



REFERENCE: 16/3/3/1/B2/32/1083/25
NEAS REFERENCE: WCP/EIA/0001749/2025
DATE: 15 APRIL 2026

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

Attention: Mr. Jaco Viljoen

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

Dear Sir

APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014: 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. With reference to the above application, the Department hereby notifies you of its decision to **grant** Environmental Authorisation, attached herewith, together with the reasons for the decision.
2. In terms of Regulation 4 of the EIA Regulations, 2014, you are instructed to ensure, within 14 days of the date of the Environmental Authorisation, that all registered interested and affected parties ("I&APs") are provided with access to and reasons for the decision, and that all registered I&APs are notified of their right to appeal.
3. Your attention is drawn to Chapter 2 of the Appeal Regulations 2025, which prescribes the appeal procedure to be followed. This procedure is summarised in the attached Environmental Authorisation.

Yours faithfully

MR. ZAAHIR TOEFY

**DIRECTOR: 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)

(4) Ms. L Knoetze (CapeNature)

(5) Ms. M Mmbadi-Muligidi (BOCMA)

(6) Mr. C van der Walt (DoA)

Email: jt@phsconsulting.co.za

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Email: Cor.VanderWalt@westerncape.gov.za



REFERENCE: 16/3/3/1/B2/32/1083/25
NEAS REFERENCE: WCP/EIA/0001749/2025
ENQUIRIES: Samornay Smidt
DATE OF ISSUE: 15 APRIL 2026

ENVIRONMENTAL AUTHORISATION

APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 (AS AMENDED): THE 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

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

DECISION

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") and the Environmental Impact Assessment ("EIA") Regulations, 2014 (as amended), the Competent Authority herewith **grants Environmental Authorisation** to the applicant to undertake the listed activities specified in section B below with respect to the Preferred Alternative, as described in the Basic Assessment Report ("BAR"), received on 11 December 2025.

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

A. DETAILS OF THE APPLICANT FOR THIS ENVIRONMENTAL AUTHORISATION

EFRC Agri Operations (Pty) Ltd
c/o Mr. Jaco Viljoen
P O Box 1176
GRABOUW
7160

Tel: 021 859 2795
Email: jacov@efrc.co.za

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

B. LIST OF ACTIVITIES AUTHORISED

Listed Activities	Activities/Project Description
<p>EIA Regulations Listing Notice 1 of 2014 –</p> <p>Activities Number: 1</p> <p><i>The development of facilities or infrastructure for the generation of electricity from a renewable resource where—</i></p> <ul style="list-style-type: none"> <i>(i) the electricity output is more than 10 megawatts but less than 20 megawatts; or</i> <i>(ii) the output is 10 megawatts or less but the total extent of the facility covers an area in excess of 1 hectare;</i> <p><i>excluding where such development of facilities or infrastructure is for photovoltaic installations and occurs—</i></p> <ul style="list-style-type: none"> <i>(a) within an urban area; or</i> <i>(b) on existing infrastructure.</i> 	<p>Solar energy will be utilised to provide electricity for the proposed broiler facility. Solar panels will be attached to the roofs of the proposed 20 chicken houses.</p>
<p>EIA Regulations Listing Notice 1 of 2014 –</p> <p>Activities Number: 5</p> <p><i>The development and related operation of facilities or infrastructure for the concentration of—</i></p> <ul style="list-style-type: none"> <i>(i) more than 1 000 poultry per facility situated within an urban area, excluding chicks younger than 20 days;</i> <i>(ii) more than 5 000 poultry per facility situated outside an urban area, excluding chicks younger than 20 days;</i> <i>(iii) more than 5 000 chicks younger than 20 days per facility situated within an urban area; or</i> <i>(iv) more than 25 000 chicks younger than 20 days per facility situated outside an urban area.</i> 	<p>The broiler facility will involve the establishment of 20 broiler houses with each house containing approximately 17 000 birds.</p>
<p>EIA Regulations Listing Notice 1 of 2014 –</p> <p>Activities Number: 12</p> <p><i>The development of—</i></p> <ul style="list-style-type: none"> <i>(i) dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 100 square metres; or</i> 	<p>The proposed development will be located within 32m of a watercourse.</p>

<p>(ii) infrastructure or structures with a physical footprint of 100 square metres or more;</p> <p>where such development occurs—</p> <p>(a) within a watercourse;</p> <p>(b) in front of a development setback; or</p> <p>(c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse; —</p> <p>excluding—</p> <p>(aa) the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour;</p> <p>(bb) where such development activities are related to the development of a port or harbour, in which case activities 26 in Listing Notice 2 of 2014 applies;</p> <p>(cc) activities listed in activities 14 in Listing Notice 2 of 2014 or activities 14 in Listing Notice 3 of 2014, in which case that activities applies;</p> <p>(dd) where such development occurs within an urban area;</p> <p>(ee) where such development occurs within existing roads, road reserves or railway line reserves; or</p> <p>(ff) the development of temporary infrastructure or structures where such infrastructure or structures will be removed within 6 weeks of the commencement of development and where indigenous vegetation will not be cleared.</p>	
<p>EIA Regulations Listing Notice 1 of 2014 –</p> <p>Activities Number: 19</p> <p><i>The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse;</i></p> <p><i>but excluding where such infilling, depositing, dredging, excavation, removal or moving—</i></p> <p>(a) will occur behind a development setback;</p> <p>(b) is for maintenance purposes undertaken in accordance with a maintenance management plan;</p> <p>(c) falls within the ambit of activities 21 in this Notice, in which case that activities applies;</p>	<p>The proposed development will require the movement of more than 10 cubic metres of material within a watercourse.</p>

