



**EIA REFERENCE:** 16/3/3/1/B5/2/1059/22  
**NEAS REFERENCE:** WCP/EIA/0001162/2022  
**DATE OF ISSUE:** 24 March 2023

The Director  
Doornkraal Investments (Pty) Ltd.  
P. O. Box 484  
**CERES**  
6835

**Attention: Mr. A. Gibson**

Cell: 072 204 5454  
E-mail: [alexander@dkagri.co.za](mailto:alexander@dkagri.co.za)

Dear Sir

**APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014, (AS AMENDED): THE PROPOSED DEVELOPMENT OF A BRIDGE AND THE REALIGNMENT OF THE GRAVEL ROAD ON PORTION 3 OF THE FARM VISGAT NO. 207 AND PORTION 2 OF THE FARM NO. 304, CERES.**

1. With reference to the above application, the Department hereby notifies you of its decision to **grant the Environmental Authorisation** ("EA") together with the reasons for the decision.
2. In terms of Regulation 4 of the Environmental Impact Assessment Regulations, 2014, (as amended), you are instructed to ensure, within 14 days of the date of the Environmental Authorisation, that all registered Interested and Affected Parties ("I&APs") are provided with access to and reasons for the decision, and that all registered I&APs are notified of their right to appeal.
3. Your attention is drawn to Chapter 2 of the National Appeal Regulations, 2014 (as amended), which prescribes the appeal procedure to be followed. This procedure is summarized in the attached Environmental Authorisation.

Yours faithfully

**MR. ZAAHIR TOEFY**  
**DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)**

CC: (1) Mr. C. Geyser (EnviroAfrica CC)  
(2) Mr. J. Barnard (Witzenberg Municipality)  
(3) Mr. D. Alexander (Bosrivier Estates (Pty) Ltd)

E-mail: [clinton@enviroafrica.co.za](mailto:clinton@enviroafrica.co.za)  
E-mail: [joseph@witzenberg.gov.za](mailto:joseph@witzenberg.gov.za)  
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## ENVIRONMENTAL AUTHORISATION

**APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014, (AS AMENDED): THE PROPOSED DEVELOPMENT OF A BRIDGE AND THE REALIGNMENT OF THE GRAVEL ROAD ON PORTION 3 OF THE FARM VISGAT NO. 207 AND PORTION 2 OF THE FARM NO. 304, CERES.**

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

### DECISION

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") and the Environmental Impact Assessment ("EIA") Regulations, 2014, the Competent Authority herewith **grants Environmental Authorisation** to the applicant to undertake the listed activities specified in section B below with respect to the preferred alternative as described in the Basic Assessment Report ("BAR"), received on 15 November 2022.

The applicant for this Environmental Authorisation is required to comply with the conditions set out in section E below.

### A. DETAILS OF THE APPLICANT FOR THIS ENVIRONMENTAL AUTHORISATION

Doornkraal Investments (Pty) Ltd.  
P. O. Box 484  
**CERES**  
6835

Cell: 072 204 5454  
E-mail: [alexander@dkagri.co.za](mailto:alexander@dkagri.co.za)

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

## B. LISTED ACTIVITIES AUTHORISED

| Listed Activities  | Project Description   |
|--|---|
| <p><b>EIA Regulations Listing Notice 1 of 2014:</b><br/> <b>Activity Number: 12</b><br/> <i>The development of—</i></p> <p>(i) <i>dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 100 square metres; or</i></p> <p>(ii) <i>infrastructure or structures with a physical footprint of 100 square metres or more;</i></p> <p><i>where such development occurs—</i></p> <p>(a) <i>within a watercourse;</i></p> <p>(b) <i>in front of a development setback; or</i></p> <p>(c) <i>if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse;</i></p> <p><i>excluding—</i></p> <p>(aa) <i>the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour; —</i></p> <p>(bb) <i>where such development activities are related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies;</i></p> <p>(cc) <i>activities listed in activity 14 in Listing Notice 2 of 2014 or Activity 14 in Listing Notice 3 of 2014, in which case that activity applies;</i></p> <p>(dd) <i>where such development occurs within an urban area;</i></p> <p>(ee) <i>where such development occurs within existing roads, road reserves or railway line reserves; or</i></p> <p>(ff) <i>the development of temporary infrastructure or structures where such infrastructure or structures will be removed within 6 weeks of the commencement of development and where indigenous vegetation will not be cleared.</i></p> | <p>The proposed development will have a development footprint of more than 100m<sup>2</sup> within 32m of a watercourse.</p>                                    |
| <p><b>EIA Regulations Listing Notice 1 of 2014:</b><br/> <b>Activity Number: 19</b><br/> <i>The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse;</i></p> <p><i>but excluding where such infilling, depositing, dredging, excavation, removal or moving—</i></p> <p>(a) <i>will occur behind a development setback;</i></p> <p>(b) <i>is for maintenance purposes undertaken in accordance with a maintenance management plan;</i></p>   | <p>The proposed development will result in the removal/excavation or moving of soil, sand, pebbles or rock of more than 10 cubic metres from a watercourse.</p> |

