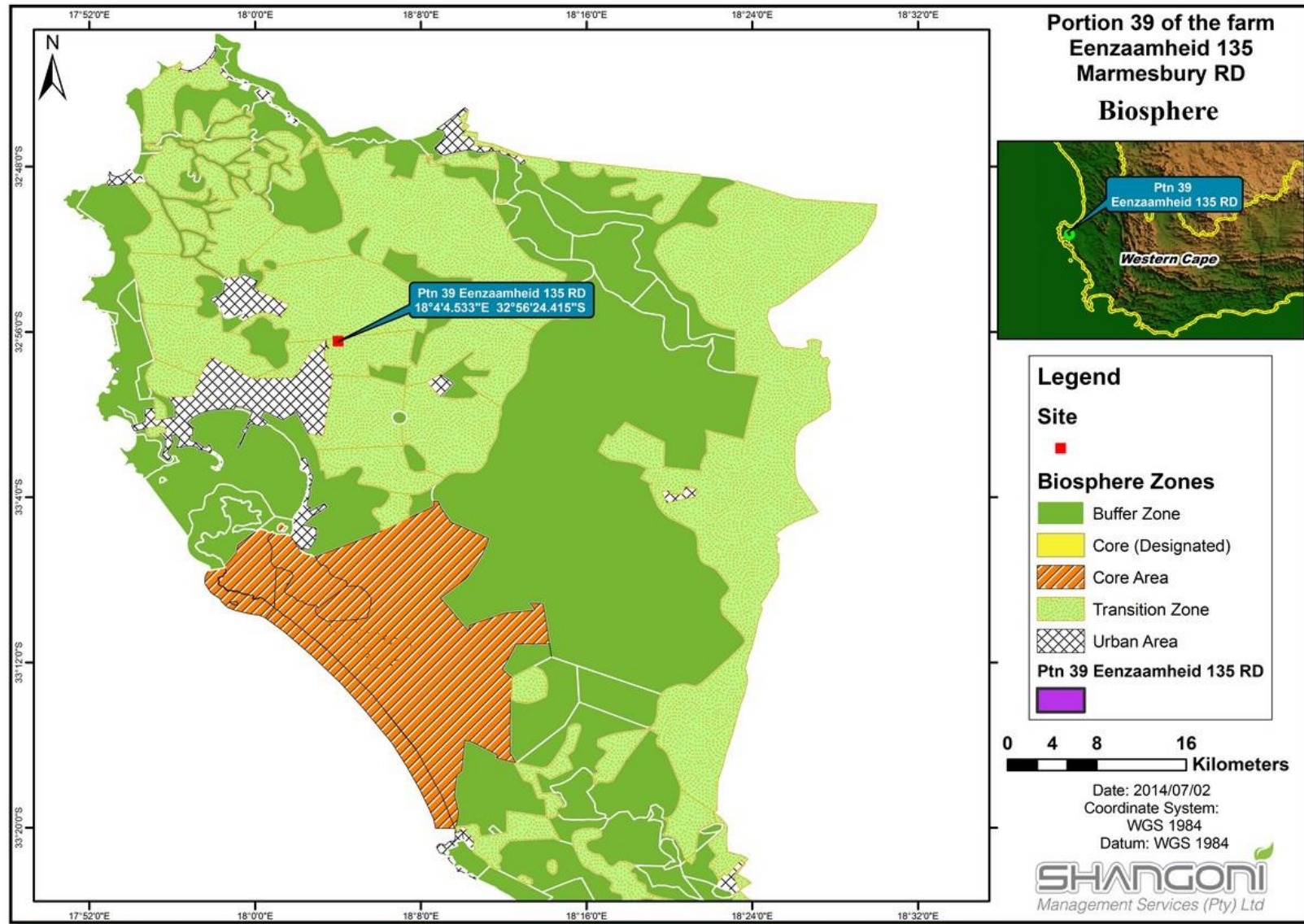


Figure 18: Cape West Coast Biosphere zones

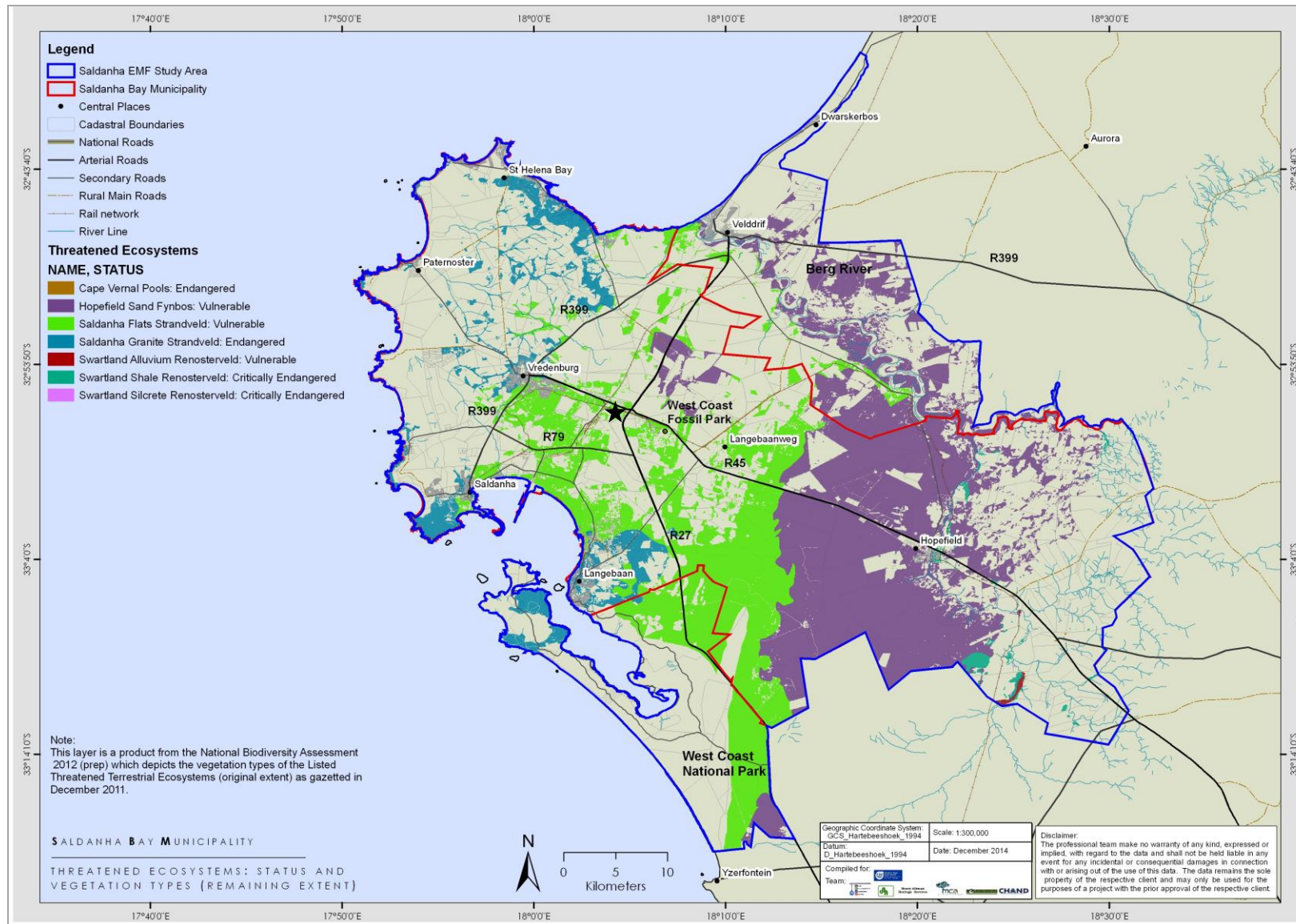


Figure 19: Ecosystem status (WCDEADP, 2015).

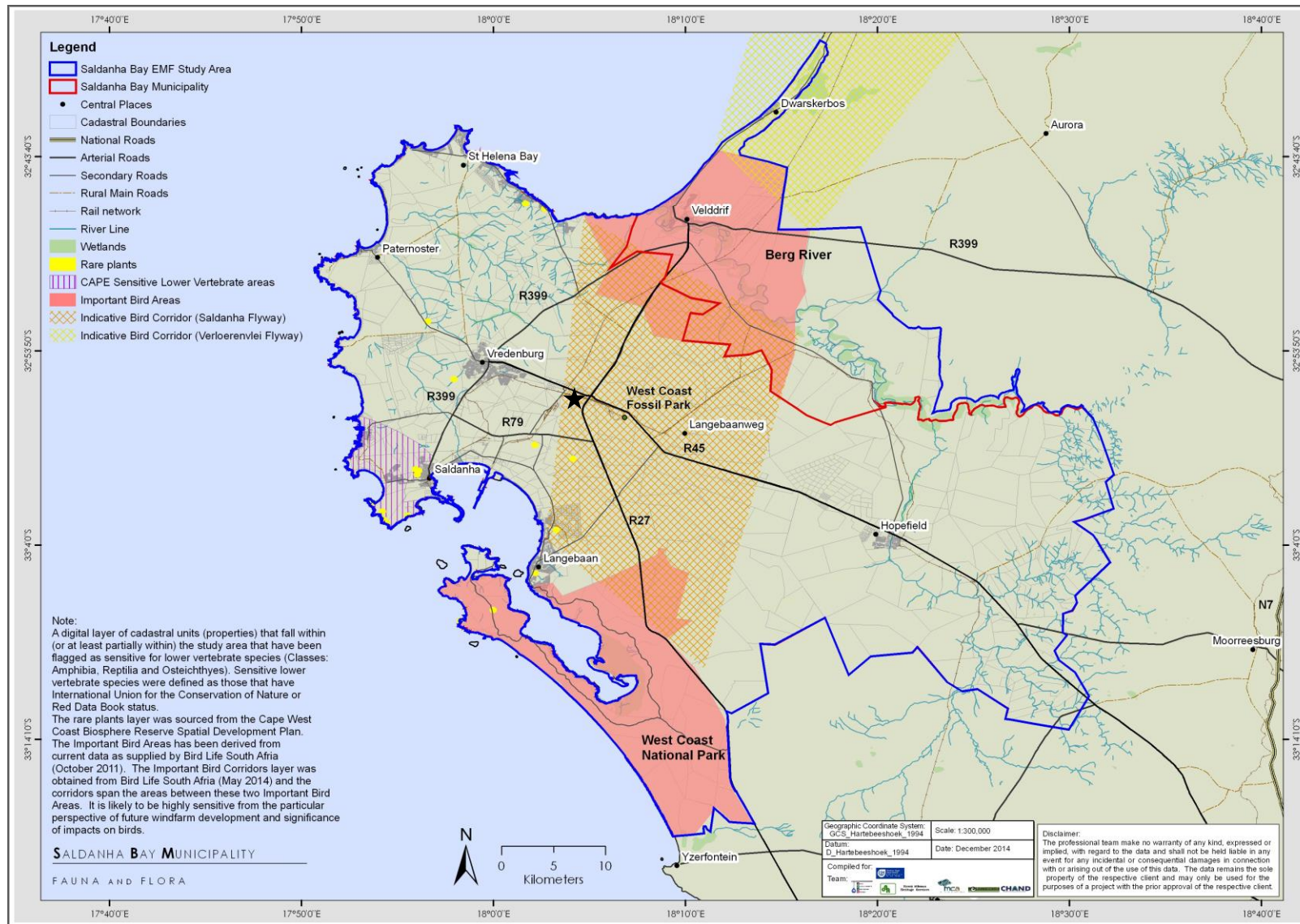


Figure 20: Bird corridor (WCDEADP, 2015).

2.11 Sites of archaeological and cultural interest

Fossil bone finds have been made in the area surrounding the proposed development. The Varswater Formation outcrop and fossils can be found approximately 4km to the east of the proposed development, in the area of the West Coast Fossil Park (refer to Figure 21). The West Coast Fossil Park is a cultural site and the Saldanha Flats Strandveld is viewed as a cultural landscape (refer to Figure 22 and Figure 23).

The site was studied for any archaeological significant signs (Avery & Avery, 2009). A survey was conducted on foot to visually scan the surface for any archaeological material. Mounds from rodents were examined for artefacts or bones brought to the surface.

During the survey no signs of any archaeological significance were found. No Stone Age archaeological material was observed. The only surface palaeontological material observed were sparse land snail (*Trigonephrus globulus*) shells that are embedded in outcrops of calcrete. Their presence, while in itself not likely of significance, may point to the subaerial occurrence of terrestrial reptile, mammal or bird remains in the calcareous sediments, similar to those preserved in the calcareous Late Pliocene Anyskop sediments that can be seen at the West Coast Fossil Park. Deeper below ground, important Late Miocene and Early Pliocene terrestrial and marine fossils may be found. Such material would need to be systematically recovered during foundation excavation work. Monitoring should take place during foundation excavations. The potentially significant palaeontological potential of the area will most likely be realised during deep excavations (40-60m below ground). The exposure of fossils as part of excavation activities should be viewed in a positive light, as this will provide an opportunity for the fossils to be accessed, as long as appropriate monitoring and systematic palaeontological excavations are provided for.

According to this specialist study, there is no archaeological reason for the development not to take place, provided that recommended mitigation recommendations are followed.

The above mentioned specialist report by Avery & Avery (2009) was submitted to Heritage Western Cape together with a Notice of Intent to Develop. Heritage Western Cape has indicated, upon review of the NID and specialist report, that no further heritage studies are required and that the recommendations made by Avery & Avery (2009) are accepted and should be upheld for the proposed development.



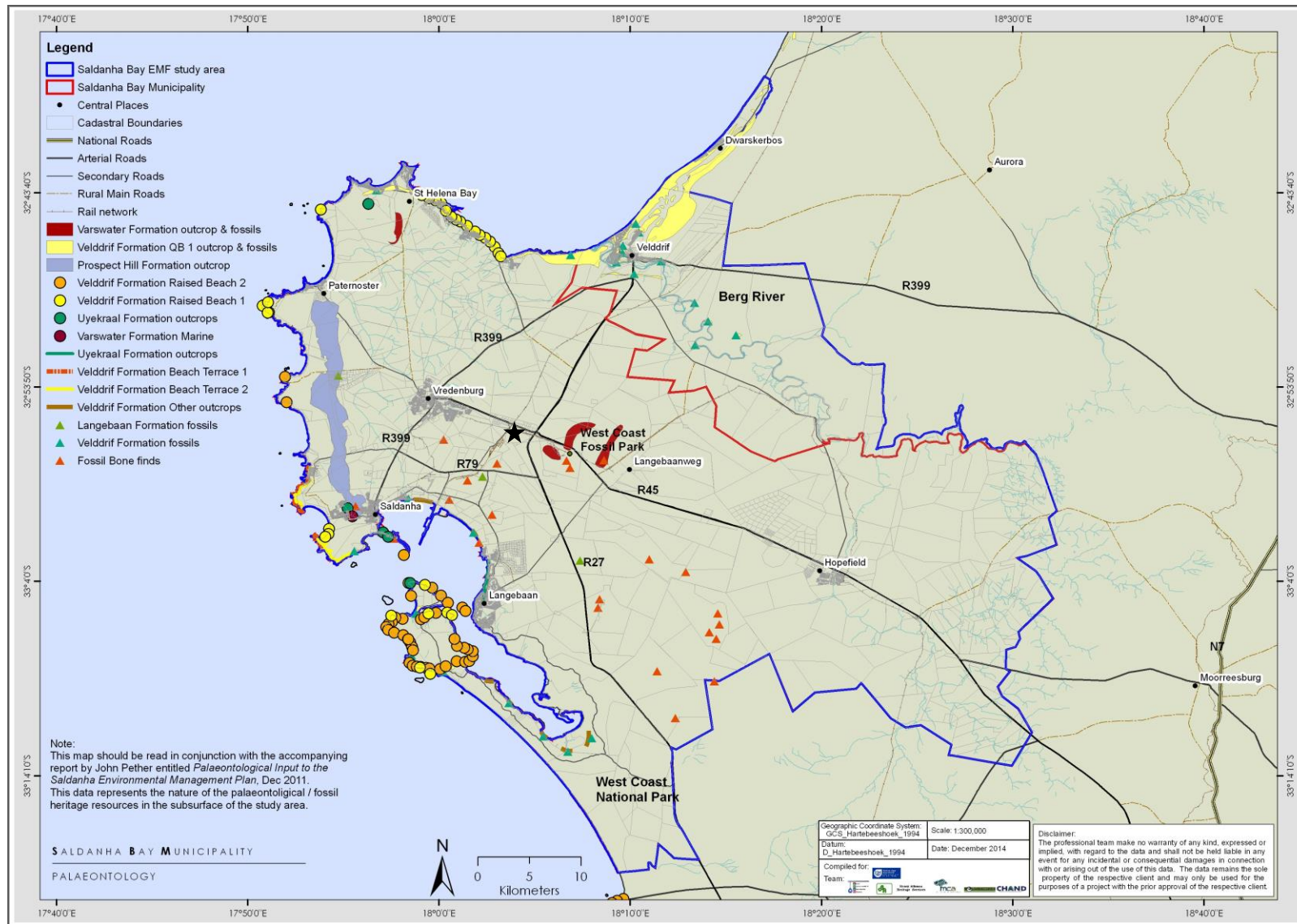


Figure 21: Palaeontology (WCDEADP, 2015).

