



## GAUTENG PROVINCE

ENVIRONMENT  
REPUBLIC OF SOUTH AFRICA

Reference: Gaut 002/24-25/E0003

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**Soufflet Malt (Pty) Ltd**  
377 Rivonia Boulevard  
Edenburg  
**SANDTON**  
2128

GDARD  
Vice of the HOD

07 MAR 2025

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**By Registered Mail**

Email: [jantier@souffletmalt.com](mailto:jantier@souffletmalt.com)

Telephone Number: 082 788 1293

Dear Jeremy Antier,

**ENVIRONMENTAL AUTHORISATION GRANTED: THE DEVELOPMENT AND RELATED OPERATION OF FACILITIES OR INFRASTRUCTURE FOR THE GENERATION OF ELECTRICITY FROM A NON-RENEWABLE RESOURCE IN A FORM OF A COMBINED HEAT AND POWER GENERATION SYSTEM (4MW) USING LIQUIFIED NATURAL GAS (LNG) AND BACK-UP BOILERS 2 X 6MW BOILERS USING LNG FOR THE PROPOSED DEVELOPMENT OF A NEW MALTING PLANT ON PORTION 0 OF ERF 244 GRACEVIEW, MIDVAAL LOCAL MUNICIPALITY**

With reference to the above subject, please be advised that the Department has decided to grant environmental authorisation. The Environmental Authorisation (EA) and reasons for the decision are attached herewith.

In terms of Regulation 4(2) of the Environmental Impact Assessment Regulations, 2014, as amended, you must notify all registered interested and affected parties, in writing, within 14 days of the date of this EA, of the Department's decision in respect of your application as well as the provisions that are contained in the Appeal Regulations regarding the submission of appeals. A copy of this EA must also be appended to the letter of notification to the interested and affected parties.

Your attention is drawn to Chapter 2 of the National Appeals Regulations, 2014, which prescribes the appeal procedure to be followed. Should any person wish to lodge an appeal against this decision or any aspect of this decision, he/she must submit the appeal to the appeal administrator, and a copy of the appeal to the applicant, any registered interested and affected party, and any organ of state with interest on the matter within 20 days from the date that the notification of the decision was sent to the registered interested and affected parties by the applicant; or the date that the notification of the decision was sent to the applicant by the Department, whichever is applicable. The appeal(s) must be submitted in writing by any of the following means:

**Postal Address:**

The Appeals Administrator  
Department of Environment  
P.O. Box 8769  
**Johannesburg**  
2000

**Physical Address**

The Appeals Administrator  
Department of Environment  
56 Eloff Street, Umnotho House, 23<sup>rd</sup> Floor  
**Johannesburg**

Fax No: 011 240 3158/2700

Email Address: [appeals@gauteng.gov.za](mailto:appeals@gauteng.gov.za)

For further enquiries on the appeal process and how to obtain the prescribed appeal form, contact the Department at 011 240 3236 or email [appeals@gauteng.gov.za](mailto:appeals@gauteng.gov.za). The appeal form is also available from our website: [www.gauteng.gov.za](http://www.gauteng.gov.za).

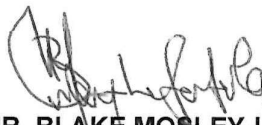
Kindly take note that in terms of Section 43(7) of the National Environmental Management Act, 1998 (NEMA), as amended, the lodging of an appeal suspends an environmental authorisation as well as its associated Environmental Management Programme. This means that the activity authorised by this EA must not commence until such time that the appeal is finalised.

