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DRAFT
BASIC ASSESSMENT REPORT

FOR THE

PROPOSED DEVELOPMENT OF PORTION 1 OF THE FARM MATJESFONTEIN NO 206, BAVIAANSKLOOF DIVISION WILLOWMORE

In terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Assessment Regulations, 2014 (as amended 7 April 2017)

PREPARED FOR: *Linden Booth*
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Knysna
6445

DATE: 22 February 2021

SES REF NO: DBAR/BK/EC/11/20
DEDEAT REF.NO.: EC01/C/LN3/M/03-2021

Province of the
EASTERN CAPE
ECONOMIC DEVELOPMENT, ENVIRONMENTAL AFFAIRS & TOURISM

Version 2 February 22021

BASIC ASSESSMENT REPORT

(For official use only)

File Reference Number:	
NEAS Number:	
Date Received:	

Basic assessment report in terms of the Environmental Impact Assessment Regulations, 2014 as amended, promulgated in terms of the National Environmental Management Act, 1998(Act No. 107 of 1998), as amended.

Kindly note that:

1. This **basic assessment report** is a standard report that may be required by a competent authority in terms of the EIA Regulations, 2014 as amended and is meant to streamline applications. Please make sure that it is the report used by the particular competent authority for the activity that is being applied for.
2. The report must be typed within the spaces provided in the form. The size of the spaces provided is not necessarily indicative of the amount of information to be provided. The report is in the form of a table that can extend itself as each space is filled with typing.
3. Where applicable **tick** the boxes that are applicable or **black out** the boxes that are not applicable in the report.
4. An incomplete report may be returned to the applicant for revision.
5. The use of "not applicable" in the report must be done with circumspection because if it is used in respect of material information that is required by the competent authority for assessing the application, it may result in the rejection of the application as provided for in the regulations.
6. This report must be handed in at offices of the relevant competent authority as determined by each authority **unless indicated otherwise by the Department**.
7. No faxed or e-mailed reports will be accepted **unless indicated otherwise by the Department**.
8. The report must be compiled by an independent environmental assessment practitioner (EAP).
9. Unless protected by law, all information in the report will become public information on receipt by the competent authority. Any interested and affected party should be provided with the information contained in this report on request, during any stage of the application process.
10. A competent authority may require that for specified types of activities in defined situations only parts of this report need to be completed.

Contents

Appendices

INTRODUCTION AND EXECUTIVE SUMMARY

Sharples Environmental Services cc (SES) has been appointed by LEMIN 2087 cc (Linden Booth) to compile the Basic Assessment Report in terms of the National Environmental Management Act, No. 107 of 1998, 2014 Environmental Impact assessment Regulations as amended (7 April 2017) for the proposed development of Portion 1 of the Farm Matjesfontein 206, Baviaanskloof, Willowmore, Eastern Cape.

The Property is currently zoned Agricultural Zone I and has a farmhouse, farm manager's house and some old labourers cottages which have been converted into tourism accommodation. The well-known eco-tourism Leopard Hiking Trail starts on the property and traverses the adjacent properties before ending back on the property (Portion 1 of 206). This trail has been developed in conjunction with the Eastern Cape Parks and Tourism Agency.

The Applicant proposes to rezone the entire property to Open Space III to allow for the establishment of a private reserve and associated infrastructure, with spot zoning for Resort Zone II. The application for the subdivision of agricultural land was approved by the Department of Agriculture, Land reform and Rural development on 21 September 2020, the approval has been attached as Appendix G.

The vision, over time, is to cease all agricultural activities (as of December 2019, all agricultural activities on the property have permanently ceased) on the property and rehabilitate the farm back to a natural area and manage the farm as a private reserve. It is proposed to remove all internal fences to allow animals to roam freely on the property.

Alternative A (Preferred Alternative)

This Alternative will result in the entire site being rezoned from Agriculture Zone I to Open Space III, with spot zoning for Resort Zone II. The only structures to remain on the Open Space III area will be 7 labourers cottages, that are approximately 75m^2 each. Four of the cottages are existing and 3 are proposed. The proposed (19) Resort Zone II will allow for 18 holiday housing erven and 1 tourist facility. 9 of the holiday house units will be within existing footprints. The other 9 units are proposed and will create new footprints on mostly previously disturbed areas to limit the environmental impact of the proposal.

Four (4) land reform units are also proposed in the north western corner of the property, these units will be reserved for land reform purposes. The vision of these units is to allocate them to individual farm workers that have worked on the farm for more than 10 years. The farm workers will have the opportunity to acquire ownership of the erven.

The existing barn near the existing farmhouse is proposed to be converted into the tourist facility, in order to allow for a restaurant and gift shop for tourists/visitors. The tourist facility will also form the start and finish of the popular Leopard Trail hiking route.

Alternative B

For this Alternative only 5 Resort II erven are proposed with a total combined erf coverage of 2000m^2 (400m^2 each). In this layout the distribution of the erven is scattered around the property and there are no land reform aspects to this Alternative.

Environmental Impact Assessment Regulations

The following Listed Activities in terms of the Environmental Impact Assessment Regulations (as amended, 7 April 2017) will apply to this proposal.

Government Notice No. R. 324 (Listing Notice 3):
Activity 6 - The development of resorts, lodges, hotels, tourism or hospitality facilities that sleeps 15 people or more.

Activity 12 - The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.

Anticipated Impacts
The following negative impacts are associated with the proposed alternatives**:**

Loss of Indigenous Vegetation – The proposed rezoning from Agriculture to Open Space III with 19 spot Resort Zone II erven will result in the permanent loss of approximately 2500m^2 in total of vegetation from the property, which includes the disturbed areas and fallow lands. According to the botanical survey there are no significant biodiversity constraints that suggest that the development should not be allowed. This is due to no species of Conservation Concern being found at the sites and due to the low density and spread-out nature of the proposed Resort Zone II erven. (low concentration of units, spread over the property)
Significance of impact post mitigation:
Alternative A: **Low**
Alternative B: **Low**

Erosion: Unmanaged vegetation clearance and earthworks - could result in erosion of the site and surroundings in addition to the removal/damaging of vegetation outside of the development footprint.
Significance of impact post mitigation:
Alternative A: **Low - Medium**
Alternative B: **Low**

Erosion: Increased hardened surfaces will increase the amount of runoff on the sites, erosion may therefore occur where runoff is concentrated or directed into one point.
Significance of impact post mitigation:
Alternative A: **Low**
Alternative B: **Low**

Contamination of soil/groundwater as a result of unmanaged development activities – Contaminants such as oil, diesel and sewage could spill contaminating soil and possibly into the groundwater.
Significance of impact post mitigation:
Alternative A: **Low**
Alternative B: **Low**

Contamination of soil and stormwater runoff: Pollution (oil from cars, paint and other chemicals washed into stormwater systems) and waste not stored correctly could be transported via runoff into surrounding vegetation and/or the Riet River, which feeds into the Baviaanskloof River.
Significance of impact post mitigation:
Alternative A: **Low**
Alternative B: **Low**

Contamination of soil/groundwater as a result of unmanaged and/or unmaintained Septic tank soak-away systems – neglected or misuse of soak-away systems could result in blockages and overflows.
Significance of impact post mitigation:
Alternative A: **Low**
Alternative B: **Low**

The following positive impacts are associated with the proposed alternatives:

Loss of Agricultural Land – The proposed rezoning from Agriculture to Open Space III with spot Resort Zone II erven will result in the rezoning of agricultural land. Subsistence farming practices have recently halted on the property and much of the agricultural land has been in a fallow state for some time now, with the owner's intentions to allow the indigenous vegetation to re-establish, as such the property is not currently contributing to the production of agricultural goods. Although there is water available the soil is not suitable for large scale agricultural farming and there are is also located in the heart of a conservation area and therefore keeping the wildlife at bay while trying to farm is also a huge challenge.
Significance of impact post mitigation:
Alternative A: **Low**
Alternative B: **Low**

Temporary Job creation – The development phase is expected to provide temporary job opportunities. The Another Way Trust operates in the Baviaanskloof community and the Trust will likely provide work to the people whom they support/uplift in their community upliftment projects.
Significance of impact post mitigation:
Alternative A: **Medium**
Alternative B: **Medium**

Capital expenditure – When the new owners of the Resort Erven construct their houses, materials will be sourced from the local and regional municipal areas, which will create a capital influx for the associated businesses.
Significance of impact post mitigation:
Alternative A: **Medium - High**
Alternative B: **Medium - High**

Creation of permanent work opportunities – The additional facilities which will be constructed for Another Way Trust, such as the gift shop and restaurant will generate more income for the NPO to utilize on community upliftment.
Significance of impact post mitigation:
Alternative A: **Low - Medium**
Alternative B: **No impact**

Progressive land reform program providing erven to farm workers which qualify – The proposal is that loyal farm workers who have been working on the property for 10 years or more will be granted a resort zoned erf.
Significance of impact post mitigation:
Alternative A: **High**
Alternative B: **No Impact**

Conclusion
When weighing up the Alternatives presented in this BAR it is obvious from the onset why Alternative A is the Preferred Alternative by the applicant. The largest positive factors are those that relate to benefits to the community and the additional facilities for Another Way Trust to use as a means to generate more income to invest in the local communities. In addition, the Preferred Alternative A also makes use of existing footprints on the property to maximise the potential benefits by minimising the footprint of the proposal, even though there are far more erven proposed in Alternative A the total footprint increase is only 500m^2 more than Alternative B. That being said it can be seen from the impact tables (or Table 1: summary of impacts) that the relatively slight increase in footprint in Alternative A when compared to Alternative B is well worth the additional benefits that the proponent, potential buyers of the erven and local communities will experience.

The potential negative environmental impacts have been weighed up against the positive socioeconomic factors within the body of this BAR. It has been deduced that the negative

environmental impacts can be minimized if not completely mitigated and are therefore outweighed by the positive socioeconomic factors associated with this proposal

In terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998), the EIA Regulations (Government Notice No. R 324 - 327 in the Government Gazette of 7 April 2017) and the collective knowledge of SES, SES is of the opinion that the listed activities pertaining to this proposal should be granted Environmental Authorisation with the mitigation measures herein attached as conditions of authorization along with the authorization.

SECTION A: ACTIVITY INFORMATION

Has a specialist been consulted to assist with the completion of this section? If YES, please complete form XX for each specialist thus appointed:	**YES**	~~NO~~

Any specialist reports must be contained in Appendix D.

1. ACTIVITY DESCRIPTION

Describe the activity, which is being applied for, in detail

The Applicant proposes to rezone and subdivide Portion 1 of the Farm Matjesfontein 206, Baviaanskloof Willowmore, Eastern Cape. The application for the subdivision of agricultural land was approved by the Department of Agriculture, Land reform and Rural development on 21 September 2020, the approval has been attached as Appendix G.

The Property was zoned Agricultural Zone I and has a farmhouse, farm manager's house and some old labourers cottages which have been converted into tourism accommodation. The well-known eco-tourism Leopard Hiking Trail starts on the property and traverses the adjacent properties before ending back on the property (Portion 1 of 206).

The Applicant has rezoned the entire property to Open Space III to allow a Private Reserve, with spot zoning for Resort Zone II. In addition, all of the existing structures/houses have also been rezoned to resort Zone II to allow for holiday housing. This means that they will be harmoniously designed and built; and they may be rented out or may be separately alienated by means of time sharing, sectional title division, the selling of block shares or the subdivision of the property on condition that a HOA is established. A HOA constitution is being compiled.

The vision, over time, is to cease all agricultural activities (as of December 2019, all agricultural activities on the property have permanently ceased) on the property and rehabilitate the farm back to a natural area and manage the property as a private reserve. It is proposed to remove all internal fences to allow animals to roam freely on the property.

Alternative A (Preferred Alternative)
Please refer to Figure 1 when reading this section.
This Alternative will result in the entire site being rezoned from Agriculture Zone I to Open Space III, with spot zoning for Resort Zone II as per the site development plan shown in Figure 1.

According to the planning report the only structures to remain on the Open Space III area will be 7 labourers cottages, that are approximately 75m2 each.

Four of the cottages are existing and 3 are proposed, as shown by Insert A of Figure 1 (also included as Figure 2)

