



REFERENCE NUMBER: 16/3/3/1/A1/2/3015/19

ENQUIRIES: MS. K. ADRIAANSE

DATE OF ISSUE:

2019 -05- 27

The Director
Swartland Insulations (Pty) Ltd.
P.O. Box 216
MOORREESBURG
7310

For Attention: Mr. D. Nel

Cell: (082) 854 0778

Fax: (022) 433 2760

Dear Sir

ACKNOWLEDGEMENT OF RECEIPT OF THE APPLICATION FORM FOR BASIC ASSESSMENT FOR THE PROPOSED STORAGE OF DANGEROUS GOODS ASSOCIATED WITH THE ESTABLISHMENT OF A EXTRUDED POLYSTYRENE PLANT AND ASSOCIATED INFRASTRUCTURE ON ERF 245, ATLANTIS.

The application fee of R2000 (Fee Ref. No. W-BA-EIA-F4) paid on 09 May 2019, the application form dated and received by this Department on 15 May 2019, this Directorate's electronic mail dated 21 May 2019 and the Environmental Assessment Practitioner's electronic mail dated 23 May 2019, refers.

1. This letter serves as an acknowledgement of receipt of the aforementioned document by this Directorate.
2. Applicable listed activities
 - 2.1. It is noted that Activity 14 of the NEMA EIA Regulations, 2014 (as amended) has been applied for. The NEMA EIA Regulations, 2014 (as amended) defines dangerous goods as “**dangerous goods**” means goods containing any of the substances as contemplated in South African National Standard No. 10234, supplement 2008 1.00: designated “List of classification and labelling of chemicals in accordance with the Globally Harmonized Systems (GHS)” published by Standards South Africa, and where the presence of such goods, regardless of quantity, in a blend or mixture, causes such blend or mixture to have one or more of the characteristics listed in the Hazard Statements in section 4.2.3, namely physical hazards, health hazards or environmental hazards;”
 - 2.2. The characteristics of a dangerous good and blend or mixture containing a dangerous good cannot be considered unless the dangerous good and blend or mixture is listed as a dangerous good as contemplated in the SANS No. 10234, supplement 2008.
 - 2.3. You are therefore reminded that only those activities applied for will be considered for authorisation. The onus is on the applicant to ensure that all of the applicable listed activities are applied for and assessed as part of the EIA process. Failure to include any applicable listed activities may invalidate the application.

3. Exemptions

It is evident that you do not intend to apply for exemption from any provisions contained in the NEMA or the EIA Regulations, 2014 (as amended).

4. Content of a Basic Assessment Report ("BAR")

You are referred to Appendix 1 of the NEMA EIA Regulations, 2014 (as amended) for the requirements with respect to the '*Content of basic assessment reports*'.

5. Alternatives

Be advised that in terms of the NEMA EIA Regulations, 2014 (as amended) and the NEMA the investigation of alternatives is mandatory. All alternatives identified must therefore be investigated to determine if they are feasible and reasonable. In this regard it must be noted that the Department may grant authorisation for an alternative as if it has been applied for or may grant authorisation in respect of all or part of the activity applied for as specified in Regulation 20 of the NEMA EIA Regulations, 2014 (as amended). Alternatives are not limited to activity alternatives, but include layout alternatives, design, activity, operational and technology alternatives. Every EIA process must therefore identify and investigate alternatives, with feasible and reasonable alternatives to be comparatively assessed. If, however, after having identified and investigated alternatives, no feasible and reasonable alternatives were found, no comparative assessment of alternatives, beyond the comparative assessment of the preferred alternative and the "no-go" alternative, is required during the assessment. What would, however, be required in this instance is that proof of the investigation undertaken and motivation indicating that no reasonable or feasible alternatives other than the preferred and the "no-go" alternatives exist must be provided to the Directorate.

6. Public Participation

6.1. Please be advised that the requirements of the public participation process ("PPP") are specified in Regulation 41(2) of the NEMA EIA Regulations, 2014 (as amended).

6.2. The BAR must be made available to the Interested and Affected Parties ("I&APs"), including all the relevant State Departments that administer laws relating to a matter affecting the environment, for comment for a period of 30 days. The applicant/EAP is required to inform this Directorate in writing upon submission of the report to the relevant State Departments. It is noted that a copy of the BAR has been submitted to this Directorate and the relevant State Departments for comment in accordance with Regulation 40(3) of the NEMA EIA Regulations, 2014 (as amended).

7. Need and Desirability

In terms of the NEMA EIA Regulations, 2014 (as amended), when considering an application, the Directorate must take into account a number of specific considerations including, *inter alia*, the need for and desirability of any proposed development. As such, the need for and desirability of the proposed activity must be considered and reported on in the BAR. The BAR must reflect how the strategic context of the site in relation to the broader surrounding area, has been considered in addressing need and desirability.

8. Climate Change

8.1. Specialist input must comment on how the potential impacts associated with the proposed development relate to climate change concerns.

8.2. One of the objectives of the Western Cape Provincial Spatial Development Framework published by this Department is to minimise the consumption of scarce environmental resources such as water, fuel, building materials, mineral resources, electricity and land. To this effect and as part of the efforts to reduce the effects of climate change, you must, as part of the EIA process, identify energy efficient technologies (e.g. the use of low voltage or compact fluorescent lights instead of incandescent globes, maximising the use of solar heating, etc.) that could be implemented for the proposed development. Considering that South Africa is a water scarce country and that many catchments in the Western Cape are already water stressed, you must also consider implementing the use of water saving devices and technologies (e.g. dual flush toilets, low-flow shower heads and taps, etc.) for the proposed development.

9. Waste minimisation

This Directorate further wishes to inform you that consideration must be given to ways to minimize waste and wastage in the design, construction and operational phase of the proposed development. Your attention is therefore drawn to the Department's Waste Minimisation Guideline for Environmental Impact Assessment Reviews (May 2003), available from the Department on request. The Guideline raises awareness of waste minimisation issues and highlights waste and wastage minimisation practices. In particular, it is recommended that Part B be considered as it covers general waste and wastage minimisation and general construction activities. It is important to remember that a recycling programme must adopt the cradle-to-grave approach. Any recycled material must be disposed of at a recycling facility and not be disposed of as general household waste at a landfill site.

10. Environmental Management Programme ("EMPr")

In accordance with Section 24N of the NEMA and Regulation 19 of the NEMA EIA Regulations, 2014 (as amended) the Directorate requires the submission of an EMPr. The contents of such an EMPr must meet the requirements outlined in Section 24N of the NEMA (as amended) and Appendix 4 of the NEMA EIA Regulations, 2014 (as amended). The EMPr must address the potential environmental impacts of the activity throughout the project life cycle, including an assessment of the effectiveness of monitoring and management arrangements after implementation (auditing). The EMPr must be submitted together with the BAR.

