



**REFERENCE:** 16/3/3/6/7/1/B2/32/1251/25

**DATE:** **26 JUNE 2025**

The Board of Directors  
EFRC Agri Operations (Pty) Ltd  
PO Box 1176  
**GRABOW**  
7160

**Attention: Mr. Jaco Viljoen**

Cell.: 071 687 2246  
Email: jacov@efrc.co.za

Dear Sir

**COMMENT ON THE NOTICE OF INTENT (“NOI”) TO SUBMIT AN APPLICATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) (“NEMA”) AND THE ENVIRONMENTAL IMPACT ASSESSMENT (“EIA”) REGULATIONS 2014, (AS AMENDED) FOR PROPOSED DEVELOPMENT OF A FREE-RANGE POULTRY BROILER FACILITY ON REMAINDER OF FARM NO. 563, FARM NO. 564, FARM NO. 565 AND FARM KLEINFONTEIN NO. 954, WORCESTER**

1. The electronic copy of the NOI received by the Directorate: Development Management (Region 1) (“this Directorate”) on 19 June 2025, refers.
2. Following the review of the information submitted to this Directorate, the following is noted:
  - 2.1 The proposal entails the proposed development of a free-range poultry broiler facility. The facility will consist of 20 broiler houses (approximately 87m x 12m each), each housing approximately 17 000 birds.
  - 2.2 An ablution facility, guard house, spray race and refrigerated container will be located at the entrance to the site. Furthermore, an additional ablution facility and residential dwelling will be located at the broiler facility.
  - 2.3 An existing access road will be utilised and numerous internal roads (6m width required) will be upgraded and realigned where applicable for biosecurity reasons, to improve traffic flow and safety, and to improve river crossings.
  - 2.4 A Water Treatment Plant (“WTP”) is proposed to treat the water from the existing boreholes (BH1 & BH2) which will be fed via a pipeline from the boreholes to the WTP. Thereafter, treated water will be sent to two proposed reservoirs (300kl each) on site. Water will be sent from the main reservoir directly to the broiler houses. Water storage tanks will be located at each chicken house (1 x 5000L & 1 x 1000L).
  - 2.5 Underground collection/treatment tanks will be located at all ablution and domestic houses to manage domestic sewerage. Chicken Manure will be collected by surrounding farmers for crop fertilisation. Cold storage will be utilised as temporary storage for mortalities which will then be disposed of at a bio-approved landfill site.

2.6 Eskom is the electricity service provider and there is insufficient capacity to service the proposed development. RenEnergy was therefore tasked to design a plan where renewable energy is used to supply the electricity needs of the project.

### Process

3. Having considered the information contained in the Nol, this Directorate concurs that the proposed development constitutes listed activities as defined in terms of the NEMA EIA Regulations, 2014.
4. Should the facility for the generation of electricity from a renewable resource exceed the relevant threshold for a facility located outside an urban area, Activity 1 of Listing Notice 1 of the EIA Regulations, 2014 (as amended) will be applicable and must be included, assessed and addressed.
5. Activity 48 of Listing Notice 1 may be triggered by the required road upgrades. If applicable, it must be included in the list of activities being applied for.
6. It is noted that the development will be located on fallow agricultural land. Please note the definition of indigenous vegetation in terms of the EIA Regulations, 2014 (as amended). Therefore, if the development footprint was fallow for 10 years or more and contains the mapped indigenous vegetation (Critically Endangered Breede Shale Renosterveld and Endangered Greyton Shale Fynbos), Activity 12 of Listing Notice 3 of the EIA Regulations, 2014 (as amended) may be triggered. If applicable, it must be included, assessed and addressed.
7. Based on the information provided to date, a Basic Assessment process must be followed to apply for Environmental Authorisation. Only the 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 pre-application and the formal EIA application process. Failure to include any applicable listed activity may invalidate the application.
8. Section F 2.3 of the Nol form notes that a General Authorisation or Water Use Licence ("WUL") in terms of the National Water Act, 1998 (Act No. 36 of 1998) ("NWA") is required. Proof of submission of the WUL Application and the WULA information must be included in the Basic Assessment Report.
9. A Notice of Intent to Develop ("NID") was submitted to Heritage Western Cape ("HWC") since the proposal triggers Section 38(1) of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) ("NHRA"). A final comment must be obtained from HWC and included in the Basic Assessment Report.
10. You are advised that when undertaking the Basic Assessment process, you must take into account the applicable guidelines including the guidelines developed by the Department. The Department's guidelines can be downloaded from the Department's website (<http://eadp-westerncape.kznsshf.gov.za/your-resource-library>). In particular, the guidelines that may be applicable to the proposed development include, *inter alia*, the following:
  - Guideline for the Review of Specialist Input in the EIA process (June 2005).
  - Guideline for Environmental Management Plans (June 2005).
  - Guideline on Alternatives (March 2013).
  - Guideline on Need and Desirability (March 2013).
11. Please ensure the Basic Assessment Report and Environmental Management Programme contain all information requirements outlined in Appendices 1 and 4 respectively of EIA Regulations, 2014. Omission of any required information may result in the application for Environmental Authorisation being refused.

