

VAAL AEROTROPOLIS



BACKGROUND INFORMATION DOCUMENT



VAAL AEROTROPOLIS



NOTICE OF APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT (NEMA), 1998 (ACT NO. 107 OF 1998), AS AMENDED, THE NATIONAL WATER ACT (NWA), 1998 (ACT NO. 36 OF 1998), THE NATIONAL ENVIRONMENTAL MANAGEMENT: AIR QUALITY ACT (NEM:AQA), 2004 (ACT 39 OF 2004), AS AMENDED, AND THE NATIONAL HERITAGE RESOURCES ACT (ACT NO. 25 OF 1999), AS AMENDED, FOR THE PROPOSED DEVELOPMENT OF THE VAAL AEROTROPOLIS

PURPOSE OF BID

The purpose of this Background Information Document (BID) is to :

- Provide all potential Interested and affected Parties (I&APs) with information about the proposed development of the Vaal Aerotropolis; and
- Introduce, initiate and explain the Public Participation Process (PPP) that is prescribed by the relevant legislation.

All I&AP's are invited to provide comment on :

- The bio-physical and/or socio-economic environment.
- Any considerations and/or potential impacts.
- The proposed PPP to be followed.
- The proposed authorisation processes being followed.
- Any other suggestions and/or recommendations relevant to the proposed development.

Date of Publication : 30 September 2026

Commenting Period : 01 October 2026 to 02 December 2026

Applicant : Vaal Aerozone (Pty) Ltd

Environmental Practitioners : Prism EMS Africa (Pty) Ltd

GDEnv Reference Number : GAUT 002/25-26/E0240

DWS Reference Number : WU40964

Website : www.prismems.co.za

Email : prism@prismems.co.za

30 September 2026

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PROJECT LOCATION

The development area of the proposed Vaal Aerotropolis is located on a total of 13 farm portions located in the Emfuleni Local Municipality, Gauteng Province. The development is proposed to be constructed on the Part of Portion 47, and Part of the Remainder of the farm Klipkop 530 IQ, Re/3, Re/9 and Portion 26 of the farm Rietkuil 554 IQ, Portions 5, Re/6, 7, Re/17, 18 (Ptn of Ptn 6), 20, 51 and 52 of the farm Vlakplaats 555 IQ, all within the Emfuleni Local Municipality, Gauteng (Figure 1). The site is located within quaternary catchment C22J, in the Vaal Water Management Area. Coordinates of an access point to the site are 26°37'35.36"S; 27°41'34.44"E.