<p>(d) occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or</p> <p>(e) where such development is related to the development of a port or harbour, in which case activities 26 in Listing Notice 2 of 2014 applies.</p>	
<p>EIA Regulations Listing Notice 3 of 2014 –</p> <p>Activities Number: 4</p> <p>The development of a road wider than 4 metres with a reserve less than 13,5 metres</p> <p>i. Western Cape</p> <p>i. Areas zoned for use as public open space or equivalent zoning;</p> <p>ii. Areas outside urban areas;</p> <p>(aa) Areas containing indigenous vegetation;</p> <p>(bb) Areas on the estuary side of the development setback line or in an estuarine functional zone where no such setback line has been determined; or</p> <p>iii. Inside urban areas:</p> <p>(aa) Areas zoned for conservation use; or</p> <p>(bb) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority.</p>	<p>The proposed road will be wider than 4 metres and will result in the clearance of indigenous vegetation.</p>
<p>EIA Regulations Listing Notice 3 of 2014 –</p> <p>Activities Number: 14</p> <p>The development of—</p> <p>(i) dams or weirs, where the dam or weir, including infrastructure and water surface area exceeds 10 square metres; or</p> <p>(ii) infrastructure or structures with a physical footprint of 10 square metres or more;</p> <p>where such development occurs—</p> <p>(a) within a watercourse;</p> <p>(b) in front of a development setback; or</p> <p>(c) if no development setback has been adopted, within 32 metres of a watercourse, measured from the edge of a watercourse;</p> <p>excluding the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour.</p> <p>i. Western Cape</p> <p>i. Outside urban areas:</p> <p>(aa) A protected area identified in terms of NEMPAA, excluding conservancies;</p> <p>(bb) National Protected Area Expansion Strategy Focus areas;</p>	<p>The proposed new infrastructure will exceed 10m² within 32m from a watercourse and located in an area mapped as a CBA.</p>

<p>(cc) World Heritage Sites;</p> <p>(dd) Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority;</p> <p>(ee) Sites or areas listed in terms of an international convention;</p> <p>(ff) Critical biodiversity areas or ecosystem service areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans;</p> <p>(gg) Core areas in biosphere reserves; or</p> <p>(hh) Areas on the estuary side of the development setback line or in an estuarine functional zone where no such setback line has been determined.</p>	
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The abovementioned list is hereinafter referred to as "**the listed activities**".

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

The preferred alternative entails the development of a broiler facility comprising 20 broiler houses, each with adjacent free-range pasture areas (as indicated in the Site Plan attached as Annexure 2). Each house will accommodate approximately 17 000 birds. An ablution facility, guard house, spray race and refrigerated container will be located at the entrance to the site. An additional ablution facility and residential dwelling will be located at the broiler houses

An existing access road will be utilised, and internal roads will be upgraded and realigned (6m width required) where applicable for biosecurity reasons, to improve traffic flow and safety, and to improve river crossings. Four watercourse crossings are required. Three of these structures will be low waterway bridges and one will be a suspended bridge structure. Erosion control measures (such as gabion baskets) will also be installed.

Solar panels will be installed on the roofs of the proposed chicken houses. The containerised solar batteries (distribution station) will be placed at a designated area close to Eskom's delivery point, with a generator room that will be built to house the backup generators. A bunded diesel tank (2200L) will be located within close vicinity of the generator room. A low voltage (LV) underground cable will go from the existing Eskom point/transformer, via a trench, to the distribution station. A step-up transformer and 11kV overhead power line will then distribute power from the distribution station to the proposed facilities.

A Water Treatment Plant ("WTP") is proposed to treat water from existing boreholes (BH1 & BH2) which will be fed via a pipeline from the boreholes to the WTP. Thereafter, treated water will be piped to two proposed reservoirs (300kl each) on the site, from where it will be transported directly to the water storage tanks located at each chicken house (1 x 5000 L & 1 x 1000 L). All water pipelines will run, as far as possible, on the side of existing and new roads. Where the water pipeline crosses the watercourse, it will be attached to a treated timber pole that will span the watercourse. Underground septic tanks will be located at the new ablution facilities and domestic dwelling to manage domestic sewerage.

The septic tanks will have a capacity of approximately 11m³ and be positioned outside a 100m buffer from any watercourse/ wetland.

C. SITE DESCRIPTION AND LOCATION

The listed activities will be undertaken on Remainder of Farm No. 563, Farm No. 564, Farm No. 565 and Farm Kleinfontein No. 954, Worcester

The SG21 digit codes are: C08500000000056300000
C08500000000056400000
C08500000000056500000
C08500000000095400000

Co-ordinates:

Latitude	Longitude
33° 54' 38.29" S	19° 22' 54.41" E

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

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

D. DETAILS OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER

PHS Consulting (Pty) Ltd
c/o Ms. J. Theron/Mr. P Slabbert
PO Box 1752
HERMANUS
7200

Tel: 028 312 1734 / 082 566 1660
Email: jt@phsconsulting.co.za

E. CONDITIONS OF AUTHORISATION

Scope of authorisation

1. The holder is authorised to undertake the listed activities specified in Section B above in accordance with and restricted to the Preferred Alternative, as described in the BAR received on 11 December 2025 on the site as described in Section C above and indicated in the Site Plan attached as Annexure 2.
2. The holder must commence with, and conclude, the listed activities within the stipulated validity period which this Environmental Authorisation is granted, or this Environmental Authorisation shall lapse and a new application for Environmental Authorisation must be submitted to the competent authority.

This Environmental Authorisation is granted for-

- (a) A period of **five (5) years** from the date of issue, during which period the holder must commence with the authorised listed activities.

- (b) A period of ten (10) years, from the date the holder commenced with the authorised listed activities, during which period the authorised listed activities must be concluded.
3. The holder shall be responsible for ensuring compliance with the conditions by any person acting on his/her behalf, including an agent, sub-contractor, employee or any person rendering a service to the holder.
 4. Any changes to, or deviations from the scope of the alternative described in section B above must be accepted or approved, in writing, by the Competent Authority before such changes or deviations may be implemented. In assessing whether to grant such acceptance/approval or not, the Competent Authority may request information in order to evaluate the significance and impacts of such changes or deviations, and it may be necessary for the holder to apply for further authorisation in terms of the applicable legislation.

Written notice to the Competent Authority

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

Conditions: 6, 7 and 10.

