

Non -Technical Summary: Environmental and Social Impact Assessment (ESIA) and Environmental and Social Management Plans (ESMPs)



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Non-Technical Summary

Environmental and Social Impact Assessment (ESIA) and Environmental and Social Management Plans (ESMPs) for the Proposed Vaccine Manufacturing Facility



1.0 INTRODUCTION

This Non-Technical Summary provides an overview of the Environmental and Social Impact Assessment (ESIA) Report and the Construction and Operational Environmental and Social Management Plans (ESMPs) compiled for the proposed Vaccine Manufacturing Facility in Pinelands, Cape Town.

The Biologicals and Vaccines Institute of Southern Africa (Pty) Ltd (Biovac) is a biopharmaceutical company that operate an existing vaccine manufacturing facility in Pinelands, within the City of Cape Town Metropolitan Municipality. Biovac is now proposing to develop a new vaccine manufacturing facility and associated infrastructure adjacent to its existing operations (hereafter referred to as the "proposed project" or "proposed facility").

2.0 LEGISLATIVE OVERVIEW

The proposed project is not required to obtain an Environmental Authorisation (EA) in terms of the National Environmental Management Act, 1998 (No. 107 of 1998) (NEMA) as it does not trigger any listed activities in the Listing Notices published under the Environmental Impact Assessment Regulations 2014 (as amended).

However, Biovac has sought funding from international development finance institutions, including the African Development Bank (AfDB), the European Investment Bank (EIB) and the International Finance Corporation (IFC). As a result, an ESIA has been undertaken to align with relevant international standards, including:

- AfDB Integrated Safeguards System (2023);
- EIB Environmental and Social Standards (2022);
- IFC Performance Standards on Environmental and Social Sustainability (2012);
- World Bank Group (WBG) Environmental, Health and Safety Guidelines (2007);
- WBG EHS guidelines for Pharmaceuticals and Biotechnology Manufacturing (2007); and
- International Labour Organization Conventions

SLR Consulting (South Africa) (Pty) Ltd (SLR) has been appointed as the independent Environmental Assessment Practitioner to prepare the ESIA as required by the above-mentioned finance institutions.

3.0 HOW CAN YOU BE INVOLVED?

Although a statutory public participation process is not required, stakeholder engagement has been undertaken and will continue throughout the project to meet lender requirements and to ensure ongoing communication with interested and affected parties.

Interested and Affected Parties may:

- Review this Non-Technical Summary;
- Review the full ESIA Report made available for public disclosure;
- Raise questions or concerns; and

- Attend quarterly stakeholder meetings, which will be held from the commencement of construction through to the operational phase.

Should you wish to obtain further information about the project, participate in the stakeholder meetings, or submit comments please contact:

**The Biologicals and Vaccines Institute of
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4.0 WHAT DOES BIOVAC INTEND TO DO?

4.1 Project overview

The proposed development site for the proposed facility is approximately 2.4 hectares in extent and comprises the following properties (see Figure 1 for the local setting map):

- Unregistered Erf 183467;
- Remainder Erven 118296, 103659, 24176, Cape Town; and
- Erf 1056, Pinelands.

The proposed facility will support the formulation, filling and finishing of vaccines, including oral cholera vaccines, rotavirus vaccines and potential future products. The facility will be designed and operated in accordance with recognised pharmaceutical manufacturing and biosafety standards.

4.2 Project components

The proposed facility will include:

- A biological production building for vaccine formulation, filling and packaging;
- Areas to produce oral cholera vaccines;
- Warehouse and logistics areas;
- A central utility building and associated storage facilities;
- Waste handling and storage facilities; and
- Internal roads, parking areas and controlled site access points.

5.0 NEED AND DESIRABILITY

The proposed facility addresses the need to strengthen local and regional vaccine manufacturing capacity in South Africa and the broader African region.

By reducing reliance on imported vaccines, it will improve health security and support timely responses to public health emergencies. The facility will also enhance access to essential vaccines and create employment during both construction and operation.





Figure 1: Local setting of Proposed Vaccine Manufacturing Facility



The proposed facility will support the production of essential vaccines for local and regional use, improving access to life-saving healthcare products, while also contributing to skills development and employment during construction and operation.

On this basis, the proposed project is considered necessary and desirable, providing important health, social and economic benefits.

From a planning perspective, the proposed project is located within an established industrial area and is nearby to Biovac's existing operations. This allows the project to make efficient use of existing infrastructure, services and transport networks, while avoiding sensitive environmental features and minimising land-use conflicts.

The proposed development is aligned with:

- National health and industrial development priorities;
- Regional public-health objectives;
- International development finance priorities focused on healthcare resilience and sustainability; and
- The long-term expansion of Biovac's manufacturing capabilities in a suitable and serviced location.

On this basis, the proposed project is considered necessary and desirable, as it provides significant health, social and economic benefits while being appropriately located and supported by mitigation measures identified through the ESIA process.