Kind regards,

GDARD  
Office of the HOD

6 7 MAR 2025

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**MR. BLAKE MOSLEY-LEFATOLA**  
**HEAD OF DEPARTMENT: ENVIRONMENT**  
**DATE:** 7/3/25

Sasa Sekhotha	GDEnv Compliance Monitoring	Email: <a href="mailto:Sasa.Sekhotha@gauteng.gov.za">Sasa.Sekhotha@gauteng.gov.za</a>
Samukelo Simamana	Midvaal Local Municipality	Email: <a href="mailto:SamukeloS@midvaal.gov.za">SamukeloS@midvaal.gov.za</a>
Sibongile Gumbi	Royal HaskoningDHV (Pty) Ltd	Email: <a href="mailto:Sibongile.gumbi@rhdhv.com">Sibongile.gumbi@rhdhv.com</a>



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### ENVIRONMENTAL AUTHORISATION

<b>Reference Number:</b>	Gaut 002/24-25/E0003	
<b>Holder of Authorisation:</b>	Soufflet Malt (Pty) Ltd	
<b>Property Description for the Location of Activity / Activities:</b>	Portion 0 of Erf 244 Graceview	
<b>Centre Coordinates:</b>	<b>Latitude (S)</b>	<b>Longitude (E)</b>
	26°25'59.47" S	28°04'16.92" E
<b>21 Digit SG Number</b>	T0IR09870000024400000	

## 1. Decision

The Department is satisfied, on the basis of the information available to it and subject to compliance with the conditions of this Environmental Authorisation, that the applicant should be authorised to undertake the activities specified below.

## 2. Activities Authorised

Under the National Environmental Management Act, 1998 (Act No. 107 of 1998) (as amended) and the Environmental Impact Assessment Regulations, 2014, the Department hereby authorises-

**Soufflet Malt (Pty) Ltd** ("hereafter referred to as the Applicant")

with the following contact details-

377 Rivonia Boulevard  
Edenburg  
SANDTON  
2128

GDARD  
Office of the HOD  
67 MAR 2025 000012

Tel No.: 082 788 1293

Email: [jantier@souffletmalt.com](mailto:jantier@souffletmalt.com)

to undertake the activities (hereafter referred to as "The Activity / Activities") listed in the table below:

Activity number and description	Development activity description
<b>Listing Notice 1, Activity 2</b> The development and related operation of facilities or infrastructure for the generation of electricity from a non-renewable resource where— (i) the electricity output is more than 10 megawatts but less than 20 megawatts; or (ii) the output is 10 megawatts or less but the total extent of the facility covers an area in excess of 1 hectare.	<i>Application to the combined heat and power generation system (4MW) using liquified natural gas (LNG) and back-up boilers 2 x 6MW boilers using LNG on a site measuring 10 hectares.</i>
<b>Listing Notice 1, Activity 28</b> Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development: (i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or (ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare;  excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.	<i>The proposed land was previously used for agriculture</i>

for the proposed development of a New Malting Plant on Portion 0 of Erf 244 Graceview, which falls within the jurisdiction of Midvaal Local Municipality.



## Conditions of the Environmental Authorisation

### 3. Scope of Authorisation

- 3.1 Environmental Authorisation is granted for only the proposed alternative one (1) "The proposal" for the development of a New Malting Plant on Portion 0 of Erf 244 Graceview with a development footprint measuring approximately 10 hectares in extent.
- 3.2 Layout plan marked as Drawing No. MD6264-RHD-SI-SI-DR-AR-0001 is approved in terms of this EA.
- 3.3 A site development plan approved by the Midvaal Local Municipality must be submitted to the Council for Geoscience for approval before commencement of the activities.
- 3.4 All the existing and planned servitudes must be excluded from the development footprint.
- 3.5 All activities on the site must comply with the local authority's By-Laws.
- 3.6 Waste must be stored, handled and disposed of or recycled in line with the "3 Rs"; Reuse, Reduce and Recycle principles of waste management. Appropriate waste bins must be provided for the entire development.
- 3.7 If any subsurface archaeological material, bones or fossils are discovered, construction must be stopped immediately, and a qualified archaeologist must be contacted to assess the finds and contact the Gauteng Provincial Heritage Resources Agency.
- 3.8 Rehabilitation of all affected areas must take place immediately after construction activities.

### 4. Completion of the development activity / activities

- 4.1 The proposed development must commence within a period of 10 years from the date of signature of this Environmental Authorisation. If the authorised activities have not commenced within that period, the environmental authorisation lapses.
- 4.2 Continuation of the authorised activity or activities after the lapsing period of this EA and where such continuation will meet the threshold of any listed activity or activities, will constitute an offence.