11. General

11.1. In addition to the above requirements, you must clearly show how the proposed development complies with the principles contained in Section 2 of the NEMA and must also show how the proposed development meets the requirements of sustainable development.

11.2. In accordance with Regulation 19(1) of the NEMA EIA Regulations, 2014 (as amended), the **final BAR must be submitted within 90 days of receipt of the application** by the Department, calculated from 15 May 2019. Therefore, the final BAR must be submitted to this Department by **14 August 2019**. Further note, in terms of Regulation of of the NEMA EIA Regulations, 2014 (as amended), an application in terms of the NEMA EIA Regulations, 2014 (as amended) lapses and the competent authority will deem the application as having lapsed, if the applicant fails to meet any of the timeframes prescribed in terms of these Regulations, unless extension has been granted in terms of Regulation 3(7).

12. Please note that the activity may not commence prior to obtaining an Environmental Authorisation. It is an offence for a person to commence with a listed activity unless the competent authority has granted an Environmental Authorisation for the undertaking of the activity.

13. Kindly quote the above-mentioned reference number in any future correspondence regarding this application.

The Directorate reserves the right to revise or withdraw comments or request further information based on any information received.

Yours faithfully



HEAD OF DEPARTMENT

Copies to: (1) Ms. J. Hansen (EcolImpact Legal Consulting (Pty) Ltd.)

(2) Mr. I. Geldenhys (City of Cape Town: Air Quality)

(3) Ms. P. Tilmuss (City of Cape Town: Environmental Resource Management)

(4) Ms. A. La Meyer (Directorate: Development Facilitation)

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REFERENCE NUMBER: 16/3/3/1/A1/2/3015/19

ENQUIRIES: MS. K. ADRIAANSE

DATE OF ISSUE: 2019 -05- 27

The Director
Swartland Insulations (Pty) Ltd.
P.O. Box 216
MOORREESBURG
7310

For Attention: Mr. D. Nel

Cell: (082) 854 0778
Fax: (022) 433 2760

Dear Sir

ACKNOWLEDGEMENT OF RECEIPT OF THE DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED STORAGE OF DANGEROUS GOODS ASSOCIATED WITH THE ESTABLISHMENT OF A EXTRUDED POLYSTYRENE PLANT AND ASSOCIATED INFRASTRUCTURE ON ERF 245, ATLANTIS.

The draft Basic Assessment Report ("BAR") dated and received by this Department on 20 May 2019, refers.

1. This letter serves as an acknowledgement of receipt of the draft BAR by this Directorate.
2. This Directorate will now review the draft BAR and provide a comment on the draft BAR within the legislated timeframe.

The Directorate reserves the right to revise or withdraw comments or request further information based on any information received.

Yours faithfully



HEAD OF DEPARTMENT

Copies to: (1) Ms. J. Hansen (Ecolmpact Legal Consulting (Pty) Ltd.)
(2) Mr. I. Geldenhys (City of Cape Town: Air Quality)
(3) Ms. P. Titmuss (City of Cape Town: Environmental Resource Management)
(4) Ms. A. La Meyer (Directorate: Development Facilitation)

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Western Cape Government
Environmental Affairs and
Development Planning

**DIRECTORATE: DEVELOPMENT MANAGEMENT
REGION 1**

REFERENCE NUMBER: 16/3/3/1/A1/2/3015/19
ENQUIRIES: MS. K. ADRIAANSE
DATE OF ISSUE: 2019-06-18

The Director
Swartland Insulations (Pty) Ltd.
P.O. Box 216
MOORREESBURG
7310

For Attention: Mr. D. Nel

Cell: (082) 854 0778
Fax: (022) 433 2760

Dear Sir

COMMENTS ON THE DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED STORAGE OF DANGEROUS GOODS ASSOCIATED WITH THE ESTABLISHMENT OF AN EXTRUDED POLYSTYRENE PLANT AND ASSOCIATED INFRASTRUCTURE ON ERF 245, ATLANTIS.

The draft Basic Assessment Report ("BAR") dated 13 May 2019 and received by this Department on 20 May 2019 and this Directorate's acknowledgement thereof dated 27 May 2019, refer.

Comments on the draft BAR are as follows:

1. Activity Description

The activity description is inadequate. The following information must be provided:

- 1.1. The description of the proposed development must relate to the listed activities that are triggered. As such, the description must indicate that the proposed development entails the proposed storage of dangerous goods for the establishment of an extruded polystyrene plant and associated infrastructure.
- 1.2. A list of the dangerous goods to be stored and the respective volumes to be stored must be provided.
- 1.3. An indication of whether the dangerous goods will be stored in aboveground tanks must be provided. The number of storage tanks must be provided.
- 1.4. Should the dangerous goods be stored aboveground, a description of the bunds must be provided.
- 1.5. A detailed description of the proposed piping of the dangerous goods must be provided.
- 1.6. All associated infrastructure must be included in the activity description.

2. Alternatives

The description of the investigation of alternatives is inadequate. Further motivation with respect to the following must be provided:

- 2.1. Page 37 of the draft BAR indicates that "There are two ways to produce polystyrene, EPS (expanded polystyrene) and XPS (extruded polystyrene)." However, no further details have been provided.
- 2.2. Page 37 of the draft BAR further indicates that "Bunding of above ground storage of dangerous goods will have a bund wall that is in accordance with the requirements of SANS 0089 part 1. Belowground storage in accordance with SANS 1535." However, no further details have been provided.
- 2.3. A more detailed description of the preferred alternative must be provided. This must include reasons as to why the preferred alternative is deemed the preferred. These reasons would include the reasons why the expanded polystyrene process and the below ground storage tanks are not deemed as preferred.

3. Receiving environment

It is noted that the proposed site is owned by the applicant and existing buildings are located on the proposed site. A detailed description of the existing buildings and associated infrastructure and the existing processing activities (if any) must be provided.

4. Site development plan

Appendix B of the draft BAR provides two site development plans. The site development plan for the preferred alternative must be labelled accordingly.