|   |   |
|---|---|
| <p>(c) falls within the ambit of activity 21 in this Notice, in which case that activity applies;</p> <p>(d) occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or where such development is related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies.</p>   |   |
| <p><b>EIA Regulations Listing Notice 3 of 2014:</b></p> <p><b>Activity Number: 4</b></p> <p>The development of a road wider than 4 metres with a reserve less than 13,5 metres.</p> <p><b>i. Western Cape</b></p> <p>i. Areas zoned for use as public open space or equivalent zoning;</p> <p>ii. Areas outside urban areas;</p> <p>(aa) Areas containing indigenous vegetation;</p> <p>(bb) Areas on the estuary side of the development setback line or in an estuarine functional zone where no such setback line has been determined; or</p> <p>iii. Inside urban areas:</p> <p>(aa) Areas zoned for conservation use; or</p> <p>(bb) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority.</p> | <p>The re-aligned road sections will be 5m wide and will be located within areas containing indigenous vegetation, outside an urban area.</p> |

The abovementioned list is hereinafter referred to as “**the listed activities**”.

The holder is herein authorised to undertake the following alternative as it relates to the listed activities:

A new bridge will be constructed over the Olifants River. The bridge will be constructed using pre-cast concrete culverts, placed upstream of the existing bridge. The proposed bridge will be 7.5m wide, and approximately 50m in length. The road on either side of the bridge will also be realigned (approximately 180m). An additional 550m of the gravel entrance road will need to be realigned to allow trucks better access to the farm. Three sections of the entrance road will be realigned. The new road sections will be approximately 5m wide, with an 8m road reserve. The proposed bridge and road sections 1 and 2 will be located on Portion 3 of Farm Visgat 207, while road section 3 will be located on Portion 2 of Farm 304.

## C. SITE DESCRIPTION AND LOCATION

The listed activities will be undertaken on Portion 3 of Farm Visgat 207 and Portion 2 of Farm 304, Witzenberg Valley, at the following co-ordinates:

Co-ordinates of bridge:

Starting point

|               |     |     |        |
|---------------|-----|-----|--------|
| Latitude (S)  | 33° | 04' | 36.37" |
| Longitude (E) | 19° | 12' | 58.76" |

Middle point

|               |     |     |        |
|---------------|-----|-----|--------|
| Latitude (S)  | 33° | 04' | 36.54" |
| Longitude (E) | 19° | 13' | 00.36" |

End point

|               |     |     |        |
|---------------|-----|-----|--------|
| Latitude (S)  | 33° | 05' | 36.85" |
| Longitude (E) | 19° | 13' | 03.50" |

Co-ordinates of the re-alignment of road section 1:

Starting point

|               |     |     |        |
|---------------|-----|-----|--------|
| Latitude (S)  | 33° | 04' | 53.85" |
| Longitude (E) | 19° | 13' | 09.70" |

Middle point

|               |     |     |        |
|---------------|-----|-----|--------|
| Latitude (S)  | 33° | 04' | 57.00" |
| Longitude (E) | 19° | 13' | 09.85" |

End point

|               |     |     |        |
|---------------|-----|-----|--------|
| Latitude (S)  | 33° | 05' | 00.20" |
| Longitude (E) | 19° | 13' | 10.00" |

Co-ordinates of the re-alignment of road section 2:

Starting point

|               |     |     |        |
|---------------|-----|-----|--------|
| Latitude (S)  | 33° | 05' | 09.20" |
| Longitude (E) | 19° | 13' | 12.10" |

Middle point

|               |     |     |        |
|---------------|-----|-----|--------|
| Latitude (S)  | 33° | 05' | 12.65" |
| Longitude (E) | 19° | 13' | 12.60" |

End point

|               |     |     |        |
|---------------|-----|-----|--------|
| Latitude (S)  | 33° | 05' | 14.45" |
| Longitude (E) | 19° | 13' | 15.55" |

Co-ordinates of the re-alignment of road section 3:

Starting point

|               |     |     |        |
|---------------|-----|-----|--------|
| Latitude (S)  | 33° | 05' | 29.85" |
| Longitude (E) | 19° | 13' | 12.90" |

Middle point

|              |     |     |        |
|--------------|-----|-----|--------|
| Latitude (S) | 33° | 05' | 31.75" |
|--------------|-----|-----|--------|

|               |     |     |        |
|---------------|-----|-----|--------|
| Longitude (E) | 19° | 13' | 12.20" |
|---------------|-----|-----|--------|

End point

|               |     |     |        |
|---------------|-----|-----|--------|
| Latitude (S)  | 33° | 05' | 33.80" |
| Longitude (E) | 19° | 13' | 12.35" |

The SG digit codes:

Portion 3 of Farm Visgat 207: C0190000000002070003

Portion 2 of Farm 304: C0190000000003040002

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

The above is hereinafter referred to as "**the site**".