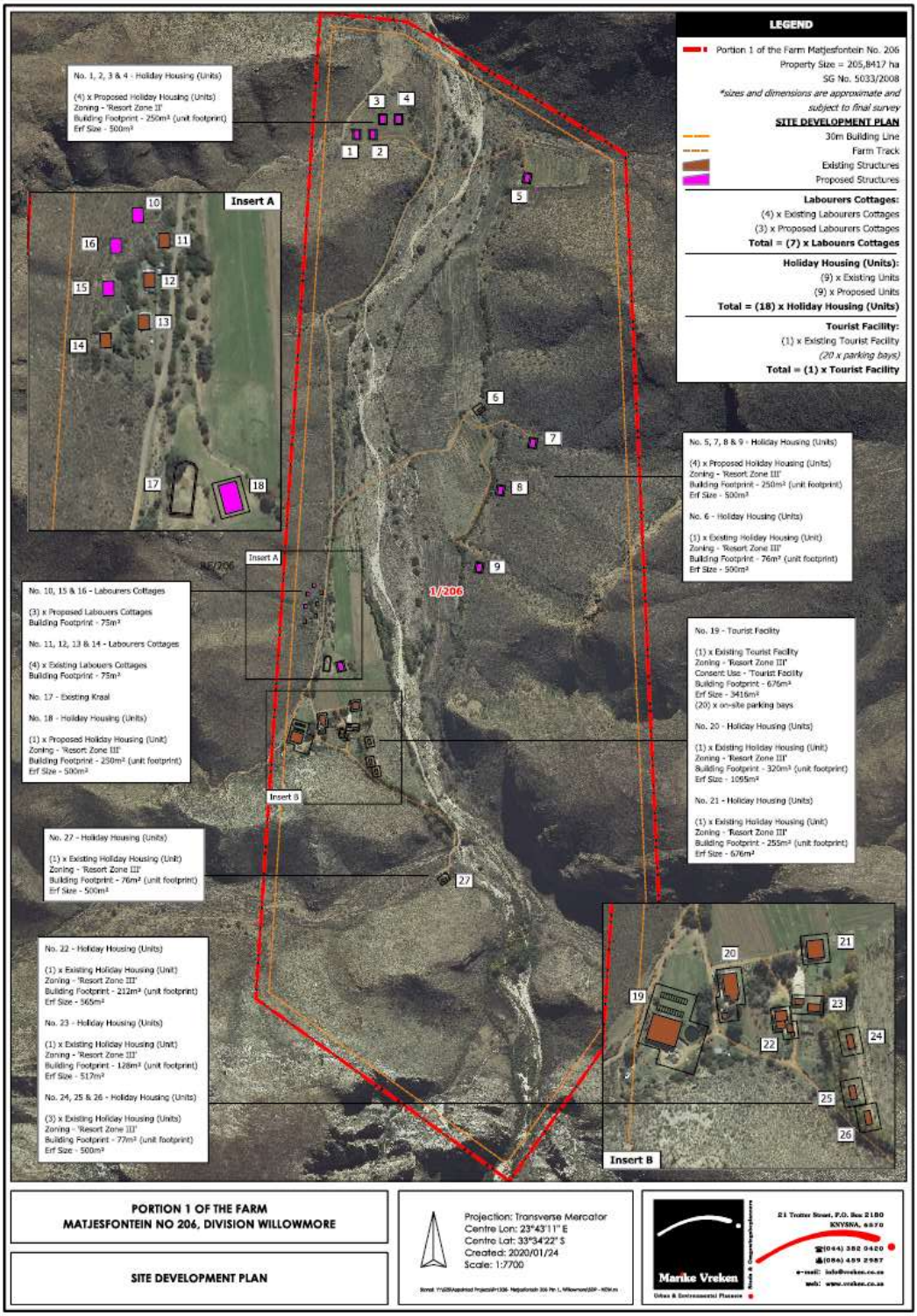

Figure 1: Alternative A, Preferred Layout

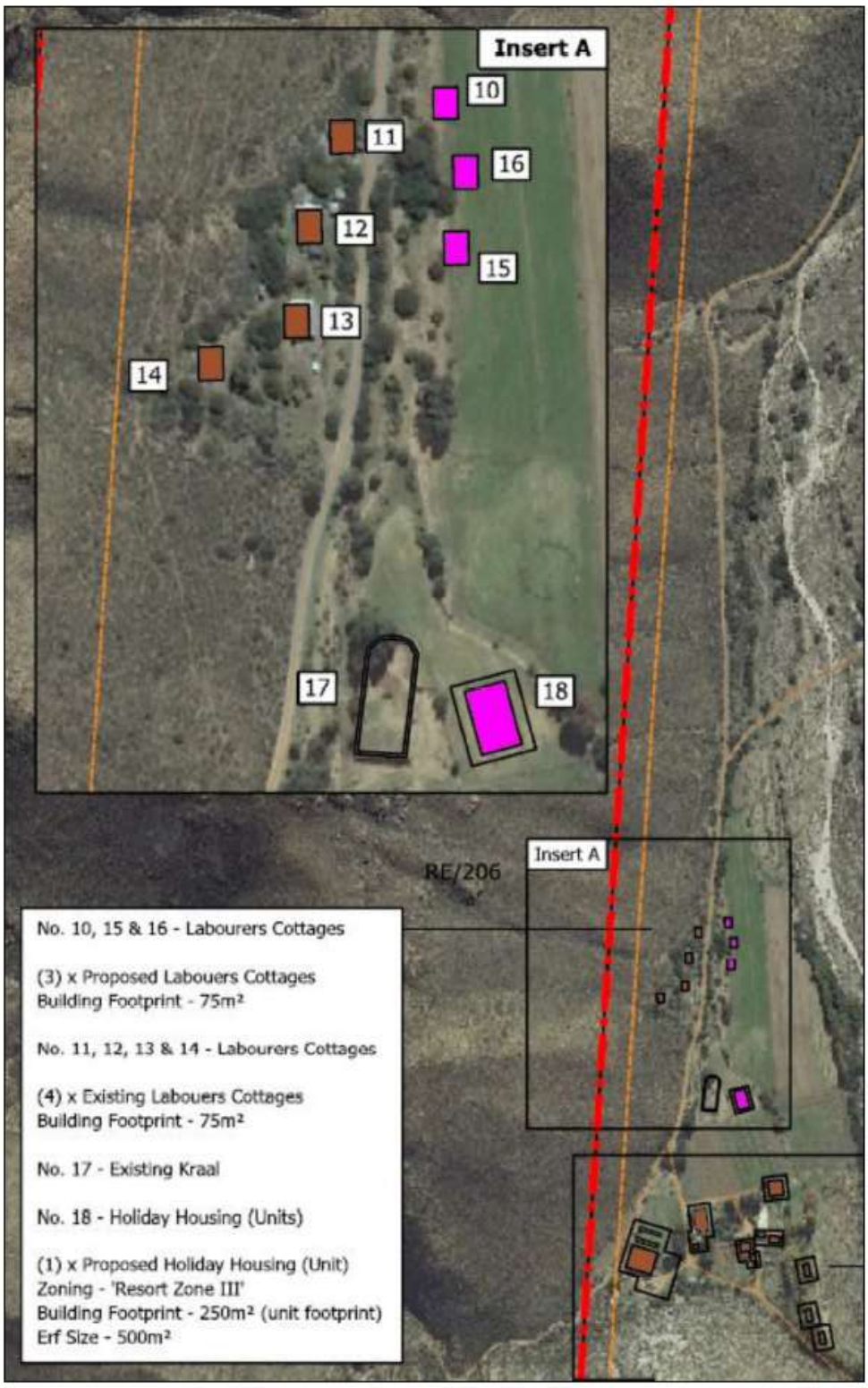

Figure 2: Inset A of Figure 1

The proposed (19) Resort Zone II will allow for 18 holiday housing erven and 1 tourist facility. 9 of the holiday house units will be within existing footprints, these include the existing farm manager's house, the existing farmhouse and some old labourer's cottages that have already been converted into tourist accommodation, the tourist facility is also proposed on an existing footprint.

The other 9 units are proposed and will create new footprints on mostly previously disturbed areas to limit the environmental impact of the proposal.

The proposed units will be limited to 250m^2 within the identified erven. The configuration of the units will vary from one another however they will be limited to a footprint of 250m^2. The existing units (which are smaller than 250m^2) will be able to expand to a maximum of 250m^2.

Four (4) land reform units are also proposed in the north western corner of the property, these units will be reserved for land reform purposes. The vision of these units is to allocate them to individual farm workers that have worked on the farm for more than 10 years. The farm workers will have the opportunity to acquire ownership of the erven.

The existing barn near the existing farmhouse is proposed to be converted into the tourist facility, in order to allow for a restaurant and gift shop for tourists/visitors. Please refer to Figure 3, which is Insert B of Figure 1, for the layout of the proposed tourism facility on the existing barn footprint. The reception building and restaurant will be the start and finish of the Leopard trail. The proposed tourism facility will be managed and operated by the AWT, and the profit and proceeds from the tourism facility will be ploughed back into the AWT. This is a key component of the Community tourism project. The shop will sell community goods, and the restaurant will be licenced to a community team to operate. According to the planning report, these bits are where the community really starts to benefit, and where the link between conservation and community opportunities becomes even more real.

It is also proposed to transfer the proposed "Resort Zone II" erf (on which the facility is located) to the AWT, in order for them to generate additional income through tourism opportunities. The tourist facility will also form part of the HOA and must adhere to the rules and regulations as stipulated in their HOA constitution (being compiled).

The site which will accommodate the tourist facility will have more than adequate park space to accommodate parking for the restaurant and Gift Shop. The tourist facility footprint is approximately 676m^2 in extent. As per the SDP a total of 20 parking bays are provided on site.

Units 20 and 22 as seen in Figure 3, will be exclusively used to allow accommodation for the tourist facility. This will ensure that the functions/activities of the tourist facility continue to successfully operate, by having an accommodation component.

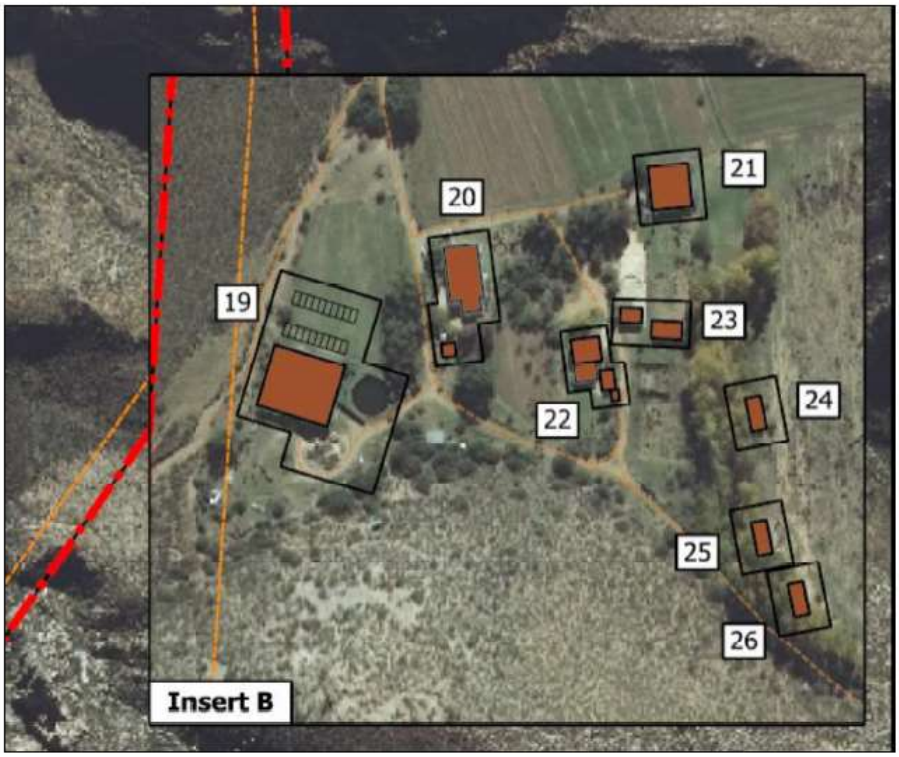

Figure 3: Insert B of Figure 1

The units will be permitted to have shallow splash pools, these pools will also be filled with water from the property's existing water source. The intensions (and as will be stipulated in the HOA constitution and EMPr) is to not use any chemicals in the pools but instead to empty the water back into the river at the end of each visit.

Permanent pets (especially cats) will not be permitted as the fences on the property will be removed to allow for the free movement of fauna across the property and the surrounding ECPTA managed Protected Area (also included into the world heritage site).

Majority of the new proposed erven sites do not have any trees for shade and as such it will be permitted to plant indigenous trees, well suited to the area around the houses but within the erven footprints for shade purposes. This must however be done only after consultation with the HOA. Sweet thorn trees (Vachellia karroo) or Fever trees (Vachellia xanthophloea) are examples of popular indigenous trees used for shade.

Services

Each unit will have water tanks to harvest rainwater. The farm does however have existing water rights to irrigate the agricultural lands. Agricultural activities have ceased on the property and the expected water use for all of the new proposed units will be far less than what is allowed for in the Water Use Rights to irrigate fields with.

The water for the property comes from the river upstream of the units and is distributed using gravity and solar pumps.

Power (electricity) for the units will be as the existing facilities, PV solar.

Solid Waste (unrecyclable) will be stored and transported to Willowmore, or other municipal landfill sites.

Each unit's sewerage will be dealt with by individual soak away systems.

Alternative B

Figure 4 shows the Alternative layout for the proposed development, the aspects of this alternative will be explored in greater depth in the alternatives section of this BAR. For this Alternative only 5 Resort II erven are proposed with a total combined erf coverage of 2000m2 (400m2 each). In this layout the distribution of the erven is scattered around the property and there are no land reform aspects to this Alternative.

Figure 4: Alternative B

2. FEASIBLE AND REASONABLE ALTERNATIVES

"alternatives", in relation to a proposed activity, means different means of meeting the general purpose and requirements of the activity, which may include alternatives to—

(a) the property on which or location where it is proposed to undertake the activity;
(b) the type of activity to be undertaken;
(c) the design or layout of the activity;
(d) the technology to be used in the activity;
(e) the operational aspects of the activity; and
(f) the option of not implementing the activity.

Describe alternatives that are considered in this application. Alternatives should include a consideration of all possible means by which the purpose and need of the proposed activity could be accomplished in the specific instance taking account of the interest of the applicant in the activity. The no-go alternative must in all cases be included in the assessment phase as the baseline against which the impacts of the other alternatives are assessed. The determination of whether site or activity (including different processes etc.) or both is appropriate needs to be informed by the specific circumstances of the activity and its environment. After receipt of this report the competent authority may also request the applicant to assess additional alternatives that could possibly accomplish the purpose and need of the proposed activity if it is clear that realistic alternatives have not been considered to a reasonable extent.

Alternatives Assessed

Alternative A (Preferred Alterative): This alternative involves the rezoning and subdivision to allow a Private Nature reserve and Tourism accommodation, 19 Resort Zone II erven, including the erven for farm workers.

Alternative B: This alternative involves the rezoning and subdivision to allow a Private Nature reserve and Tourism accommodation, 13 Resort Zone II erven

Alternative C: No-Go Alternative, whereby none of the proposed Alternatives A or B are undertaken.

3. ACTIVITY POSITION

Indicate the position of the activity using the latitude and longitude of the centre point of the site for each alternative site. The co-ordinates should be in degrees and decimal minutes. The minutes should have at least three decimals to ensure adequate accuracy. The projection that must be used in all cases is the WGS84 spheroid in a national or local projection.
List alternative sites if applicable.

Alternative:	**Latitude (S):**	**Longitude (E):**
Alternative S1[1] (preferred or only site alternative)	33° 34' 20.91"S, 23° 43' 9.83"E	
Alternative S2 (if any)	Please note that the "site" for each alternative is Portion 1 of the Farm Matjesfontein 206, Division Willowmore and as such the co-ordinates listed above will not vary between the alternatives	
Alternative S3 (if any)		

In the case of linear activities:

Alternative:	**Latitude (S):**	**Longitude (E):**
Alternative S1 (preferred or only route alternative)		
• Starting point of the activity	o '	o '
• Middle point of the activity	o '	o '
• End point of the activity	o '	o '
Alternative S2 (if any)		
• Starting point of the activity	o '	o '
• Middle point of the activity	o '	o '
• End point of the activity	o '	o '
Alternative S3 (if any)		
• Starting point of the activity	o '	o '
• Middle point of the activity	o '	o '
• End point of the activity	o '	o '

For route alternatives that are longer than 500m, please provide an addendum with co-ordinates taken every 250 meters along the route for each alternative alignment.

[1] "Alternative S.." refer to site alternatives.

4. PHYSICAL SIZE OF THE ACTIVITY

Indicate the physical size of the preferred activity/technology as well as alternative activities/technologies (footprints):

Alternative:	**Size of the activity:**
Alternative A1[2] (preferred activity alternative)	2500m^2 3 labourers Cottages (3 x 75m^2) = 225 m^2 (9 x Resort erven 500m^2, Footprint of houses 9 x 250m^2) = 2250m^2 Total activity size= 2500m^2
Alternative A2 (if any)	2000m^2 (5 x Resort erven @ 400m^2 each)
Alternative A3 (if any)	0m^2

or, for linear activities:

Alternative:	**Length of the activity:**
Alternative A1 (preferred activity alternative)	m
Alternative A2 (if any)	m
Alternative A3 (if any)	m

Indicate the size of the alternative sites or servitudes (within which the above footprints will occur):

Alternative:	**Size of the site/servitude:**
Alternative A1 (preferred activity alternative)	205.8417 ha
Alternative A2 (if any) Alternative A3 (if any)	Please note that the "site" for each alternative is Portion 1 of the Farm Matjesfontein 206, Division Willowmore and as such the size listed above will not vary between the alternatives.

5. SITE ACCESS

Does ready access to the site exist?	**YES**	~~NO~~
If NO, what is the distance over which a new access road will be built		

Describe the type of access road planned:

---

[2] "Alternative A.." refer to activity, process, technology or other alternatives.

