APPENDIX D

MINUTES OF THE PRE-APPLICATION MEETING WITH DEADP

MINUTES OF MEETING

CLIENT	:	**Mossel Bay Municipality (MBM)**
PROJECT	:	**Extension of Mossdustria EIA**
PROJECT No	:	**GE39111**
PURPOSE	:	**Western Cape Department of Environmental Affairs and Development Planning (WC DEADP) Pre-Application Meeting**
PLACE	:	**Virtual Meeting via MS Teams**
DATE & TIME	:	**23 November 2020, 09h00**
MINUTE TAKER	:	**Ms. Carmen Krishandutt**

NAME	REPRESENTING	E-MAIL ADDRESS	DISTRIBUTION
PRESENT			
Katherine Wiles (KW)	GIBB Environmental	[redacted]	Email
Carmen Krishandutt (CK)	GIBB Environmental		Email
Warren Manuel (WM)	MBM		Email
Gwynnefer Harding (GH)	MBM		Email
Jaco Roux (JR)	MBM		Email
Francois Naude (FN)	WC DEADP		Email
Danie Swanepoel (DS)	WC DEADP		Email
APOLOGIES			
None			
ADDITIONAL DISTRIBUTION			
Sarah Caulfield	GIBB Environmental	[redacted]	Email

Attendees at the meeting are required to take their own notes and act on these rather than await the arrival of the minutes. The minutes serve as a record of events at the meeting.

	DESCRIPTION	ACTION	DEADLINE
1.	**WELCOME AND INTRODUCTION**		
1.1.	Mrs Katherine Wiles thanked everyone for taking the time to meet and to discuss the Environmental Impact Assessment (EIA) required for the extension of Mossdustria.		
1.2.	Mrs Wiles discussed the outline/agenda of the meeting and thereafter introduced herself as the Senior Environmental Assessment Practitioner (EAP) and Ms Carmen Krishandutt as the Environmental Assistant EAP. Mrs Wiles also indicated that for the purpose of this application, the applicant and landowner is the Mossel Bay Local Municipality (MBM) and the competent authority is the Western Cape Department of Environmental Affairs and Development Planning (WCDEADP).		

	DESCRIPTION	ACTION	DEADLINE
1.3.	Mr Warren Manuel introduced himself as the Environmental Officer and Ms Gwynnefer Harding introduced herself as the Manager of Economic Development within the Mossel Bay Municipality (MBM). Mr Francois Naude and Mr Danie Swanepoel introduced themselves as the competent authority representing the Western Cape Department of Environmental Affairs and Development Planning (WCDEADP) for the Garden Route District.		
2.	**PURPOSE OF THE MEETING**		
2.1.	Mrs Wiles briefly explained that the purpose of the meeting was to confirm the relevant listed activities, confirm the need for certain specialist studies, discuss the accepted process and proposed timeframes, and outline the level of public participation required according to the latest COVID-19 regulations and associated WC DEADP circular.		
3.	**PROJECT DESCRIPTION**		
3.1.	Mrs Wiles explained that Mossdustria is an industrial area located in close proximity to the Petroleum Oil & Gas Corporation of South Africa (PetroSA) refinery located within the MBM. She further explained that the project entails the extension of Mossdustria and a raceway on two identified properties, i.e. Erf 6 Mossdustria (+/- 2.6 ha); and Remainder Portion 8 of Farm Rietvalley 225 (+/- 90 ha). Mrs. Wiles clarified that the extension project will include industrial development, an alternative energy production area, conservation area, business area and a motorsport arena. With the use of locality maps (see presentation attached), Mrs. Wiles described the proposed site layout.		
3.2.	Mr Naude expressed his concern over the ostrich loading area and indicated that Mrs Wiles should advise if this activity would trigger a Section 24G application. He also requested that the EAP should advise on what portions of land can be distinguished for specific activities. Mrs Wiles confirmed that every landowner/occupant will be responsible for specific activities within their property. She also explained that, for instance, within the alternative energy production area it is difficult to determine, what the triggers are at this early stage even and that the area is just earmarked for future use.	GIBB	TBC
3.3.	Mr Swanepoel enquired about the layout and viability of the conservation area and the alternative energy production area. Mr Naude also enquired about the size of the existing Mossdustria land being currently used and the size of the proposed expansion. Mr Manuel then expressed that he is unsure of the size of the current area but that the expansion area was estimated at 93 hectares.		

	DESCRIPTION	ACTION	DEADLINE
3.4.	Mr Naude enquired as to what type of alternative energy is proposed and Mr Roux replied that there are proposals for solar or wind, which is dependent on the advice given for the most suitable option. Mr Naude then advised that solar infrastructure could be incorporated into the rooftop of the industrial areas if not suitable in the current proposed location. Mr Swanepoel then enquired if the solar energy infrastructure will be undertaken by MBM or tendered to a private company. Mr Roux then confirmed that MBM intends for a private company to undertake the work and MBM will then purchase from them directly for the municipal use.		
3.5.	Mr Roux highlighted that the alternative energy production area also falls within the PetroSA blast zone and this may present challenges and a risk towards the solar infrastructure. Mr. Swanepoel queried the known details of the blast zone, to which Mr. Roux responded that the blast zone has a radius of 2km. He also requested possible mitigation measures for working in blast zones.		
	Mr. Swanepoel then enquired about the known impacts of the blast zone, more specifically the potential shockwaves and the known location of the epicenter. Additionally, Mr. Naude brought attention to the major hazardous regulations that would need to be considered.	GIBB	Included in DSR circulation
	Mrs. Wiles indicated that PetroSA would have to be engaged to determine the risks and impacts surrounding the blast zone issue. Mr. Roux agreed that this information would need to be confirmed by their designated safety officer and disaster manager at PetroSA. Mr. Roux added that if the outcome determines a major risk by building on the demarcated blast zone land, then MBM will opt not to build on that land.	GIBB	Ongoing: during public review periods
4.	**CONFIRMATION OF LISTED ACTIVITIES**		
4.1.	Mrs Wiles indicated that she had not listed all the listed activities but the main one would be Listed Activity No.15 in Listing Notice 2, which would then require an Environmental Authorisation (EA) subject to a Scoping and Environmental Impact Reporting Process (S&EIR). She also mentioned that it would be easier to identify the other triggers once the specialists have undertaken site visits.		
4.2.	Mr Naude mentioned that other listed activities should be considered to create a framework for future use and highly recommended that the following activities should be considered: - Listing Notice 1 – Activities 3, 6, 9 and 10. - Listing Notice 2 - Activity 6. - Listing Notice 3 – Activity 10.		
	Mrs Wiles indicated that she would review and include all potential listed activities.	GIBB	Upon submission of application