5. Specialist study

- 5.1. Given that flame retardant is considered a dangerous good in terms of the NEMA EIA Regulations, 2014 (as amended) and has not been included in the specialist report, an updated statement from the Major Hazard Installation Risk Assessment specialist must be provided.
- 5.2. Every alternate page of the Major Hazard Installation Risk Assessment Report (compiled by MMRisk (Pty) Ltd. and dated 15 May 2019) is printed incorrectly (i.e. upside down). Please ensure that the study is printed correctly.
- 5.3. Page 25 of the Major Hazard Installation Risk Assessment Report (dated 15 May 2019) indicates "Error! Reference source not found." Please correct this error.

6. Potential impacts

Page 45 of the draft BAR indicates that "It is not anticipated that that the proposed development will have a significant impact on traffic as the number of additional trips generated will not be significant." An indication of the additional number of trips to be generated must be reported on in the final BAR.

7. Draft Atmospheric Emissions Licence Application

Page 14 of the draft Atmospheric Emissions Licence Application form indicates that "There will be no stacks at the plant. However, it is recommended to conduct once-off ambient air quality monitoring (ambient VOCs concentrations) at 3 selected locations within the the building where extrusion takes place. This investigation will serve to verify that the possible emissions from the process are negligible." Since there will be no stacks associated with the proposed development, clarity must be provided with respect to the applicability of the National Environmental Management: Air Quality Act, 2004 (Act. No. 39 of 2004).

8. Public Participation

8.1. Proof of the public participation process conducted must be provided in the final BAR. This must include, *inter alia*, the following:

8.1.1. The copies of the advertisements placed in 'Die Burger' and 'Weskus Nuus' are unclear. Please provide clear copies of the advertisements.

8.1.2. A copy of the written notification to interested and affected parties.

9. Environmental Management Programme ("EMPr")

9.1. The requirements of Appendix 4 of the NEMA EIA Regulations, 2014 (as amended) have not been met. The following information is required:

9.1.1. A map at an appropriate scale which superimposes the proposed activity, its associated structures, and associated infrastructure on the environmental sensitivities of the preferred site, indicating any areas that should be avoided, including buffers;

9.1.2. Objective C8 (i.e. Archaeology and Palaeontology Management) on page 24 of the draft BAR indicates that underground storage tanks will be installed. However, the draft BAR does not indicate whether underground or aboveground storage tanks will be installed. Clarification is required;

9.1.3. Objective C14 (i.e. Pesticides) of page 26 of the draft BAR indicates that pesticides will be applied. However, no further information with respect to the use of pesticides has been provided. Clarification is required;

9.1.4. Objective C16 (i.e. Diesel fuel and lubricant handling programme) on page 27 of the draft BAR indicates that fuel tanks will be installed. However, the draft BAR does not indicate that fuel tanks will be installed. Clarification is required; and

9.1.5. The EMPr must be amended to include mitigation measures for the storage and handling of the dangerous goods (i.e. dimethyl ether, difluoroethane, ethanol and flame retardant).

10. General

Page 24 of the draft BAR indicates that "The site is located 50km north east of Cape Town and falls within the jurisdiction of the Cape Town Metropolitan Municipality (CTMM)." The proposed site falls within the jurisdiction of the City of Cape Town. Please correct this error.

11. You are reminded that the BAR must be duly dated and originally signed by the applicant, the environmental assessment practitioner and specialists. In addition, you are reminded that the BAR must be submitted **within 90 days of the date of receipt of the application by the Department**. The deadline for the **submission of the BAR is therefore 14 August 2019**.

12. If however, significant changes have been made or significant new information has been added to the BAR, the applicant/EAP must notify the Department that an additional 50 days (i.e. 140 days from receipt of the application) would be required for the submission of the BAR. The additional 50 days must include a minimum 30-day commenting period to allow registered I&APs to comment on the revised report/additional information.

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

Kindly quote the above-mentioned reference number in any future correspondence regarding this letter.

The Directorate reserves the right to revise or withdraw comments or request further information based on any information received.

Yours faithfully



^ _____
HEAD OF DEPARTMENT

Copies to: (1) Ms. J. Hansen (EcolImpact Legal Consulting (Pty) Ltd.)

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20 June 2019

Eco Impact
P O Box 45070
Claremont
7735

Attention: Ms. Jessica Hansen

[e-mail:admin@ecoimpact.co.za]

Dear Madam

ERF 245, 3 CHARLES MATTHEW STREET, ATLANTIS – PROPOSED EXTRUDED POLYSTYRENE PLANT – DRAFT BASIC ASSESSMENT REPORT

The abovementioned Draft Basic Assessment Report (DBAR), dated 13 May 2019, refers.

The following technical comment from relevant City of Cape Town departments is provided:

1. City of Cape Town: Environmental Management Department, Environmental & Heritage Management Branch

1.1 Basic Assessment Report:

- a. No DEA&DP reference number has been provided with the application, as required. The DEA&DP reference number must be clearly reflected on the cover letter and DBAR.
- b. It must be confirmed whether this is a Pre-Application Basic Assessment Report.
- c. The subject site is situated between the 5 – 16km Urgent Protective Action Planning Zone (UPZ) boundary of the Koeberg Nuclear Power Station (KNPS). The Disaster Risk Management Centre (DRMC) is the custodian (on behalf of the City of Cape Town) for the execution of the Koeberg Nuclear Power Station Radiological Release Hazard Disaster Risk Management Plan (RRR) and is tasked with the responsibility of ensuring that the public safety arrangements are in place in the case of a nuclear emergency and that individual citizens are not endangered with particular emphasis on the population residing in the UPZ of the 0 – 16km area from the KNPS.

Procedure 7.2.38 (revision 2), dated 16/10/2015 of the City of Cape Town: Koeberg Nuclear Power Station Radiological Release Hazard Disaster Risk Management Plan (RRR) stipulates that the TEM Testing Protocol shall be processed 'once the City's Department of Development Management received an application for land use changes or the Environmental Management Department (EMD) receives any documentation relating to the National Environmental Management Act'. As such the attached TEM form (refer to Appendix 1) must be completed and attached to the next EIA report in order to test whether the increased population as a result of the proposed mining activity can be evacuated within 16 hours.

- d. The BAR has not identified waste as an impact. It is most likely that the polystyrene plant activities will produce various types and volumes of waste as well as waste water that must be managed appropriately. Accurate information regarding waste types to be generated, expected volumes and storage requirements must be provided as well as the anticipated waste water to be generated as a result of the proposed development.
- e. The BAR states that the raw materials are to be stored in a covered outside area. A detailed drawing illustrating the storage area and equipment to store the raw materials is required. It

must be ensured the materials are not going to pose a risk to the environment by being exposed to wind in a covered outside area.