6.0 WHAT ARE THE KEY ENVIRONMENTAL AND SOCIAL SENSITIVITIES?

The potentially affected environment can be divided into three categories: (1) Physical, (2) Biological and (3) Socio-economic.

6.1 Physical Environment

The proposed project site is located within an established industrial area in Pinelands, Cape Town. The site is generally flat and has previously been disturbed by surrounding urban and industrial activities. As a result, it does not contain natural landforms or undeveloped open space of high sensitivity.

The underlying geology and soils are typical of the Cape Flats area and consist mainly of sandy materials. These soils have limited agricultural potential and are common across the broader metropolitan area. The site is not currently used for agricultural purposes.

The Cape Flats Aquifer occurs beneath the site and is an important groundwater resource for the wider region. Although groundwater is present, no direct use of groundwater is proposed for the development. Appropriate measures have been identified in the ESIA to protect groundwater quality during both construction and operation.

The climate of the area is typical of the Western Cape, with warm, dry summers and cooler, wetter winters. Existing air quality and noise levels are influenced by surrounding industrial activities, road traffic and rail

infrastructure, and are characteristic of an urban-industrial setting.

6.2 Biological Environment

The proposed development site is located within an established urban and industrial area that has been subject to significant historical disturbance. As a result, the site does not contain natural vegetation in a good ecological condition and does not support intact habitats of high conservation value.

A specialist ecological assessment confirmed that the site is highly transformed and does not support plant species of conservation concern. The vegetation present on site is largely disturbed and typical of urban or industrial environments.

No natural wetlands, rivers or watercourses occur within the development footprint. The nearest surface water feature is the Black River, which is located some distance from the site and is separated from the proposed development by existing infrastructure and urban development. There is therefore no direct ecological connection between the proposed development and sensitive freshwater ecosystems.

Given the disturbed nature of the site and the absence of suitable habitat, the likelihood of the site supporting fauna of conservation importance is considered low. Any wildlife likely to occur in the area would be common and adaptable species typically associated with urban environments.

Overall, the biological environment was found to be of low sensitivity.

6.3 Socio-economic Environment

The proposed project is located within an established urban and industrial area of Pinelands, Cape Town. The surrounding area includes a mix of industrial land uses, municipal facilities and nearby residential communities, including Pinelands, Maitland Garden Village and Langa.

Socio-economic conditions vary across these surrounding communities. Pinelands is generally characterised by formal housing and comparatively higher income levels, while Maitland Garden Village and Langa include communities with a higher degree of unemployment and socio-economic vulnerability. These differences mean that expectations regarding employment opportunities and economic benefits associated with the project may vary among stakeholders.

The proposed development site itself is currently vacant and does not contain permanent residential structures. Previous informal occupation of the site has been addressed through engagement and verification, and no ongoing displacement is associated with the proposed project.

The surrounding area is well serviced by existing road, rail and municipal infrastructure, and the site is accessible from the local road network. Existing levels of traffic, noise and activity are typical of an urban-industrial setting.



7.0 HOW HAS THE ESIA CONSIDERED IDENTIFIED POTENTIAL IMPACTS ON THE ENVIRONMENT?

The ESIA process identified and assessed potential environmental and social impacts that may occur as a result of the proposed project during both the construction and operational phases of the project.

Specialist studies and baseline information were used to understand existing environmental and social conditions at the site and in the surrounding area. Potential impacts were then assessed to determine their significance, taking into account the nature of the activity, the sensitivity of the receiving environment and the likelihood of the impact occurring.

Where potential negative impacts were identified, appropriate mitigation and management measures were developed to avoid, reduce or manage these impacts. The assessment also considered how effective these measures would be once implemented.

7.1 Impact assessment findings

The ESIA identified a range of potential environmental and social impacts associated with the proposed project. These impacts are typical of developments of this nature and include impacts related to air quality, noise, traffic, water resources, biodiversity and socio-economic conditions (see Table 1 overleaf for a summary of the assessment of all the identified impacts).

Most potential impacts are associated with the construction phase and are expected to be temporary and localised, such as dust, noise and increased traffic. With the implementation of recommended mitigation measures, these impacts are assessed to be of **Low to Very Low significance**.

Operational impacts are generally limited in nature and are expected to be well managed through the design and operation of the facility. These impacts are also assessed to be of **Low or Very Low significance** with mitigation.

7.2 Key recommendations

The key mitigation, management and monitoring measures identified through the ESIA are summarised in Table 2 overleaf. These measures will be implemented through the Construction and Operational ESMPs.

The ESMPs are practical documents that describe how the environmental and social impacts identified in the ESIA will be managed during the construction and operation of the project. They translate the findings of the ESIA into clear actions, responsibilities and monitoring measures to ensure that potential impacts are avoided, minimised or managed effectively.

Separate ESMPs will be implemented for the construction and operational phases of the project, and compliance with these plans will be monitored throughout the project lifecycle.

In line with international lender requirements, implementation of the ESMPs will be monitored and periodically reviewed to confirm compliance with the ESIA commitments.