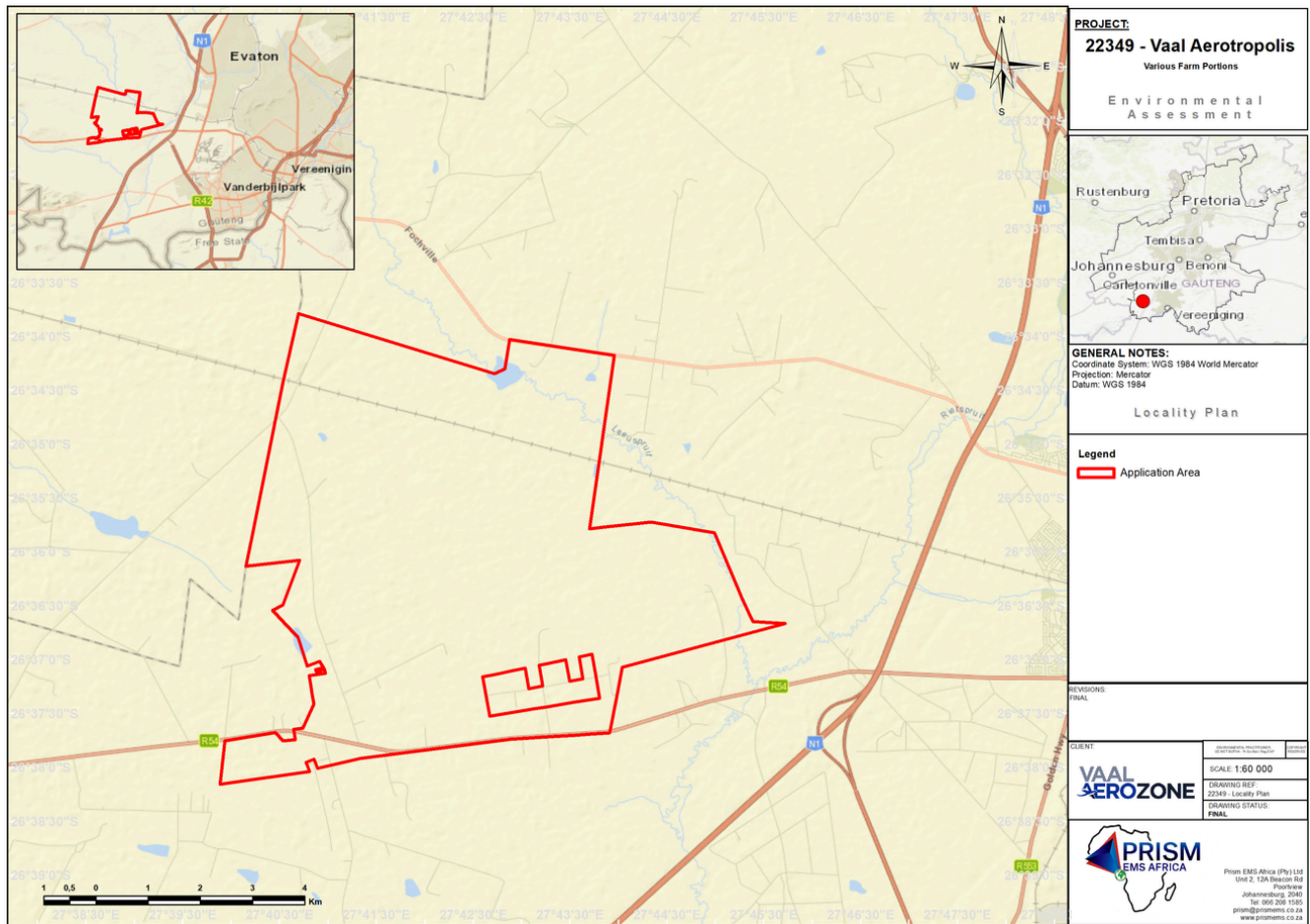
PROPOSED DEVELOPMENT

Vaal Aerozone (Pty) Ltd intends to develop and manage the Vaal Aerotropolis, planned for an area $\pm$ 9km west of the N1 and Vanderbijlpark, in the Emfuleni Local Municipality, located in the Sedibeng District, Gauteng Province. This development aims to serve as a key freight and logistics hub, featuring a two-terminal design and integrated air cargo services containing state-of-the-art facilities and infrastructure, as well as a large scale Agri-Zone. The aim of the Vaal Aerotropolis is to serve as a driving force and strategic investment for economic growth and global trade, thereby revitalising Emfuleni and creating sustainable value in the region.