	DESCRIPTION	ACTION	DEADLINE
4.3.	Mr Naude then mentioned the listed activities that could potentially be triggered upon closer inspection. These listed activities are as follows: - Listing Notice 1 – Activities 12, 19 and 28. - Listing Notice 2 - Activity 15. - Listing Notice 3 – Activities 4, 11 and 12. Mr Naude also indicated that depending on the size of the roads, this may then trigger Activity 22 in Listing Notice 1. Mrs Wiles added that Activity 21 in Listing Notice 1 could also be a possibility as well.		
4.4.	Mr Roux then suggested that the EAP should apply for as many Listed Activities as possible, in order to become operational for economic developmental activities (excluding the application of AELs). Mr Naude then explained that the outcome would be the best case scenario as the listed activities would still have to be tested. As this would then provide the option of assessing the impacts associated with that specific activity in the designated area. Therefore, the results would then influence the general flow of development.	GIBB	Upon submission of application
4.5.	Mrs Wiles expressed concern over the application of AELs, as the site is approximately 93 Ha and currently unsure of the potential triggers, especially considering that AELs are quite specific. Mr Naude then advised that the site should be assessed to identify if it is suitable for the type of industrial activities envisaged by determining the limits. However, it may be too complex to determine at this stage.		
5.	**SPECIALIST STUDIES**		
5.1.	Mrs Wiles pointed out that based on the outcomes of the Department of Environment, Forestry and Fisheries (DEFF) Screening Report, many Specialist Studies were identified and required clarity on the two separate reports generated due to the site falling within two different properties. Ms Swanepoel indicated that even though this is the case with the DEFF Screening Report, the specialist reports should be based on both properties in one report. Mr Naude advised that an overall summary of the findings in the two screening reports should be submitted as well. Mrs Wiles confirmed that the sensitivities and recommended specialist studies on both reports are the same.		
5.2.	Mrs Wiles indicated that the terrestrial ecology report will cover both flora and fauna species assessments, even though the screening report has mentioned the assessments separately.		
5.3.	Mrs Wiles also indicated that a site visit will determine which specialist studies will be undertaken and those that will be ruled out. She also enquired if a Visual Impact Assessment would be required considering the location of the development. Mr Naude indicated that a decision on what is deemed necessary could only be made once they have reviewed the Screening and site verification reports.		

	DESCRIPTION	ACTION	DEADLINE
6.	**PUBLIC PARTICIPATION PROCESS (PPP)**		
6.1.	Mrs Wiles explained that as a minimum the PPP would involve the following: - Circulation of the Draft Scoping Report within the public domain for a period of 30 days. - Placing of a media advertisement in English in one local newspaper and placing site notice boards on site. - Submission of the Final Scoping Report to the WC DEADP for decision (43 days). - Circulation of the Draft Environmental Impact Report within the public domain for a period of 30 days. Submission of the Final Environmental Impact Report to the WC DEADP for decision (107 days).		
6.2.	Mr Naude indicated that although not a legal requirement, a pre-application phase is recommended as it would allow for inclusion of inputs from specialists, identification of major hazardous installations and identification of socio-economic issues, which will guide the needs, and desirability of the project. Mrs Wiles indicated she would further discuss this with the client.		
6.3.	Mrs Wiles enquired if an advert is published during the pre-application phase, if it would be necessary to re-advertise at a later stage. Mr Naude clarified that a media advert would not be required if published in the pr-application phase, it would be sufficient to re-erect site notices at the later stages of circulation too. However, it is only acceptable if the duration from the time the initial advert is published to, the time the Draft Scoping Report is made available to the public does not exceed a year.		
6.4.	Mr Naude also indicated that a Public Participation Plan should be submitted together with the Notice of Intent Form. Upon submission, it will be reviewed and they will then provide comments.		
7.	**SUMMARY AND WAY FORWARD**		
7.1.	Mrs Wiles reiterated that she would confirm the relevant triggers for the NOI stage. She also confirmed that she will confirm the necessary specialist studies and will submit a Public Participation Plan for decision.		
7.2.	Mr Naude emphasised that they will finalise their comments in response to the Notice of Intent Form. He advised that a motivation for excluding certain specialist studies should accompany the site verification report and screening report for their final approval.		
8.	**MEETING CLOSURE**		
8.1.	With no further matters arising, Mrs Wiles expressed her gratitude to the members of WCDEADP and MBM for their time and for attending.		
8.2.	The meeting concluded at 10h40.		



MOSSDUSTRIA EIA:
WCDEADP PRE-APPLICATION MEETING

Katherine Wiles| Senior Environmental Scientist

23 November 2020

GIBB
ENGINEERING & ARCHITECTURE

Outline of Meeting

- Welcome and Introduction
- Purpose of the Meeting
- Project Description
- Site Photographs
- Locality Maps
- Confirmation of Listed Activities
- Specialist Studies
- Public Participation Plan
- Summary and Way Forward

2

Welcome and Introduction

EAP	GIBB ENVIRONMENTAL — Katherine Wiles, Senior Environmental Scientist
Applicant	• Mossel Bay Local Municipality
Competent Authority	• Western Cape Department of Environmental Affairs and Development Planning (WCDEADP)

3

Purpose of the Meeting

- To confirm the relevant listed activities.
- To confirm the need for certain specialist studies.
- To discuss the accepted process and proposed timeframes.
- To outline the level of public participation required.

