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COMMENTS AND RESPONSES REPORT

DRAFT ENVIRONMENTAL IMPACT ASSESSEMENT REPORT PUBLIC CONSULTATION

PROPOSED TERTIARY EDUCATION AND MIXED-USE PRECINCT
DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED
INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464,
GEORGE



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1. Introduction

1.1. Background Information

George Municipality proposes to make property available for development of a tertiary education precinct, housing, student accommodation, sports fields and recreational open spaces on a portion of the remainder Erf 464, near the Garden Route Dam in George. The site is currently registered as an erf **within the urban development boundary** (George MSDf 2019) but outside the present urban area.

The Public Open Spaces account for > 57% of the development proposal. The following is proposed to be developed as per the **Preferred Site Layout Plan** shown in **Appendix A** and in the **figures** below:

Table 1: Approximate size and number of each respective aspect proposed

Development Proposed	No.	Size (ha)	%
Community Zone 1: Campus – University / Research Institute / Academy	8	13.66	12%
Business Zone 1: Waterfront Commercial Development	1	4.66	4%
General Residential Zone 6: Hotel	1	1.55	1
General Residential Zone 2: Medium Density Residential / Group Housing	3	5.47	5%
General Residential Zone 4: Apartments / Flats / Student Housing	4	4.84	4%
Single Residential Zone 1: Free Standing Dwelling Houses	91	5.76	5%
Open Space Zone 2: Recreation Spaces / Sports Fields	3	7.57	6%
Open Space Zone 3: Parks / Natural Assets / Preservation Areas	5	67.39	57%
Transport Zone 2: Roads	1	7.60	6%
TOTAL DEVELOPMENT FOOTPRINT		118.5	100%

1.2. Public Participation

Public participation is intended to be a series of inclusive and culturally appropriate interactions aimed at providing stakeholders with opportunities to express their views, so that these can be considered and incorporated into the decision-making process. Effective public participation requires the disclosure of relevant and adequate project information to enable stakeholders to understand the risks, impacts, and opportunities of the Proposed Project.

Fundamental reasons why public are involved in the EIA process:

- The environment is held in public trust, therefore use of environmental resources is everyone's concern.
- Public participation is proper, fair conduct in public decision-making activities. Focus on vulnerable and disadvantaged person and offer equitable participation due to historical issues.
- A way to ensure that projects meet the citizens' needs and are suitable to the affected public.

- The project carries more legitimacy, and less hostility, if IAPs are able to contribute towards the decision-making process.
- Finally, the final decision is informed when local knowledge and values are included and when expert knowledge is publicly examined.

1.2.1.Objectives

The objectives of the public participation process can be summarised as follows:

- Identify relevant individuals, organisations and communities who may be interested in or affected by the Proposed Project;
- Clearly outline the scope of the Proposed Project, including the scale and nature of the existing and proposed activities;
- Identify viable Proposed Project alternatives that will assist the relevant authorities in making an informed decision;
- Identify shortcomings and gaps in existing information;
- Identify key concerns, raised by Stakeholders that should be addressed in the subsequent specialist studies;
- Highlight the potential for environmental impacts, whether positive or negative;
- Inform and provide the public with information and an understanding of the Proposed Project, issues and solutions;
- Provide for role- players to voice their support, concerns and questions regarding the project;
- Provide the opportunity for role-players to suggest ways for reducing or mitigating any negative impacts of the project and for enhancing its positive impacts;
- Enable the person conducting PP to incorporate the needs, preferences and values of potential or Registered Interested & Affected Parties (RI&AP's) into its proposed development that becomes the subject of an application for an environmental authorization (EA);
- Provide opportunities for clearing up misunderstandings about technical issues, resolving disputes and reconciling conflicting interests;
- Encourage transparency and accountability in decision-making;
- Contribute toward maintaining a healthy, vibrant democracy; and
- Give effect to the requirement for procedural fairness of administrative action as contained in the Promotion of Administrative Justice Act, 2000 (Act No. 3 of 2000).

1.2.2.What is an Interested and Affected Party?

An I&AP is defined as any person, group of persons or organisations interested in or affected by an activity, and any organ of state that may have jurisdiction over any aspect of the activity.

The difference between an I&AP and a registered I&AP:

- An I&AP can be directly or indirectly impacted on by a proposed activity.
- A registered I&AP is a person whose name has been placed on the list of registered I&APs. According to the PPP Guidance document, 2017, only registered I&APs will be notified:
 - Of the availability of reports and other written submissions made to the Competent Authority by the Applicant, and be entitled to comment on these reports and submissions; and
 - Of the outcome of the application, the reasons for the decision, and that an appeal may be lodged against a decision.

For the purpose of this report, registered I&APs will be referred to as Stakeholders.

1.2.3.Roles and Responsibilities of the Stakeholder

The roles of stakeholders in a public participation process usually include one or more of the following:

- Assisting in the identification and prioritisation of issues that need to be investigated;
- Making suggestions on alternatives and means of preventing, minimising and managing negative impacts and enhancing Proposed Project benefits;
- Assisting in or commenting on the development of mutually acceptable criteria for the evaluation of decision options;
- Contributing information on public needs, values and expectations;
- Contributing local and traditional knowledge; and
- Verifying that their issues have been considered.

In order to participate effectively, stakeholders should:

- Become **involved** in the process as early as possible;
- **Register** as a stakeholder;
- Advise the EAP of other stakeholders who should be consulted;
- **Contribute** towards the design of the public participation process (including timeframes) to ensure that it is acceptable to all stakeholders;
- **Follow the process** once it has been accepted;
- **Read the material** provided and actively seek to understand the issues involved;
- Give timeous **responses** to correspondence;
- **Be respectful and courteous** towards other stakeholders;
- Refrain from making **subjective, unfounded or ill-informed statements**; and
- Recognise that the process is **confined to issues that are directly relevant to the application**.

2. Public Participation to Date

2.1.Pre-Application Phase

Due to the history of the project and public nature of the activity, a pre-application public participation process was undertaken in order to obtain comments on the proposed project prior to submission of the Draft S&EIA application.

2.1.1.Identification of Key Stakeholders

Section 41 of the 2017 EIA Regulations states that written notices must be given to identified stakeholders as outlined in Error! Reference source not found..

Relevant authorities (Organs of State) have been automatically registered as I&APs. In accordance with the EIA Regulations, 2017, all other persons must request in writing to be placed on the register, submit written comments or attend meetings in order to be registered as stakeholders and included in future communication regarding the project.

A desktop assessment was undertaken in order to ascertain the erven and farm numbers of the adjacent affected landowners & occupiers. In addition, the list of I&APs from the previous environmental authorisation process was consulted and relevant contacts included onto the register. **Appendix B** provides a list of stakeholders registered on the project database, along with the date on which they registered.

2.1.2. Notification Procedures

Direct Notification

Notification of the proposed project was issued to potential Interested and Affected Parties (I&APs) and stakeholders, via direct correspondence (i.e. email). The purpose of the notification was to offer potential I&APs and Stakeholders the opportunity to register on the project database and provide input into the process at a very early stage of the process (i.e. prior to the submission of the application form) to ensure the major concerns had been considered adequately, reducing the potential for amendments to the report following formal commencement of the process.

All notifications distributed to registered stakeholders are included in **Appendix C** of this report.

Advertisement

Notification of the proposed project was issued to the general public via an advertisement. A newspaper advertisement was placed in the local newspaper (George Herald) on 18 June 2020 notifying potential Interested and Affected Parties (I & AP's) of the availability of the Pre-Application Draft Scoping Report and inviting I & AP's to register on the database as Registered Interested & Affected Parties. A copy of the advertisement is included as **Appendix C**.

Several newspaper articles regarding the proposed development were subsequently published in the George Herald and the Sunday Times. Please refer to **Appendix E** for the content of these newspaper articles.

Letter drop

Unfortunately, due to COVID 19, the post office was not operating and the Background Information Document (BID) could not be posted. As such, we therefore personally hand delivered the BID to the properties surrounding the Garden Route Dam, ensuring all COVID-19 safety precautions were taken, i.e. sanitising, wearing of face masks and social distancing, in line with our Public Participation Plan which was approved by the Department of Environmental Affairs and Development Planning (DEA&DP).

This letter drop was conducted in order to notify adjacent landowners of the proposed project. Evidence of the letter drop can be found in **Appendix C**.

Site Notice

Site notices, in English, were placed at the proposed entrances to the development site, notifying potential Interested and Affected Parties (I & AP's) of the availability of the Pre-Application Draft Scoping Report and inviting I & AP's to register on the database as Registered Interested & Affected Parties. Evidence of the site notices can be found in **Appendix C**.

Availability of the Draft Scoping Report

The Pre-Application Draft Scoping Report was placed on public review for a period of 30 days from **19 June 2020 – 20 July 2020 (30+ days)**. An electronic version of the report was placed on the SES website to be accessed by the public. Based on requests by Stakeholders, the commenting period for the Pre-Application Draft Scoping Report (DSR) was extended until **21 August 2020**.

Following the Pre-Application public participation period, an Application form was completed and submitted to the Department of Environmental Affairs and Development Planning (DEA&DP).

As per the legislated process, the Pre-Application Draft Scoping Report was revised based on comments received and the **Post-Application Draft Scoping Report** made available to identified Potential Interested & Affected Parties and Automatically Registered Key Authorities from **16 April 2021 – 17 May 2021** (30 days) to review in order to provide comment.

Following the second round of public participation, the Post-Application Draft Scoping Report was finalised and submitted to DEA&DP for consideration (Acceptance/Rejection). Acceptance was received from DEA&DP on 27 June 2020.

Availability of the Draft Environmental Impact Assessment Report

The **Draft Environmental Impact Assessment Report** (third round of Public & Authority Consultation) was made available to registered Interested & Affected Parties and Registered Key Authorities to review in order to provide comment on from **11 February 2022 – 11 March 2022**. The Draft Report was posted or hand delivered in hardcopy to Key Authorities and made available for free download and review directly from our website (www.sescc.net) under the public documents tab. The Report was also available in hardcopy at the George Public Library.

External Circulation of Information

Due to the immense interest in this project over 1800 I&APs have been registered. SES and the Applicant were made aware of the Facebook posts and surveys, the WhatsApp message groups and the press articles which have generated this interest in the proposal. This not only indicates the application is very widely known but that the public notification is sound.

It should be noted that there were a number of opportunities for I&APs to comment on the proposal. We welcomed comment from all sectors of the community in order to understand what issues of concern the I&APs may have on the proposal. A large amount of time and effort went into preparing the proposal and reports and investigating the impacts of the proposal on the receiving environment as we wanted those who may have comments to have all of the available information before they raise their issues of concern for us to address them in a comprehensive manner.

SES and the Applicant are aware of the online petition on Change.org, which we believe has over 22 000 signatures opposing the proposal. It should, however, be noted that the petition makes no mention of the ongoing EIA process nor the available documentation and specialist reports. The statements made are also not all factually correct (**see Appendix H**). As such, the majority of the I&APs who signed the petition have not read the available documentation and many did not fully understand the proposal. Due to the ease of access to such petitions (being available on the phone at the touch of a button) and the limited information provided by the petitioner, the value of these signatures in the Environmental Impact Assessment process is questionable.

There were also two objection templates which were circulated, one via Whatsapp (**Appendix F**) and a second on the GardenRoute101 website (**Appendix G**). Posters with QR codes were put up, encouraging people to submit their objections. Again, the landing page had no reference to the EIA process or available documentation for review. The form had a number of concerns automatically included and I&AP's were only required to include their names and contact details. The process to submit the form would take less than 5 minutes. Again, the value of these signatures in the Environmental Impact Assessment process is questionable, as the key point of Public Participation for stakeholders is to read the material provided and actively seek to understand the issues involved, before concerns are submitted for consideration.

3. Comments and Responses

Comments received from registered stakeholders have been captured and responded to within the comments and response tables included in **Appendix D**.

3.1. Summary of Main Concerns Raised by Stakeholders

The Key Issues raised in the “**Scoping Phase**” were as follows:

- Layout Design Concerns:
 - Access for cyclists / runners to the trails and canoeists to the dam
 - Misconception that the development is proposing low-cost housing
- Need & Desirability Concerns:
 - Need for a new University at this site & Viability Post-Covid 19
 - Type of Education proposed at the University
- Socio-Economic Concerns:
 - Negative Social impacts relating to Students (Noise, drunkenness, car racing, littering, protesting etc.)
 - Property Price impacts
 - Traffic
- Biological Concerns:
 - Loss of Natural Area and Beauty
 - Potential pollution of the dam and the water resource
 - Littering
- Technical Concerns:
 - Public Participation during Covid-19 lockdown

In addition to those raised in the Scoping Phase, the following issues were raised in the “**EIA Phase**”:

- Layout Design Concerns:
 - Visual Impact of high rise buildings
 - Buffer around the Dam
 - Access to the dam wall and trails beyond
- Socio-Economic Concerns:
 - Safety concerns during construction and operation
- Biological Concerns:
 - Loss of leopard habitat
- Technical Concerns:
 - Objectivity of the report – Applicant being Municipal
 - Services provision

For ease of reference, these main concerns are addressed in the following sections.

3.2. Layout and Design Concerns

3.2.1. Access for cyclists / runners to the trails and canoeists to the dam

The design layout aims to improve access for cyclists, trail runners, walkers and canoeists, fishermen, amongst others to the existing recreational areas around the dam. This area has historically been used by the public as a recreational area and the proposal aims to enhance this aspect. As such, an Open Space of approximately 67ha is proposed around the development area to be utilised for these uses. Many cyclists, runners and walkers utilise the main gravel road which leads to the dam wall as access to the trails situated on the eastern and northern side of the dam wall, as illustrated in the image below, which shows the routes commonly utilised by users of the TrailForks App. Access to these trails will not

be hampered by the proposed development, as no access boom or control is proposed for the development.

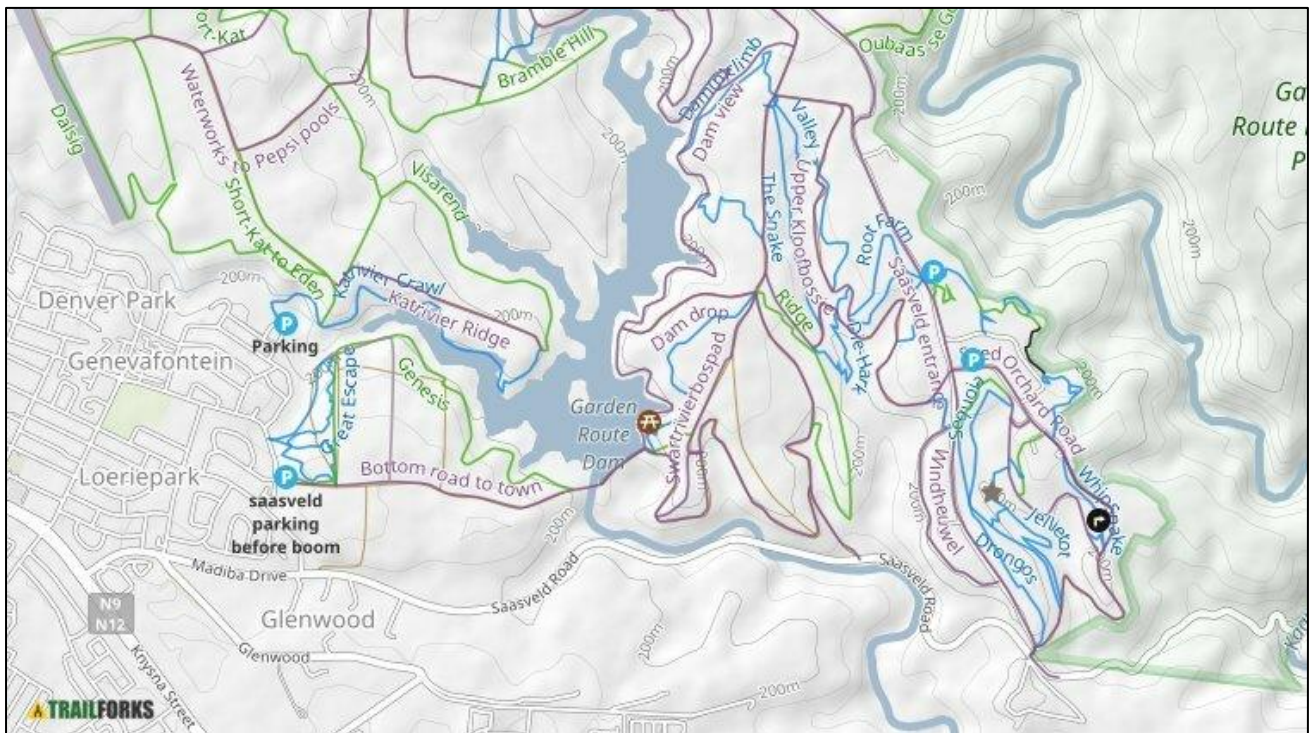


Figure 1: Common routes around the Garden Route Dam, extracted from TrailForks

George is fortunate to have such areas for recreation and many residents use these areas both on weekdays and weekends. There are a large number of open areas in George which need to be maintained by the City's parks and gardens Department on a weekly basis. The City's budget to maintain parks and gardens is not going to be able to cover the maintenance and construction of paths and trails on this property and therefore developing paths and trails in tandem with the development of the area is a way for a long-term sustainable system of paths and trails to be implemented.

Another way to ensure the use of the area for recreation is the development of the "waterfront precinct", which was approved in 2014. The aim of the waterfront is to have coffee shops, canoe hire and possibly a sports hall, amongst other facilities, to cater for the various sports enthusiasts and clubs. This area could then become the focal venue for future sporting events.

Currently, the majority of sporting activities at the dam take place on an ad-hoc basis. Ultimately, when the campuses, sports fields and waterfront is developed, this will not only serve as a central place for recreation events to be organised and held from, but will also serve to provide the students with the ability to obtain semi-professional guidance and instruction in their chosen sporting disciplines.

In order to ensure this is done in an inclusive manner and that the conditions as per the Environmental Authorisation (EA) are adhered to, the various sporting bodies are encouraged to become part of the **Environmental Liaison Committee (ELC)**. This ELC would be invited to attend meetings during construction to help unpack the conditions of the EA so that the right structures are implemented at the right time and that appropriate monitoring takes place so that the Environmental Management Programme (EMPr) is adhered to. By providing constructive input into the EIA process, the various sporting disciplines such as trail runners, road runners, mountain bikers, canoeists, fishermen etc, can

add value to the process and ensure that their needs were encapsulated in the Environmental Reports and Environmental Authorisation.

Through the establishment of more formal paths and walkways which do not currently exist, the safety of the area will be improved. Local hiking, running, biking clubs and fishing clubs would be able to assist with monitoring the trails, feeding any issues back to the Municipality and developers to address.

3.2.2. Misconception that the development is proposing low-cost housing

The property was included in the Urban Edge in 2013, in other words, earmarked for urban expansion through the Municipal IDP process which itself has a comprehensive Public Participation process. As explained in Section 4.2.1.2 of the Draft Scoping Report, the residential portions of the proposal are not allocated for low-cost housing. A variety of types of housing are planned that could cater for undergrad students, lecturers, visiting lecturers, and post grad students through to single residential erven. In order to ensure greater integration between the existing neighbourhood and the newly proposed land uses, the erven abutting Meyer and Stander Streets are designed to be the same or similar size to those that are currently located on the Western side of the road.

There is currently existing demand for a range of housing opportunities in this area, together with predicted increase in demand due to the proposed development. It is estimated that this provision of residential space on the site will also absorb the demand for on-site housing by future employees, post-graduate students and other users of this space. It is envisioned that these residential spaces would be based on the principles of inclusivity, integration, choice, variety and sustainability.

The remainder of the development is for student housing, universities / colleges and small shops etc. It is proposed to create a campus precinct with the allowable buildings and uses of the buildings as per their respective zoning schemes.

3.2.3. Visual Impact of high-rise buildings

The Visual Impact of the development has been assessed in the Environmental Impact Assessment Report (EIAR), with the findings of the Visual Impact Assessment conducted by Paul Bucholz included in Section 8.4.7. A number of mitigation measures have been included in Section 8.4.7.3, which include reducing unnecessary disturbance, colour selection, reduced contrasts, limiting heights of structures and development of Architectural and Building Guidelines for the development.

3.2.4. Buffer around the Dam

Concern was raised that there should be a buffer around the edge of the dam where no development should take place. While this appears to either be a misunderstanding of what is proposed or an acknowledgement that the documentation provided was not read, a response is given below.

According to Condition 8.3 of the Environmental Authorisation for the approved hotel and business sites, , which was approved in a previous environmental authorisation process in 2014, the developer is are required to maintain a 100m buffer zone between any structure that will generate or handle sewerage and the 100% level of the dam.

The layout of this proposed development includes a large open space area around the edge of the dam, providing a natural buffer between the edge of the dam and the proposed development. . The buffer areas determined for the tertiary campus are relatively large, beyond 100m in width in most

locations, to fulfil the objective of protecting the aquatic habitat. Please see Section 9.2 of the Aquatic Impact Assessment (Appendix H2 of the EIAR) for further information.

3.2.5. Access to the dam wall and trails beyond

Many members of the public raised concerns that access to the existing trails on the eastern side of the dam wall would be closed off.

The new roads proposed in the layout plan are all public roads that will be accessible by the general public. There are also plenty of open spaces incorporated into the layout where hiking and mountain biking routes will continue to exist. Access to the dam wall and all the other trails on the eastern side of the dam wall will continue to be open to the public and will be made easier and safer by the proposed development.

Picnic areas are planned next to the water's edge in the northern part of the layout, so the current fishing and recreational activities that take place next to the dam will continue once the proposed development is constructed.

3.3. Need and Desirability Concerns

3.3.1. Need for a new University at this site & Viability Post-Covid 19

The question was raised as to why a new Campus is being proposed when there is an existing campus in close proximity which is not currently at capacity.

More space is needed over the next 20 to 30 years as George expands and more and more students need a place for tertiary education purposes. As we enter the Fourth Industrial Revolution we will need more space for students, not only for traditional careers but for the careers that the Fourth Industrial Revolution will bring. The COVID 19 pandemic has taught us that as much as the world changes it also stays the same. At the beginning of the pandemic there were many recommendations and ways of treating the disease which were radically changed as new information and understanding of the disease became evident. As the world moves through this pandemic and will face the next one, the fundamentals that drive the economy and society don't change. At the beginning of the pandemic the "work from home and study from home" were seen by some as the solution to not only stopping the disease spreading but also the need for institutions of learning. We are now understanding both the upsides and downsides to the work and learn from home lifestyle. This includes such factors as the impact of students interacting with each other and access to the internet and computers and other learning tools. What works in first world situations does not always apply to third world situations. The COVID 19 pandemic will not quell the need for more institutions of learning in South Africa.

In the future, without further expansion of education facilities current and future generations will have to leave George so that they can attend educational facilities in other Cities simply because those courses are not offered in George. This is currently the case for some families which leads to an extra R 40 000 per year spent on accommodation in places like Stellenbosch or Cape Town. This would not be the case if the students attended a tertiary facility in their hometown of George.

3.3.2. Type of Education proposed at the University

The key component of the proposed development is the establishment of a tertiary education facility/ research institute/ college / academy. George Municipality owns the land in question, Remainder of Erf 464, George and there has been interest and inquiries from various institutions to establish tertiary education facilities in George. The Municipality is preparing the land and securing development rights through the town planning and environmental authorisation processes. After the development

rights are secured, the Municipality will follow a process endorsed in terms of the provisions of the Municipal Finance Management Act and Municipal Asset Transfer Regulations to call for proposals from suitable developers and partners to facilitate the process.

At that stage, the needs and feasibilities of the proposals will be investigated, in order to determine the best type of facility to be developed. These proposals could include industry trade schools, post-graduate research facilities, sports science institutions, TVET colleges (Technical vocational education training), Technikons or traditional Universities.