## Screening Tool

12. The "Procedures for the Assessment and Minimum Criteria for Reporting on identified Environmental Themes in terms of Sections 24(5)(a) and (h) and 44 of the National Environmental Management Act, 1998, when applying for Environmental Authorisation" ("the Protocols") were published on 20 March 2020 (Government Notice No. 320 as published in Government Gazette No. 43110 on 20 March 2020) and it is noted that some of the Protocols are applicable to your proposed development. According to the Protocols, before commencing with a specialist assessment, the current use of the land and environmental sensitivity of the site under consideration identified by the screening tool must be confirmed by undertaking a site sensitivity verification. The outcome of the site sensitivity verification must be recorded in the format of a report and must be appended to the Basic Assessment Report.
13. This Directorate notes that the Screening Report (dated 30 May 2025) has identified several specialist studies to be conducted. Confirmation of the relevant specialist studies and a motivation as to why the majority of these specialist studies will not be conducted have been included in a Site Sensitivity Verification Report ("SSVR"). The SSVR must conform to the reporting requirements outlined in the Protocols and must also be appended to the Basic Assessment Report circulated for comment.
14. The motivation why the selected specialist study will be conducted is noted and acknowledged. **Please note that should any authority that have jurisdiction in respect of any aspect of the proposed development request that further specialist studies be conducted, and where the request is supported by this Directorate, this must take precedence.** Where a specialist assessment is required and a specific environmental theme protocol has been prescribed, the requirement of Appendix 6 of the EIA Regulations, 2014 are replaced by the Protocols. The relevant specialist assessments must therefore comply with the requirements of the Protocols.

## Public Participation

15. This Directorate agrees that the proposed Public Participation Process methodology for this application would be appropriate and compliant with regulation 41 of the NEMA EIA Regulations (2014), as amended.
16. A public participation process ("PPP") that meets the requirements of Regulation 41 of the EIA Regulations, 2014 must be undertaken. You are advised that public participation may be undertaken prior to the submission of the application, although this is not mandatory. It is the Environmental Assessment Practitioner's discretion at what stage the requirements of Regulation 41 are met, whether during the proposed application (pre-application) process or formal application process. You are reminded that a period of at least 30 days must be provided to all potential or registered interested and affected parties to submit comment on the BAR.
17. Should a public participation process, which includes the circulation of the pre-application BAR for comment, be undertaken prior to submission of an Application Form to this Directorate, in terms of Regulation 40, the pre-application BAR may also be submitted to this Directorate for commenting purposes. Please ensure that an electronic copy of the pre-application BAR is submitted to this Directorate for commenting purposes.
18. In terms of Section 24O (2) and (3) of NEMA and Regulations 7(2) and 43(2) of the EIA Regulations, 2014, any State Department that administers a law relating to a matter affecting the environment relevant to the application must be requested to comment within 30 days. **Please note that the Environmental Assessment Practitioner ("EAP") is responsible for such consultation.** Therefore, it is requested that the

EAP include proof of such notification to the relevant State Departments in terms of Section 24O (2) and (3) of NEMA in the BAR, where appropriate.