4

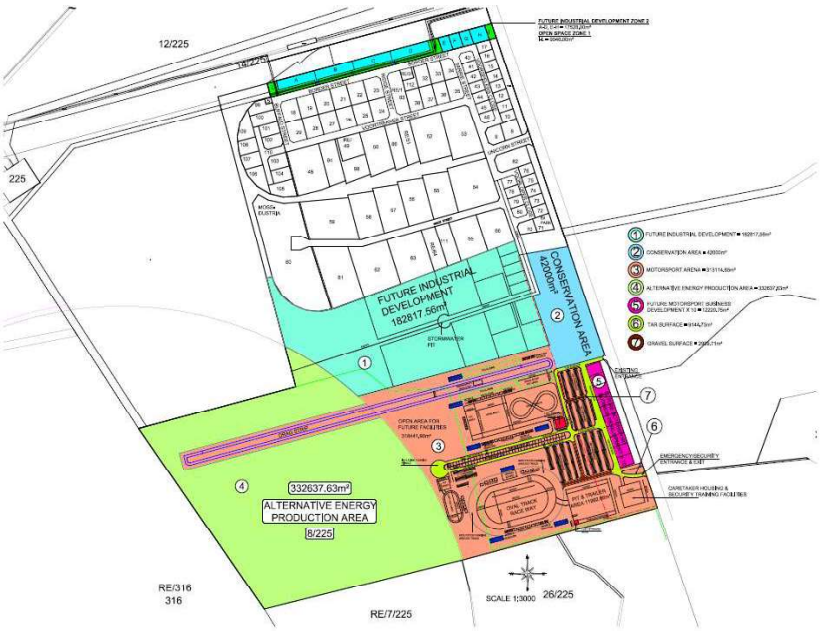
Project Description

- Mossdustria is an industrial area located in close proximity to the Petroleum Oil & Gas Corporation of South Africa (PetroSA) refinery located in the Mossel Bay Local Municipality (MBM).
- The project entails the extension of Mossdustria and a raceway on Erf 6 Mossdustria (+/- 2.6 ha); and Remainder Portion 8 of Farm Rietvalley 225 (+/- 90 ha).
- The extension will include the following:
  - Industrial development with associated infrastructure (+/- 20 ha)
  - Alternative Energy Production Area (+/- 33ha)
  - Conservation Area (+/- 4.2 ha)
  - Business Area (10 x 1200 sqm erven - 1.2 ha)
  - Motorsport Arena (tracks, parking, ablution facilities, Training facilities, Fuel Storage – 5000 litres, Workshops x 80, pavilions and associated infrastructure = +/- 31.8 ha)

5

Locality





Listed Activities

Notice	Listed Activity	Discussion
GN R 984	15 - The clearance of an area of 20 hectares or more of indigenous vegetation, excluding where such clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.	The total site area is 93 hectares in extent.

8

Specialist Studies

Based on the outcomes of the Screening Report, the following Specialist Studies were identified:

1. Landscape/Visual Impact Assessment;
2. Archaeological and Cultural Heritage Impact Assessment;
3. Palaeontology Impact Assessment;
4. Terrestrial Biodiversity Impact Assessment;
5. Aquatic Biodiversity Impact Assessment;
6. Hydrology Assessment
7. Socio-Economic Impact Assessment;
8. Plant Species Assessment; and
9. Animal Species Assessment.

Based on our understanding of the site sensitivities, GIBB is of the opinion that it may be possible to compile an Initial Site Sensitivity Verification Report for certain studies, and on the basis of this motivate that there is no requirement to undertake all of the above-listed specialist assessments for the Mossdustria site.

9

Public Participation Plan

As a minimum the PPP will involve the following:

- Circulation of the Draft Scoping Report within the public domain for a period of 30 days.
- Placing of a media advertisement in English in one local newspaper and placing site notice boards on site.
- Submission of the Final Scoping Report to the CA for decision (43 days).
- Circulation of the Draft Environmental Impact Report within the public domain for a period of 30 days.
- Submission of the Final Environmental Impact Report to the CA for decision (107 days).

10

Summary and Way Forward

- Confirmation of the following:
  - The requirement for a PP Plan for submission and approval by the WCDEADP;
  - EA Application Process confirmed as S&EIR;
  - Specialist studies required.

20

Contact information

THANK YOU!

Katherine Wiles
+ 27 (71) 3558781
+ 27 (31) 267 8567
kwiles@gibb.co.za

21

MINUTES OF MEETING

CLIENT	:	**Mossel Bay Municipality**
PROJECT	:	**Springhaas Solar PV Facilities**
PROJECT No	:	**GE39111**
PURPOSE	:	**DEADP Pre-Application Meeting**
PLACE	:	**Virtual Meeting via MS Teams**
DATE & TIME	:	**05 May 2022**
MINUTE TAKER	:	**Ms. Kate Flood**

NAME	REPRESENTING	E-MAIL ADDRESS	DISTRIBUTION
PRESENT			
Kate Flood (KF)	GIBB Environmental	[redacted]	Email
Walter Fyvie (WF)	GIBB Environmental		Email
Rudi Minnie (RM)	Mossel Bay Municipality		
Mushfiqah Abrahams (MA)	Mossel Bay Municipality		Email
Jaco Roux (JR)	Mossel Bay Municipality		Email
Francois Naude (FN)	DEADP		Email
Jessica Christie (JC)	DEADP		Email

APOLOGIES
None

ADDITIONAL DISTRIBUTION
None

Attendees at the meeting are required to take their own notes and act on these rather than await the arrival of the minutes. The minutes serve as a record of events at the meeting.
Note: these minutes should be read in conjunction with the presentation as information presented is not repeated in the minutes. The minutes capture discussion points and queries.

	DESCRIPTION	ACTION	DEADLINE
1.	**WELCOME AND INTRODUCTION**		
1.1.	Ms Kate Flood (KF) explained that this is the second pre-application meeting for the project. The meeting is being undertaken due to a change in project team. Ms Kate Flood (KF) welcomed the attendees and requested attendees introduce themselves. KF presented the agenda of the meeting. KF listed the previous engagements with DEADP on the project.		