3.3.3. Alignment with previous EA Conditions

The previous environmental authorisation process included the following housing components into the proposal:

- 211 single residential erven
- Five group housing units
- Town Housing units
- One apartment / flat component

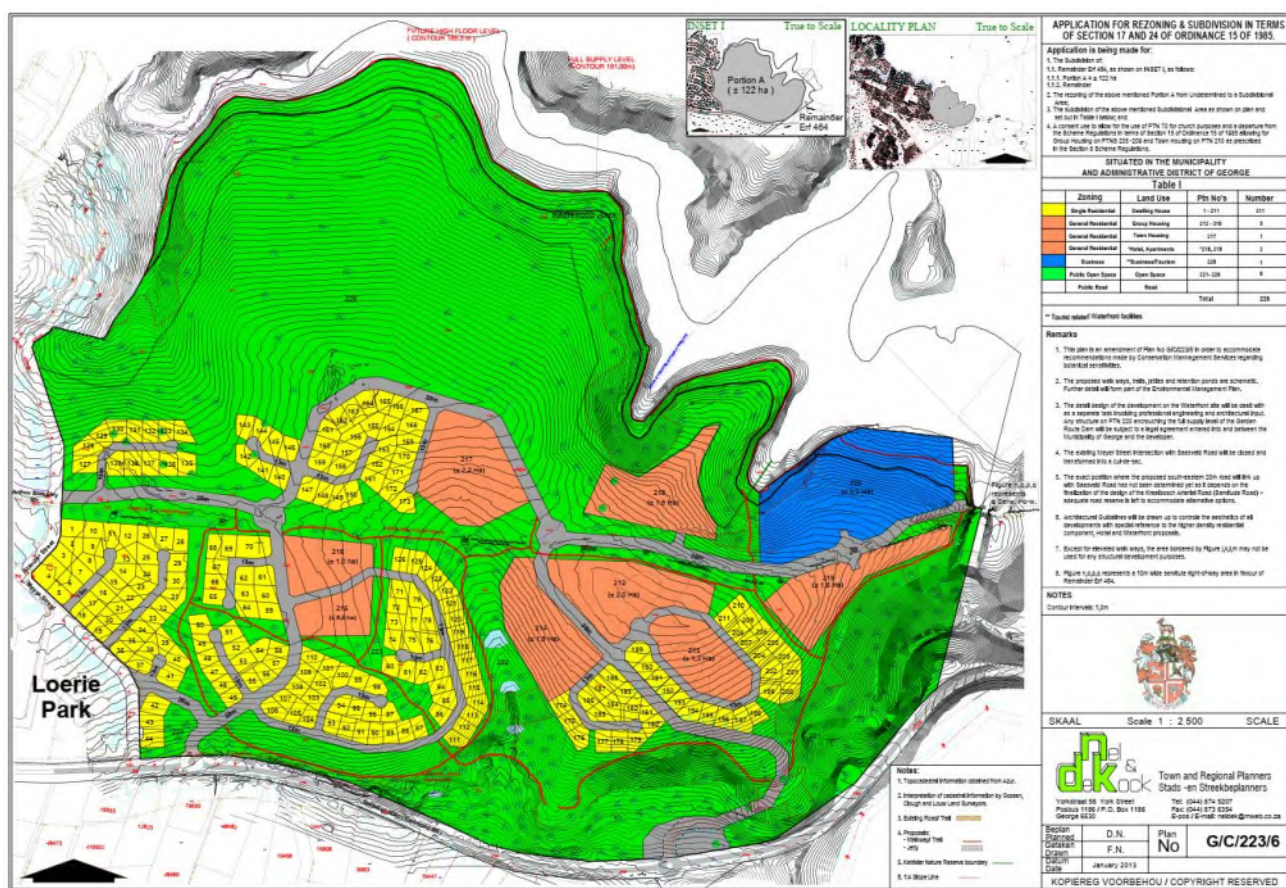


Figure 2: Layout included in the Previous Environmental Authorisation process.

As can be seen from the layout, the housing proposed was for large single residential units, with areas for group housing. These housing proposals were not authorised as the Competent Authority did not believe that the reports showed how these align with the principles of spatial integration and felt they perpetuated socio-economic segregation.

The single residential housing component included in the current proposal layout has been significantly reduced, while areas for more inclusive housing options for the potential students have now been included. These align more with the principles of spatial integration and inclusivity that was lacking in the previous application.

3.4. Socio-Economic Concerns

3.4.1. Negative Social impacts relating to Students (Noise, drunkenness, car racing, littering, protesting etc.)

It is acknowledged that there may be more noise, public disturbance and possibly even protesting associated with the provision of the campus and student housing. Unfortunately, these are part of modern-day social ills in South Africa and around the world and the extent of which cannot be predicted with any accuracy.

While more people in the area would result in an increase in noise, this is normally at an acceptable level. There would be noise associated with soccer, cricket or other sporting games but given the size of the site in question it is unlikely that this will noise would reach unacceptable levels at current surrounding houses. There are also bylaws in terms of noise that have to be adhered to and to date the City of George has been successful in ensuring that excessive noise generation is dealt with in a timely fashion. Drunkenness and car racing would be dealt with by the various enforcement officials.

Similarly, the blanket statement that universities lead to rioting are unfounded. Universities from time to time do see protests, most of which are peaceful. Marches for worthwhile causes are also sometimes held at universities. They are places where freedom of expression is upheld. The people attending these demonstrations be it for Woman's rights or animal rights or any other matter are the sons and daughters of the very city the university is located in as well as residents from out of town. Protests and marches are events which have to be controlled and are an aspect of modern society which must be conducted in an orderly fashion but one does not have the right, not to be affected by a march. The very idea of a march is to bring the plight of the march to the attention of the surrounding population and the population in general. Universities from the older generations point of view may be seen as institutions which generate marches but from the students' point of view, university's are primarily institutions which enable them to build a better life for them and their family.

The isolated actions of a minority of students should not warrant the stopping of development to provide tertiary education to those living in the area. The tertiary education facilities proposed should be seen as a safe place for local youth to conduct their studies away from the institutions with a history for protest action. In other words, the majority of students are likely to be from local households in and around George.

3.4.2. Property Price impacts

It is likely that the prices of property surrounding the campus will increase over the long term due to the location of the properties and the fact that people can walk to work, the sports facilities and the campus. There may be micro fluctuations both in location and price depending on location but overall it is likely that the property prices will increase compared to those not located near the campuses. This is discussed in detail in the Socio-Economic Baseline Report, compiled by Tony Barbour in February 2019.

Barbour (2019) provides case studies from existing universities and clearly describes the benefits the development of these have had on the towns within which they occur.

3.4.3. Traffic

There are approximately 45 383m² of planned paved roads in the proposed development. Road widths vary from 4.5m – 7.4m wide with Barrier/Mountable kerb and channels on the lower side of the roadway and concrete channels at intersections.

The site will be served by three accesses, as follows:

- Access 1 along Stander Street (opposite Arthur Bleksley Street);
- Access 2 along Saasveld Road (between Meyer Street & Access 3); and
- Access 3 along Saasveld Road (opposite Road 1).

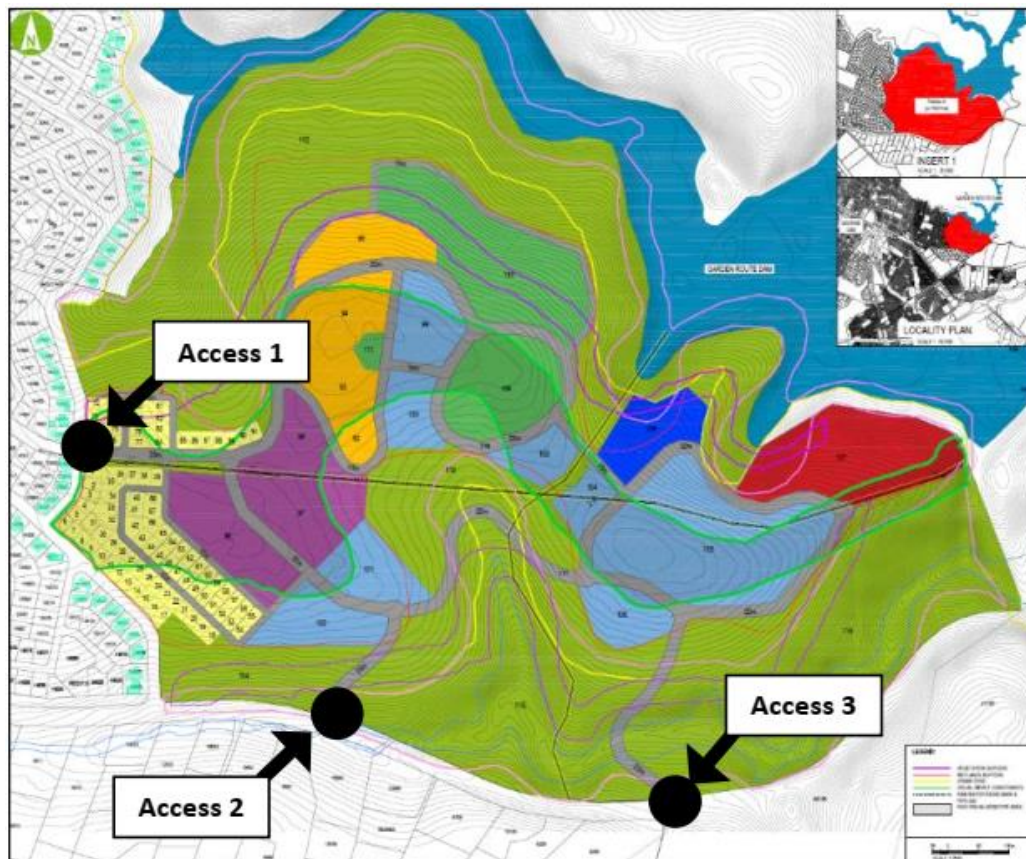


Figure 3: Proposed Site Accesses (Source: Aurecon 2019)

A Traffic Impact Assessment was compiled by SMEC in November 2019 and updated in November 2020. This study anticipated that Phase 1 of the planned development would generate 758 and 1 483 new vehicular trips during the Weekday AM and PM Peak Hours respectively, and with Phase 2 it would generate a total of 1 480 and 2 763 new vehicular trips during the Weekday AM and PM Peak Hours respectively. Based on these anticipated additional trips, the key intersections were investigated and upgrades / changes recommended to alleviate the effect on traffic.

The TIA took into consideration Phase 6 of the George Integrated Public Transport Network (IPTN), which is proposed to serve the development and recommended that the required public services are put in place before the demand materializes. Sizing of circles, designated parking areas and bus stop locations will be finalised during the detailed design phase of the project and will be informed by the final development options proposed for the tertiary facilities and associated infrastructure. At this time, additional input will be sought from the Traffic Engineer to revise the anticipated additional trips and propose any changes to accommodate these.

3.4.4. Safety concerns during construction and operation

Safety concerns during the construction phase were raised. These risks were identified in the Socio-Economic Impact Assessment compiled by Tony Barbour and highlighted in Section 8.4.5.2 of the DEIAR. This impact was identified to be Low (-) with Mitigation.

Based on experience, the construction phase and the associated presence of construction workers is often associated with an increase in petty crime and theft. This is linked to the movement of construction workers on and off the site and the ability to monitor the movements of local-residents and take advantage of their absence from the property.

Most of the crime is therefore opportunistic and linked to theft and house break-ins.

The site is located adjacent to established, quiet residential areas of Eden George, Loerie Park and Glenwood Small Holding Area. Based on comments from residents, current crime levels in these areas are low and traffic in the area is largely related to residents. The presence of construction workers on the site does therefore pose a risk to the property owners that live in the area. These risks are exacerbated by the duration of the construction phase over an 8-10 year period. While measures can be taken to reduce the risk, it will not be possible to eliminate the risk.

These mitigation measures are included in Section 5.3.2 of the Socio-Economic Impact Assessment.

In addition, safety of residents and recreational users of the area during the operation of the development were raised.

The proposed land uses are compatible with the surrounding existing land uses and therefore, no negative impacts on safety, health and well-being of the surrounding community is anticipated. On the contrary, the nature of the activities proposed in this development proposal would be of such nature that it would increase foot traffic in the area and thus contribute to the safety of the area through increased surveillance. Through the establishment of more formal paths and walkways which do not currently exist, the safety of the area will be improved. Local hiking, running, biking clubs and fishing clubs would be able to assist with monitoring the trails and feeding any issues back to the Municipality to address.

3.5. Biological Concerns

3.5.1. Loss of Natural Area and Beauty

The Biodiversity Habitat Assessment and Impact Assessment reports adequately cover the determination of sensitive species as well as mitigation measures that can be applied to either offset or reduce the potential negative impact of the proposed development.

The habitat for the Critically Endangered *Gladiolus fourcadei* was investigated by the Biodiversity Specialists in the Scoping Phase. A detailed survey was undertaken by CREW together with the specialist as a foundation for the area set aside for this species and the proposed layout was informed by the results.

According to the findings of the field survey conducted, the *G. fourcadei* plants do not occur in numbers beyond the area set aside for their conservation. The loss of sensitive habitats in relation to *G. fourcadei* in the Cape Nature response is thus not based on any ground truthing and is thus purely

speculation. The reporting was also not correctly consulted, the original layout and proposed layout clearly show that the sensitive habitat is avoided.

It is agreed that there will be a change in the sense of place of the Garden Route Dam area, as confirmed by the Visual Impact Assessment prepared by Paul Buchholz in August 2019.

As a result of the development, the “natural beauty” of this area will be decreased as there will be less natural vegetation than there currently is on site. This has been identified as one of the biggest impacts which would take place as a result of this development. Unfortunately, the change in the sense of place in George is a daily occurrence. The entire area is changing rapidly as more and more people move from the economically and security challenged areas of our country to the Garden Route and, more specifically, George. This is illustrated by areas that now home the Garden Route Mall, Kraaibosch and Groenkloof Retirement Village, which were forestry plantations 20 years ago.

As the loss of the natural beauty of the area is a negative impact, mitigation measures have been included in the development of the preferred layout alternative. These ideas and concepts came from the use of an Urban Designer, a Visual Impact Assessor, and the Aquatic and Ecological specialists. These Specialists proposed both ecologically and aesthetically motivated methods to mitigate the effect of the loss of the natural beauty of the area. The enhancement of open spaces and the strategic placement of sports fields and other infrastructure has been used to mitigate these impacts. In addition to this, formal walkways and cycle and mountain bike paths would be developed to ensure that not only are they maintained and protected but also designed in a way that shows off the scenic views.

The visual impact assessment took this aspect into account and made the following recommendations:

- The development must be designed so that buildings, structures, and other improvements do not extend above the existing ridgelines (high visual sensitivity) or alter the ridge profile significantly when viewed from the public streets, roads, water bodies or facilities.
- Structures should be sited below the ridgeline to preserve a natural topographic and vegetative profile. Ridgelines and prominent hillsides should be retained as open space through appropriate clustering and/or transfer of density to other parts of the development site.
- Infrastructure should be designed to conform to the natural topography and hillside setting of the project site.
- Buildings and associated infrastructure located on the hillsides (moderate and low visual sensitivity) below ridgelines should follow the contours of the site and blend with the existing terrain to reduce bulk and mass.
- Infrastructure should be positioned to allow adequate space for tree planting and other vegetation screening interventions.
- Roof forms and rooflines should be broken into smaller building components to reflect the irregular forms of surrounding natural features.
- The slope of roofs should be oriented in the same direction as the natural slope.

These recommendations have been taken into consideration when developing the preferred layout and included into the EMPr.

3.5.2. Potential pollution of the dam and the water resource

The Stormwater Management Plan, compiled by Aurecon in January 2020, addresses the potential for pollution of the water resource.

It is proposed that open cut-off channels will be used where the site permits. Channels with longitudinal slopes flatter than 4% will be earth channels and those between 4% and 10% will be grass lined channels. Both earth and grass channels promote infiltration. For slopes steeper than 10% (1:10), the channels will be stone pitched or lined with either concrete or Reno mattresses to prevent scouring or erosion. The utilization of Reno mattresses creates a high friction factor and thereby reduces the velocity of stormwater.

The following mitigation measures need to be considered for water pollution:

- Develop, implement and monitor catchment litter management and water quality strategy;
- Ensure adequate provision of sanitation services;
- Ensure adequate provision of solid waste management services;
- Where possible make use of a SuDS treatment train to manage water quality;
- Install local / regional litter traps (as suggested in the report); and
- Ensure that all attenuation facilities have adequate forebay's with extended attenuation to allow for adequate sedimentation
- Develop a stormwater management plan that incorporates the management of peak flows, litter and water quality. Such a plan should incorporate a lifecycle costing of the required maintenance to ensure that adequate resources are available so that design, once implemented, can be adequately managed – and perform as intended.

The aquatic ecologist notes that should residual impacts still be anticipated after the stormwater mitigation measures have been considered, it may be necessary to investigate large scale measures, such as an infiltration berm/ trench/swale (along the contour) directly upslope of the riparian zone of the dam. Although construction of such a structure has a large disturbance footprint in close proximity to the dam it may slow surface runoff velocities and trap pollutants prior to the water reaching the dam in the operational phase. It is only recommended if absolutely necessary and only for the dam side of the development.

Currently the water from the GRD is sent to the Water Treatment Works for purification before use and half of Denneoord already drains along the Kat River to the GRD.

In terms of the sewage management, the sump of the pump station would receive the sewage flow and act as a storage vessel from where sewage is periodically pumped. The sump would comprise an active volume and a relatively small internal emergency storage volume depending on the size of the sump however, it is preferred that an extended emergency storage facility be built especially due to the sensitive nature of this development are. The active volume is defined by the operating levels of the sump.

The emergency storage capacity provides additional safety when the pumps fail, in that it provides time for the Municipality's maintenance operatives to make the necessary repairs as well as catering for normal power outages. A minimum storage capacity that is equivalent to four to six hours' flow (George Municipality suggest 8 hours flow) at the design flow rate would be provided. The emergency storage would be provided outside of the pump station.

In terms of break downs, the pump stations would be provided with emergency mobile generator units, to allow the continued operation of the pump stations during prolonged interruptions to the power supply. The suggestion of using mobile generators rather than having a permanent generator room is due to the fact that the emergency storage tank will have enough "downtime" capacity for

normal power outages. Mobile generators can be stored at the Municipality's Maintenance facility in close proximity to the development where it can be better maintained.

The pump stations would also be given a telemetry system to control the operations of the pump stations and report any problems to the 24-hour emergency monitoring point, which would notify the relevant response team of any technical issues at the pump stations.

3.5.3.Littering

Unfortunately, littering is prevalent throughout South Africa. There is the perception within certain communities that littering creates jobs and people litter in order to provide someone with a job cleaning it up. While the George Municipality does employ teams to pick up the litter, there are also some local residents who organise private clean-ups in the area. This is likely the same thing that will happen at the proposed development site, where people utilising the area may litter and others, some of whom are paid and others who are not, would have to clean it up.

Systems will therefore need to be put in place to educate and enforce correct litter management and eliminate litter before it enters the dam. To this end, a high-level litter management plan has been compiled, which can be expanded upon to form a comprehensive litter mitigation strategy for the development.

3.5.4.Loss of leopard habitat

In the letter of opposition to the George Dam development received from Dr. Bool Smuts of the Landmark Foundation (LF), the concern regarding the loss of leopard habitat was raised.

Conservation Management Services, the appointed Biodiversity Specialists, provided the following response:

1. We are well aware of the leopard studies done by the LF in the Garden Route area as well as the urgent need to afford this species every bit of help that we can to ensure it's survival in the area.
2. We did not list leopard in our faunal assessment of the area indicated in our terms of reference (ie: study area) because of the following:
 - a) Leopards have not been observed in the actual study area (affected area), as the LF GPS research localities clearly indicates.
 - b) The study area has long been a highly disturbed area, firstly a pine plantation followed by clear felling, then completely invaded by alien trees (mostly black wattle), then the area burned, then it was cleared of alien trees in patches and then it burned again. Currently sporadic alien plant clearing is done by the municipality. In all this time the general public continued to use the dam area for outdoor recreation and the interior of the site for mountain biking. I have observed all of this personally for the last 26 years.
 - c) The study area is sandwiched in-between the Garden route dam and suburbia and is a part of the natural buffer edge around the George urban area. This coupled with the high disturbance of the study site and the fact that it is relatively poor-quality leopard habitat in terms of cover, disturbance and prey, suggests that the study site is not an important leopard conservation area.
3. For the above reasons we excluded leopard from our faunal assessment and I admit that these reasons could have been given in our report. The faunal study thus focused on the fauna that are most likely to occur in the study area and that could be directly impacted by the proposed development as well as on the known sensitivity of the red listed species.

4. We completely agree with the statement that leopard populations in the Western Cape are under pressure but the study area can hardly be classed as a necessary refuge for the species for the reasons given above. The area beyond the study site is certainly more suitable for leopard conservation as can be seen by the leopard GPS localities shown in the LF- GPS locality map.
5. We acknowledge the presence of leopard in the area north, east and south-east of the dam (shown by the GPS localities) and also well beyond in the Outeniqua mountains, plantations and forests, but are of the opinion that the defined study area is a part of the natural disturbed buffer area around urban George, which, in our opinion, does not constitute an important area for leopard conservation.

The following additional response was received from the Biodiversity Specialist:

Stating that “areas with high human densities will impede on leopard presences” and that the “proposed development will impact on the survival of the species” shows a complete misunderstanding of the nature of the proposed development site and the bigger picture. The site is already impacted by high human densities and activities. It borders on high density suburbs and the site is used by hikers, mountain bikers, picknickers, birders and resident vagrants. It is thus already impacted by human activities. Stating that this use will impact on the survival of the species is far-fetched, the leopards in the area have the entire Witfontein nature reserve, mountains, plantations and indigenous forests in which to survive, they do not depend on the 118.5ha proposed development site.

The proposed camera trap monitoring is beyond the reasonable requirements of a specialist study. A camera trap monitoring program implies a long- term research activity that must be done in a specific manner, over time, for the results to be scientifically acceptable. For example, one photo of a leopard would not indicate permanent residence or that the habitat is suitable, it would need to be backed up by long term results.

3.5.5. Impact on the Kat River Nature Reserve

Concern was raised that the proposed development would result in development within the Kat River Nature reserve. The figure below shows that the proposed development footprint does not directly impact onto the Kat River Nature Reserve.