19. This Directorate awaits the submission of the Application Form as prescribed by the EIA Regulations, 2014. Please note that an electronic copy of the Application Form must be submitted.
20. Please note that it is an offence in terms of Section 49A(1)(a) of the NEMA for a person to commence with a listed activity unless the Competent Authority has granted an Environmental Authorisation for undertaking it. Failure to comply with the requirements of Section 24F of the NEMA shall result in the matter being referred to the Environmental Compliance and Enforcement Directorate of this Department. A person convicted of an offence in terms of the above is liable to a fine not exceeding R10 million or to imprisonment for a period not exceeding 10 years, or to both such fine and imprisonment.
21. Be advised that the pre-application consultation is an advisory process and does not pre-empt the outcome of any future application which may be submitted to this Directorate.
22. 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.
23. This Directorate reserves the right to revise or withdraw initial comments or request further information from you based on any information received.

Yours faithfully

**ppHEAD OF COMPONENT  
ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 1  
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING**

Cc: (1) Mr. P Slabbert (PHS Consulting (Pty) Ltd)  
(2) Mr. R Swart (Ralph Trust)  
(3) Mr. J de Villiers (Breede Valley Municipality)

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Email: ralphswart59@gmail.com  
Email: jdevilliers@bvm.gov.za

**REFERENCE:** 16/3/3/6/7/1/B2/32/1251/25

**DATE:** **25 SEPTEMBER 2025**

The Board of Directors  
EFRC Agri Operations (Pty) Ltd  
PO Box 1176  
**GRABOW**  
7160

**Attention: Mr. Jaco Viljoen**

Cell: 071 687 2246

Email: jacov@efrc.co.za

Dear Sir

**COMMENT ON THE DRAFT BASIC ASSESSMENT REPORT ("DBAR") IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 (AS AMENDED) FOR THE PROPOSED DEVELOPMENT OF A FREE-RANGE POULTRY BROILER FACILITY ON REMAINDER OF FARM NO. 563, FARM NO. 564, FARM NO. 565 AND FARM KLEINFONTEIN NO. 954, WORCESTER**

1. The electronic copy of the above-mentioned document dated 21 August 2025, as received by the Directorate: Development Management (Region 1) ("this Directorate") on the same day and this Directorate's correspondence dated 29 August 2025, refer.

2. This Directorate's comment on the pre-application DBAR is as follows:

2.1 It is indicated that the solar panels will be attached to the roofs of the proposed chicken houses. Activity 1 of Listing Notice 1 is not triggered where the development of facilities or infrastructure is for photovoltaic installations that occur on existing infrastructure. Please confirm the applicability of this listed activity.

2.2 Activities 4, 10 and 23 of Listing Notice 3 may be triggered by the proposed development. If applicable it must be included in the list of activities being applied for and adequately assessed and addressed.

2.3 The information provided with respect to the components of the development related to the watercourse related activities is limited and vague. The listed activities relate to the development of facilities and infrastructure and activities within and in proximity to the watercourses present on the site. The project description must therefore include sufficient details of the portion of the proposed development to which each of the listed activities being applied for relates. E.g. what activities will result in the infilling of the watercourses present on the site and what structures and /or infrastructure of 10 m<sup>2</sup> or 100m<sup>2</sup> or more will be developed within or within 32m of the watercourses.