	DESCRIPTION	ACTION	DEADLINE
2.	**PROJECT NEED AND DESIRABILITY**		
2.1.	KF explained the project need and desirability.		
3.	**PROJECT DESCRIPTION**		
3.1.	KF provided an overview on the location of the project and the infrastructure. KF noted that the development layout plan may be amended as the EIA progressed based on inputs from specialists.		
4.	**SITE DESCRIPTION**		
4.1.	KF explained the site sensitivity in terms of CBAs, vegetation and aquatic features.		
5.	**POTENTIAL SITE SENSITIVITIES/SPECIALIST STUDIES**		
5.1.	KF presented the site sensitivity as per the DFFE screening tool report and worked through the list of specialist studies proposed.		
5.2.	Francois Naude (FN) queried if the development included portion 8 of erf 225. FN noted that this land parcel may be zoned as agriculture and confirmed that a site sensitivity verification would be required.	GIBB	
5.3.	Jessica Christie (JC) noted that in previous correspondence from DEADP a site sensitivity verification report had been requested. The site sensitivity verification report would need to comply with the relevant protocols. JC noted that the site sensitivity verification report should be submitted prior to the application for environmental authorisation being lodged.	GIBB	
5.4.	KF confirmed that a site sensitivity verification report would be submitted to DEADP.	GIBB	
5.5	Jaco Roux (JR) explained that portion 8 of erf 225 has been earmarked for industrial expansion and as such the agricultural study may not be required.		
5.6	FN confirmed that a written statement from an agricultural specialist would be needed as a minimum to confirm the status of the land parcel, that potential impacts on agricultural resources have been considered and to state whether an agricultural study is needed.	GIBB	
5.7	KF thanked FN for the guidance and confirmed that agricultural resources would be considered.		
5.8	JC added that the land capacity in terms of agricultural capability would need to be considered.	GIBB	
6.	**ALTERNATIVES**		
6.1.	KF presented the proposed alternatives which would be considered during the EIA process.		

	DESCRIPTION	ACTION	DEADLINE
6.2	FN requested that the development of an industrial area versus a raceway should be considered as an alternative.	GIBB	
6.3	FN queried if a layout alternative had been considered, with development of the raceway occurring in the disturbed area in the western portion of the site. FN further noted that this may be possible if that portion of the site is located in the exclusion zone (blast radius) of PetroSA.		
6.4	KF explained that it is not possible to have the raceway on the western side of the site due to the PetroSA blast zone.		
6.5	FN noted that it appears that development (buildings and transformation) had occurred in the north of portion 8 of erf 225. An explanation of this development would need to be included in the report to avoid any S24G issues.	GIBB	
6.6	JC suggested that a land use alternative could be the develop the site in its entirety including the area demarcated for conservation. The alternative would be development of this areas versus conservation.		
6.7	FN noted that GIBB would need to determine whether an offset is needed, how it would be managed and whether an offset is practical.	GIBB	
6.8	JR requested clarity from FN on whether the establishment of ostrich camps, would be considered as clearance of vegetation. JR noted that the land is zoned for agriculture.		
6.9	FN indicated that if trampling by ostriches had resulted in removal of vegetation then it would be considered as clearance.		
6.10	JR queried that if the portion of land had been cultivated in the past 10 years, would the clearance be considered as lawful.		
6.11	FN indicated it would need to be looked into, along with any permits which may have been issued for clearance.		
7.	**LISTED ACTIVITIES**		
7.1.	KF stated that the following list of triggered listed activities would need to be revised. This is based on earlier discussions which indicated the site is not located in an urban area according to the EIA Regulation definition.	GIBB	
7.2.	FN and JC agreed that the site is located outside an urban area, and this will have implications for the listed activities applied for.		
7.3.	KF queried whether the municipality is responsible for defining the urban edge.		
7.4.	FN confirmed that this is correct, however the Competent Authority needs to adopt the urban edge as defined in a Spatial Development Framework, and because this had not yet been done, DEADP does not recognise any urban edge for the municipality.		

	DESCRIPTION	ACTION	DEADLINE
7.5	KF confirmed that the listed of listed activities would be updated.		
8.	**PUBLIC PARTICIPATION PROCESS**		
8.1.	KF requested clarity on whether a public participation plan was needed, considering that the State of Disaster had officially ended.		
8.2.	FN indicated that DEADP would appreciate a public participation plan.		
8.3.	JC confirmed that a public participation plan had been submitted to DEADP and approved.		
8.4.	KF noted that any changes to the public participation plan would be submitted to DEADP for approval.	GIBB	
8.5.	JC queried if any pre-application public participation was planned.		
8.6.	KF indicated that pre-application public participation on the draft scoping report had not been planned but could be undertaken if DEADP believe it would add value to the project.		
8.7.	JC also indicated that the water-use license application should also be covered during the public participation process.	GIBB	
8.8.	KF queried if DEADP felt a public meeting and virtual stakeholder meeting would be beneficial.		
8.9.	FN deferred the question on public meetings to JR and noted that a virtual meeting with stakeholders would be beneficial in obtaining comments.		
8.10.	JR stated that based on recent experience, the attendance at public meetings depended on the areas where meetings are held. However, Mossel Bay would support a public meeting to try and obtain comments on the proposed development.	GIBB	
8.11.	KF confirmed that GIBB would consider an in person public meeting and/or, a virtual public meeting and a virtual meeting with commenting authorities.	GIBB	
9.	**SUMMARY AND WAY FORWARD**		
9.1.	KF presented the summary and way forward.		
9.2.	JC requested that a site sensitivity report to be added to the task list. The site sensitivity verification report needs to be submitted with the updated notice of intent.	GIBB	
9.3.	FN requested that GIBB provide clarity on whether pre-application public participation will be undertaken.	GIBB	
10.	**MEETING CLOSURE**		
10.1.	KF confirmed that GIBB would compile meeting minutes and circulate them to attendees for approval.	GIBB	

DESCRIPTION	ACTION	DEADLINE
10.2. KF closed the meetings and thanked the attendees for their inputs		



The Proposed Extension of Mossdustria and a Raceway on erf 6, Mossudustria and remainder of portion 8 of farm Rietvalley No. 225, Mossel Bay Municipality

16/3/3/6/7/2/D6/29/0180/21

DEADP PRE-APPLICATION MEETING

Kate Flood | Senior Environmental Scientist
Walter Fyvie | Project Executive

05 May 2022

GIBB
ENGINEERING & ARCHITECTURE

Outline of Meeting

- Welcome and Introductions
- Purpose of the Meeting
- Project Need and Desirability
- Project Locality & Description
- Confirmation & Discussion of Specialist Studies
- Confirmation & Discussion of Listed Activities
- Public Participation Plan
- Discussion Points/ Additional DEADP Requirements
- Summary and Way Forward

Welcome and Introduction

EAP	• GIBB Environmental
Applicants	• Mossel Bay Municipality
Competent Authority	• Department of Environmental Affairs and Development Planning (DEADP)

Purpose of the Meeting

- Introduce the project to DEADP
- To discuss the relevant listed activities.
- To confirm the recommended specialist studies
- To outline the level of public participation required.