Notification and administration of appeal

6. The holder must in writing, within 14 (fourteen) calendar days of the date of this decision–
 - 6.1 notify all registered Interested and Affected Parties ("I&APs") of –
 - 6.1.1 the outcome of the application;
 - 6.1.2 the reasons for the decision as included in Annexure 3;
 - 6.1.3 the date of the decision; and
 - 6.1.4 the date when the decision was issued.
 - 6.2 draw the attention of all registered I&APs to the fact that an appeal may be lodged against the decision in terms of the National Appeals Regulations, 2025 (as amended) detailed in Section G below;
 - 6.3 draw the attention of all registered I&APs to the manner in which they may access the decision;
 - 6.4 provide the registered I&APs with:
 - 6.4.1 the name of the holder (entity) of this Environmental Authorisation,
 - 6.4.2 name of the responsible person for this Environmental Authorisation,
 - 6.4.3 postal address of the holder,
 - 6.4.4 telephonic and fax details of the holder,
 - 6.4.5 e-mail address, if any, of the holder, and

6.4.6 contact details (postal and/or physical address, contact number, facsimile and e-mail address) of the decision-maker and all registered I&APs in the event that an appeal is lodged in terms of the 2025 National Appeals Regulations (as amended).

7. The listed activities, including site preparation, must not commence within 20 (twenty) calendar days from the date the applicant notified the registered I&APs of this decision. In the event that an appeal is lodged with the Appeal Authority, the effect of this Environmental Authorisation is suspended until the appeal is decided i.e. the listed activities, including site preparation, must not commence until the appeal is decided.

Management of activities

8. The draft Environmental Management Programme ("EMPr") dated December 2025 is hereby approved and must be implemented.
9. The EMPr must be included in all contract documentation for all phases of implementation.

Monitoring

10. The holder must appoint a suitably experienced environmental control officer ("ECO") before commencement of any land clearing or construction activities to ensure compliance with the EMPr and the conditions contained herein.
11. The ECO must report on compliance with the EMPr to this Department and the relevant authorities, in writing, every second month during the construction phase.
12. A copy of the Environmental Authorisation, EMPr, audit reports and compliance monitoring reports must be kept at the site of the authorised activities, and must be made available to anyone on request, including a publicly accessible website.
13. Access to the site referred to in Section C must be granted, and the environmental reports mentioned above must be produced, to any authorised official representing the Competent Authority who requests to see it for the purposes of assessing and/or monitoring compliance with the conditions contained herein.

Auditing

14. In terms of Regulation 34 of the NEMA EIA Regulations, 2014 (as amended), the holder must conduct environmental audits to determine compliance with the conditions of the Environmental Authorisation and the EMPr and submit Environmental Audit Reports to the Competent Authority. The Environmental Audit Report must be prepared by an **independent person** (other than the ECO appointed in terms of condition 10 above or the appointed Environmental Assessment Practitioner) and must contain all the information required in Appendix 7 of the NEMA EIA Regulations, 2014 (as amended).

The holder must undertake two environmental audits and submit the first Environmental Audit Report to the Competent Authority within six months after commencement, and the final Environmental Audit Report within three months of completion of the construction activities.

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

Specific Conditions

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

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

16. A qualified archaeologist and/or paleontologist must be contracted where necessary (at the expense of the holder) to remove any heritage remains. Heritage remains can only be disturbed by a suitably qualified heritage specialist working under a directive from the relevant heritage resources authority.
17. The relevant requirements with respect to occupational health and safety must be adhered to at all times.

F. GENERAL MATTERS

1. Notwithstanding this Environmental Authorisation, the holder must comply with any other statutory requirements that may be applicable when undertaking the listed activities.
2. Non-compliance with a condition of this Environmental Authorisation or EMPr may render the holder liable to criminal prosecution.
3. If the holder does not commence with the listed activities within the period referred to in Condition 2, this Environmental Authorisation shall lapse for those activities, and a new application for Environmental Authorisation must be submitted to the Competent Authority. If the holder wishes to extend the validity period of the Environmental Authorisation, an application for amendment in this regard must be made to the Competent Authority prior to the expiry date of the Environmental Authorisation.
4. The holder must submit an application for amendment of the Environmental Authorisation to the Competent Authority where any detail with respect to the Environmental Authorisation must be amended, added, substituted, corrected, removed or updated. If a new holder is proposed, an application for Amendment in terms of Part 1 of the EIA Regulations, 2014 (as amended) must be submitted.

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

5. The manner and frequency for updating the EMPr is as follows:

Amendments to the EMPr must be done in accordance with Regulations 35 to 37 of the EIA Regulations 2014, (as amended) or any relevant legislation that may be applicable at the time.

G. APPEALS

Appeals must comply with the National Appeal Regulations, 2025 (Government Notice No. R. 5985 in Government Gazette No. 52269 of 13 March 2025. Please note the provisions of Regulation 1(2) & (3) of the National Appeal Regulations 2025 when calculating the period of days.

1. The holder (applicant) of this decision must submit an appeal to the Appeal Administrator, any registered Interested and Affected Parties (I&AP's), and the decision maker (Competent Authority who issued the decision) within **20 calendar days** from the date this decision was sent by the decision maker.
2. The I&AP's (not the holder of this decision) must submit an appeal to the Appeal Administrator, the holder (applicant) of the decision, and the decision maker within **20 calendar days** from the date this decision was sent to the registered I&AP's by the holder (applicant) of the decision.
3. All appeals submitted must:
 - a. be in writing in the appeal form obtainable from the Departmental website;
 - b. include supporting documents referred to in the appeal; and
 - c. include proof of payment of the prescribed non-refundable appeal fee, if prescribed.
4. The holder (applicant) of the decision must:
 - a. notify registered I&AP's and affected organs of state of any appeal received, and make the appeal available to them, within 5 calendar days after the 20-day appeal period ends.
 - b. Submit proof of this notification to the Appeal Administrator within **5 calendar days** after sending the last notification.
5. The applicant, where applicable, the decision-maker, or any person notified under regulation 4 of the National Appeal Regulations, 2025 may submit a Responding Statement within **20 calendar days** from the date they received the appeal, in the form obtainable from the Department website to the Appeal Administrator and to the appellant, where the appellant is not the applicant.
6. Appeals, Responding Statements and supporting documents must be submitted to the Appeal Administrator by means of one of the following methods:
 - a. **By e-mail:**
DEADP.Appeals@westerncape.gov.za or
 - b. **By hand** where that person submitting does not hold an electronic mail account:
Attention: Mr Marius Venter
Room 809, 8th Floor Utilitas Building,
1 Dorp Street, Cape Town, 8001

Note: You are also requested to submit an electronic copy (Microsoft Word format) of the appeal, responding statement and any supporting documents to the Appeal Administrator via email or to the address listed above.