2.4 In light of the fact that Activity 19 of Listing Notice 1 is triggered, it is recommended that a Maintenance Management Plan ("MMP") forms part of a component of the EMPr. Should this Directorate agree to the MMP, future maintenance work specified within the MMP would not require Environmental Authorisation prior to the undertaking of such future maintenance activities. This Directorate encourages the inclusion of a MMP for applications that involve work within watercourses. Please refer to the attached document for guidance on the MMP content requirements.

2.5 As advised in the comment issued on the Notice of Intent ("NoI") to submit an application, should any authority that have jurisdiction in respect of any aspect of the proposed development request that further specialist studies be conducted, and where the request is supported by this Directorate, this must take precedence.

2.6 It is noted that existing boreholes will be used to supply the proposed development with the required quantity of water for operation and that a Water Use Licence Application ("WULA") for the water use was lodged with the Department of Water and Sanitation. The required approval from the relevant authority to allow for the abstraction and use of borehole water to service the proposed development must be obtained and included in the BAR. Insufficient proof of adequate water supply to service the proposed development will be deemed, as a flaw.

2.7 Municipal confirmation regarding sufficient capacity for weekly solid waste removal and disposal services must be included in the BAR.

2.8 Underground collection/treatment tanks will be located at new ablution and domestic houses to manage domestic sewage. Details must be provided about the capacity and servicing of the tanks. If applicable, written confirmation from an appropriately qualified/registered service provider or municipal confirmation regarding sufficient capacity to service the collection/treatment tanks must be included in the BAR.

2.9 Eskom is the electricity service provider, and it is indicated that there is insufficient capacity to service the proposed development. The electricity supply deficit will be supplemented with solar energy. Confirmation must be obtained from Eskom that sufficient, spare unallocated capacity exists for the portion of the requisite electricity supply to service the portion of the proposed development.

2.10 Written confirmation from an appropriately qualified/registered service provider for the removal and safe disposal of chicken mortalities must be obtained and included in the BAR.

2.11 The chicken manure will be loaded and taken to neighbouring farmers who will buy the manure to use on their grain producing fields. Written confirmation from a registered service provider for the removal of manure must be obtained and included in the BAR.

2.12 Untreated wash water will be directed into surrounding pastures, which could have a potential negative groundwater impact. How will this potential impact be addressed?

2.13 The increased traffic volume associated with the delivery and removal of chickens during the start and end of each cycle must also be included in the potential traffic impact and be adequately assessed and addressed.

2.14 Comment from, but not limited to the following Organs of State must be obtained:

- Department of Agriculture (including the veterinary services component)
- Breede-Olifants Catchment Management Agency
- CapeNature
- Heritage Western Cape

- Department of Health
- DEA&DP's Waste Management, Pollution and Chemical Management and Air Quality Management Directorates
- The relevant road authority (local and/or provincial)
- Breede Valley Municipality
- Cape Winelands District Municipality

2.15 A comprehensive Comments and Response Report that includes all the comments received and the responses thereto must be included in the BAR. In addition, please ensure that copies of all the comments received are attached to the BAR.

2.16 The Public Participation Process must comply with the requirements of Regulation 41 of the NEMA EIA Regulations, 2014, and proof of compliance with all the steps undertaken must be included in the BAR.

2.17 Omission of any required information in terms of Appendices 1 and 4 of the EIA Regulations 2014, with regards to the final submission of the BAR and EMPr, respectively to this Directorate, may result in the application for Environmental Authorisation being refused.

2.18 Be advised that an original / electronically signed and dated applicant declaration is required to be submitted with the final BAR to this Directorate for decision-making. It is important to note that by signing this declaration, the applicant is confirming that they are aware and have taken cognisance of the contents of the report submitted for decision-making. Furthermore, through signing this declaration, the applicant is making a commitment that they are both willing and able to implement the necessary mitigation, management and monitoring measures recommended within the report with respect to this application.

2.19 In addition to the above, please ensure that the original / electronically signed and dated Environmental Assessment Practitioner ("EAP") declaration is also submitted with the final BAR for decision-making.