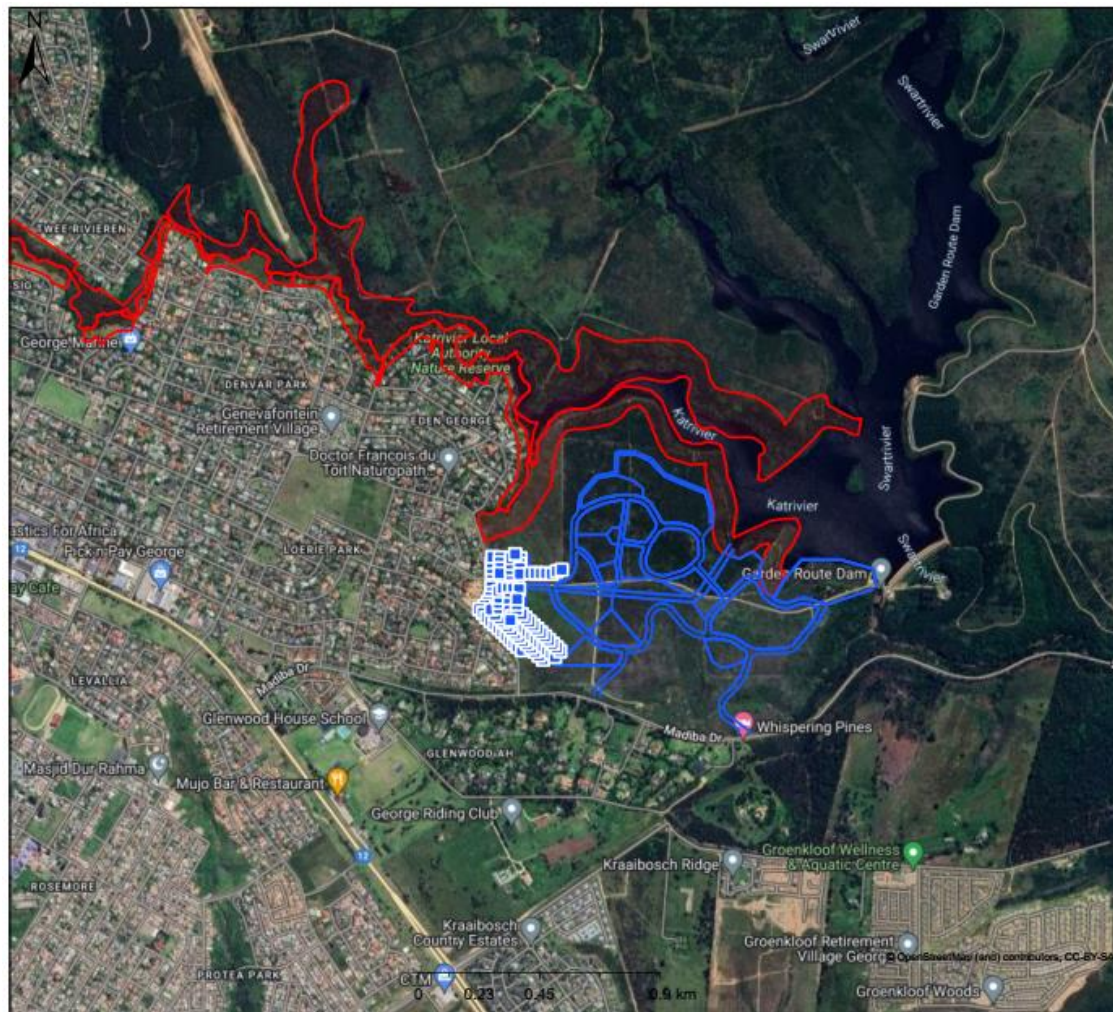


Figure 4: Extent of the Kat River Nature Reserve in comparison to the proposed development footprint

3.6. Technical Concerns

3.6.1. Public Participation during Covid-19 lockdown

On 05 June 2020, Government Notice No. 650, *Directions Regarding Measures to Address, Prevent and Combat the Spread of Covid -19 Relating to National Environmental Management Permits and Licences*, was released. These Directions stated how Public Participation was to be conducted during the Level 3 Lockdown. As per the Directions, a Public Participation Plan was compiled and submitted to DEA&DP for agreement. As per the agreed Public Participation Plan, the Pre-Application Draft Scoping Report was placed on public review for a period of 30 days from **19 June 2020 – 20 July 2020 (30+ days)**. An electronic version of the report was placed on the SES website to be accessed by the public. Based on requests by Stakeholders, the commenting period for the Pre-Application Draft Scoping Report (DSR) was extended until **21 August 2020**. The full description of notification of the public is included in Section 2.

In addition to what was conducted for the Pre-Application Draft Scoping Report, the following was undertaken to notify the public of the proposed project when the applicant originally proposed a substantive amendment to the approved Environmental Authorisation:

- Letter drop with Background Information Document;
- Advertisement;
- Site Notice; and
- Interviews with the following key stakeholders:

- Delia Power, George Municipality, 20/08/2019;
- Rudolf Schröder, Aurecon, 20/08/2019;
- Dr Dennis Farrel: George Business Chamber, 10/09/2019;
- Professor Rob Fincham: NMU, Saarsveld campus and George Sustainable City Forum, 10/09/2019
- Mr Stephen Stead, George Sustainable City Forum, 10/09/2019;
- Anton Schmidt, NMU, Saarsveld campus, 10/09/2019;
- Joshua Louw, NMU, Saarsveld campus, 10/09/2019
- Bianca Currie, NMU, Saarsveld campus, 10/09/2019;
- Marin Loubser, NMU, Saarsveld campus, 10/09/2019;
- Mr Hennie Pienaar, property owner, Glenwood, 10/09/2019
- Mrs Debbie Pienaar, property owner, Glenwood, 10/09/2019;
- Mr Wagner de Bruin, property owner, Glenwood, 10/09/2019;
- Jackie Debowski, Confluent, 11/09/2019;
- Keith Eden, property owner, Eden George, 11/09/2019;
- Ken Pearce, property owner, Eden View, 11/09/2019;
- Johann de la Rey, property owner, Eden View, 11/09/2019;
- Sonja Wolfaard, property owner, Eden View, 11/09/2019;
- John Pierce, Wilderness Ratepayers' Association, 12/09/2019;
- Chris Hall, property owner, Loerie Park, 4/10/2019.

3.6.2.Services Availability

Many years ago, through the foresight of the engineers of the George Municipality developed a water management strategy which included a number of interventions to ensure George does not run out of potable water now or in the future and that the water supply keeps up with water demand. This included raising the dam wall and water transfer pumping schemes amongst other initiatives which have already been implemented. Part of those initiatives are also the clearing of alien vegetation and ensuring that users do not waste water and therefore water restrictions are in place from time to time. The proposed development will take place over the next 10 to 30 years and in that time the provision of water from the various water resources will also be upgraded.

3.6.3.Objectivity of the report – Applicant being Municipal

It was implied that the Local authority representing the people and that as the developer is conflicted. A formal response was supplied by the Municipality in this regard, which has been attached as **Appendix I**.

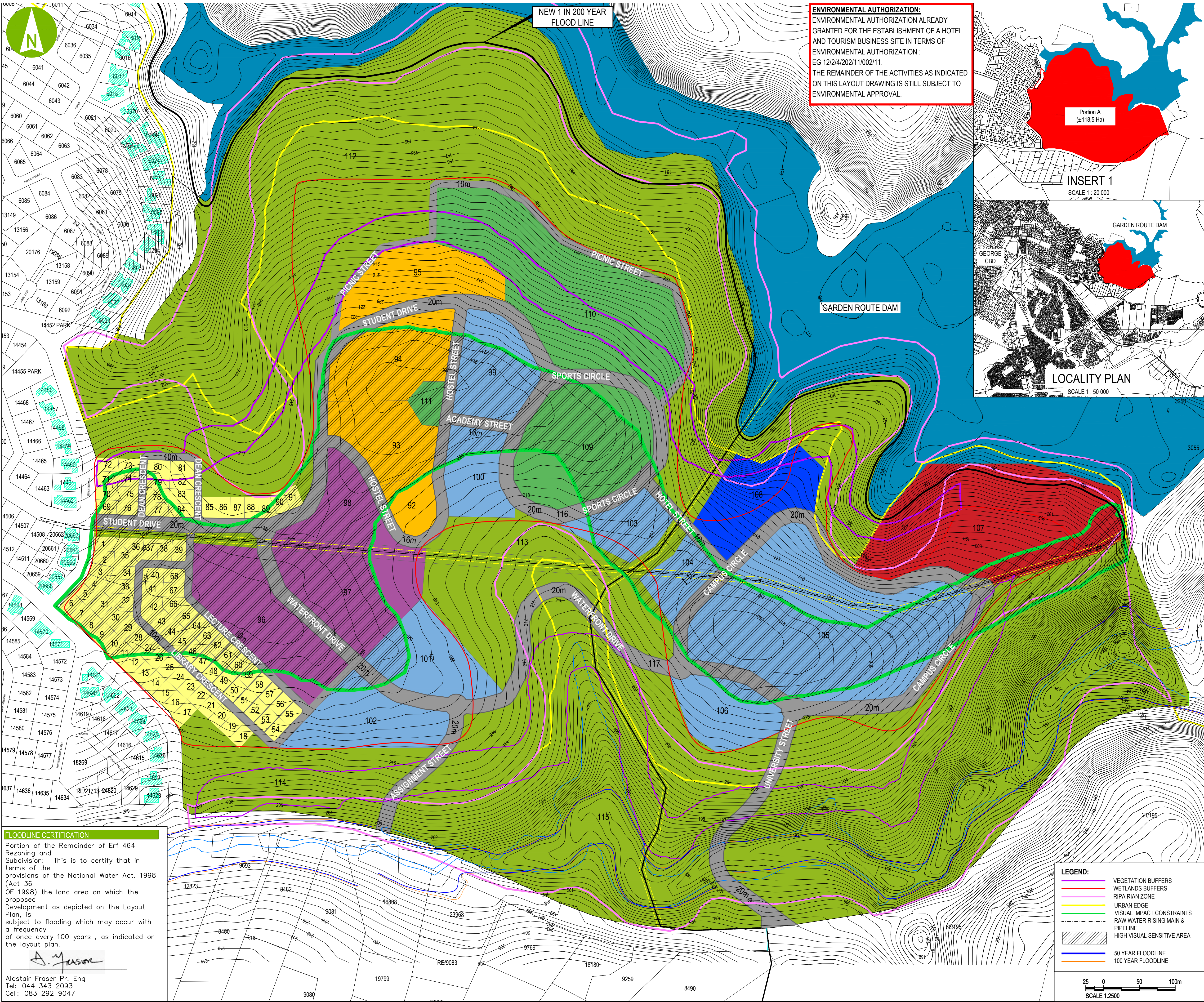
4. Conclusion

We believe that all of the concerns raised have been addressed and responded to in the sections above and the attached tables.

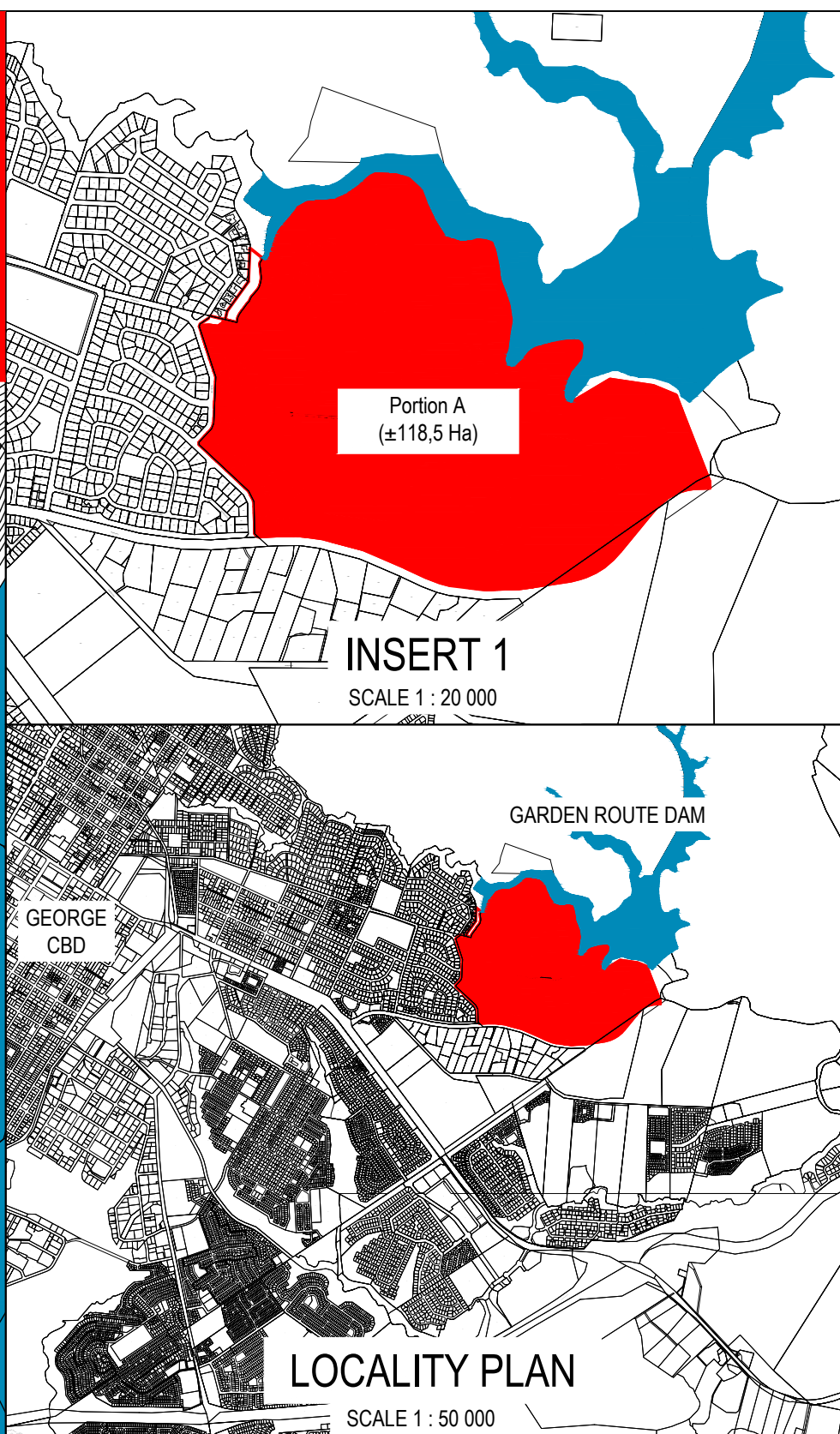
It should be noted, that one of the main mitigation measures proposed is the implementation of an **Environmental Liaison Committee**. In order to ensure the proposed development is completed in an inclusive manner and that the conditions as per the Environmental Authorisation (EA) are adhered to, the various residential, community and sporting bodies are encouraged to become part of an Environmental Liaison Committee (ELC). This ELC would be invited to attend meetings during construction to help unpack the conditions of the EA so that the right structures are implemented at the right time and that appropriate monitoring takes place so that the Environmental Management Programme (EMPr) and its mitigation measures is adhered to.

APPENDIX A:

THE PREFERRED SITE LAYOUT PLAN



ENVIRONMENTAL AUTHORIZATION:
ENVIRONMENTAL AUTHORIZATION ALREADY GRANTED FOR THE ESTABLISHMENT OF A HOTEL AND TOURISM BUSINESS SITE IN TERMS OF ENVIRONMENTAL AUTHORIZATION : EG 12/24/2021/11/002/11.
THE REMAINDER OF THE ACTIVITIES AS INDICATED ON THIS LAYOUT DRAWING IS STILL SUBJECT TO ENVIRONMENTAL APPROVAL.



APPLICATION FOR REZONING AND SUBDIVISION IN TERMS OF SECTION 15 OF THE GEORGE MUNICIPALITY LAND USE PLANNING BY-LAW, 2015

- Application is being made for:
- 1.1.1 Portion A = ± 118.50 Ha
 - 1.1.2 Remainder
 - The rezoning of the above mentioned Portion A from Undetermined to a subdivisional area.
 - The subdivision of the above mentioned subdivisional area as shown on plan into 117 portions and set out in Table 1 below.
 - The rezoning of the 117 subdivided Portions (as per the subdivision plan) from "subdivisional area" to the various land uses and zonings as illustrated on the layout plan of the proposed development.
 - The permanent departure from the standard Zoning Scheme Provisions as set out in Chapter 5 of the George Integrated Zoning Scheme By-Law, 2017, in terms of parking requirements of "Business Premises" from 6 bays per 100m² GLA to 4 bays per 100m² GLA, and by reducing the standard FAR of "Business Premises" from 3.0 to 1.0.
 - Consent Use to permit a Conference Facility on the portion zoned as Community Zone 1, Boarding Houses on the respective portions zoned as General Residential Zone IV and Shops on the respective portions zoned as General Residential Zone VI as primary use.


- Remarks**
- The detail design of the development on the Waterfront business site will be dealt with as a separate task involving professional engineering and architectural input.
 - Architectural Guidelines will be drawn up to aesthetics of all development components.
 - All even, other than the even zoned Single Residential Zone 1, Open Space II and Transport Zone II will be subject to the approval of a site development plan prior to the submission of building plans.
 - A servitude 5 meter wide to be registered in favour of the George Municipality on the position of the two existing 600mm raw water rising mains and the 450mm treated effluent pipelines indicated on the layout as a black dashed line.
 - The full supply level of dam has been increased to 182.5 m above sea level now that the spillway has been raised. The new 1 in 200 year flood line is on contour 184.00m.
 - If buildings and structures are located within the high visual sensitive area (indicated on layout drawing) the highest point of all infrastructure should not exceed 5.5 meters.

SITUATED IN THE MUNICIPALITY AND ADMINISTRATIVE DISTRICT OF GEORGE

TABLE I						
	Zoning	Land Use	Pln No's	Number	Area (Ha)	%
	Community Zone 1	Campus - University / Research Institute / Academy	99-106	8	13.66	12%
	Business Zone 1	Waterfront Commercial Development	107	1	4.66	4%
	General Residential Zone VI	Hotel	108	1	1.55	1%
	General Residential Zone II	Medium Density Residential / Group Housing	96-98	3	5.47	5%
	General Residential Zone IV	Apartments / Flats / Student Housing	92-95	4	4.84	4%
	Single Residential Zone I	Free Standing Dwelling Houses	1-91	91	5.76	5%
	Open Space II	Recreational Spaces / Sports Fields	109-111	3	7.57	6%
	Open Space III	Parks / Natural Assets / Preservation Areas	112-116	5	67.39	57%
	Transport Zone II	Roads	117	1	7.6	6%
	Total			117	118.5	100%

aurecon
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CLIENT			
 GEORGE THE CITY FOR ALL REASONS			
REV	DATE	REVISION DETAILS	APPROVED
A	10/2019	PRELIMINARY	A. KEYSER
B	7/11/19	LAYOUT ACCORDING TO NEW BUFFERS	A. KEYSER
C	20/2/2020	ACCESS ROAD ERF SPLAY	AC KEYSER
D	23/3/2020	NOTES AMENDED	AC KEYSER

SCALE	SIZE
1:2500	A1
DRAWN	
DESIGNED	
REVIEWED	
APPROVED	
DATE	

PROJECT
PORTION OF THE REMAINDER OF ERF 464, GEORGE
REZONING AND SUBDIVISION IN TERMS OF SECTION 15 OF THE
GEORGE MUNICIPALITY LAND USE PLANNING BY-LAWS, 2015

TITLE
SUBDIVISION PLAN

DRAWING NUMBER					
PROJECT No.	WBS	TYPE	DISC	NUMBER	REV
504255	0000	DRG	CC	0001	D

FLOODLINE CERTIFICATION
Portion of the Remainder of Erf 464
Rezoning and Subdivision: This is to certify that in terms of the provisions of the National Water Act, 1998 (Act 36 OF 1998) the land area on which the proposed Development as depicted on the Layout Plan, is subject to flooding which may occur with a frequency of once every 100 years, as indicated on the layout plan.

A. Fraser
Alastair Fraser Pr. Eng
Tel: 044 343 2093
Cell: 083 292 9047

APPENDIX B:

STAKEHOLDER DATABASE

REGISTER OF INTERESTED AND AFFECTED PARTIES					
PROPOSED UNIVERSITY PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE, WESTERN CAPE.					
	CONTACT PERSON	DATE REGISTERED	CONTACT DETAILS	EMAIL	PREFERRED METHOD
STATE DEPARTMENTS					
Western Cape Government: Department of Environmental Affairs and Development Planning - Development Management (Region 3)	Ms Shireen Pullen	Automatically registered	Tel: +27 44 805 8600 Private Bag X6509, George, 6530	Shireen.Pullen@westerncape.gov.za	
WESTERN CAPE: DEPARTMENT OF AGRICULTURE: LAND USE MANAGEMENT	Mr. Cor van der Walt	Automatically registered	Private Bag X1 Elsenburg 7607 T: 021 808 5099 F: 021 808 5092	corvdw@elsenburg.com brandonl@elsenburg.com	
GARDEN ROUTE DISTRICT MUNICIPALITY: OFFICE OF THE MUNICIPAL MANAGER: MUNICIPAL HEALTH SERVICES, COMMUNITY SERVICES DEPARTMENT	Ms Lana Don	Automatically registered	Tel: 044 803 1522	info@gardenroute.gov.za	
DEPARTMENT OF ENVIRONMENT, FORESTRY & FISHERIES	Mrs. M Koen	Automatically registered	Tel: 044 302 6900	MelanieKo@daff.gov.za	
Western Cape Government: Department of Environmental Affairs and Development Planning - Development Management (Region 3)	Mr. Gavin Benjamin	Automatically registered	Private Bag X 6509 George 6530 T: 044 805 8600 F: 044 805 8650	Gavin.benjamin@westerncape.gov.za	
Western Cape Government: Department of Transport and Public Works	Mr. Lyle Martin	Automatically registered	Private Bag X617 Oudtshoorn 6620 T: 044 272 6071 F: 044 272 7243	evan.Burger@westerncape.gov.za lyle.martin@westerncape.gov.za Juan.Prodehl@westerncape.gov.za Grace.Swanepoel@westerncape.gov.za	
Department of Transport and Public Works Chief Directorate: Road Planning Western Cape Government	Ms. V Stoffels	Automatically registered	Private Bag X617 Oudtshoorn 6620 T: 044 272 6071 F: 044 272 7244	Vanessa.Stoffels@westerncape.gov.za	
Breede-Gouritz Catchment Management Agency	Mr. Carlo Abrahams	Automatically registered	Room 302, 3rd Floor 101 York Street George 6530 T: 023 346 8031 F: 023 347 2012	cabrahams@bgcma.co.za	
Garden Route District Municipality	Ms. E. Douglas	Automatically registered		emmy@gardenroute.gov.za	
ORGANS OF STATE					
AUTHORITIES	CONTACT PERSON	DATE REGISTERED	CONTACT DETAILS		PREFERRED METHOD
CapeNature: Landscape East - Conservation Intelligence Mngement Unit	Mr. Colin Fordham / Ms Megan Simons	Automatically registered	Private Bag X6546 George 6530 T: 044 802 5300 F: 044 802 5313 / 086 645 2546	cfordham@capenature.co.za; msimons@capenature.co.za	
Garden Route District Municipality: Planning and Economic Development	Mr. Lusanda Menze	Automatically registered	PO Box 12 George 6530 T: 044 803 1300	info@gardenroute.gov.za	
Garden Route District Municipality: Roads	Mr. John Godfrey	Automatically registered	PO Box 12 George 6530 T: 044 803 1300	info@gardenroute.gov.za	
Garden Route District Municipality: Community Services	Ms. Nina Viljoen	Automatically registered	PO Box 12 George 6530 T: 044 803 1529 F: 044 874 6626	nina@gardenroute.gov.za	
Garden Route District Municipality	Ms E Douglas/ Ms L Don	Automatically registered	Tel: +27 (0)44 803 1537 Mission Street, George, 6530, South Africa	Emmy@gardenroute.gov.za	
George Municipality: Municipal Manager	Mr. Trevor Botha	Automatically registered	PO Box 19 George 6530 T: 044 801 9111 F: 044 873 3776	tbotha@george.gov.za	
George Municipality: Civil Engineering Services	Mr. Reggie Wesso / Ms. Lindsay Mooiman	Automatically registered	PO Box 19 George 6530 T: 044 801 9353 F: 044 873 3776	rwesso@george.gov.za lcmoومان@george.gov.za	
George Municipality: Electrotechnical Services	Mr. Steyn van der Merwe	Automatically registered	PO Box 19 George 6530 T: 044 803 9221 F: 044 874 3936	svdmerwe@george.gov.za	
George Municipality: Land Use Management	Mr. Clinton Peterson	Automatically registered	PO Box 19 George 6530 T: 044 801 9191 F: 044 873 3776	cpetersen@george.gov.za	
George Municipality: Spatial Planning, GIS and Environmental Management	Ms. Delia Power	Automatically registered	PO Box 19 George 6530 T: 044 801 9476	delia@george.org.za	