8.0 CONCLUSION

The ESIA has assessed the potential environmental and social impacts associated with the proposed Biovac Vaccine Manufacturing Facility during both the construction and operational phases of the project.

The assessment has shown that the proposed development is located within an established industrial area and does not affect sensitive environmental features such as natural habitats, wetlands or watercourses. The site is highly transformed, and the biological environment is of low sensitivity. Potential impacts identified through the ESIA are typical of developments of this nature and are largely temporary, localised and manageable.

Where potential negative impacts have been identified, appropriate mitigation and management measures have been developed and included in the ESMPs. With the implementation of these measures, most impacts are assessed as Low or Very Low significance.

The proposed project is expected to result in important positive benefits, including the expansion of local and regional vaccine manufacturing capacity, improved health security, employment opportunities, skills development and economic contributions. These benefits are considered to outweigh the limited and manageable negative impacts associated with the development.

Based on the findings of the ESIA, it is the opinion of the Environmental Assessment Practitioner (EAP) that the proposed Biovac Vaccine Manufacturing Facility is environmentally and socially acceptable, provided that the recommended mitigation and management measures are implemented and maintained throughout the life of the project.



Table 1: Biovac Impact Summary

POTENTIAL IMPACT	PHASE	PRE- MITIGATION	POST- MITIGATION
Air Quality			
Increase in particulate matter and dustfall emissions	Construction	Low -	Very low -
Increase in air emissions	Operation	Low -	Very low -
Noise			
Increase in nuisance noise	Construction	Low -	Low -
Increase in ambient noise	Operation	Medium -	Low -
Vegetation			
Loss of vegetation and ecological processes	Construction	Low -	Low -
Socio-economic			
Creation of employment opportunities	Construction	Very low +	Low +
Increased security risks	Construction	Low -	Very low -
Creation of employment opportunities	Construction and Operation	Low +	Medium +
Inflated expectations regarding employment opportunities	Construction and Operation	Medium -	Low -
Reduction in crime and land degradation	Construction and Operation	Low +	Medium +
Impacts associated with the relocation of informal occupants	Construction and Operation	Medium -	Low -
Visual			
Potential visual impact of the proposed development	Construction and Operation	Low -	Low -
Heritage			
Loss of heritage	Construction	Very low -	Very low -
Traffic			
Impacts on surrounding road network	Operation	Low -	Low -

Table 2: Summary of recommended mitigation measures

Aspect	Key Recommendations
Air Quality	Mitigation measures included in the Construction ESMP: - Implement dust control measures to minimise dust during site preparation and construction. - Cover materials during transport and storage where required. - Maintain construction equipment to limit emissions.
	Mitigation Measures included in the Operation ESMP: - Operate and maintain ventilation and filtration systems to prevent uncontrolled emissions. - Maintain equipment and backup generators to minimise air emissions. - Store chemicals and waste in a manner that prevents accidental releases.
Climate Change	Mitigation measures included in the Operation ESMP: - Incorporate energy-efficient building and equipment design. - Optimise energy use through efficient systems and operational practices. - Maximise use of renewable energy sources where feasible.
Noise	Mitigation measures included in the Construction ESMP: - Restrict noisy construction activities to daytime hours where practicable. - Use appropriate noise-control measures during construction activities. - Respond to noise-related complaints.
	Mitigation measures included in the Operation ESMP: - Design and operate plant and equipment to minimise operational noise. - Maintain equipment to prevent unnecessary or excessive noise.



Aspect	Key Recommendations
Socio-economic	Mitigation measures included in the Construction ESMP: • Prioritise local employment and local service providers where feasible. • Implement fair and transparent labour and recruitment practices. • Maintain site security and a grievance mechanism during construction. Mitigation measures included in the Operation ESMP: • Maintain transparent recruitment and employment practices. • Continue stakeholder engagement and grievance management. • Maintain site security and access control measures.
Visual	Mitigation measures included in the Construction and Operation ESMP: • Limit construction disturbance to the approved footprint. • Maintain a clean and orderly construction site. Mitigation measures included in the Operation ESMP: • Incorporate appropriate building finishes and landscaping to reduce visual impacts. • Maintain the site and surrounding areas in a neat and orderly condition.
Heritage	Mitigation measures included in the Construction ESMP: • Implement a Chance Finds Procedure during earthworks and construction activities. • Limit ground disturbance to the approved development footprint.
Traffic	Mitigation measures included in the Construction ESMP: • Prepare and implement a Construction Traffic Management Plan (CTMP) detailing. Mitigation Measures included in the Operation ESMP: • The traffic specialist has recommended some road intersection and marking upgrades. The application would have to obtain the necessary infrastructure approvals from the City of Cape Town Metropolitan Municipality before they are implanted prior to the commencement of the proposed facility operations.

This is a non-technical summary of the ESIA Report, which contains more detailed information and supporting context. Where additional information is required, reference should be made to the ESIA Report. In the event of any discrepancy, the ESIA Report will take precedence.