3. Please note that the activity may not commence prior to an Environmental Authorisation being granted by this Directorate. It is an offence in terms of Section 49A of the NEMA for a person to commence with a listed activity unless the Department has granted an Environmental Authorisation for the undertaking of the activity. Failure to comply with the requirements of Section 24F and 49A of the NEMA will result in the matter being referred to the Environmental Compliance and Enforcement Directorate of this Department for prosecution. A person convicted of an offence in terms of the above is liable to a fine not exceeding R10 million or to imprisonment for a period not exceeding 10 years, or to both such fine and imprisonment.

4. This Directorate reserves the right to revise or withdraw comments and request further information based on any new or revised information received.

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

Yours faithfully

**Andrea**

**Thomas**

**ppHEAD OF COMPONENT**

Digitally signed by

Andrea Thomas

Date: 2025.09.25

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

**DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING**

Cc: (1) Ms. J Theron (PHS Consulting (Pty) Ltd)

(2) Mr. R Swart (Ralph Trust)

(3) Mr. J de Villiers/Ms. C Pieters (Breede Valley Municipality)

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**REFERENCE:** 16/3/3/1/B2/32/1083/25

**DATE:** **1 DECEMBER 2025**

The Board of Directors  
EFRC Agri Operations (Pty) Ltd  
PO Box 1176  
**GRABOUW**  
7160

**Attention: Mr. Jaco Viljoen**

Cell: 071 687 2246

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Dear Sir

**COMMENT ON THE DRAFT BASIC ASSESSMENT REPORT ("DBAR") IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 (AS AMENDED) FOR THE PROPOSED DEVELOPMENT OF A FREE-RANGE POULTRY BROILER FACILITY ON REMAINDER OF FARM NO. 563, FARM NO. 564, FARM NO. 565 AND FARM KLEINFONTEIN NO. 954, WORCESTER**

1. The electronic copy of the above-mentioned document dated 31 October 2025, as received by the Directorate: Development Management (Region 1) ("this Directorate") on the same day and this Directorate's correspondence dated 7 November 2025, refer.
2. The response provided to this Directorate's comment dated 25 September 2025 on the DBAR that was circulated during the first round of the Public Participation Process is noted and acknowledged.
3. This Directorate's would like to re-iterate the following:
  - 3.1 Activity 23 of Listing Notice 3 was not included in the Application Form, DBAR and the Environmental Management Programme ("EMPr"). The relevant sections of the documents must be updated with all the relevant listed activities.
  - 3.2 A copy of the Water Use License Application ("WULA") information is included in the BAR. Please note that proof of submission of the WULA to the Department of Water and Sanitation must also be provided in the BAR.
  - 3.3 Further to the above, and as previously stated, the required approval from the relevant authority to allow for the abstraction and use of borehole water to service the proposed development must be obtained and included in the BAR. Insufficient proof of adequate water supply to service the proposed development will be deemed as a flaw.
  - 3.4 Municipal confirmation regarding sufficient capacity for weekly solid waste removal and disposal services must be included in the final BAR.

3.5 "Eskom is the electricity service provider, and it is indicated that there is insufficient capacity to service the proposed development. The electricity supply deficit will be supplemented with solar energy. Confirmation must be obtained from Eskom that sufficient, spare unallocated capacity exists for the portion of the requisite electricity supply to service the portion of the proposed development." The copy of the Eskom account that states the maximum allocation demand is not sufficient and written confirmation must be obtained from Eskom with specific reference to service provision to the proposed chicken broiler facility, since this is a new development and not related to the existing farm activities currently operating of the farm.

3.6 The following is stated in response to this Directorate's previous comment on the potential traffic impact associated with the proposed development: "The proposed development will somewhat increase the current number of vehicles entering and exiting the farm. However, this is only estimated to create an additional 2.4 trips per day (approximately 2 additional vehicles will enter and exit the site every day)". Please confirm whether this estimated number of additional trips are also applicable to the start and end of each cycle, when the chicks and chickens are delivered and collected, respectively, as specifically queried in the previous comment.