George Municipality: Human Settlements	Mr. Charles Lubbe	Automatically registered	PO Box 19 George 6530 T: 044 801 9477	clubbe@george.gov.za	
Ward Councillor - Ward 18	Cllr. Donovan Gultig	Automatically registered	117 York Street George 6530	Dgultig@george.gov.za	
Ward Councillor - Ward 11	Cllr. Cokiswa Lesele / Cllr Sifiso Zakaria Ntondini (ANC)	Automatically registered	PO Box 19 George 6530	cllesele@george.gov.za ; szntondini@george.gov.za	
SANParks	M Alant	2021-08-05	Po Box 3542, Knysna, 6570; Tel: 044 302 5613; Cell: 084 455 4050	maretha.alant@sanparks.org	
OTHER ORGANISATIONS					
ORGANISATION	CONTACT PERSON	DATE REGISTERED	CONTACT DETAILS		PREFERRED METHOD
George Herald Newspaper	A de Beer	2020-06-22		alida@groupeeditors.co.za	
Cave Klapwijk and Associates	A Cave	2020-07-07		alan@cka.co.za	
EARP	G Earle	2020-07-07		gerrie@earp.co.za	
EARP	P Earle	2020-07-07		pjet@earp.co.za	
Architectural Professional practicing in George	F Swanepoel	2020-07-12		office@fusionbim.co.za ; francois@fusionbim.co.za	
Aardvark Press Publishing (Pty) Ltd	T Whitelaw	2020-07-14		tracey@aardvarkpress.co.za	
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	J Oosthuizen	2022-03-11		uanchrisoos@gmail.com	
	J Oosthuizen	2022-03-11		oosthuizenjac065@gmail.com	
	J Rossouw	2022-03-11		jacqueline.rossouw@businessvaluation.co.za	
	J Strauss	2022-03-11		john.strauss@implats.co.za	
	J Swarts	2022-03-11		H@je.golf	
	J Thälwitzer	2022-03-11		thallieiohann@gmail.com	
	J van der Merwe	2022-03-11		jannieatman@gmail.com	
	J van Rensburg	2022-03-11		tvvr@telkomsa.net	
	J Vd Westhuizen	2022-03-11		jhnsvdw@gmail.com	
	J Watson	2022-03-11		pixiebutts@live.com	
	J West	2022-03-11		Westst@icon.co.za	
	J-M Steenkamp	2022-03-11		joan.steenkamp@gmail.com	
	K Benson	2022-03-11		kathbens@gmail.com	
	K Cox	2022-03-11		kezocox28@gmail.com	
	K Maasdorp	2022-03-11		swandina@gmail.com	
	K Mocke	2022-03-11		kobiemocke@yahoo.com	
	K Palmay	2022-03-11		kgpalm1@gmail.com	
	K Poulton	2022-03-11		ammann_karen@yahoo.com	
	L Bryant	2022-03-11		lesley.bryant@icloud.com	
	L Carmichael	2022-03-11		Lornac46@gmail.com	
	L de Beer	2022-03-11		liza@exclusivemail.co.za	
	L de la Bat	2022-03-11		lizdelabat@gmail.com	
	L de Vries	2022-03-11		lora@bdeconsult.co.za	
	L De Wet	2022-03-11		lindadewet19@gmail.com	
	L Dredge	2022-03-11		Llewellyndredge@gmail.com	
	L Edwall	2022-03-11		laurie.edwall@gmail.com	

	L Ferreira	2022-03-11		laetitia@ilaser.co.za	
	L Jubber	2022-03-11		steynvanrensburg@gmail.com	
	L Julius	2022-03-11		lucian.julius@gmail.com	
	L Latsky	2022-03-11		liezel.latsky@mediclinic.co.za	
	L Marais	2022-03-11		coetzee.lh@gmail.com	
	L Marucchi	2022-03-11		luigi@quitarmaking.co.za	
	L Meyer	2022-03-11		lodewykmeier@hotmail.com	
	L Meyer	2022-03-11		lulumeyer18@gmail.com	
	L Rothman	2022-03-11		finesse@cloudnetworks.co.za	
	L Van der Merwe	2022-03-11		lihandrivdmerwe@gmail.com	
	L Vd Westhuizen	2022-03-11		adnildvdw@gmail.com	
	L Visagie	2022-03-11		fourie.lizel@gmail.com	
	L-A Els	2022-03-11		leighann.008@gmail.com	
	M Botha	2022-03-11		Mercialesch@gmail.com	
	M Burger-Swart	2022-03-11		mariebrgr@gmail.com	
	M De Hart	2022-03-11		Shylaks2@yahoo.co.uk	
	M Doubell	2022-03-11		marianne@mandela.ac.za	
	M Du Preez	2022-03-11		malandup8@gmail.com	
	M Dunbar	2022-03-11		sales@epirus.co.za	
	M Fourie	2022-03-11		marikfourie@gmail.com	
	M Gericke	2022-03-11		monegericke75@gmail.com	
	M Heyns	2022-03-11		mpheyns@gmail.com	
	M Lambertson	2022-03-11		maryna.kimble@gmail.com	
	M Loubser	2022-03-11		Martin.loubser@mandela.ac.za	
	M Luciali	2022-03-11		Mikeluciali@gmail.com	
	M Maritz	2022-03-11		michele.maritz2@gmail.com	
	M McCarthy	2022-03-11		m19mccarthy@yahoo.com	
	M Mundell	2022-03-11		markthomasmundell@gmail.com8777	
	M Pretorius	2022-03-11		savegeorgeadam@gmail.com	
	M Prinsloo	2022-03-11		spartanstrade@yahoo.com	
	M Renison	2022-03-11		menitarenison@gmail.com	
	M Renison	2022-03-11		mervinrenison@gmail.com	
	M Stassen	2022-03-11		swandinga@gmail.com	
	M Stuart	2022-03-11		marleene8stuart@gmail.com	
	M Van der Merwe	2022-03-11		melanievandermewel@gmail.com	
	M Van Rensburg	2022-03-11		marlene@rawgrp.co.za	
	M vd Berg	2022-03-11		langfontein@lantic.net	
	M Voigt	2022-03-11		marius.voigt@gmail.com	
	M-A Burke	2022-03-11		M.A.E.Burke@mweb.co.za	
	Mark H	2022-03-11		Markytheshark90@gmail.com	
	MJ Fourie	2022-03-11		matthysis@gmail.com	
	MJ Meyer	2022-03-11		mari_leanne@yahoo.com	
	N Carstens	2022-03-11		niki3katze@gmail.com	
	N Dredge	2022-03-11		nevilleddredge1@gmail.com	
	N Frantz	2022-03-11		lorenzoz@lantic.net	
	N Jooste	2022-03-11		nicolettejooste55@gmail.com	
	N Jubber	2022-03-11		steynvanrensburg@gmail.com	
	N Maasdorp	2022-03-11		swandinga@gmail.com	
	N Rossel	2022-03-11		nicolerossel@outlook.com	
	N van Rooyen	2022-03-11		Cescavanrooyen@gmail.com	
	N Viljoen	2022-03-11		Nols@copertonscrap.Co.Za	
	NL Rossel	2022-03-11	(0)82 081 4428	nicolerossel@outlook.com	
	P Ammann	2022-03-11		pam@pimarketing.co.za	
	P Emanuel	2022-03-11		Paula@pemanuel.co.za	
	P Koncki	2022-03-11		p.koncki@gmail.com	
	P Loubser	2022-03-11		Loubsep@eskom.co.za	
	P Miller	2022-03-11		pipmills08@gmail.com	
	P Pharoah	2022-03-11		anafricananvas@gmail.com	
	P Taylor-Ryan	2022-03-11		Pentayryan@gmail.com	
	P Thompson	2022-03-11		peter@hoekwil.com	
	P Vercueil	2022-03-11		philvercueil@gmail.com	
	P Vermeulen	2022-03-11		Pierre@innowearth.co.za	
	PE Fourie	2022-03-11		Pieteris@gmail.com	
	PM Fourie	2022-03-11		petromfourie@gmail.com	
	R Bradley	2022-03-11		raybradley603@gmail.com	
	R Carstens	2022-03-11		marinuscarsdens@gmail.com	
	R Corker	2022-03-11		robin.corker@gmail.com	
	R Ehlers	2022-03-11		swandinga@gmail.com	
	R Espach	2022-03-11		ruanespach@gmail.com>	
	R Gant	2022-03-11		roggant@yahoo.com	
	R Gericke	2022-03-11		Raericke97@gmail.com	
	R Green	2022-03-11		bobz.green@gmail.com	
	R Hazlitt	2022-03-11		Rheft.hazlitt@gmail.com	
	R Hoffman	2022-03-11		rentia959@gmail.com	
	R Jansen	2022-03-11		ramona.jansen@gmail.com	
	R Koekemoer	2022-03-11		midlandia@gmail.com	
	R Schubert	2022-03-11		rosalind.schubert@gmail.com	
	R Van Der westhuizen	2022-03-11		Morrisonfloyd@live.co.za	
	R van Greune	2022-03-11		iagreune@gmail.com	
	R van Wyk	2022-03-11		Rudolf.vanwyk@zutari.com	
	R Witbooi	2022-03-11		soneeleroux@hotmail.com	
	S Benjamin	2022-03-11	(0)72 600 0354		
	S Boshoff	2022-03-11		samanthaboshoff2@gmail.com	
	S Du buisson	2022-03-11		dubuissonsonja@gmail.com	
	S Durrant	2022-03-11		sharonloubser007@gmail.com	
	S Elmer	2022-03-11		H@vodamail.co.za	
	S Erasmus	2022-03-11		sariefserasmus@gmail.com	
	S Groenewald	2022-03-11		suzettegroen64@gmail.com	
	S Liebenberg	2022-03-11		sunet.liebenberg@pamgolding.co.za	
	S Loubser	2022-03-11		Sharonloubser007@gmail.com	
	S Pieterse	2022-03-11		sonpieterse@gmail.com	
	S Scott	2022-03-11		Sinescott574@gmail.com	
	S Searle	2022-03-11		shirlz.searle@gmail.com	
	S Swarts	2022-03-11		A@vodamail.co.za	
	S Truter	2022-03-11		sonja@dibsa.co.za	
	S v Wyk	2022-03-11		sulette29@gmail.com	

	S van Loggerenberg	2022-03-11		steyn.cms@gmail.com	
	S van Rensburg	2022-03-11		steynvanrensburg@gmail.com	
	S-L Farndon	2022-03-11		sfarndon87@gmail.com	
	T Burger	2022-03-11		Tanja55077@gmail.com	
	T Conway	2022-03-11		terri@twizza.co.za	
	T Du Plessis	2022-03-11		tduplessis@gmail.com	
	T Hattingh	2022-03-11		tieniehattingh@gmail.com	
	T Heyns	2022-03-11		thelma@heyns.cc	
	T Lindeque	2022-03-11		thinuslindeque@gmail.com	
	T Malan	2022-03-11		thinusrc@gmail.com	
	T Travis	2022-03-11		travist@csmnet.co.za	
	T Van Der Merwe	2022-03-11		info.undergroundsa@gmail.com	
	T van Rensburg	2022-03-11		steynvanrensburg@gmail.com	
	U Dominick	2022-03-11		udominick@letmerepair.co.za	
	V Bezuidenhout	2022-03-11		vaughan@lbssoft.co.za	
	V Van der Walt	2022-03-11		Vickivanderwalt001@gmail.com	
	V Van staden	2022-03-11		vernavanstaden@gmail.com	
	W Fourie	2022-03-11		justgreenonline@gmail.com	
	W Jones	2022-03-11		Kantoor@george-berasia.co.za	
	W Jubber	2022-03-11		steynvanrensburg@gmail.com	
	W Lourens	2022-03-11		driana22@gmail.com	
	W Schoonbee	2022-03-11		willie@georgemarine.co.za	
	W Van der Merwe	2022-03-11		willievandermerwe1@hotmail.com	
	W van Nijhuis	2022-03-11		wimvannijhuis@gmail.com	
	W Venter	2022-03-11		Wilma@blancolager.co.za	
	W Viljoen	2022-03-11		williamviljoen642@gmail.com	
	WM de Kock	2022-03-11		wmdek@lantic.net	
	WP Burger	2022-03-11		wpwillemburger@gmail.com	
	Z Liebenberg	2022-03-11		zeldaliebenberg22@gmail.com	
	Z Schoeman	2022-03-11		spinnekoppe.natuur10@gmail.com	
	Z Van der Schyff	2022-03-11		zvdscyff@southways.co.za	
	Z Viljoen	2022-03-11		zanineviljoen@gmail.com	
	J Lombard	2022-03-12		jlmk@mweb.co.za	
	JM Murphy	2022-03-12		jeanette@topcarpetsgeorge.com	
	K Appelgren	2022-03-12		kelvin@caloroso.Co.za	
	K Kleyn	2022-03-12		dkk@absamail.co.za	
	L Hofmeyr	2022-03-12		louisehofmeyr.lh@gmail.com	
	L Murray	2022-03-12		leomurray003@gmail.com	
	L Stewart	2022-03-12		lesleymstewart@gmail.com	
	LR Hofmeyr	2022-03-12		lerouxhofmeyr@gmail.com	
	M Goldie	2022-03-12		madeleinegoldie40@gmail.com	
	MJ O'Neill	2022-03-12		mjoneill20q0@gmail.com	
	N Hofmeyr	2022-03-12		hofmeyrniel@gmail.com	
	P Jacobs	2022-03-12		theuns.debbie.jacobs@gmail.com	
	R De Jager	2022-03-12		rachdejager@gmail.com	
	V Abboff	2022-03-12		Valerie@ibcommms.co.za	
	A-A Jennings	2022-03-13		anthea2ann@gmail.com	
	B Zurich	2022-03-13		billzurich@gmail.com	
	R Smit	2022-03-13		Robert@farm-direct.co.za	
	C Watts	2022-03-15		charleswatts53@gmail.com	
	D Watney	2022-03-16		watneydaniel@gmail.com	
	M Blume	2022-03-16		Blumemuriel170@gmail.com	
	C Guerbois			ww.chloe@gmail.com	
	GP Greeff			greeffgp@gmail.com	
	H Naude			hettanaude@gmail.com	
	H Paine			hjcpaine@ifrica.com	
	J Coetzee			jc3dcx@icloud.com	
	J Miller			jmiller@cloudnetworks.co.za	
	J Spaans			jerianspaans@gmail.com	
	K Vroom			kathryn.vroom1@gmail.com	
	M Swift			mark@beyondict.co.za	
	M Wooley			matt@llgroup.co.za	
	P Barrett			mossiepos@icon.co.za	
	R Ferreira			ruaanferreira2@gmail.com	
	S Steyn			stephen@contoursgroup.co.za	
	W de Jager			wayne.dejager@solarxgen.com	
	W Lange			warren@hortcuture.co.za	
				marilyn@rayscott.co.za	
				ulrichkahts@gmail.com	
				karinbath@gmail.com	
				admin@georgeridingclub.co.za	
				jake@oakhurst.co.za	
				sue.punnett-cato@outlook.com	
				J1hilltoproad@gmail.com	
				vicbay@imaginet.co.za	
				putlitzuwe@gmail.com	
				gideon@ks-grp.co.za	
				chairman@bergendalhiking.co.za	

The following I&APs submitted the Whatsapp template:

I&AP (Initial Surname)	Date	File Name (yyyymmdd_Initial Surname)
CR Lee	20220308	20220308_CR Lee
DR Lee	20220308	20220308_DR Lee
M Swart	20220308	20220308_M Swart
JC Swart	20220308	20220308_JC Swart
T Bester	20220308	20220308_T Bester
SL Brits	20220307	20220307_SL Brits
AR Brits	20220307	20220307_AR Brits
S Brits	20220307	20220307_S Brits
I Vis	20220307	20220307_I Vis
A Kistan	20220307	20220307_A Kistan
H Zeiler	20220306	20220306_H Zeiler
M Pohl	20220304	20220304_M Pohl
A Lewis	20220303	20220303_A Lewis
P Lourens	20220303	20220303_P Lourens
P Windwaai	20220303	20220303_P Windwaai
B Ncemba	20220303	20220303_B Ncemba
M Neufeld	20220303	20220303_M Neufeld
J vd Merwe	20220303	20220303_J vd Merwe
J vd Merwe	20220303	20220303_J vd Merwe
L Pelser	20220303	20220303_L Pelser
M Dobie	20220303	20220303_M Dobie
D Price	20220303	20220303_D Price
M v Wyk	20220303	20220303_M v Wyk
L-A Saville	20220303	20220303_L-A Saville
JJB Esterhuizen	20220302	20220302_JJB Esterhuizen
GM Peck	20220302	20220302_GM Peck
G Grobler	20220301	20220301_G Grobler
GH Hall	20220228	20220228_GH Hall
J Ferreira	20220228	20220228_J Ferreira
T Hodson	20220228	20220228_T Hodson
ML Hamilton	20220228	20220228_ML Hamilton
H du Toit	20220228	20220228_H du Toit
R Groenewald	20220228	20220228_R Groenewald
P Stapelberg	20220228	20220228_P Stapelberg
M Kritzing	20220228	20220228_M Kritzing
TA Mills	20220228	20220228_TA Mills
MJ Doepel	20220228	20220228_MJ Doepel
L De Beer	20220225	20220225_L De Beer
T Hoffmann	20220225	20220225_T Hoffmann
H van Wyk	20220225	20220225_H van Wyk
C van Wulven	20220225	20220225_C van Wulven
R Kallis	20220225	20220225_R Kallis
J Austen	20220225	20220225_J Austen
G Kovacich	20220225	20220225_G Kovacich
F Theron	20220227	20220227_F Theron
L du Toit	20220226	20220226_L du Toit
J de Langristin	20220226	20220226_J de Langristin
M Lightley	20220309	20220309_M Lightley

D Irish	20220309	20220309_D Irish
N Edwards	20220309	20220309_N Edwards
B Holmes	20220310	20220310_B Holmes
B Edwards	20220311	20220311_B Edwards
S Benjamin	20220311	20220311_S Benjamin
G Benjamin	20220311	20220311_G Benjamin
BM Holmes	20220309	20220309_BM Holmes
FI Rossel	20220311	20220311_FI Rossel
NL Rossel	20220311	20220311_NL Rossel
WG Fick	20220310	20220310_WG Fick

The following I&APs submitted the Landmark Foundation template:		
I&AP (Initial Surname)	Date	File Name (yyyymmdd_Initial Surname)
A Van Wyk	20220308	20220308_A Van Wyk
T Harvie	20220307	20220307_T Harvie
B Mulrooney	20220307	20220307_B Mulrooney
C Hulbert	20220307	20220307_C Hulbert
I Wiehman	20220307	20220307_I Wiehman
O Wiehman	20220307	20220307_O Wiehman
Y Piek	20220303	20220303_Y Piek
B du Plessis	20220303	20220303_B du Plessis
G Baretta	20220303	20220303_G Baretta
M Aucamp	20220302	20220302_M Aucamp
P Caley	20220302	20220302_P Caley
L d'Oger de Speville	20220302	20220302_L d'Oger de Speville
E d'Oger de Speville	20220302	20220302_E d'Oger de Speville
C Kruger	20220302	20220302_C Kruger
C Marx	20220302	20220302_C Marx
A Kavallieratos	20220302	20220302_A Kavallieratos
H Pohl	20220302	20220302_H Pohl
B Smuts	20220302	20220302_B Smuts

The following I&APs submitted the Garden Route 101 template:			
I&AP (Initial Surname)	Date	File Name (yyyymmdd_Initial Surname)	
A Abbott	20220307	20220307_A Abbott	
A Anderson	20220307	20220307_A Anderson	
A Bedeker	20220307	20220307_A Bedeker	
A Coleman	20220307	20220307_A Coleman	
A Du Plooy	20220307	20220307_A Du Plooy	
A Du Preez	20220307	20220307_A Du Preez	
A Du Toit	20220307	20220307_A Du Toit	
A Eccles	20220307	20220307_A Eccles	
A Engelbrecht	20220307	20220307_A Engelbrecht	
A Ford	20220307	20220307_A Ford	
A Fourie	20220307	20220307_A Fourie	
A Grobler	20220307	20220307_A Grobler	
A Hattingh	20220307	20220307_A Hattingh	
A Hogan	20220307	20220307_A Hogan	
A Jappie	20220307	20220307_A Jappie	
A Kruger	20220307	20220307_A Kruger	
A La Grange	20220307	20220307_A La Grange	
A Loubser	20220307	20220307_A Loubser	
A Louw	20220307	20220307_A Louw	
A Lubbe	20220307	20220307_A Lubbe	
A Malan	20220307	20220307_A Malan	
A Maritz	20220307	20220307_A Maritz	
A Ottol	20220307	20220307_A Ottol	
A Paxton	20220307	20220307_A Paxton	
A Potgieter	20220307	20220307_A Potgieter	
A Potgieter	20220307	20220307_A Potgieter	
A Rude	20220307	20220307_A Rude	
A Saville	20220307	20220307_A Saville	
A Scholtz	20220307	20220307_A Scholtz	
A Schoonbee	20220307	20220307_A Schoonbee	
A Swart	20220307	20220307_A Swart	
A Symons	20220307	20220307_A Symons	
A v Zyl	20220307	20220307_A v Zyl	
A van Biljon	20220307	20220307_A van Biljon	
A Van Gend	20220307	20220307_A Van Gend	
A Visagie	20220307	20220307_A Visagie	
AJ Botes	20220307	20220307_AJ Botes	
Alta vW	20220307	20220307_Alta vW	
B Barnett	20220307	20220307_B Barnett	
B Beneke	20220307	20220307_B Beneke	
B Beneke	20220307	20220307_B Beneke	
B De Waal	20220307	20220307_B De Waal	
B Dodds	20220307	20220307_B Dodds	
B Enslin	20220307	20220307_B Enslin	
B Greef	20220307	20220307_B Greef	
B Greef	20220307	20220307_B Greef	
B Hildebrandt	20220307	20220307_B Hildebrandt	
B Mason	20220307	20220307_B Mason	
B Moolman	20220307	20220307_B Moolman	
B Mulrooney	20220307	20220307_B Mulrooney	
B Roper	20220307	20220307_B Roper	

B Schoeman	20220307	20220307_B Schoeman	
B Shackleton	20220307	20220307_B Shackleton	
B Underwood	20220307	20220307_B Underwood	
B Uys	20220307	20220307_B Uys	
C Baker	20220307	20220307_C Baker	
C Barnett	20220307	20220307_C Barnett	
C Breytenbach	20220307	20220307_C Breytenbach	
C Brink	20220307	20220307_C Brink	
C Calitz	20220307	20220307_C Calitz	
C Delport	20220307	20220307_C Delport	
C Du Preez	20220307	20220307_C Du Preez	
C Ferreira	20220307	20220307_C Ferreira	
C Grebe	20220307	20220307_C Grebe	
C Grundel	20220307	20220307_C Grundel	
C Harvey	20220307	20220307_C Harvey	
C Hedger	20220307	20220307_C Hedger	
C Johnson	20220307	20220307_C Johnson	
C Kershaw	20220307	20220307_C Kershaw	
C Kotze	20220307	20220307_C Kotze	
C Loubser	20220307	20220307_C Loubser	
C Pieterse	20220307	20220307_C Pieterse	
C Pohl	20220307	20220307_C Pohl	
C Pretorius	20220307	20220307_C Pretorius	
C Ratcliffe	20220307	20220307_C Ratcliffe	
C Swanepoel	20220307	20220307_C Swanepoel	
C Thorkildsen	20220307	20220307_C Thorkildsen	
C vd Walt	20220307	20220307_C vd Walt	
C vd Westhuizen	20220307	20220307_C vd Westhuizen	
C Zonnestein	20220307	20220307_C Zonnestein	
D Childs	20220307	20220307_D Childs	
D Cloete	20220307	20220307_D Cloete	
D Daniel	20220307	20220307_D Daniel	
D Engelbrecht	20220307	20220307_D Engelbrecht	
D Fouche	20220307	20220307_D Fouche	
D Harriss	20220307	20220307_D Harriss	
D Jurgens	20220307	20220307_D Jurgens	
D Kemp	20220307	20220307_D Kemp	
D Kroon	20220307	20220307_D Kroon	
D Lengton	20220307	20220307_D Lengton	
D Lourens	20220307	20220307_D Lourens	
D Marshall	20220307	20220307_D Marshall	
D Odd	20220307	20220307_D Odd	
D Schenk	20220307	20220307_D Schenk	
D Shear	20220307	20220307_D Shear	
D Snyman	20220307	20220307_D Snyman	
D Swan	20220307	20220307_D Swan	
D Terblanche	20220307	20220307_D Terblanche	
D Thorne	20220307	20220307_D Thorne	
D Uys	20220307	20220307_D Uys	
D vd Wesrhuizen	20220307	20220307_D vd Wesrhuizen	
D Vd Westhuizen	20220307	20220307_D Vd Westhuizen	
D Watson	20220307	20220307_D Watson	
E Smit	20220307	20220307_E Smit	