Previous Engagement with DEADP

- Pre-application meeting – 23 November 2020
- Notification of Intent – November 2021

Project Need and Desirability

- Establish a dedicated economic zone to attract investment and maximise return from the existing Mossdustria area.
- Aligned with the Western Cape Government strategic drive to establish Special Economic Zones (SEZ)
- Aligned with WC Provincial Spatial Development Framework – consolidate existing and emerging economic nodes to **generate jobs** and stimulate innovation
- Existing Mossdustria near to capacity and there is a demand for new plots – encourage investment, job creation
- Raceway – increase tourism
- The site is located adjacent to an existing industrial area
- Can share/ link into existing services
- Well located in terms of road network
- Located within the urban edge of the Mossdustria area, zoned as industrial, municipal owned land

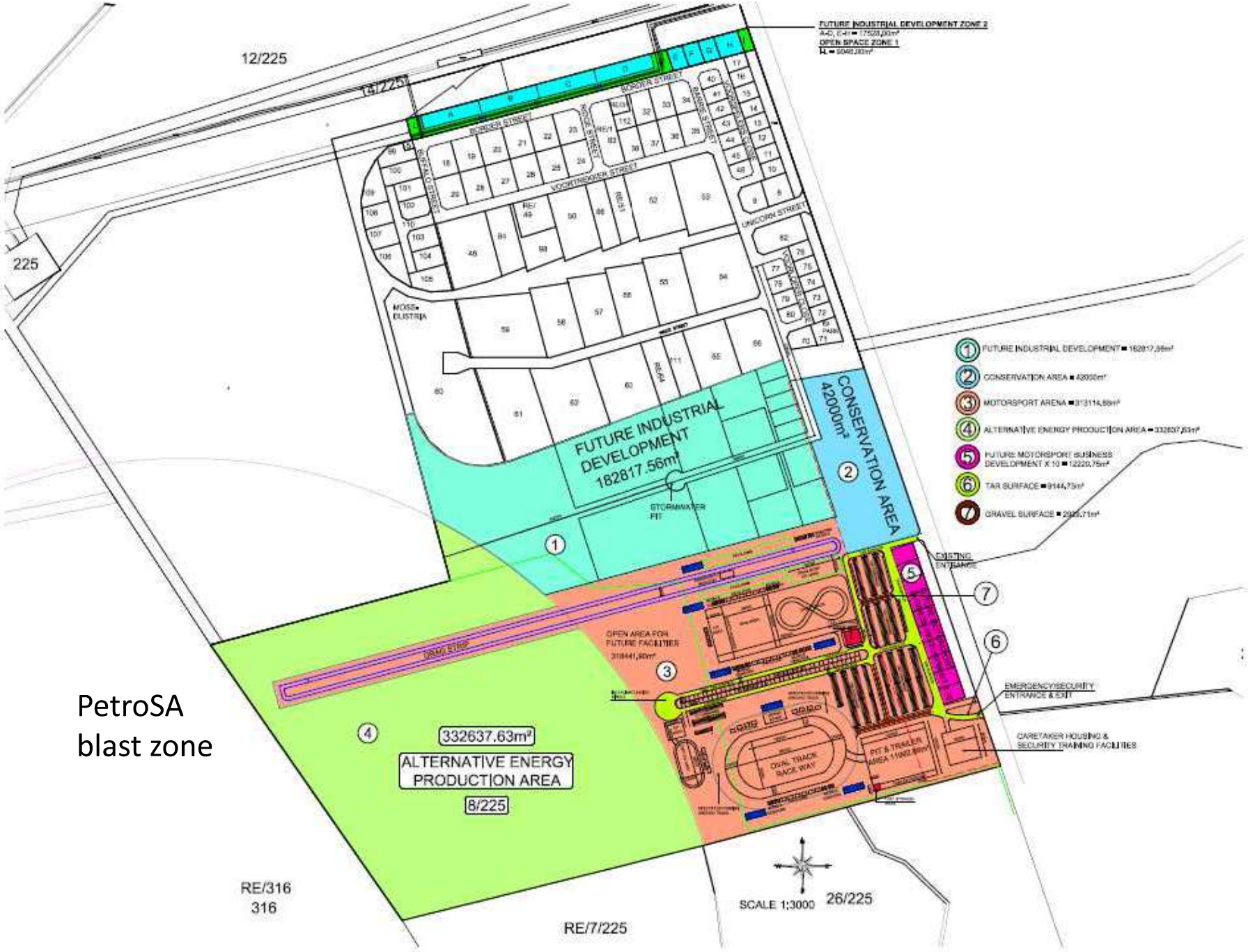
Project Description

- Mossdustria is an industrial area located in close proximity to the Petroleum Oil & Gas Corporation of South Africa (PetroSA) refinery located in the Mossel Bay Local Municipality (MBM).
- The project entails the extension of Mossdustria and a raceway on Erf 6 Mossdustria (+/- 2.6 ha); and Remainder Portion 8 of Farm Rietvalley 225 (+/- 90 ha).
- The extension will include the following:
  - Industrial development with associated infrastructure (+/- 20 ha)
  - Alternative Energy Production Area (+/- 33ha)
  - Conservation Area (+/- 4.2 ha)
  - Business Area (10 x 1200 sqm erven - 1.2 ha)
  - Motorsport Arena (tracks, parking, ablution facilities, Training facilities, Fuel Storage – 5000 litres, Workshops x 80, pavilions and associated infrastructure = +/- 31.8 ha)