#### **D. DETAILS OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER**

Mr. C. Geysen  
 EnviroAfrica CC  
 P. O. Box 5367  
**HELDERBERG**  
 7135

Tel.: 021 851 1616

Email: [clinton@enviroafrica.co.za](mailto:clinton@enviroafrica.co.za)

#### **E. CONDITIONS OF AUTHORISATION**

##### **Scope of authorisation**

1. The holder is authorised to undertake the listed activities specified in Section B above in accordance with and restricted to the preferred alternative described in the BAR received on 15 November 2022 on the site as described in Section C above.
2. The holder must commence with, and conclude, the listed activities within the stipulated validity period which this Environmental Authorisation is granted for, or this Environmental Authorisation shall lapse and a new application for Environmental Authorisation must be submitted to the competent authority.

This Environmental Authorisation is granted for-

- (a) A period of five (5) years, from the date of issue, during which period the holder must commence with the authorised listed activities.
- (b) A period of ten (10) years, from the date the holder commenced with the authorised listed activities, during which period the authorised listed activities, must be concluded.

3. The holder shall be responsible for ensuring compliance with the conditions by any person acting on his/her behalf, including an agent, sub-contractor, employee or any person rendering a service to the holder.
4. Any changes to, or deviations from the scope of the alternative described in section B above must be accepted or approved, in writing, by the Competent Authority before such changes or deviations may be implemented. In assessing whether to grant such acceptance/approval or not, the Competent Authority may request information in order to evaluate the significance and impacts of such changes or deviations, and it may be necessary for the holder to apply for further authorisation in terms of the applicable legislation.

#### **Written notice to the Competent Authority**

5. Seven calendar days' notice, in writing, must be given to the Competent Authority before commencement of construction activities.
  - 5.1. The notice must make clear reference to the site details and EIA Reference number given above.
  - 5.2. The notice must also include proof of compliance with the following conditions described herein:  
Conditions: 6, 7, 10 and 16.

#### **Notification and administration of appeal**

6. The holder must in writing, within 14 (fourteen) calendar days of the date of this decision–
  - 6.1. notify all registered Interested and Affected Parties ("I&APs") of –
    - 6.1.1. the outcome of the application;
    - 6.1.2. the reasons for the decision as included in Annexure 3;
    - 6.1.3. the date of the decision; and
    - 6.1.4. the date when the decision was issued.
  - 6.2. draw the attention of all registered I&APs to the fact that an appeal may be lodged against the decision in terms of the National Appeals Regulations, 2014 detailed in Section F below;
  - 6.3. draw the attention of all registered I&APs to the manner in which they may access the decision;
  - 6.4. provide the registered I&APs with:
    - 6.4.1. the name of the holder (entity) of this Environmental Authorisation,
    - 6.4.2. name of the responsible person for this Environmental Authorisation,
    - 6.4.3. postal address of the holder,
    - 6.4.4. telephonic and fax details of the holder,
    - 6.4.5. e-mail address, if any, of the holder,
    - 6.4.6. the contact details (postal and/or physical address, contact number, facsimile and e-mail address) of the decision-maker and all registered I&APs in the event that an appeal is lodged in terms of the 2014 National Appeals Regulations.

7. The listed activities, including site preparation, may not commence within **20 (twenty)** calendar days from the date of issue of this Environmental Authorisation. In the event that an appeal is lodged with the Appeal Authority, the effect of this Environmental Authorisation is suspended until the appeal is decided.

### **Management of activity**

8. The draft Environmental Management Programme ("EMPr") submitted as part of the application for Environmental Authorisation must be amended to include method statements for the maintenance activities associated with the road and bridge upgrade. The method statements must include aspects relating to:
  - Frequency of maintenance activities.
  - Access requirements
  - Methodology and equipment to be utilised
  - Whether specialist oversight is required
  - Record-keeping requirements (including photographic evidence if needed)

The amended EMPr must be submitted to the Competent Authority for approval prior to commencement of construction activities on the site.

9. The EMPr must be included in all contract documentation for all phases of implementation.

### **Monitoring**

10. The holder must appoint a suitably experienced environmental control officer ("ECO"), or site agent where appropriate, before commencement of the proposed development to ensure compliance with the provisions of the EMPr and the conditions contained herein. The ECO must conduct site visits and submit ECO Reports on a monthly basis to the competent authority.
11. A copy of the Environmental Authorisation, EMPr, audit reports and compliance monitoring reports must be kept at the site of the authorised activities, and must be made available to anyone on request, including a publicly accessible website.
12. Access to the site referred to in Section C above must be granted, and the environmental reports mentioned above must be produced, to any authorised official representing the Competent Authority who requests to see it for the purposes of assessing and/or monitoring compliance with the conditions contained herein.

### **Auditing**

13. In terms of Regulation 34 of the NEMA EIA Regulations, 2014, the holder must conduct environmental audits to determine compliance with the conditions of the Environmental Authorisation, the EMPr and submit Environmental Audit Reports to the Competent Authority. The Environmental Audit Report must be prepared by an independent person, that is not the ECO referred to in Condition 10 above and must contain all the information required in Appendix 7 of the NEMA EIA Regulations, 2014.