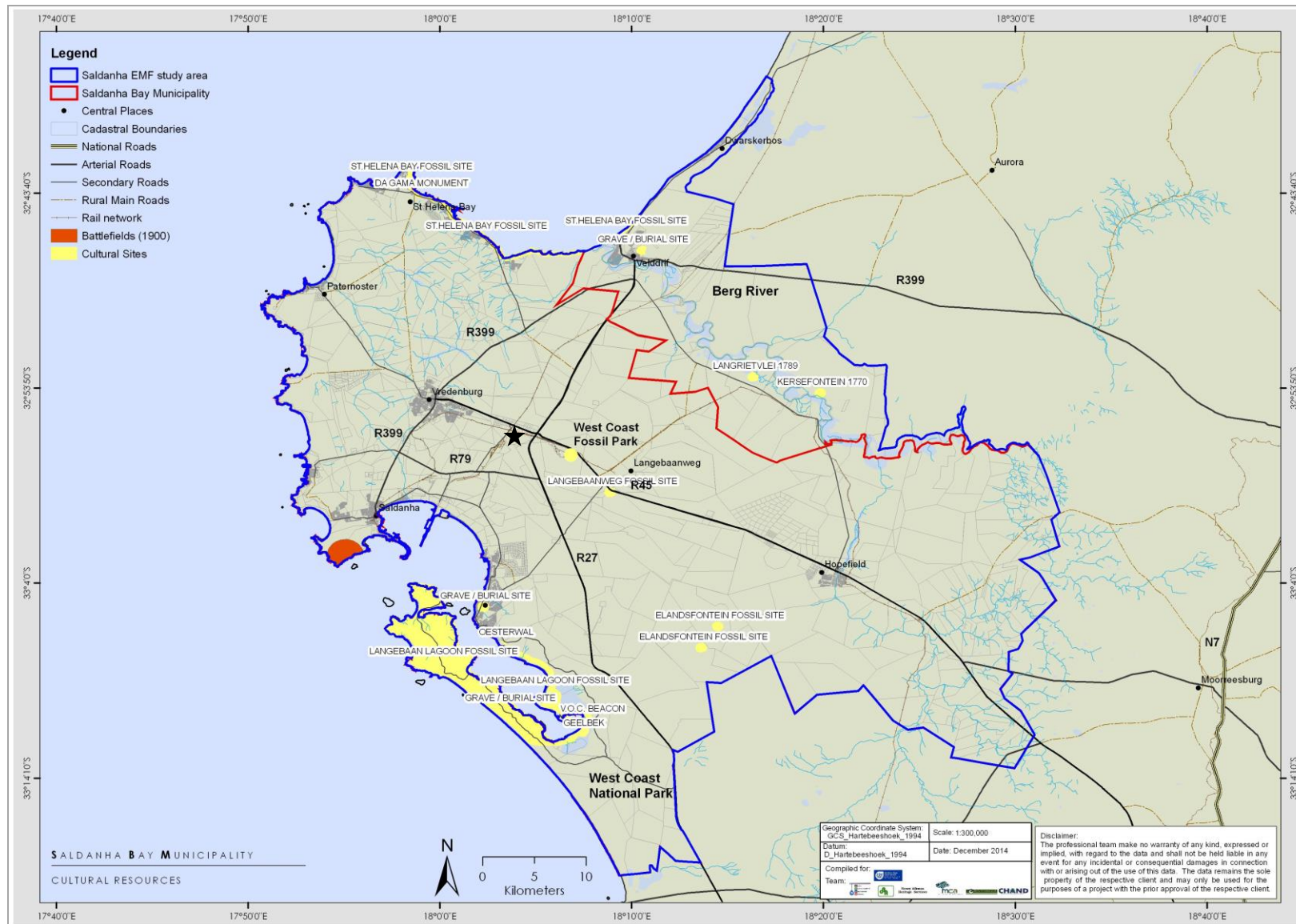


Figure 22: Cultural Sites (WCDEADP, 2015).



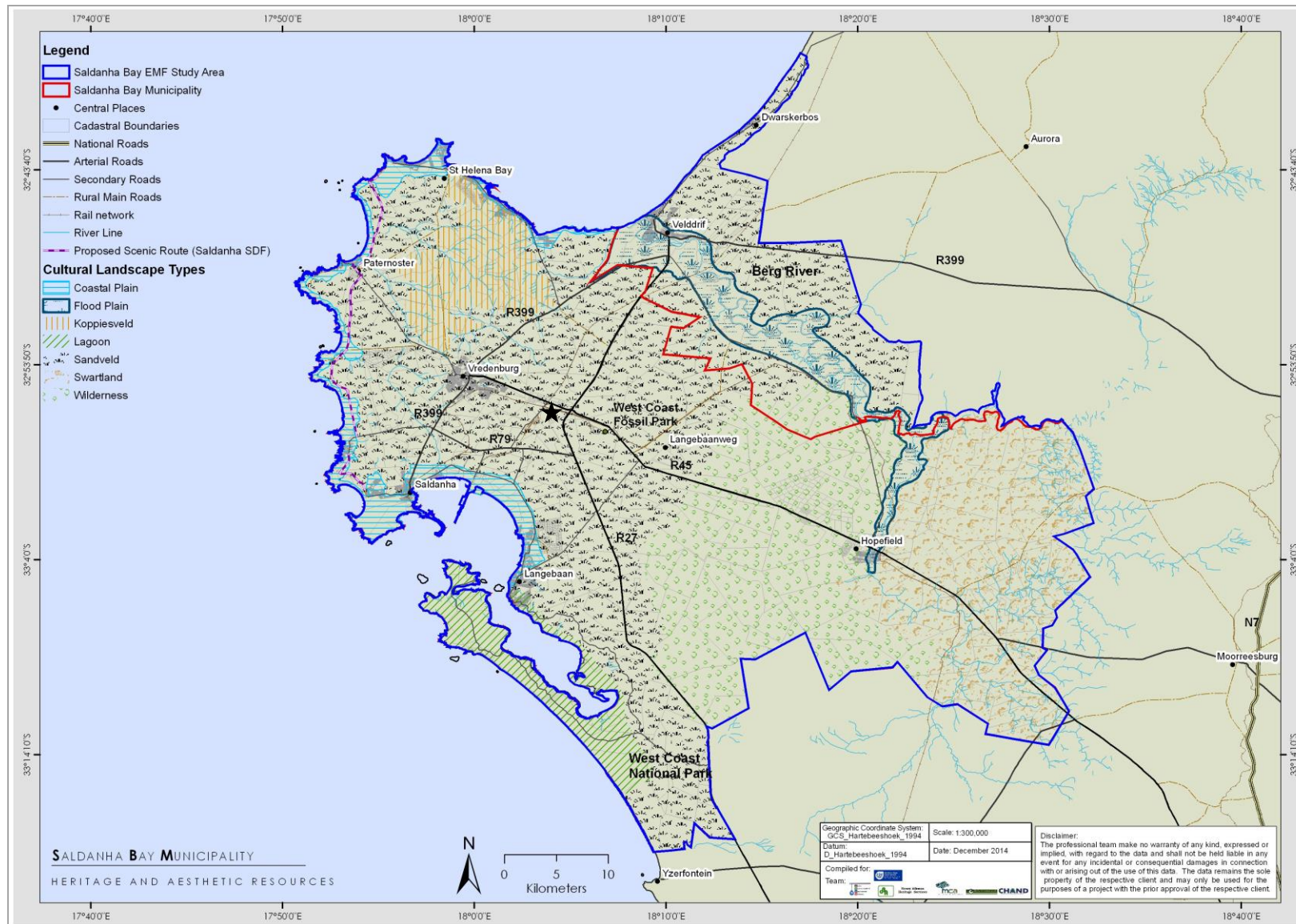


Figure 23: Heritage and Aesthetic Resources (WCDEADP, 2015).



2.12 Air Quality

The West Coast District Municipality lies outside any of the Airshed Priority Areas and the air quality is generally good, except in localised areas, where emissions from urbanised and industrialised areas, in combination with emissions from vehicles, result in the degradation of the ambient air quality (refer to Figure 24).

Emission sources in the West Coast District Municipality include:

- Industrial emissions;
- Wood burning in low-income residential areas;
- Windblown dust and refuse burning;
- Seasonal agricultural and biomass burning;
- Dust from bulk ore handling in Saldanha Bay; and
- Odour from Fish-meal processing.

Under prevailing north-westerly winds, air pollutants may be transported from the West Coast District Municipality into the Cape Winelands District Municipality. Similarly, under prevailing southerly winds, air pollutants may be transported from the City of Cape Town into the southern parts of the West Coast DM (AQMP, 2010).

The proposed industrial park lies within the Industrial Development Zone (refer to Figure 25). The air quality in the study area appears to be compromised in the vicinity of Saldanha Iron Ore Handling Facility (IOHF), Exarro Namakwa Sands and the Arcelor Mittal Saldanha Steel Works, whilst the air quality in the nearby residential areas of Saldanha Bay, Vredenburg and Langebaan is of an acceptable quality (Wesgro, 2011).



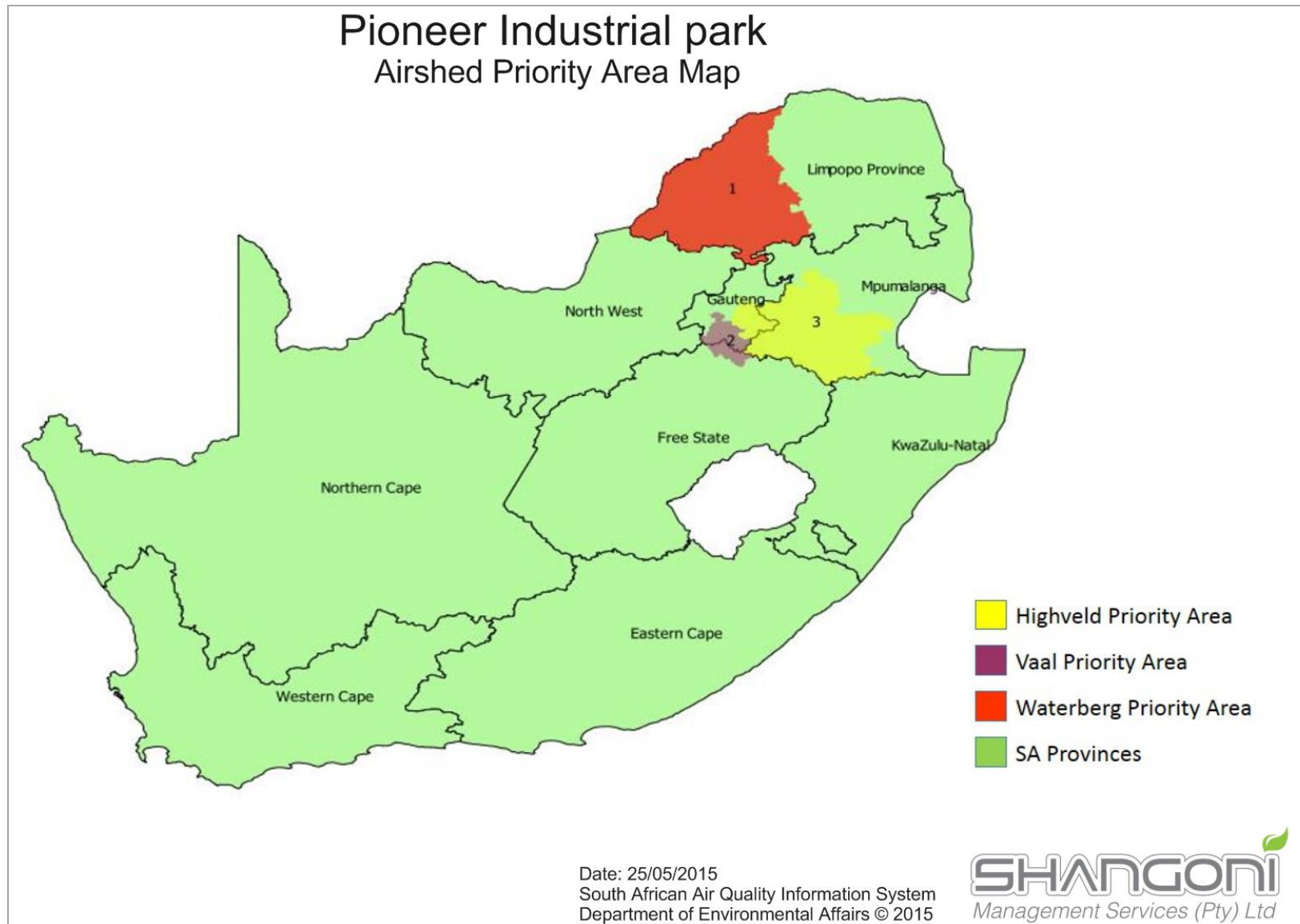


Figure 24: Airshed Priority Areas (SAAQIS, 2015).

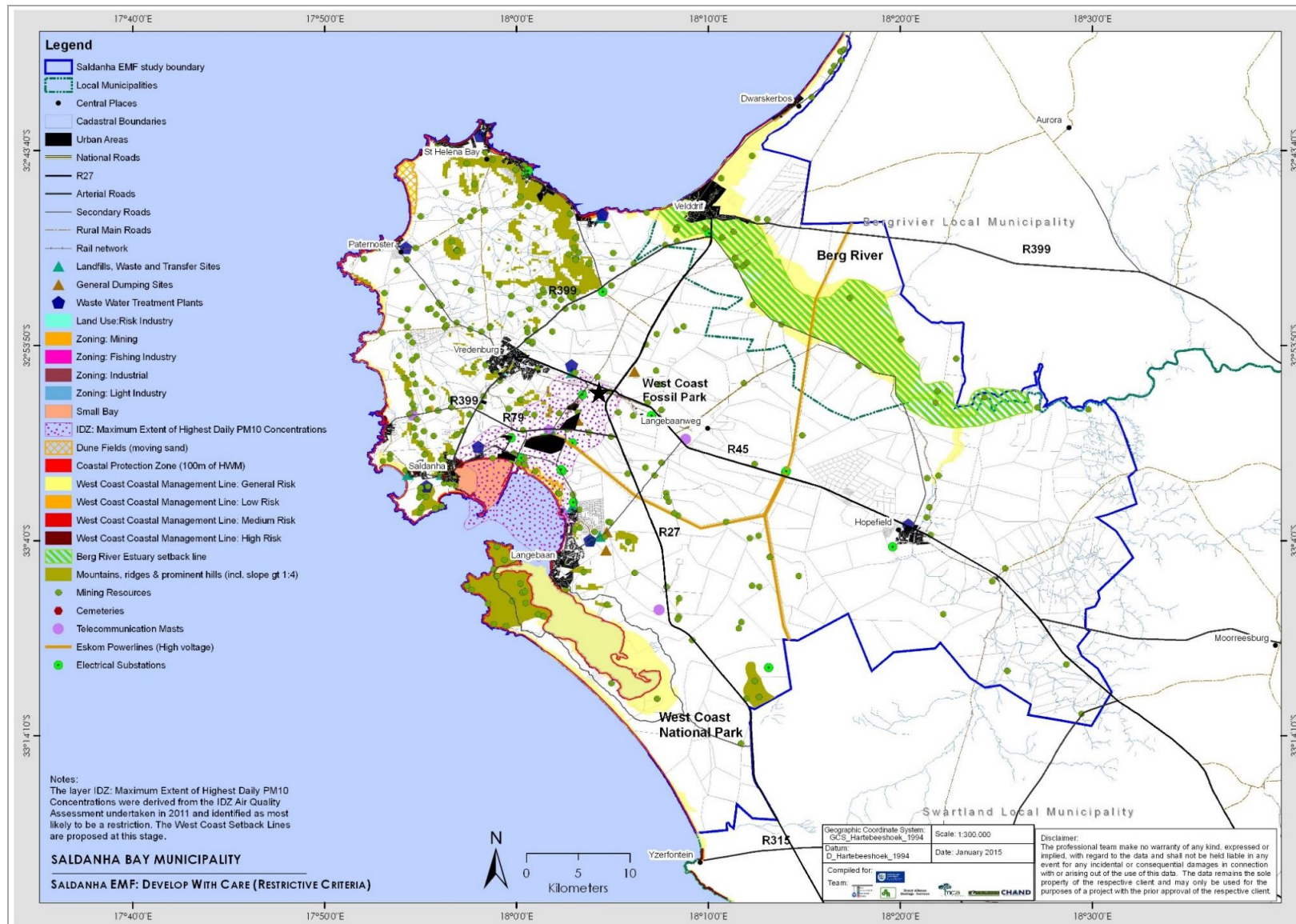


Figure 25: IDZ: Maximum Extent of Highest Daily PM10 Concentrations (WCDEADP, 2015).

2.13 Noise

Noise in the area surrounding the proposed industrial park originates from the Salkor train station, trains on the railway lines, traffic on the R27 and the R45 and industries such as ArcelorMittal South Africa and Namaqua sands.

During construction phase of the proposed project, additional noise will also be generated. According to Jorgensen & Johnson (1981), the noise levels generated by general construction activities on a building site can reach levels of approximately 70 dB, caused by for instance heavy machinery. Sound is inversely proportional to the distance from the source and can get absorbed by buildings and vegetation barriers. Noise intensities (dB) will be at their highest on site and will decrease as one moves away from their sources.

The noise decline curve gives an indication of how noise generated at the site will decrease with distance. It gives an indication of the distance that the sound would have travelled upon reaching a level of 60 dB, prescribed by the SABS as being the acceptable limit for environmental noise. According to noise decline curve, at a distance of 27 metres from the construction site, the generated noise would have decreased to a level of 60 dB and at a distance of 45 metres it would have decreased to approximately 55dB. It can therefore be said that noise travelling further than 45 metres will have a low impact on neighbouring farms and sensitive receptors.

2.14 Visual aspects

The site is visible to adjacent land owners, people passing the site via train on the railway to the west of the site, motorists travelling past the site on the R27 to the east of the site and potentially motorist travelling on the R45 to the north of the site.

2.15 Environmental Management Zones

There are three Environmental Management Zones within the Environmental Management Framework for the greater Saldanha area. These EMZs are identified based on a combination of the environmental characteristics of the area and the potential for significant impacts in relation to activities listed in the 2010 NEMA EIA Regulations, namely Listing Notices 1, 2 and 3 (GN 544, 545 and 546 of 18 June 2010, as amended on 30 July 2010).