The property is currently accessible from the R332 via a servitude road over Remainder Farm 205 and Remainder Farm 206. There are existing gravel tracks that traverse the property at various points. Currently the proposed sites do have access tracks albeit that some of them will have to be extended slightly (approximately 20m) and some will have to be upgraded in sections where they are prone to flood damage or have not been repaired after flooding yet. The main access gravel road has to be periodically maintained by the property owner after floods/rainfall events as the road crosses the Riet River several times. Maintenance of this route generally entails the clearing of deposited river material (silt and rocks) after the stream dries up.

Include the position of the access road on the site plan and required map, as well as an indication of the road in relation to the site.

6. SITE OR ROUTE PLAN

Please refer to Appendix A for A3 sized layouts of the following alternatives.

Alternative A (preferred alternative):

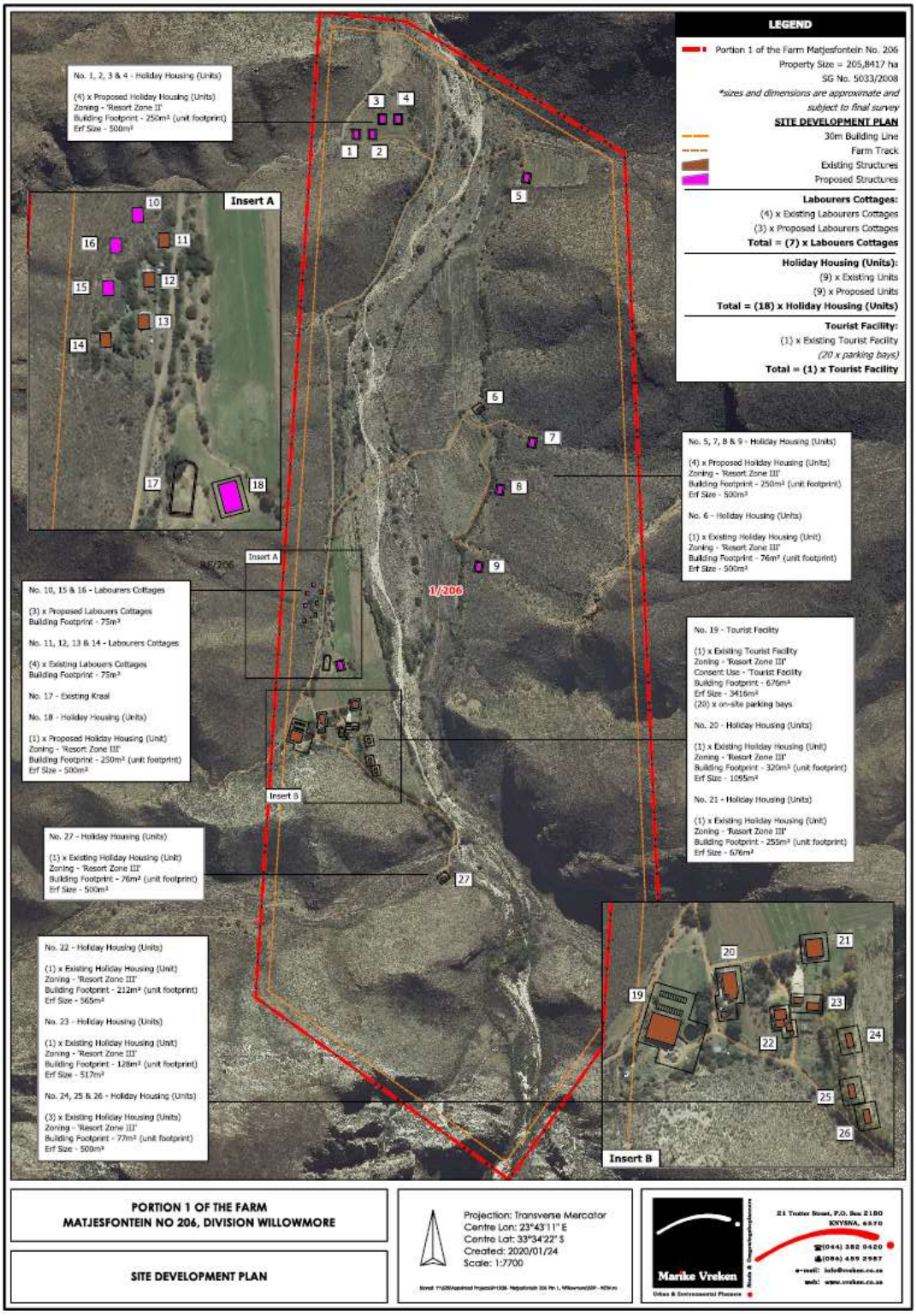

Figure 5: Alternative A (preferred Alternative)

Alternative B:

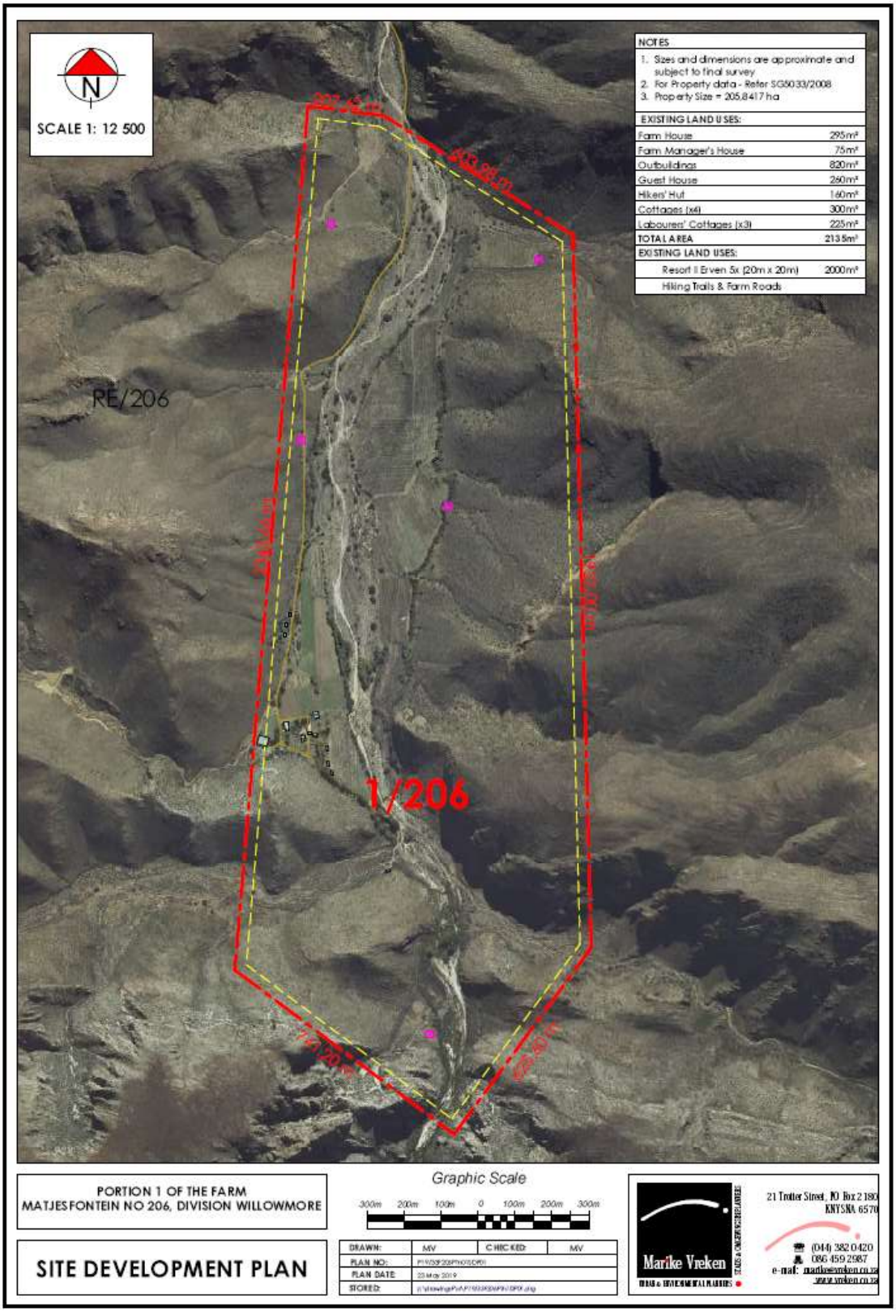

Figure 6: Alternative B

7. SITE PHOTOGRAPHS

Colour photographs from the centre of the site must be taken in at least the eight major compass directions with a description of each photograph. Photographs must be attached under Appendix B to this form**.** It must be supplemented with additional photographs of relevant features on the site, if applicable.

Please refer to Appendix B for the site Photographs of the various sites on Portion 1 of the Farm Matjesfontein No. 206.

8. FACILITY ILLUSTRATION

A detailed illustration of the activity must be provided at a scale of 1:200 as Appendix C for activities that include structures. The illustrations must be to scale and must represent a realistic image of the planned activity. The illustration must give a representative view of the activity.

Please note that as the proposal involves the rezoning and subdivision of the existing property, with the construction and designs of the houses to be built on the erven still to be determined by the potential landowners and guided by the Homeowners Constitution (which is still being compiled) no conceptual illustrations exist.

9. ACTIVITY MOTIVATION

9(a) Socio-economic value of the activity

What is the expected capital value of the activity on completion?	Undeterminable at this stage as the proposal will only result in the rezoning and subdivision of the property, the value of the houses built on the erven will vary greatly dependent on the future owners preference and budget.	
What is the expected yearly income that will be generated by or as a result of the activity?	Unknown however it will likely only be in the form of domestic labour for cleaning and maintenance purposes.	
Will the activity contribute to service infrastructure?	~~YES~~	**NO**
Is the activity a public amenity?	~~YES~~	**NO**

How many new employment opportunities will be created in the development phase of the activity?	Please note that the calculations below are purely to determine the potential number of working hours available when the proposal is implemented and is in no way an indication of the time to complete the project. In an urban environment it takes approximately 15 labourers approximately 4 months to construct one house, therefore, 15 labourers x 4 months x 20 day work month, results in approximately 1200 man days to construct a house. The new job opportunities will however be dependent on the individual owner and his budget and time frames, in addition to the willingness and skill set of the local labour to complete the work.
What is the expected value of the employment opportunities during the development phase?	The labour opportunities are as follows; Generally. an unskilled labourer gets R 125 to 150 per day per labourer and R 250 for the brick work. There are usually about 2 labourers who get 250 per day and 6 who get 150 per day. Then there is the builder who gets R 150 000 for building the house at least. It should take about 3 months to complete a house. However, some of the houses could cost in the region of R 2 million as an upper estimate, depending on what an owner wants, so at the end of the day the impact (positive) may be quite substantial.
What percentage of this will accrue to previously disadvantaged individuals?	The Applicant will aim for about 75% - The Another Way Trust runs community upliftment projects for the communities in the Baviaanskloof and as such has strong ties to the community, the Trust and landowner will therefore ensure that the available work will go to those in the community that need the work opportunities, if available. Concerns were raised during the Pre-Application PPP that there would not be enough local labour for the proposal. "Local" in terms of the proposal includes the entire municipal area and not just the Baviaanskloof itself. It must however also be noted that if there is not enough or skilled or unskilled local labour, the Applicant will source other skilled and unskilled labour. As this proposal is a private project and not Tax funded, there are no obligations for to use local, previously disadvantaged labour.

How many permanent new employment opportunities will be created during the operational phase of the activity?	The Leopard Trail currently has 6 permanent staff and will be able to accommodate an additional 4 permanent staff members once the proposal has come to fruition.
What is the expected current value of the employment opportunities during the first 10 years?	The value of the employment opportunities is expected to be in the region of on average 1 million Rand per house therefore approximately 20 million Rand. However, this will be realised in the next 10 to 15 years
What percentage of this will accrue to previously disadvantaged individuals?	75 % (if available)

9(b) Need and desirability of the activity

Motivate and explain the need and desirability of the activity (including demand for the activity):

Societal Priority

According to the Planning Report by Marike Vreken Urban & Environmental Planners, the Baviaanskloof is considered a tourist destination; and various spatial/planning documents encourage appropriate tourism activities in the area. The subject property is completely surrounded by conservation areas and nature reserves and have very limited agricultural opportunities. Thus, the property owner must ensure a sustainable source of in income to make a living of the property. The property owner acknowledges the fact that it is important to protect and preserve the property, as it is surrounded by a World Heritage Site; therefore it is proposed to rezone the property to allow a private nature reserve and to be consistent with the surrounding character of the area. However, it is impossible to have a sustainable income solely from a conservation area of the extent of the property; therefore, it is important to have a strong and sustainable tourism sector on the property, which will ensure a sustainable income. Tourism is one of the main economic industries within the Baviaanskloof area. Tourism plays an important role in the development and economic growth of the area, thus there is a need for unique tourist accommodation.

Not only will the property continue to contribute to the conservation sector, but it will also contribute to the tourism sector. There is definitely a need to utilise the small agricultural properties (with limited agricultural potential) to their full potential, as it will generate employment opportunities and it will also attract business, which will contribute to the economic growth of the area.

According to Marike Vreken Town Planners, the farm property is not big enough for the owner to benefit from its agricultural purposes alone or from its conservation alone; therefore it is proposed to allow a private nature reserve with tourist accommodation. The only way the owner can ensure a sustainable income from the agricultural property is to create opportunities to receive an income from more than one sector (conservation & tourism).

There is also a great need to uplift and empower previously disadvantaged communities in South-Africa. The property owner has helped established a Non-profit Origination (Another Way Trust (AWT)); who runs & operates the Leopard Hiking Trail, which starts and finishes on the subject property. The property owner wishes to provide further opportunities to the AWT by proposing to transfer the proposed tourist facility to the trust. The proposed tourist facility will be managed and operated by the Another Way Trust, and the profit and proceeds from the tourist facility will be ploughed back into the AWT. The tourist facility will have a gift shop where community goods can be sold and a restaurant will be licensed to a community team to operate.

The proposal also includes a 'land reform' component. It is the vision of the property owners to encourage a positive and sustainable 'land reform' project with their labourers that have been in their employment for many years. The proposal is to allocate these (4) erven to individual farm workers (labourers) that have worked on the farm for more than 10 years. The farm workers will have the opportunity to acquire ownership of the individual erven when they have completed their employment commitments. These erven will also form part of the established Home Owners' Association and must adhere to the rules and regulations as stipulated in their HOA Regulations Manual.

There is definitely a need to improve and uplift the livelihoods of previously disadvantaged communities; therefore this proposal is definitely 'needed', as it will provide sustainable and realistic opportunities for economic growth, income security and the upliftment of livelihoods of the local community.

Desirability

The desirability of a proposed development also relies heavily on the consistency with policy documentation but has a distinctly spatial focus. The guideline on Need and Desirability specifically poses the question "Would the approval of this application compromise the integrity of the existing approved and credible municipal IDP and SDF as agreed to by the relevant authorities?"

NEMA also links the desirability of development to the concept of the "*best practicable environmental option*"; this refers to the option that provides the most benefit and causes the least damage to the environment, at a cost acceptable to society, in the long term as well as in the short term. The consideration of alternatives is therefore closely related to this concept – because the property is not viable to be used for agricultural activities, a realistic option is to develop the property as discussed in the report.

According to the Planning Report the following key considerations are taken into account to determine the desirability of the proposed land use.