A prescribed appeal form, responding statement form as well as assistance regarding the appeal processes is obtainable from the relevant website of the appeal authority: <http://www.westerncape.gov.za/eadp> or the office of the Minister at: Tel. (021) 483 3721 or email DEADP.Appeals@westerncape.gov.za.

H. DISCLAIMER

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

Your interest in the future of our environment is appreciated.

Yours faithfully

MR. ZAAHIR TOEFY

DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

DATE OF DECISION: 15 APRIL 2026

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)

(4) Ms. L Knoetze (CapeNature)

(5) Ms. M Mmbadi-Muligidi (BOCMA)

(6) Mr. C van der Walt (DoA)

Email: jt@phsconsulting.co.za

Email: ralphswart59@gmail.com

Email: jdevilliers@bvm.gov.za/cpieters@bvm.gov.za

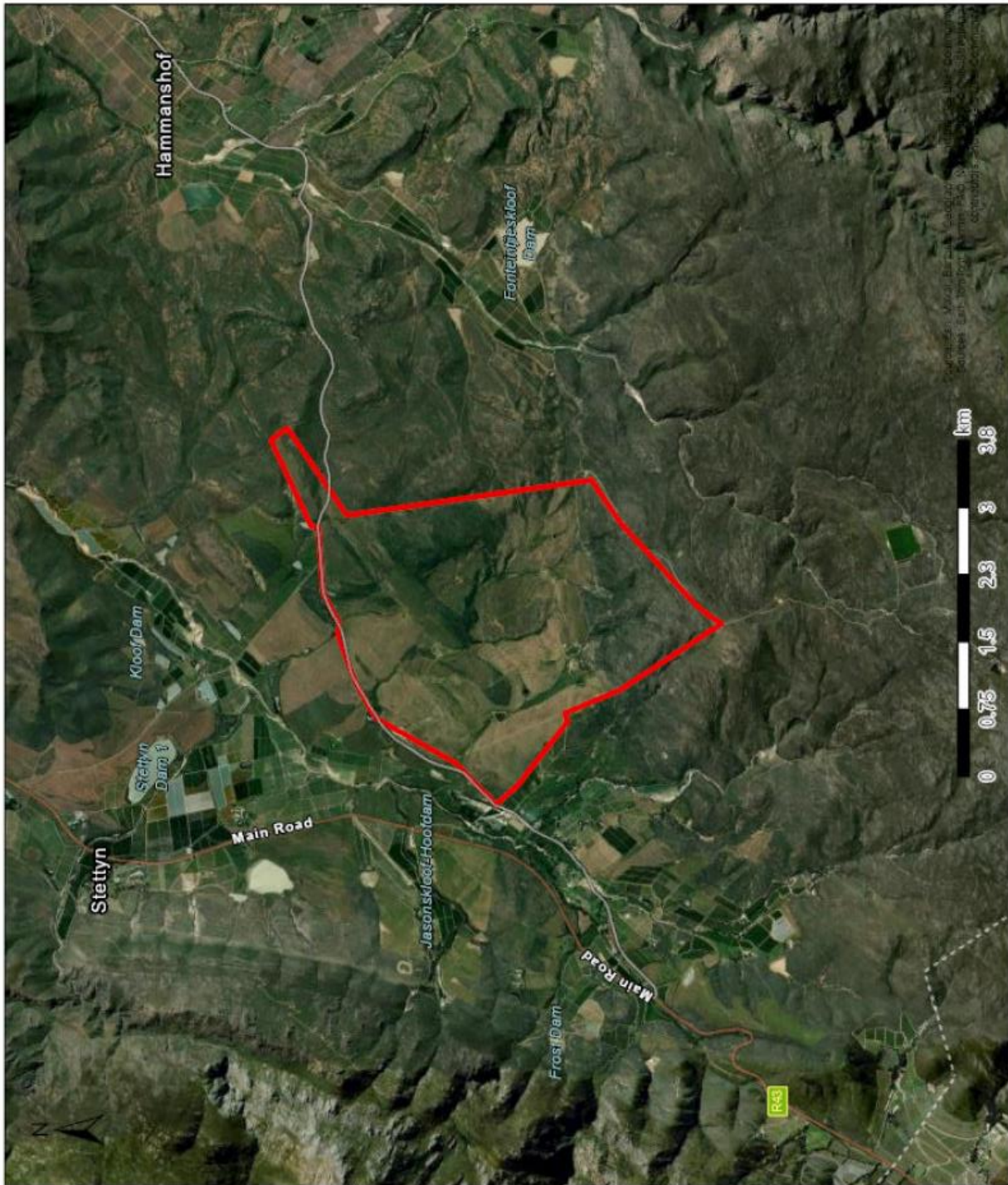
Email: lknoetze@capenature.co.za

Email: mmmbadi@bocma.co.za

Email: Cor.VanderWalt@westerncape.gov.za

ANNEXURE 1: LOCALITY PLAN

Legend



Map Center: Lon: 19°23'38.2"E
Lat: 33°54'48.6"S

Scale: 1:72,224

Date created: 2025/26/05



Legend



Map Center: Lon: 19°23'13.2"E
Lat: 33°52'1.9"S

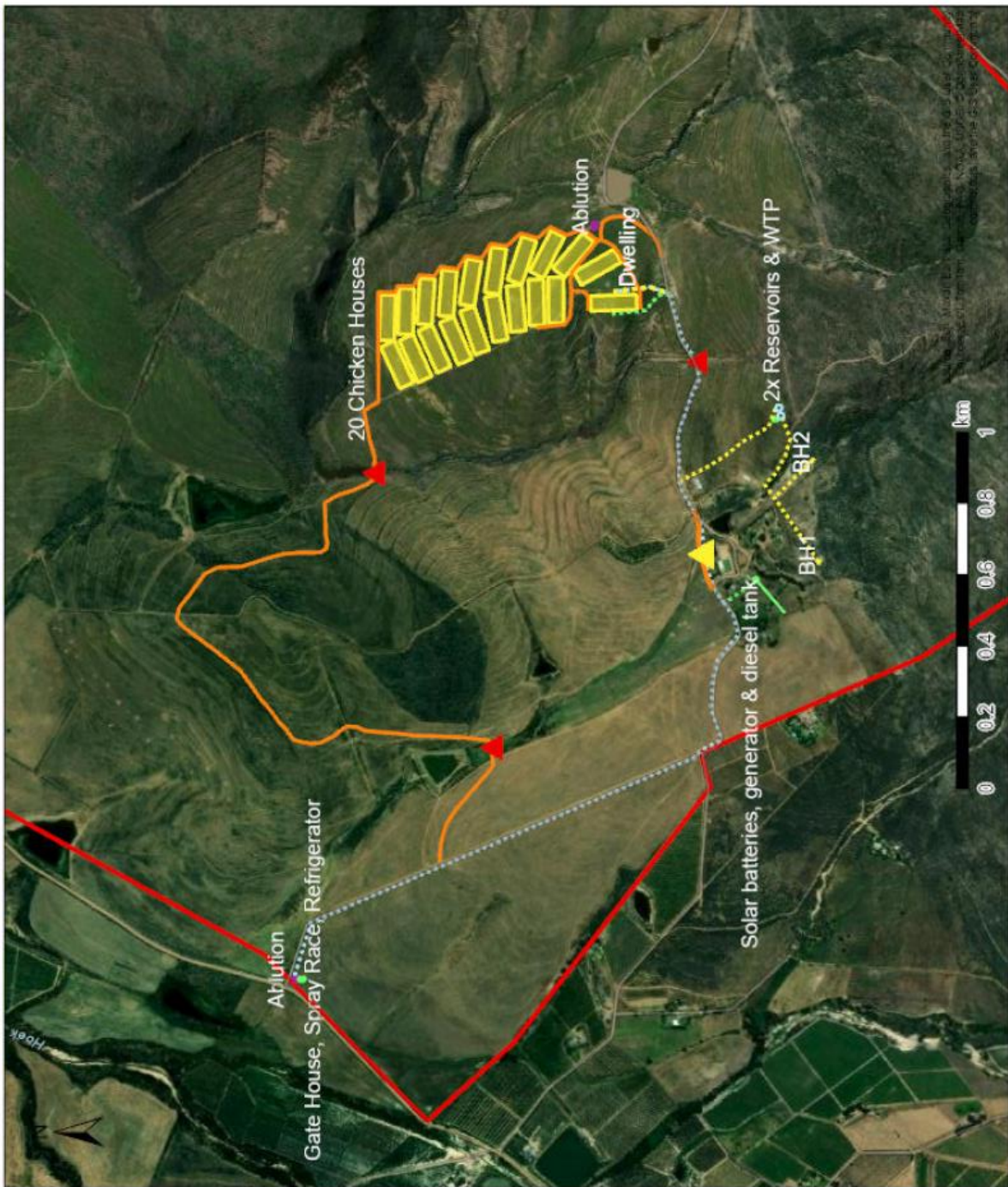
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Date created: 2025/26/05