The Audit Reports must be compiled and subsequently submitted to the Department in the following manner:



- 13.1. The holder must undertake an environmental audit and submit an Environmental Audit Report to the Competent Authority within 3 (three) months of commencement of construction.
- 13.2. A final Environmental Audit Report must be submitted within 3 (three) months of completion of the proposed development.

The holder must, within 7 days of the submission of each of the above-mentioned reports to the Competent Authority, notify all potential and registered I&APs of the submission and make the report available to anyone on request and on a publicly accessible website.

### **Specific Conditions**

14. Should any heritage remains be exposed during excavations or any other actions on the site, these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape. Heritage remains uncovered or disturbed during earthworks must not be further disturbed until the necessary approval has been obtained from Heritage Western Cape.

Heritage remains include: meteorites, archaeological and/or palaeontological remains (including fossil shells and trace fossils); coins; indigenous and/or colonial ceramics; any articles of value or antiquity; marine shell heaps; stone artifacts and bone remains; structures and other built features with heritage significance; rock art and rock engravings; and/or graves or unmarked human burials including grave goods and/or associated burial material.

15. A qualified archaeologist and/or paleontologist must be contracted where necessary (at the expense of the holder) to remove any heritage remains. Heritage remains can only be disturbed by a suitably qualified heritage specialist working under directive from the relevant heritage resources authority.
16. The development footprint must be clearly demarcated prior to the commencement of site clearance and construction activities. All areas outside the demarcated areas must be regarded as "no-go" areas.

## **F. GENERAL MATTERS**

1. Notwithstanding this Environmental Authorisation, the holder must comply with any other statutory requirements that may be applicable when undertaking the listed activities.
2. Non-compliance with a condition of this Environmental Authorisation or EMPr may render the holder liable to criminal prosecution.
3. If the holder does not commence with the listed activities within the period referred to in Condition 2, this Environmental Authorisation shall lapse for those activities, and a new application for Environmental Authorisation must be submitted to the Competent Authority. If the holder wishes to extend the validity period of the Environmental Authorisation, an application for amendment in this regard must be made to the Competent Authority prior to the expiry date of the Environmental Authorisation.

4. The holder must submit an application for amendment of the Environmental Authorisation to the Competent Authority where any detail with respect to the Environmental Authorisation must be amended, added, substituted, corrected, removed or updated. If a new holder is proposed, an application for Amendment in terms of Part 1 of the EIA Regulations, 2014 must be submitted.

Please note that an amendment is not required if there is a change in the contact details of the holder. In this case, the Competent Authority must only be notified of such changes.

5. The manner and frequency for updating the EMPr is as follows:  
Amendments to the EMPr, must be done in accordance with Regulations 35 to 37 of the EIA Regulations 2014 or any relevant legislation that may be applicable at the time.
6. It is recommended that the EMPr, as it relates to the operational phase of the development, be implemented.

## G. APPEALS

Appeals must comply with the provisions contained in the National Appeal Regulations 2014.

1. An appellant (if the holder of the decision) must, within 20 (twenty) calendar days from the date the notification of the decision was sent to the holder by the Competent Authority –
  - 1.1. Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 to the Appeal Administrator; and
  - 1.2. Submit a copy of the appeal to any registered I&APs, any Organ of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision.
2. An appellant (if NOT the holder of the decision) must, within 20 (twenty) calendar days from the date the holder of the decision sent notification of the decision to the registered I&APs–
  - 2.1. Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 to the Appeal Administrator; and
  - 2.2. Submit a copy of the appeal to the holder of the decision, any registered I&AP, any Organ of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision.
3. The holder of the decision (if not the appellant), the decision-maker that issued the decision, the registered I&AP and the Organ of State must submit their responding statements, if any, to the appeal authority and the appellant within 20 (twenty) calendar days from the date of receipt of the appeal submission.
4. The appeal and the responding statement must be submitted to the address listed below:

By post:                      Western Cape Ministry of Local Government, Environmental Affairs and  
Development Planning  
Private Bag X9186  
**CAPE TOWN**  
8000

By facsimile: (021) 483 4174; or

By hand: Attention: Mr Marius Venter (Tel: 021 483 3721)  
Room 809, 8th Floor Utilitas Building, 1 Dorp Street, Cape Town, 8001

**Note:** For purposes of electronic database management, you are also requested to submit electronic copies (Microsoft Word format) of the appeal, responding statement and any supporting documents to the Appeal Authority to the address listed above and/ or via e-mail to [DEADP.Appeals@westerncape.gov.za](mailto:DEADP.Appeals@westerncape.gov.za).

5. A prescribed appeal form as well as assistance regarding the appeal processes is obtainable from Appeal Authority at: Tel. (021) 483 3721, e-mail [DEADP.Appeals@westerncape.gov.za](mailto:DEADP.Appeals@westerncape.gov.za) or URL <http://www.westerncape.gov.za/eadp>.