<u>Economic Impact</u>

- Positive economic impact
- Additional expenditure in area
- Contribute to tourism growth
- Additional employment opportunities
- Encourages land reform

Social Impact

- More accommodation opportunities
- Wider variety of housing in area
- Land reform opportunity

Scale of capital investment

- New development, will attract new investment opportunities
- Allows owner to ensure a sustainable income from the property, as the agricultural activities were limited
- Approximately R5m will be spent on the Tourist Facility, and another R5m on the development of the hiker's accommodation.

Compatibility with surrounding land uses

- Contribute to the existing character of the area
- Contribute to the tourism node
- Additional tourist accommodation
- Contribute to the surrounding conservation areas
- Various precedents are set in the surrounding area

Impact on external engineering services

- No impact on existing service infrastructure
- No additional services needed
- The properties will make use of off-grid civil services

Impact on safety health and wellbeing of the surrounding community

- No change in existing character of the area
- No existing rights will be impacted
- No noise and air pollution will be caused
- The proposed development will assist in the generation of income for the Another Way Trust, that does community upliftment work in the Baviaanskloof.
- Additional employment opportunities for the surrounding community will result in the economic upliftment of the community.

Impact on heritage

- No heritage impacts
- No heritage value

Traffic impacts, parking access, other transport considerations

- No additional traffic
- Minor to no impact on traffic flow
- Access from existing road network

Impact on quality of life

- No views will be obscured
- Within the allowed height
- Fits within character of the area

Timing – need to densify or protect urban edges

- Surrounded with conservation areas and nature reserves
- Little to no agricultural potential
- Agricultural opportunities are very limited on the property, the owner must have a better source of income to ensure a sustainable income
- Acceptable scale of densification

Opportunity costs

- Private investment
- No municipal funding required

Alignment with SDF's

- In line with all the applicable legislation and policies

Indicate any benefits that the activity will have for society in general:

Apart from the construction phase labour requirements and capital influx for the community members assisting in the construction phase, and the points raised above in the need and desirability section, such as the additional permanent employment opportunities and erven assets for labourer's whom have worked on the property for more than 10 years. The proposal will provide the opportunity for members of society to buy a resort erf surrounded by the Baviaanskloof Protected Area which has been included into the Cape Floristic World Heritage Sites, by doing this it will provide access and connectivity for those that make use of the facilities, in addition it will promote conservation and the importance of conserving our world-renowned floral kingdom (The Cape Floristic World Heritage Sites). According to the Planning Report, part of the proposal is for the allocation Resort Zone II erven to individual farm workers that have worked on the farm for more than 10 years. The farm workers will have the opportunity to acquire ownership of the allocated erven and the owner's vision is to create a positive land reform project with their loyal labourers that have been in their employment for many years. The intentions of this part of the proposal is not only to give him security of tenure, but also to give him ownership of house and to allow for the same opportunity for other loyal farm workers/labourers.

Indicate any benefits that the activity will have for the local communities where the activity will be located:

According to the planning report Another Way Trust (AWT) is a Non-profit Organization which does charity work in the area in the form of community development work in the Baviaanskloof area. The popular Leopard Trail was the brainchild of the Trust in 2015, looking to drive employment in the area and create a sustainable source of funding for the Trust's community development work going forward. The AWT runs and manages the 4-day Leopard Trail Hike and the beneficiaries of the AWT are the previously disadvantaged community of the Baviaanskloof. The AWT has been granted a 10 year concession to run the Leopard Trail in the Baviaanskloof World Heritage Site by the Eastern Cape Parks and Tourism Agency (ECPTA).

One of the existing farm workers that resides on the property, has acquired security of tenure on the farm (in terms of the provisions of the Extension of Security of Tenure Act, Act No. 62 of 1997), since he has been employed and worked on the farm for more than 10 years. The intention of this proposal for the property is not to only give him security of tenure, but also to give him ownership of his house and to allow for the same opportunity for the other loyal farm workers.

The Planning Report also indicates that one of the structures close to the original homestead is an existing barn which is proposed to be converted into a touristy facility. A reception, restaurant and gift shop will be located within this building. This building will form the start and finish of the Leopard Trail and will be managed and operated by the AWT. All profits and proceeds will be fed back into the AWT, this is a key component of the Community Tourism project. The shop will sell community goods and the restaurant will be licensed to a community team to operate.

It is also proposed to transfer the proposed Resort Zone II erf on which the tourism facility is located to the AWT, in order for them to generate additional income through tourism opportunities.

10.(A) APPLICABLE LEGISLATION, POLICIES AND/OR GUIDELINES

List all legislation, policies and/or guidelines of any sphere of government that are applicable to the application as contemplated in the EIA regulations, if applicable:

Title of legislation, policy or guideline:	Administering authority:	Date:
National Environmental Management Act 107 of 1998	Eastern Cape Government: Department of Economic Development, Environmental Affairs and Tourism	tbc
Environmental Impact Assessment Regulations, 2014, as amended (7 April 2017)		
National Water Act 36 of 1998	Eastern Cape Government: Department of Water Affairs and Forestry. National Department of Water and Sanitation	tbc
National Environmental Management: Biodiversity Act 10 of 2004	Eastern Cape Parks and Tourism	tbc
National Heritage Resources Act, Act 25 of 1999	Eastern Cape Provincial Heritage Resources Authority / SAHRA	tbc
Updated Integrated Environmental Management Guideline: Guideline on Need and Desirability, 2017	Eastern Cape Government: Department of Economic Development, Environmental Affairs and Tourism	tbc
Guideline on Public Participation (2013)		
Guideline on Alternatives (2013)		
Guideline on Environmental Management Plans (2005)		
Guideline for the Review of Specialist Input into the EIA Process (2005)		
Integrated Environmental Management Information Series 5: Impact Significance (2002)		
Integrated Environmental Management Information Series 7: Cumulative Effects Assessment (2004)		
Eastern Cape Provincial Spatial Development Plan (ECPSDP) (2010)	Eastern Cape Provincial Government	tbc
Dr Beyers Naudé Local Municipality Integrated Development Plan (2017 – 2022)	Dr Beyers Naudé Municipality	tbc

10.(B) PREVIOUSLY APPLICABLE LEGISLATION

It was requested that the legality of the existing structures on site be determined and therefore this subsection has been added to the BAR to highlight this.

The current owner of the property, and applicant of this application for Environmental Authorisation, took ownership of the property in 2003. According to the Applicant the previous owners had been occasionally renting out Units 20, 21, 22 and 27 for a few years prior to 2003 as accommodation to visitors of the area. When the current owner took ownership of the property these units were renovated, within their existing footprints, to continue providing accommodation to visitors of the area. Unit 6 was constructed by the current owner in 2007 and is also used for accommodation purposes.

At the time of renovations of Units 20, 21, 22 and 27, the Environmental Conservation Act, 1989 and Schedule 1 to Government Notice No R.1182 of 5 September 1997, as amended by Government Notice No R.1355 of 17 October 1997 and Government Notice No. R448 of 27 March 1998 and Government Notice No. R.670 of 10 May 2002, was in effect.

Item 1 of Schedule 1 reads:
1- The construction, erection or upgrading of –
(n) public and private resorts and associated infrastructure
"upgrading" as defined in the schedule means: "the expansion beyond its existing size, volume or capacity of the existing facility, installation or other activity referred to in this Schedule, but does not include regular or routine maintenance and the replacement of inefficient or old plant, equipment or machinery where such does not have an increased detrimental effect on the environment."

We submit that the property was zoned as Agriculture and as such is not regarded as a resort, in addition the renovations did not result in the expansion of the unit's footprints.

For the construction of Unit 6 in 2007, the Environmental Impact Assessment Regulations (Government Notice No. R.385, R.386, and R.387 in Government Gazette of 21 April 2006) were in effect.

Activity 1 – the construction of facilities or infrastructure, including associated structures or infrastructure, for –
(d) resorts, lodges, hotels or other tourism and hospitality facilities in a protected area contemplated in the national environmental management: protected areas act, 2003 (act no. 57 of 2003)

The property has not been and still is not a protected area and therefore does not trigger this activity either.

Considering the history of the property and the Environmental Legislation applicable at the time, we have not been presented with any evidence and are of the opinion that the existing accommodation units on the property are lawful.

11. WASTE, EFFLUENT, EMISSION AND NOISE MANAGEMENT

11(a) Solid waste management

Will the activity produce solid construction waste during the construction/initiation phase?	**YES**	~~NO~~
If yes, what estimated quantity will be produced per month?	Approximately 2m^3 per month	
How will the construction solid waste be disposed of (describe)?		
Where will the construction solid waste be disposed of (describe)?		

General construction related waste is expected during the construction phase, such as material packaging, pipe and wiring off-cuts, rubble, etc. The waste/rubble created during the construction phase will be taken off site using trucks to the nearest municipal registered waste disposal facility, likely Willowmore, approximately 38km north west of the property. During the operational phase the proposal will generate general household waste, it is likely that over the course of a year the average household waste produced will be far less than in an urban area as it is likely that the houses will not be occupied throughout the year. The household waste produced during the operational phase will have to be stored in scavenger proof bins/facilities, the owners of the Resort Zone II erven will be responsible for disposing of the temporarily stored waste at the nearest registered waste disposal facility as required at Willowmore. No hazardous waste is expected during the construction phase.

Will the activity produce solid waste during its operational phase?	**YES**	~~NO~~
If yes, what estimated quantity will be produced per month?	Negligible – apart from the labourers cottages, the resort erven will only produce solid waste when the owners visit their holiday houses, therefore the solid waste produced will be considerately less than average household waste.	

How will the solid waste be disposed of (describe)?

Construction Phase: Recyclable waste will be disposed of at Oudtshoorn or George, unrecyclable waste will be transported to the Willowmore landfill site when required. Operational Phase: Recyclable waste will be disposed of at Willowmore if there are operational facilities, unrecyclable waste will be transported to the Willowmore landfill site when required.

Where will the solid waste be disposed if it does not feed into a municipal waste stream (describe)?

Not Applicable

If the solid waste (construction or operational phases) will not be disposed of in a registered landfill site or be taken up in a municipal waste stream, then the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

Can any part of the solid waste be classified as hazardous in terms of the relevant legislation?	~~YES~~	**NO**

If yes, inform the competent authority and request a change to an application for scoping and EIA.

Is the activity that is being applied for a solid waste handling or treatment facility?	~~YES~~	**NO**

If yes, then the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

11(b) Liquid effluent

No effluent, other than normal sewage will be generated during the construction phase and operational phase. During the construction phase sewage will be collected in portable toilets and

disposed of by the portable toilet service provider. During the operational phase and due to the isolation of the site from bulk municipal services, the sewage will be dealt with by means of septic soak-away tanks for each Resort Zone II erf. The expected quantities of sewage during the operational phase are unknown at this stage, but it will be low because the houses will not be occupied full time. Conservancy tanks were considered for the proposal however due to the isolation of the site the costs associated with servicing the conservancy tanks are very high and not considered a feasible alternative to the proposed soak away systems.

According to a study by the Groundwater Programme, Division of Water, Environment and Forestry Technology, *Septic Tank Systems in the South African Coastal Zone, compiled by A. Wright,* the majority of septic tank problems are caused by blocked or inadequate drainage fields and may be attributed to poor location, poor design and lack of maintenance.

The report does however still recommend "*the use of septic tank systems should continue and be actively promoted as a cost-efficient means of domestic waste water disposal.*"

Although the study focuses on the coastal environment where saturated soils cause their own set of problems, the majority of common problems resulting from septic tanks originates from poor maintenance and management of the systems, which are relevant to this proposal. In addition, as noted in the case studies of the report much of the devastating effluent impacts on ground and surface water tend to occur during holiday season when shared septic tank systems are overloaded. As the proposed septic tank systems will service each erf and there will not be any shared systems, the risk of this occurring is negligible.

As such the installation of the systems for each new (9) erven must be undertaken in such a way to ensure the longevity and effective functionality of the systems. Sufficient buffers and soak-away areas must be determined by the service provider. In addition, an information booklet must be generated for each new landowner, explaining the in's and out's of soak-aways and how they must be effectively managed and serviced to prevent pollution of the natural systems. Mismanagement of the septic tank soak-aways which results in impacts to the natural environment will result in the rehabilitation of the area at the owners cost.

Will the activity produce effluent, other than normal sewage, that will be disposed of in a municipal sewage system?	YES	**NO**
If yes, what estimated quantity will be produced per month?	N/A	
Will the activity produce any effluent that will be treated and/or disposed of on site?	~~Yes~~	**NO**

If yes, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

Will the activity produce effluent that will be treated and/or disposed of at another facility?	YES	~~**NO**~~

If yes, provide the particulars of the facility:

Facility name:	
Contact person:	

Postal address:			
Postal code:			
Telephone:		Cell:	
E-mail:		Fax:	

Describe the measures that will be taken to ensure the optimal reuse or recycling of waste water, if any:

11(c) Emissions into the atmosphere

Will the activity release emissions into the atmosphere?	~~YES~~	**NO**
If yes, is it controlled by any legislation of any sphere of government?	~~YES~~	~~NO~~

If yes, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

If no, describe the emissions in terms of type and concentration:

N/A

11(d) Generation of noise

Will the activity generate noise?	**YES**	~~NO~~
If yes, is it controlled by any legislation of any sphere of government?	~~YES~~	**NO**

If yes, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

If no, describe the noise in terms of type and level:

During the pre-construction phase (i.e. site establishment) and construction phase there will be an increase in noise generation as a result of the machinery and presence of construction workers. These impacts will however be of short-term duration i.e. only for the duration of the construction phase. Due to the isolation of the property, it is not expected that the noise generated by the construction phase will negatively impact surrounding landowners as it is highly unlikely that the construction noise will travel such great distances as the surrounding mountains will contain most noise created to within the property's valley. A Homeowners Association (HOA) constitution with rules is being compiled, this will outline rules on pets, noise, waste management, soak-away management, development guidelines, etc.

12. WATER USE

Please indicate the source(s) of water that will be used for the activity by ticking the appropriate box(es)

~~municipal~~	~~water board~~	~~groundwater~~	**river, stream, dam or lake**	~~other~~	~~the activity will not use water~~

If water is to be extracted from groundwater, river, stream, dam, lake or any other natural feature, please indicate

the volume that will be extracted per month:	Unknown at this stage, the property does however have existing water use rights for the agricultural activities that have currently ceased, DWS will however be consulted in this regard for their guidance regarding whether the existing water rights are sufficient to cover the proposed rezoning. It is expected that the water use relating to the proposed erven will be far less than that which would be required to undertake agricultural activities on the property.

Does the activity require a water use permit from the Department of Water Affairs?	To be confirmed

If yes, please submit the necessary application to the Department of Water Affairs and attach proof thereof to this application if it has been submitted.

13. ENERGY EFFICIENCY

Describe the design measures, if any, that have been taken to ensure that the activity is energy efficient:

The property currently is and will remain self-sufficient in terms of electricity and water.

No municipal bulk services are available on the property and as such electricity for the Resort Zone II erven will be sourced from the sun via photovoltaics. As such the proposal will be energy self-sufficient and there will therefore not be a need to fit energy efficient fixtures to reduce the demand on fossil fuels as the proposal will not place additional stress on the municipal energy needs. That being said it will however be in the landowners best interest to fit energy efficient appliances and fixtures to reduce the demand on the proposed individual solar setups. It is also highly likely, as is common with isolated houses, that energy will be supplemented with gas, for heating water (geysers) and cooking (gas stoves).