ANNEXURE 2: SITE PLAN

Kleinfontein Broiler Facility: Site Plan



Legend

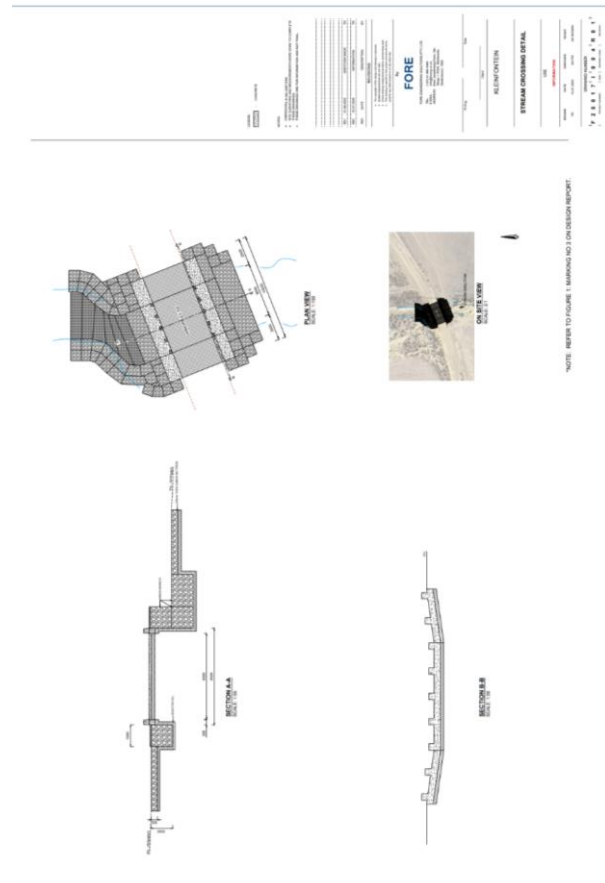
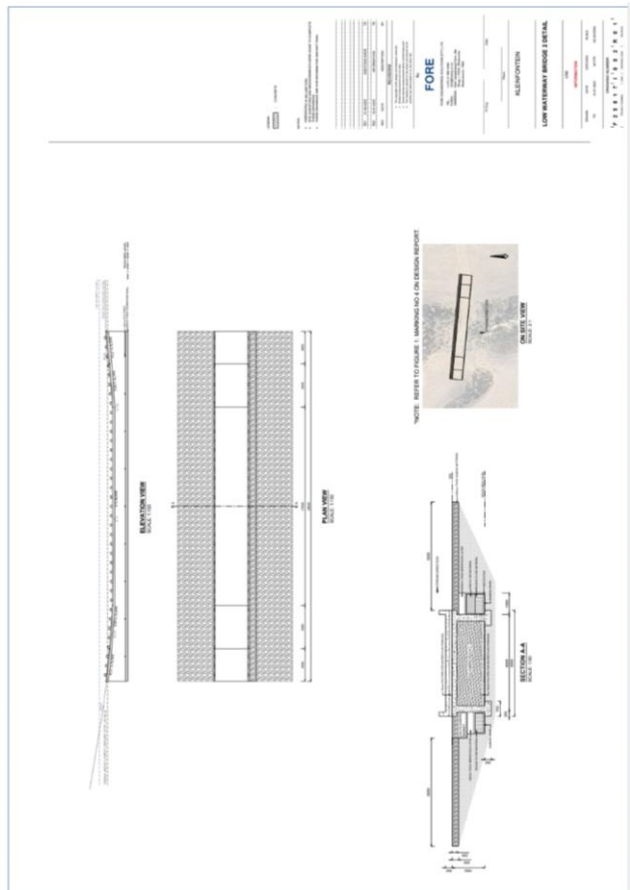
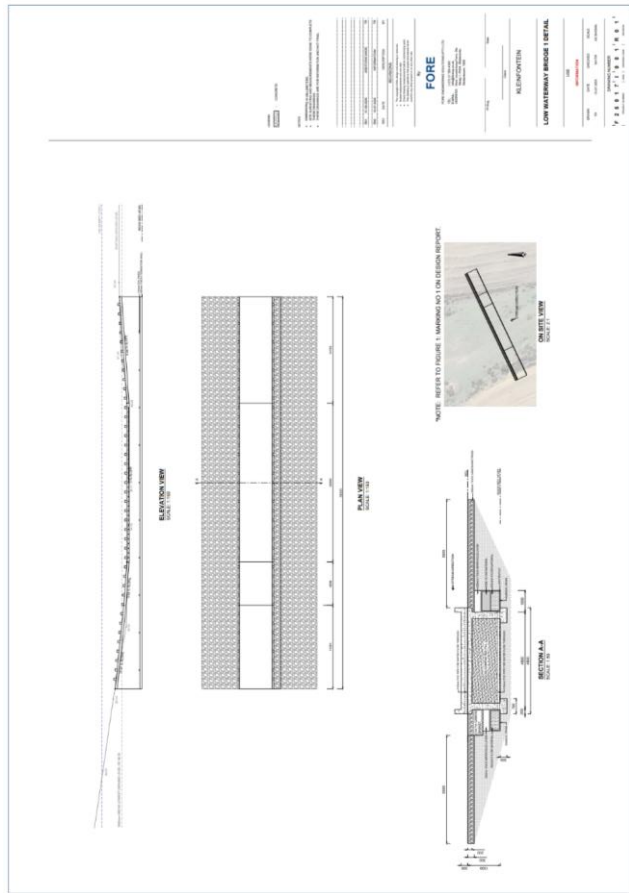
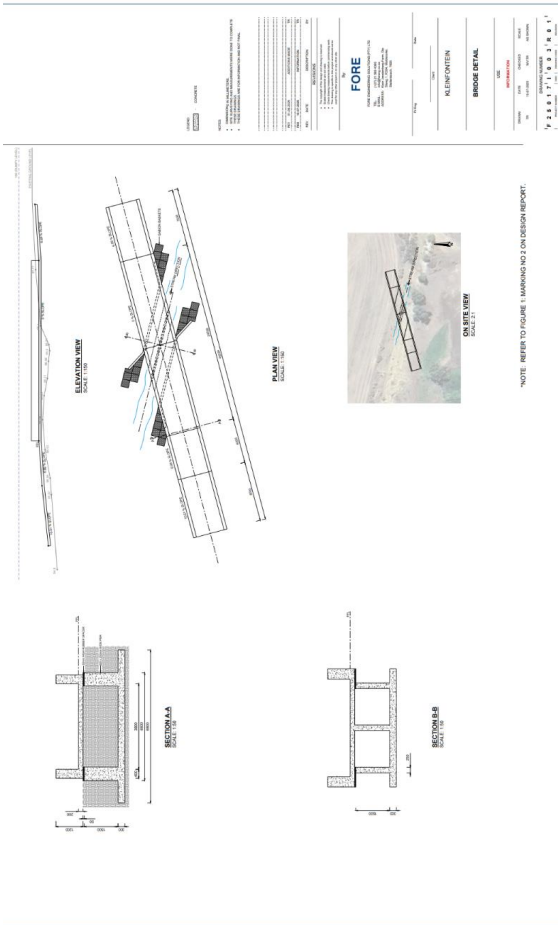
- Property Boundary
- New Road
- Electrical Cable (trenched)
- Yellow dotted line = water pipeline (trenched)
- Green dotted line = electrical overhead line
- Blue/Grey dotted line = water pipeline (trenched) & electrical overhead line route

- ▲ Low water bridges
- ▲ Suspended Bridge

Map Center: Lon: 19°23'4.1"E
 Lat: 33°54'51.9"S
 Scale: 1:18,056
 Date created: 2025/22/10



WATERCOURSE CROSSINGS



ANNEXURE 3: REASONS FOR THE DECISION

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

- a) The information contained in the Application Form dated 30 October 2025 and the EMPr submitted together with final BAR received on 11 December 2025,
- b) Relevant information contained in the Departmental information base, including the Guidelines on Public Participation and Alternatives (dated March 2013);
- c) The objectives and requirements of relevant legislation, policies and guidelines, including section 2 of the National Environmental Management Act, 1998 (Act No. 107 of 1998);
- d) The comments received from I&APs and responses to these, included in the BAR received on 11 December 2025; and
- e) The balancing of negative and positive impacts and proposed mitigation measures.

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

1. Public Participation

The public participation process included:

- identification of and engagement with I&APs;
- fixing notice boards at the site where the listed activities are to be undertaken and public areas on 20 August 2025;
- the placing of a newspaper advertisement in the 'Worcester Standard' on 21 August 2025;
- giving written notice to the owners and occupiers of land adjacent to the site where the listed activities are to be undertaken, the municipality and ward councillor, and the various Organs of State having jurisdiction in respect of any aspect of the listed activities on 21 August 2025;
- circulating the pre-application draft BAR to I&APs from 21 August 2025; and
- circulating the in-process draft BAR to I&APs from 31 October 2025.

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

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

2. Alternatives

Preferred Alternative (Herewith authorised)

The preferred alternative entails the development of a broiler facility comprising of 20 broiler houses, each with adjacent free-range pasture areas (as indicated in the Site Plan attached as Annexure 2). Each house will accommodate approximately 17 000 birds. An ablution facility, guard house, spray race and refrigerated container will be located at the entrance to the site. An additional ablution facility and residential dwelling will be located at the broiler houses.