The proposed industrial park lies within EMZ 2 and EMZ 3 (refer to Figure 26 and Figure 27). The objective of EMZ 2 and EMZ 3 is to promote development with care, with respect to the valued resources and restrictive conditions or constraints (attributes), respectively.

Activities that should be avoided in EMZ2 include:

- Mining projects;



- Extraction or processing of oil or gas; and
- Power generation projects (fossil fuels or nuclear).

Activities that should be avoided in EMZ3 include:

- Residential projects;
- Commercial or retail facilities;
- Intensive agriculture;
- Facilities for the concentration of livestock or for intensive/commercial livestock production;
- Forestry/afforestation;
- Dams (instream and offstream) and water transfer schemes;
- Recreational facilities; and
- Tourism facilities (WCDEADP, 2015).



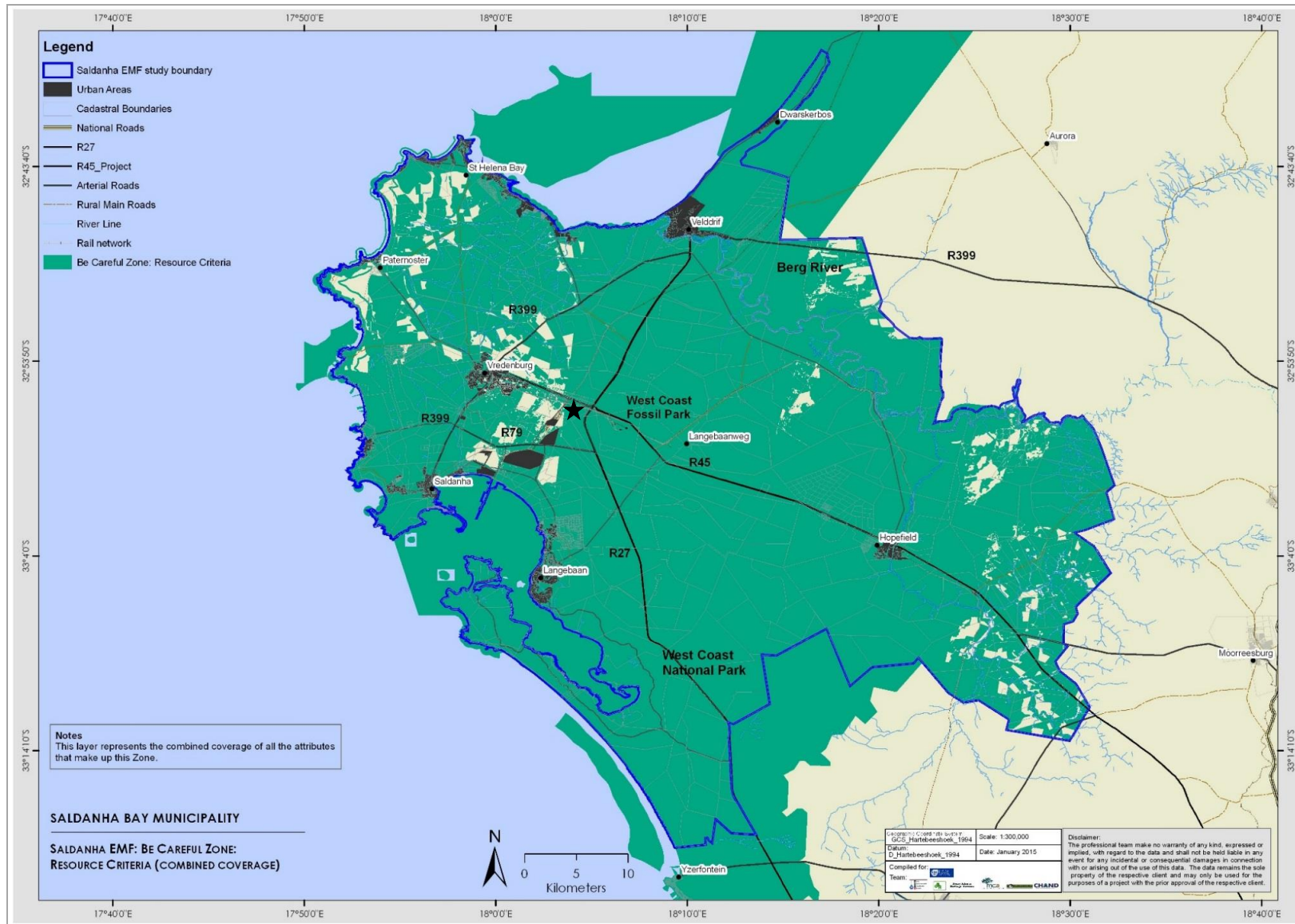


Figure 26: Environmental Management Zone 2 – develop with care: valued resources (WCDEADP, 2015).

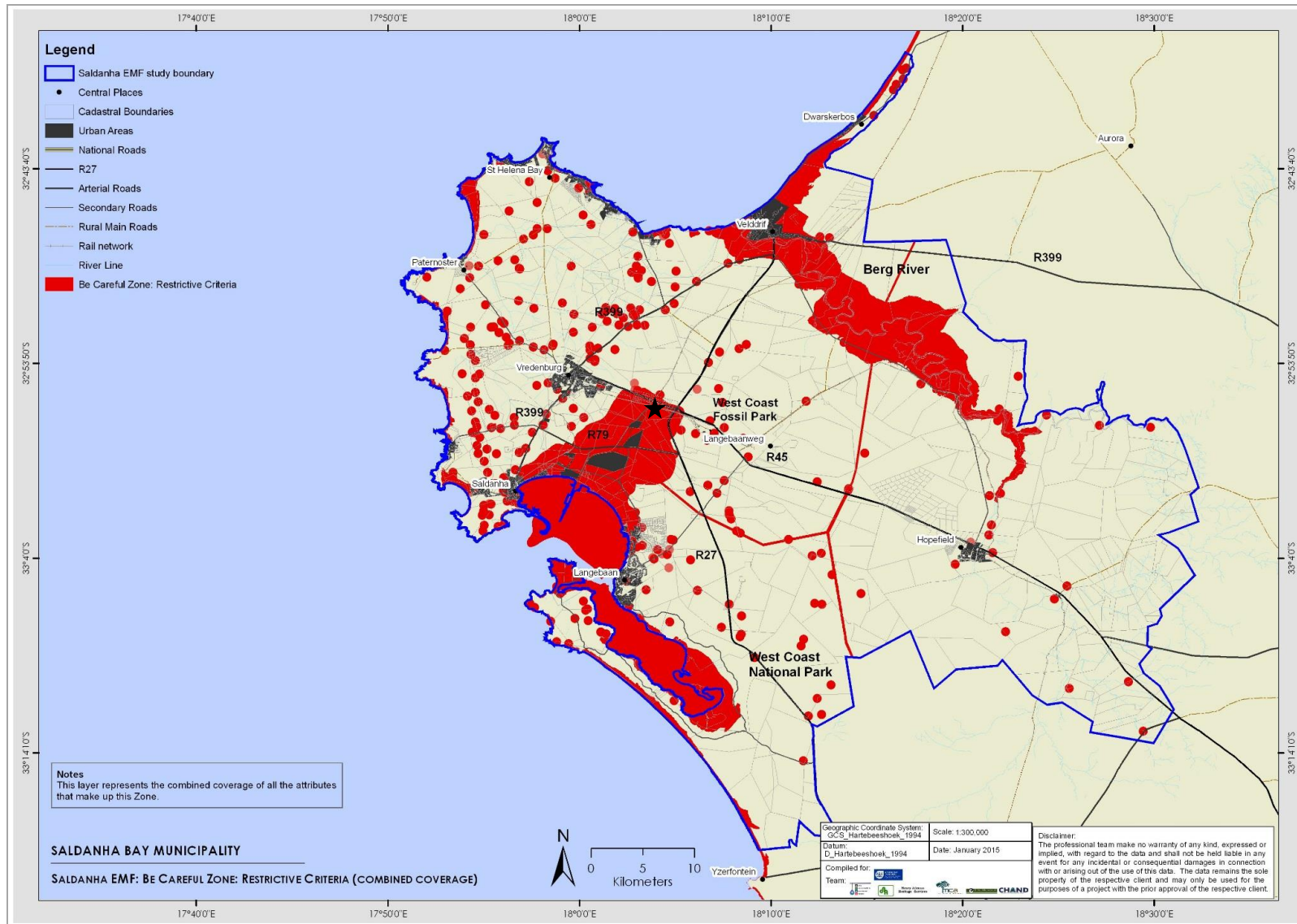


Figure 27: Environmental Management Zone 3 – develop with care: restrictive conditions or constraints (WCDEADP, 2015).

2.16 Socio-economic aspects

2.16.1 Demography

According to the 2011 census, 99 193 people formed part of the 28 835 households in the Saldanha Bay Local Municipality. The average household size is 3.4 people per household. The growth rate in the municipality is 3.45% per annum. There are 99.2 men for every 100 women in the municipality (Statistics South Africa, 2011). The table below shows the age structure of the municipality.

Table 13: Demographic Profile of the Saldanha Bay Local Municipality

Age Group	Percentage of Population (%)
Under 15 years of age	25.3
15 to 64 years of age	69.5
Over 65 years of age	5.2
Total	100

2.16.2 Major economic activities

The major economic activities in the Saldanha Bay area are manufacturing activities. These activities contribute 29.3% of the municipality's General Growth Properties (GGP). Agriculture is the second most important economic activity with a contribution of 11.5% to the GGP (Urban-Econ Development Economists, 2005).

2.16.3 Unemployment and employment

The 2011 census found that the official unemployment rate was 23.4% and the youth unemployment rate (15 to 34 years of age) was 30.4%. The dependency ratio was 44.0 per 100 people between the ages of 15 and 64 years (Statistics South Africa, 2011).



3. APPLICABLE LEGISLATION AND GUIDELINES

The table below provides an indication of the main legislation, policies and/or guidelines applicable to the proposed industrial park project.

Table 14: Applicable legislation, policies and/or guidelines

Title of legislation, policy or guideline	Administering authority	Aim of legislation, policy or guideline
Laws of General Application		
The Constitution of the Republic of South Africa, 1996 (Act No. 108 of 1996)	-	To establish a Constitution with a Bill of Rights for the RSA.
Environment Conservation Act, 1989 (Act No. 73 of 1989 as amended)	Western Cape Department of Environmental Affairs and Development Planning	To control environmental conservation.
National Environmental Management Act, 1998 (Act No. 107 of 1998)	Western Cape Department of Environmental Affairs and Development Planning	To provide for the integrated management of the environment, and to regulate the 'Duty of Care' Principle.
National Environmental Management Amendment Act, 2008 (Act No. 62 of 2008)		
Promotion of Access to Information Act, 2000 (Act No. 2 of 2000 as amended)	-	To give effect to the constitutional right of access to any information held by the State and any information that is held by another person and that is required for the exercise or protection of any rights.
Air Quality and Noise		
National Environmental Management: Air Quality Act (Act No. 39 of 2004)	West Coast Municipality	To reform the law regulating air quality to protect the environment by providing reasonable measures for the prevention of pollution. To provide for national norms and standards regulating air quality monitoring, management and control.
Water Management		
National Water Act (NWA), 1998 (Act No. 36 of 1998)	Department of Water and Sanitation	To provide for fundamental reform of the law relating to water resources.
Waste Management		
National Environmental Management Act, 1998 (Act No. 107 of 1998)	Western Cape Department of Environmental Affairs and Development Planning	To reform the law regulating waste



Title of legislation, policy or guideline	Administering authority	Aim of legislation, policy or guideline
Management: Waste Act (Act No. 59 of 2008)	Environmental Affairs and Development Planning	management in order to protect health and the environment by providing reasonable measures for the prevention of pollution and ecological degradation.
National Environmental Management: Waste Act (Act No. 59 of 2008) – Waste Classification and management regulations (GNR. 634 of 23 August 2013).	Western Cape Department of Environmental Affairs and Development Planning	To regulate the classification and management of waste in a manner that supports and implements the provisions of the Waste Act.
Biodiversity		
National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004)	Western Cape Department of Environmental Affairs and Development Planning	To provide for the management and conservation of South Africa's biodiversity within the framework of the National Environmental Management Act, 1998.
Conservation of Agricultural Resources Act, 1983 (Act No. 43 of 1983)	Western Cape Department of Agriculture	To provide for control over the utilisation of the natural agricultural resources of South Africa in order to promote the conservation of the soil, the water sources and the vegetation and the combating of weeds and invader plants.
National Veld and Forest Fire Act, 1998 (Act No. 101 of 1998)	Western Cape Department of Agriculture	To reform the law on veldt and forest fires.
Agricultural Pest Act, 1983 (Act No. 36 of 1983 as amended) – GN R276 of 5 March 2004	Western Cape Department of Agriculture	To regulate plants, plant products and other regulated articles when imported into South Africa.
Soil and Land Management		
National Environmental Management Act, 1998 (Act No. 107 of 1998) National Environmental Management Amendment Act, 2008 (Act No. 62 of 2008)	Western Cape Department of Environmental Affairs and Development Planning	To provide for the integrated management of the environment and to regulate the 'Duty of Care' Principle.
Environment Conservation Act, 1989 (Act No. 73 of 1989 as amended)	Western Cape Department of Environmental Affairs and Development Planning	To control environmental conservation.
Heritage and Archaeological Resources		
National Heritage Resources Act No 25 of 1999 (Act No. 25 of 1999 as	Heritage Western Cape	To introduce an integrated and interactive system for the



Title of legislation, policy or guideline	Administering authority	Aim of legislation, policy or guideline
amended)		management of the national heritage resources; to promote good government at all levels, and empower civil society to nurture and conserve their heritage resources so that they may be bequeathed to future generations
Protected Areas		
National Environmental Management: Protected Areas Act, 2003 (Act No. 57 of 2003 as amended)	Western Cape Department of Environmental Affairs and Development Planning	To provide for the protection and conservation of ecologically viable areas representative of South Africa's biological diversity and its natural landscapes.
Planning of New Activities		
National Environmental Management Act, 1998 (Act No. 107 of 1998) National Environmental Management Amendment Act, 2008 (Act No. 62 of 2008)	Western Cape Department of Environmental Affairs and Development Planning	To provide for the integrated management of the environment and to regulate the 'Duty of Care' Principle.
EIA Regulations R 543, R 544, R 545 and R 546, dated June 2010) under the NEMA, 1998	Western Cape Department of Environmental Affairs and Development Planning	To regulate and control the authorisation of certain listed activities.
Mining		
Mineral and Petroleum Resources Development Act, 2002 (Act No. 28 of 2002)	Department of Mineral Resources	To make provision for equitable access to and sustainable development of the nation's mineral and petroleum resources.



4. PUBLIC PARTICIPATION PROCESS

4.1 Objectives of the Public Participation Process (PPP)

Section 24 of the Constitution of the Republic of South Africa of 1996 guarantees everyone the right to an environment that is not harmful to their health and well-being and to have the environment protected for the benefit of present and future generations. In order to give effect to this right, the National Environmental Management Amendment Act (NEMA), 2008 came into effect.

In terms of Section 24 (4) of the NEMA, 2008, procedures for the investigation, assessment and communication of the potential consequences or impacts of activities on the environment must, *inter alia*, ensure, with respect to every application:

- Coordination and cooperation between organs of state in the consideration of assessments where an activity falls under the jurisdiction of more than one organ of state.
- That the findings and recommendations flowing from an investigation, the general objective of integrated management laid down in NEMA, 2008 and the principles of environmental management set out in Section 2 of NEMA, 2008 are taken into account in any decision made by the organ state in relation to any proposed policy, programme, process, plan or projects, consequences or impacts.
- Public information and participation procedures which provide all integrated and affected parties, including all organs of state in all spheres of government that may have jurisdiction over any aspect of the activity, with a reasonable opportunity to participate in those information and participation procedures.

One of the general objectives of integrated environmental management laid down in Section 23(2) (d) of NEMA, 2008 is to: “ensure adequate and appropriate opportunity for public participation in decisions that may affect the environment.”

The National Environmental Management Principles as stipulated in NEMA, 2008 say:

- “Environmental management must place people and their needs at the forefront of its concern, and serve their physical, psychological, developmental, cultural and social interests equitably.
- The participation of all interested and affected parties in environmental governance must be promoted, and all people must have an opportunity to develop the understanding, skills and capacity necessary to achieve equitable and effective participation, and participation by vulnerable and disadvantaged persons must be ensured”.



4.2 Legislation and guidelines followed for the PPP

The public participation process for this project was conducted by Shangoni Management Services in terms of:

- The procedures and provisions in terms of the NEMA (as amended), 2008;
- Chapter 6 of the EIA Regulations of 2010;
- GN 807; Public Participation Guideline in the Environmental Impact Assessment Process, dated October 2012; and
- Other relevant legislation such as the Promotion of Access to Information Act (PAIA), 2000.

Refer to Appendix D for an extract regarding the required public participation process to be followed, taken from the relevant legislation and guidelines

4.3 Public Participation Process followed

4.3.1 Identification and registration of I&APs and key stakeholders

The table below lists the landowners and adjacent landowners identified and notified (by means of e-mail, fax and/or registered post) of the proposed project. Copies of the notifications to the I&APs have been included in Appendix D.