E Alberts	20220307	20220307_E Alberts	
E Altona	20220307	20220307_E Altona	
E Barnardo	20220307	20220307_E Barnardo	
E Dyason	20220307	20220307_E Dyason	
E Eckert	20220307	20220307_E Eckert	
E Fourie	20220307	20220307_E Fourie	
E Gunn	20220307	20220307_E Gunn	
E Haynes	20220307	20220307_E Haynes	
E Hedger	20220307	20220307_E Hedger	
E Hildebrandt	20220307	20220307_E Hildebrandt	
E Jacobs	20220307	20220307_E Jacobs	
E Joubert	20220307	20220307_E Joubert	
E Marshall	20220307	20220307_E Marshall	
E Mouton	20220307	20220307_E Mouton	
E Muller	20220307	20220307_E Muller	
E Otto	20220307	20220307_E Otto	
E Prezens	20220307	20220307_E Prezens	
E Reljic	20220307	20220307_E Reljic	
E Roux	20220307	20220307_E Roux	
E Shackleton	20220307	20220307_E Shackleton	
E Swanepoel	20220307	20220307_E Swanepoel	
E Theron	20220307	20220307_E Theron	
E Van der walt	20220307	20220307_E Van der walt	
E Vreken	20220307	20220307_E Vreken	
E Wassenaar	20220307	20220307_E Wassenaar	
E Winter	20220307	20220307_E Winter	
E Wolmarans	20220307	20220307_E Wolmarans	
E Zylstra	20220307	20220307_E Zylstra	
EC Daniel	20220307	20220307_EC Daniel	
F Bosman	20220307	20220307_F Bosman	
F Enslin	20220307	20220307_F Enslin	
F Fourie	20220307	20220307_F Fourie	
F Gerber	20220307	20220307_F Gerber	
F Jacobsz	20220307	20220307_F Jacobsz	
F v Staden	20220307	20220307_F v Staden	
F Wepener	20220307	20220307_F Wepener	
FC De wet	20220307	20220307_FC De wet	
G Bean	20220307	20220307_G Bean	
G Bean	20220307	20220307_G Bean	
G Cundill	20220307	20220307_G Cundill	
G Gouws	20220307	20220307_G Gouws	
G Le Roux	20220307	20220307_G Le Roux	
G Long	20220307	20220307_G Long	
G Marx	20220307	20220307_G Marx	
G van Rensburg	20220307	20220307_G van Rensburg	
G Wolmarrans	20220307	20220307_G Wolmarrans	
H de Waal	20220307	20220307_H de Waal	
H Du Toit	20220307	20220307_H Du Toit	
H Hall	20220307	20220307_H Hall	
H Maree	20220307	20220307_H Maree	
H Pohl	20220307	20220307_H Pohl	
H Rourke	20220307	20220307_H Rourke	
H Schreuder	20220307	20220307_H Schreuder	

H vd Elst	20220307	20220307_H vd Elst	
H vd Meulen	20220307	20220307_H vd Meulen	
H Wichers	20220307	20220307_H Wichers	
I Muller	20220307	20220307_I Muller	
I Nel	20220307	20220307_I Nel	
I Rautenbach	20220307	20220307_I Rautenbach	
I Stopforth	20220307	20220307_I Stopforth	
I van Wyk	20220307	20220307_I van Wyk	
J Ackermann	20220307	20220307_J Ackermann	
J Boshoff	20220307	20220307_J Boshoff	
J Brien	20220307	20220307_J Brien	
J Carlisle	20220307	20220307_J Carlisle	
J Coertzen	20220307	20220307_J Coertzen	
J Coetzee	20220307	20220307_J Coetzee	
J Corfe	20220307	20220307_J Corfe	
J Cronje	20220307	20220307_J Cronje	
J deLangristin	20220307	20220307_J deLangristin	
J Djohoun	20220307	20220307_J Djohoun	
J Erasmus	20220307	20220307_J Erasmus	
J Fourie	20220307	20220307_J Fourie	
J Hamilton	20220307	20220307_J Hamilton	
J Harriss	20220307	20220307_J Harriss	
J Jacobs	20220307	20220307_J Jacobs	
J Joubert	20220307	20220307_J Joubert	
J Joubert	20220307	20220307_J Joubert	
J Keating	20220307	20220307_J Keating	
J Khoury	20220307	20220307_J Khoury	
J Kroon	20220307	20220307_J Kroon	
J Lindeque	20220307	20220307_J Lindeque	
J Malan	20220307	20220307_J Malan	
J Mcgibbon	20220307	20220307_J Mcgibbon	
J Muller	20220307	20220307_J Muller	
J Oberholzer	20220307	20220307_J Oberholzer	
J Rheeder	20220307	20220307_J Rheeder	
J Rodgers	20220307	20220307_J Rodgers	
J Stry	20220307	20220307_J Stry	
J Van Biljon	20220307	20220307_J Van Biljon	
J Van den Berg	20220307	20220307_J Van den Berg	
J vd Merwe	20220307	20220307_J vd Merwe	
J vd Merwe	20220307	20220307_J vd Merwe	
J vd Merwe	20220307	20220307_J vd Merwe	
J vd Merwe	20220307	20220307_J vd Merwe	
J Venter	20220307	20220307_J Venter	
J Weideman	20220307	20220307_J Weideman	
JG Mocke	20220307	20220307_JG Mocke	
K Arangies	20220307	20220307_K Arangies	
K Breytenbach	20220307	20220307_K Breytenbach	
K du Toit	20220307	20220307_K du Toit	
K Le Roux	20220307	20220307_K Le Roux	
K Mackay	20220307	20220307_K Mackay	
K Radelet	20220307	20220307_K Radelet	
K Robinson	20220307	20220307_K Robinson	
K Swanepoel	20220307	20220307_K Swanepoel	

K v Heerden	20220307	20220307_K v Heerden	
K vd Walt	20220307	20220307_K vd Walt	
K Williams	20220307	20220307_K Williams	
L Beale	20220307	20220307_L Beale	
L Briel	20220307	20220307_L Briel	
L Burger	20220307	20220307_L Burger	
L Carlisle	20220307	20220307_L Carlisle	
L Cronje	20220307	20220307_L Cronje	
L Du toit	20220307	20220307_L Du toit	
L Gower	20220307	20220307_L Gower	
L Greeff	20220307	20220307_L Greeff	
L Joubert	20220307	20220307_L Joubert	
L Jurgens	20220307	20220307_L Jurgens	
L Lemley	20220307	20220307_L Lemley	
L Muller	20220307	20220307_L Muller	
L Pelser	20220307	20220307_L Pelser	
L Pelser	20220307	20220307_L Pelser	
L Pelser	20220307	20220307_L Pelser	
L Piek	20220307	20220307_L Piek	
L Polden	20220307	20220307_L Polden	
L Prezents	20220307	20220307_L Prezents	
L Raulstone	20220307	20220307_L Raulstone	
L Reddy	20220307	20220307_L Reddy	
L Sweet	20220307	20220307_L Sweet	
L Van staden	20220307	20220307_L Van staden	
L vd Westhuizen	20220307	20220307_L vd Westhuizen	
L Visagie	20220307	20220307_L Visagie	
L Vlok	20220307	20220307_L Vlok	
I Vogel	20220307	20220307_I Vogel	
L Walters	20220307	20220307_L Walters	
LA De Jager	20220307	20220307_LA De Jager	
LW Coetzee	20220307	20220307_LW Coetzee	
M Adey	20220307	20220307_M Adey	
M Adey	20220307	20220307_M Adey	
M Baard	20220307	20220307_M Baard	
M Basson	20220307	20220307_M Basson	
M Borman	20220307	20220307_M Borman	
M Breet	20220307	20220307_M Breet	
M Carr	20220307	20220307_M Carr	
M Chadwick	20220307	20220307_M Chadwick	
M de la Croix	20220307	20220307_M de la Croix	
M de Wet	20220307	20220307_M de Wet	
M Dobie	20220307	20220307_M Dobie	
M Du Plessis	20220307	20220307_M Du Plessis	
M Du Preez	20220307	20220307_M Du Preez	
M Engelbrecht	20220307	20220307_M Engelbrecht	
M Engelbrecht	20220307	20220307_M Engelbrecht	
M Faul	20220307	20220307_M Faul	
M Harris	20220307	20220307_M Harris	
M Hazel	20220307	20220307_M Hazel	
M Hazel	20220307	20220307_M Hazel	
M Hendrikz	20220307	20220307_M Hendrikz	
M Heunis	20220307	20220307_M Heunis	

M Hughes	20220307	20220307_M Hughes	
M Jacobs	20220307	20220307_M Jacobs	
M Koen	20220307	20220307_M Koen	
M Kotze	20220307	20220307_M Kotze	
M Kroon	20220307	20220307_M Kroon	
M Louw	20220307	20220307_M Louw	
M More	20220307	20220307_M More	
M Morkel	20220307	20220307_M Morkel	
M Mousley	20220307	20220307_M Mousley	
M Muller	20220307	20220307_M Muller	
M Muller	20220307	20220307_M Muller	
M Nieman	20220307	20220307_M Nieman	
M Nieuwoudt	20220307	20220307_M Nieuwoudt	
M Nortje	20220307	20220307_M Nortje	
M Pohl	20220307	20220307_M Pohl	
M Quinot	20220307	20220307_M Quinot	
M Schofield	20220307	20220307_M Schofield	
M Smith	20220307	20220307_M Smith	
M Swanepoel	20220307	20220307_M Swanepoel	
M v Blommenstein	20220307	20220307_M v Blommenstein	
M van Schalkwyk	20220307	20220307_M van Schalkwyk	
M Van Wyk	20220307	20220307_M Van Wyk	
M van Zyl	20220307	20220307_M van Zyl	
M vd Merwe	20220307	20220307_M vd Merwe	
M vd Merwe	20220307	20220307_M vd Merwe	
M vd Walt	20220307	20220307_M vd Walt	
M vd Westhuizen	20220307	20220307_M vd Westhuizen	
M Venter	20220307	20220307_M Venter	
M Watson	20220307	20220307_M Watson	
M Webster	20220307	20220307_M Webster	
M Wolfaard	20220307	20220307_M Wolfaard	
N Carter	20220307	20220307_N Carter	
N Du Pre-Wilkens	20220307	20220307_N Du Pre-Wilkens	
N Gee	20220307	20220307_N Gee	
N Goldie	20220307	20220307_N Goldie	
N Jacobs	20220307	20220307_N Jacobs	
N Lengton	20220307	20220307_N Lengton	
N Maingard	20220307	20220307_N Maingard	
N Muller	20220307	20220307_N Muller	
N Vakis	20220307	20220307_N Vakis	
N Van Rensburg	20220307	20220307_N Van Rensburg	
N-A Chaitow	20220307	20220307_N-A Chaitow	
O Du Preez	20220307	20220307_O Du Preez	
O Koter	20220307	20220307_O Koter	
P Bezuidenhout	20220307	20220307_P Bezuidenhout	
P Cason	20220307	20220307_P Cason	
P Lamb	20220307	20220307_P Lamb	
P Lengton	20220307	20220307_P Lengton	
P Moulit	20220307	20220307_P Moulit	
P Southey	20220307	20220307_P Southey	
P Theron	20220307	20220307_P Theron	
P v Niekerk	20220307	20220307_P v Niekerk	
PJ du Toit	20220307	20220307_PJ du Toit	

Precious Life	20220307	20220307_Precious Life	
R Blanckenberg	20220307	20220307_R Blanckenberg	
R Cahill	20220307	20220307_R Cahill	
R de Kleijn	20220307	20220307_R de Kleijn	
R Doust	20220307	20220307_R Doust	
R Ferreira	20220307	20220307_R Ferreira	
R Ford	20220307	20220307_R Ford	
R Grobler	20220307	20220307_R Grobler	
R Hasse	20220307	20220307_R Hasse	
R Heyneke	20220307	20220307_R Heyneke	
R Joubert	20220307	20220307_R Joubert	
R Laan	20220307	20220307_R Laan	
R Lehmann	20220307	20220307_R Lehmann	
R Oosthuizen	20220307	20220307_R Oosthuizen	
R Pienaar	20220307	20220307_R Pienaar	
R Polden	20220307	20220307_R Polden	
R Rollins	20220307	20220307_R Rollins	
R Saunders	20220307	20220307_R Saunders	
R Saunders	20220307	20220307_R Saunders	
R Schraader	20220307	20220307_R Schraader	
R Schuin	20220307	20220307_R Schuin	
R Sher	20220307	20220307_R Sher	
R Skead	20220307	20220307_R Skead	
R Southey	20220307	20220307_R Southey	
R Van Wyk	20220307	20220307_R Van Wyk	
R vd Westhuizen	20220307	20220307_R vd Westhuizen	
R Wessels	20220307	20220307_R Wessels	
R-M Kruger	20220307	20220307_R-M Kruger	
S Beukman	20220307	20220307_S Beukman	
S Brits	20220307	20220307_S Brits	
S Cilliers	20220307	20220307_S Cilliers	
S Coetzee	20220307	20220307_S Coetzee	
S Coetzee	20220307	20220307_S Coetzee	
S De Swardt	20220307	20220307_S De Swardt	
S Delphia	20220307	20220307_S Delphia	
S Enslin	20220307	20220307_S Enslin	
S Ford	20220307	20220307_S Ford	
S Fouche	20220307	20220307_S Fouche	
S Fourie	20220307	20220307_S Fourie	
S Gilfoy	20220307	20220307_S Gilfoy	
S Jordaan	20220307	20220307_S Jordaan	
S Kemp	20220307	20220307_S Kemp	
S Kirby	20220307	20220307_S Kirby	
S Kruger	20220307	20220307_S Kruger	
S Le Roux	20220307	20220307_S Le Roux	
S Northey	20220307	20220307_S Northey	
S Scriven	20220307	20220307_S Scriven	
S Smart	20220307	20220307_S Smart	
S Smith	20220307	20220307_S Smith	
S Swanepoel	20220307	20220307_S Swanepoel	
S Trietsch	20220307	20220307_S Trietsch	
S vd Merwe	20220307	20220307_S vd Merwe	
S vd Merwe	20220307	20220307_S vd Merwe	

S Vernon	20220307	20220307_S Vernon	
S Wessels	20220307	20220307_S Wessels	
S Wickens	20220307	20220307_S Wickens	
SD Oliveira	20220307	20220307_SD Oliveira	
S-J Meyer	20220307	20220307_S-J Meyer	
T Allman	20220307	20220307_T Allman	
T Burmeister Zouaber	20220307	20220307_T Burmeister Zouaber	
T Dreckmeyr	20220307	20220307_T Dreckmeyr	
T Du Plessis	20220307	20220307_T Du Plessis	
T Ellis	20220307	20220307_T Ellis	
T Grech	20220307	20220307_T Grech	
T Hall	20220307	20220307_T Hall	
T Hastie	20220307	20220307_T Hastie	
T Pharoah	20220307	20220307_T Pharoah	
T Swart	20220307	20220307_T Swart	
T van Rensburg	20220307	20220307_T van Rensburg	
U vd Merwe	20220307	20220307_U vd Merwe	
V Bhana	20220307	20220307_V Bhana	
V Erasmus	20220307	20220307_V Erasmus	
V Hau-Yoon	20220307	20220307_V Hau-Yoon	
V Maritz	20220307	20220307_V Maritz	
V Stander	20220307	20220307_V Stander	
W Bruwer	20220307	20220307_W Bruwer	
W Burger	20220307	20220307_W Burger	
W Burger	20220307	20220307_W Burger	
W Conradie	20220307	20220307_W Conradie	
W Lamprecht	20220307	20220307_W Lamprecht	
W Liddell	20220307	20220307_W Liddell	
W Ogrady	20220307	20220307_W Ogrady	
Y Dippenaar	20220307	20220307_Y Dippenaar	
Y Lamprecht	20220307	20220307_Y Lamprecht	
Y Pretorius	20220307	20220307_Y Pretorius	
Y Stopforth	20220307	20220307_Y Stopforth	
Z Loots	20220307	20220307_Z Loots	
A Viljoen	20220308	20220308_A Viljoen	
A Bennett	20220308	20220308_A Bennett	
A Goosen	20220308	20220308_A Goosen	
A Hogben	20220308	20220308_A Hogben	
A Joubert	20220308	20220308_A Joubert	
A Kingsley	20220308	20220308_A Kingsley	
A Koch	20220308	20220308_A Koch	
A Lewis	20220308	20220308_A Lewis	
A Lotz	20220308	20220308_A Lotz	
A McDonald	20220308	20220308_A McDonald	
A Muller	20220308	20220308_A Muller	
A Nel	20220308	20220308_A Nel	
A Russell	20220308	20220308_A Russell	
A Schnetler	20220308	20220308_A Schnetler	
A Schutte	20220308	20220308_A Schutte	
A Strydom	20220308	20220308_A Strydom	
A Tait	20220308	20220308_A Tait	
A v Vuuren	20220308	20220308_A v Vuuren	
A Venter	20220308	20220308_A Venter	

B Benjamin	20220308	20220308_B Benjamin	
B Bergh	20220308	20220308_B Bergh	
B Kotze	20220308	20220308_B Kotze	
B Mulrooney	20220308	20220308_B Mulrooney	
B Ncemba	20220308	20220308_B Ncemba	
B Parker	20220308	20220308_B Parker	
B Pharoah	20220308	20220308_B Pharoah	
B Steenkamp	20220308	20220308_B Steenkamp	
B van Wyk	20220308	20220308_B van Wyk	
B Wagner	20220308	20220308_B Wagner	
C Els	20220308	20220308_C Els	
C Holloway	20220308	20220308_C Holloway	
C Nightingale	20220308	20220308_C Nightingale	
C Pharoah	20220308	20220308_C Pharoah	
C Pollock	20220308	20220308_C Pollock	
C Schlesinger	20220308	20220308_C Schlesinger	
C Senekal	20220308	20220308_C Senekal	
C Smith	20220308	20220308_C Smith	
C Van den heuvel	20220308	20220308_C Van den heuvel	
D Badenhorst	20220308	20220308_D Badenhorst	
D Brauteseth	20220308	20220308_D Brauteseth	
D Bredell	20220308	20220308_D Bredell	
D Dominick	20220308	20220308_D Dominick	
D Fourie	20220308	20220308_D Fourie	
D Knoesen	20220308	20220308_D Knoesen	
D Leo	20220308	20220308_D Leo	
D Price	20220308	20220308_D Price	
D Williams	20220308	20220308_D Williams	
E Anderson	20220308	20220308_E Anderson	
E Donovan	20220308	20220308_E Donovan	
E Mellet	20220308	20220308_E Mellet	
E Polden	20220308	20220308_E Polden	
E Potgieter	20220308	20220308_E Potgieter	
E van Niekerk	20220308	20220308_E van Niekerk	
F Du Plessis	20220308	20220308_F Du Plessis	
F Gage	20220308	20220308_F Gage	
F Heunis	20220308	20220308_F Heunis	
F Slabbert	20220308	20220308_F Slabbert	
F Theron	20220308	20220308_F Theron	
F Thomson	20220308	20220308_F Thomson	
F Vorster	20220308	20220308_F Vorster	
G Adamson	20220308	20220308_G Adamson	
G Le Grange	20220308	20220308_G Le Grange	
G Le Roux	20220308	20220308_G Le Roux	
G Mandl	20220308	20220308_G Mandl	
G Murray	20220308	20220308_G Murray	
G Thomson	20220308	20220308_G Thomson	
G Venter	20220308	20220308_G Venter	
G Wertheim Aymes	20220308	20220308_G Wertheim Aymes	
H Coates	20220308	20220308_H Coates	
H Kotze	20220308	20220308_H Kotze	
H Van Wyk	20220308	20220308_H Van Wyk	
H von Steen	20220308	20220308_H von Steen	

HJ Kotze	20220308	20220308_HJ Kotze	
I Conradie	20220308	20220308_I Conradie	
I Louw	20220308	20220308_I Louw	
I van Wyk	20220308	20220308_I van Wyk	
IAP Last name	20220308	20220308_IAP Last name	
J Conradie	20220308	20220308_J Conradie	
J Bezuidenhout	20220308	20220308_J Bezuidenhout	
J Calitz	20220308	20220308_J Calitz	
J Crouse	20220308	20220308_J Crouse	
J Erasmus	20220308	20220308_J Erasmus	
J Greeff	20220308	20220308_J Greeff	
J Harker	20220308	20220308_J Harker	
J Lammers	20220308	20220308_J Lammers	
J Le Roux	20220308	20220308_J Le Roux	
J Lotz	20220308	20220308_J Lotz	
J Middlemiss	20220308	20220308_J Middlemiss	
J Naude	20220308	20220308_J Naude	
J Pretorius	20220308	20220308_J Pretorius	
J Prezens	20220308	20220308_J Prezens	
J Vermeulen	20220308	20220308_J Vermeulen	
J Veysie	20220308	20220308_J Veysie	
K Andreoli	20220308	20220308_K Andreoli	
K Botha	20220308	20220308_K Botha	
K De Klerk	20220308	20220308_K De Klerk	
K Tiran	20220308	20220308_K Tiran	
L Benjamin	20220308	20220308_L Benjamin	
L Katzke	20220308	20220308_L Katzke	
L Pharoah	20220308	20220308_L Pharoah	
L Prezens	20220308	20220308_L Prezens	
L Stephen	20220308	20220308_L Stephen	
L Van Ginkel	20220308	20220308_L Van Ginkel	
L Van Staden	20220308	20220308_L Van Staden	
L-M Fourie	20220308	20220308_L-M Fourie	
M Bezuidenhout	20220308	20220308_M Bezuidenhout	
M Botha	20220308	20220308_M Botha	
M Cooper	20220308	20220308_M Cooper	
M Fourie	20220308	20220308_M Fourie	
M Fourie	20220308	20220308_M Fourie	
M Hau-Yoon	20220308	20220308_M Hau-Yoon	
M Kotze	20220308	20220308_M Kotze	
M Lategan	20220308	20220308_M Lategan	
M Liprini	20220308	20220308_M Liprini	
M Lombard	20220308	20220308_M Lombard	
M Maurel	20220308	20220308_M Maurel	
M Nezar	20220308	20220308_M Nezar	
M Opperman	20220308	20220308_M Opperman	
M Pohl	20220308	20220308_M Pohl	
M Potgieter	20220308	20220308_M Potgieter	
M Roux	20220308	20220308_M Roux	
M Van Ginkel	20220308	20220308_M Van Ginkel	
M vd Westhuizen	20220308	20220308_M vd Westhuizen	
N Brown	20220308	20220308_N Brown	
N Dura	20220308	20220308_N Dura	