- f. The site is located in the Atlantis Aquifer Secondary Protection Zone. The Atlantis Aquifer is classified as a Strategic Water Source Area (SWSA), more specifically the West Coast Groundwater SWSA. It is essential that the DBAR consider the SWSA and Atlantis Aquifer in the application and avoid any potential impacts. Stormwater and waste water from the site must be managed very carefully to avoid impacting on the Aquifer.
- 1.2 The Site Development Plans do not include the title of the plans, i.e. Layout Alternative 1, Drawing numbers, date, north arrow or scale. The SDP's must include more detail.
 - 1.3 It is noted that the proposed additions and alterations to the site will result in the loss of existing mature trees on the site. It is requested that the number of trees to be lost to the additions and alterations be replaced with new mature trees elsewhere on the site.
 - 1.4 Environmental Management Programme (EMPr), compiled by Eco Impact, dated May 2019
 - a. The EMPr must confirm the extent of construction work required and the expected duration for the construction period in order to determine the frequency of ECO audits to be undertaken.
 - b. The ECO must inform the Head: Environmental & Heritage Management Branch of commencement of site activities and construction.
 - c. Monthly ECO Audit Reports must be submitted to the Head: Environmental & Heritage Management Branch.
 - d. The payment of penalties into an environmental NPO must be nominated by the ECO and the Head: Environmental & Heritage Management Branch.
 - e. Proof of payment of penalties must also be sent to the Head: Environmental & Heritage Management Branch.

2. City of Cape Town: Environmental Health: Air Quality Management Unit

The Air Quality Management Unit has provided the following comments:

2.1 Dust Emissions:

The EMP for the project must address all potential dust sources and provide for mitigation measures during the construction of storage areas of the project. No dust nuisance is to be generated by any of the activities on site such as, concrete mixing, construction of storage areas, etc.

- a. Should complaints be received or conditions so warrant by the Air Quality Management office, a detailed site specific dust management plan may be requested which is to be submitted to the Head: Specialised Environmental Health Services for approval.
- b. Dust mitigation is to be strictly enforced at all times to prevent dust emissions to atmosphere and the surrounding environment and therefore, the conditions stipulated in the National Dust Control Regulations (GN. 36974) dated 1 November 2013 must be adhered to at all times during the development process.
- c. In addition to the NEMA, the site must at all times comply with all the provisions of the City of Cape Town Air Quality Management By-law, 2016, but specifically in terms of Dust and Nuisance emissions as listed in Chapter 9 of the by-law.
- d. The use of waterless methods or non-potable water is encouraged for dust suppression.

2.2 Storage Tanks:

- a. Although actions for underground storage tank management are indicated, the EMP must be amended to make specific reference to a site specific Leak Detection and Repair (LDAR) programme as a preventative measure to mitigate emissions to atmosphere and leaks from all tanks, pipes, valves etc. on site.
- b. The ventilating systems/pipes from above ground storage tanks, must be positioned in such a manner so that any fumes generated/released do not negatively impact on the air quality of the occupants on-site or of neighbouring properties and their occupants.

2.3 Atmospheric Emission Impacts and Point Source Emissions:

- a. It is noted that the Air Quality Specialist Consultant has advised that there are no point source emission stacks or vents serving the Polystyrene plant.
- b. Furthermore no specific details have been provided regarding the specifications of the Polystyrene plant or the storage tank venting systems.
- c. The Specialist further states that VOC emissions will be negligible.

- d. With regard to points 2.3 a. – c. above, the technical specifications and drawings of the plant and tanks must be submitted for review. Should it be found that these systems do indeed emit emissions to atmosphere, an Atmospheric Impact Report and Dispersion Modelling study will be required to be undertaken and submitted. The study, if required, will be required to comply with the guidelines as set out in G.N. R533 of 2014; and R283 of 2015.

2.4 General

- a. The annexure of the draft Atmospheric Emission Licence application is noted, but an electronic submission will be required to be made on the South African Atmospheric Emissions Licencing and Inventory Portal(SAAELIP), after the Environmental Authorisation has been issued. The application for an atmospheric emission licence is subject to payment of the prescribed processing fees, which must be paid upon receipt of an official invoice from the City of Cape Town.
- b. Although it is proposed that once-off ambient air quality monitoring at three different locations for ambient VOC's will be conducted once the plant is operational, the City's Air Quality Officer will prescribe the air quality monitoring requirements in the Atmospheric Emission Licence (AEL), in the event that a positive decision to grant the AEL is indeed made.
- c. A fugitive emission management plan will be requested as a condition of authorisation in the AEL.
- d. Reporting in terms of Section 43(1)(l) of NEM: AQA, shall be done in accordance with the National Greenhouse Gas (GHG) Reporting Regulations. Please note that the competent authority for assessment of GHG reporting is the National Department of Environmental Affairs. This reporting requirement will also be specified in the AEL.
- e. This office supports the comment that no open fires will be permitted on site.

3. City of Cape Town: Development Management Department

The Development Management Department has provided the following comments:

The property is zoned General Industrial Subzone GI 1. This zone may not be used for noxious trade or risk activities (definitions below taken from the Municipal Planning By-Law, 2015).

'risk activity' means an undertaking where the material handled or the process carried out is liable to cause combustion with extreme rapidity, give rise to poisonous fumes, or cause explosion, and includes major hazardous installations and activities involving dangerous and hazardous substances that are controlled in terms of national legislation;

'noxious trade' means an offensive, poisonous or potentially harmful trade, use or activity which, because of fumes, emissions, smell, vibration, noise, waste products, nature of material used, processes employed, or other cause, is considered by the City to be a potential source of danger, nuisance or offence to the general public or persons in the surrounding area;

If the proposed use is considered to fall in either of these categories, the current GI 1 zone is not the most appropriate zone for such use. The applicant must provide clarity on whether the use falls within the above definitions, or not.

4. City of Cape Town: Energy & Climate Change: Electricity Generation and Distribution Branch

The Electricity Generation and Distribution Branch has provided the following comments:

- 4.1 Any alterations or deviations to electricity services necessary as a consequence of the proposal, or requested by the applicant, will be carried out at the applicant's cost.
- 4.2 If the electricity supply to Erf 245 is increased, timeous application is required.
- 4.3 The connection fee, Shared Network Charge and conditions of supply will be determined upon receipt of the formal application. The Shared Network Charge is based on the increase in supply capacity applied for.
- 4.4 In accordance with policy and tariffs approved by Council, the connection fee and Shared Network Charge shall be paid.