## H. DISCLAIMER

The Western Cape Government, the Local Authority, committees or any other public authority or organisation appointed in terms of the conditions of this Environmental Authorisation shall not be responsible for any damages or losses suffered by the holder, developer or his/her successor in any instance where construction or operation subsequent to construction is temporarily or permanently stopped for reasons of non-compliance with the conditions as set out herein or any other subsequent document or legal action emanating from this decision.

Your interest in the future of our environment is appreciated.

Yours faithfully

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**MR. ZAAHIR TOEFY**

**DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)**

**DATE OF DECISION: 24 MARCH 2023**

CC: (1) Mr. C. Geyser (EnviroAfrica CC)  
(2) Mr. J. Barnard (Witzenberg Municipality)  
(3) Mr. D. Alexander (Bosrivier Estates (Pty) Ltd)

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E-mail: [joseph@witzenberg.gov.za](mailto:joseph@witzenberg.gov.za)  
E-mail: [simbotcape@global.co.za](mailto:simbotcape@global.co.za)



**ANNEXURE 1: LOCALITY MAP**

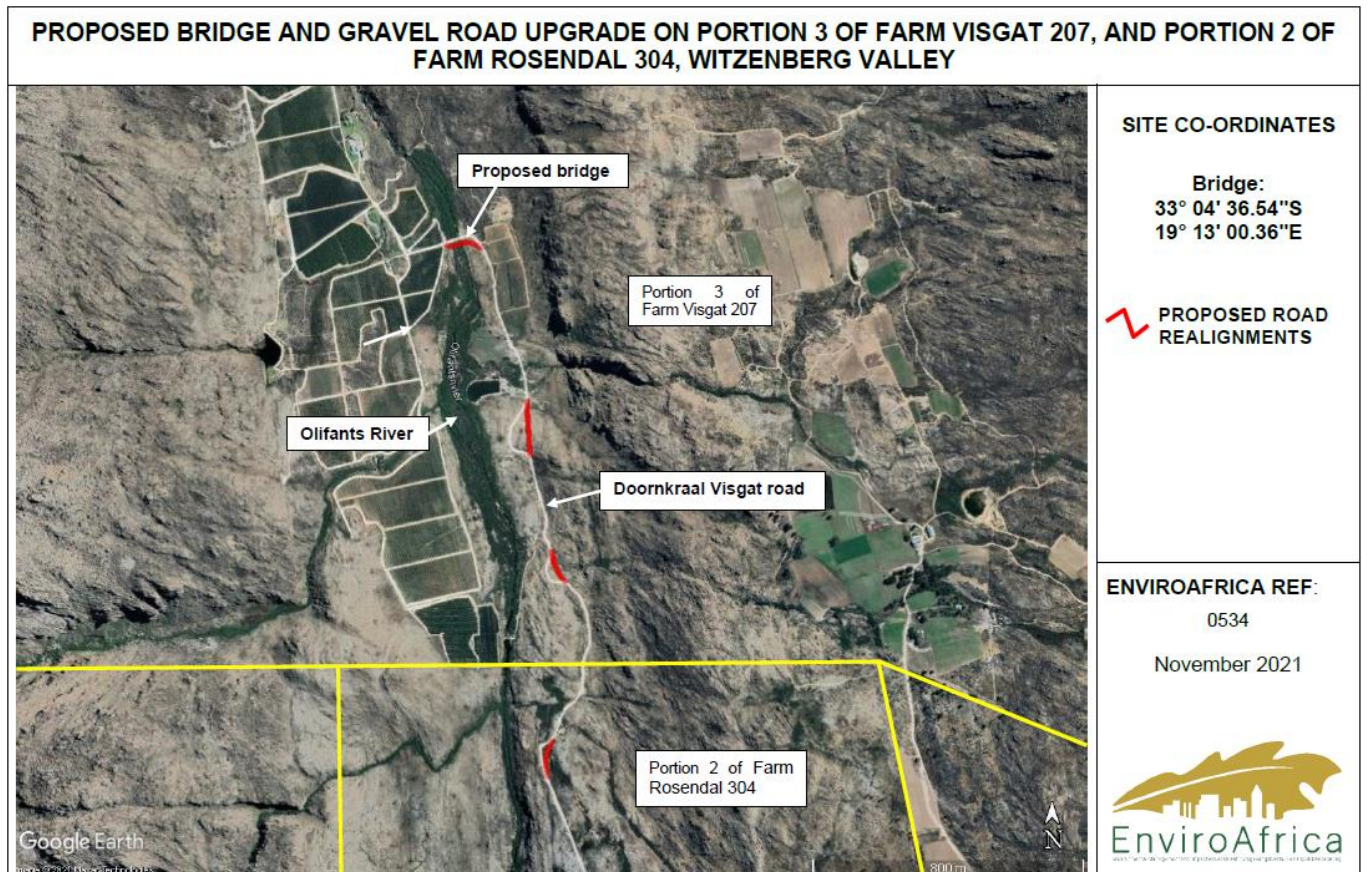
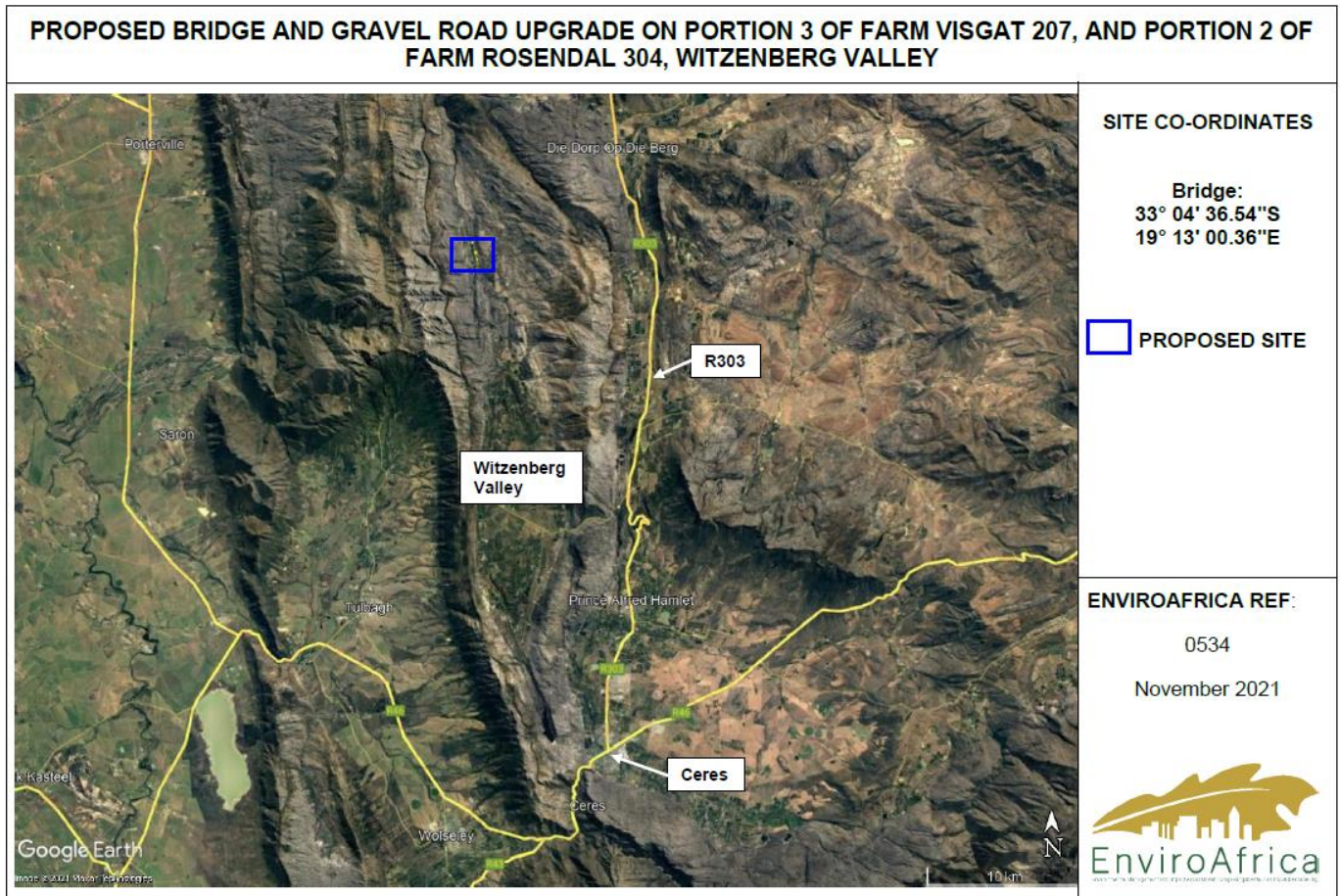