Table 15: List of landowners and adjacent landowners identified and notified

Farm Name	Owner
Ptn 3 of the farm Eenzaamheid 135	Waterwyk (Pty) Ltd - Hugo Tallies
Ptn 6 of the farm Eenzaamheid 135	Transnet (Pty) Ltd
Ptn 7 of the farm Eenzaamheid 135	Transnet (Pty) Ltd/Gavin O'Connor
Ptn 14 of the farm Eenzaamheid 135	Transnet (Pty) Ltd
Ptn 17 of the farm Eenzaamheid 135	Plasto Prop 5 (Pty) Ltd
Ptn 18 of the farm Eenzaamheid 135	Jason & Tamia Familie Trust/F.H. Jordaan
Ptn 27 of the farm Eenzaamheid 135	Lampies Elektries - Lambrechts Gerhard
Ptn 29 of the farm Eenzaamheid 135	Jan R Malan
Ptn 34 of the farm Eenzaamheid 135	Mr Richard van Wyk
Ptn 37 of the farm Eenzaamheid 135	Lampies Elektries - Lambrechts Gerhard
Ptn 40 of the farm Eenzaamheid 135	Corries Construction Services CC – Mr Corrie Schutte
Ptn 40 of the farm Eenzaamheid 135	SA Kalk & Gips - Mr Ben Krog
Ptn 41 of the farm Eenzaamheid 135	Juffroushoogte Gasteplaas – Dr Sam Hapley
Ptn 42, 46 and 47 of the farm Eenzaamheid 135	Geriona Johanna Mouton
Ptn 44 of the farm Eenzaamheid 135	Saldanha Ind Services CC - Noerie Laatoe
Ptn 45 of the farm Eenzaamheid 135	Cameron Peter James
Ptn 49 of the farm Eenzaamheid 135	Ms A.M. Thom
Ptn 15630 of the farm Eenzaamheid	Spannies Spangenberg
Ptn 0 of the farm Langeberg 188	Trans African Murals (Pty) Ltd



Farm Name	Owner
Ptn 3 of the farm Langeberg 188	Unknown
Ptn 4 of the farm Langeberg 187	C.J. Steyn
Ptn 5 of the farm Langeberg 188	Unknown
Ptn 6 and 9 of the farm Langeberg 187	Gavin Stiglingh
Farm Nooitgedacht	H.S.C. Steenkamp
Witteklip 123, Vredenburg	KRRC Trust – Herman van As
Ptn 1 of the farm 133	Transnet (Pty) Ltd
Ptn 2 of the farm 1195	Abloma Familie Trust

All organs of state which may have jurisdiction in respect of the proposed project is considered to be registered I&APs.

The following organs of state were notified of the proposed project:

- Western Cape Department of Agriculture;
- Western Cape Department of Community Safety;
- Western Cape Department of Cultural Affairs and Sport;
- Western Cape Department of Economic Development and Tourism;
- Western Cape Department of Energy;
- Western Cape Department of Environmental Affairs and Development Planning;
- Western Cape Department of Health;
- Western Cape Department of Human Settlements;
- Western Cape Department of Local Government;
- Western Cape Department of Social Development;
- Western Cape Department of Transport and Public Works;
- Department of Mineral Resources – Western Cape Region;
- Department of Water and Sanitation;
- Department of Environmental Affairs;
- South African Civil Aviation Authority;
- South African Air Force;
- Air Force Base Langebaanweg;
- Saldanha Bay Municipality;
- Saldanha Bay Municipal Traffic Department;
- West Coast District Municipality;
- CapeNature;
- Heritage Western Cape;
- South African Biodiversity Institute;
- SA National Parks;
- Transnet;
- WESSA;



- SANRAL; and
- Eskom.

Copies of the notifications to the organs of state have been included in Appendix D and examples are included in the figures below.





Shangoni Management Services Pty (Ltd)
Reg: 2002/000002/07 VAT: 489 019 1069

Tel +27(0)12 807 7036 Fax +27(0)12 807 1014
E-mail info@shangoni.co.za www.shangoni.co.za
Block C8, Block@Nature 472 Botterklapper Street The Willows 0081
PO Box 74726 Lynnwood Ridge 0040

20 November 2014

EIA REF: 16/3/1/2/F4/23/3007/14; SMS REF: STR-SAL-14-02-06

Department of Water Affairs

Private Bag X16
Sanlamhof
7532

Attention: Mr R Khan

NOTICE OF APPLICATION FOR ENVIRONMENTAL AUTHORISATION AND POTENTIAL WATER USE LICENCE FOR THE PROPOSED PIONEER INDUSTRIAL PARK DEVELOPMENT ON PORTION 39 (REMAINING EXTENT) OF THE FARM EENZAAMHEID 135, MALMESBURY RD

You are hereby notified that an application for environmental authorisation in terms of the Environmental Impact Assessment (EIA) Regulations of 2010 (regulations in terms of chapter 5 of the National Environmental Management, 1998 (Act No. 107 of 1998), as amended (NEMA), has been lodged with the Western Cape Department of Environmental Affairs and Development Planning (WCDEADP). A Water Use Licence Application may also be submitted to the Department of Water Affairs in terms of Chapter 4 of the National Water Act, 1998 (Act No. 36 of 1998).

Applicant: Ms A.M. Thom.

Project Name: Pioneer Industrial Park.

Project Location: Portion 39 (remaining extent) of the farm Eenzaamheid 135, Malmesbury RD, Vredenburg.

Environmental Authorisation Application Process Reference Number:
16/3/1/2/F4/23/3007/14.

Project Description:

The proposed site [Portion 39 (remaining extent) of the farm Eenzaamheid 135, Malmesbury RD], is privately owned property situated 6.6km to the South-east of Vredenburg in the Western Cape Province. The site is approximately 180ha in extent. The current zoning of the property is "undetermined" according to the Zoning Map: VDG-SAL/1, dated 06/06/1982. The site was, however, used for agricultural activities approximately 20 years ago.



The applicant proposes to establish a mixed use Industrial Park on the site, including heavy industrial, light industrial and commercial uses. The proposed development will entail the following:

- The physical alternation and clearance of up to 180.5106ha of vegetation on undeveloped/vacant land.
- The construction and/or expansion/widening of road infrastructure, including access roads and an internal road network.
- The construction and/or expansion of a railway network on the property, including railway lines, stations and shunting yards.
- The construction and/or expansion of bulk services, including electricity, water, stormwater and sewage systems/networks.
- The proposed project will likely also entail the construction of facilities for the storage and handling of dangerous goods, such as diesel, petrol, oil and lubricants, the construction of a bulk water supply reservoir and the construction of a facility for the treatment of sewage and/or effluent, such as a package plant.
- It is possible that the facility will require a Water Use Licence in terms of the National Water Act, 1998, for water use activities, such as the storage of water and the treatment of wastewater that may be undertaken on the site. Potential Water Use activities that may require licensing are:
 - Section 21(a): Taking of water from a water resource;
 - Section 21(b): Storage of water;
 - Section 21(c) and (i): Impeding or Diverting the flow of water in a watercourse; and Altering the bed, banks, course or characteristics of a watercourse;
 - Section 21(f): Discharge of waste or water containing waste into a water resource through a pipe, canal, sewer or other conduit; and
 - Section 21(g): Disposing of waste in a manner which may detrimentally impact on a water resource.

A Background Information Document (BID) and Interested and Affected Party (I&AP) Registration Form are also attached to this letter in order to provide more detail with regards to the proposed project and so that persons may register as I&APs for the proposed project, should they so wish.

Invitation to participate: Should you wish to be registered as an I&AP or comment on the above-mentioned project and application process, please submit a completed Interested and Affected Party Registration Form (attached to this letter) or your name, contact information and interest in the matter, in writing, to the contact person below, by no later than **19 January 2015**.

Figure 29: Notification Letter - Page 2



Where to obtain more information: To obtain additional information please contact the Environmental Assessment Practitioner at the details provided below.

Environmental Assessment Practitioner: Shangoni Management Services (Pty) Ltd
PO Box 74726, Lynnwood Ridge, Pretoria, 0040. Contact Person: **Lizette Crous**: Tel: 012 807 7036, Cell: 071 673 3355, Fax: 012 807 1014/086 643 5360, E-mail: lizette@shangoni.co.za. For online participation go to www.shangoni.co.za and click on the “Public Documents” link.

Regards,



Lizette Crous
Shangoni Management Services

Figure 30: Notification Letter - Page 3



4.3.2 Methods of notification

4.3.2.1 Advertisement(s)

The proposed project was advertised in a local newspaper, The Weslander, on the 20th of November 2014. The Weslander Newspaper was found to be the most appropriate newspaper in terms of its accessibility to the I&APs. A copy of the advertisement and proof of the placement thereof is attached in Appendix D. Refer also to Figure 31 below.

4.3.2.2 Placement of site- and public notices

Notice was also given to Interested and Affected Parties (I&APs) via the placement of notice boards. Notice boards were placed at different, noticeable and conspicuous places on the 20th of November 2014. A copy of the site notice and photographs of the site notices are attached in Appendix D. Refer also to Figure 32 below.



4.3.2.3 Background Information Document

The Background Information Document (BID) developed for the proposed project provides information pertaining to the project and is intended to inform I&APs of the proposed project. The BID also includes a registration form which I&APs, stakeholders and organs of state are encouraged to complete in order to register as an I&AP for the proposed project.

The BID was made available on the 20th of November 2014 to all landowners within and surrounding the site on which the proposed project will be undertaken, as well as to all organs of state that may have jurisdiction over any aspect of the activity. The BID will also be made available to any other person who becomes involved in the on-going Public Participation Process.

Copies of the BID and proof of distribution of the BID to the adjacent landowners and organs of state have been attached under Appendix D.






Weslander 29
20 November, 2014

NOTICE OF ENVIRONMENTAL AUTHORISATION APPLICATION AND POTENTIAL WATER USE LICENCE APPLICATION: PROPOSED PIONEER INDUSTRIAL PARK DEVELOPMENT ON PORTION 39 (REMAINING EXTENT) OF THE FARM EENZAAMHEID 135, MALMESBURY RD (EIA Reference Number: 16/3/1/2/F4/23/3007/14; SMS Reference Number: STR-SAL-14-02-06)

The purpose of this notice is to provide information to Interested and Affected Parties (I&APs) about potential decisions that may affect potential Water use (remaining extent) of the rest of Water Affairs in Province. The site is approximately 20 heavy industrial, light shunting yards, kms/networks, ous goods, such as acility for the ater use activities, sessment (EIA) will be for the authorisation of ublished in terms of if Impact Assessment Cape Department of DEADP on the 8th of n. IA of GNR 544. Listed ater Use activities that Section 21(c) and (i): tics of a watercourse; r other conduit; and as an Environmental t, 1998 (Act No. 107 of ater Act, 1998 (Act No. 107 (Shangoni) as the take and manage the requirements set out in nity to influence those y to submit comments, mb.



RVICES OF PORTATION ATION NO. REINAFER : TERMINAL WO) YEARS.
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 www.shangoni.co.za

NOTICE OF ENVIRONMENTAL AUTHORISATION APPLICATION AND POTENTIAL WATER USE LICENCE APPLICATION: PROPOSED PIONEER INDUSTRIAL PARK DEVELOPMENT ON PORTION 39 (REMAINING EXTENT) OF THE FARM EENZAAMHEID 135, MALMESBURY RD (EIA Reference Number: 16/3/1/2/F4/23/3007/14; SMS Reference Number: STR-SAL-14-02-06)

The purpose of this notice is to provide information to Interested and Affected Parties (I&APs) about potential decisions that may affect them and to afford I&APs an opportunity to influence those decisions in the Environmental Authorisation and potential Water use Licence application processes for the proposed Pioneer Industrial Park Development Project on Portion 39 (remaining extent) of the farm Eenzaamheid 135, Malmesbury RD. A Water Use Licence Application may be submitted to the Department of Water Affairs in terms of Chapter 4 of the National Water Act, 1998 (Act No. 36 of 1998).

BACKGROUND TO THE PROJECT
 Portion 39 of the Farm Eenzaamheid 135 is a vacant, privately owned property located in the Western Cape Province. The site is approximately 180ha in extent. The property has an "undetermined" zoning and was used for agricultural activities approximately 20 years ago. The applicant proposes to establish an Industrial Park on the property for mixed use, including heavy industrial, light industrial and commercial uses. The development will entail the following:

- The physical alternation and clearance of up to 180.5106ha of vegetation on undeveloped/vacant land.
- The construction and/or expansion/widening of road infrastructure, including access roads and an internal road network.
- The construction and/or expansion of a railway network on the property, including railway lines, stations and shunting yards.
- The construction and/or expansion of bulk services, including electricity, water, stormwater and sewage systems/networks.
- The proposed project will likely also entail the construction of facilities for the storage and handling of dangerous goods, such as diesel, petrol, oil and lubricants, the construction of a bulk water supply reservoir and the construction of a facility for the treatment of sewage and/or effluent, such as a package plant.
- It is possible that the facility will require a Water Use Licence in terms of the National Water Act, 1998, for water use activities, such as the storage of water and the treatment of wastewater that may be undertaken on the site.

LEGISLATIVE REQUIREMENTS
Procedure applied to the application
 As the proposed activities entail the development of new infrastructure, a Scoping and Environmental Impact Assessment (EIA) will be required in compliance with the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) for the authorisation of listed activities contained in GNR 544 of 18 June 2010, GNR 545 of 18 June 2010 and GNR 546 of 18 June 2010 published in terms of Sections 24(2) and 24D the NEMA.

Application submitted to the competent Authority
 An application for Environmental Authorisation in terms of the NEMA, as amended, and the Environmental Impact Assessment Regulations, 2010, was submitted for the proposed activities on the 25th of August 2014 to the Western Cape Department of Environmental Affairs and Development Planning (WCDEADP). The application was accepted by the WCDEADP on the 8th of September 2014 and subsequently the reference number 16/3/1/2/F4/23/3007/14 was assigned to the application.

Listed activities applicable to the application
 The listed activities that have been applied for include Listed activities 9, 10, 12, 13, 22, 37, 38, 47, 53 and 55A of GNR 544, Listed activities 2, 4, 10, 12, 13, 14 and 19 of GNR 546 and Listed activities 5, 8, 11, 15 and 27 of GNR 545. Potential Water Use activities that may require licensing are: Section 21(a): Taking of water from a water resource; Section 21(b): Storage of water; Section 21(c) and (i): Impeding or Diverting the flow of water in a watercourse, and Altering the bed, banks, course or characteristics of a watercourse; Section 21(f): Discharge of waste or water containing waste into a water resource through a pipe, canal, sewer or other conduit; and Section 21(g): Disposing of waste in a manner which may detrimentally impact on a water resource.

Legislation associated with the application
 South African legislation requires that a Scoping and Environmental Impact Assessment Report, as well as an Environmental Management Programme (EMP), be compiled in accordance with the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA), as amended. The proposed project might also require a Water Use Licence under the National Water Act, 1998 (Act No. 36 of 1998) (NWA). In order to do so, A.M. Thom has appointed Shangoni Management Services (Pty) Ltd (Shangoni), as the independent Environmental Assessment Practitioner (EAP), in terms of Regulation 16 of GNR 543, to undertake and manage the processes of applying for the required environmental authorisations. Furthermore, Shangoni meets the requirements set out in Regulation 17 of GNR 543.

PUBLIC PARTICIPATION
 People have a right to be informed about potential decisions that may affect them and to be afforded an opportunity to influence those decisions.

Register as an I&AP
 You may be an I&AP for this proposed project. To register as an I&AP of this project, or to obtain more information or submit comments, please request an I&AP Registration Form from Shangoni and return it to the contact details provided below.

Availability of the draft Scoping Report
 The draft Scoping Report will be made available to the public for review for a period of forty (40) days in due course.

Where to obtain more information
 To obtain additional information, please contact Shangoni Management Services at the details provided below.

Environmental Assessment Practitioner: Shangoni Management Services (Pty) Ltd
Contact person: Lizette Crous
Tel: 012 807 7036, **Mobile:** 071 673 3355, **E-mail:** lizette@shangoni.co.za,
Fax: 012 807 1014/086 643 5360,
Postal Address: PO Box 74726, Lynnwood Ridge, 0040




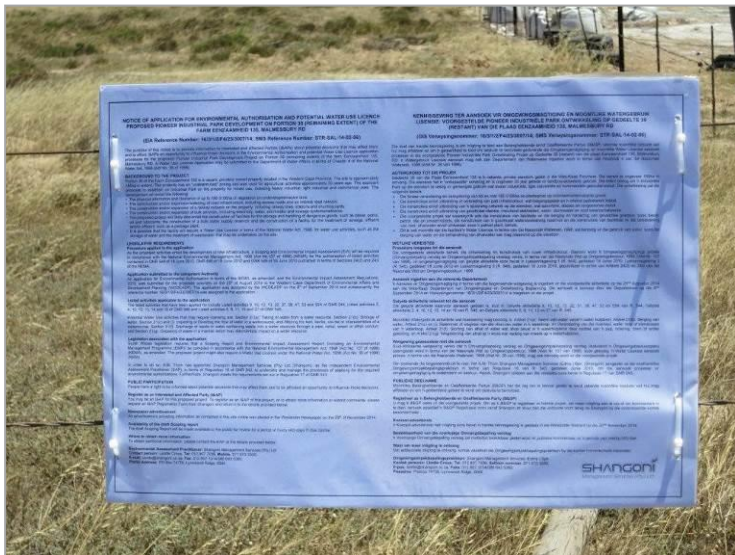
Figure 31: Newspaper Advertisement



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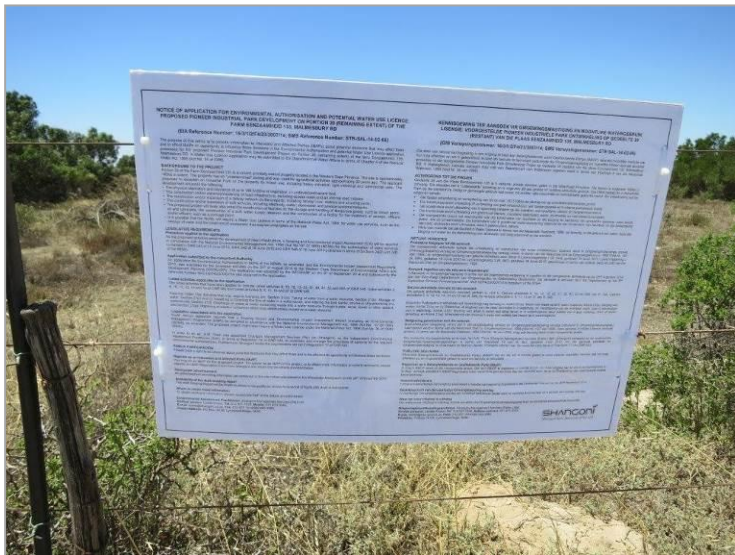




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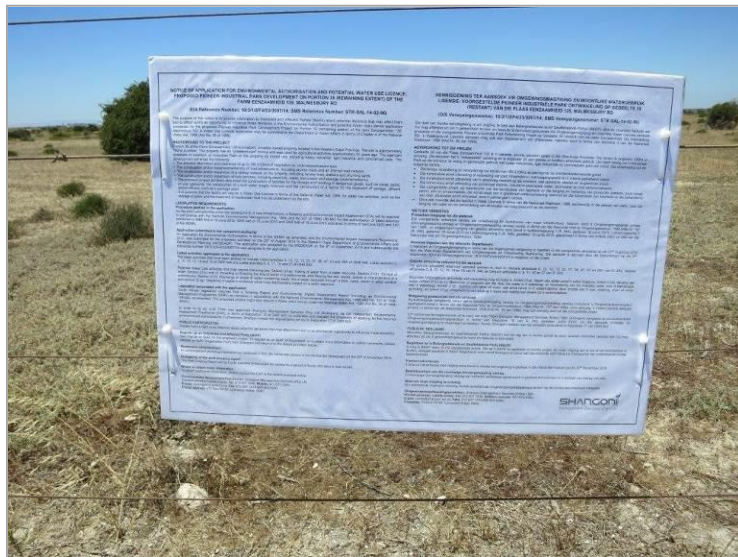


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Figure 32 (a-n): Site Notice Photographs



4.3.3 I&AP register

Once all landowners, adjacent landowners, organs of state and the public were notified of the proposed project, an I&AP Register (as provided in Appendix D) was compiled. The table below provides an extract of the I&AP Register indicating the organs of state and other I&APs that have been registered.