- 4.5 Electrical infrastructure may exist on the property or in its vicinity. A wayleave shall be obtained from the Electricity Services Department before any excavation work may commence. In this regard, please contact the Drawing and Record Centre Office North on 021 444 2146.
- 4.6 Depending on the power requirement, substation sites may be required. These substation sites shall be directly accessible from public road, i.e. on the erf boundary adjacent to the road reserve, at street level, and shall not be traversed by any other services. Depending on requirements this can take the form of any combination of the following:
- outdoor substations on 5 m x 4 m site; or
 - substation buildings on 20 m x 14 m site.
- 4.7 These substations shall be appropriately subdivided and zoned in the plan approved by the Surveyor General. The sites shall be subdivided and registered and transferred to the City free of all costs.

5. City of Cape Town: Water & Sanitation Department: Catchment & Stormwater Management

The Catchment and Stormwater Management Branch has provided the following comments:

- 5.1 It must be confirmed how the proposed plant making products from virgin polystyrene qualifies for the Special Economic Zone (SEZ) that WESGROW and the City of Cape Town are trying to establish in Atlantis, as it is intended to encourage "green industries"?
- 5.2 The DBAR does not address the fact that the site is located in the Atlantis Aquifer Secondary Protection Zone (refer to Annexure 2).
- 5.3 A geotechnical report must be provided to confirm the depth of the water table on the site. As there is currently no geotechnical report provided with the application it is unclear how the EAP has determined what the water table level is.
- 5.4 Accurate information regarding waste generation must be provided. It is not possible that the factory will not generate waste as they claim in Section 2 of the DBAR. Plastic nurdles are an insidious form of pollution. Polystyrene offcuts and millings are worse. The DBAR does not sufficiently address waste handling and how it will be prevented from entering the stormwater system and the general environment. The sections mentioning it in the EMP are also vague.
- 5.5 The Ethanol store is located close to the stormwater pipeline. Extra precautions must be put in place to prevent contamination of the stormwater system.
- 5.6 This Branch will require a Stormwater Management and Maintenance Plan prior to any planning approvals being granted.

6. City of Cape Town: Water & Sanitation Department:

The Water and Sanitation Department has provided the following comments:

Background

This erf was not identified as a Future Developed Area in the 2015 Water and Sanitation Master Plan.

The information provided in this report is based on City of Cape Town master plan model. The report provides an overview of the existing water and sewer infrastructure near the development.

No water will be used in the process only water for domestic purposes, sanitation etc. will be used.

A 10m wide servitude exists along the eastern boundary of the property.

Water Reticulation

There is an existing 150mmØ water main in Charles Matthews Street. See Figure 1 in Annexure 3 for the existing water network layout.

Bulk Water

No infrastructure under the control of the City of Cape Town's Bulk Water Branch exists in the immediate vicinity of the proposed development shown in the application.

Sewer Reticulation

There is an existing 150mmØ sewer main in Charles Matthews Street and an existing 230mmØ sewer main along the eastern boundary of the property within the 10m servitude. See Figure 2 in Annexure 4 for the existing sewer network layout.

Wastewater branch

The sewer network falls within the catchment of Wesfleur Industrial Wastewater Treatment Works.

Conclusion

There will be no use of water in the process. A 10m wide servitude exists along the eastern boundary of the property.

General/ Disclaimer

Information provided is based on best available data.

7. City of Cape Town: Environmental Health: Noise Control

Sub Regulation 3 and 4 of the Noise Control Regulations 200/2013 below are applicable to the proposed development (see sections highlighted in yellow). The Noise Control Regulations state the following:

4. Land use

(1) The local authority, or any other authority responsible for considering an application for a

- building plan approval,
- business licence approval,
- planning approval or
- environmental authorisation,

may instruct the applicant to conduct and submit, as part of the application—

(a) a noise impact assessment in accordance with SANS 10328 to establish whether the noise impact rating of the proposed land use or activity exceeds the appropriate rating level for a particular district as indicated in SANS 10103; or

(b) where the noise level measurements cannot be determined, an assessment, to the satisfaction of the local authority, of the noise level of the proposed land use or activity.

(2) (a) A person may not:

- construct,
- erect,
- upgrade,
- change the use of
- or expand

any building that will house a noise-sensitive activity in a predominantly commercial or industrial area, unless he or she insulates the building sufficiently against external noise so that the sound levels inside the building will not exceed the appropriate maximum rating levels for indoor ambient noise specified in SANS 10103.

(b) The owner of a building referred to in paragraph (a) must inform prospective tenants or buyers in writing of the extent to which the insulation measures contemplated in that paragraph will mitigate noise impact during the normal use of the building.

(c) Paragraph (a) does not apply when the use of the building is not changed.

(3) Where the results of an assessment undertaken in terms of subregulation (1) indicate that the applicable noise rating levels referred to in that subregulation will likely be exceeded, or will not be exceeded but will likely exceed the existing residual noise levels by 5 dBA or more—

(a) the applicant must provide a noise management plan, clearly specifying appropriate mitigation measures to the satisfaction of the local authority, before the application is decided; and

(b) implementation of those mitigation measures may be imposed as a condition of approval of the application.

(4) Where an applicant has not implemented the noise management plan as contemplated in subregulation (3), the local authority may instruct the applicant in writing to—

(a) cease any activity that does not comply with that plan; or

(a) reduce the noise levels to an acceptable level to the satisfaction of the local authority.

It is anticipated in Appendix J - Impact Table that the noise level would be high. It is unknown what and when the surrounding plots will be developed. It is therefore required that a Noise Impact Assessment be submitted.

8. City of Cape Town: Disaster Risk Management Department

The site is situated in the Koeberg Nuclear Power Station emergency planning zone. It is required of the proposed development to have a comprehensive emergency plan in place as referred in the MHI Risk Assessment Report, compiled by MM Risk, dated 15 May 2019. This emergency plan must also include procedures for use in the event of a nuclear emergency for all phases of construction

and operation of the proposed plant. This office may be contacted for assistance with the nuclear emergency procedures.

9. City of Cape Town: Solid Waste Department:

The Solid Waste Department has provided the following comments:

It must be ensured that only accredited waste service providers are involved in the transportation of waste material. The applicant is also required to register as a waste generator before activities can commence on site.

10. City of Cape Town: Fire and Rescue Service:

The SANS 10400 and the Community Fire Safety By-law, Provincial Gazette 5832 (Amendments 6447 – 29 June 2007) must be complied with and Building Plans must be submitted to this Department for comments.

In conclusion, the above comments from the City of Cape Town internal departments must be addressed in the Basic Assessment Report and the Comments and Response Report and a copy provided to this office for final comment and record keeping.