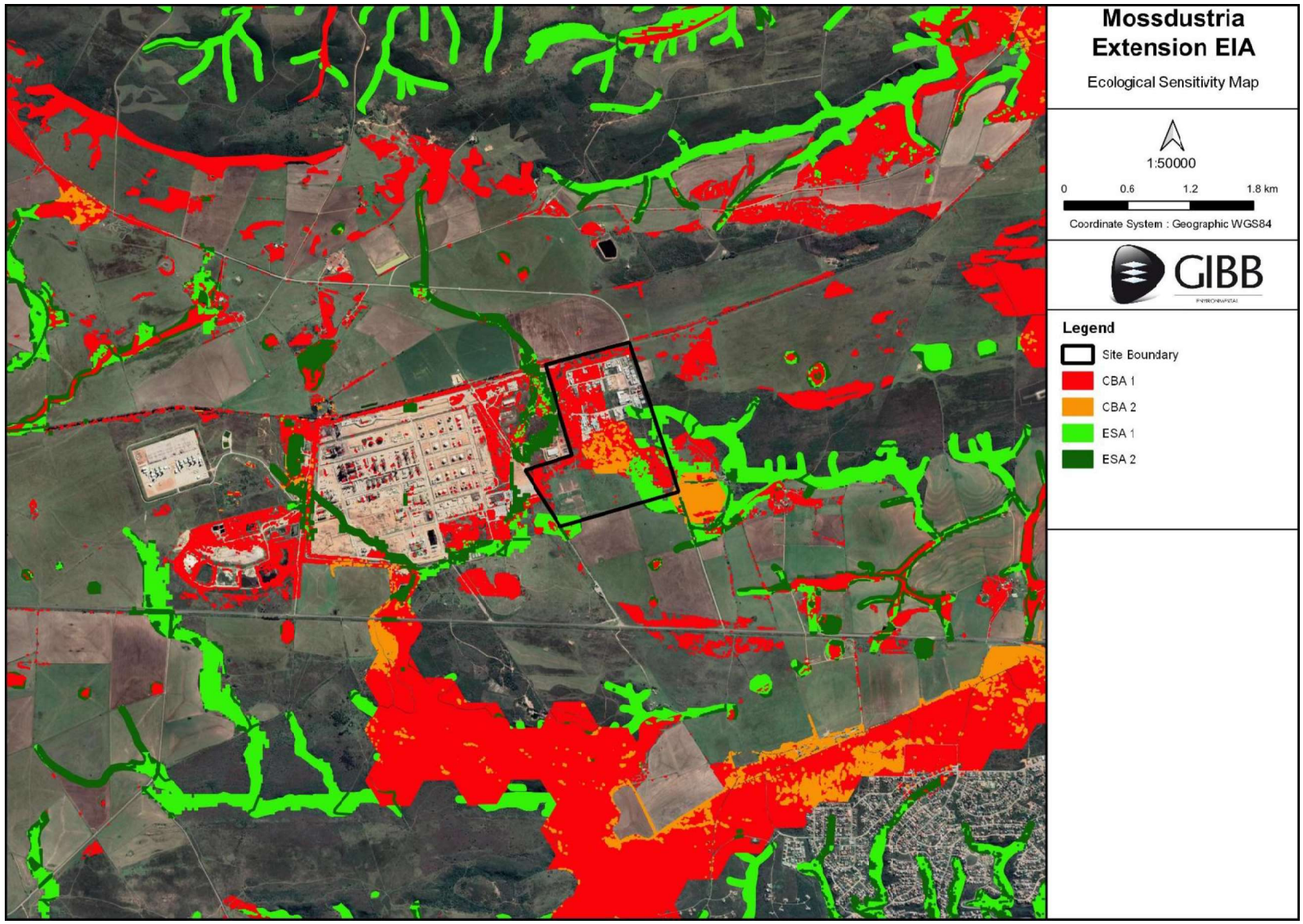
NOTE: project description will be subject to change due to layout revisions