An existing access road will be utilised, and internal roads will be upgraded and realigned (6m width required) where applicable for biosecurity reasons, to improve traffic flow and safety, and to improve river crossings. Four watercourse crossings are required. Three of these structures will be low waterway bridges and one will be a suspended bridge structure. Erosion control measures (such as gabion baskets) will also be installed.

Solar panels will be installed on the roofs of the proposed chicken houses. The containerised solar batteries (distribution station) will be placed at a designated area close to Eskom's delivery point, with a generator room that will be built to house the backup generators. A bunded diesel tank (2200L) will be located within close vicinity of the generator room. A low voltage (LV) underground cable will go from the existing Eskom point/transformer, via a trench, to the distribution station. A step-up transformer and 11kV overhead power line will then distribute power from the distribution station to the proposed facilities.

A Water Treatment Plant ("WTP") is proposed to treat the water from existing boreholes (BH1 & BH2) which will be fed via a pipeline from the boreholes to the WTP. Thereafter, treated water will be piped to two proposed reservoirs (300kl each) on the site, from where it will be transported directly to the water storage tanks located at each chicken house (1 x 5000 L & 1 x 1000 L). All water pipelines will run, as far as possible, on the side of existing and new roads. Where the water pipeline crosses the watercourse, it will be attached to a treated timber pole that will span the watercourse. Underground septic tanks will be located at the new ablution facilities and domestic dwelling to manage domestic sewerage. The septic tanks will have a capacity of approximately 11m³ and be positioned outside a 100m buffer from any watercourse/ wetland.

The preferred alternative entails the utilisation and formalisation of the existing watercourse crossing. The internal road network has been realigned to accommodate this crossing, thereby avoiding the need for additional disturbance within the sensitive aquatic environment. A new watercourse crossing was initially proposed, but it would have resulted in a medium to high negative impact on the stream, even with the implementation of mitigation and rehabilitation measures. The use of the existing crossing reduces the anticipated impact to low negative. The potential impact has therefore been effectively avoided through the adoption of the revised layout. The proposed development will have socio-economic benefits in terms of job creation and will enhance food security. Furthermore, the preferred development proposal was informed by specialist input.

Layout Alternative 1

The initially preferred layout proposed that the internal road network follow an alignment that closely follows the natural contours of the property, thereby facilitating efficient access and movement of trucks on site. However, this option would have required the construction of a new watercourse crossing located slightly south of the existing crossing.

A Freshwater Impact Assessment ("FIA") confirmed that the proposed crossing area remains largely in a natural state, supporting vegetation classified as critically endangered, which extends into the surrounding permanently wet areas. The associated stream was further assessed as having High Ecological Importance and Sensitivity, and is classified within a Recommended Ecological Category A, indicating that its current ecological condition should be maintained.

Based on these findings, the initially proposed route was therefore not considered a viable alternative.

The following design alternatives were considered for watercourse crossings:

The initial design of the proposed watercourse crossings, particularly at the confluence of Streams A and B, as well as the lower crossing over Stream C, did not make provision for subsurface flow. This would have restricted groundwater movement and potentially resulted in fragmentation and drying out of downstream wetland areas.

In response to these concerns, the preferred design alternative was revised to include subsurface drainage measures. This includes the incorporation of a no-fines sub-soil drain and an embedded pipe network beneath the crossings. These measures are intended to maintain natural water movement and connectivity, thereby avoiding impacts on downstream wetland systems and reducing potential flow modifications associated with the crossings.

The following design alternatives were considered for the electrical power distribution cable/ line:

The proposed HT power distribution lines (11Vv) were originally going to be located within a trench system. However, it has since been determined that the cost of trenching the power lines far outweighs the cost of erecting the cables overhead.

The preferred alternative therefore entails the installation of overhead powerlines along the same alignment. A short section between the existing Eskom connection point/transformer and the proposed distribution station will remain underground. This approach reduces construction costs while maintaining the required power supply to the facility.

The following layout alternatives were considered for infrastructure within the farmyard area:

The original layout of infrastructure within the farmyard area included the placement of reservoirs and a water treatment plant in close proximity to a drainage line. This configuration posed a potential risk to the adjacent watercourse.

The original layout was revised to relocate the two reservoirs and water treatment plant to an already disturbed area within cultivated fields. This position not only avoids impacts on the drainage line but also allows for efficient gravity-fed water supply to the broiler facility.

In addition, the original location of the solar batteries, generator, and diesel tank was adjusted to be closer to the existing farm shed and further from the property boundary, improving accessibility and site integration. A low-voltage underground cable will connect the Eskom point/transformer to the distribution station, from where a step-up transformer and 11kV overhead lines will supply power to the broiler and entrance facilities.

Where powerlines and water pipelines cross watercourses, it will be supported by treated timber poles spanning the stream, thereby avoiding direct disturbance within the channel. Water pipelines from boreholes will be routed directly to the consolidated reservoirs and water treatment plant and thereafter distributed across the site alongside the powerline servitudes.

Overall, the revised design and layout alternatives have been selected to avoid sensitive areas, reduce potential environmental impacts, and improve the operational efficiency and sustainability of the proposed development.

"No-Go" Alternative

The No-Go alternative would entail that the proposed poultry broiler facility is not developed. As a result, the anticipated socio-economic benefits associated with the project would not be realised. This includes the loss of employment opportunities during both the construction and operational phases, as well as the broader economic benefits linked to the development and its associated supply chain. The company needs to expand its chicken broiler operations to meet the growing demand in the market and this will not be realised with the no-go alternative.

3. Impact Assessment and Mitigation measures

3.1 Activities need and desirability

The development is proposed in response to the growing demand for affordable protein and the need to support a stable food supply. The proposed site is a working farm located within an agriculturally dominated landscape. The location of the property is thus suitable for the expansion of agricultural activities that will support local economic development and generate employment opportunities within the agricultural sector. Furthermore, the proposed agricultural activities (poultry production) are not currently a main commodity in the region and will assist in diversification of the local agricultural sector. The location and layout of the preferred development alternative were developed based on existing access routes, service availability, prevailing wind directions, environmental sensitivities and biosecurity requirements. The proposed agricultural development will also run year-round and provide more permanent job opportunities compared to the traditional forms of agriculture in the region. Furthermore, the poultry broiler facilities produce a valuable byproduct in the form of nutrient rich manure which can be used in the existing farming undertaken on the property or surrounding areas, thereby facilitating sustainable, circular agricultural practices.