N Graf	20220308	20220308_N Graf	
N Jansen	20220308	20220308_N Jansen	
N Katzke	20220308	20220308_N Katzke	
P Lester	20220308	20220308_P Lester	
P Begbie	20220308	20220308_P Begbie	
P Bezuidenhout	20220308	20220308_P Bezuidenhout	
P De vries	20220308	20220308_P De vries	
P Fourie	20220308	20220308_P Fourie	
P Koch	20220308	20220308_P Koch	
P Kuschke	20220308	20220308_P Kuschke	
P Kyle	20220308	20220308_P Kyle	
P Lourens	20220308	20220308_P Lourens	
P Norman	20220308	20220308_P Norman	
P Nunns	20220308	20220308_P Nunns	
P Rodgers	20220308	20220308_P Rodgers	
P Walsh	20220308	20220308_P Walsh	
P Windwaai	20220308	20220308_P Windwaai	
Q Rall	20220308	20220308_Q Rall	
R Andrew	20220308	20220308_R Andrew	
R Blum	20220308	20220308_R Blum	
R Brock	20220308	20220308_R Brock	
R Kuschke	20220308	20220308_R Kuschke	
R Moller	20220308	20220308_R Moller	
R Prinsloo	20220308	20220308_R Prinsloo	
R Webster	20220308	20220308_R Webster	
Ranger Renovations	20220308	20220308_Ranger Renovations	
S Bello	20220308	20220308_S Bello	
S Bezuidenhout	20220308	20220308_S Bezuidenhout	
S Brand	20220308	20220308_S Brand	
S Galvin	20220308	20220308_S Galvin	
S Hall	20220308	20220308_S Hall	
S Hiemstra	20220308	20220308_S Hiemstra	
S Lamb	20220308	20220308_S Lamb	
S Lloyd	20220308	20220308_S Lloyd	
S Maguire	20220308	20220308_S Maguire	
S Mariotti	20220308	20220308_S Mariotti	
S Schaffler	20220308	20220308_S Schaffler	
S Sydow	20220308	20220308_S Sydow	
S vd Westhuizen	20220308	20220308_S vd Westhuizen	
S-J Jenkins	20220308	20220308_S-J Jenkins	
T Booth	20220308	20220308_T Booth	
T Griesel	20220308	20220308_T Griesel	
T SchÄaffler	20220308	20220308_T SchÄaffler	
T-A Auckland	20220308	20220308_T-A Auckland	
V Reynolds	20220308	20220308_V Reynolds	
W Louw	20220308	20220308_W Louw	
W Moulton	20220308	20220308_W Moulton	
W Nieuwoudt	20220308	20220308_W Nieuwoudt	
W Tiran	20220308	20220308_W Tiran	
W v Blommenstein	20220308	20220308_W v Blommenstein	
Y de Vos	20220308	20220308_Y de Vos	
A Bekker	20220309	20220309_A Bekker	
A Bender	20220309	20220309_A Bender	

A Bouwer	20220309	20220309_A Bouwer	
A Bowyer	20220309	20220309_A Bowyer	
A Du toit	20220309	20220309_A Du toit	
A Horak	20220309	20220309_A Horak	
A Louw	20220309	20220309_A Louw	
A Robus	20220309	20220309_A Robus	
A Schenk	20220309	20220309_A Schenk	
A Schlimmer	20220309	20220309_A Schlimmer	
A Van Dyk	20220309	20220309_A Van Dyk	
A Van Eeden	20220309	20220309_A Van Eeden	
A Van Wijk	20220309	20220309_A Van Wijk	
A Volschenk	20220309	20220309_A Volschenk	
A Watkins	20220309	20220309_A Watkins	
A Zaayman	20220309	20220309_A Zaayman	
B Crous	20220309	20220309_B Crous	
B Du Preez	20220309	20220309_B Du Preez	
B Groenewald	20220309	20220309_B Groenewald	
B MacDonald	20220309	20220309_B MacDonald	
B Van Der Westhuizen	20220309	20220309_B Van Der Westhuizen	
B van Niekerk	20220309	20220309_B van Niekerk	
B Van Wyk	20220309	20220309_B Van Wyk	
B Williams	20220309	20220309_B Williams	
C Coetzer	20220309	20220309_C Coetzer	
C Cornforth	20220309	20220309_C Cornforth	
C Crouse	20220309	20220309_C Crouse	
C Crowther	20220309	20220309_C Crowther	
C Fourie	20220309	20220309_C Fourie	
C Heunis	20220309	20220309_C Heunis	
C Loubser	20220309	20220309_C Loubser	
C Mc Ginn	20220309	20220309_C Mc Ginn	
C Nienkemper	20220309	20220309_C Nienkemper	
C Pohl	20220309	20220309_C Pohl	
C Rutter Dros	20220309	20220309_C Rutter Dros	
C Schmidt	20220309	20220309_C Schmidt	
C Tyson	20220309	20220309_C Tyson	
C Wilson	20220309	20220309_C Wilson	
D Bowles	20220309	20220309_D Bowles	
D Carter	20220309	20220309_D Carter	
D De jager	20220309	20220309_D De jager	
D Dunbar	20220309	20220309_D Dunbar	
D Griessel	20220309	20220309_D Griessel	
D Grobbelaar	20220309	20220309_D Grobbelaar	
D Jordaan	20220309	20220309_D Jordaan	
D Kennedy	20220309	20220309_D Kennedy	
D Mosterd	20220309	20220309_D Mosterd	
D Richardt	20220309	20220309_D Richardt	
D Swanepoel	20220309	20220309_D Swanepoel	
E Azevedo	20220309	20220309_E Azevedo	
E Claassen	20220309	20220309_E Claassen	
E Fourie	20220309	20220309_E Fourie	
E Joubert	20220309	20220309_E Joubert	
E Kruger	20220309	20220309_E Kruger	

E Munro	20220309	20220309_E Munro	
E Smit	20220309	20220309_E Smit	
E Solomon	20220309	20220309_E Solomon	
E Swart	20220309	20220309_E Swart	
E Van Dyk	20220309	20220309_E Van Dyk	
F Alkooheji	20220309	20220309_F Alkooheji	
F Fick	20220309	20220309_F Fick	
G Bekker	20220309	20220309_G Bekker	
G de Villiers	20220309	20220309_G de Villiers	
G Jansen van Vuuren	20220309	20220309_G Jansen van Vuuren	
Gabriella K	20220309	20220309_Gabriella K	
H Gomes	20220309	20220309_H Gomes	
H Grotepass	20220309	20220309_H Grotepass	
H Keuler	20220309	20220309_H Keuler	
H Kotze	20220309	20220309_H Kotze	
H Louw	20220309	20220309_H Louw	
H Swanepoel	20220309	20220309_H Swanepoel	
H West	20220309	20220309_H West	
I Grobler	20220309	20220309_I Grobler	
I Nel	20220309	20220309_I Nel	
I Watkins	20220309	20220309_I Watkins	
J Borman	20220309	20220309_J Borman	
J Castanho	20220309	20220309_J Castanho	
J Coertzen	20220309	20220309_J Coertzen	
J de Bruyn	20220309	20220309_J de Bruyn	
J Gardner	20220309	20220309_J Gardner	
J Green	20220309	20220309_J Green	
J Hills	20220309	20220309_J Hills	
J Jansen van Vuuren	20220309	20220309_J Jansen van Vuuren	
J Jonck	20220309	20220309_J Jonck	
J Maasdorp	20220309	20220309_J Maasdorp	
J Muller	20220309	20220309_J Muller	
J Obbes	20220309	20220309_J Obbes	
J Smart	20220309	20220309_J Smart	
J van der Westhuizen	20220309	20220309_J van der Westhuizen	
JD Grobler	20220309	20220309_JD Grobler	
J-L Gough	20220309	20220309_J-L Gough	
K Godwin	20220309	20220309_K Godwin	
KJ Neumann	20220309	20220309_KJ Neumann	
L Barker	20220309	20220309_L Barker	
L De Wet	20220309	20220309_L De Wet	
L Fourie	20220309	20220309_L Fourie	
L Haynes	20220309	20220309_L Haynes	
L Huddy	20220309	20220309_L Huddy	
L Kelland	20220309	20220309_L Kelland	
L Marshall	20220309	20220309_L Marshall	
L Pillay	20220309	20220309_L Pillay	
L Squair	20220309	20220309_L Squair	
L Theunissen	20220309	20220309_L Theunissen	
L Van Collier	20220309	20220309_L Van Collier	
L Wardlaw	20220309	20220309_L Wardlaw	
M Anderson	20220309	20220309_M Anderson	

M Cardoni	20220309	20220309_M Cardoni	
M Fouche	20220309	20220309_M Fouche	
M Hebbard	20220309	20220309_M Hebbard	
M Mackenzie	20220309	20220309_M Mackenzie	
M Neufeld	20220309	20220309_M Neufeld	
M Ngwane	20220309	20220309_M Ngwane	
M Raubenheimer	20220309	20220309_M Raubenheimer	
M Smit	20220309	20220309_M Smit	
M Van de Venter	20220309	20220309_M Van de Venter	
M White	20220309	20220309_M White	
M-A Cumming	20220309	20220309_M-A Cumming	
M-A Reuter	20220309	20220309_M-A Reuter	
N Hamman	20220309	20220309_N Hamman	
N v Rensburg	20220309	20220309_N v Rensburg	
O Vegter	20220309	20220309_O Vegter	
P Adrian	20220309	20220309_P Adrian	
P Barnard	20220309	20220309_P Barnard	
P Buys	20220309	20220309_P Buys	
P Smith	20220309	20220309_P Smith	
P Van Rensburg	20220309	20220309_P Van Rensburg	
P Williams	20220309	20220309_P Williams	
Q Hewitt	20220309	20220309_Q Hewitt	
R Dixon	20220309	20220309_R Dixon	
R Garstman	20220309	20220309_R Garstman	
R Green	20220309	20220309_R Green	
R Grobler	20220309	20220309_R Grobler	
R Menkveld	20220309	20220309_R Menkveld	
R Nel	20220309	20220309_R Nel	
R Shear	20220309	20220309_R Shear	
R Williams	20220309	20220309_R Williams	
S Basson	20220309	20220309_S Basson	
S Cornforth	20220309	20220309_S Cornforth	
S Crouse	20220309	20220309_S Crouse	
S Greyson	20220309	20220309_S Greyson	
S Hodson	20220309	20220309_S Hodson	
S Koen	20220309	20220309_S Koen	
S Neuhoff	20220309	20220309_S Neuhoff	
S Snyman	20220309	20220309_S Snyman	
S Van As	20220309	20220309_S Van As	
S Van zyl	20220309	20220309_S Van zyl	
S Waddington	20220309	20220309_S Waddington	
SN Poulson	20220309	20220309_SN Poulson	
Southern Cape Landow	20220309	20220309_Southern Cape Landowners Initiative (SC	
T Coetzee	20220309	20220309_T Coetzee	
T Fourie	20220309	20220309_T Fourie	
T Lewis	20220309	20220309_T Lewis	
T Parsons	20220309	20220309_T Parsons	
T Scott	20220309	20220309_T Scott	
T Steyn	20220309	20220309_T Steyn	
T Steyn	20220309	20220309_T Steyn	
T Wilkinson	20220309	20220309_T Wilkinson	
V Burger	20220309	20220309_V Burger	
V Macdonald	20220309	20220309_V Macdonald	

V Troskie	20220309	20220309_V Troskie	
V White	20220309	20220309_V White	
W Botha	20220309	20220309_W Botha	
W Du preez	20220309	20220309_W Du preez	
W Engelbrecht	20220309	20220309_W Engelbrecht	
Y Sutherland	20220309	20220309_Y Sutherland	
A Barnars	20220310	20220310_A Barnars	
A Botha	20220310	20220310_A Botha	
A Carpenter	20220310	20220310_A Carpenter	
A Cicatello	20220310	20220310_A Cicatello	
A Fick	20220310	20220310_A Fick	
A Gilbert	20220310	20220310_A Gilbert	
A Janse van Rensburg	20220310	20220310_A Janse van Rensburg	
A Keuler	20220310	20220310_A Keuler	
A Meyer	20220310	20220310_A Meyer	
A Nel	20220310	20220310_A Nel	
A Niemand	20220310	20220310_A Niemand	
A Potgieter	20220310	20220310_A Potgieter	
A Potgieter	20220310	20220310_A Potgieter	
A Smith	20220310	20220310_A Smith	
A Tarr	20220310	20220310_A Tarr	
A Watkins	20220310	20220310_A Watkins	
A Zwiegers	20220310	20220310_A Zwiegers	
A-C Lenhard	20220310	20220310_A-C Lenhard	
B Elsworthy	20220310	20220310_B Elsworthy	
B Gatchell	20220310	20220310_B Gatchell	
B Hair	20220310	20220310_B Hair	
B Janse van Rensburg	20220310	20220310_B Janse van Rensburg	
B Powell	20220310	20220310_B Powell	
B Williams	20220310	20220310_B Williams	
C Malek	20220310	20220310_C Malek	
C Boshoff	20220310	20220310_C Boshoff	
C Boshoff	20220310	20220310_C Boshoff	
C Botha	20220310	20220310_C Botha	
C De Wet	20220310	20220310_C De Wet	
C Godfrey	20220310	20220310_C Godfrey	
C Green	20220310	20220310_C Green	
C Huddy	20220310	20220310_C Huddy	
C Leach	20220310	20220310_C Leach	
C Louw	20220310	20220310_C Louw	
C Naude	20220310	20220310_C Naude	
C Sevenster	20220310	20220310_C Sevenster	
C Sparks	20220310	20220310_C Sparks	
C Stewart	20220310	20220310_C Stewart	
C Swanepoel	20220310	20220310_C Swanepoel	
Cloudbase Paragliding	20220310	20220310_Cloudbase Paragliding_J Minnaar	
D Borner	20220310	20220310_D Borner	
D Du Toit	20220310	20220310_D Du Toit	
D Eckersley	20220310	20220310_D Eckersley	
D Lotter	20220310	20220310_D Lotter	
D Maree	20220310	20220310_D Maree	

D Minnaar	20220310	20220310_D Minnaar	
D van der Walt	20220310	20220310_D van der Walt	
D von Gruter	20220310	20220310_D von Gruter	
D Von Hirschberg	20220310	20220310_D Von Hirschberg	
E Carpenter	20220310	20220310_E Carpenter	
E Lindemann	20220310	20220310_E Lindemann	
E Maree	20220310	20220310_E Maree	
E van der Walt	20220310	20220310_E van der Walt	
F Grant	20220310	20220310_F Grant	
F Mulder	20220310	20220310_F Mulder	
F Swan	20220310	20220310_F Swan	
F Van der Walt	20220310	20220310_F Van der Walt	
G Barnard	20220310	20220310_G Barnard	
G de Freitas	20220310	20220310_G de Freitas	
G de Freitas	20220310	20220310_G de Freitas	
G Greeff	20220310	20220310_G Greeff	
G Groenewald	20220310	20220310_G Groenewald	
G Harriss	20220310	20220310_G Harriss	
G Hobson	20220310	20220310_G Hobson	
G Jardine	20220310	20220310_G Jardine	
G Johnson	20220310	20220310_G Johnson	
G Johnson	20220310	20220310_G Johnson	
G Lee	20220310	20220310_G Lee	
G Ray	20220310	20220310_G Ray	
G Wagner	20220310	20220310_G Wagner	
G Waldauer	20220310	20220310_G Waldauer	
H du Plessis	20220310	20220310_H du Plessis	
H Fritz	20220310	20220310_H Fritz	
H Harriss	20220310	20220310_H Harriss	
H Naude	20220310	20220310_H Naude	
H Schutte	20220310	20220310_H Schutte	
H Van Antwerp	20220310	20220310_H Van Antwerp	
H Van Ginkel	20220310	20220310_H Van Ginkel	
I Joubert	20220310	20220310_I Joubert	
I Nel	20220310	20220310_I Nel	
I Nel	20220310	20220310_I Nel	
J Bezuidenhout	20220310	20220310_J Bezuidenhout	
J Brown	20220310	20220310_J Brown	
J Crane	20220310	20220310_J Crane	
J Dyson	20220310	20220310_J Dyson	
J Gatchell	20220310	20220310_J Gatchell	
J Grant	20220310	20220310_J Grant	
J Hartman	20220310	20220310_J Hartman	
J Heathcote	20220310	20220310_J Heathcote	
J Jordaan	20220310	20220310_J Jordaan	
J Kennedy	20220310	20220310_J Kennedy	
J Kriek	20220310	20220310_J Kriek	
J Kriel	20220310	20220310_J Kriel	
J Mc Gregor	20220310	20220310_J Mc Gregor	
J Meyer	20220310	20220310_J Meyer	
J Morris	20220310	20220310_J Morris	
J Reynolds	20220310	20220310_J Reynolds	
J Shaw	20220310	20220310_J Shaw	

J Van der merwe	20220310	20220310_J Van der merwe	
J Van Niekerk	20220310	20220310_J Van Niekerk	
J Van staden	20220310	20220310_J Van staden	
J-A Pieterse	20220310	20220310_J-A Pieterse	
K Brown	20220310	20220310_K Brown	
K Ehlers	20220310	20220310_K Ehlers	
K McFarlane	20220310	20220310_K McFarlane	
K Myburgh	20220310	20220310_K Myburgh	
K Thurling	20220310	20220310_K Thurling	
K Tuck	20220310	20220310_K Tuck	
L Anderson	20220310	20220310_L Anderson	
L Barry	20220310	20220310_L Barry	
L Byrne	20220310	20220310_L Byrne	
L Fourie	20220310	20220310_L Fourie	
L Gerber	20220310	20220310_L Gerber	
L Greeff	20220310	20220310_L Greeff	
L Groenewald	20220310	20220310_L Groenewald	
L Hiemstra	20220310	20220310_L Hiemstra	
L Klopper	20220310	20220310_L Klopper	
L Langham	20220310	20220310_L Langham	
L McKay	20220310	20220310_L McKay	
L Nepgen	20220310	20220310_L Nepgen	
L Pattison	20220310	20220310_L Pattison	
L Shepherd	20220310	20220310_L Shepherd	
L Stander	20220310	20220310_L Stander	
L Tucker	20220310	20220310_L Tucker	
L v Rooyen	20220310	20220310_L v Rooyen	
L Van Blommenstein	20220310	20220310_L Van Blommenstein	
L Van Gass	20220310	20220310_L Van Gass	
L Vermaak	20220310	20220310_L Vermaak	
L White	20220310	20220310_L White	
M Borrett	20220310	20220310_M Borrett	
M Botha	20220310	20220310_M Botha	
M Brown	20220310	20220310_M Brown	
M Calitz	20220310	20220310_M Calitz	
M DeVries	20220310	20220310_M DeVries	
M Ferreira	20220310	20220310_M Ferreira	
M Grant	20220310	20220310_M Grant	
M Hall	20220310	20220310_M Hall	
M Katzke	20220310	20220310_M Katzke	
M Kriel	20220310	20220310_M Kriel	
M Moretti	20220310	20220310_M Moretti	
M Nelson	20220310	20220310_M Nelson	
M Nota	20220310	20220310_M Nota	
M Ramsauer	20220310	20220310_M Ramsauer	
M Schubert	20220310	20220310_M Schubert	
M Snyman	20220310	20220310_M Snyman	
M Sullivan	20220310	20220310_M Sullivan	
M Swanepoel	20220310	20220310_M Swanepoel	
M Syvertsen	20220310	20220310_M Syvertsen	
M Van Biljoen	20220310	20220310_M Van Biljoen	
N Engelbrecht	20220310	20220310_N Engelbrecht	
N Schutte	20220310	20220310_N Schutte	

N Smith	20220310	20220310_N Smith	
O Johnson	20220310	20220310_O Johnson	
P DeVries	20220310	20220310_P DeVries	
P Minkner	20220310	20220310_P Minkner	
P Nel	20220310	20220310_P Nel	
P Oosthuizen	20220310	20220310_P Oosthuizen	
P Van Blommenstein	20220310	20220310_P Van Blommenstein	
P van den Berg	20220310	20220310_P van den Berg	
R Coertze	20220310	20220310_R Coertze	
R Coertze	20220310	20220310_R Coertze	
R Glock	20220310	20220310_R Glock	
R Hazel	20220310	20220310_R Hazel	
R Koen	20220310	20220310_R Koen	
R Naidoo	20220310	20220310_R Naidoo	
R vd Westhuizen	20220310	20220310_R vd Westhuizen	
R Willems	20220310	20220310_R Willems	
S Shay	20220310	20220310_S Shay	
S Bekker	20220310	20220310_S Bekker	
S Botha	20220310	20220310_S Botha	
S Carter Johnson	20220310	20220310_S Carter Johnson	
S Celliers	20220310	20220310_S Celliers	
S Cronje	20220310	20220310_S Cronje	
S Lindeque	20220310	20220310_S Lindeque	
S Maraschin	20220310	20220310_S Maraschin	
S Pieterse	20220310	20220310_S Pieterse	
S van der Heyde	20220310	20220310_S van der Heyde	
T Koekemoer	20220310	20220310_T Koekemoer	
T Marucchi	20220310	20220310_T Marucchi	
T Pieters	20220310	20220310_T Pieters	
T Rothman	20220310	20220310_T Rothman	
T Smith	20220310	20220310_T Smith	
T Van der Westhuizen	20220310	20220310_T Van der Westhuizen	
T Viviers	20220310	20220310_T Viviers	
V Blom	20220310	20220310_V Blom	
V Oosthuizen	20220310	20220310_V Oosthuizen	
VA Pharoah	20220310	20220310_VA Pharoah	
Y Du Bruyn	20220310	20220310_Y Du Bruyn	
Y Du Toit	20220310	20220310_Y Du Toit	
Y Goliath	20220310	20220310_Y Goliath	
Y Vreken	20220310	20220310_Y Vreken	
Z Van Zyl	20220310	20220310_Z Van Zyl	
A Barnard	20220311	20220311_A Barnard	
A Bester	20220311	20220311_A Bester	
A Bezuidenhout	20220311	20220311_A Bezuidenhout	
A Botha	20220311	20220311_A Botha	
A Brand	20220311	20220311_A Brand	
A Brown	20220311	20220311_A Brown	
A Buchanan	20220311	20220311_A Buchanan	
A Cilliers	20220311	20220311_A Cilliers	
A Cronje	20220311	20220311_A Cronje	
A De Waal	20220311	20220311_A De Waal	
A Dixon	20220311	20220311_A Dixon	
A Du Toit	20220311	20220311_A Du Toit	

A Hamman	20220311	20220311_A Hamman	
A Henning	20220311	20220311_A Henning	
A Heunis	20220311	20220311_A Heunis	
A Jansen van Rensburg	20220311	20220311_A Jansen van Rensburg	
A Jordaan	20220311	20220311_A Jordaan	
A Konik	20220311	20220311_A Konik	
A Lindeque	20220311	20220311_A Lindeque	
A Litkie	20220311	20220311_A Litkie	
A Loots	20220311	20220311_A Loots	
A Macpherson	20220311	20220311_A Macpherson	
A Marais	20220311	20220311_A Marais	
A Nel	20220311	20220311_A Nel	
A Olivier	20220311	20220311_A Olivier	
A Page	20220311	20220311_A Page	
A Page	20220311	20220311_A Page	
A Pharoah	20220311	20220311_A Pharoah	
A Schlimmer	20220311	20220311_A Schlimmer	
A Stemmet	20220311	20220311_A Stemmet	
A Van der Merwe	20220311	20220311_A Van der Merwe	
A Van Rensburg	20220311	20220311_A Van Rensburg	
A Vermaak	20220311	20220311_A Vermaak	
A Vermaak	20220311	20220311_A Vermaak	
A Wiese	20220311	20220311_A Wiese	
A Wiese	20220311	20220311_A Wiese	
AG v Wyk	20220311	20220311_AG v Wyk	
B Bosch	20220311	20220311_B Bosch	
B de Jager	20220311	20220311_B de Jager	
B Gerber	20220311	20220311_B Gerber	
B Greeff	20220311	20220311_B Greeff	
B Moffett	20220311	20220311_B Moffett	
B Patterson	20220311	20220311_B Patterson	
B Peng	20220311	20220311_B Peng	
B Stander	20220311	20220311_B Stander	
B Stander	20220311	20220311_B Stander	
B Torrente	20220311	20220311_B Torrente	
B v Zyl	20220311	20220311_B v Zyl	
C Annandale	20220311	20220311_C Annandale	
C Bester	20220311	20220311_C Bester	
C Botha	20220311	20220311_C Botha	
C Cloete	20220311	20220311_C Cloete	
C de Beer	20220311	20220311_C de Beer	
C Delport	20220311	20220311_C Delport	
C Dominick	20220311	20220311_C Dominick	
C Donaldson	20220311	20220311_C Donaldson	
C Du Buisson	20220311	20220311_C Du Buisson	
C Elmer	20220311	20220311_C Elmer	
C Erfmann	20220311	20220311_C Erfmann	
C Esterhuizen	20220311	20220311_C Esterhuizen	
C Gerber	20220311	20220311_C Gerber	
C Goss	20220311	20220311_C Goss	
C Huddy	20220311	20220311_C Huddy	
C Jansen	20220311	20220311_C Jansen	