Figure 1: Proposed location.



# ANNEXURE 2: SITE PLAN

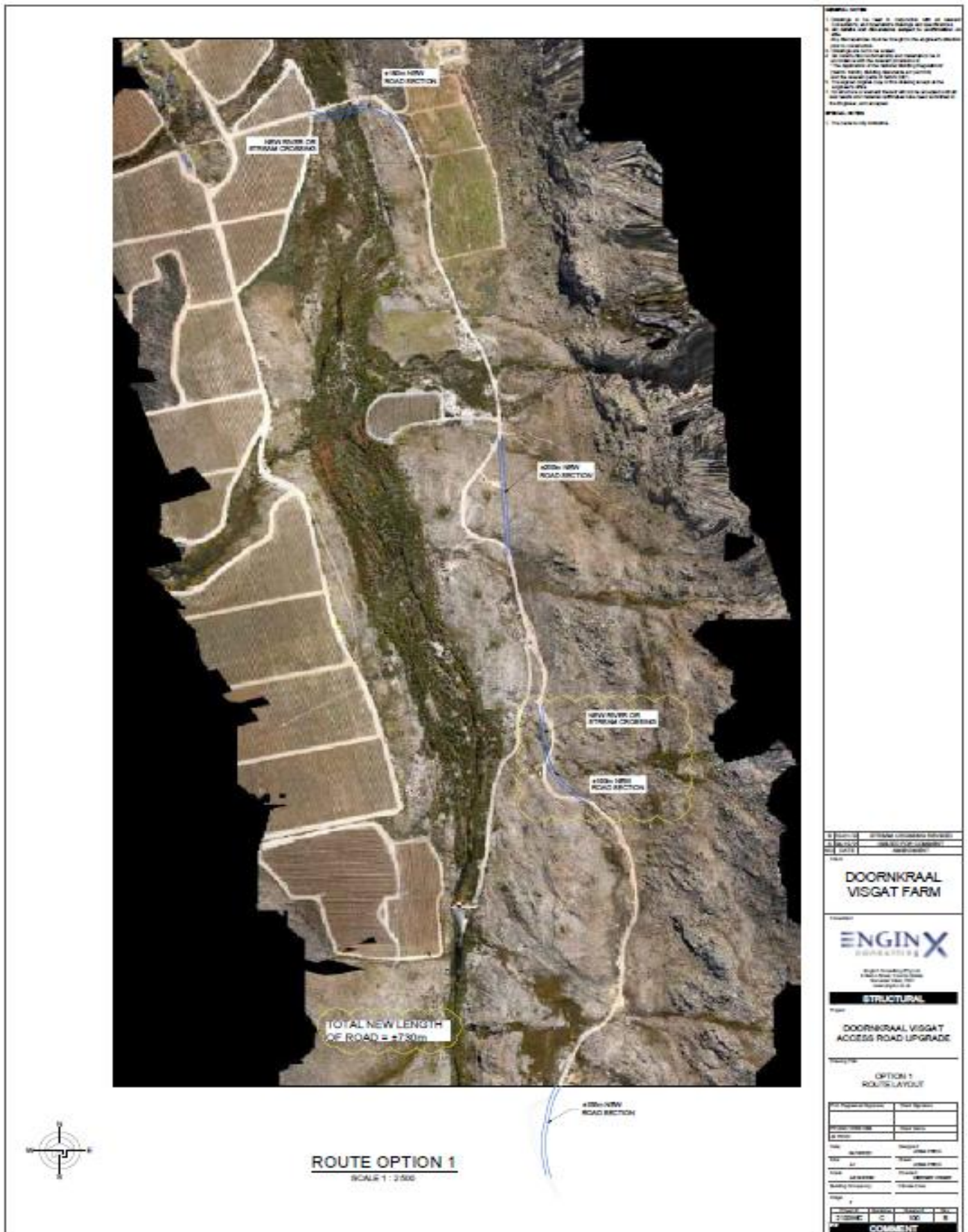


Figure 2: Proposed site plan

## ANNEXURE 3: REASONS FOR THE DECISION

In reaching its decision, the Competent Authority considered, inter alia, the following:

- a) The information contained in the Application Form received by the Department on 13 September 2022 and the EMPr submitted together with the Basic Assessment Report on 15 November 2022.
- b) Relevant information contained in the Departmental information base, including the Guidelines on Public Participation and Alternatives (dated March 2013);
- c) The objectives and requirements of relevant legislation, policies and guidelines, including section 2 of the National Environmental Management Act, 1998 (Act No. 107 of 1998);
- d) The comments received from I&APs and responses to these, included in the Basic Assessment Report received on 15 November 2022; and
- e) The balancing of negative and positive impacts and proposed mitigation measures.
- f) No site visits were conducted. The Competent Authority had sufficient information before it to make an informed decision without conducting a site visit.

All information presented to the Competent Authority was taken into account in the consideration of the application for Environmental Authorisation. A summary of the issues that were the most significant for the decision is set out below.

### 1. Public Participation

The public participation process included:

- identification of and engagement with I&APs;
- fixing a notice board at the site where the listed activities are to be undertaken;
- the placing of a newspaper advertisement in "*Witzenberg Herald*" on 10 December 2021;
- giving written notice to the owners and occupiers of land adjacent to the site where the listed activities are to be undertaken, the municipality and ward councilor, and the various Organs of State having jurisdiction in respect of any aspect of the listed activities on 29 June 2022 and 23 September 2022;
- making the pre-application draft BAR available to I&APs for comment from 29 June 2022 to 5 August 2022 and
- making the post application draft BAR available to I&AP's for comment from 23 September 2022 to 28 October 2022.

The Department is satisfied that the Public Participation Process that was followed met the minimum legal requirements and that the comments raised and responses thereto were included in the comments and response report.

Specific alternatives, management and mitigation measures have been considered in this Environmental Authorisation and EMPr to adequately address the concerns raised.

## 2. Alternatives

Three different layout alternatives were considered:

### Layout Alternative 1

This alternative entails re-aligning the road at 4 sections with a combined length of new road sections of 675m. This option is considered to have the smallest impact on the environment, with only small sections rerouted, mainly where there are sharp corners currently restricting the movement of the transport vehicles. Furthermore, the total length of new road sections required is the shortest of the three options resulting in the most economical option.