Table 16: Registered I&APs

No.	Name	Department
Organs of State		
1	Cllr Joubert Skei	Saldanha Bay Municipality – Ward 2
2	Cllr Frank Pronk	Saldanha Bay Municipality – Ward 5
3	Doretha Kotze	West Coast District Municipality
4	Ms Nazeema Duarte	Saldanha Bay Municipality
5	Mr Lindsey Gaffley	Saldanha Bay Municipality
6	Mr Gary Tomlinson	Saldanha Bay Municipality
7	Daan Visser	Saldanha Bay Municipality
8	Hendrick Snyders	Saldanha Bay Municipality
9	Piet Fabricius	Saldanha Bay Municipality
10	Mr R. Khan	Department of Water and Sanitation
11	Andrew September	Heritage Western Cape
12	Andrew Hall	Heritage Western Cape
13	Mariagrazia Galimberti	South African Heritage Resources Agency
14	Joyene Isaacs	Western Cape Department of Agriculture
15	J.H. Smit	Western Cape Department of Agriculture
16	Official	Elsenburg Land Care
17	Solly Fourie	Western Cape Department of Economic Development and Tourism
18	Brent Walters	Western Cape Department of Cultural Affairs and Sport
19	Piet van Zyl	Western Cape Department of Environmental Affairs and Development Planning
20	Johan Pienaar	Western Cape Department of Transport and Public Works
21	Grace Swanepoel	Western Cape Department of Transport and Public Works
22	Prof K.C. Househam	Western Cape Department of Health
23	Nathan Adriaanse	Western Cape Department of Local Government
24	Dr Hildegarde Fast	Western Cape Department of Local Government
25	Dr. Robert Macdonald	Western Cape Department of Social Development
26	Fuad Allie	Western Cape Department of Energy
27	Elize Breytenbach	Western Cape Department of Energy
28	Duduzile Kunene	Department of Mineral Resources – Western Cape Region
29	Nomawethu Qase	Western Cape Department of Energy



No.	Name	Department
30	Dr Gilbert Lawrence	Western Cape Department of Community Safety
31	Muhammad Essop	Department of Environmental Affairs
32	Abraham Sibusiso Donda	South African Biodiversity Institute
33	Elton le Roux	South African Biodiversity Institute – SANBI Cape Town Office
34	Mr Randall Julies	Transnet
35	John Geeringh	Eskom
36	Rene de Kock	SANRAL
37	Colene Runkel	SANRAL
38	Lt. Col. Tyrone King	South African Air Force
39	Lt. Col. Mokwebo	South African Air Force
40	Mr Kenneth Molomo	South African Air Force
41	Lizelle Stroh	South African Civil Aviation Authority
No.	Name	Interest
Registered I&APs		
1	Alana Duffel-Canham	CapeNature
2	Philip le Roux	Elandsfontein Exploration and Mining
3	Herman van As – KRRC Trust	Adjacent Landowner
4	Olivier Bester Family Trust	I&AP
5	Paulita Neuman	TFR
6	Cllr Frank Pronk	Saldanha Bay Municipality – Ward 5
7	Doretha Kotze	West Coast District Municipality
8	Pippa Haarhoff	West Coast Fossil Park
9	Stanley Ralph Nomdo	Western Cape Department of Health
10	ML Watters/Ms GD Swanepoel	Western Cape Department of Transport and Public Works
11	Dries Schreuder	Infinite projects

Refer also to Appendix D for a detailed I&AP Register including contact information for all registered organs of state and I&APs.

4.3.4 Public meeting(s)

No public meetings have been held, nor is one anticipated at this time.

4.3.5 Access and opportunity to comment on written submissions

This draft Scoping Report will be made available to the public for review for a period of forty (40) days. An electronic copy of the draft Scoping Report will also be posted on the Shangoni Management Services' website (www.shangoni.co.za) for public comment for the same period of forty days.



4.3.6 Consultation with the relevant Authorities

4.3.6.1 Application form in terms of the NEMA, 1998

The applicable Environmental Authorisation application form under NEMA, 1998, was submitted to the Western Cape Department of Environmental Affairs and Development Planning (WCDEADP) on the 25th of August 2014. A reference number (16/3/1/2/F4/23/3007/14) was issued by the Department on 17 September 2015. The letter of acknowledgement indicating the above mentioned reference number is attached as Appendix B.

4.3.6.2 Authorities meeting(s)

No meetings have been held with the competent authorities, nor is one anticipated at this time.

4.3.7 Comments and responses

All issues, comments and questions received from the I&APs up to date have been summarised in the table below. Where responses are already available as part of the scoping process, these have been included in the Scoping Report in the table below. In all other cases, responses will be provided as part of the final Scoping Report. Copies of the comments received have also been included in Appendix D.



Table 17: Comments and Responses Report

Name of contact person	Company	Date	Method of comment	Issue raised/Comment	Response
Andrew B Hall	Heritage Western Cape	23 July 2014 (Received 18 September 2014)	Post	<p>CASE NUMBER: 14060207AS0604E</p> <p>NID: PROPOSED INDUSTRIAL PARK ON PORTION 39 OF THE FARM EENZAAMHEID 135, MALMESBURY RD, VREDENBURG</p> <p>The matter above has reference.</p> <p>Your NID dated 11 July 2014 was tabled and the following was discussed:</p> <ol style="list-style-type: none"> 1. HWC reviewed the proposed industrial park on Portion 39 of Farm Eenzaamheid 135, Vredenburg, Saldanha Bay. 2. HWC notes the previous archaeological and palaeontological studies done by G. Avery & D. Avery (2009). 3. No significant finds were found. <p>Decision:</p> <ol style="list-style-type: none"> 1. The recommendations from the previous reports were accepted and should be upheld (G. Avery & D.M. Avery, 2009, Palaeontological and Archaeological Assessment: Eenzaamheid 135 Portion 39 (a portion of portion 3) 3218CA & CC Veldrif. Prepared for Shangoni Management Services. Iziko South African Museum). 2. No further studies required. 	Comments and decision of Heritage Western Cape are noted. The recommendations of Avery & Avery (2009) will be upheld for the proposed project.



Name of contact person	Company	Date	Method of comment	Issue raised/Comment	Response
				<p>Terms and Conditions:</p> <ol style="list-style-type: none"> 1. This approval does not exonerate the applicant from obtaining local authority approval or any other necessary approval for the proposed work. 2. If any heritage resources, including archaeological material, palaeontological material, graves or human remains, are encountered work must cease and they must be reported to Heritage Western Cape immediately. 3. Heritage Western Cape reserves the right to request additional information as required. <p>Should you have any further queries, please contact the official above and quote the case number above.</p>	
Randall Julies	Transnet Freight Rail	13 November 2014	Email	<p>RE: NOTICE OF APPLICATION FOR ENVIRONMENTAL AUTHORISATION (REF: 16/3/1/2/f4/23/3007/14; SMS REF: STR-SAL-14-02-06)</p> <p>Hi Lizette</p> <p>Thank you for copying this office in on the correspondence wrt the environmental authorisation. This is to acknowledge that we received your communication.</p> <p>I will process and submit as soon as I am able to.</p>	<p>Good morning Mr Julies</p> <p>Thank you for the confirmation of receipt.</p>
Lizelle Stroh	South African Civil Aviation	20 November 2014	Email	<p>RE: NOTICE OF APPLICATION FOR ENVIRONMENTAL AUTHORISATION (EIA REF: 16/3/1/2/F4/23/3007/14; SMS</p>	<p>Good day Lizelle</p>



Name of contact person	Company	Date	Method of comment	Issue raised/Comment	Response
	Authority			<p>REF: STR-SAL-14-02-06)</p> <p>Good day Karien, I need you to apply for an obstacle approval, for the SACAA to provide you with consent to the proposed development, I need to get comment for the SAAF headquarters Pretoria. If you could reason with the Airport Management Langebaan in the meantime.</p> <p>Please complete the application for an obstacle approval on the SACAA website, links, information for the industry: obstacle forms Part 139-27. Complete and submit <u>on the form itself</u>, it drops into our obstacle e-mail address, for the admin to provide you with a pro forma invoice, the payment will initiate the process. Please enquire with Thembi on mbongwat@caa.co.za or 0115451092.</p> <p>Thanks</p>	Thank you for your email. We will attend to your request as soon as possible.
Alana Duffell-Canham	CapeNature	20 November 2014	Email	<p>To whom it may concern:</p> <p>CAPENATURE'S REQUIREMENTS FOR PROVIDING COMMENTS ON AGRICULTURAL, ENVIRONMENTAL, MINING, PLANNING AND WATER-USE RELATED APPLICATIONS</p>	<p>First response</p> <p>CONFIRMATION OF REGISTRATION AS AN INTERESTED AND AFFECTED PARTY: PROPOSED PIONEER INDUSTRIAL PARK</p>



Name of contact person	Company	Date	Method of comment	Issue raised/Comment	Response
				<p>CapeNature is the statutory custodian of biodiversity in the Western Cape¹ and commenting authority concerning potential impacts on biodiversity. This letter outlines the minimum requirements for submission of applications to CapeNature for the consideration, investigation and reporting on the biodiversity aspects of proposed changes to land use that may require an official decision.</p> <p>In order to ensure that biodiversity and ecological issues are addressed as early as possible in the development application process and as comprehensively as required, please take note of the following information. This is applicable to any application that requires comment from CapeNature and complying with these recommendations should assist in avoiding unnecessary delays in the process.</p> <p>Minimizing negative impacts on biodiversity</p> <p>1. As part of the commenting process, CapeNature's involvement will relate specifically to the impact of the proposed development activities on the biodiversity and ecological aspects of the receiving environment. CapeNature expects that a precautionary and risk-averse</p>	<p>DEVELOPMENT ON PORTION 39 (REMAINING EXTENT) OF THE FARM EENZAAMHEID 135, MALMESBURY RD</p> <p>Dear Alana</p> <p>Your e-mail received on the 20th of November 2014 refers: We hereby confirm receipt of your Interested and Affected Party Registration form and that you have now been registered as an Interested and Affected Party for the Pioneer Industrial Park Development Project. You will henceforth receive all correspondence regarding public participation opportunities as the process unfolds.</p> <p>Second response</p> <p>We take note of the various</p>

¹ Section 9, Western Cape Nature Conservation Board Act 15 of 1998



Name of contact person	Company	Date	Method of comment	Issue raised/Comment	Response
				<p>approach be adopted towards those projects which may result in substantial detrimental impacts on biodiversity and ecosystems, especially the irreversible loss of habitat and ecological functioning in threatened ecosystems (as identified by the National Biodiversity Assessment, 2012)² or designated sensitive areas: i.e. Critical Biodiversity Areas (as identified by systematic conservation plans, Biodiversity Sector Plans or Bioregional Plans) and Freshwater Ecosystem Priority Areas.</p> <p>2. All reports must firmly demonstrate how the proponent intends complying with the principles contained in section 2 of the National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended³ (NEMA), which, amongst other things, indicates that environmental management should:</p> <ul style="list-style-type: none"> • In order of priority aim to: avoid, minimise or remedy disturbance of ecosystems and loss of biodiversity; • Avoid degradation of the environment; • Avoid jeopardising ecosystem integrity; • Pursue the best practicable environmental option by means of integrated environmental management; • Protect the environment as the people's common 	<p>requirements, requests, procedures and guidelines stipulated in your letter and these will be taken into account for the duration of this Environmental Impact Assessment process.</p>

² Formerly the National Spatial Biodiversity Assessment of 20014

³ http://www.westerncape.gov.za/your_gov/406



Name of contact person	Company	Date	Method of comment	Issue raised/Comment	Response
				<p>heritage;</p> <ul style="list-style-type: none"> • Control and minimise environmental damage; and • Pay specific attention to management and planning procedures pertaining to sensitive, vulnerable, highly dynamic or stressed ecosystems. <p>These principles serve as guidelines for all decision-making concerning matters that may affect the environment. As such, it is incumbent upon the proponent to show how proposed activities would comply with these principles and thereby contribute towards the achievement of sustainable development as defined by the NEMA.</p> <p>Guidelines and biodiversity plans</p> <p>3. The Western Cape Department of Environmental Affairs and Development Planning (DEA&DP) has produced a series of guideline documents that provide clear guidance on the EIA process⁶. Specifically, they aim to improve the capacity of environmental assessment practitioners (EAPs) to draft appropriate terms of reference that meet the information requirements for informed environmental decision-making. In addition the Fynbos Forum Ecosystems Guidelines for Environmental Assessment in the Western Cape (see point 3b below) provides appropriate terms of reference for Botanical Assessments. By meeting the requirements for submission of accurate and relevant</p>	



Name of contact person	Company	Date	Method of comment	Issue raised/Comment	Response
				<p>information, EAP's can support efficient and accountable decision-making.</p> <p>With a view to adequately assessing impacts on biodiversity, we request that your environmental assessment is informed by the following documents. The implementation of relevant recommendations and/or actions as stipulated in these documents should be critically considered, regardless of whether a Basic Assessment, Scoping & EIA or any other authorisation process is to be undertaken.</p> <p>a. Brownlie S (2005) <i>Guideline for involving biodiversity specialists in EIA processes: Edition 1</i>. CSIR Report No ENV-S-C 2005 053 C. Republic of South Africa, Provincial Government Western Cape, Department of Environmental Affairs and Development Planning, Cape Town⁴.</p> <p>b. De Villiers C, Driver A, Clark B, Euston-Brown D, Day L, Job N, Helme N, Holmes P, Brownlie S and Rebelo T (2005) <i>Fynbos Forum Ecosystem Guidelines for Environmental Assessment in the Western Cape</i>, Fynbos Forum and Botanical Society of South Africa,</p>	

⁴ Contact the Botanical Society on 021 797 2090 or email info@fynbosforum.org.za or download at <http://bgis.sanbi.org/wces/project.asp>



Name of contact person	Company	Date	Method of comment	Issue raised/Comment	Response
				<p>Kirstenbosch, Cape Town⁷.</p> <p>c. The National Spatial Biodiversity Assessment (2011)⁵.</p> <p>d. The most recent conservation plans and their associated reports and guidelines are available at the SANBI Biodiversity GIS Unit website⁶. The mapping tools can be useful, but please note that while these tools can help to identify potential issues, the use thereof does not constitute a biodiversity assessment.</p> <p>e. Biodiversity Sector Plans for municipalities, where available⁷.</p> <p>f. The Western Cape Provincial Spatial Development Framework: Statutory Report (2009) (Department of Environmental Affairs & Development Planning)⁸.</p> <p>Biodiversity ‘red flags’ in the Western Cape</p> <p>4. The following factors must be taken into account during project planning and assessment:</p> <p>a. CapeNature does not support activities that may negatively impact on the following habitats and their ecological functioning:</p> <p>i. Rivers, wetlands, groundwater-dependent</p>	

⁵ <http://bgis.sanbi.org/nba/project.asp>

⁶ <http://bgis.sanbi.org> or email BGISHelp@sanbi.org

⁷ Biodiversity Sector Plans include Critical Biodiversity Areas Maps, Municipal Biodiversity Profiles and Land and Resource Use Guidelines

⁸ http://www.westerncape.gov.za/eng/pubs/public_info/W/186589



Name of contact person	Company	Date	Method of comment	Issue raised/Comment	Response
				<p>communities or ecosystems, flood plains and estuaries, tidal flats or salt marshes.</p> <ul style="list-style-type: none"> ii. Viable and/or connected habitat in Critically Endangered and Endangered ecosystems. iii. Any area that has been identified as a Critical Biodiversity Area or Ecological Support Areas as identified by the most recent systematic conservation planning initiative. iv. Any other special habitats that may contain a unique assemblage of species. This could include inter alia, dolomite outcrops, quartz or ferricrete patches. v. Any habitat that may contain rare, threatened or range-restricted floral or faunal species. vi. Natural habitat in an ecological corridor or along a vegetation boundary (including frontal dune systems). vii. Formally declared Mountain Catchment Areas. <p>Appropriate buffers must be determined by a suitably qualified specialist to avoid impacting on these habitats and particular attention should be paid to avoiding the loss of intact habitat, maximizing connectivity at a landscape scale, maximizing habitat heterogeneity and reducing fragmentation at a local and regional scale. Please also note that an infestation by alien plants does not necessarily mean that an area is not important for biodiversity conservation.</p>	