Yours faithfully



PAT TITMUSS

Head: Environmental Management Department: Environmental & Heritage Management Branch – Northern Region

- Annexure 1: Traffic Evacuation Model Form
- Annexure 2: Atlantis Aquifer Secondary Protection Zone
- Annexure 3: The existing water network layout
- Annexure 4: The existing sewer network layout

Form 2:

PROPOSED DEVELOPMENT REGISTRATION AND INFORMATION SHEET FOR THE DEPARTMENTS OF:

- Planning & Building Development Management Department (PBDM) (to be used in the analysis of the proposed development into the Development Management Scheme sec 158 of the City of Cape Town By-law 1 July 2015);
- Spatial Planning & Urban Design (SPUD) (to be used in the analysis of the proposed development into the Cape Town Spatial Development Framework and the District Plans); and
- Transport for Cape Town (Department of Modeling, TIA & Dev Planning) (to be used in the analysis of the project into the TEM).
- Environmental Resource Management (to be used in analysis of proposed development alternative into the National management Resource Act, 108 of 1998)

APPLICATION WITHIN THE FORMAL EMERGENCY PLANNING ZONE (EPZ) OF THE KOEBERG NUCLEAR POWER STATION [PAT NO:]

The application is located:

- 0 – 5km Radius
 5 – 16 km (UPZ NE Sector)
 5 – 16 km (UPZ SE Sector)
 5 – 16 km (UPZ E Sector)
 16 – 20 km (UPZ NE Sector)
 16 – 20 km (UPZ SE Sector)
 16 – 20 km (UPZ E Sector)

Type of application:

1. A **development application:** Erf/Farm nr:
 Owned by:
 Type of development:
 X Coordinate: Y Coordinate:
2. An **EIA application:** Erf/Farm nr: DEA/ DEA& DP Ref No:
 Owned by:
 Description of development planned:
 With number of alternatives (1 form required for each alternative). Choose here Alternative 1, 2, 3 etc.
 X Coordinate: Y Coordinate:

To consider the application with reference to the impact it may have on the implementation of the relevant policy documents of the City of Cape Town, please provide the following information:

Land Use information as per documentation:

	A. No of new dwelling units/residential units?	B. Income group of residents? (High, medium (gap), low]	C. No of sqm of GLA (Gross Leasable Area) to be developed?	D. For Industrial, Office or Retail use?	E. Any Community Facilities Plan?	F. Other:	G. No of construction workers?	H. No of permanent workers?

With regard to A, G and H above, please indicate the origin of the permanent and non-permanent population and workers?

	% of people from INSIDE PAZ 0-5km							
% of people from INSIDE UPZ 5-16km								
% of people from OUTSIDE UPZ 5-16km								

Application Time:			Cumulative Evacuation time:
Above hours subject to road infrastructure availability	YES	NO	Road name:
Above hours subject to busses availability	YES	NO	Total no. of busses:

Additional comment:

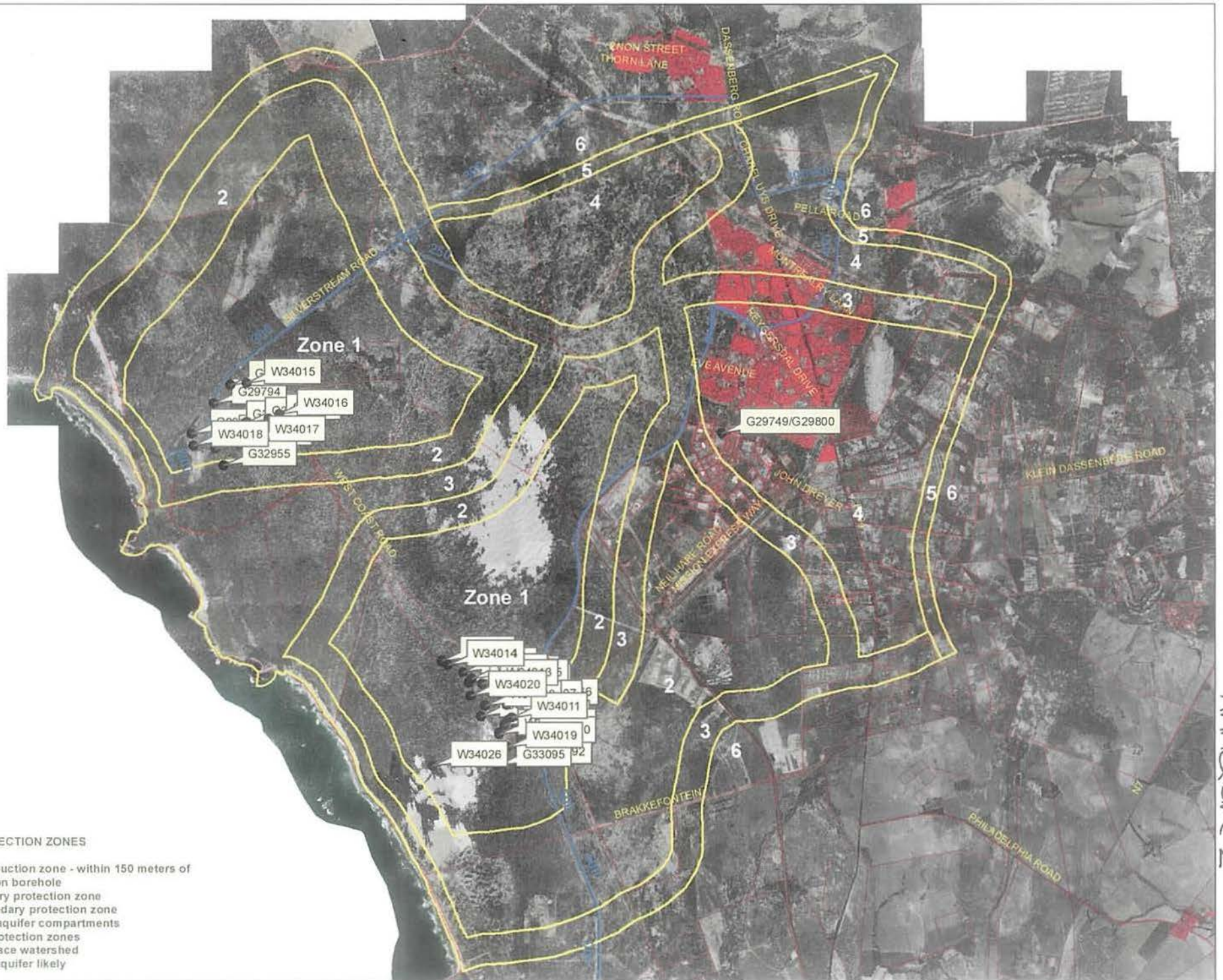
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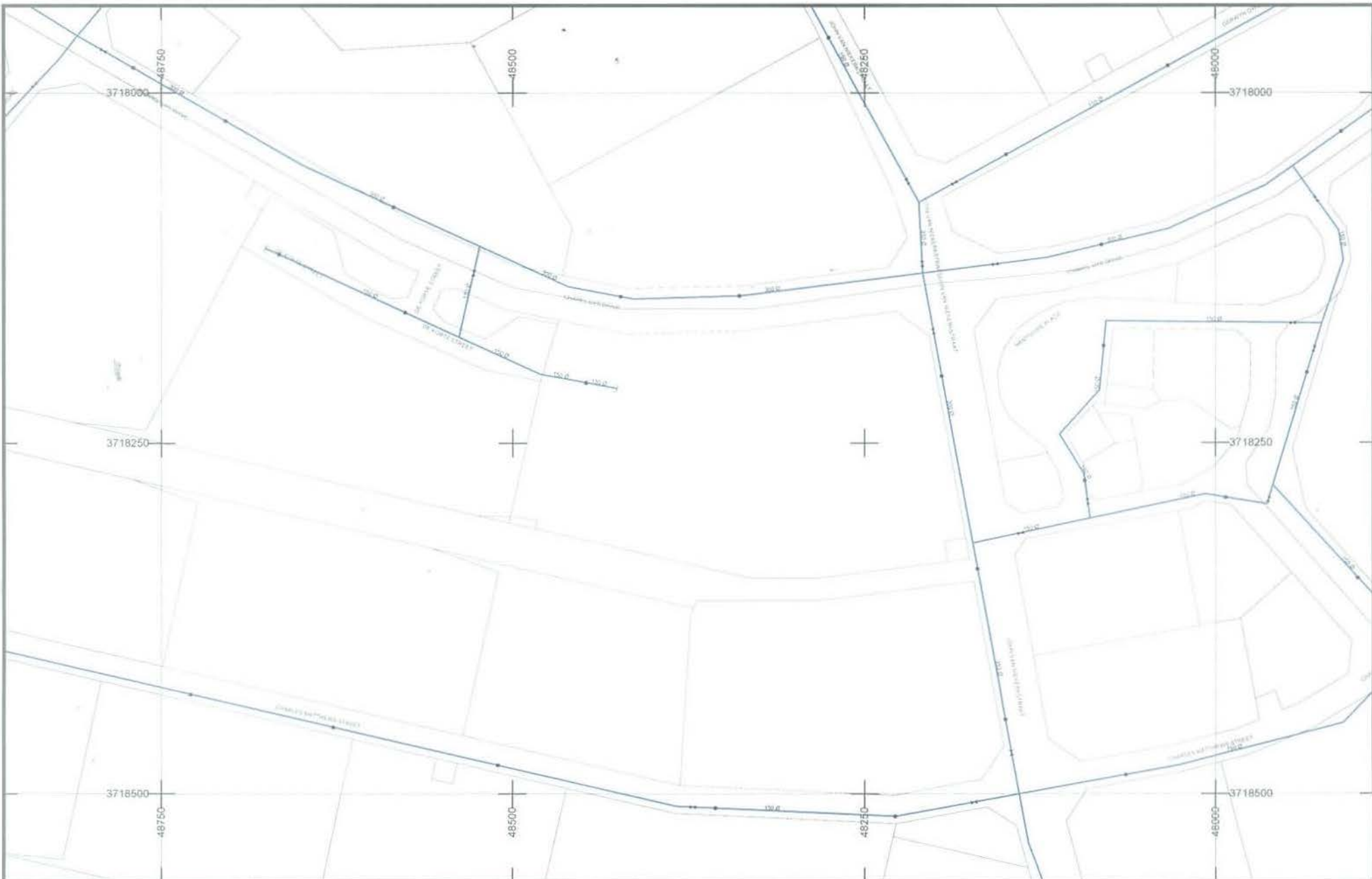
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REJECT	SUPPORT
TCT:	
SIGNATURE:	
DATE:	



GROUNDWATER PROTECTION ZONES

- Zones 0 - Wellfield production zone - within 150 meters of any production borehole
- Zones 1 - Aquifer primary protection zone
- Zones 2 - Aquifer secondary protection zone
- Zones 3 - Buffer to the aquifer compartments
- Zones 4 - Watershed protection zones
- Zones 5 - Buffer to surface watershed
- Zones 6 - No effect on aquifer likely