### Layout Alternative 2

This alternative entails re-aligning the road at 3 sections with a combined length of new road sections of 1 325m. This option is considered as having the highest impact on the environment, with most of the existing road abandoned to create the most direct route to the farm. The total length of new road sections required is the longest of the three options, resulting in the least economical option. This option will involve significant earthwork to be done and importation of fill material to construct the road.

### Layout Alternative 3

This alternative entails re-aligning the road at 2 sections with a combined length of new road sections of 1180m. The total length of new road sections required in this option is almost double that of Layout Alternative 1. This option will also involve significant earthwork to be done and importation of fill material to construct the road.

### Alternative road alignments for Road Section 2 in Layout Alternative 1:

The initial alignment investigated would straighten the curve, making the road almost straight in this section. However, most of this alignment runs through a seasonal stream, which would result in a significant, high impact on the environment. This option was reconsidered with input from the specialists and the EAP, resulting in the preferred option in this road section, which is not as straight as the original alignment and which may require more rock material to be removed, but which will mostly avoid to the sensitive seasonal stream. The stream will be crossed using culverts, which will allow the stream to continue functioning.

### Preferred alternative (herewith authorised)

A new bridge will be constructed over the Olifants River. The bridge will be constructed using pre-cast concrete culverts, placed upstream of the existing bridge. The proposed bridge will be 7.5m wide, and approximately 50m in length. The road on either side of the bridge will also be realigned (approximately 180m). An additional 550m of the gravel entrance road will need to be realigned to allow trucks better access to the farm. Three sections of the entrance road will be realigned. The new road sections will be approximately 5m wide, with an 8m road reserve. The proposed bridge and road sections 1 and 2 will be located on Portion 3 of Farm Visgat 207, while road section 3 will be located on Portion 2 of Farm 304.

## The “No-Go” Alternative

The “No-Go” alternative is not preferred, as it would not allow for a safer and more accessible road that will facilitate the transportation of farm products.

### 3. Impact Assessment and Mitigation measures

#### 3.1. Activity need and desirability.

The existing gravel access road presents challenges to transport produce from the farm, due to the insufficient size of the road and numerous sharp corners. The existing bridge is also in a poor condition and poses a major functional and safety risk. During winter rains, the bridge floods and there is no access to farms beyond the bridge. People are stranded and children are unable to attend school. Furthermore, emergency services will not be able to access the farm when the bridge floods during winter. The proposed development is required to create a safer, more accessible route and to facilitate the transportation of farm products, which will enhance the farm's productivity.

#### 3.2. Biophysical impacts

According to the Botanical Impact Assessment Report (dated 28 May 2022, compiled by Bergwind Botanical Surveys & Tours CC.) the vegetation occurring on the site is Winterhoek Sandstone Fynbos. This vegetation type is not classified as a critically endangered or endangered ecosystem in terms of the National Environmental Management: Biodiversity Act, (Act 10 of 2004) (“NEM:BA”) revised list of Threatened Ecosystems in Need of Protection, dated 18 November 2022. No species of conservation concern were recorded on the proposed site. The specialist concluded that the loss of indigenous vegetation as a result of the proposed development will be of low to medium negative significance after mitigation.

According to the Freshwater Impact Assessment Report (dated November 2021, compiled by WATSAN Africa), a section of the Olifants River flows through the property and the access road runs parallel to the Olifants River. The road re-alignment sections cross, or are in close proximity to a number of the non-perennial streams on the property. At the proposed site, the Olifants River is regarded to be ecologically sensitive, due to the fish community that occurs here. However, the specialist regards the potential impacts on the watercourses as being of low negative significance after mitigation. All the mitigation measures have been included in the EMP for implementation.

The development will result in both negative and positive impacts.

#### **Negative Impacts:**

- Loss of indigenous vegetation; and
- Impacts on watercourses.

#### **Positive impacts:**

- Provision of a safer access road for transportation of agricultural goods which will enhance the farm's productivity;
- Allow access for emergency service vehicles;
- The creation of temporary employment opportunities during the construction phase; and



- Increasing the economic viability of the farm and securing continued income.

#### 4. National Environmental Management Act Principles

The National Environmental Management Principles (set out in section 2 of the NEMA, which apply to the actions of all organs of state, serve as guidelines by reference to which any organ of state must exercise any function when taking any decision, and which must guide the interpretation, administration and implementation of any other law concerned with the protection or management of the environment), *inter alia*, provides for:

- the effects of decisions on all aspects of the environment to be taken into account;
- the consideration, assessment and evaluation of the social, economic and environmental impacts of activities (disadvantages and benefits), and for decisions to be appropriate in the light of such consideration and assessment;
- the co-ordination and harmonisation of policies, legislation and actions relating to the environment;
- the resolving of actual or potential conflicts of interest between organs of state through conflict resolution procedures; and
- the selection of the best practicable environmental option.

#### 5. Conclusion

In view of the above, the NEMA principles, compliance with the conditions stipulated in this Environmental Authorisation, and compliance with the EMPr, the Competent Authority is satisfied that the proposed listed activities will not conflict with the general objectives of integrated environmental management stipulated in Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and that any potentially detrimental environmental impacts resulting from the listed activities can be mitigated to acceptable levels.

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