Name of contact person	Company	Date	Method of comment	Issue raised/Comment	Response
				<p>b. The Cape Floristic Region is largely a fire-dependent system and natural fire regimes must be maintained and managed in the landscape. The exclusion of fire from certain habitats will be considered unacceptable as this may ultimately cause the loss of species. Where appropriate, the location of fire-breaks should be indicated and these fire-breaks may be considered part of the development footprint. A fire-risk assessment can help inform an appropriate layout for developments adjacent to fire-prone vegetation.</p> <p>c. <u>Water</u> is a limited resource in the Western Cape. Water requirements for proposed activities and the potential impact on broader surface and underground water resources must be rigorously assessed and considered by an aquatic/freshwater specialist, including the cumulative impact if other developments are also taking place in an area. Cumulative impacts on infrastructure such as Waste Water Treatment Works must also be considered.</p> <p>Groundwater use for bulk supply purposes and irrigation must be assessed rigorously with specific reference to the possible groundwater-surface water interfaces. Groundwater use assessments must include the identification of possible groundwater dependent ecosystems and/or possible interfaces with surface resources. Aquifers need to be described in terms of: aquifer type, aquifer characteristics, aquifer condition, as</p>	

Name of contact person	Company	Date	Method of comment	Issue raised/Comment	Response
				<p>well as aquifer recharge and yield⁹.</p> <p>Specialist assessment(s) should be undertaken if any of the above-mentioned circumstances prevail or if there is any doubt about the biodiversity value of the potentially impacted areas. The opportunities and constraints of the receiving environment should be used to inform the desirability and layout of any development proposal so as to ensure that developments do not compromise the biodiversity value of the area.</p> <p>Commissioning of biodiversity specialists</p> <p>5. A suitably qualified and experienced specialist is often critical to ensuring that the necessary information is provided for informed decision-making. Please take note of the following recommendations from the <i>Guideline for involving biodiversity specialists in EIA processes (DEA&DP 2005)</i>.</p> <p>Biodiversity specialists should:</p> <ol style="list-style-type: none"> a. Be competent at interpreting and evaluating information and able to explain the direct and indirect consequences of an activity to biodiversity; 	

⁹ For groundwater-related assessments, consult: Saayman, I (2005) Guideline for involving hydrogeologists in EIA processes: Edition 1. CSIR Report No ENV-S-C 2005 053 D. Republic of South Africa, Provincial Government of the Western Cape, Department of Environmental Affairs & Development Planning, Cape Town.

Name of contact person	Company	Date	Method of comment	Issue raised/Comment	Response
				<p>b. Have appropriate formal training in his/her field of expertise;</p> <p>c. Have sufficient practical experience working in the specific ecosystems of the affected region;</p> <p>d. Be able to trace impact pathways and identify indirect or cumulative impacts and consider ecosystem goods and services;</p> <p>e. Have good knowledge relating to assessment techniques and to relevant legislation, policies and guidelines;</p> <p>f. Be independent; and</p> <p>g. Be registered with South African Council for Natural Scientific Professions (SACNASP).</p> <p>CapeNature also recommends that specialists be asked to review the information in the report to be submitted for decision-making to confirm that their opinion has been adequately reflected.</p> <p>Permit requirements</p> <p>6. Please note that according to Section 63(1) of the Western Cape Nature Western Cape Nature Conservation Laws Amendment Act No. 3 of 2000:</p> <p>No person shall—</p> <p>(a) uproot the plant in the process of picking the flower of any flora;</p> <p>(b) without a permit—</p>	

Name of contact person	Company	Date	Method of comment	Issue raised/Comment	Response
				<p>(i) pick any endangered or protected flora, or</p> <p>(ii) pick any flora on a public road or on the land on either side of such road within a distance of ninety metres from the centre of such road, or</p> <p>(c) pick any protected or indigenous unprotected flora on land of which he or she is not the owner, without the permission of the owner of such land or of any person authorised by such owner to grant such permission.</p> <p>If these activities will be involved in the application make sure that you also apply for a CapeNature permit to carry out these activities.</p> <p>Format of reports</p> <p>7. Please help us provide you with a timely response by supplying all information in a readily accessible format:</p> <p>a. The main report must be submitted, and include: locality maps, all alternative layout plans and all biodiversity related specialist reports. All reports longer than 50 pages must be submitted in hardcopy, shorter reports can be submitted on disc. The hardcopy should be accompanied by a digital copy of the complete application on disc.</p> <p>b. Electronic reports must be submitted on cd/dvd – we will not accept reports sent via email or ftp or website links.</p> <p>c. We also encourage you to reduce the amount of paper used by printing both sides of a page.</p>	


Name of contact person	Company	Date	Method of comment	Issue raised/Comment	Response
				<p>d. Please supply all maps and alternative layouts in colour.</p> <p>e. To facilitate assessment of potential impacts, we request that maps of proposed development layouts be overlaid with identified environmental features of a site. If provided separately, maps should be produced at the same scale.</p> <p>f. Where available, GIS shape-files of the proposed development footprint, particularly for linear features or for combined applications with numerous sites, would be appreciated.</p> <p>g. Please allow sufficient time for post or courier services to deliver the documents at the beginning of the commenting period. We receive a large number of reports and need to treat applicants and consultants fairly therefore applications will be processed from date of receipt within the required number of days as stipulated by the DEA&DP, the DMR or other competent authority.</p> <p>h. For spatial planning reports or Environmental Management Frameworks however, electronic reports submitted via ftp sites will be accepted.</p> <p>Status of CapeNature’s comment</p> <p>8. Please note that CapeNature does not consider verbal discussions regarding any aspect of a proposed development as adequate or complete comment. Please ensure that you obtain written comment once all the</p>	

Name of contact person	Company	Date	Method of comment	Issue raised/Comment	Response
				<p>necessary information is made available for review. We reserve the right to amend our position based on any new information that may be received.</p> <p>9. Applications requiring comment from CapeNature should be sent to the following addresses:</p> <p>City of Cape Town, Theewaterskloof, Overstrand, Stellenbosch & Drakenstein Municipalities:</p> <p>CapeNature Scientific Services: Land Use Advice P/Bag X5014 STELLENBOSCH 7599 <u>Attention: Rhett Smart</u> Email: rsmart@capenature.co.za Tel: 021 866 8000 Fax: 021 866 1523 / 086 529 4992</p> <p>DMA01, Matzikamma, Cederberg, Berg River, Swartland, Saldanha, Breede Valley, DMA02 & Witzenberg Municipalities:</p> <p>CapeNature Scientific Services: Land Use Advice P/Bag X5014 STELLENBOSCH 7599 <u>Attention: Alana Duffell-Canham</u></p>	

Name of contact person	Company	Date	Method of comment	Issue raised/Comment	Response
				<p>Email: aduffell-canham@capenature.co.za Tel: 021 866 8000 Fax: 021 866 1523 / 086 529 3475</p> <p>George, Knysna, Bietou, Oudtshoorn, Uniondale, Beaufort West, DMA05, Prince Albert, DMA04 & Laingsburg Municipalities: CapeNature Scientific Services: Land Use Advice P/Bag X6546 GEORGE 6530 <u>Attention: Benjamin Walton</u> Email: landusegeorge@capenature.co.za Tel: 044 802 5328 Fax: 086 645 2546</p> <p>Hessequa, Mossel Bay, Kannaland, Swellendam, Langeberg & Agulhas Municipalities: CapeNature Scientific Services: Land Use Advice P/Bag X6546 GEORGE 6530 <u>Attention: Clyde Lamberts</u> Email: clamberts@capenature.co.za Tel: 044 802 5328</p>	

Name of contact person	Company	Date	Method of comment	Issue raised/Comment	Response
				<p>Fax: 086 645 2546</p> <p>Forward Planning Documents and Environmental Management Frameworks for all regions in the Western Cape:</p> <p>CapeNature Scientific Services Private Bag X7 Claremont 7735</p> <p><u>Attention: Kerry Maree</u> Email: Kmaree@capenature.co.za Tel: 021 799 8731 Fax: 021 797 7186</p> <p>A map (Figure 1) illustrating the officials responsible for each municipality is provided below.</p> <p>Thank you in advance for your co-operation in this regard.</p>	



Name of contact person	Company	Date	Method of comment	Issue raised/Comment	Response
				 <p data-bbox="943 676 1626 743"><i>Figure 33: Map illustrating the officials responsible for each municipality</i></p>	
Stuart Kirkman	Western Cape Department of Transport and Public Works	21 November 2014	Email	<p data-bbox="943 762 1626 871">RE: NOTICE OF APPLICATION FOR ENVIRONMENTAL AUTHORISATION (EIA REF: 16/3/1/2/F4/23/3007/14; SMS REF: STR-SAL-14-02-06)</p> <p data-bbox="943 927 1099 954">Good morning</p> <p data-bbox="943 1010 1626 1078">I am under the impression that this document was sent to this Bureau erroneously, iow not for Government Motor Transport.</p> <p data-bbox="943 1134 1061 1161">Thank you</p>	<p data-bbox="1648 762 1879 790">Good morning Stuart</p> <p data-bbox="1648 842 2047 911">Thank you. We take note of your comment.</p>
Alana Duffell-Canham	CapeNature	24 November 2014	Email	<p data-bbox="943 1177 1111 1204">Dear Ms Crous</p> <p data-bbox="943 1260 1626 1369">Re: Proposed Pioneer Industrial Park Development on Portion 39 of the Farm Eenzaamheid 135, Malmesbury RD – Background Information Document.</p>	<p data-bbox="1648 1177 1776 1204">Dear Alana</p> <p data-bbox="1648 1260 2047 1369">We hereby acknowledge receipt of your comments and requests for a botanical survey to be conducted</p>

Name of contact person	Company	Date	Method of comment	Issue raised/Comment	Response
				<p>DEA&DP Ref: 16/3/1/2/F4/23/3007/14</p> <p>CapeNature would like to thank you for the opportunity to comment on this proposed activity and wish to make the following comments:</p> <ol style="list-style-type: none"> 1. According to the South African Vegetation Map and the vegetation mapping done for the CAPE fine-scale project, the proposed development site was covered by Saldanha Flats Strandveld. Although the list of threatened ecosystems published in 2011 under NEMBA still lists Saldanha Flats Strandveld as Vulnerable, in an effort to utilise best available science, including more recent landcover and ecosystem mapping sets than those used for the 2011 listing, CapeNature has recently produced updated provincial ecosystem status statistics in accordance with the National principles, criteria and approach¹⁰. The key findings relevant to this study show that under criterion A1 (irreversible loss of habitat) Saldanha Flats Strandveld, which only has 36% of its original extent remaining, meets the criteria for listing as Endangered in terms of Section 52 of the Biodiversity Act. 2. It appears that much of the property has been degraded although some remnant patches of natural vegetation 	<p>and a groundwater specialist to be appointed.</p> <p>A biodiversity baseline survey was conducted by Eco Impact Legal Consulting (Pty) Ltd. This report has been provided to CapeNature for review.</p> <p>As part of this Environmental Impact Assessment, a Desktop Geohydrological Assessment has been included as one of the specialist studies that need to be completed.</p>

¹⁰ Government Gazette 34809, No. 1002. National list of ecosystems that are threatened and in need of protection. National Environmental Management: Biodiversity Act, 9 December 2011.

Name of contact person	Company	Date	Method of comment	Issue raised/Comment	Response
				<p>remain. The property has not been determined as Critical Biodiversity Area but due to current losses as well as possible future losses of the vegetation type present on site elsewhere, any viable remnants of Saldanha Flats Strandveld may become important in future in order to meet conservation targets. We would therefore like to request that a botanical survey be undertaken, preferably at the appropriate time of year (late July to September) to determine if any plant species of conservation concern are present as well as the current condition of the vegetation on site.</p> <p>3. The site is located above an aquifer of regional importance and it is therefore important to appoint a groundwater specialist to consider potential impacts.</p> <p>CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.</p>	
Jan Briers	Department of Mineral Resources	25 November 2014	Email	<p>Dear Karien</p> <p>You may need to apply i.t.o. Sec 53 of the MPRDA.</p>	<p>Dear Mr Briers</p> <p>Thank you for your email. Please could you provide us with more information and guidance regarding whether the client needs to apply in terms of Section 53 of the MPRDA? I.e. when does one need to apply</p>



Name of contact person	Company	Date	Method of comment	Issue raised/Comment	Response
					and what is the process for such an application?
Leonard Bosch	Private	26 November 2014	Email	<p>Good day Lizette</p> <p>Concerning your enviro park or whatever you busy with outside Vredenburg I would like to know who the private owner of the property is.</p>	<p>Good morning Leonard</p> <p>We herewith confirm receipt of your email and query.</p> <p>The applicant for the project is Ms Annemarie (AM) Thom.</p> <p>Would you like to register as an Interested and Affected Party for the project in order to receive further correspondence? If so we could send you an Interested and Affected Party Registration Form.</p> <p>Do not hesitate to contact us if you require any further information.</p>
Doretha Kotze	West Coast District Municipality	11 December 2014	Email	<ol style="list-style-type: none"> 1) Water provision 2) Environmental health 3) Air quality 4) Access 	Your e-mail received on the 11th of December 2014 refers: We hereby confirm receipt of your Interested and Affected Party Registration form and that you have now been registered as an Interested and Affected Party for the Pioneer



Name of contact person	Company	Date	Method of comment	Issue raised/Comment	Response
					<p>Industrial Park Development Project. You will henceforth receive all correspondence regarding public participation opportunities as the process unfolds.</p> <p>We also take note of your comments. They will be included in and addressed in the reports for this project.</p>
René de Kock	SANRAL	11 December 2014	Email	<p>Dear Karien</p> <p>Thank you for your email.</p> <p>The South African National Roads Agency SOC Limited (SANRAL) has no comment with regard to the above application as the N7 will not be affected.</p> <p>Attached please find a circular for future applications.</p>	<p>Good morning René</p> <p>We take note of your email and response, as well as the attached circular. Thank you for your inputs.</p> <p>Would you like to receive further correspondence during the application process or should we remove you from our Interested and Affected Party database?</p>
Grace Swanepoel & ML Watters	Western Cape Department of Transport and Public	17 December 2014	Email	<p>COMMENTS ON BACKGROUND INFORMATION DOCUMENT: PORTION 39 OF FARM EENZAAMHEID 135, DIVISION MALMESBURY: SALDANHA BAY MUNICIPAL AREA: TRUNK ROADS 77/1 AND 85/1</p>	<p>CONFIRMATION OF REGISTRATION AS AN INTERESTED AND AFFECTED PARTY: PROPOSED PIONEER INDUSTRIAL PARK</p>



Name of contact person	Company	Date	Method of comment	Issue raised/Comment	Response
	Works			<ol style="list-style-type: none"> 1. Your e-mail STR-SAL-14-02-06 of 20 November 2014 refers. 1.1 The DEADP Ref is 16/3/1/2/F4/23/3007/14. 2. Please register this Branch as an Interested and Affected Party. 3. Comment is required on a Background Information Document for a mixed use Industrial Park on Portion 39 of Farm Eenzaamheid 135, division Malmesbury. The proposed mixed use Industrial Park will include heavy industrial, light industrial and commercial uses. 4. This Branch, the Road Authority of <i>inter alia</i> Trunk Road 77/1 and Trunk Road 85/1 in the vicinity of the development, has the following initial comments: <ol style="list-style-type: none"> 4.1 This development will not be allowed direct vehicular access form Trunk Road 77/1; 4.2 Access to the development must be via an internal municipal road to an approved position on Trunk Road 85/1 and 4.3 A detailed Traffic Impact Assessment by a competent traffic engineer will be required. 5. Formal comment on the traffic issues will be provided to the Local Authority in terms of the LUPO. 	<p>DEVELOPMENT ON PORTION 39 (REMAINING EXTENT) OF THE FARM EENZAAMHEID 135, MALMESBURY RD</p> <p>Dear Ms Swanepoel</p> <p>Your email received on the 19th of December 2014 refers: We hereby confirm receipt of your Interested and Affected Party Registration form and that you have now been registered as an Interested and Affected Party for the Pioneer Industrial Park Development Project. You will henceforth receive all correspondence regarding public participation opportunities as the process unfolds.</p> <p>We also take not of your comments. They will be included and addressed in the reports for this project.</p>
Pippa Haarhoff	West Coast Fossil Park	9 February 2015	Email	<p>Dear Lizette</p> <p>Thank you for this email.</p>	<p>CONFIRMATION OF REGISTRATION AS AN INTERESTED AND AFFECTED</p>



Name of contact person	Company	Date	Method of comment	Issue raised/Comment	Response
				<p>I understand the deadline has passed but I would still like to register as an I&AP, if possible?</p> <p>My concerns would include the possible negative impact on:</p> <ul style="list-style-type: none"> • Potential <i>in situ</i> palaeontological material • Natural occurring fauna and flora • Water resources • Aesthetics of the local landscape • Air pollution <p>Thank you for your attention to my request</p>	<p>PARTY AND ACKNOWLEDGEMENT OF COMMENTS RECEIVED: PROPOSED PIONEER INDUSTRIAL PARK DEVELOPMENT ON PORTION 39 (REMAINING EXTENT) OF THE FARM EENZAAMHEID 135, MALMESBURY RD</p> <p>Dear Ms Haarhoff</p> <p>Your email received on the 9th of February 2015 refers: We hereby confirm receipt of your request to be registered as an Interested and Affected Party and that you have now been registered as an Interested and Affected Party for the proposed Pioneer Industrial Park Development Project. You will henceforth receive all correspondence regarding public participation opportunities as the process unfolds.</p> <p>We also take note of your</p>

