

**PEER REVIEW REPORT ON TOWN PLANNING
ASSESSMENT AS PART OF THE
ENVIRONMENTAL IMPACT ASSESSMENT FOR
THE PROPOSED NUCLEAR POWER STATION
("NUCLEAR-1") AND ASSOCIATED
INFRASTRUCTURE**

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I scrutinised the contents of the Town Planning and Development Perspective Report (dated August 2015) as prepared and submitted to me by GIBB Pty Ltd. I wish to comment as follow in my professional capacity.

STUDY APPROACH

The study approach followed is generally sound. The project team firstly conducted an assessment on some basic Site Information (Chapter 2), followed by a Site Evaluation (Chapter 3) comprising a SWOT Analysis (Section 3.1) and an assessment of how the different sites comply with certain Development Criteria (Section 3.2). The report then Concludes (Section 4.1) and formulates a Recommendation (Section 4.2) pertaining to the preferred site. This is a scientifically based methodology which, if correctly performed, will lead to credible results complying with normal professional standards.

SITE INFORMATION (SITUATIONAL ANALYSIS)

- The project team firstly identified the locations of each of the three sites and plotted these with property descriptions etc. Several maps in this regard were included in the report.
- The project team then conducted a Regional Context assessment for each of the three sites, indicating the surrounding regional spatial structure with main towns, movement network and other regional land use activities/ features.
- This was followed by a Local Context analysis linked to a description of existing land uses in and around the respective sites. This assessment was fairly broad and did not consistently go into the detail of surrounding land uses relative to critical distances in terms of Emergency Planning Zones.
- As far as the policy environment is concerned, the study correctly analysed the statutory Provincial, District and Local Spatial Development Frameworks relevant to each of the sites. These documents were compiled in terms of the provisions and requirements of the Municipal Systems Act (32 of 2000) – read with the Municipal Planning and Performance Management Regulations, 2001 as contained in Government Notice 22605, 24 August 2001.
- The purpose of the policy environment assessment is to assess how/ where the proposed nuclear facility will fit into the respective areas in terms of projected future development trends.
- The Site Information section (Chapter 2) is fairly well presented with the same approach consistently applied to all three sites.

SITE EVALUATION

- The SWOT analysis as presented in section 3.1 of the document is a fair reflection of some of the main features of the three sites as identified from the information presented in Chapter 2 of the document.
- In Section 3.2 the three sites are evaluated in terms of four generic environments (institutional, economic, social and physical). This is done by way of measuring each of the sites in terms of eleven criteria. These eleven criteria are not only based on the land use/ town planning information presented in Chapter 2 of the document, but also the larger body of work produced as part of the Nuclear-1 Application for Environmental Authorisation.

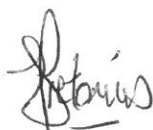
CONCLUSIONS AND RECOMMENDATIONS

- Section 4.1 concludes with a summary/ analysis of “**land use impact** of Nuclear-1 on the various sites” in terms of:
 - Direct impact on land use;
 - Indirect impact on land use;
 - Compatibility with planning instruments as policies; and
 - The impact of the facility in case of emergency.

This is followed by a qualitative narrative summary/ analysis for each of the three sites under each of the four headings.

- The report concludes with a **Recommendation** stating that Thyspunt, being the site with the highest score from the evaluation matrix, is the site with the least constraints from an urban planning perspective, and therefore recommended for the proposed Nuclear-1 facility.
- It should be noted that this recommendation is not **all-conclusive**, but based on an urban planning perspective as noted in the report. At best it will thus serve as **an input** to the comprehensive decision-making process pertaining to the proposed Nuclear-1 facility.

Kind Regards



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