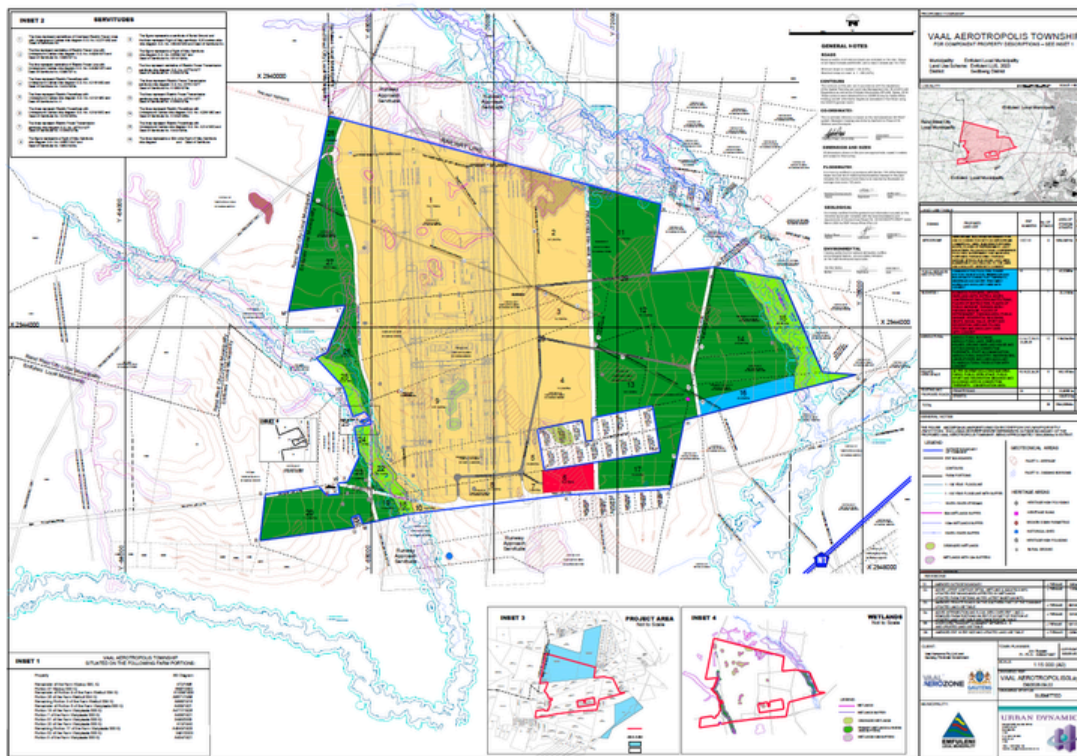
**VAAL
AEROZONE**

FIGURE 1 : LOCALITY MAP



The planned Vaal Aerotropolis will be developed in three (3) phases over a period of 60 years, to include an International Airport, Cargo Terminal, Airport City, Solar Farm, Agri Zone and Trade Zone (Figure 2). Each phase is designed to progressively expand the airport's capacity and functionality to accommodate increasing demand. **Only Phase 1 is the subject of this application.**

FIGURE 2 : PROPOSED LAYOUT PLAN (PHASE 1)



PROJECT DESCRIPTION : PHASE 1

Phase 1 (subject of this application) will establish the core infrastructure and catalytic components of the project. The designated $\pm 3\,545$ hectares will be divided into 29 erven zoned for "Aerodrome", "Business", "Public services / utilities", "Agriculture", "Private open space" and "Private Road/s". Infrastructure related to this phase is planned, but is not limited to, the indicated in the table below.

Table 1 : Development Plan related to Phase 1

Type :	Infrastructure Components :
Airport Precinct	- A 4,2 km runway designed for International Civil Aviation Organisation Code F aircraft. - Two rapid-exit taxiways. - A passenger terminal with a capacity of 7.2 million passengers per annum. - A cargo terminal capable of handling 150 000 tonnes of freight annually.
Airport City	90-room hotel. - Premium office space. - Medical consulting rooms. 4-star rated Green Environment with pedestrian friendly tree-lined boulevards.
Agri-Zone	- Climate-controlled greenhouses including hydroponic farm. - Live animal holding platform for transport by air. - Tissue culture facility. - Agricultural export facilities including perishable supply chain and packhouses.
Trade Zone	- Integration between air, rail, ports, factories and motorways. - Airside freight orientated export environment of ± 26 ha. - Manufacturing area of $\pm 72\,000$ m². - Warehousing and distribution area of $\pm 72\,000$ m². - Offices of $\pm 16\,000$ m².
Additional Infrastructure	- Access points from the P24 / R54. - Parking apron for local and international aircraft. - Aircraft maintenance hangar. - Car parking areas for short-stay, long-stay, rental and staff. - Fuel storage facility. - Water supply infrastructure (boreholes, water treatment works, reservoirs, and reticulation). - Wastewater treatment works. - Stormwater infrastructure. - Electrical supply. - Waste collection points.

Development area - Phase 1

- The subject of this application.
- The proposed solar PV farm is not included in this application.



As part of the Environmental Authorisation and Water Use License Application (WULA), the Scoping Report and WULA Summary Report have been uploaded to Prism EMS Africa's website: www.prismems.co.za/currentprojects for public review. Please refer to these documents for more in-depth detail regarding process, scope of work and legislative requirements.

LEGAL REQUIREMENTS

National Environmental Management Act (NEMA), 1998 (Act 107 of 1998):

The proposed development triggers various listed activities in terms of the NEMA, 1998 and as such requires environmental authorisation. The following listed activities are triggered in terms of the EIA Regulations, 2014 (as amended) and the relevant Listed Activities, 2017 (as amended):

Table 2 : Identified Listed Activities in terms of NEMA, 1998

Competent Authority	GN	Activity Number	Type of Required Environmental Assessment	Authority Reference number
Gauteng Department of Environment (GDEnv)	Listing Notice 1: GN R 327 of 7 April 2017 (as amended)	9, 10, 11, 12, 13, 14, 19, 24, 27, 28 and 56	Scoping and Environmental Impact Report	GAUT 002/25-26/E0240
	Listing Notice 2: GN R 325 of 7 April 2017 (as amended)	4, 6, 7, 8, 15, 16 and 27		
	Listing Notice 3: GN R 324 of 7 April 2017 (as amended)	2, 3, 4, 6, 10, 12, 14 and 18		

National Water Act (NWA), 1998 (Act No. 36 of 1998):

The proposed development triggers several water uses in terms of the NWA, 1998. Identified Water Uses are listed below.