C Le Roux	20220311	20220311_C Le Roux	
C McKechnie	20220311	20220311_C McKechnie	
C Menkveld	20220311	20220311_C Menkveld	
C Nel	20220311	20220311_C Nel	
C Saunders	20220311	20220311_C Saunders	
C Steenkamp	20220311	20220311_C Steenkamp	
C Trembath	20220311	20220311_C Trembath	
C v Wyk	20220311	20220311_C v Wyk	
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C Visser	20220311	20220311_C Visser	
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D Bean	20220311	20220311_D Bean	
D Campbell	20220311	20220311_D Campbell	
D Joseph	20220311	20220311_D Joseph	
D Lester	20220311	20220311_D Lester	
D Marais	20220311	20220311_D Marais	
D Marucchi	20220311	20220311_D Marucchi	
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D Oliver	20220311	20220311_D Oliver	
D Oneill	20220311	20220311_D Oneill	
D Patrick	20220311	20220311_D Patrick	
D Pienaar	20220311	20220311_D Pienaar	
D Pontesilli	20220311	20220311_D Pontesilli	
D Postma	20220311	20220311_D Postma	
D Price	20220311	20220311_D Price	
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D Van der Merwe	20220311	20220311_D Van der Merwe	
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D Wiese	20220311	20220311_D Wiese	
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E van Nijhuis	20220311	20220311_E van Nijhuis	
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F Burchell	20220311	20220311_F Burchell	
F Rossel	20220311	20220311_F Rossel	
F Thomson	20220311	20220311_F Thomson	
F Venter	20220311	20220311_F Venter	
G Adriana	20220311	20220311_G Adriana	
G Burchell	20220311	20220311_G Burchell	
G Butler	20220311	20220311_G Butler	
G du Toit	20220311	20220311_G du Toit	
G Groenewald	20220311	20220311_G Groenewald	
G Hagemann	20220311	20220311_G Hagemann	
G Hechter	20220311	20220311_G Hechter	
G Lockyear	20220311	20220311_G Lockyear	
G Rothman	20220311	20220311_G Rothman	
G Rothman	20220311	20220311_G Rothman	
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H Kleyn	20220311	20220311_H Kleyn	
H Kruger	20220311	20220311_H Kruger	
H Loubser	20220311	20220311_H Loubser	
H Nel	20220311	20220311_H Nel	
H Patterson	20220311	20220311_H Patterson	
H Roelofse	20220311	20220311_H Roelofse	
H Swarts	20220311	20220311_H Swarts	
H Swarts	20220311	20220311_H Swarts	
H Theron	20220311	20220311_H Theron	
H Venter	20220311	20220311_H Venter	
H Wolmarans	20220311	20220311_H Wolmarans	
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I Chandler	20220311	20220311_I Chandler	
I Esterhuizen	20220311	20220311_I Esterhuizen	
I Ginn	20220311	20220311_I Ginn	
I Kruger	20220311	20220311_I Kruger	
I Watkins	20220311	20220311_I Watkins	
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J de Kock	20220311	20220311_J de Kock	
J De Waal	20220311	20220311_J De Waal	
J De Wet	20220311	20220311_J De Wet	
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L Carmichael	20220311	20220311_L Carmichael	
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L De Wet	20220311	20220311_L De Wet	
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L Edwall	20220311	20220311_L Edwall	
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L Jubber	20220311	20220311_L Jubber	
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L Meyer	20220311	20220311_L Meyer	
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L Van der Merwe	20220311	20220311_L Van der Merwe	
L Vd Westhuizen	20220311	20220311_L Vd Westhuizen	
L Visagie	20220311	20220311_L Visagie	
L-A Els	20220311	20220311_L-A Els	
L-A Saville	20220311	20220311_L-A Saville	
Lorie Land Creche_C G	20220311	20220311_Lorie Land Creche_C Groves	
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M Burger-Swart	20220311	20220311_M Burger-Swart	
M De Hart	20220311	20220311_M De Hart	
M Doubell	20220311	20220311_M Doubell	
M Du Preez	20220311	20220311_M Du Preez	
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M Fourie	20220311	20220311_M Fourie	
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M Loubser	20220311	20220311_M Loubser	
M Lucioli	20220311	20220311_M Lucioli	
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M Stuart	20220311	20220311_M Stuart	
M Van der Merwe	20220311	20220311_M Van der Merwe	
M Van Rensburg	20220311	20220311_M Van Rensburg	
M vd Berg	20220311	20220311_M vd Berg	
M Voigt	20220311	20220311_M Voigt	
M-A Burke	20220311	20220311_M-A Burke	
Mark H	20220311	20220311_Mark H	
MJ Fourie	20220311	20220311_MJ Fourie	
MJ Meyer	20220311	20220311_MJ Meyer	
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N Dredge	20220311	20220311_N Dredge	
N Frantz	20220311	20220311_N Frantz	
N Jooste	20220311	20220311_N Jooste	
N Jubber	20220311	20220311_N Jubber	
N Maasdorp	20220311	20220311_N Maasdorp	
N Rossel	20220311	20220311_N Rossel	
N van Rooyen	20220311	20220311_N van Rooyen	
N Viljoen	20220311	20220311_N Viljoen	
P Ammann	20220311	20220311_P Ammann	
P Emanuel	20220311	20220311_P Emanuel	
P Koncki	20220311	20220311_P Koncki	
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P Miller	20220311	20220311_P Miller	
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P Taylor-Ryan	20220311	20220311_P Taylor-Ryan	
P Vercueil	20220311	20220311_P Vercueil	
P Vermeulen	20220311	20220311_P Vermeulen	
P Wolmarans	20220311	20220311_P Wolmarans	
PE Fourie	20220311	20220311_PE Fourie	
PM Fourie	20220311	20220311_PM Fourie	
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R Bradley	20220311	20220311_R Bradley	
R Carstens	20220311	20220311_R Carstens	
R Ehlers	20220311	20220311_R Ehlers	
R Gericke	20220311	20220311_R Gericke	
R Green	20220311	20220311_R Green	
R Hazlitt	20220311	20220311_R Hazlitt	
R Hoffman	20220311	20220311_R Hoffman	
R Jansen	20220311	20220311_R Jansen	
R Koekemoer	20220311	20220311_R Koekemoer	
R Schubert	20220311	20220311_R Schubert	

R Van Der westhuizen	20220311	20220311_R Van Der westhuizen	
R van Greune	20220311	20220311_R van Greune	
R van Wyk	20220311	20220311_R van Wyk	
R Witbooi	20220311	20220311_R Witbooi	
S Boshoff	20220311	20220311_S Boshoff	
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S Durrant	20220311	20220311_S Durrant	
S Elmer	20220311	20220311_S Elmer	
S Erasmus	20220311	20220311_S Erasmus	
S Groenewald	20220311	20220311_S Groenewald	
S Liebenberg	20220311	20220311_S Liebenberg	
S Loubser	20220311	20220311_S Loubser	
S Pieterse	20220311	20220311_S Pieterse	
S Scott	20220311	20220311_S Scott	
S Searle	20220311	20220311_S Searle	
S Swarts	20220311	20220311_S Swarts	
S Truter	20220311	20220311_S Truter	
S v Wyk	20220311	20220311_S v Wyk	
S van Loggerenberg	20220311	20220311_S van Loggerenberg	
S van Rensburg	20220311	20220311_S van Rensburg	
S-L Farndon	20220311	20220311_S-L Farndon	
T Burger	20220311	20220311_T Burger	
T Conway	20220311	20220311_T Conway	
T Du Plessis	20220311	20220311_T Du Plessis	
T Hattingh	20220311	20220311_T Hattingh	
T Heyns	20220311	20220311_T Heyns	
T Lindeque	20220311	20220311_T Lindeque	
T Malan	20220311	20220311_T Malan	
T Pharoah	20220311	20220311_T Pharoah	
T Travis	20220311	20220311_T Travis	
T Van Der Merwe	20220311	20220311_T Van Der Merwe	
T van Rensburg	20220311	20220311_T van Rensburg	
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U Dominick	20220311	20220311_U Dominick	
V Bezuidenhout	20220311	20220311_V Bezuidenhout	
V Van der Walt	20220311	20220311_V Van der Walt	
V Van staden	20220311	20220311_V Van staden	
W Fourie	20220311	20220311_W Fourie	
W Jones	20220311	20220311_W Jones	
W Jubber	20220311	20220311_W Jubber	
W Lourens	20220311	20220311_W Lourens	
W Schoonbee	20220311	20220311_W Schoonbee	
W Van der Merwe	20220311	20220311_W Van der Merwe	
W van Nijhuis	20220311	20220311_W van Nijhuis	
W Venter	20220311	20220311_W Venter	
W Viljoen	20220311	20220311_W Viljoen	
WP Burger	20220311	20220311_WP Burger	
Z Liebenberg	20220311	20220311_Z Liebenberg	
Z Schoeman	20220311	20220311_Z Schoeman	
Z Van der Schyff	20220311	20220311_Z Van der Schyff	

Z Viljoen	20220311	20220311_Z Viljoen	
J Lombard	20220312	20220312_J Lombard	
JM Murphy	20220312	20220312_JM Murphy	
K Appelgren	20220312	20220312_K Appelgren	
K Kleyn	20220312	20220312_K Kleyn	
L Hofmeyr	20220312	20220312_L Hofmeyr	
L Hofmeyr	20220312	20220312_L Hofmeyr	
L Murray	20220312	20220312_L Murray	
L Stewart	20220312	20220312_L Stewart	
LR Hofmeyr	20220312	20220312_LR Hofmeyr	
MJ O'Neill	20220312	20220312_MJ O'Neill	
N Hofmeyr	20220312	20220312_N Hofmeyr	
P Jacobs	20220312	20220312_P Jacobs	
R De Jager	20220312	20220312_R De Jager	
V Abbott	20220312	20220312_V Abbott	
A-A Jennings	20220313	20220313_A-A Jennings	
B Zurich	20220313	20220313_B Zurich	
R Smit	20220313	20220313_R Smit	
C Stewart	20220315	20220315_C Stewart	
C Watts	20220315	20220315_C Watts	
D Watney	20220316	20220316_D Watney	
M Blume	20220316	20220316_M Blume	

The following I&APs only provided objection with no comment:		
I&AP (Initial Surname)	Date	File Name (yyyymmdd_Initial Surname)
S Harvie	20220309	20220309_S Harvie
JE Prins	20220308	20220308_JE Prins
CLG Botes	20220308	20220308_CLG Botes
K Conradie	20220308	20220308_K Conradie
Christene Conradie	20220308	20220308_Christene Conradie
Carsten Conradie	20220308	20220308_Carsten Conradie
G Liebenberg	20220307	20220307_G Liebenberg
L Joubert	20220304	20220304_L Joubert
G Tyndall	20220303	20220303_G Tyndall
V Tyndall	20220303	20220303_V Tyndall
L Marucchi	20220303	20220303_L Marucchi
D Marucchi	20220303	20220303_D Marucchi
A Clark	20220302	20220302_A Clark
B Gates	20220228	20220228_B Gates
A Behrens	20220228	20220228_A Behrens
B Martin	20220228	20220228_B Martin
H Wessels	20220226	20220226_H Wessels
G Fourie	20220226	20220226_G Fourie
S Brehany	20220225	20220225_S Brehany
D Richards	20220225	20220225_D Richards
R Gericke	20220225	20220225_R Gericke
H Hughes	20220225	20220225_H Hughes
G Rennie	20220224	20220224_G Rennie
Nanja	20220213	20220213_Nanja
J vd Merwe	20220212	20220212_J vd Merwe
I Brink	20220209	20220209_I Brink
D Richards	20220225	20220225_D Richards
S Brehany	20220225	20220225_S Brehany

APPENDIX C:

NOTIFICATION OF STAKEHOLDERS

Betsy Ditcham

Subject: FW: PROPOSED TERTIARY EDUCATION AND MIXED-USE PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE

Importance: High

From: Betsy Ditcham <betsy@sesc.net>

Sent: 09 February 2022 01:52 PM

Subject: PROPOSED TERTIARY EDUCATION AND MIXED-USE PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE

Importance: High

DEA&DP Ref: 16/3/3/2/D2/19/0000/22

Dear Commenting Authorities and Organs of State,

THE 30-DAY COMMENTING PERIOD ON DRAFT ENVIRONMENTAL IMPACT ASSESSMENT REPORT FOR THE PROPOSED TERTIARY AND MIXED-USE PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE

This email serves to inform you that the **Draft Environmental Impact Assessment Report (DEIAR)** for the above-mentioned project is now being made available for comment.

The document is available for download from our website (www.sesc.net) under the "Public Documents" section, as well as over WeTransfer from the following link: <https://we.tl/t-wt8IUk3DLA>

The DEIAR is available for comment until **11 March 2022**. Comment on the document and proposed activity must therefore be submitted in writing on or before 11 March 2022 by means of the following: Fax: 086-575 2869, email: betsy@sesc.net or postal address: PO Box 443, Milnerton, 7435.

Please do not hesitate to contact me if you have any queries.

Kind Regards,

<p>Betsy Ditcham Director Cape Town</p> <p>TEL: (021) 554 5195 CELL: 082 456 6918 FAX: 086 575 2869 EMAIL: betsy@sesc.net</p> <p>Unit 1 A2 The Avenues Parklands Cape Town PO BOX 443 Milnerton 7435</p> <p>WEB: www.sesc.net</p>	  <p>ENVIRONMENTAL IMPACT ASSESSMENTS ENVIRONMENTAL AUDITING AND MONITORING ENVIRONMENTAL MANAGEMENT PLANS AQUATIC ASSESSMENT WASTE AND WATER LICENSES PROJECT MANAGEMENT REHABILITATION AND CLOSURE PLANS</p> 
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COMMENTS & RESPONSES TABLES

Comments and Response Table Draft EIA Phase:

PROPOSED TERTIARY EDUCATION AND MIXED-USE PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE

Comments Received during the 30-Day Public Participation on the Draft EIA Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	<p>REM ERF 464, GEORGE - GEORGE COMPOSTING & BUILDERS RUBBLE PROCESSING PLANT / DAM DEVELOPMENT</p> <p>Received your application your reference 20/3, our reference Job 19703.</p> <p>The matter is receiving attention and further communication will be addressed to you as soon as circumstances permit.</p>	2022/02/10	V Stoffels	Department of Transport and Public Works Chief Directorate: Road Planning Western Cape Government	This is noted
	<p>Living at 103 Stander street, I am 100% against this development and everyone else I have spoken to in the neighbourhood so far. This is one of the few recreational areas for hikers, runners and cyclists where people can actually access nature at no cost.</p>	2022/02/10	Marthinus	Paradise Adventures	Please see Section 3.2.1 of the Comments & Responses Report
	<p>There is a healthy animal and bird life in the area which will be no more. Just to mention a few I come across regularly are species like bushbuck, bushpig, lynx, Eagle Owls, Fish Eagles, nightjars, Francolin, Guinie fowl and Knysna Loeries that all frequent the area. These animals come right up to my house at 103 Stander. We got this place because it was quite and next to nature.</p> <p>The area around dam entrance is a quiet street and with proposed development it will become like a highway with all the traffic. At night the Eagle owls sit in the middle of the Tar road in front of my house very often. They will surely be hit by cars once there is traffic here. My main concern being the destruction of the habitat of many species, that most people don't even realize are here since many of them only come out at night.</p>				Please see Section 3.5.1 of the Comments & Responses Report
	<p>And as NNMU has done at Saasveld blocking public access through campus this will also eventually happen blocking the whole dam area.</p>				Please see Section 3.2.5 of the Comments & Responses Report

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Comments Received during the 30-Day Public Participation on the Draft EIA Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	<p>I would like to give my input about the Development of the Garden Route Dam.</p> <p>I am against this development!!!!.</p> <p>George is such a peaceful place and the tranquil atmosphere from the Garden Route Dam is a main attraction to joggers, cyclists and picnic lovers and all that are staying in that area, which will be lost with this development.</p>	2022/02/11	M Kritzinger	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	The small wildlife will be disrurped, the traffic will be a mess and all the noise with the development and also with all the extra people coming and going.				Please see Sections 3.5.1 and 3.4.3 of the Comments & Responses Report
	<p>No matter the assessment there is no guarantee that our dam (which is our main water supply) will not end up with huge pollution and conservation problems.</p> <p>I sincerely hope that this would make a difference in reconsidering the development in that specific area. I am all for development and improvements but would not like it to be done in that area as it will in the long run destroy our beautiful dam/forest/bush conservation.</p>				Please see Section 3.5.2 of the Comments & Responses Report
	<p>I hereby advise that the proposed development near the George Dam for extention to the university /student accommodation is NOT approved by me.</p> <p>1. Students these days have no respect for property, and will soon make it an eye sore. They are known to litter, have booze parties, toy toy when not happy etc.</p>	2022/02/12	C van Zyl	Private individual	Please see Section 3.4.1 of the Comments & Responses Report
	2. Leave as much natural greenery and trees around the dam as possible. We need natural beauty, not buildings.				Please see Section 3.5.1 of the Comments & Responses Report
	<p>3. Extra accommodation in that area will mean extra traffic. Extra traffic, specially students, will bring more accidents.</p> <p>Accommodation for students can be built elsewhere in George.</p>				Please see Section 3.4.3 of the Comments & Responses Report

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Comments Received during the 30-Day Public Participation on the Draft EIA Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	I certainly hope you will take our comments into consideration.				
	I didn't realise my concerns were already lodged before. That obviously means there is a big concern. Please do not spoil our lovely Town by doing development near the dam, specially for students! Thank you 2022/02/14	2022/02/14			All main concerns raised were included in the Comments & Responses Report, attached to the Draft EIAR
	We don't need another development the George infrastructure can barely cope with the current situation. Leave the greenbelt alone please.	2022/02/12	D vd Merwe	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	We as george residents in the area STRONGLY protest the development of the george dam area. - We don't care about environmental studies, the enviroment will suffer, no question. And that close to our cities water supply - George infrastructure already can't support the population. - The once tranquil atmosfeer of the area will forever change. - Property owners land values will be negatively affected. - With more people comes higher crime rates, something we don't want in george. - Universities in South Africa is unanimous with riots and unrest. We don't want that in one of the most peacefull areas of our city! I can not be more clear on this. We will fight this to the bitter end with everything in our power!	2022/02/12	H von Steen	Private individual	Please see the following Sections of the Comments & Responses Report: <ul style="list-style-type: none"> • Section 3.2.4 • Section 3.6.2 • Section 3.5.1 • Section 3.4.2 • Section 3.4.4 • Section 3.4.1
	I am totally against any development at the dam. This will cause unprecedented and unreverseable damage to the nature there not even talking about the mess people will make after partying there. It will also have huge negative impact on our water resources as well as traffic which in turn will have a negative impact on house values. The increase in taxi lawlessness I dont even want to think about This a huge NO from me.	2022/02/12	D vd Walt	Private individual	Please see the following Sections of the Comments & Responses Report: <ul style="list-style-type: none"> • Section 3.5.1 • Section 3.4.1 • Section 3.5.2 • Section 3.4.2

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Comments Received during the 30-Day Public Participation on the Draft EIA Report					
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	Stop this further development. George already suffers water shortages and poor infrastructure!	2022/02/12	H Coetzer	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	I completely oppose the planned development at the George dam for obvious reasons. It will destroy one of the most important nature attractions in George where one can still freely go for walks and bike rides whilst enjoying nature at its best! Please please do NOT allow this to happen!	2022/02/13	M Da Silva	Private individual	Please see Sections 3.2.1 and 3.5.1 of the Comments & Responses Report
	<p>DEFINITELY NOT!</p> <p>Please maintain and service and develop the INFRASTRUCTURE before allowing any further development!</p> <p>Currently</p> <p>a) we have load shedding which is a national crisis but the issue can be addressed locally!</p> <p>b) we have WATER THROTTLING which problem also MUST BE SOLVED as the current water reservoirs are not sufficient to provide for development which has been allowed to date without ANY improvement or maintenance taking place!</p> <p>c) the sewage system which the public doesn't see or realize is also not adequately maintained which is why we regularly come across sewage spills!</p> <p>d) the road infrastructure needs addressing as the traffic in George is not conducive to more development!</p> <p>IN OTHER WORDS, SERVICE AND MAINTAIN the current situation before allowing any more development and ESPECIALLY NO DEVELOPMENT NEAR THE TOWN'S MAIN WATER SUPPLY SOURCE!</p> <p>It should be kept as a pristine natural area which may be enjoyed by the public who should pay an entrance fee to access that area which will help with costs entailed to maintain the area!</p>	2022/02/13	A Giles	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	Please note that I am opposed to this development.	2022/02/13	N Louw	Private individual	Please see Sections 3.6.2 and 3.4.3

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Comments Received during the 30-Day Public Participation on the Draft EIA Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	<p>George is bursting at the seams, we do not have the infrastructure and roads for the additional people this developments will bring to the town. We do not need another university. The impact on natural Beauty and nature will be irreversible.</p> <p>We have more than enough development. Development must stop as George can't house so many people on the roads.</p>				of the Comments & Responses Report
	<p>Even though information is limited on the development and infrastructure burden this new development will cause I cannot see how this can be in the interest of our town.</p> <p>Currently water supply and traffic congestion has been a grave problem in our town due to the influx of new residents. There has not been planned or invested for the future regarding these issues. Our infrastructure is currently under pressure as it is.</p> <p>Personally, I feel that before the town or any private corporations gets the go ahead for plans to be approved the issues mentioned should be considered. Simply stated no more development until the problems we currently face has been dealt with and considered first.</p>	2022/02/13	A Kleynhans	Private individual	<p>The Draft EIA Report was comprehensive and included extensive specialist input and attached reports. It appears as if this I&AP had not accessed the available information prior to submitting their comment.</p> <p>Please see Sections 3.6.2 and 3.4.3 of the Comments & Responses Report</p>
	<p>Furthermore on the issue of development at the dam, problem I foresee are with sanitation, freedom of movement for other residents, noise, pollution and the destruction of habitats in the environment in surrounding areas, are and should be counted high up in the consideration list before even starting to considering any further steps.</p>				<p>Please see Sections 3.6.2, 3.2.1, 3.5.2 and 3.5.1 of the Comments & Responses Report</p>
	<p>Wholeheartedly opposing the development.</p> <p>The current infrastructure is already taking strain, moreover the dam area is the pinnacle of wellness and attraction to what this area stands for such as lush greenery, clean air and reduced pollution.</p>	2022/02/13	R v Rensburg	Private individual	<p>Please see Sections 3.6.2 and 3.2.1 of the Comments & Responses Report</p>

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Comments Received during the 30-Day Public Participation on the Draft EIA Report					
Nr	Comment Received	Date Received	I&AP	Company / Representing	Response
	<p>This development goes everything the residents appreciate.</p> <p>Cancel the plans.</p>				
	<p>Vir eie dit mag aangaan,</p> <p>Ek is teen die ontwikkeling want:</p> <p>Ons dorp is klaar oorbevolk en verkeer n nagmerrie, kan ons nog pasie breër maak etc: nee.</p> <p>Ons water voorsienings struktuur kan skaars byhou, sal nie uitbrei nie maar dis nie die vloede van Nov 2021 se skuld nie.</p> <p>Die dam het n uiters sensitiewe ekosisteem en wildlewe rondom, hoekom dit versteur?</p>	2022/02/14	L-A v Greunen	Private individual	Please see Sections 3.4.3, 3.6.2 and 3.5.1 of the Comments & Responses Report
	<p>I do oppose strongly against it,</p> <p>For environmental reasons and as it is the only water resort for George!</p> <p>Which we are in a water Scarce area!</p>	2022/02/14	T Dreckmeyr	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	<p>I would like to give a short comment on the GR Dam Development.</p> <p>George and surrounding areas attract people who are looking for a more calm and quiet lifestyle. If we allow the place to overdevelop, we change what makes it precious in the first place. Maybe only a natural in- and out-flow should be allowed to be able to keep the beauty and character of this precious place.</p>	2022/02/14	M-L Becker	Private individual	Please see Section 3.4.3 of the Comments & Responses Report
	<p>George's infrastructure is already under pressure. Why overload it with more developments?</p>				Please see Section 3.6.2 of the Comments & Responses Report
	<p>We are strongly apposed to this proposed development around the Garden Route Dam. Nowhere should developments be allowed to take place around a water source. Garden Route Dam is the only water source to supply the George area. It is vital that it remain free from</p>	2022/02/14	C Durrant	Private individual	Please see Section 3.5.2 of the Comments & Responses Report