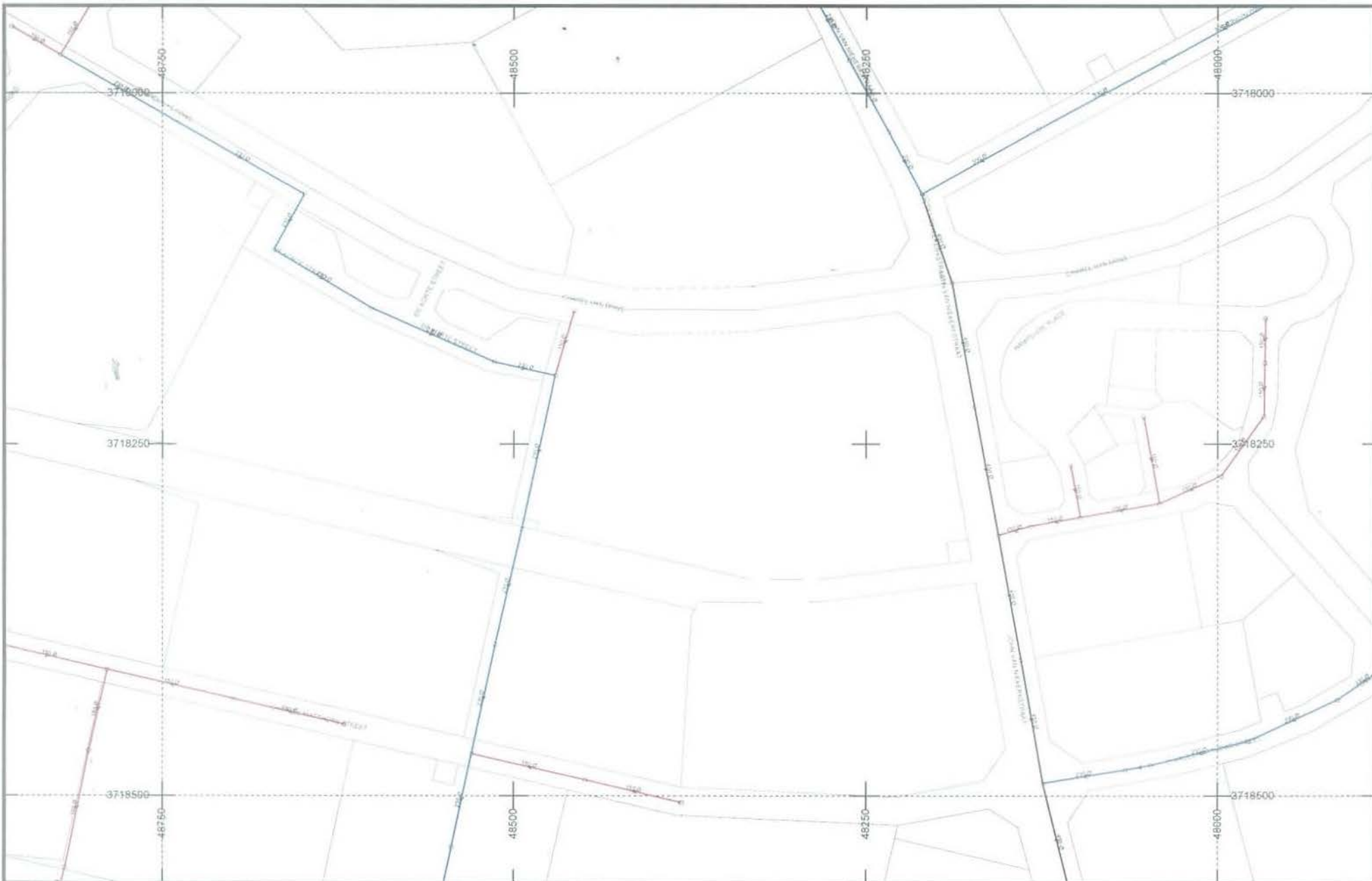
LEGEND	
	Network pipe (D)
	500 mm pipe
	Schematic pipe
	Bulk connection
	Reservoir / Tank
	Flow station
	Zone valve
	Isolating valve
	Hydrant
	HEV
	Non-return valve
	Air valve
	Slur valve
	Exit gate
	Flow meter

INDEX		
CTN 417	CTN 411	CTN 401
CTN 418	CTN 308	CTN 304
CTN 405	CTN 408	CTN 406

Water distribution system
 City of Cape Town

DATE	REV	SCALE	WGS 19
Nov 2014	1	1 : 2 500	
No		CTN-V28	

Annexure 3



Annexure 4



LEGEND

	125mm Ø		Sewer Main		Manhole
	115mm Ø		Pump station		Overwater structure (WWTd)
	150mm Ø		Schematic pipe		
	Overwater structure				
	Flow direction				

INDEX

CTN-101	CTN-107	CTN-107
CTN-108	CTN-108	CTN-108
CTN-109	CTN-109	CTN-109

Sewer drainage system
City of Cape Town

DATE	REV	SCALE	WGS 1984
Nov 2014	1	1:2500	
No	CTN-V28		



ENQUIRIES: Gunther Frantz

Attention: Ms Jessica Hansen

Eco Impact Legal Consulting
P.O. Box 45070
Claremont
7735

Fax : (021) 671 9976
Email : admin@ecoimpact.co.za

COMMENTS ON THE DRAFT BASIC ASSESSMENT REPORT (DBAR) FOR THE PROPOSED EXTRUDED POLYSTYRENE PLANT, ERF 245, 3 CHARLES MATTHEWS STREET, ATLANTIS INDUSTRIAL, ATLANTIS.

The Directorate: Pollution and Chemicals Management (D: PCM) hereby acknowledges receipt of the above-mentioned application on 20 May 2019. The D: PCM has reviewed the above-mentioned document and has no comment.

Please contact Gunther Frantz at the contact details indicated, should you have any enquiries to these comments.

Yours faithfully,

MS WILNA KLOPPERS
DIRECTOR: POLLUTION AND CHEMICALS MANAGEMENT

DATE: 20/06/2019

CC: Keagan-Leigh Adriaanse (Development Management: Region 1),
Keagan-leigh.Adriaanse@westerncape.gov.za



REFERENCE: 19/2/5/3/A1/2/WL0079/19

Jessica Hansen

Eco Impact Environmental Health and Safety Legal Consulting

P.O. Box 45070

Claremont

7735

Tel: (021) 671 1660

Fax: (021) 671 9976

Email: admin@ecoimpact.co.za

COMMENTS ON THE DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED EXTRUDED POLYSTYRENE (XPS) PLANT, ERF 245, 3 CHARLES MATTHEWS STREET, ATLANTIS INDUSTRIAL, BY SWARTLAND INSULATIONS (PTY) LTD.

1. The above-mentioned document, dated 20 May 2019, as received by the Department of Environmental Affairs and Development Planning Directorate: Waste Management (the 'Department') on 20 May 2019, refers.
2. The Department has reviewed the documentation and has the following comments:
 - 2.1. The first step in the waste hierarchy is to minimise waste through avoidance or reuse, it is suggested that the document specifies the reasons for not using a percentage of recycled polystyrene pellets with mixed virgin pellets to produce the XPS product.
 - 2.2. With regards to the impacts mentioned on page 8, it must be noted that the generation of waste during the operational and decommissioning phase should be identified as an impact.
 - 2.3. The waste and emissions section on page 43 states that 'no waste' will be generated during the operational phase. This is of concern as there could possibly be waste

resulting from virgin pellets not being used or possible rejects produced in error. How would these be managed?

- 2.4. On page 30 of Appendix H – the EMP should include indicators of waste that speaks to litter such as “little to no waste littered onsite” or “little to no windblown litter evident.”
 - 2.5. Page 31 of Appendix H (EMP) mentions that monitoring will be done of waste documentation complete. Please indicate which documents exactly will be used for monitoring?
 - 2.6. Polystyrene is regarded as a problematic plastic to recycle due to its light weight nature. The Producer Responsibility Organisation responsible for the recovery and recycling of this material must be included in the application. It must also be indicated and verified whether the producer (the applicant) is part of the Industry Waste Management Plan for the recovery of this material or any other alternative measures to ensure that the used products does not further pollute the environment.
3. The Department reserves the right to revise initial comments and request further information based on the information received.

Yours faithfully



BELINDA LANGENHOVEN
DEPUTY DIRECTOR: WASTE POLICY AND MINIMISATION
DATE: 05-07-2019