Name of contact person	Company	Date	Method of comment	Issue raised/Comment	Response
					comments. They will be included and addressed in the subsequent reports for this project.
Mrs B.G. Vermeulen	Olivier Bester Family Trust	13 January 2015	Fax	<p>Dear Sir/Madam</p> <p>OBJECTION IN RESPECT OF APPLICATION FOR ENVIRONMENTAL AUTHORISATION AND POTENTIAL WATER USE LICENCE FOR THE PROPOSED PIONEER INDUSTRIAL PARK DEVELOPMENT ON PORTION 39 (REMAINING EXTENT) OF THE FARM EENZAAMHEID 135, MALMESBURY RD.</p> <p>ENVIRONMENTAL AUTHORISATION APPLICATION PROCESS REFERENCE NUMBER: 16/3/1/2/F4/23/3007/14</p> <p>The trustees of the Olivier Bester Family Trust (IT 159/96) wish to:</p> <ol style="list-style-type: none"> I. Register the Trust as an Interested and Affected Party (I&AP), since the Trust's properties, farms Kliphuis and Nuwerus, are close to the proposed site and will be negatively affected as a neighbouring landowner; II. Place our objection to the abovementioned application for industrial development on record in the strongest possible terms. <p>WITH REFERENCE TO THE NOTICE SENT TO THE</p>	<p>CONFIRMATION OF REGISTRATION AS AN INTERESTED AND AFFECTED PARTY AND ACKNOWLEDGEMENT OF COMMENTS RECEIVED: PROPOSED PIONEER INDUSTRIAL PARK DEVELOPMENT ON PORTION 39 (REMAINING EXTENT) OF THE FARM EENZAAMHEID 135, MALMESBURY RD</p> <p>Dear B.G. Vermeulen or A.J. Vermeulen</p> <p>Your fax received on the 16th of January 2015 refers: We hereby confirm receipt of your Interested and Affected Party Registration form and that you have now been registered as an Interested and Affected Party for the Pioneer</p>



Name of contact person	Company	Date	Method of comment	Issue raised/Comment	Response
				<p>VREDENBURG LANDBOU-VERENIGING ON 20 NOVEMBER 2014, THE RESPONDENT COMMENTS AS FOLLOWS:</p> <ol style="list-style-type: none"> 1. To the best of our knowledge, the site has never been used for any other purpose than agriculture. 2. The clearance of vegetation on the proposed land will result in severe erosion as the South-Easterly wind blows ferociously during late spring and summer. This can lead to “dust storms” on the existing road between Langebaanweg and Vredenburg. 3. The expansion of the road and rail infrastructure, the construction of bulk services and the storage of dangerous goods will add to the risk of fires and pollution in the area. It will also lead to an influx of jobseekers and pose therefore many challenges to farm owners who already suffer losses from increasing stock theft. 4. However, our main concern is the threat to the current water supply as the area is water-poor. There are a few boreholes on neighbouring farms, but most water reaches the area through a network, which originates from the Voëlvlei Dam. Water rates are high and taking or contaminating water from underground resources will result in farm owners being stripped from the little “natural” water they have access to. <p>Diverting the flow of water may, in the immediate future, not pose any problems, but the respondent is well aware of</p>	<p>Industrial Park Development Project. You will henceforth receive all correspondence regarding public participation opportunities as the process unfolds.</p> <p>We also take note of your comments. They will be included in and addressed in the reports for this project.</p>

Name of contact person	Company	Date	Method of comment	Issue raised/Comment	Response
				<p>severe rain storms that occurred in the early 1970's and the existence of a dry-waterbed helped to alleviate the impact of the flooding on agricultural land.</p> <p>The proposed industrial site is above or very close to an aquifer. Disposing of waste-water will have a negative impact on the existing biosphere. The respondent farms with cattle, sheep, pigs, springbok and bees and the livelihood of the animals, the farm labourers and manager may be threatened, if contaminated water reaches the existing water resources. The impact may be significant and long-lasting.</p> <p>Therefore, it is our opinion that the granting of the application will be detrimental to the other existing landowners and object to the abovementioned application for industrial development in the strongest possible terms.</p> <p>Please contact me, if you have any questions or if you require any further information.</p>	
Stanley Nomdo	Ralph Western Cape Provincial Department of Health	21 January 2015	Fax	<p>Concerns raised: Environmental pollution and possible health effects.</p>	<p>CONFIRMATION OF REGISTRATION AS AN INTERESTED AND AFFECTED PARTY AND ACKNOWLEDGEMENT OF COMMENTS RECEIVED:</p>



Name of contact person	Company	Date	Method of comment	Issue raised/Comment	Response
					<p>PROPOSED PIONEER INDUSTRIAL PARK DEVELOPMENT ON PORTION 39 (REMAINING EXTENT) OF THE FARM EENZAAMHEID 135, MALMESBURY RD</p> <p>Dear Mr Nomdo</p> <p>Your fax received on the 21st of January 2015 refers: We hereby confirm receipt of your Interested and Affected Party Registration form and that you have now been registered as an Interested and Affected Party for the Pioneer Industrial Park Development Project. You will henceforth receive all correspondence regarding public participation opportunities as the process unfolds.</p> <p>We also take note of your comments. They will be included in and addressed in the reports for this project.</p>



4.3.8 Conclusions of the PPP

In conclusion, the Public Participation exercise has provided adequate information to enable an understanding of what the proposed development of an Industrial Park activities would entail and to address the concerns and comments received during the scoping process.



5. NEED AND DESIRABILITY FOR THE ACTIVITY

A need and desirability for this project is evident from the following perspectives:

5.1 Developer/Applicant

The proposed project will generate a source of income for the applicant, through the operation of the mixed industrial development or through the sale of portions of the property to developers that wish to establish mixed uses, including commercial, light industrial and heavy industrial uses, on the land.

5.2 Local community

The construction and operation of the mixed use development will generate temporary and permanent job opportunities. Sourcing of material from local suppliers will also stimulate the local economy. Industries associated with the mixed use development will also be stimulated by the proposed project and this will also contribute positively towards the local economy.

5.3 Need and Desirability in terms of the Guideline on Need and Desirability dated 20 October 2014

On the 20th of October 2014, the Department of Environmental Affairs published a Guideline on Need and Desirability in terms of the Environmental Impact Assessment (EIA) Regulations, 2010, in Government Notice 891 of 2014.

A Need and Desirability Investigation has been identified as a specialist study that is required for the completion of the list of questions contained in the above mentioned guideline (GN 891 of 2014). A table with all of the questions and their responses will therefore form part of the Environmental Impact Assessment Reports for this project.



6. IDENTIFIED ALTERNATIVES

The following definition of “alternatives” is given in the EIA Regulations of 18 June 2010: “alternatives”, in relation to the proposed activity, *means different means of meeting the general purpose and requirements of the activity, which may include alternatives to-*

- a) *the property on which or location where it is proposed to undertake the activity;*
- b) *the type of activity to be undertaken;*
- c) *the design or layout of the activity;*
- d) *the technology to be used in the activity;*
- e) *the operational aspects of the activity; and*
- f) *the option of not implementing the activity”.*

Typically, alternative assessments are conducted to assist in comparing various projects or attributes of projects that will occur. The most critical comparison is evaluating any proposed project against the No-Go option. The alternatives assessment then considers alternatives to project site selection for the proposed development; alternatives to layout of the development; and alternatives to construction methodologies and/or materials used for the development.

The alternatives assessment was conducted using a simple cost-benefit analysis of each proposed alternative, through assessing various environmental attributes. These attributes can include physical (geology and soils, surface water quality and quantity, groundwater quality and quantity); biophysical (flora and fauna, sensitive environments); and social attributes (site of archaeological or cultural importance, land use issues, social health and welfare).

The impact of the each alternative was then evaluated in terms of whether it has a positive, negative, or no impact. In this instance, the impact is not evaluated in terms of significance but rather whether or not it will arise. Positive impacts are assigned a value of 1; no impact a value of 0; and a negative impact a value of -1.

By adding all of the attribute scores for each alternative, a suitability score is derived that indicates the preferred alternative. A total positive score indicates the project benefits outweigh the potential negative impacts, while a total negative score indicates the project environmental costs outweigh the potential benefits. Essentially, the highest scoring alternative is then carried forward for full impact evaluation.



6.1 No-Go option

The potential impact of the preferred project option on environmental and socio-economic attributes identified during the assessment phase is evaluated against the potential impact of the No-Go option on the same attributes. The summary of this assessment is provided in the table below.

Table 18: Development vs. No-Go option

Attribute	Development Option	No-go Option
Physical environment		
Air Pollution	-1	0
Noise Pollution	-1	0
Water Quality	0	0
Water Quantity	-1	0
Visual Aesthetics	-1	0
Biophysical environment		
Fauna and Flora	-1	0
Sensitive Environments	0	0
Social environment		
Traffic	-1	0
Impact on property values	1	0
Safety and security	1	0
Local and regional economy	1	0
Infrastructure development	1	0
Total	-2	0

As can be seen in the table above, the development option (mixed use development) has an overall negative impact on the environment, when looking at a combination of the physical and social environmental aspects, whilst the No-Go option has no impact. The No-Go option will be further evaluated in subsequent reports for this project, as additional information becomes available and the necessary specialist studies are completed.

6.2 Alternatives considered

6.2.1 Activity alternatives

The proposed activity is the establishment of a mixed use development, including commercial, light industrial and heavy industrial activities, on the project property.

Alternative activities that can be undertaken on the property include agricultural activities, such as livestock grazing (current situation) or the production of crops and the establishment of a residential development on the site. Activity alternatives will continue to be considered in the subsequent reports for this proposed project.



6.2.2 Location alternatives

Location alternatives cannot be considered for this project as the project property is the only property which the applicant owns.

6.2.3 Site layout alternatives

The applicant would like to develop the entire project property through the establishment of the mixed use development. As such, there are a number of site layout alternatives that can be identified and considered as part of this process. As layout plans/designs have not been finalised as yet, the site layout alternatives can as yet not be identified, considered and compared. This alternatives assessment will therefore be included in subsequent reports for the project, as soon as the concept layout plans have been finalised.



7. IDENTIFICATION OF ANTICIPATED ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

This part of the document focuses on the identification of the major potential impacts the activities, processes and actions may have on the surrounding environment. It indicates the major impacts that these activities may have on the environmental components associated with the site, as required in terms of Regulation 28 (g) of R.543 of the EIA Regulations, 2010, under the NEMA, 1998.

7.1 Project phases and activities to be undertaken

For the purposes of this impact assessment, the project timeframe will be subdivided into the following four phases:

- Design and Planning Phase
- Construction Phase.
- Operational Phase.
- Decommissioning and Closure Phase.

Potential significant impacts that have thus far been identified during the scoping phase have been listed below for the planning and design phase, the construction phase, the operational phase and the decommissioning phase.

7.1.1 Design and planning Phase

- Soil, surface water and groundwater pollution during the operational phase due to inadequate design of the wastewater/sewage treatment system, if applicable;
- Soil, surface water and groundwater pollution during the operational phase due to inadequate design of the stormwater system;
- The following impacts can be expected if proper environmental management plans are not developed and implemented:
 - Soil, surface water and groundwater pollution;
 - Generation of noise and subsequent nuisance to nearby landowners;
 - Generation of atmospheric emissions, dust and odours and subsequent nuisance to nearby landowners;
 - Loss or disturbance of vegetation;
 - Loss of topsoil;
 - Soil erosion;
 - Disturbance of a seasonal pond; and
 - Contamination of surface water runoff.



7.1.2 Construction Phase

- Soil, surface water and ground water pollution due to incorrect management and disposal of cement and concrete;
- Soil, surface water and ground water pollution due to the run-off of contaminated wash water;
- Soil, surface water and ground water pollution due to the incorrect management, storage and disposal of chemicals;
- Soil pollution and degradation due to incorrect management, storage and disposal of construction, general and hazardous waste;
- Soil, surface water and ground water pollution due to potential hydrocarbon spillages;
- Soil, surface water and ground water pollution due to unsanitary conditions onsite;
- Destruction of degraded vegetation onsite;
- Visual impact upon receptors in the vicinity of the site, including neighbouring properties and the R27 and potentially R45;
- Destruction of the cluster of six, vulnerable *Arctopus dregei* plants on site
- Disturbance of vegetation surrounding the site during site clearance;
- Unsuitable management of topsoil may lead to loss of fertility of the soil as well as soil erosion;
- Generation of noise pollution and nuisance;
- Generation of dust, atmospheric emissions and nuisance;
- Wastage and depletion of valuable resources such as water and electricity as a result of poor management and redundant use;
- Wear of access roads, accidents on access roads, unpermitted transport of materials and loss of materials being transported on the access roads;
- Soil, surface water and groundwater pollution due to the contamination of clean surface water runoff;
- Loss of habitat for fauna species on site; and
- Disturbance or destruction of sites, features or artefacts of archaeological and/or historical importance.

7.1.3 Operational Phase

- Soil, surface water and ground water pollution due to the incorrect management, storage and disposal of chemicals;
- Soil pollution and degradation due to incorrect management, storage and disposal of general and hazardous waste;
- Soil, surface water and ground water pollution due to potential hydrocarbon spillages;
- Soil, surface water and ground water pollution due to unsanitary conditions onsite;
- Visual impact upon receptors in the vicinity of the site, including neighbouring properties and the R27 and potentially R45;
- Potential ineffective treatment of wastewater/effluent and sewage and subsequent pollution of the soil, surface water and ground water;



- Generation of noise pollution and nuisance;
- Generation of dust, atmospheric emissions and nuisance;
- Wastage and depletion of valuable resources such as water and electricity as a result of poor management and redundant use;
- Wear of access roads, accidents on access roads, unpermitted transport of materials and loss of materials being transported on the access roads;
- Soil, surface water and groundwater pollution due to the contamination of clean surface water runoff; and
- Disturbance or destruction of sites, features or artefacts of archaeological and/or historical importance.

7.1.4 Closure and Decommissioning Phase

Closure and decommissioning of the proposed Pioneer Industrial Park is not anticipated for the foreseeable future. Should the industrial park close, a detailed closure and rehabilitation plan will be submitted to the Western Cape Department of Environmental Affairs and Development Planning prior to decommissioning.

7.2 Impacts identified

The main impacts identified for the Industrial Park project were listed above. The environmental impact assessment report will include a full risk assessment of all environmental impacts. The Environmental Management Programme (EMP) will set out mitigation measures to be implemented during the Planning and Pre-Construction, Construction, Operational and Decommissioning Phases. Refer to Part 8 of this Scoping Report for the Impact Assessment methodology that will be followed as part of the EIA process.

7.2.1 Cumulative Impacts

The following potential cumulative impacts have been identified and will be investigated further during the EIA phase:

Table 19: Cumulative impacts

Impact	Contributing aspects
Environmental noise	Noise generated at the site will combine with noise generated in the vicinity of the site, such as that created by motorists travelling on the R27 and R45 and trains passing the site on the railway line to the west.



Air pollution	Depending on the nature of the commercial and industrial activities that will be established on the project property, atmospheric emissions may be generated. These emissions may then combine with emissions from other industries in the area, such as from ArcelorMittal's Saldanha Steel Works and Namaqua Sands.
Loss of vegetation	The development would result in the loss of vegetation of the Saldanha Flats Strandveld vegetation type. This loss could combine with losses on other sites, with remnants of the strandveld therefore becoming important in order to meet conservation targets.

7.3 Conclusion on impacts identified

The potential impacts identified in this report will be expanded and evaluated as part of the Environmental Impact Assessment Phase of the project. Furthermore, the required specialist studies and investigations will be conducted and will be taken into consideration when conducting the risk (impact) assessment for the proposed project. Refer to Part 8 of this Scoping Report for further information.

7.4 Specialist Studies Identified

- Social and Economic Impact Assessment;
- Traffic Impact Assessment Study;
- Desktop Geohydrological Assessment;
- Botanical Survey (already completed);
- Application to the South African Civil Aviation Authority for obstacle approval; and
- Application in terms of Section 53 of the Mineral Petroleum Resources Development Act, 2002.

7.5 Processes to be undertaken to ensure that impacts are mitigated

Mitigation measures need to be identified to ensure that impacts from the proposed activity are reduced as far as possible. The following mitigation measures objectives will be kept in mind while mitigation measures are identified:

- To find more environmentally sound ways of undertaking specific activities;
- To enhance any environmental and social benefits of a proposed activity;
- To avoid, minimise or remedy negative environmental impacts; and
- To ensure that any residual negative environmental impacts are environmentally acceptable.



Identifying appropriate mitigation measures will be conducted in a hierarchal manner:

1. Preventative measures will be identified to avoid, where possible, negative impacts that may arise as a result of the proposed activity;
2. Measures will be identified to minimise and/or reduce the negative impacts to “as low as practicable” levels; and
3. Measures will be identified to compensate or remedy residual negative impacts that are unavoidable and cannot be minimised or reduced any further (Department of Environmental Affairs, 2006).

Proposed mitigation measures will be communicated to the applicant for review as part of Draft Environmental Management Plan (EMP). The applicant will comment on the feasibility and practicality of implementing the mitigation measures. The mitigation measures may be adjusted based on the applicant’s comments.



8. PLAN OF STUDY FOR EIA

In accordance with of Regulation 28 (of Regulation 543) of the EIA Regulations (2010), under the NEMA, 1998, the knowledge gaps identified and a description of the tasks that will be undertaken as part of the EIA process, including any specialist reports or specialised processes (including the manner in which such tasks will be undertaken), are discussed in this part of the Scoping Report.