Table 3 : Activities in terms of Section 21 of the National Water Act, 1998

Competent Authority	Section 21 uses
Department of Water and Sanitation (DWS)	Section 21 (a) Taking Water from a water resource. Section 21 (b) Storing Water. Section 21 (c) Impeding or diverting the flow of water in a watercourse. Section 21 (i) Altering the bed, banks, courses or characteristics of a watercourse.

The National Environmental Management: Air Quality Act (NEM:AQA), 2004 (Act 39 Of 2004):

The development will include activities requiring an Air Emissions License, as stated in Section 21 of NEM:AQA, 2004. The necessary Air Emission License Application will be lodged with the relevant authority.

National Heritage Resources Act (NHRA), 1999 (Act No. 25 of 1999):

A Heritage Impact Assessment will be undertaken for submission to the South African Heritage Resources Agency (SAHRA), for approval in terms of Section 38 of NHRA, 1999.

PUBLIC PARTICIPATION PROCESS

Be an Integral Part of the Public Participation Process:

Public participation is an essential component of the Environmental Impact Assessment (EIA) and Water Use License Application (WULA) processes. Interested and Affected Parties (I&APs) are invited to register and participate in the process by submitting comments, providing information relevant to the proposed development, or requesting additional information.

Parties wishing to register as I&APs or submit comments are requested to complete and return the attached Comment Sheet, together with their contact details and written correspondence to Prism EMS Africa by no later than **02 December 2026**.

All comments, submissions and requests for registration received during the public participation period will be recorded, addressed and incorporated into the relevant EIA and WULA documentation submitted to the Competent Authorities.

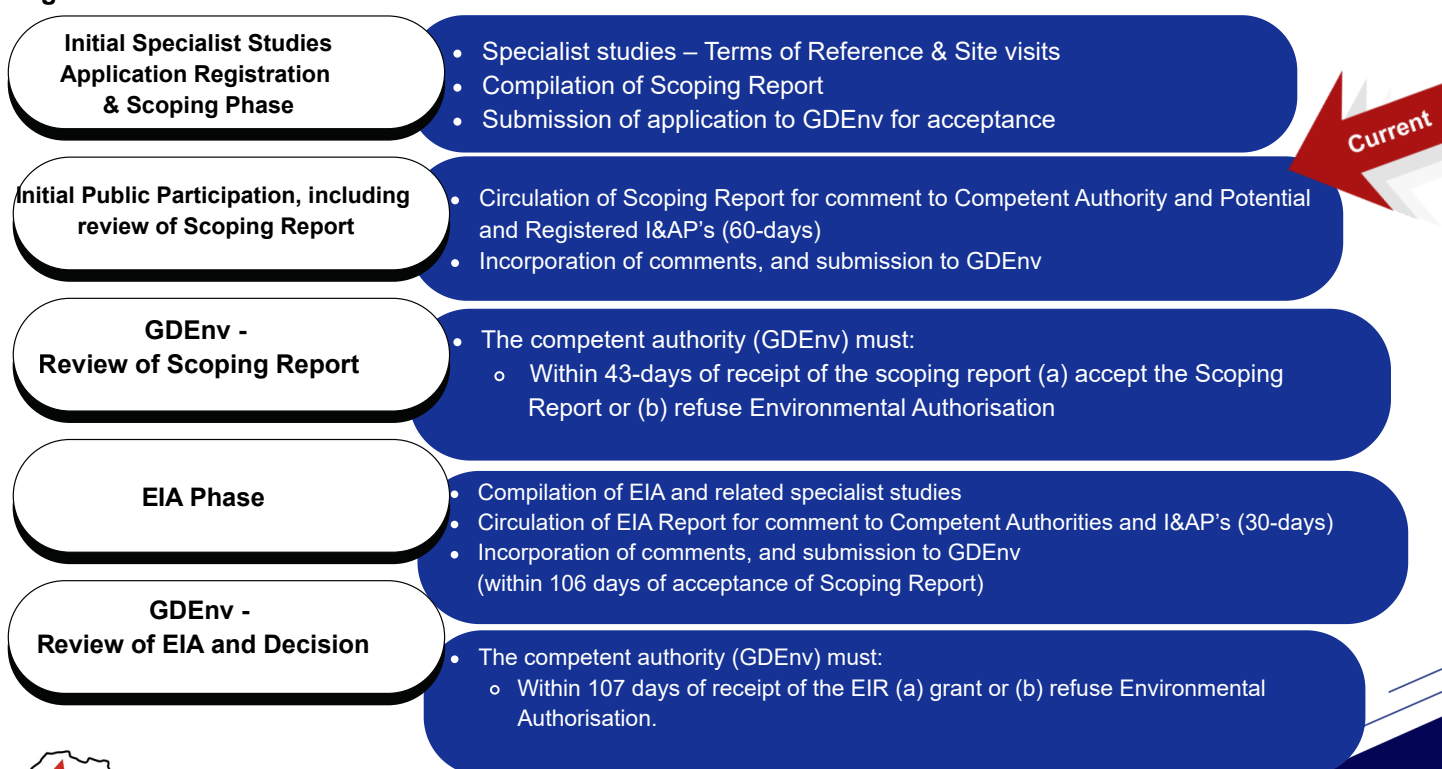
Personal information provided during the public participation process will be collected, processed and managed in accordance with the requirements of the Protection of Personal Information Act, 2013 (Act No. 4 of 2013) (POPIA).