The proposed chicken broiler facility is expected to deliver clear socio-economic benefits to the region, particularly in terms of job creation, local economic stimulation, and improved food security. The development aims to support the growing demand for free-range chicken through the establishment of a sustainable production system.

3.2 Biophysical Impacts

The surrounding vegetation would naturally have consisted of Breede Shale Renosterveld, which is classified as an endangered vegetation type. Smaller patches of North Sonderend Sandstone Fynbos and Robertson Karoo are also present. However, the site has mostly been transformed, primarily for agricultural use, leaving only small patches in a relatively natural state, located mainly on the steepest slopes and mainly along certain freshwater crossings. The development footprint is deemed to be of low botanical sensitivity with very limited vegetation remaining. The proposed development will therefore result in a low negative impact significance, with the implementation of the recommended mitigation measures and is deemed acceptable from a botanical impact perspective.

The project area falls within the larger Hoeks River Catchment, specifically within Quaternary Catchment H40F, which forms part of the Breede-Gouritz Water Management Area ("WMA"). The landscape is generally characterised by undulating hills and valleys, predominantly used for agricultural purposes, and includes several small tributaries of the Ratel River. Other larger landscape features surrounding the

property include the Stettyns mountains located to the far west. The site contains four primarily seasonal streams (Streams A to D), which originate in the southeastern hills and flow north-northwest, eventually converging into two tributaries before joining the Ratel River. While their upper reaches remain natural, the streams become modified to varying degrees in farmed areas due to vegetation clearance, agricultural encroachment, instream dams, and canalisation, especially in Streams A and B. Both tributaries terminate in large farm dams near the Ratel River. The upper reaches of these streams remain largely in a natural state; however, their condition deteriorates to varying degrees (moderately to seriously modified) upon entering farmed areas. In these sections, several historic impacts have been observed, including vegetation removal, agricultural encroachment into riparian zones, the construction of instream dams, and artificial canalisation, particularly in Streams A and B. Both of these converged stream systems terminate in large farm dams shortly before reaching the Ratel River.

A large portion of the Stream A and B system likely historically comprised of an unchanneled valley-bottom wetland. However, this area has been so extensively modified that it has lost all ecological function. Only a small remnant of the wetland remains at the confluence of the two streams. In contrast, Streams C and D have been the least impacted, with large sections still ranging from largely natural to moderately modified in condition. Streams A and B are located on the western side of the property and has a largely to seriously modified Present Ecological State ("PES") and a low to moderate Ecological Importance and Sensitivity ("EIS"). Streams C and D are located on the eastern and southern side of the property and has a natural to largely natural PES and a high EIS.

The proposed activities involve the installation of three new road crossings, two over Streams A and B, and one over Stream C, as well as one pipeline crossing over Stream B. The road crossings will require soil excavation, vegetation clearance, and in-stream construction, and are therefore expected to have a definite impact on biodiversity and ecological structure at the crossing points. In contrast, the pipeline crossing will consist of a treated timber pole spanning the watercourse, with the pipeline mounted above the stream. As this method avoids direct disturbance to the streambed and banks, it is expected to have minimal impact on the aquatic environment. The construction of road crossings over Streams A and B is expected to result in a short-term, low negative impact. Although the general condition of Stream C was found to be in a largely natural state with high EIS, the proposed road crossing will be located at an existing informal crossing that has already undergone vegetation clearance and soil compaction. The formalisation of this crossing, combined with the rehabilitation of the surrounding disturbed areas, is anticipated to result in a long-term, low to medium positive impact on the directly surrounding section of the stream.

Based on the specialist findings in the FIA dated June 2025, compiled by Everwater Freshwater Consulting Services, the development is considered acceptable from a freshwater perspective, provided that all recommended mitigation measures are implemented and maintained. The mitigation measures have been incorporated into the preferred alternative and the relevant sections of the EMPr. The proposed development is therefore deemed acceptable from a freshwater impact perspective.

A Water Use Licence Authorisation Application ("WULA") in terms of the National Water Act, 1998 (Act 38 of 1998), that also considers the watercourse related impacts, was lodged and is in progress with the Department of Water and Sanitation.

3.3 Groundwater Impacts

A Geohydrological Assessment dated 14 October 2025 was undertaken by GEOSS. The current groundwater requirement for the Kleinfontein Farm is 49 458 m³/a. The boreholes have been correctly tested and if the boreholes are pumped according to the applicable guidelines, a volume of 154

526m³/a can be abstracted. The volume required for the proposed development is therefore 68% less than what the boreholes can deliver. If groundwater abstraction stays within these volumes, sustainable abstraction is possible. The aquifer is considered to have a “low” to “medium” vulnerability to contamination as it is a fractured aquifer. The EMPr was updated to include all the recommendations made by the Geohydrological specialist in Section 11: Groundwater Management Plan. The implementation of the Groundwater Management and Monitoring Plan will ensure the sustainable use of groundwater associated with the project and prevent pollution. Pollution aspects have also been addressed in the FIA. All mitigation measures have been included in the EMPr. According to the Geohydrological specialist, development of the property may proceed on the basis that the groundwater management plan (that forms part of the EMPr) is implemented. Impacts associated with geohydrological aspects are deemed low after mitigation.

Negative Impacts:

- The proposed development may result in several potential negative impacts related to land use, waste, and resource management. These include the transformation of agricultural land into built infrastructure, as well as the generation of waste during both construction and operation, including some hazardous waste. The development will also result in potential freshwater impacts during operation. These impacts will, however, be mitigated to an acceptable level with the implementation of the recommended mitigation measures, the preferred alternative and adherence to the EMPr.
- The development may also cause impacts such as dust, noise, odour, and visual changes to the surrounding landscape. The increased use of access roads could lead to more traffic in the area. These impacts will be of a temporary duration, and mitigation measures have been incorporated into the EMPr for implementation during the construction phase.

Positive impacts:

- The development will complement the agricultural productivity on the farm, therefore having a high positive impact on the farming operations.
- It will contribute towards food security, the creation of temporary and permanent employment opportunities during the construction and operational phases, and will have a positive socio-economic impact.

4. National Environmental Management Act Principles

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

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

5. Conclusion

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

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