



REFERENCE: 16/3/3/6/7/1/D6/29/0075/21
ENQUIRIES: Steve Kleinhans
DATE OF ISSUE: **24-MAY-2021**

The Managing Director
MOSSEL BAY STORAGE (PTY) LTD
PO Box 12844
GARDEN ROUTE MALL
6546

Attention: Mr. Christo Faasen

E-mail: bioplusboeta@gmail.com

Dear Sir

ACKNOWLEDGEMENT OF THE NOTICE OF INTENT TO SUBMIT AN APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 (AS AMENDED) FOR THE PROPOSED STORAGE FACILITY AND SOLAR PLANT ON A PORTION OF ERF 21277 IN AALWYNDAL, MOSSEL BAY

1. The abovementioned undated document, received by this Department via e-mail on 13 May 2021, refers.
2. This letter serves as an acknowledgment of receipt of the abovementioned documents.
3. The Directorate: Development Management (Region 3) ("this Directorate") has reviewed the information in the Notice of Intent ("NOI") and provides the following preliminary comment:

3.1. The proposal

From the information contained in the NOI it is understood that proposal entails the development of 104 self-storage units which include *inter alia*:

- 84 small storage units of approximately 19.7m²;
- 4 medium rentable workshops approximately 78.7m²;
- 4 large rentable workshops approximately 118m²;
- a small administrative office building of approximately 80m²; and
- the development of associated 42 parking bays

Furthermore, it is understood that proposal will also include a solar plant which will generate approximately 350kW of renewable energy which will supply electricity to the proposed facility. The proposal will be approximately 1.58 hectares in extent and will be implemented approximate to the Site Development Plan ("SDP"), drafted by Archi-Cor, included as Appendix J of the NOI.

4. Environmental Impact Assessment Process

Based on the listed activities which will be triggered, for which written Environmental Authorisation is required, a Basic Assessment process must be followed in order to apply for Environmental Authorisation. Only those activities applied for shall be considered for authorisation. The onus is on the applicant to ensure that all the applicable listed activities are applied for and assessed as part of the Basic Assessment process.

5. Pre-Application Consultation

It is noted that the Environmental Assessment Practitioner ("EAP") requests a pre-application consultation meeting. It is the responsibility of you or your EAP to make the necessary arrangements for the meeting. Kindly note that virtual meetings via Microsoft Teams are preferred.

No information provided, views expressed and /or comments made by officials during the pre-application consultation should in any way be seen as an indication or confirmation:

- that additional information or documents will not be requested
- of the outcome of the application

6. Public Participation Plan

In accordance with this Department's Circular^[1], the Competent Authority may be approached for an agreement as provided for in Regulation 41(2)(e) of the Environmental Impact Assessment Regulations, 2014 (as amended) to conduct a public participation process which is reasonable and fair.

This Directorate has reviewed the Public Participation Plan ("PP-plan"), dated 12 May 2021 and **agrees** to the proposed actions to conduct a public participation process, **subject to the following:**

6.1. Organs of State / State Departments to be consulted:

This Directorate takes note of the Organs of State and State Departments which will be consulted during the Environmental Impact Assessment ("EIA") process. Kindly be advised that Mr. Gibbs-Halls is no longer employed by the Garden Route (formerly Eden) District Municipality. Notifications for comment on EIA related matters must be submitted to Dr. Nina Viljoen at E-mail: Nina@gardenroute.gov.za; Tel: 044 803 1318

^[1] DEADP Circular No. 0001/2021: *EIA and related licensing services and supporting professional services during COVID-19 Lockdown Alert Level 3 and for the remainder of the COVID-19 national state of disaster*, dated 6 January 2021



7. Protocols or Minimum Information Requirements

Please be informed that the applicable protocols or minimum information requirements, which have been published in the Government Gazette^[2], must be applied to the impact assessment process that must be followed: Provided that the requirements of these protocols do not apply where the applicant provides proof to the competent authority that the specialist assessment affected by these protocols had been commissioned by the date of publication of these protocols in the Government Gazette, in which case Appendix 6 of the Environmental Impact Assessment Regulations, 2014, as amended, will apply to such applications.

Therefore—

- ☐ in accordance to the above, where the applicable protocol applies any specialist performing work related to any of the fields of practice listed in Schedule I of the Natural Scientific Professions Act, 2003 (Act 27 of 2003) must be registered with the South African Council for Natural Scientific Professions ("SACNASP")^[3] in any of the prescribed categories [Section 18] and further to this, only a person registered with the SACNASP may practise in a consulting capacity [Section 20]; or
- ☐ where a specialist assessment was commissioned prior to the relevant date the specific protocol came into effect (i.e. 9 May 2020 or 30 October 2020), you are required to submit proof to the competent authority that the work was commissioned prior to said date (e.g. approved quotation for specialist assessment and/or proof of work being carried out).

Site Sensitivity Verification:

In accordance with the applicable protocols or minimum information requirements, which have been published in the Government Gazette (i.e. Government Gazette No. 43110 of 20 March 2020 and Government Gazette No. 43855 of 30 October 2020) you are required to submit a site sensitivity verification report(s) which confirms or disputes the site sensitivities for each of the themes identified in the Screening Tool Report. Furthermore, the report(s) must include a motivation for the exclusion of any of the specialist assessments identified in the Screening Tool Report, which in the opinion of the EAP are not considered relevant or required.

In light of the above, it is advised that the Site Sensitivity Verification Report(s) be submitted to this Directorate prior to the pre-application meeting.

8. The Department will provide further input / comment on the proposal subsequent to pre-application meeting.

^[2] Government Notice No. 320 of 20 March 2020 (Government Gazette No. 43110 of 20 March 2020 refers), which came into effect on 9 May 2020; and
Government Notice No. 1150 of 30 October 2020 (Government Gazette No. 43855 of 30 October 2020 refers), which came into effect on 30 October 2020.

^[3] **SACNASP** – the legislated regulatory body for natural science practitioners in South Africa



9. Specific Fee Reference Number

The Department notes the Request for a Specific Fee Reference will be submitted with the application for environmental authorisation. Kindly be advised that the required payment must be made prior to the application being submitted and that proof of such payment must be included in the application form. As such you are advised to submit the request for the Specific Fee Reference number to the Department in order to make the required payment prior to the submission of the application form.

10. Please note that the activity may not commence prior to an Environmental Authorisation being granted by the Department.

11. Kindly quote the above-mentioned reference number in any future correspondence in respect of this matter.

12. This Department reserves the right to revise or withdraw initial comments or request further information from you based on any information received.

Yours faithfully

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HEAD OF COMPONENT

ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 3

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Ref.: 16/3/3/6/7/1/D6/29/0075/21

Copied to:

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