### 5. Management of the development activity or activities

The Environmental Management Programme ("EMPr") submitted as part of the application for environmental authorisation is authorised in terms of this EA and must be implemented. In addition, the following is considered part of the EMPr:

- 5.1 All waste streams to be generated during construction and operational phase must be managed in accordance with the hierarchy of waste management principles and disposal at an authorised landfill or waste disposal site must be the last option. Proof of disposal of waste must be kept on site and made available to the Department upon request.
- 5.2 The surface storm water management plan must be based on Sustainable Urban Drainage Systems (SUDS) Principles and consider source, local and regional controls.
- 5.3 The Applicant must submit recommendations to amend the EMPr where the findings of the environmental audit reports indicate insufficient mitigation of environmental impacts associated with the undertaking of the activity, or insufficient levels of compliance with the environmental authorisation or the EMPr and where applicable, the closure plan.
- 5.4 The request to amend the EMPr must contain recommendations or mitigation to rectify the shortcomings identified in the environmental audit report.
- 5.5 The recommendation to amend the EMPr must be submitted to the Department for approval together with the environmental audit report in accordance with the regulations. Such updated EMPr must have been subjected to public participation process, which has been agreed to by the competent authority prior submission.
- 5.6 In assessing whether to grant approval of an amended EMPr because of an audit report, the competent authority may request such amendments to the EMPr as it deems appropriate to ensure that the EMPr or closure plan sufficiently provides for avoidance, management and mitigation of environmental impacts associated with the undertaking of the activity.

## 6. Monitoring and reporting

- 6.1 An Environmental Control Officer (ECO) must be appointed to oversee the development activities and guide compliance with the conditions of environmental authorisation and EMPr.
- 6.2 The ECO must be appointed prior to any commencement of the authorised activity or activities.
- 6.3 Once appointed, the name and contact details of the ECO must be submitted to the Department's Compliance Monitoring Section. Documentation such as monitoring or audit or compliance reports and notifications, required to be submitted, must be submitted thereto.
- 6.4 The ECO must keep records of all activities on the site, problems identified, transgressions identified / noted, and a task schedule of the functions undertaken by the ECO.
- 6.5 Frequency of the submission of environmental audit report within 30 days after completion of the construction phase and thereafter, environmental audit report must be submitted on a five-year interval for the duration of the lifespan of the project.
- 6.6 The environmental audit report must be compiled in accordance with Appendix 7 of the EIA Regulations, 2014 and must indicate the date of the audit, the name of the auditor and the outcome of the audit in terms of compliance with the conditions of the environmental authorisation as well as the requirements of the EMPr.
- 6.7 Records relating to monitoring and auditing must be kept on the site and be made available to any authorised person(s) acting on behalf of the relevant competent authority in respect of the development.

## 7. Notification of commencement of activity

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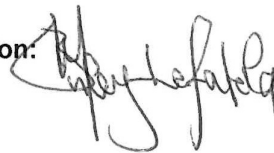
- 7.1 A written notification of commencement of the activity, including site preparation, must be given to the Department 14 days prior to commencement of the activity on the site. The notice must include the date on which it is anticipated that the activity will commence as well as the EA reference number and be submitted to the Director: Compliance Monitoring, Ms Sasa Sekhotha, at the email address: [Sasa.Sekhutha@gauteng.gov.za](mailto:Sasa.Sekhutha@gauteng.gov.za).

## 8. General conditions

- 8.1 The conditions of this EA are binding on the applicant ("Holder of EA"), including any person acting on his or her behalf, including but not limited to an agent, sub-contractor, employee or person rendering a service to the applicant.
- 8.2 The activities authorised may only be carried out at the property or site indicated in this EA.
- 8.3 Any changes to, or deviation from, the activity or activities' description set out in this EA must follow the appropriate amendment process described in the Environmental Impact Assessment Regulations, and be approved, in writing, by the Department before such changes or deviation are effected. In assessing whether to approve such changes, the Department may request such information as it deems necessary to evaluate the significance and impacts of such changes or deviations and it may be necessary for the applicant to apply for further authorisations in terms of the Regulations.
- 8.4 Where any of the applicant's contact details changes, including the name of the applicant, the physical or postal address and/or telephonic details, the applicant must follow the relevant amendment process as prescribed in the Environmental Impact Assessment Regulations, by submitting an amendment application to the Department for consideration and decision making as soon as the new details become known to the applicant.
- 8.5 This EA does not negate the holder's responsibility to comply with any other statutory requirements that may be applicable to the undertaking of the activities.
- 8.6 This EA and EMPr must be kept at the property or site where the activity or activities will be undertaken. The documents must be produced to any authorised official of the Department who requests to inspect them and must also be made available for inspection by any employee or agent of the holder of the EA who works or undertakes work at the property.