Describe how alternative energy sources have been taken into account or been built into the design of the activity, if any:

Solar panels will be used to generate electricity for the houses.

SECTION B: SITE/AREA/PROPERTY DESCRIPTION

Important notes:

1. For linear activities (pipelines, etc) as well as activities that cover very large sites, it may be necessary to complete this section for each part of the site that has a significantly different environment. In such cases please complete copies of Section C and indicate the area, which is covered by each copy No. on the Site Plan.

2. Paragraphs 1 - 6 below must be completed for each alternative. **– Please note that as the alternatives are located on the same property and only the locations and number of sites within the property vary. As such Point 2, 3, 4, 5 and 6 are not duplicated in this report as they are the same for both alternatives.**

3. Has a specialist been consulted to assist with the completion of this section?

YES	~~NO~~

If YES, please complete form XX for each specialist thus appointed:

All specialist reports must be contained in Appendix D.

1. GRADIENT OF THE SITE

Indicate the general gradient of the site.

Please note that as mentioned in the description of the proposed activity, there are existing structures on the property (15) and only 12 are new proposed footprints. Only these new footprints are represented below as the existing footprints will all be rated as flat.

Alternative A:

Alternative A, Site 1:

Flat	**1:50 – 1:20**	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5

Alternative A, Site 2:

Flat	**1:50 – 1:20**	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5

Alternative A, Site 3:

Flat	**1:50 – 1:20**	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5

Alternative A, Site 4:

Flat	**1:50 – 1:20**	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5

Alternative A, Site 5:

Flat	**1:50 – 1:20**	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5

Alternative A, Site 7:

Flat	1:50 – 1:20	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5

Alternative A, Site 8:

Flat	1:50 – 1:20	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5

Alternative A, Site 9:

Flat	1:50 – 1:20	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5

Alternative A, Site 10:

Flat	1:50 – 1:20	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5

Alternative A, Site 15:

Flat	1:50 – 1:20	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5

Alternative A, Site 16:

Flat	1:50 – 1:20	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5

Alternative A, Site 18:

Flat	1:50 – 1:20	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5

Alternative B (if any):

Alternative B, Site 1:

Flat	**1:50 – 1:20**	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5

Alternative B, Site 2:

Flat	1:50 – 1:20	**1:20 – 1:15**	**1:15 – 1:10**	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5

Alternative B, Site 3:

Flat	1:50 – 1:20	1:20 – 1:15	1:15 – 1:10	**1:10 – 1:7,5**	1:7,5 – 1:5	Steeper than 1:5

Alternative B, Site 4:

Flat	1:50 – 1:20	**1:20 – 1:15**	**1:15 – 1:10**	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5

Alternative B, Site 5:

Flat	1:50 – 1:20	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5

Alternative C (if any):

No-Go alternative

~~Flat~~	~~1:50 – 1:20~~	~~1:20 – 1:15~~	~~1:15 – 1:10~~	~~1:10 – 1:7,5~~	~~1:7,5 – 1:5~~	~~Steeper than 1:5~~

2. LOCATION IN LANDSCAPE

Indicate the landform(s) that best describes the site:

~~2.1 Ridgeline~~
~~2.2 Plateau~~
~~2.3 Side slope of hill/mountain~~
~~2.4 Closed valley~~
2.5 **Open valley**
~~2.6 Plain~~
~~2.7 Undulating plain / low hills~~
~~2.8 Dune~~
~~2.9 Seafront~~

3. GROUNDWATER, SOIL AND GEOLOGICAL STABILITY OF THE SITE

Is the site(s) located on any of the following (tick the appropriate boxes)?

	Alternative S1:		**Alternative S2 (if any):**		**Alternative S3 (if any):**	
Shallow water table (less than 1.5m deep)	~~YES~~	**NO**	~~YES~~	**NO**	~~YES~~	**NO**

Dolomite, sinkhole or doline areas	~~YES~~	**NO**		~~YES~~	**NO**		~~YES~~	**NO**
Seasonally wet soils (often close to water bodies)	~~YES~~	**NO**		~~YES~~	**NO**		~~YES~~	**NO**
Unstable rocky slopes or steep slopes with loose soil	~~YES~~	**NO**		~~YES~~	**NO**		~~YES~~	**NO**
Dispersive soils (soils that dissolve in water)	~~YES~~	**NO**		~~YES~~	**NO**		~~YES~~	**NO**
Soils with high clay content (clay fraction more than 40%)	~~YES~~	**NO**		~~YES~~	**NO**		~~YES~~	**NO**
Any other unstable soil or geological feature	~~YES~~	**NO**		~~YES~~	**NO**		~~YES~~	**NO**
An area sensitive to erosion	**YES**	~~NO~~		**YES**	~~NO~~		**YES**	~~NO~~

If you are unsure about any of the above or if you are concerned that any of the above aspects may be an issue of concern in the application, an appropriate specialist should be appointed to assist in the completion of this section. (Information in respect of the above will often be available as part of the project information or at the planning sections of local authorities. Where it exists, the 1:50 000 scale Regional Geotechnical Maps prepared by the Council for Geo Science may also be consulted).

4. GROUNDCOVER

Indicate the types of groundcover present on the site:

4.1 Natural veld – good condition ~~E~~ - **Please note that this is the best option, the veld is mostly in good condition however some of the sites are located on fallow lands and as such are still in the recovery phase.**
~~4.2 Natural veld – scattered aliens E~~
~~4.3 Natural veld with heavy alien infestation E~~
~~4.4 Veld dominated by alien species E~~
~~4.5 Gardens~~
~~4.6 Sport field~~
~~4.7 Cultivated land~~
~~4.8 Paved surface~~
~~4.9 Building or other structure~~
~~4.10 Bare soil~~

The location of all identified rare or endangered species or other elements should be accurately indicated on the site plan(s).

Natural veld - good condition[E]	~~Natural veld with scattered aliens~~[E]	~~Natural veld with heavy alien infestation~~[E]	~~Veld dominated by alien species~~[E]	~~Gardens~~
~~Sport field~~	**Fallow land**	~~Paved surface~~	~~Building or other structure~~	~~Bare soil~~

If any of the boxes marked with an "[E] "is ticked, please consult an appropriate specialist to assist in the completion of this section if the environmental assessment practitioner doesn't have the necessary expertise.

A botanical specialist was appointed to undertake a botanical survey of the site, the findings of the study have been included as point 7 of this section and the full report is attached to this BAR as Appendix D.

5. LAND USE CHARACTER OF SURROUNDING AREA

Indicate land uses and/or prominent features that currently occur within a 500m radius of the site and give description of how this influences the application or may be impacted upon by the application:

5.1 Natural area
~~5.2 Low density residential~~
~~5.3 Medium density residential~~
~~5.4 High density residential~~
~~5.5 Informal residential~~
~~5.6 Retail commercial & warehousing~~
~~5.7 Light industrial~~
~~5.8 Medium industrial~~ [AN]
~~5.9 Heavy industrial~~ [AN]
~~5.10 Power station~~
~~5.11 Office/consulting room~~
~~5.12 Military or police base/station/compound~~
~~5.13 Spoil heap or slimes dam~~[A]
~~5.14 Quarry, sand or borrow pit~~
~~5.15 Dam or reservoir~~
~~5.16 Hospital/medical centre~~
~~5.17 School~~
~~5.18 Tertiary education facility~~
~~5.19 Church~~
~~5.20 Old age home~~
~~5.21 Sewage treatment plant~~[A]
~~5.22 Train station or shunting yard~~ [N]
~~5.23 Railway line~~ [N]
~~5.24 Major road (4 lanes or more)~~ [N]
~~5.25 Airport~~ [N]
~~5.26 Harbour~~
~~5.27 Sport facilities~~
~~5.28 Golf course~~

~~5.29 Polo fields~~
~~5.30 Filling station~~ ~~H~~
~~5.31 Landfill or waste treatment site~~
~~5.32 Plantation~~
5.33 Agriculture
~~5.34 River, stream or wetland~~
5.35 Nature conservation area
5.36 Mountain, koppie or ridge
~~5.37 Museum~~
~~5.38 Historical building~~
5.39 Protected Area
~~5.40 Graveyard~~
~~5.41 Archaeological site~~
~~5.42 Other land uses (describe)~~

If any of the boxes marked with an "N "are ticked, how will this impact / be impacted upon by the proposed activity.
N/A

If any of the boxes marked with an "An" are ticked, how will this impact / be impacted upon by the proposed activity.
If YES, specify and explain: N/A

If YES, specify: N/A

If any of the boxes marked with an "H" are ticked, how will this impact / be impacted upon by the proposed activity.
If YES, specify and explain: N/A

If YES, specify:N/A

6. CULTURAL/HISTORICAL FEATURES

Are there any signs of culturally or historically significant elements, as defined in section 2 of the National Heritage Resources Act, 1999, (Act No. 25 of 1999), including	~~YES~~	~~NO~~
Archaeological or palaeontological sites, on or close (within 20m) to the site?	**No**	
If YES, explain:	There are historic graves on the property, located near the existing farmhouse, which will be more than 20 m from all of the proposed sites for the Resort Zone II erven and will be protected indefinitely. The Eastern Cape Heritage Resources Authority has been requested to provide clarity regarding the way forward. The outcome of this correspondence will be included in the Draft or Final BAR. No response has been received yet.	
If uncertain, conduct a specialist investigation by a recognised specialist in the field to establish whether there is such a feature(s) present on or close to the site.		
Briefly explain the findings of the specialist:		
Will any building or structure older than 60 years be affected in any way?	~~YES~~	**NO**
Is it necessary to apply for a permit in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?	~~YES~~	**NO**

If yes, please submit or, make sure that the applicant or a specialist submits the necessary application to SAHRA or the relevant provincial heritage agency and attach proof thereof to this application if such application has been made.

7. Botanical Survey

A botanical survey of the site was conducted by Mark Berry, Attached to this BAR as Appendix D. The report investigates the botanical aspects of the proposed footprints on Portion 1 of the Farm Matjesfontein 206.

According to the report, the vegetation in the area where the proposed units are located can best be described as renosterveld. It is generally less than 0.5 m high, grassy in places with a few emerging species. The footprints of 1 to 5 and 10 and 11 are located inside fallow land, while 6 to 9 are located in relatively undisturbed veld. Unit 8's footprint is located on a previously disturbed site covered by grasses.
The report also mentions that a fire swept through the area in 2016 and that the vegetation is still in recovery phase. Vegetation cover ranges between 40 and 50 %.

The following plant species were recorded in the renosterveld on and around the unit footprints;

- *Aloe ferox (on the hill slopes above the footprint sites),*
- *Diospyros austro-africana,*
- *Dodonaea viscosa,*
- *Searsia longispina,*
- *S. pallens,*
- *Gymnosporia buxifolia,*
- *Phylica paniculata,*

- *Lessertia frutescens,*
- *Otholobium cf. prodiens,*
- *Melolobium microphyllum,*
- *Aspalathus hystrix,*
- *Lycium horridum,*
- *Solanum tomentosum,*
- *Osteospermum moniliferum,*
- *Pteronia incana,*
- *Elytropappus rhinocertotis,*
- *Metalasia densa,*
- *Othonna parviflora,*
- *Chrysocoma ciliata,*
- *Helichrysum rosum,*
- *Amellus strigosus,*
- *Asparagus capensis,*
- *A. retrofractus,*
- *Pelargonium quercifolium,*
- *Chaenostoma revolutum,*
- *Hermannia stipulacea,*
- *H. cf. odorata,*
- *Anisodontea scabrosa,*
- *Clutia laxa,*
- *Mesembryanthemum granulicaule,*
- *Ruschia multiflora,*
- *R. knysnana,*
- *Carpobrotus sp,*
- *Drosanthemum cf. hispidum,*
- *D. gracillimum,*
- *Galenia sarcophylla,*
- *G. procumbens,*
- *Cliffortia strobilifera*
- *C. ilicifolia.*
- *Bulbine lagopus* is the only bulb species recorded.

The report notes that, as can be expected in areas previously disturbed by agricultural activities (fallow land) and a recent veld fire, species diversity is not particularly high in the surveyed areas. No species of Conservation Concern or regional endemics. The report shows that majority of the proposed new sites are located within the fallow land with only 3, Sites 7 to 9, being located in relatively undisturbed veld.

The report also notes that the recorded biodiversity does not pose a major constraint to the proposed development as no Species of Conservational Concern or protected species were recorded at any of the sites. Overall, the impact on vegetation will be of a low to medium significance due to the small scale of the project. The site is located inside a mapped CBA, however the impact in this regard is also considered of a lower order due to the low density and spread out nature of the proposed units.

The report concludes that, there are no significant biodiversity constraints that suggest that the development should not be allowed, however, strict mitigation measures will be required before and during the construction phase to minimise the impact of the proposed development.

Note from the EAP: mitigation measures recommended by the specialist have been incorporated into the draft EMPr, amongst other mitigation measures to ensure the potential environmental impact is minimised and managed sufficiently.

Eastern Cape Biodiversity Conservation Plan, Critical Biodiversity Areas and NFEPA Map.
Please refer to the Locality and Biodiversity Maps (Appendix C) for the A3 version of Figure 7.

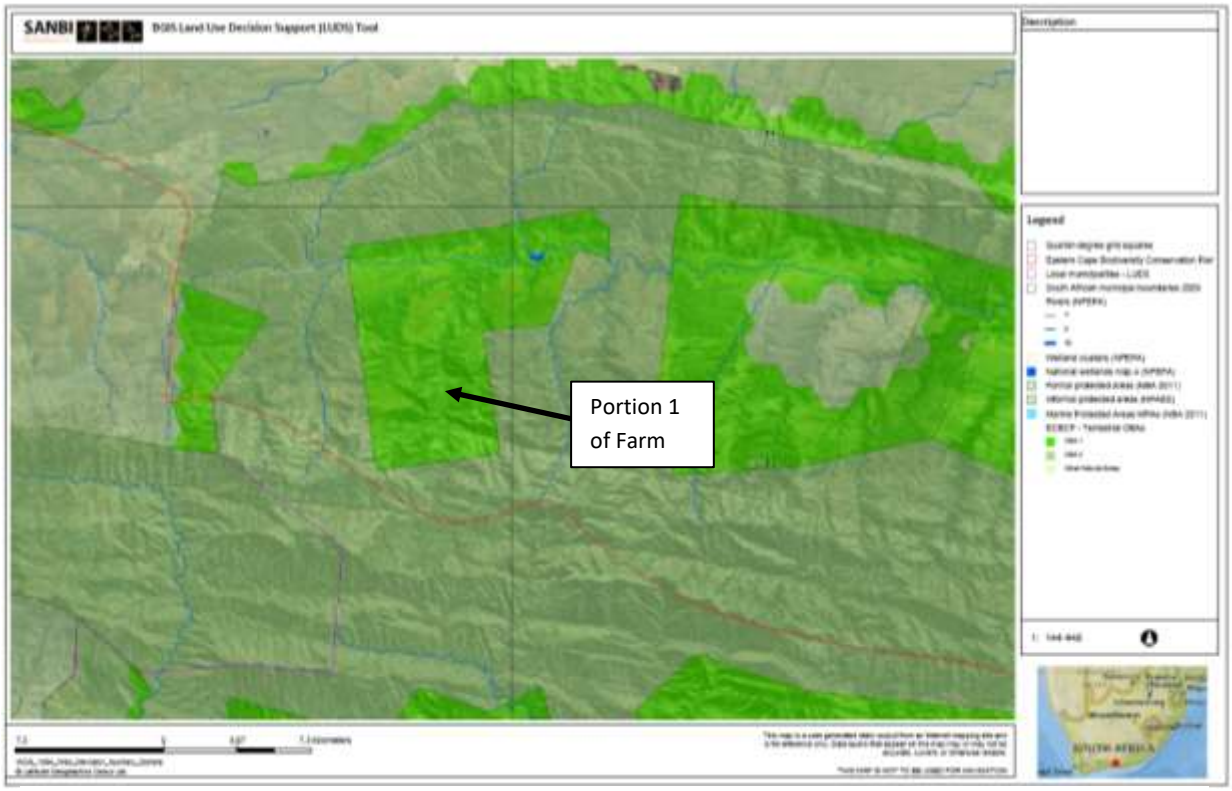

Figure 7: CBA and NFEPA Map

SECTION C: PUBLIC PARTICIPATION

In accordance with the COVID-19 regulations, a PPP plan was compiled and approved by the DEDEAT on 17 July 2020. Please refer to Appendix E for the PPP plan and approval thereof, in addition to the comments received and the Comments and Response Report.