3.7 It is indicated that the "maintenance aspects for the proposed river crossings will be addressed and undertaken in accordance with the Operational Phase of the proposed EMPr (Appendix H)" and that "A separate MMP will not be undertaken at this stage". Note that the approved watercourse-related activities are only for the portion of the development that are located within a watercourse. It does not include or address future maintenance that may trigger listed activities. Therefore, in light of the fact that Activity 19 of Listing Notice 1 is triggered, it is always recommended that a Maintenance Management Plan ("MMP") forms part of a component of the EMPr. Should this Directorate agree to the MMP, future maintenance work specified within the MMP would not require Environmental Authorisation prior to the undertaking of such future maintenance activities. Although it is not a legislative requirement, this Directorate always encourages the inclusion of a MMP for applications that involve work within watercourses.

3.8 Comment must be obtained from the following Organs of State, including confirmation that comments already provided have been adequately addressed:

- 3.8.1 Department of Agriculture (including the veterinary services component and not only from the veterinary services component)
- 3.8.2 Breede-Olifants Catchment Management Agency
- 3.8.3 CapeNature
- 3.8.4 Department of Health
- 3.8.5 DEA&DP's Waste Management, Pollution and Chemical Management and Air Quality Management Directorates
- 3.8.6 The relevant road authority (local and/or provincial)
- 3.8.7 Breede Valley Municipality
- 3.8.8 Cape Winelands District Municipality
- 3.8.9 Heritage Western Cape

3.9 A comprehensive Comments and Response Report that includes all the comments received and the responses thereto must be included in the BAR. In addition, please ensure that copies of all the comments received are attached to the BAR.

3.10 The Public Participation Process must comply with the requirements of Regulation 41 of the NEMA EIA Regulations, 2014, and proof of compliance with all the steps undertaken must be included in the BAR.

- 3.11 Omission of any required information in terms of Appendices 1 and 4 of the EIA Regulations 2014, with regards to the final submission of the BAR and EMPr, respectively to this Directorate, may result in the application for Environmental Authorisation being refused.
- 3.12 Be advised that an original / electronically signed and dated applicant declaration is required to be submitted with the final BAR to this Directorate for decision-making. It is important to note that by signing this declaration, the applicant is confirming that they are aware and have taken cognisance of the contents of the report submitted for decision-making. Furthermore, through signing this declaration, the applicant is making a commitment that they are both willing and able to implement the necessary mitigation, management and monitoring measures recommended within the report with respect to this application.
- 3.13 In addition to the above, please ensure that the original / electronically signed and dated Environmental Assessment Practitioner ("EAP") declaration is also submitted with the final BAR for decision-making.

4. Please note that the activity may not commence prior to an Environmental Authorisation being granted by this Directorate. It is an offence in terms of Section 49A of the NEMA for a person to commence with a listed activity unless the Department has granted an Environmental Authorisation for the undertaking of the activity. Failure to comply with the requirements of Section 24F and 49A of the NEMA will result in the matter being referred to the Environmental Compliance and Enforcement Directorate of this Department for prosecution. A person convicted of an offence in terms of the above is liable to a fine not exceeding R10 million or to imprisonment for a period not exceeding 10 years, or to both such fine and imprisonment.
5. This Directorate reserves the right to revise or withdraw comments and request further information based on any new or revised information received.
6. Kindly quote the above-mentioned reference number in any future correspondence in respect of this application.

Yours faithfully

**HEAD OF COMPONENT**  
**DIRECTORATE: DEVELOPMENT MANAGEMENT (REGION 1)**  
**DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING**

Cc: (1) Ms. J Theron (PHS Consulting (Pty) Ltd)  
(2) Mr. R Swart (Ralph Trust)  
(3) Mr. J de Villiers/Ms. C Pieters (Breede Valley Municipality)

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