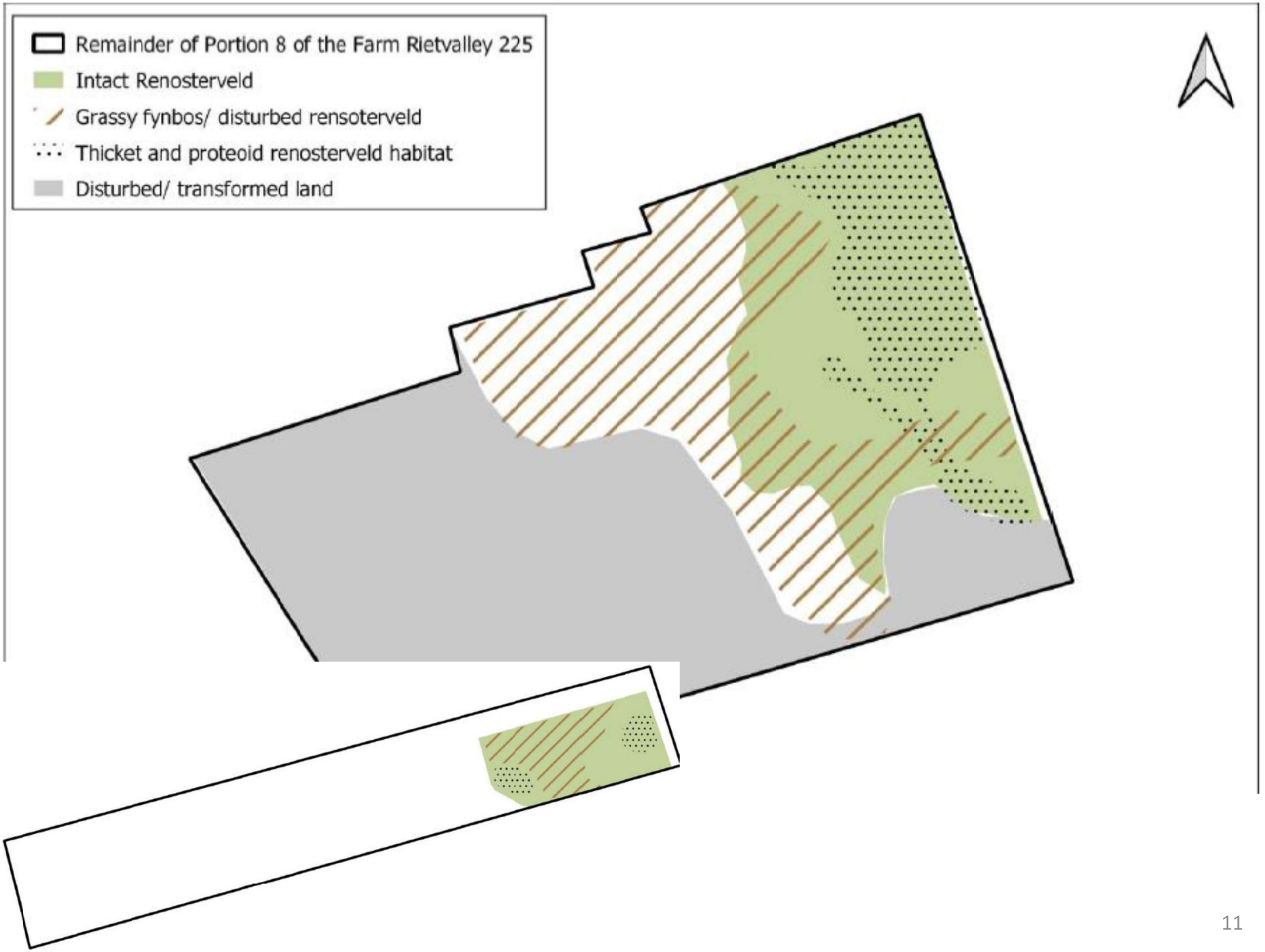
Project Description

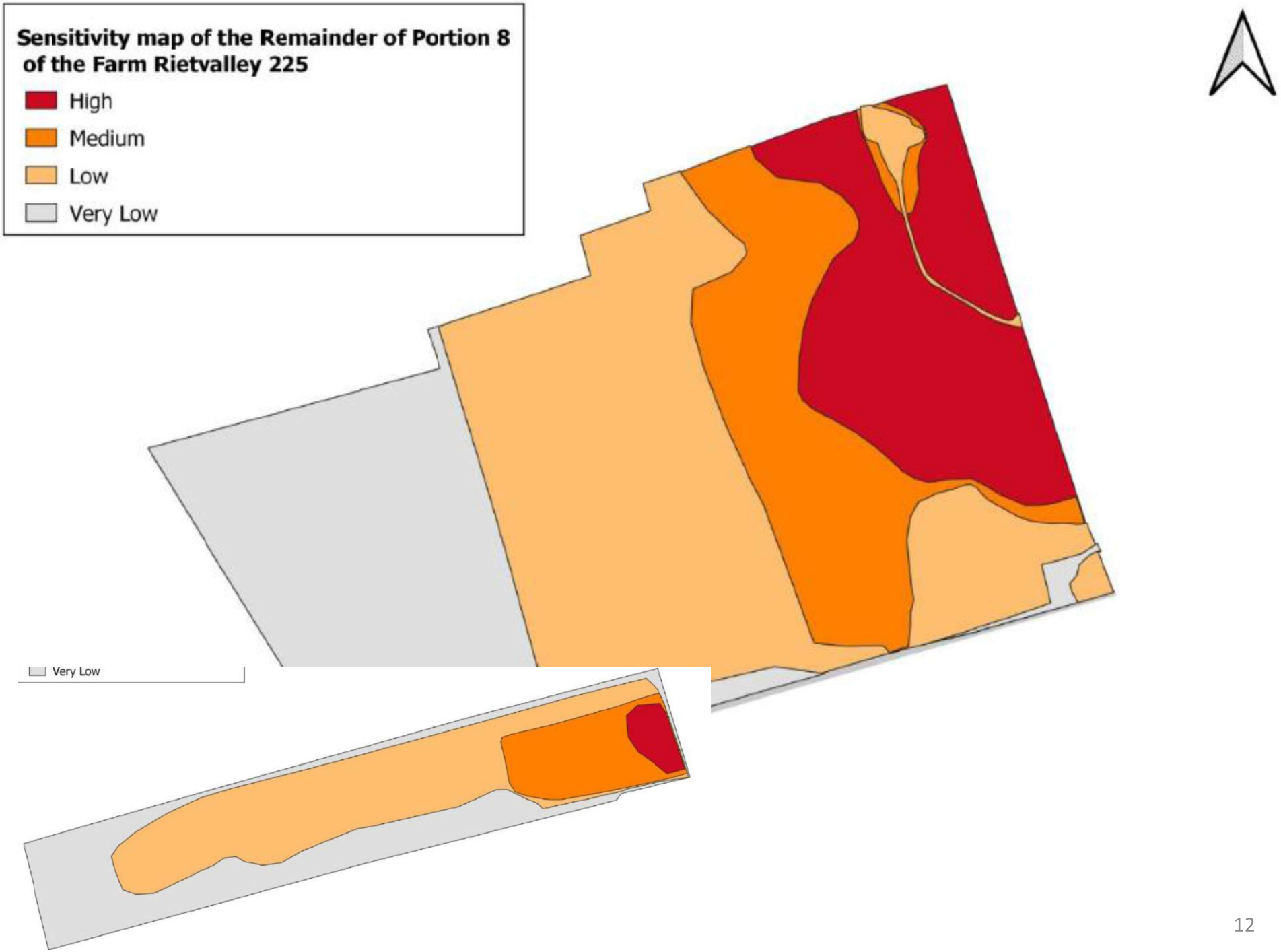



PetroSA
blast zone
12/225
14/225
225
FUTURE INDUSTRIAL DEVELOPMENT ZONE 2
OPEN SPACE ZONE 1
BORDER STREET
VOORTREKKER STREET
UNICORN STREET
MOSS-ELISTRIA
FUTURE INDUSTRIAL DEVELOPMENT
182817.56m²
STORMWATER PIT
CONSERVATION AREA
42000m²
1 FUTURE INDUSTRIAL DEVELOPMENT = 182817,56m²
2 CONSERVATION AREA = 42000m²
3 MOTORSPORT ARENA = 313114,88m²
4 ALTERNATIVE ENERGY PRODUCTION AREA = 332637,63m²
5 FUTURE MOTORSPORT BUSINESS DEVELOPMENT X 10 = 12220,75m²
6 TAR SURFACE = 9144,73m²
7 GRAVEL SURFACE = 2935,71m²
EXISTING ENTRANCE
OPEN AREA FOR FUTURE FACILITIES
318441,80m²
DRAG STRIP
OVAL TRACK RACE WAY
PIT & TRAILER AREA 11000,86m²
EMERGENCY/SECURITY ENTRANCE & EXIT
CARETAKER HOUSING & SECURITY TRAINING FACILITIES
332637.63m²
ALTERNATIVE ENERGY PRODUCTION AREA
8/225
RE/316
316
RE/7/225
SCALE 1:3000
26/225

Site Description




Remainder of Portion 8 of the Farm Rietvalley 225
Intact Renosterveld
Grassy fynbos/ disturbed rensoterveld
Thicket and proteoid renosterveld habitat
Disturbed/ transformed land


Sensitivity map of the Remainder of Portion 8 of the Farm Rietvalley 225
High
Medium
Low
Very Low
Very Low

Site Description



Potential Site Sensitivities/ Specialist Studies

DFFE Screening Report theme sensitivities

THEMES	SENSITIVITY	SPECIALIST STUDIES	SPECIALIST APPOINTED
1. Agriculture	Medium	No specialist study recommended by screening tool	No
2. Animal Species	High	Terrestrial biodiversity assessment recommended by screening tool – specialist appointed for ecological assessment incl. fauna	Yes
3. Aquatic Biodiversity	Very High	Aquatic biodiversity assessment recommended by screening tool - specialist appointed for ecological assessment incl. aquatic	Yes
4. Archaeological & Cultural Heritage	Low	Archaeological & Cultural Heritage. NID to be submitted to HWC	Yes
5. Civil Aviation	High	No specialist study recommended. Will all CAA to I&AP database	No
6. Defence	Low	No specialist study needed	No
7. Palaeontology	High	Specialist study recommended by screening tool. SAHRIS indicates the site is located in areas of high and medium palaeontological sensitivity	No
8. Plant Species	Medium	Plant species assessment recommended by screening tool – specialist appointed for ecological assessment incl. botanical	Yes
9. Terrestrial Biodiversity	Very High	Terrestrial biodiversity assessment recommended by screening tool – specialist appointed for ecological assessment incl. fauna	Yes

Other studies under consideration:

- Visual
- Noise
- Socio-economic
- Traffic
- Risk assessment – PetroSA

Project Alternatives

- **Location alternatives** – none considered as the project is the expansion of the existing Mossdustria
- **Land use** (type of activity)- none considered due to the strategic location of the site –economic hub
- **Design layout –** to be assessed in EIR phase with inputs from specialist team and engineers
- **Technology alternative –** none proposed – the industrial areas and raceway would be constructed to industry standards
- **Operational alternative –** to be discussed in EIR phase
- **No-go alternative –** will be assessed in the EIR phase

Potentially Triggered Listed Activities



Potentially Triggered Listed Activities

Listing Notice 1.

Activity no.	Activity (summarised)	Applicability