1. ADVERTISEMENT

The person conducting a public participation process must take into account any guidelines applicable to public participation as contemplated in section 24J of the Act and must give notice to all potential interested and affected parties of the application which is subjected to public participation by—

(a) fixing a notice board (of a size at least 60cm by 42cm; and must display the required information in lettering and in a format as may be determined by the competent authority) at a place conspicuous to the public at the boundary or on the fence of—
  (i) the site where the activity to which the application relates is or is to be undertaken; and
  (ii) any alternative site mentioned in the application;

(b) giving written notice to—
  (i) the owner or person in control of that land if the applicant is not the owner or person in control of the land;
  (ii) the occupiers of the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;
  (iii) owners and occupiers of land adjacent to the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;

(iv) the municipal councillor of the ward in which the site or alternative site is situated and any organisation of ratepayers that represent the community in the area;
(v) the municipality which has jurisdiction in the area;
(vi) any organ of state having jurisdiction in respect of any aspect of the activity; and
(vii) any other party as required by the competent authority;

(c) placing an advertisement in—
(i) one local newspaper; or
(ii) any official *Gazette* that is published specifically for the purpose of providing public notice of applications or other submissions made in terms of these Regulations;

(d) placing an advertisement in at least one provincial newspaper or national newspaper, if the activity has or may have an impact that extends beyond the boundaries of the metropolitan or local municipality in which it is or will be undertaken: Provided that this paragraph need not be complied with if an advertisement has been placed in an official *Gazette* referred to in subregulation 54(c)(ii); and

(e) using reasonable alternative methods, as agreed to by the competent authority, in those instances where a person is desiring of but unable to participate in the process due to—
(i) illiteracy;
(ii) disability; or
(iii) any other disadvantage.

2. CONTENT OF ADVERTISEMENTS AND NOTICES

A notice board, advertisement or notices must:

(a) indicate the details of the application which is subjected to public participation; and

(b) state—
(i) that the application has been submitted to the competent authority in terms of these Regulations, as the case may be;
(ii) whether basic assessment or scoping procedures are being applied to the application, in the case of an application for environmental authorisation;
(iii) the nature and location of the activity to which the application relates;
(iv) where further information on the application or activity can be obtained; and
(iv) the manner in which and the person to whom representations in respect of the application may be made.

3. PLACEMENT OF ADVERTISEMENTS AND NOTICES

Where the proposed activity may have impacts that extend beyond the municipal area where it is located, a notice must be placed in at least one provincial newspaper or national newspaper, indicating that an application will be submitted to the competent authority in terms of these regulations, the nature and location of the activity, where further information on the proposed activity can be obtained and the manner in which representations in respect of the application can be made, unless a notice has been placed in any *Gazette* that is published specifically for the purpose of providing notice to the public of applications made in terms of the EIA regulations.

Advertisements and notices must make provision for all alternatives.

4. DETERMINATION OF APPROPRIATE MEASURES

The practitioner must ensure that the public participation is adequate and must determine whether a public meeting or any other additional measure is appropriate or not based on the particular nature of each case. Special attention should be given to the involvement of local community structures such as Ward Committees, ratepayers associations and traditional authorities where appropriate. Please note that public concerns that emerge at a later stage that should have been addressed may cause the competent authority to withdraw any authorisation it may have issued if it becomes apparent that the public participation process was inadequate.

5. COMMENTS AND RESPONSE REPORT

The practitioner must record all comments and respond to each comment of the public before the application is submitted. The comments and responses must be captured in a comments and response report as prescribed in the EIA regulations and be attached to this application. The comments and response report must be attached under Appendix E.

Please refer to Appendix E for the comments and response report (C&R report).

6. AUTHORITY PARTICIPATION

Authorities are key interested and affected parties in each application and no decision on any application will be made before the relevant local authority is provided with the opportunity to give input. The planning and the environmental sections of the local authority must be informed of the application at least 30 (thirty) calendar days before the submission of the application.

List of authorities informed:

Eastern Cape Government	Department of Social Development: Sarah Baartman District Manager
	Department of Sport, Recreation, Arts and Culture
	Department of Human Settlements: Sarah Baartman Regional Director
	Department of Economic Development, Environmental Affairs and Tourism
Eastern Cape Parks and Tourism Agency	
Department of Environment Forestry and fisheries: Biodiversity and Conservation	
Department of Environment Forestry and fisheries: World Heritage Site	
Department of Water and Sanitation	
South African Heritage Resources Agency	
Eastern Cape Provincial Heritage Resources Agency	

List of authorities from whom comments have been received:

DAFF – Does not have jurisdiction on the proposal, request for comment was sent in error.

7. CONSULTATION WITH OTHER STAKEHOLDERS

Note that, for linear activities, or where deviation from the public participation requirements may be appropriate, the person conducting the public participation process may deviate from the requirements of that subregulation to the extent and in the manner as may be agreed to by the competent authority.

Any stakeholder that has a direct interest in the site or property, such as servitude holders and service providers, should be informed of the application at least 30 (thirty) calendar days before the submission of the application and be provided with the opportunity to comment.

Has any comment been received from stakeholders?	**YES**	~~NO~~

If "YES", briefly describe the feedback below (also attach copies of any correspondence to and from the stakeholders to this application):

Please refer to Appendix E for Comments received and the Comments and Response Report.

SECTION D: IMPACT ASSESSMENT

The assessment of impacts must adhere to the minimum requirements in the EIA Regulations, 2014 as amended, and should take applicable official guidelines into account. The issues raised by interested and affected parties should also be addressed in the assessment of impacts.

1. ISSUES RAISED BY INTERESTED AND AFFECTED PARTIES

List the main issues raised by interested and affected parties.

Please refer to the Comments and Response Report, attached as Appendix E

Response from the practitioner to the issues raised by the interested and affected parties (A full response must be given in the Comments and Response Report that must be attached to this report):

Please refer to the Comments and Response Report, attached as Appendix E

2. IMPACTS THAT MAY RESULT FROM THE PLANNING AND DESIGN, CONSTRUCTION, OPERATIONAL, DECOMMISSIONING AND CLOSURE PHASES AS WELL AS PROPOSED MANAGEMENT OF IDENTIFIED IMPACTS AND PROPOSED MITIGATION MEASURES

List the potential direct, indirect and cumulative property/activity/design/technology/operational alternative related impacts (as appropriate) that are likely to occur as a result of the planning and design phase, construction phase, operational phase, decommissioning and closure phase, including impacts relating to the choice of site/activity/technology alternatives as well as the mitigation measures that may eliminate or reduce the potential impacts listed.

Alternative (preferred alternative)

The assessment criteria utilised in this environmental impact assessment is based on, and adapted from, the *Guideline on Impact Significance, Integrated Environmental Management Information Series 5* (Department of Environmental Affairs and Tourism (DEAT), 2002) and the *Guideline 5: Assessment of Alternatives and Impacts in Support of the Environmental Impact Assessment Regulations* (DEAT, 2006).

Determination of Extent (Scale):

Site specific	On site or within 100 m of the site boundary.
Local	The impacted area includes the whole or a measurable portion of the site, but could affect the area surrounding the development, including the neighbouring properties and wider municipal area.
Regional	The impact would affect the broader region (e.g. neighbouring towns) beyond the boundaries of the adjacent properties.
National	The impact would affect the whole country (if applicable).

Determination of Duration:

Temporary	The impact will be limited to the construction phase.
Short term	The impact will either disappear with mitigation or will be mitigated through a natural process in a period shorter than 6 months after the completion of the construction phase.
Medium term	The impact will last up to the end of the construction phase, where after it will be entirely negated in a period shorter than 2 years after the completion of construction activities.
Long term	The impact will continue for the entire operational lifetime of the development but will be mitigated by direct human action or by natural processes thereafter.
Permanent	This is the only class of impact that will be non-transitory. Such impacts are regarded to be irreversible, irrespective of what mitigation is applied.

Determination of Probability:

Improbable	The possibility of the impact occurring is very low, due either to the circumstances, design or experience.
Probable	There is a possibility that the impact will occur to the extent that provisions must therefore be made.
Highly probable	It is most likely that the impacts will occur at some stage of the development. Plans must be drawn up to mitigate the activity before the activity commences.
Definite	The impact will take place regardless of any prevention plans.

Determination of Significance (without mitigation):

No significance	The impact is not substantial and does not require any mitigation action.
Low	The impact is of little importance, but may require limited mitigation.
Medium	The impact is of sufficient importance and is therefore considered to have a negative impact. Mitigation is required to reduce the negative impacts to acceptable levels.
Medium-High	The impact is of high importance and is therefore considered to have a negative impact. Mitigation is required to manage the negative impacts to acceptable levels.
High	The impact is of great importance. Failure to mitigate, with the objective of reducing the impact to acceptable levels, could render the entire development option or entire project proposal unacceptable. Mitigation is therefore essential.
Very High	The impact is critical. Mitigation measures cannot reduce the impact to acceptable levels. As such the impact renders the proposal unacceptable.

Determination of Significance (with mitigation):

No significance	The impact will be mitigated to the point where it is regarded to be insubstantial.
Low	The impact will be mitigated to the point where it is of limited importance.

Medium	Notwithstanding the successful implementation of the mitigation measures, the impact will remain of significance. However, taken within the overall context of the project, such a persistent impact does not constitute a fatal flaw.
High	Mitigation of the impact is not possible on a cost-effective basis. The impact continues to be of great importance, and, taken within the overall context of the project, is considered to be a fatal flaw in the project proposal.

Determination of Reversibility:

Completely Reversible	The impact is reversible with implementation of minor mitigation measures
Partly Reversible	The impact is partly reversible but more intense mitigation measures
Barely Reversible	The impact is unlikely to be reversed even with intense mitigation measures
Irreversible	The impact is irreversible and no mitigation measures exist

Determination of Degree to which an Impact can be Mitigated:

Can be mitigated	The impact is reversible with implementation of minor mitigation measures
Can be partly mitigated	The impact is partly reversible but more intense mitigation measures
Can be barely mitigated	The impact is unlikely to be reversed even with intense mitigation measures
Not able to mitigate	The impact is irreversible, and no mitigation measures exist

Determination of Loss of Resources:

No loss of resource	The impact will not result in the loss of any resources
Marginal loss of resource	The impact will result in marginal loss of resources
Significant loss of resources	The impact will result in significant loss of resources
Complete loss of resources	The impact will result in a complete loss of all resources

Determination of Cumulative Impact:

Negligible	The impact would result in negligible to no cumulative effects
Low	The impact would result in insignificant cumulative effects
Medium	The impact would result in minor cumulative effects
High	The impact would result in significant cumulative effects

Determination of Consequence significance:

Negligible	The impact would result in negligible to no consequences
Low	The impact would result in insignificant consequences

Medium	The impact would result in minor consequences
High	The impact would result in significant consequences

Table 1 summarises the Impact assessment tables to follow

Table 1: Anticipated Impacts

Impact	Alternative A (Preferred Alternative)	Alternative B	Alternative C (No-Go)
Construction Phase			
Loss of indigenous vegetation	Low (-)	Low (-)	No Impact
Erosion: Unmanaged vegetation clearing and earthworks	Low (-)	Low (-)	
Contamination of soil/groundwater	Low (-)	Low (-)	
Loss of Agricultural Land	Low (+)	Low (+)	
Temporary job creation	Medium (+)	Medium (+)	
Capital expenditure	Medium-High (+)	Medium-High (+)	
Operational Phase			
Erosion, potential increase due to hardened surfaces	Low (-)	Low (-)	No Impact
Contamination soil and stormwater runoff	Low (-)	Low (-)	
Pollution from incorrectly used soakaways	Low (-)	Low (-)	
Creation of permanent work opportunities	Medium (+)	No Impact	
Creation of income opportunities for Another Way Trust	Low - Medium (+)	No Impact	
Progressive land reform program providing erven to farm workers which qualify.	High (+)	No Impact	

Alternative:	A (Preferred Alternative)	B	C (No-Go)
DEVELOPMENT PHASE			
Potential impact and risk:	**Loss of Indigenous Vegetation–** The proposed rezoning from Agriculture to Open Space III with 19 spot Resort Zone II erven will result in the permanent loss of approximately 2500m^2 in total of vegetation from the property, this includes the disturbed areas and fallow lands. According to the botanical survey there are no significant biodiversity constraints that suggest that the development should not be allowed. This is due to no species of Conservation Concern being found at the sites and due to the low density and spread-out nature of the proposed Resort Zone II erven.		
Nature of impact:	Negative		No Impact on the current state of the property
Extent and duration of impact:	Site specific and permanent		
Consequence of impact or risk:	Low	Low	
	• Loss of indigenous vegetation • Loss of fauna habitat • Decrease in the site's erosion tolerance • Increased runoff from the site		
Probability of occurrence:	Definite		
Degree to which the impact may cause irreplaceable loss of resources:	Marginal loss of resource		No loss of resource
Degree to which the impact can be reversed:	Partly reversible		
Indirect impacts:	• Slight decrease in biodiversity • Slight decrease in larger scale ecosystem functionality		
Cumulative impact prior to mitigation:	• Loss of habitat • Loss of indigenous vegetation		
Significance rating of impact prior to mitigation	Low - Medium	Low - Medium	
Degree to which the impact can be avoided:	Cannot be avoided		
Degree to which the impact can be managed:	Can be managed		
Degree to which the	Can be mitigated		

impact can be mitigated:		
Proposed mitigation:	• The development footprint must be demarcated before earthworks are undertaken to clearly delineate the extent of the site. • Only the minimum required removal of vegetation must be undertaken • The footprint of disturbance (working area around the development footprint) should be kept to an absolute minimum • Disturbed areas must be rehabilitated timelessly once activities in a certain area have concluded. • An Open Spaces Management Plan should be compiled and adopted by the homeowners association as a condition of purchasing an erf. Mitigation measures from the Botanical Survey • The development footprints and new access roads should be fenced off in order to contain disturbance during the construction phase. No disturbance may occur outside the fenced off areas. • Search and rescue of indigenous plants that transplant easily, such as succulents, should be undertaken in the affected renosterveld areas ahead of construction activities. These plants must be properly bagged and then transplanted in rehabilitation areas or taken to a nursery for later replanting. • Screen construction/building material brought onto site for invasive plant contamination. Contaminated material should not be used. • Rehabilitation of all construction areas should be undertaken after works in that area has been completed. The primary means of rehabilitation should involve the replacement of topsoil and the re-establishment of search and rescued species.	
Residual impacts:	• Even with mitigation measures the development will contribute to the permanent loss of the vegetation from within the development footprints.	
Cumulative impact post mitigation:	Even with mitigation measures the development will contribute to the permanent loss of the National vegetation types on site.	Not Applicable
Significance rating of impact after mitigation	**Low (-)**	**Low (-)**	**No Impact**