8.1 Tasks to be undertaken as part of the EIA process

The Environmental Impact Assessment process will be conducted subsequent to the Scoping process and will be undertaken in accordance with the Regulation 31 of the EIA Regulations of 18 June 2010. The Environmental Impact Report (EIR) for the proposed project will include detailed information relating to the potential or anticipated impacts that may arise as a result of the proposed activity.

The EIR and draft EMP in accordance with NEMA (1998) and as per the EIA Regulations R.543 of 18 June 2010, will include, but is not limited, to the following:

- Details of the Environmental Assessment Practitioner (EAP);
- Expertise of the EAP to carry out an EIA;
- A detailed description of the proposed activity;
- A description of the property on which the activity is to be undertaken and the location of the activity on the property;
- A description of the environment that may be affected by the activity and the manner in which the physical, biological, social, economic and cultural aspects of the environment may be affected by the proposed activity;
- Details of the public participation process followed;
- A description of the need and desirability of the proposed activity;
- A description of the identified alternatives to the proposed activity, including advantages and disadvantages that the proposed activity may have on the environment and the community that may be affected by the activity;
- An indication of the methodology used in determining the significance of potential environmental impacts;
- A description and comparative assessment of all alternatives identified during the environmental impact assessment process;
- A summary of the findings and recommendations of any specialist report or report on a specialised process (no specific requests have been received from the competent authorities to date);
- A description of all environmental issues that were identified during the environmental impact assessment process, an assessment of the significance of each issue and an indication of the extent to which the issue could be addressed by the adoption of mitigation measures;



- An assessment of each identified potentially significant impact, including cumulative impacts, the nature of the impact, the extent and duration of the impact, the probability of the impact occurring, the degree to which the impact can be reversed, the degree to which the impact may cause irreplaceable loss of resources, and the degree to which the impact can be mitigated;
- A description of any assumptions, uncertainties and gaps in knowledge;
- A reasoned opinion as to whether the activity should or should not be authorised, and if the opinion is that it should be authorised, any conditions that should be made in respect of that authorisation;
- An environmental impact statement;
- A draft environmental management programme containing the aspects contemplated in regulation, including, but not limited to, environmental management objectives and goals, mitigation measures and management of significant impacts, a description of persons responsible for mitigation implementation, description of time periods applicable to mitigation implementation, and monitoring and performance assessment;
- Inclusion of technical and supporting information;
- Copies of any specialist reports and reports on specialised processes complying with regulation;
- Any specific information that may be required by the competent authority; and
- Any other matters required in terms of sections 24(4)(a) and (b) of the Act.

Compilation of the EIR and draft EMP will be conducted according to the EIA Regulations of 18 June 2010 (R.543) as per NEMA, 1998, and will include, but is not limited to, the following:

- The compilation of the EIR as stipulated in Regulation 31 of R.543 (18 June 2010), as per NEMA, 1998;
- The draft EIR and EMP will be submitted to the applicant for input prior to its submission for public and competent authority comment;
- Public Participation will be conducted in accordance with the EIA Regulations of 18 June 2010 (R.543). This will include submission of the draft EIR and EMP to the competent authority and the public in order to obtain their comments for a period of 40 days [R543(56)];
- All comments, objections and/or representations received during the Public Participation Process will be included and addressed in the final EIR and this document will be finalised;
- The final EIR and draft EMP will be submitted to the client to obtain their inputs;
- Registered Interested and Affected Parties will be given an opportunity to comment on the final EIR as stipulated in R543 (56)(6). Their comments will be submitted to the competent authority and the EAP or applicant will be copied;
- The final EIR and draft EMP will be submitted to the competent authority for consideration. The competent authority will have 14 days to acknowledge receipt of the final EIR. Thereafter, the competent authority has 60 days to consider the report and in writing accept the report, reject the report, or ask for additional information or amendments to the document [R.543(34)(2)]. Once the report has been accepted, the competent authority has 45 days to grant or refuse authorisation [R.543(35)(1)];



- Continued consultation with the relevant authority until issuing of the decision.

8.2 Stages at which the competent authority will be consulted

The stages, at which the competent authority will be consulted in the process of compiling the EIR and draft EMP as per the EIA Regulations R.543 (2010), will include amongst other, the following:

- During the Public Participation Process in accordance to EIA Regulations R.543 (2010), the draft EIR will be submitted to the competent authority for a period of 40 days (unless agreed otherwise) to obtain their comments [R543 (56)];
- The final EIR will be submitted to the competent authority. They will have 60 days, after acknowledging receipt of the final EIR, to consider the report and in writing accept the report, reject the report or request additional information or amendments to the document [Regulation 543(34)(2)]; and
- Continued consultation with the competent authority until the decision is issued.

8.3 Methodology of assessing the environmental impacts

It is required by Regulation 28 (g) of R.543 of the EIA Regulations, 2010, that major potential impacts on the surrounding environment, as a result of the proposed activity, are identified during the Scoping Phase

Regulation 31 of R.543 of the EIA Regulations (2010), under the NEMA (1998), requires that an EIR includes an assessment of the status, extent, duration, probability, reversibility, replaceability of resources and mitigatory potential of the major potential environmental impacts of the proposed activity.

A baseline identification of the major potential impacts has therefore only been included in this Scoping Report. The prediction of the nature of each impact, the evaluation of each impact by rating its significance and the management and mitigation measures adopted to address each impact, will be assessed during the EIR.

Impact assessments should be conducted based on a methodology that includes the following:

- Clear processes for impact identification, predication and evaluation;
- Specification of the impact identification techniques;
- Criteria to evaluate the significance of impacts;
- Design of mitigation measures to lessen impacts;
- Definition of the different types of impacts (indirect, direct or cumulative); and
- Specification of uncertainties.



In broad terms, the impact assessment for this project will include the following:

- All potential impacts of the proposed activity will be identified and assessed;
- The nature, extent, magnitude and duration of all potentially significant impacts will be predicted;
- A range of mitigation measures that could diminish the impacts will be identified; and
- The significant of residual impacts that remain, after the proposed mitigation measures are implemented, will be evaluated.

The construction, operational and decommissioning phases of the project will be considered whilst identifying impacts. A detailed understanding of the proposed activity will be obtained to ensure that all the potential impacts are identified. The following process will be followed to identify and assess the potential impacts of the proposed activity:

- The current environmental conditions will be determined in detail. This will act as a baseline against which impacts can be identified and measured;
- The changes that will occur in future, should the proposed activity not occur, will be identified;
- A detailed understanding of the activity will be obtained in order to fully understand its consequences; and
- The significant impacts that will occur as a result of the proposed activity will be identified (should the activity be authorised).

After all impacts have been identified, the nature of each impact can be predicted. The impact prediction will take into account physical, biological, socio-economic and cultural information and will then estimate the likely parameters and characteristics of the impacts. The impact prediction will aim to provide a basis from which the significance of each impact can be determined and appropriate mitigation measures can be developed.

The risk assessment methodology is based on defining and understanding the three basic components of the risk, i.e. the source of the risk, the pathway and the target that experiences the risk (receptor). Refer to the figure below for a model representing the above principle (as contained in the DWA's Best Practice Guideline: G4 – *Impact Prediction*).

Figure 34: DWAs model for impact prediction (risk assessments)

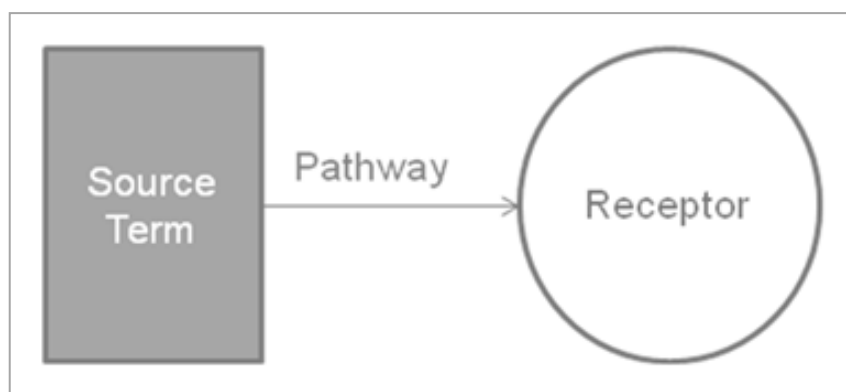


Table 20 and Table 21 below indicate the methodology to be used in order to assess the Probability and Magnitude of the impact, respectively, and Table 22 provides the Risk Matrix that will be used to plot the Probability against the Magnitude in order to determine the Severity of the impact.

Table 20: Determination of Magnitude of Impact

Frequency of Aspect / Unwanted Event	Score	Availability of pathway from the source to the receptor	Score	Availability of receptor	Score
Never known to have happened, but may happen	1	A pathway to allow for the impact to occur is never available	1	The receptor is never available	1
Known to happen in industry	2	A pathway to allow for the impact to occur is almost never available	2	The receptor is almost never available	2
< once a year	3	A pathway to allow for the impact to occur is sometimes available	3	The receptor is sometimes available	3
Once per year to up to once per month	4	A pathway to allow for the impact to occur is almost always available	4	The receptor is almost always available	4
Once a month - Continuous	5	A pathway to allow for the impact to occur is always available	5	The receptor is always available	5

Step 1: Determine the **PROBABILITY** of the impact by calculating the average between the Frequency of the Aspect, the Availability of a pathway to the receptor and the availability of the receptor.



Table 21: Determination of Magnitude of Impact

Source								Receptor			
Duration of impact	Score	Extent	Score	Volume / Quantity / Intensity	Score	Toxicity / Destruction Effect	Score	Reversibility	Score	Sensitivity of environmental component	Score
Lasting days to a month	1	Effect limited to the site. (metres);	1	Very small quantities / volumes / intensity (e.g. < 50L or < 1Ha)	1	Non-toxic (e.g. water) / Very low potential to create damage or destruction to the environment	1	Bio-physical and/or social functions and/or processes will remain unaltered.	1	Current environmental component(s) are largely disturbed from the natural state. Receptor of low significance / sensitivity	1
Lasting 1 month to 1 year	2	Effect limited to the activity and its immediate surroundings. (tens of metres)	2	Small quantities / volumes / intensity (e.g. 50L to 210L or 1Ha to 5Ha)	2	Slightly toxic / Harmful (e.g. diluted brine) / Low potential to create damage or destruction to the environment	2	Bio-physical and/or social functions and/or processes might be negligibly altered or enhanced / Still reversible	2	Current environmental component(s) are moderately disturbed from the natural state. No environmentally sensitive components.	2
Lasting 1 – 5 years	3	Impacts on extended area beyond site boundary (hundreds of metres)	3	Moderate quantities / volumes / intensity (e.g. > 210 L < 5000L or 5 – 8Ha)	3	Moderately toxic (e.g. slimes) Potential to create damage or destruction to the environment	3	Bio-physical and/or social functions and/or processes might be notably altered or enhanced / Partially reversible	3	Current environmental component(s) are a mix of disturbed and undisturbed areas. Area with some environmental sensitivity (scarce / valuable environment etc.).	3
Lasting 5 years to Life of Organisation	4	Impact on local scale / adjacent sites (km's)	4	Very large quantities / volumes / intensity (e.g. 5000 L – 10 000L or 8Ha– 12Ha)	4	Toxic (e.g. diesel & Sodium Hydroxide)	4	Bio-physical and/or social functions and/or processes might be considerably altered or enhanced / potentially irreversible	4	Current environmental component(s) are in a natural state. Environmentally sensitive environment / receptor (endangered species / habitats etc.).	4
Beyond life of Organisation / Permanent impacts	5	Extends widely (nationally or globally)	5	Very large quantities / volumes / intensity (e.g. > 10 000 L or > 12Ha)	5	Highly toxic (e.g. arsenic or TCE)	5	Bio-physical and/or social functions and/or processes might be severely/substantially altered or enhanced / Irreversible	5	Current environmental component(s) are in a pristine natural state. Highly Sensitive area (endangered species, wetlands, protected habitats etc.)	5

Step 2: Determine the **MAGNITUDE** of the impact by calculating the average of the factors above.



Table 22: Determination of Severity of Impact

ENVIRONMENTAL IMPACT RATING / PRIORITY					
	MAGNITUDE				
PROBABILITY	1 Minor	2 Low	3 Medium	4 High	5 Major
5 Almost Certain	Low	Medium	High	High	High
4 Likely	Low	Medium	High	High	High
3 Possible	Low	Medium	Medium	High	High
2 Unlikely	Low	Low	Medium	Medium	High
1 Rare	Low	Low	Low	Medium	Medium

Step 3: Determine the **SEVERITY** of the impact by plotting the averages that were obtained above for Probability and Magnitude in the table below.

8.4 Public Participation during the EIA process

The compilation of the EIR and draft EMP as per R.543 will include, but is not limited to, the following public participation:

- The draft EIR and draft EMP will be provided to the client for review prior to public and competent authority comment;
- The Public Participation Process will be conducted in accordance with the EIA Regulations R.543 (2010). This will include submitting the draft EIR to the competent authority and public for a review period of 40 days [Regulation 543(56)];
- All comments, objections and/or representations received during the Public Participation Process will be included and addressed in the final EIR and this document will be finalised;
- The final EIR and draft EMP will be submitted to the client to obtain their inputs; and
- Registered Interested and Affected Parties (I&APs) will be given an opportunity to comment on the final EIR as stipulated in R.543(56)(6). Their comments will be submitted to the competent authority and the EAP or applicant will be copied.

8.5 Alternatives

Alternatives have and will continue to be investigated and the “No-Go Option” will be included in the assessment. The EIA document will discuss the alternatives identified and investigated for the proposed project as well as the advantages and disadvantages of each.



8.6 Knowledge gaps and specialist studies

The following knowledge gaps and uncertainties have been identified during the scoping process of the proposed Industrial Park Development project and require further investigations that will be carried out comprehensively as part of the EIA process for the proposed project:

- All relevant specialist studies need to be conducted for the area associated with the proposed Industrial Park Development. The studies identified during the Scoping Phase include the following:
 - Traffic Impact Assessment (as requested by the Western Cape Department of Transport and Public Works);
 - Desktop geohydrological assessment (as requested by CapeNature);
 - Botanical Survey (as requested by CapeNature) – already completed;
 - Application in terms of Section 53 of the Mineral Petroleum Resources Development Act, 2002 (as requested by the Department of Mineral Resources); and
 - Application to the South African Civil Aviation Authority for an obstacle approval (as requested by the South African Civil Aviation Authority).
- While impacts have been identified as part of the scoping process, it is required as part of the EIA Phase to fully quantify impacts to all aspects of the environment.
- Designs/plans/layouts are being developed for the proposed Industrial Park Development and the associated infrastructure. These designs will be presented as part of the draft and final EIR.



9. CONCLUSION

This scoping process has been carried out in accordance with the NEMA, 1998, and the Regulations there under.

The following main potential environmental impacts have been identified as part of this Scoping phase:

Construction Phase

- Soil, surface water and ground water pollution due to incorrect management and disposal of cement and concrete;
- Soil, surface water and ground water pollution due to the run-off of contaminated wash water;
- Soil, surface water and ground water pollution due to the incorrect management, storage and disposal of chemicals;
- Soil pollution and degradation due to incorrect management, storage and disposal of construction, general and hazardous waste;
- Soil, surface water and ground water pollution due to potential hydrocarbon spillages;
- Soil, surface water and ground water pollution due to unsanitary conditions onsite;
- Destruction of degraded vegetation onsite;
- Visual impact upon receptors in the vicinity of the site, including neighbouring properties and the R27 and potentially R45;
- Destruction of the cluster of six, vulnerable *Arctopus dregei* plants on site
- Disturbance of vegetation surrounding the site during site clearance;
- Unsuitable management of topsoil may lead to loss of fertility of the soil as well as soil erosion;
- Generation of noise pollution and nuisance;
- Generation of dust, atmospheric emissions and nuisance;
- Wastage and depletion of valuable resources such as water and electricity as a result of poor management and redundant use;
- Wear of access roads, accidents on access roads, unpermitted transport of materials and loss of materials being transported on the access roads;
- Soil, surface water and groundwater pollution due to the contamination of clean surface water runoff;
- Loss of habitat for fauna species on site; and
- Disturbance or destruction of sites, features or artefacts of archaeological and/or historical importance.

Operational Phase

- Soil, surface water and ground water pollution due to the incorrect management, storage and disposal of chemicals;



- Soil pollution and degradation due to incorrect management, storage and disposal of general and hazardous waste;
- Soil, surface water and ground water pollution due to potential hydrocarbon spillages;
- Soil, surface water and ground water pollution due to unsanitary conditions onsite;
- Visual impact upon receptors in the vicinity of the site, including neighbouring properties and the R27 and potentially R45;
- Potential ineffective treatment of wastewater/effluent and sewage and subsequent pollution of the soil, surface water and ground water;
- Generation of noise pollution and nuisance;
- Generation of dust, atmospheric emissions and nuisance;
- Wastage and depletion of valuable resources such as water and electricity as a result of poor management and redundant use;
- Wear of access roads, accidents on access roads, unpermitted transport of materials and loss of materials being transported on the access roads;
- Soil, surface water and groundwater pollution due to the contamination of clean surface water runoff; and
- Disturbance or destruction of sites, features or artefacts of archaeological and/or historical importance.

Appropriate mitigation measures will assist in minimising the potential impacts on the surrounding environment during the construction and operational phases of the development. These will be identified during the Environmental Impact Assessment Phase of this project.

Knowledge gaps identified as part of this scoping phase include specialist studies [Social and Economic Impact Assessment, Traffic Impact Assessment Study, Desktop Geohydrological Assessment, Botanical Survey (already completed), Application to the South African Civil Aviation Authority for obstacle approval, and Application in terms of Section 53 of the Mineral Petroleum Resources Development Act, 2002].

Based on the above-mentioned information and the identification of the potential environmental impacts as a result of the proposed Industrial Park, it is concluded that a full Environmental Impact Assessment may commence.