19	*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;* *but excluding where such infilling, depositing, dredging, excavation, removal or moving—* *(a) will occur behind a development setback;* *(b) is for maintenance purposes undertaken in accordance with a maintenance management plan…*	There are natural and artificial wetlands on site. Infilling of the artificial wetlands will be required.
28	*Residential mixed, retail, commercial [or] industrial…developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development:* *(i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or* *(ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare;* *excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.*	The site is located within an urban area, however more than 5ha of land will be transformed. The site is zoned as industrial however it is currently used for grazing of horses and holding pens for ostriches.

Potentially Triggered Listed Activities

Listing Notice 2.

Activity no.	Activity (summarised)	Applicability
15	*The clearance of an area of 20 hectares or more of indigenous vegetation, excluding where such clearance of indigenous vegetation is required for-* *(i) undertaking of a linear activity; or* *(ii) maintenance purposes undertaken in accordance with a maintenance management plan.*	The proposed development has a development footprint of approximately 590 ha and will require the clearing of vegetation in excess of 20 ha.

Potentially Triggered Listed Activities

Listing Notice 3.

Activity no.	Activity (summarised)	Applicability
12	*The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.* *i. Western Cape* *(i) 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;* *(ii) Within critical biodiversity areas identified in bioregional plans…* *(iv) On land, where, at the time of the coming into effect of this Notice or thereafter such land was zoned open space, conservation or had an equivalent zoning; or* *(v) On land designated for protection or conservation purposes in an Environmental Management Framework adopted in the prescribed manner, or a Spatial Development Framework adopted by the MEC or Minister.*	The proposed development has a development footprint of approximately 590 ha and will require the clearing of vegetation in excess of 300 m^2. Sections of the site are located in a CBA.

Public Participation Plan

As a minimum the PPP will involve the following:

- Media advertisement in English in one local newspaper - Mossel Bay Advertiser on 09 July 2021
- Site notices placed on 29 March 2022.
- Notification of I&APs in writing
- Circulation of the Draft Scoping Report within the public domain for a period of 30 days.
- Placing of a media advertisement in English in one local newspaper and placing site notice boards on site.
- Submission of the Final Scoping Report to the CA for decision (43 days).
- Circulation of the Draft Environmental Impact Report within the public domain for a period of 30 days.
- Submission of the Final Environmental Impact Report to the CA for decision (107 days).
- Public meeting?
- Virtual stakeholder meeting with commenting authorities?

Summary and Way Forward

Confirmation of the following:

- The listed activities;
- EA Application Process confirmed as S&EIR;
- Specialist studies required;
- Public Participation Plan

- GIBB Environmental to circulate meeting minutes for comment
- NOI to be updated

Contact Information

Questions

Kate Flood

[redacted]