Alternative:	**A (Preferred Alternative)**	**B**	**C (No-Go)**
DEVELOPMENT PHASE			
Potential impact and risk:	**Erosion: Unmanaged vegetation clearance and earthworks -** could result in erosion of the site and surroundings in addition to the removal/damaging of vegetation outside of the development footprint.		
Nature of impact:	Negative		No Impact

<table>
<tr><td>Extent and duration of impact:</td><td colspan="2">Site specific and medium to long term</td><td rowspan="14">No Impact</td></tr>
<tr><td rowspan="2">Consequence of impact or risk:</td><td>Medium</td><td>Medium -Low</td></tr>
<tr><td colspan="2">• Loss of topsoil
• Loss of indigenous vegetation habitat
• Reduced ability of the soil to store water and nutrients
• Decreased infiltration</td></tr>
<tr><td>Probability of occurrence:</td><td colspan="2">Probable</td></tr>
<tr><td>Degree to which the impact may cause irreplaceable loss of resources:</td><td colspan="2">Marginal loss of resource</td></tr>
<tr><td>Degree to which the impact can be reversed:</td><td colspan="2">Completely reversible however easier to prevent impact</td></tr>
<tr><td>Indirect impacts:</td><td colspan="2">• Loss of developable/agricultural land
• Loss of topsoil
• Decrease in biodiversity
• Decrease in ecosystem functionality
• Decrease in soils ability to store water and nutrients</td></tr>
<tr><td>Cumulative impact prior to mitigation:</td><td colspan="2">• Erosion of the vulnerable areas
• Possible alien vegetation establishment
• Loss of land (erosion)
• Compromised integrity of buildings
• Loss of habitat</td></tr>
<tr><td>Significance rating of impact prior to mitigation</td><td>Medium</td><td>Medium-Low</td></tr>
<tr><td>Degree to which the impact can be avoided:</td><td colspan="2">Can be avoided</td></tr>
<tr><td>Degree to which the impact can be managed:</td><td colspan="2">Can be managed</td></tr>
<tr><td>Degree to which the impact can be mitigated:</td><td colspan="2">Can be mitigated</td></tr>
<tr><td>Proposed mitigation:</td><td colspan="2">• The development footprint must be demarcated before earthworks are undertaken to clearly delineate the extent of the site.
• Only the minimum required excavations and disturbances must be undertaken. No excessive excavations must be allowed.
• Silt traps must be installed where appropriate to manage erosion of disturbed areas on site</td></tr>
</table>

	• Earthworks and excavations must be undertaken as prescribed in Section 8.11 of the EMPr. • The footprint of disturbance should be kept to an absolute minimum • Disturbed areas must be rehabilitated timely once activities in a certain area have concluded.		
Residual impacts:	• Alien vegetation establishment on eroding areas bare of topsoil. • Alien vegetation may establish in rehabilitated areas despite implementing preventative measures		
Cumulative impact post mitigation:	Negligible/None – the proposed mitigation measure, if implemented correctly will completely mitigate the potential cumulative impacts		
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	**Low – Medium (-)**	**Low (-)**	
OPERATIONAL PHASE			
Potential impact and risk:	**Erosion:** Increased hardened surfaces will increase the amount of runoff on the sites, erosion may therefore occur where runoff is concentrated or directed into one point.		
Nature of impact:	Negative		No Impact
Extent and duration of impact:	Site specific and long term to permanent		
Consequence of impact or risk:	Medium	Medium-Low	
	• Loss of topsoil • Integrity of surround buildings could be negatively affected • Loss of indigenous vegetation • Decrease in ecosystem functionality		
Probability of occurrence:	Probable		
Degree to which the impact may cause irreplaceable loss of resources:	Marginal loss of resource		
Degree to which the impact can be reversed:	Completely reversible		
Indirect impacts:	• Loss of developable land • Loss of topsoil • Integrity of surround infrastructure and buildings could be negatively affected • Decrease in biodiversity		

	• Decrease in ecosystem functionality		
Cumulative impact prior to mitigation:	• Erosion of the vulnerable areas • Alien vegetation establishment • Loss of land (erosion) • Compromised integrity of infrastructure • Loss of habitat		
Significance rating of impact prior to mitigation	Medium	Medium - low	
Degree to which the impact can be avoided:	Can be avoided		
Degree to which the impact can be managed:	Can be managed		
Degree to which the impact can be mitigated:	Can be mitigated		
Proposed mitigation:	• Energy dissipation structures must be incorporated into the outlets of directed runoff. • Roof gutters should be directed to water tanks, with energy dissipaters installed at the overflows. • Runoff from hardened surfaces should be diffuse and not concentrated to one point.		
Residual impacts:	• Alien vegetation establishment on eroding areas bare of topsoil. • Left uncontrolled erosion could affect the integrity of the nearby buildings. • Reduced habitat		
Cumulative impact post mitigation:	Negligible		
Significance rating of impact after mitigation	**Low (-)**	**Low (-)**	

Alternative:	**A (Preferred Alternative)**	**B**	**C (No-Go)**
DEVELOPMENT PHASE			
Potential impact and risk:	**Contamination of soil/groundwater as a result of unmanaged development activities –** Contaminants such as oil, diesel and sewage could spill contaminating soil and possibly into the groundwater.		
Nature of impact:	Negative		No Impact

Extent and duration of impact:	Local and Long term			
Consequence of impact or risk:	High	High		
	• Contamination of soil • Loss of fauna and flora • Loss of ecosystem functionality			
Probability of occurrence:	Probable			
Degree to which the impact may cause irreplaceable loss of resources:	Marginal loss of resource			
Degree to which the impact can be reversed:	Partly reversible			
Indirect impacts:	Loss of biota Loss of ecosystem functionality			
Cumulative impact prior to mitigation:	• Contamination of soil • Loss of fauna and flora • Loss of ecosystem functionality • Loss of habitat • Build-up of contaminates in water sources			
Significance rating of impact prior to mitigation	High	High		
Degree to which the impact can be avoided:	Can be avoided			
Degree to which the impact can be managed:	Can be managed			
Degree to which the impact can be mitigated:	Can be mitigated			
Proposed mitigation:	• General management measures relating to the management of waste and hazardous substances stated in the EMPr must be implemented as and where applicable, in consultation with the ECO. In addition: General Pollution Management: • No pollution of ground water resources may occur due to any activity on the site (i.e. foreign chemicals or substances allowed to seep/leach into the soil) • No storm water runoff from any premises containing waste, or water containing waste emanating from construction activities may be discharged into the environment. Polluted stormwater must be contained on the site (i.e. laydown and storage areas must be demarcated in addition to the installation of a geo-textile on the downslope side of the areas to contain and filter any runoff that may			

		have picked up contaminants from materials in the storage areas.) • Cement batching / mixing / rinsing may not take place directly on the soil surface, it must be done on an impervious lining that will prevent cement particles from contaminating the soil. General Waste Management: • Dedicated waste bins or skips must be provided on site and kept in a demarcated area on an impermeable surface. • Separate waste bins/skips must be provided for recyclable waste, general waste and hazardous waste. Recovered builder's rubble & green waste may be stockpiled on the ground within the site camp, or in separate skips until removal. • Waste must be placed in the appropriate waste bins/skips/ stockpiles. • Hazardous waste bins must be kept on an impermeable bunded surface capable of holding at least 110% of the volume of the bins. • Skips/ bins must be provided with secure lids or covering that will prevent scavenging and windblown waste or dust. • Waste bins/skips must be regularly emptied and must not be allowed to overflow. • Construction workers must be instructed not to litter and to place all waste in the appropriate waste bins provided on site. • The Contractor must ensure that all workers on site are familiar with the correct waste disposal procedures to be followed. • Waste generated on site must be classified and managed in accordance with the *National Environmental Management: Waste Act – Waste Classification and Management Regulations (GN No. R. 634 of August 2013)*. • Disposal of waste to landfill must be undertaken in accordance with the *National Environmental Management: Waste Act – National Norms and Standard for the Assessment of Waste for Landfill Disposal (GN No. R. 635 of August 2013)*. • All waste, hazardous as well as general, which result from the proposed activities must be disposed of appropriately at a licensed Waste Disposal Facility (WDF). Pollution Management – hydrocarbons (oil, fuel etc.) • Vehicles and machinery must be in good working order and must be regularly inspected for leaks. • If a vehicle or machinery is leaking pollutants it must, as soon as possible, be taken to an appropriate location for repair. The ECO has the authority to request that any vehicle or piece of equipment that is contaminating the environment be removed from the site until it has been satisfactorily repaired.		

	• Repairs to vehicles/ machinery may take place on site, within a designated maintenance area at the site camp. Drip trays, tarpaulin or other impermeable layer must be laid down prior to undertaking repairs. • Refuelling of vehicles/ machinery may only take place at the site camp or vehicle maintenance yard. Where refuelling must occur, drip trays should be utilised to catch potential spills/ drips. • Drip trays must be utilised during decanting of hazardous substances and when refilling chemical/ fuel storage tanks. • Drip trays must be placed under generators (if used on site) water pumps and any other machinery on site that utilises fuel/ lubricant, or where there is risk of leakage/spillage. • Where feasible, fuel tanks should be elevated so that leaks are easily detected. • A spill kit to neutralise/treat spills of fuel/ oil/ lubricants must be available on site, and workers must be educated on how to utilise the spill kit. • Soil contaminated by hazardous substances must be excavated and disposed of as hazardous waste. Pollution Management – Ablution facilities • Chemical toilets should be kept at the site camp, on a level surface and secured from blowing over. • Toilets must be located well outside of any storm water drainage lines, and may not be linked to the storm water drainage system in any way. • Chemical toilets must be regularly emptied and the waste disposed of at an appropriate waste water disposal/ treatment site. Care must be taken to prevent spillages when moving or servicing chemical toilets. Pollution Management – Hazardous Substances • Any hazardous substances (materials, fuels, other chemicals etc.) that may be required on site must be stored according to the manufacturers' product-storage requirements, which may include a covered, waterproof bunded housing structure. • Material Safety Data Sheets (MSDSs) shall be readily available on site for all chemicals and hazardous substances to be used on site. Where possible and available, MSDSs should additionally include information on ecological impacts and measures to minimise negative environmental impacts during accidental releases. • Hazardous chemicals and fuels should be stored on bunded, impermeable surfaces with sufficient capacity to hold at least 110% of the capacity of the storage tanks.		
Residual impacts:	Areas used to employ mitigation measures to prevent contamination will still require rehabilitation afterwards,		

	thereby the mitigation measures will create additional but manageable disturbance.		
Cumulative impact post mitigation:	Low – the proposed mitigation measure, if implemented correctly will mitigate the potential cumulative impacts however mismanagement of mitigation measures could still result in contaminants not being appropriately contained on site, resulting in small isolated contaminated patches.		
Significance rating of impact after mitigation	**Low**	**Low**	
OPERATIONAL PHASE			
Potential impact and risk:	**Contamination of soil and stormwater runoff:** Pollution (oil from cars, paint and other chemicals washed into stormwater systems) and waste not stored correctly could be transported via runoff into surrounding vegetation and/or the Riet River, which feeds into the Baviaanskloof River.		
Nature of impact:	Negative		No Impact
Extent and duration of impact:	Site specific and medium term to permanent		
Consequence of impact or risk:	Medium-High • Contamination of soil • Loss of habitat • Loss of vegetation • Loss of biodiversity • Decrease in ecosystem functionality		
Probability of occurrence:	Improbable		
Degree to which the impact may cause irreplaceable loss of resources:	Marginal loss of resource		
Degree to which the impact can be reversed:	Partly reversible		
Indirect impacts:	Loss of biota Loss of ecosystem functionality		
Cumulative impact prior to mitigation:	High • Contamination of soil • Loss of fauna and flora • Loss of ecosystem functionality		
Significance rating of impact prior to mitigation	High	High	
Degree to which the impact can be avoided:	Can be avoided		
Degree to which the impact can be managed:	Can be managed		

Degree to which the impact can be mitigated:	Can be mitigated		
Proposed mitigation:	• Waste must be stored in scavenger proof facilities • Temporarily stored waste must be disposed of at a registered municipal waste facility • Waste management aspects must be incorporated into the HOA constitution and adopted by all landowners.		
Residual impacts:	Windblown and runoff swept pollution and litter tend to end up in rivers and then the ocean		
Cumulative impact post mitigation:	Buildup of micro plastics and other harmful chemicals in our rivers and oceans.		
Significance rating of impact after mitigation	**Low**	**Low**	

Alternative:	**A (Preferred Alternative)**	**B**	**C (No-Go)**
OPERATIONAL PHASE			
Potential impact and risk:	**Contamination of soil/groundwater as a result of unmanaged and/or unmaintained Septic tank soak-away systems –** neglected or misuse of soak-away systems could result in blockages and overflows.		
Nature of impact:	Negative		No Impact
Extent and duration of impact:	Site specific and short term		
Consequence of impact or risk:	Medium-High • Contamination of soil • Decrease in ecosystem functionality • High concentration nutrients washing into watercourses • Odors from surface flows		
Probability of occurrence:	Improbable		
Degree to which the impact may cause irreplaceable loss of resources:	Marginal loss of resource		
Degree to which the impact can be reversed:	Reversible		
Indirect impacts:	Foul odors Loss of ecosystem functionality		
Cumulative impact prior to mitigation:	High • Contamination of soil • Loss of fauna and flora • Loss of ecosystem functionality		
Significance rating of impact	High	High	

prior to mitigation			
Degree to which the impact can be avoided:	Can be avoided		
Degree to which the impact can be managed:	Can be managed		
Degree to which the impact can be mitigated:	Can be mitigated		
Proposed mitigation:	• Information booklets must be provided to each landowner to educate on the efficient and correct use of septic tank soak-aways. • Information booklets must contain "Symptom and Cause" table to assist in the quick and effective diagnosis of faulting systems. • "soak-away symptoms" must be rectified immediately. Penalties must be imposed if not done as such. • Service providers must install the systems appropriate to the location of each erf. • Soak-away areas must be appropriately sized to accommodate the maximum occupancy of each erf.		
Residual impacts:	Occasional septic tank overflows may occur if owners do not manage their systems correctly		
Significance rating of impact after mitigation	**Low**	**Low**	