- 8.7 Non-compliance with a condition of this EA may result in criminal prosecution or other actions provided for in the National Environmental Management Act, 1998 (Act No. 107 of 1998) (as amended) and the Environmental Impact Assessment Regulations.
- 8.8 If the Department has reason to believe that the EA was obtained through fraud, non-disclosure of material information or misrepresentation of a material fact, the Department may, in writing, suspend or partially suspend, with immediate effect, the EA and direct the holder of such EA forthwith, to cease any activities that have been commenced with or to refrain from commencing any activity, pending a decision to withdraw the EA.

Date of the Environmental Authorisation:



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## ANNEXURE 1: REASONS FOR DECISION

### 1. Information considered in making the decision

In reaching its decision, the Department took, inter alia, the following into consideration:

- 1.1 The information contained in the Basic Assessment report, including specialist studies received by the Department on 22 October 2024.
- 1.2 Additional information for public participation process received by the Department on 03 February 2025
- 1.3 The relevant information contained in the Departmental information base including:
  - 1.3.1 The Geographical Information System (GIS).
  - 1.3.2 The Gauteng Conservation Plan Version 3.3.
  - 1.3.3 The Gauteng Pollution Buffer Zone Guidelines, 2017. (if applicable).
  - 1.3.4 The Gauteng Provincial Environmental Management Framework (GPEMF), 2021.
- 1.4 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) (as amended).
- 1.5 National Web Based Environmental Screening Tool report generated on 23 January 2024.
- 1.6 The finding of the site inspection undertaken by Siboniso Mpanza and Refilwe Manyetsa, the official of the department on 26 August 2024.

### 2. Key factors considered in making the decision

All information presented to the Department was taken into account in the Department's consideration of the application. A summary of the issues which, in the Department's view, were of the most significance is set out below.

- 2.1 key issues identified by specialist studies such as dolomite.
- 2.2 Compatibility of the proposed development with the surrounding land uses.
- 2.3 Needs and desirability.
- 2.4 PPP including the comments received from Interested and Affected Parties as included in the Basic Assessment Report.
- 2.5 The Gauteng Provincial Environmental Management Framework, 2021.

### 3. Findings

After consideration of the information listed above, the Department made the following findings:

- 3.1 The proposed site is underlain by dolomite; however, the area doesn't present a high risk of sinkholes considering the surrounding high-rise structures adjacent to the site.
- 3.2 The proposed development is compatible with the surrounding land use which is mainly industrial, and the area is zoned industrial.
- 3.3 Public participation was done according to the requirements of 2014 EIA Regulations, as the proof of newspaper advert was attached in the final Basic Assessment report and site notices were put on strategic positions on the proposed site and all the comments received from the registered Interested and Affected Parties were considered.
- 3.4 According to GPEMF 2021, the proposed site falls within Environmental Management Zone 5 which streamlines non-polluting industrial and large-scale commercial (warehouses etc.) activities that are already used for such purposes and areas that are severely degraded but near required infrastructure (such as old and even current mining areas).

In view of the above, the Department is satisfied that, subject to compliance with the conditions contained in this EA, the activities will not conflict with the general objectives of integrated environmental management laid down in the National Environmental Management Act, 1998 (Act No. 107 of 1998) (as amended) and that any potentially detrimental environmental impacts resulting from the proposed activities can be mitigated to an acceptable level. The Environmental Authorisation is accordingly granted.



Annexure 2: Layout Plan