ENVIRONMENTAL AUTHORISATION AND PUBLIC PARTICIPATION PROCESS

The key objective of the Public Participation Process (PPP) is to provide Interested and Affected Parties (I&APs) and other stakeholders with an opportunity to identify issues and concerns, provide relevant information, suggest measures for enhanced understanding and clarification, and submit comments at the various stages of the application and impact assessment process.

An overview of the environmental authorisation and water use license application processes, with their associated public participation, is provided below (the WULA process runs concurrent with the EA application process).

Figure 3 : Environmental Authorisation Process



ENVIRONMENTAL ASSESSMENT PRACTITIONER

Prism EMS Africa is a multi-disciplinary Environmental Management consulting firm with a vision encompassing a holistic understanding of integrated environmental management in combination with sustainability and responsible development. The company prides itself on excellent service and value-added solutions to a range of clients. The team of Environmental Assessment Practitioners (EAPs) involved with the Environmental Authorisation and WULA processes is as follows:



Table 4 : Project Team

PROJECT DIRECTOR / PRINCIPAL EAP	SENIOR EAP
De Wet Botha (Pr.Sci.Nat. Reg.EAP) M.A. Env. Man. PHED. 23+ years' experience	Elizmarie Bester (Pr.Sci.Nat. Reg.EAP) M.Sc. Environmental Sciences 6 years' experience
JUNIOR ENVIRONMENTAL CONSULTANT	JUNIOR ENVIRONMENTAL CONSULTANT
Brett Collett (Cand.Sci.Nat Cand.EAP) B.Sc. Hons. Env. Man.	Belinda Jacobs (Cand.EAP) BA Environmental Management

INVITATION TO COMMENT

Submit your name, contact information and any written comments to Prism EMS Africa (details below) or by using the form below. **Deadline for final submissions is 02 December 2026.**

Dates for open days will be communicated during the EIA Phase. For any enquiries please contact :

Prism EMS Africa (Pty) Ltd

Tel: 066 208 1585

Email: prism@prismems.co.za

For more information scan the QR-Codes for the company website and information on the proposed Vaal Aerotropolis development (<https://vaalaerozone.co.za/>).



I&AP Comment and Registration Form**PROPOSED DEVELOPMENT OF VAAL AEROTROPOLIS****ON VARIOUS FARM PORTIONS IN THE EMFULENI LOCAL MUNICIPALITY, GAUTENG PROVINCE****Application for Environmental Authorisation and Water Use License**

GDEnv Ref No: GAUT 002/25-26/E0240 | DWS Ref No: WU40964

Prism EMS Africa Ref No: 22349



Name:		Surname:	
Organisation / interest:		Capacity (e.g. Chairperson):	
Physical Address/Affected Property Information:			
Contact Details:	Mobile:		
	Email:		
Preferred Method of Contact:	Email:		WhatsApp:
Protection of Personal Information Act, 2013 (Act No. 4 of 2013) (POPIA) Requirements	Please mark with X to indicate whether you consent for your details to be included in the I&AP Database for final submission to the Competent Authority (not circulated for public review).	Yes	No
	Please mark with X to indicate whether you consent for your name to be included together with your comment in the Comments and Responses Report for final submission to the Competent Authority (not circulated for public review).	Yes	No
	Please mark with an X to indicate whether you would like to participate in the public participation process anonymously (no personal details will be included in any document).	Yes	No
Any other persons/organisations of interest that you consider important to be included in the process:			
Name:		Contact Information:	
What is your main area of interest regarding the proposed project?			
What are your points of concern or support for this project?			
Please indicate in which aspects you would require more information, if any.			
Date:		Signature:	

Please e-mail the completed registration form to Prism EMS Africa on or before 02 December 2026:

Attention: De Wet Botha ▪ Tel: (066) 208 1585 ▪ Email: prism@prismems.co.za

Web: <https://prismems.co.za/current-projects/>

Thank you for your valued participation.