Alternative:	**Alternative A (Preferred Alternative)**	**Alternative B**	**Alternative C (No-Go)**
DEVELOPMENT PHASE			
Potential impact and risk:	**Loss of Agricultural Land –** The proposed rezoning from Agriculture to Open Space III with spot Resort Zone II erven will result in the rezoning of agricultural land. Subsistence farming practices have recently halted on the property and much of the agricultural land has been in a fallow state for some time now, with the owner's intentions to allow the indigenous vegetation to re-establish, as such the property is not currently contributing to the production of agricultural goods. Although there is water available the soil is not suitable for large scale agricultural farming and there are is also located in the heart of a conservation area and therefore keeping the wildlife at bay while trying to farm is also a huge challenge.		
Nature of impact:	Positive		No Impact
Extent and duration of impact:	Site specific and Long term		
	Low	Low	

Consequence of impact or risk:	• Loss of agricultural land • Decrease in National Agricultural production potential • Increase in biodiversity • Increase in indigenous habitat		
Probability of occurrence:	Definite		
Degree to which the impact may cause irreplaceable loss of resources:	Marginal gain in Biodiversity resources Marginal loss of Agricultural resource		No Impact
Degree to which the impact can be reversed:	Completely reversible		No Impact
Indirect impacts:	• Increase of biodiversity as the agricultural lands are allowed to recover to their indigenous state. • Increase in indigenous habitat		No Impact
Cumulative impact prior to mitigation:	• No mitigation required for this positive impact		No Impact
Significance rating of impact prior to mitigation	Low	Low	No Impact
Degree to which the impact can be avoided:	Can be avoided		
Degree to which the impact can be managed:	Can be managed		
Degree to which the impact can be mitigated:	No mitigation required		
Proposed mitigation:	• The HOA constitution must hold the landowners accountable for managing the recovery of the fallow lands with clear guidelines for alien clearing (if necessary).		No Impact
Residual impacts:	• The development will contribute to the permanent loss of the agricultural land. However the proposal will also result in the recovery of agricultural lands to that of an indigenous state.		No Impact
Cumulative impact post mitigation:	Biodiversity of the property increases.		Not Applicable

Significance rating of impact after mitigation	**Low (+)**	**Low (+)**	**No Impact**

Alternative:	**Alternative A (Preferred Alternative)**	**Alternative B**	**Alternative C (No-Go)**
DEVELOPMENT PHASE			
Potential impact and risk:	**Temporary Job creation –** The development phase is expected to provide temporary job opportunities. The Another Way Trust operates in the Baviaanskloof community and the Trust will likely provide work to the people whom they support/uplift in their community upliftment projects.		
Nature of impact:	Positive		**No Impact**
Extent and duration of impact:	Local and Temporary		
Consequence of impact or risk:	Medium • Temporary income for those employed during the construction phase. • Skills building/transfer for first time construction labourers		
Probability of occurrence:	Definite		
Degree to which the impact may cause irreplaceable loss of resources:	Not Applicable		
Degree to which the impact can be reversed:	Not Applicable		
Indirect impacts:	• Quality of life for labourers is temporarily uplifted • Capital influx for households • Local business will benefit from labourers' increased spending		
Cumulative impact prior to mitigation:	Not Applicable		
Significance rating of impact prior to mitigation			
Degree to which the impact can be avoided:			
Degree to which the impact can be managed:			

Degree to which the impact can be mitigated:			
Proposed mitigation:			
Residual impacts:			
Cumulative impact post mitigation:			
Significance rating of impact after mitigation	**Medium (+)**	**Medium (+)**	
OPERATIONAL PHASE			
Potential impact and risk:	**Creation of permanent work opportunities –** The additional facilities which Another Way trust will be able to make use of (reception/restaurant and shop) will require at least an additional 4 permanent employees.		
Nature of impact:	Positive	No Impact	No Impact
Extent and duration of impact:	Local and permanent		
Consequence of impact or risk:	• Permanent incomes for those employed. • Additional revenue created for Another Way Trust	No Impact	
Probability of occurrence:	Definite		
Degree to which the impact may cause irreplaceable loss of resources:	Not Applicable	Not Applicable	No Impact
Degree to which the impact can be reversed:			
Indirect impacts:			
Cumulative impact prior to mitigation:			
Significance rating of impact prior to mitigation	Medium (+)	No Impact	
Degree to which the impact can be avoided:	Not Applicable		
Degree to which the impact can be managed:			

Degree to which the impact can be mitigated:			
Proposed mitigation:	No mitigation recommended, Another Way Trust focuses on community upliftment and as such they will ensure that those that those community members in need will benefit from this aspect.	No Impact	
Residual impacts:	Permanent incomes will provide a way for community members to support themselves and their families.		No Impact
Cumulative impact post mitigation:	No mitigation recommended		
Significance rating of impact after mitigation	**Medium (+)**	**No Impact**	**No Impact**

Alternative:	**Alternative A (Preferred Alternative)**	**Alternative B**	**Alternative C (No-Go)**
DEVELOPMENT PHASE			
Potential impact and risk:	**Capital expenditure –** When the new owners of the Resort Erven construct their houses, materials will be sourced from the local municipality which will create a capital influx for the associated businesses.		
Nature of impact:	Positive		No Impact
Extent and duration of impact:	Local and temporary		
Consequence of impact or risk:	High Capital influx for those business which will supply materials and services to the contractors undertaking the development of the site.		
Probability of occurrence:	Definite		
Degree to which the impact may cause irreplaceable loss of resources:	Not applicable		

Degree to which the impact can be reversed:	Not applicable		
Indirect impacts:	Growth for business involved in the development and general influx of capital into the construction sector support industries (services such a portable toilet companies, etc)		
Cumulative impact prior to mitigation:	Not applicable		
Significance rating of impact prior to mitigation	Medium-High	Medium-High	
Degree to which the impact can be avoided:	Not applicable		
Degree to which the impact can be managed:			
Degree to which the impact can be mitigated:			
Proposed mitigation:			
Residual impacts:			
Cumulative impact post mitigation:			
Significance rating of impact after mitigation	**Medium - High (+)**	**Medium - High (+)**	
OPERATIONAL PHASE			
Potential impact and risk:	**Creation of income opportunities for Another Way Trust –** The additional facilities which will be constructed for Another Way Trust, such as the gift shop and restaurant will generate more income for the NPO to utilize on community upliftment.		
Nature of impact:	Positive	No Impact – this alternative does not include additional facilities for AWT.	No Impact
Extent and duration of impact:	Local and permanent		
Consequence of impact or risk:	• More disadvantaged community members will benefit from the increased funding • Contribute to the growth of the local community	The Another Way Trust and the farm workers will not benefit from this Alternative	
Probability of occurrence:	Definite		

Degree to which the impact may cause irreplaceable loss of resources:	Not applicable		
Degree to which the impact can be reversed:			
Indirect impacts:	More people will benefit from the additional funds available, in addition, the people, services and/or shops that they support will also benefit from the additional spending power that the community members benefiting from the proposal will have to spend.	No additional resources for community upliftment projects.	
Cumulative impact prior to mitigation:	Not applicable		
Significance rating of impact prior to mitigation	Low-Medium (+)	No impact	
Degree to which the impact can be avoided:	Not applicable		
Degree to which the impact can be managed:			
Degree to which the impact can be mitigated:			
Proposed mitigation:			
Residual impacts:			
Cumulative impact post mitigation:			
Significance rating of impact after mitigation	**Low-Medium (+)**	**No impact**	

Alternative:	**Alternative A (Preferred Alternative)**	**Alternative B**	**Alternative C (No-Go)**
OPERATIONAL PHASE			
Potential impact and risk:	**Progressive land reform program providing erven to farm workers which qualify** – Loyal farm workers who have been working on the property for 10 years or more will be granted a resort erven.		
Nature of impact:	Positive	No Impact	No Impact
Extent and duration of impact:	Site specific and Long term		

Consequence of impact or risk:	• Workers who qualify will obtain a sellable asset which they may well sell so there will need to be specific rules applicable to them and their houses.	No Impact	
Probability of occurrence:	Definite		
Degree to which the impact may cause irreplaceable loss of resources:	Not applicable		No Impact
Degree to which the impact can be reversed:			No Impact
Indirect impacts:	• Security of housing • Sellable asset	No Impact	No Impact
Cumulative impact prior to mitigation:	• No mitigation required for this positive impact	No Impact	No Impact
Significance rating of impact after mitigation	**High (+)**	**No Impact**	**No Impact**

3. ENVIRONMENTAL IMPACT STATEMENT

Taking the assessment of potential impacts into account, please provide an environmental impact statement that summarises the impact that the proposed activity and its alternatives may have on the environment after the management and mitigation of impacts have been taken into account, with specific reference to types of impact, duration of impacts, likelihood of potential impacts actually occurring and the significance of impacts.

The following negative impacts are associated with the proposed alternatives:

Loss of Indigenous Vegetation – The proposed rezoning from Agriculture to Open Space III with 20 spot Resort Zone II erven will result in the permanent loss of approximately 2500m^2 in total of vegetation from the property, which includes the disturbed areas and fallow lands. According to the botanical survey there are no significant biodiversity constraints that suggest that the development should not be allowed. This is due to no species of Conservation Concern being found at the sites and due to the low density and spread-out nature of the proposed Resort Zone II erven.

Significance of impact post mitigation:

Alternative A: **Low**

Alternative B: **Low**

Erosion: Unmanaged vegetation clearance and earthworks - could result in erosion of the site and surroundings in addition to the removal/damaging of vegetation outside of the development footprint.
Significance of impact post mitigation:
Alternative A: **Low - Medium**
Alternative B: **Low**

Erosion: Increased hardened surfaces will increase the amount of runoff on the sites, erosion may therefore occur where runoff is concentrated or directed into one point.
Significance of impact post mitigation:
Alternative A: **Low**
Alternative B: **Low**

Contamination of soil/groundwater as a result of unmanaged development activities – Contaminants such as oil, diesel, etc could spill contaminating soil and possibly into the groundwater.
Significance of impact post mitigation:
Alternative A: **Low**
Alternative B: **Low**

Contamination of soil and stormwater runoff: Pollution (oil from cars, paint and other chemicals washed into stormwater systems) and waste not stored correctly could be transported via runoff into surrounding vegetation and/or the Riet River, which feeds into the Baviaanskloof River.
Significance of impact post mitigation:
Alternative A: **Low**
Alternative B: **Low**

Contamination of soil/groundwater as a result of unmanaged and/or unmaintained Septic tank soak-away systems – neglected or misuse of soak-away systems could result in blockages and overflows.
Significance of impact post mitigation:
Alternative A: **Low**
Alternative B: **Low**

The following positive impacts are associated with the proposed alternatives:

Loss of Agricultural Land – The proposed rezoning from Agriculture to Open Space III with spot Resort Zone II erven will result in the rezoning of agricultural land. Subsistence farming practices have recently halted on the property and much of the agricultural land has been in a fallow state for some time now, with the owner's intentions to allow the indigenous vegetation to re-establish, as such the property is not currently contributing to the production of agricultural goods. Although there is water available the soil is not suitable for large scale agricultural farming and there are is also located in the heart of a conservation area and therefore keeping the wildlife at bay while trying to farm is also a huge challenge.
Significance of impact post mitigation:
Alternative A: **Low**
Alternative B: **Low**

Temporary Job creation – The development phase is expected to provide temporary job opportunities. The Another Way Trust operates in the Baviaanskloof community and the Trust will likely provide work to the people whom they support/uplift in their community upliftment projects.

Significance of impact post mitigation:
Alternative A: **Medium**
Alternative B: **Medium**

Capital expenditure – When the new owners of the Resort Erven construct their houses, materials will be sourced from the local municipality which will create a capital influx for the associated businesses.
Significance of impact post mitigation:
Alternative A: **Medium - High**
Alternative B: **Medium - High**

Creation of permanent work opportunities – The additional facilities which will be constructed for Another Way Trust, such as the gift shop and restaurant will generate more income for the NPO to utilize on community upliftment.
Significance of impact post mitigation:
Alternative A: **Low - Medium**
Alternative B: **No impact**

Progressive land reform program providing erven to farm workers which qualify – Loyal farm workers who have been working on the property for 10 years or more will be granted a resort erven.
Significance of impact post mitigation:
Alternative A: **High**
Alternative B: **No Impact**

Taking the above summary of impacts associated with the proposal in addition to the findings of the Planning Report and Botanical Survey it can be seen that the proposal to rezone Portion 1 of the Farm Matjesfontein No. 206 from agricultural to Open Space with spot Resort zoning will result in the property being more in line with the surround World Heritage Site conservation status as the property will be managed so as to allow the property to return to its indigenous vegetation cover.

The spot resort zoning will allow for people to buy a small erf within the beautiful setting that the popular tourist Leopard Trail Hike is renowned for. In addition, the loyal farm workers on the property who have worked on the property 10 years or more, will have the opportunity to be awarded an erf. The landowner should be commended for this highly progressive land reform approach. The proposal will also benefit the larger local community as the addition of a restaurant and craft shop for Another Way Trust will not only result in addition permanent employment opportunities but the additional income created by the additional facilities will result in additional capital to invest in the community upliftment programmes that AWT is involved in.

When weighing up the Alternatives presented in this BAR it is obvious from the onset why Alternative A is the Preferred Alternative by the applicant. The largest positive factors are those that relate to benefits to the community and the additional facilities for Another Way Trust to use as a means to generate more income to invest in the local communities. In this alternative gives the owner an opportunity to sell off individual stands to private individuals and thereby get a return on investment of the property. The private individuals will subscribe to the rules drawn up for living on the property. The Preferred Alternative A also makes use of existing footprints on the property to maximise the potential benefits by minimising the footprint of the proposal, even though there are far more erven proposed in Alternative A the total footprint increase is only 500m^2 more than Alternative B. That being said it can be seen from the impact tables (or Table 1: summary of impacts) that the relatively slight increase in footprint in Alternative A when compared to Alternative B is well worth the additional benefits that the local communities will experience.

SECTION E: RECOMMENDATIONS OF PRACTITIONER

Is the information contained in this report and the documentation attached hereto sufficient to make a decision in respect of the activity applied for (in the view of the environmental assessment practitioner)?	**YES**	~~NO~~
Is an EMPr attached?	**YES**	~~NO~~

The EMPr must be attached as Appendix F.

If "NO", indicate the aspects that should be assessed further as part of a Scoping and EIA process before a decision can be made (list the aspects that require further assessment):

If "YES", please list any recommended conditions, including mitigation measures that should be considered for inclusion in any authorisation that may be granted by the competent authority in respect of the application:

To be finalized and submitted with the Final BAR, once all comments received have been incorporated.

- All conditions and mitigation measures contained in the EMPr must be implemented.
- Soak-away manuals and information booklets must be provided for each unit.

SECTION F: APPENDICES

Appendix A: Site plans

Appendix B: Photographs

Appendix C: Site Photographs

Appendix D: Specialist reports
- **D1: Botanical Report**
- **D2: Planning Report**

Appendix E: PPP related
- **E1: Comments received**
- **E2: Comments and responses report**
- **E3: PPP Plan, Acceptance thereof and proof of PPP**

Appendix F: Environmental Management Programme (EMPr)

Appendix G: Subdivision of Agricultural Land Approval