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Comments Received during the 30-Day Public Participation on the Draft EIA Report					
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	development and possible contamination.				
	Where I live in Wilderness East our water source is the Touws River which is continually plagued by e.coli contamination due to settlements being allowed on the banks of the river.				
	It is vital to preserve our fresh water reserves!				
	<p>OBJECTION TO FURTHER COMMERCIAL DEVELOPMENT IN GREATER GEORGE AND PROTECTED AND ENVIRONMENTALLY SENSITIVE AREA</p> <p>I have glanced through the proposal and I can see there is no provision for any raw sewerage processing plants nor water treatment plants to accommodate the large scale of commercial or residential development. It is also not viable to build around a water and environment sensitive area such as George Dam. I am sure one can clearly see what is happening around VAAL dam and also hartbeespoort dam and how the water is contaminated. And on top of that, the population in greater George is multiplying and there was a drought for a few years. And due to lack of maintenance and upgrade or new water treatment and raw sewerage plants, it is already a struggle for the taxpayers and residents currently. It is unimaginable for the developers wanting to build houses and facilities around the George DAM without tackling these daily issues first; raw sewerage spill into Ebb flow constantly as well as water restriction due to inability of treatment plants to produce water to serve the taxpayers.</p> <p>It is also questionable for the developers / politicians wanting to BUILD AROUND THE DAM / environment sensitive areas and claiming it is for national housing projects and interests. There are many other vacant areas that can be considered which will have less impact on the environment and possibly to build new water processing plants to accommodate the influx of residents. This kind of development cannot</p>	2022/02/14	B Peng	Private individual	Please see Sections 3.5.2 and 3.6.2 of the Comments & Responses Report

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	<p>be allowed to continue as the public can clearly see precedent happening in the City of Cape Town. There are multiple raw sewerage spills around the coast, lagoon, and mountains in Cape Town. I believe these politicians and developers are shortsighted and they do not have the interests of the vast majority of residents in the greater George area.</p> <p>I strongly object to this proposal and I sincerely advise the politicians and government to cancel this project.</p>				
	This email serves as an answer and protest against any development on the George Dam! It is part of our drinking water and development will directly influence the safety of it.	2022/02/15	E Jonker	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Secondly, this is a piece of nature, reserved for her people to enjoy a piece of quiet and tranquility. George has already expanded in such a way that there is so little space left for nature, her animals and for us the people to enjoy it.				Please see Section 3.2.1 of the Comments & Responses Report
	<p>We will not stand with the development at the George dam, but firmly against it! It is not in the best interest of George and her people.</p> <p>Thank you for your time and understanding.</p>				Your opinion is noted
	<p>I want to clarify the following:</p> <p>1. What is the set-back line in the riparian section of the proposed Garden Route dam for a) the commercial section (hotel, shops etc). ? I recall it was quite a large one? 30 metres or more? From the dam's edge.</p> <p>b) the university campus section. From glancing at the lay-out plan it looks like a very narrow margin. What is the set-back line?</p>	2022/02/15	P Lourens	Private individual	<p>1. According to Condition 8.3 of the Environmental Authorisation for the approved hotel and business sites, a 100m buffer was included.</p> <p>b. The buffer areas determined for the tertiary campus are relatively large, beyond 100 m in width in most locations, to fulfil the objective of protecting the aquatic habitat. Please see Section 9.2 of the Aquatic Impact Assessment</p>

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					(Appendix H2) for further information.
	2. Is it too late for new Eden residents to register as Interested and Affected Parties? And is it too late for them comment on the University component of the development and/or on the original development situated near the dam wall?				2. Anyone is still welcome to register as an Interested and Affected Party, and provide comment on the current Tertiary Education Precinct development. However, the original development, which included the Hotel and Business area have already been approved, with the commenting period for this closed.
	3. Did Sharples appoint a herpetologist; specialist in the field of fauna and flora; and or water/hydrological specialist?; has a water demand study been done to determine availability?3.b Did the herpetologist come across 1) the red-listed Knysna Banana Frog? And is this considered noteworthy? Does this need to be considered or is the general feeling that there “is at present no noteworthy environmental issues or noteworthy presence of fauna and flora? C) Has the flora expert noted the presence of the Red listed Gladiola Fourcade (Fourcadii) which was spotted and registered on Ispotby Outramps Di Turner. The large masses of Helichrysum Petiolare and ericas are these fynbos species not rated being of significant?				3. The various specialist reports, including the Aquatic Impact Assessment, Biodiversity Impact Assessment and Butterfly Survey are included in Annexure H. c. The Gladiola Fourcadii and other significant plant species have been included in the Biodiversity Impact Assessment included in Appendix H1.
	Could you please clarify whether the proposed university precinct development at the Garden Route Dam has had rezoning approval?	2022/02/16			The rezoning process is currently underway.
	And b) whether commentary can be provided on the rezoning application or whether this has been completed. A concerned resident feels he has a practical input to make about the lay of the land and the hydrological aspects involving the sewage				The resident is welcome to submit their input on the proposed layout and engineering works to myself for consideration.

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Comments Received during the 30-Day Public Participation on the Draft EIA Report					
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	drainage, regards				
	<p>Congratulations on a thoroughly researched and assessed proposal. Also, comparing the various options provides a clear indication of what will be the better option to consider.</p> <p>I have only very limited input that I do not see addressed in the document:</p> <p>1. Public transport will need carefully considered space to be able to utilise the proposed circles/roundabouts for Meyer and Saarsfeld or Stander. Many international cities have had severe problems after introducing (1st prize) circles, but did not consider the width of such circles for buses.</p>	2022/02/16	B Wood	Private individual	Please see Section 3.4.3 of the Comments & Responses Report
	<p>2. I do not see any area being allocated on the site plan where local residents can park their cars (away from the university or the commercial precinct) when they want to go hiking/fishing/etc. Most residents do not live in walking or even cycling distance from the dam and would need to drive there first by car.</p>				There are no parking specific stands planned. Sufficient parking will be provided on the commercial and hotel stands for visitors to the waterfront and on street general parking will be provided all over the university precinct in the road reserves.
	<p>3. Will the northern/north-eastern area, where no construction takes place at the dam, remain open for residents and tourists during the whole development period so that they can continue to cycle, hike/fish/etc. for those years? How will they be able to access those areas and park there?</p>				Please see Section 3.2.1 of the Comments & Responses Report
	<p>4. To make the whole development plan a viable option, has there been some (written) commitment or funding allocation by a) a hotel group, especially considering the current level of closures etc. caused by the poor economy and the Covid aftermath, and b) by a public or private university or business school? Public universities are</p>				Please see Section 3.3.2 of the Comments & Responses Report

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	suffering financially at this stage, with most students relying on government funding, and many have changed - or are in the process of changing - to a virtual platform, where onsite physical lecturing is reducing. I am involved in this sector (I have lectured and currently still edit academic works), and have seen the changes that occur in the sector. The only institutions in this sector that still seem to be able to remain financially sustainable are the private universities or business schools. Are there any MoUs in place that support the development to go ahead, or would it collapse if no university supports it?				
	5. Kraaibosch and surrounds seem to be suffering from regular power outages and water problems. Will this not become worse (and also for Lourie Park and Glenwood), when there is an additional demand on this infrastructure?				Please see Section 3.6.2 of the Comments & Responses Report
	6. I see no reference at all to the potential increasing need to raise the level of the dam further to accommodate the growing local population numbers. Has there been any consideration for those developments at the edge/level of the dam. e.g. the hotel and the commercial developments? I see no consideration for potential flooding of basements and worse should the height of the dam be raised at any stage - and you do not want to develop properties only for the short term. I may not be alive by the time the development will start at the site, and will definitely not see its completion (I am nearly 75 years old now), but in the interest of all the affected stakeholders, I trust this will become a noteworthy, successful and sustainable development.				The level of the dam has already been raised and the maximum flood level has been taken into consideration in the design of the layout. The Garden Route Dam cannot be raised further.
	Thank you for the Draft EIA which I will be looking at with great interest. In browsing through the document I noted the photos on Page 88 and scrutinised the text in the vicinity thereof but could not find any reference to the photos. Can you kindly assist me in this regard?	2022/02/16	E Knottenbelt	Private individual	The photos relate to the last paragraph on page 87, regarding the leak in a raw water pipe which has resulted in the development of a small artificial "seep" wetland.
	Here in George we have leaks of all kinds, pipes carrying drinking water,				

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	raw water, sewage, everywhere!				
	I feel the development should not continue as we need to keep the natural habitat in tact	2022/02/16	I Koegelenberg	Private individual	Please see Section 3.5.1 of the Comments & Responses Report
	<p>My past comments on different occasions remain essentially unchanged (Alternative 3: No-GO): I do not support any development except for restoring it to its natural state and retaining it as a reserve with paths and cycle tracks.</p> <p>If overruled and development is to proceed then I propose a greatly reduced human footprint.</p> <p>A campus and accommodation for post-graduate studies/research only. We already have an undergraduate campus which has lots of room for expansion and development. As a retired city university lecturer it is my opinion that today's undergraduate students may be considered "High Impact Negative"!</p> <p>No commercial development on the waterfront.</p> <p>No recreation spaces and sports fields and the remainder be restored to its natural state as mentioned above.</p>	2022/02/17	M Viljoen	Private individual	<p>Please see Section 3.3.2 of the Comments & Responses Report.</p> <p>The waterfront development has already been authorised in a separate Environmental Authorisation Process.</p>
	<p>The rapid growth in the population of George has already outstripped resources with limits on water supply, purification and sewage treatment and while the latter may be eventually resolved, fresh water resources will remain limited and very likely be reduced further due to climate change.</p> <p>Compare your rainfall chart Fig 18 p79 with my own rainfall figures since 2016 below and you will already notice significant changes. Look at the 40mm line! Average for the 6 years = 796mm (I understand it used to be above 1000mm in years gone by). Feb this year was 23mm - the lowest since I started recording.</p> <p>Although I don't have data to prove this, I believe that average</p>				Please see Section 3.5.2 of the Comments & Responses Report

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	<p>temperatures are significantly higher than indicated and well into the 20's during the warmer months and during our main berg wind season, May to Aug. The effect of increasing temperatures greatly reduces the effective rainfall.</p> <p>Climate change may be gradual but also very likely to be unpredictable. Years ago much of the rain fell as gentle precipitation over many days (origin of CAW!) which is very penetrating but this is changing to heavy rain over a short period of time with lots of runoff. I spend a lot of time in the forests and it was noticeable how quickly it dried out after the recent floods because of the higher temperatures. Thunderstorms (occasionally with hail) are becoming more frequent.</p> <p>I consider Climate Change as a High Impact factor and yet it only receives cursory mention on two occasions according to a search. <i>The objective of this strategy is to strengthen George's natural and built assets that support life and livelihoods, offer the potential for further prosperity, as well as buffer the impacts of climate change to life and property.</i> Really?? The recent floods have again demonstrated how powerless we are against the forces of nature.</p>				
	<p>And where people live you will find cats considered to be "the most destructive invasive predator in the world". https://wilderness-society.org/cats-and-dogs-the-most-destructive-invasive-species-of-all/#:~:text=While%20cats%20normally%20do%20not,outside%2C%20cats%20often%20roam%20free. Humans being the most destructive species of all!</p>				The impacts of cats are noted, however these would already be present in the area from the neighbouring residential developments.
	<p>I wish to add my comment and strongly oppose any development planned at our beautiful natural George dam and surrounding area. This area is one of the only areas left for us residing in George to move freely and enjoy God's nature in a fairly unraped state.</p>	2022/02/18	L Cronje	Private individual	Please see Section 3.5.1 of the Comments & Responses Report

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	<p>It is no secret anywhere man's hand touches and develops nature will never be the same again.</p> <p>HANDS OFF OUR GEORGE DAM AND SURROUNDING AREAS!!!!</p>				
	Are you able to send copies of the report to the following persons. I am with mweb and their security does not accept the file for distribution.	2022/02/18	E Knottenbelt	Private individual	<p>The report is unfortunately too large to send via email in its entirety.</p> <p>It is however, available to everyone to download from our website under the "Public Documents" tab: www.sescc.net or alternatively, a hard copy has been placed in the George Public Library on the request of Interested & Affected Parties.</p>
	<p>I did manage to send the report to the persons indicated. Thank you</p> <p>30 days is absolutely insufficient for a working people to find time to visit the library with a single copy to read\study.</p> <p>Why is there no provision to have comments also sent to the proponents(municipality and Zutari)? Many of us affected parties would like the period for comments/ objections to be extended by another 30 days.</p> <p>We are concerned about what is stated in 7.1.5. It appears as though unsubstantiated conclusions were made regarding the signatories and the value of such.</p> <p>I have spoken to many residents and it is clear that the majority are</p>	2022/02/21			<p>Unfortunately, due to the tight legislated timeframes regarding this phase of the EIA process, and the fact that there has been extensive previous Public Participation, the 30-day period for the submission of comments and concerns cannot be extended.</p> <p>As we are conducting public participation on the environmental authorisation process, I am uncertain as to why comments would need to be sent to the municipality or engineers. Any</p>

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	unaware of the impacts that the development will have on them, their lifestyle and their property values.				<p>comments received by ourselves which relate to engineering or municipal concerns are circulate to the appropriate team members for responses.</p> <p>The online petition mentioned in Section 7.1.5 at this stage unfortunately has no bearing on the current public participation process as it has not been submitted to ourselves by the organisers of the petition to be taken into consideration. In addition, the information provided with the petition was very limited and we feel did not give signatories sufficient material to make informed decisions.</p> <p>With over 1800 registered Interested and Affected parties and the project shared on various community WhatsApp and Facebook groups as well as through articles in the George Herald, the community has been made aware of the project and where they can read how it may affect them.</p>
	OBJECTION TO PROPOSED DEVELOPMENT AT THE GARDEN ROUTE DAM: DRAFT EIAR	2022/03/10			This error has been noted and amended in the Final EIAR

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	<p>I, Eugene Knottenbelt, a registered Interested and Affected Party (IAP), hereby submit in detail my objections to the proposed development of a Tertiary Education and Mixed-Use Precinct and Associated Infrastructure at the Garden Route (GR) Dam in George.</p> <p>These are:</p> <p>RETURN DATE FOR COMMENT</p> <p>Extract from Chapter 7.3 “The DEIAR is being made available to registered IAP’s & Affected Parties and Registered Key Authorities to review in order to provide comment on from the October 2021 – November 2021 (30 days).” This is clearly erroneous.</p>				
	<p>BACKGROUND TO PROPOSAL</p> <p>In 2014, the George Municipality initially proposed the development of residential housing, as well as a hotel and a tourism business. The housing developments were not approved.</p> <p>In the report, it is stated that the Municipality had received a number of requests for areas where a university precinct can be established. They appointed Zutari (Pty) Ltd to prepare and submit a new application for rezoning and subdivision of the site for such a university precinct/research institute/academy and other “associated infrastructure”, which includes residential housing, group-housing apartments, flats and free-standing dwelling houses. This flies in the face of the previous decision by the EA.</p> <p>Attempts to determine the proponents of the development were not successful.</p>				Please see Section 3.3.3 of the Comments & Responses Report

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	<p>TERMINOLOGY: PRECINCT AND UNIVERSITY</p> <p>The following is a quote from correspondence received from the Department of Higher Education:</p> <p>“The Department of Higher Education and Training has no plans to establish a new public university in George.</p> <p>From your email, it appears that this development could be a private higher education institution.</p> <p>It should be noted that a private higher education institution may not refer to itself as a University.”</p> <p>Throughout the report, the word university is widely used (see page list in the Addendum hereto). Whether this is by design or not, it clearly conveys an incorrect message regarding the status of the proposed development. If realised, it would be a private higher education institution.</p> <p>As a private development, there is no guarantee as to what would be realised, as financial benefit will be determining factor.</p> <p>Barbour (2019), in Appendix H, explains that universities are so-called stable employers because, unlike private companies, they are unlikely to close or relocate in difficult economic circumstances. This reduces the risk of economic volatility in a region. He further refers to the economic benefits that the Universities of Stellenbosch, the North West and Potchefstroom have brought to those towns, failing to recognise that these are public universities. This is misleading.</p>				Please see Section 3.3.2 of the Comments & Responses Report
	<p>NEED FOR A FURTHER TERTIARY EDUCATIONAL FACILITY</p> <p>The Saasveld Campus of the Nelson Mandela University has everything that is required of a public university at its disposal and its facilities can be expanded to meet growing need. It is well located, away from the</p>				Please see Section 3.3.1 of the Comments & Responses Report

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	residential suburbs and business areas in George, providing an almost unequalled environment for further study. It does not impact on George in any way and, furthermore, has all the services necessary to run the institution (for example: electricity, access roads and water, as well as sewage and waste disposal).				
	<p>RELATIONSHIP BETWEEN NMU AND THE PROPOSED INSTITUTION</p> <p>Extract: “Based on the discussions with representatives from the NMU Saasveld campus, while there are concerns about the potential impact of the proposed facility on the current and future operations at Saasveld, there was also recognition that the two facilities could complement and support each other “ (6.2.3, Appendix H, Impact on existing tertiary institutions).</p> <p>It could be argued that the statement above has no basis and is, in fact, misleading. Who were the representatives? Did these representatives have a mandate to speak on behalf of the NMU? Were minutes kept of the decisions reached?</p> <p>Duplication, albeit privately funded and operated, does not make sense and is likely to alienate public support for local government.</p>				Please see Section 3.3.1 of the Comments & Responses Report
	<p>COMMENTS ON CAMPUS DEVELOPMENT</p> <p>Traffic Assessments</p> <p>Extract from Appendix 5 (Traffic Impact Assessment, Chapter 5)</p> <p>“As a result of the size and extent of the retail component forming part of the development, it would be advantageous for measures to be implemented to ensure that the Waterfront commercial area serves predominantly students as planned, and not the general public.”</p> <p>“Particular note should be taken of the retail component, which is specifically designed for the needs of the Campus, as specified in the Proposed Zoning and Subdivision Application of Erf 464 George. As such, it was deemed appropriate to assess this component of the</p>				The extensive previous public participation and the tight legislated timeframes for the EIA phase made extension of times unfeasible.

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	development serving very low car ownership.” From the above it is clear that there are some recommendations that may have been overlooked or omitted. The refusal to grant a time extension for comment on the report effectively limits such observations.				
	Location Of The Proposed Development The existing access road to the dam generally follows the natural watershed and all runoff will migrate to the GR Dam. Relocating development to the southern side of this road will reduce the potential for the pollution of the dam, which is our only source of drinking water. The mitigatory measures proposed to prevent pollution from surface run-off, such as oils and other surface refuse, as well as that from sewage spillages, cannot guarantee that pollution will not occur. Sewage spillages from blocked drains, broken pipes, broken or overloaded pumps and load-shedding are occurring all the time countrywide. The commercial area accommodating both formal and informal trade and retail activities will generate great deal of refuse, much of which will migrate to the water’s edge. The hotel and other business developments will all be privately owned, so prevention is wishful thinking. Bed-and-breakfast establishments have had a disastrous effect on the economic viability of many hotels. That commercial businesses could prove economically feasible, given the country’s low economic growth, is similarly speculative – witness the CBD and empty retail units in the GR Mall and Eden Meander. “As a result of the size and extent of the retail component forming part of the development, it would be advantageous for measures to be implemented to ensure that the Waterfront commercial area serves predominantly students as planned, and not the general public” (Extract, TIA, Chapter 11, Appendix 5).				Please see Sections 3.5.2 and 3.6.2 of the Comments & Responses Report. It should be remembered that the waterfront development and hotel were approved as part of a separate previous Environmental Authorisation Process.
	ACCESS				The extracted text refers to

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	<p>The main access to the site is from Stander, Meyer and Arthur Bleksley Streets in the residential suburbs of Loerie Park, Eden and Genevafontein, as well as in Eastern Extension.</p> <p>“Access to the proposed development area during construction will be provided East from Stander Street. [This latter location does not make sense.] This road will however be upgraded following construction of the internal roads.” (Extracts from pages 77 and 78).</p> <p>“The two (2) main access roads to the Saasveld Campus after construction” [construction of what?] will be North from Madiba Drive.”</p>				construction of the development.
	<p>SAFETY: TRAFFIC</p> <p>These are quiet residential suburbs with little or no traffic after hours. Residents enjoy walks down to and across the dam wall to the areas beyond, appreciating the unblemished landscape. Young children cycle and visit their neighbours without fear of being ridden over by, amongst other things, buses, taxis, numerous refuse removal trucks and maintenance vehicles.</p> <p>Neither of these streets has the required road width or pavement structure to deal with the increase in traffic. Sight distance is limited; there is no space for emergency lanes; and there are no formal sidewalks or cycle lanes. The noise emanating from the traffic will be on-going, owing to student, visitor and business traffic.</p> <p>The effects of the noise and increased traffic will, furthermore, impact on the existing educational facilities located along Stander and Meyer Streets, as well as on the Genevafontein Retirement Village.</p>				Please see Section 3.4.3 of the Comments & Responses Report

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	Based on the findings of the TIA the development will result in a significant increase in the volume of traffic in the area. This will result in increased congestion and delays. It will not be possible to mitigate these impacts fully.				
	CRIME Crime is likely to increase owing to the escalating number of people in the streets. There are also the potential risks posed by the conduct of students during and after protest action if destructive behaviour spills over into the adjacent residential areas. Residents could be forced to fence off their properties to address any potential threat, which will inevitably impact their quality of life and sense of wellbeing.				Please see Section 3.4.4 of the Comments & Responses Report
	VISUAL IMPACT The rural character of the surrounding scenic and undeveloped land would undoubtedly be compromised by the proposed development, especially that of the university, its associated infrastructure and the proposed hotel and business unit. The view from the dam wall area and the eastern side of the dam would be of bricks, concrete and refuse begging removal.				Please see Section 3.5.1 of the Comments & Responses Report
	LOSS OF RECREATIONAL FACILITIES The area on the northern side of the existing access road from the boom gate is used by walkers, joggers, cyclists and hikers to get to the dam wall. Most seek to gain access to the eastern side of the dam, where many scenic walks, jogging routes and cycling trails are located. Popular destinations are Pepsi Pools, Tierkop Hut and the Cradock and George Mountain Peaks. The proposed development will deal a death blow to all activities on the eastern side of the dam wall. Current users, especially families, will not want to compete with traffic passing through the NMU Campus and having to walk on tarred roads, skirting				Please see Section 3.2.1 of the Comments & Responses Report

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	<p>urban structures such as the hotel, business units and shops.</p> <p>The proposed recreational area/open space shown on the plan will not be acceptable to current recreational users. These people come from afar to enjoy the existing facilities and relatively unspoilt areas. It provides an escape from the concrete jungle.</p>				
	<p>REDUCTION IN PROPERTY VALUES</p> <p>In Chapter 6 of Appendix H, it is stated that the potential negative impacts of the development are largely confined to the adjacent residential areas of Eden George, Loerie Park and the Glenwood small-holding area. Indeed, the use of the word “confined” does not reflect reality.</p> <p>There is a real risk of pollution to the only source of drinking water in the area, thus affecting George and all its citizens. Similarly, the loss of a major recreational facility cannot but have a negative impact on residents. Other detrimental aspects, such as increased traffic, traffic noise and congestion and the threat to safety, do not stop at 5th or Heriot Streets. All these will adversely influence property values in Eden George, Loerie Park and the Glenwood small-holding area, as well as in other suburbs along the main access roads.</p> <p>In Chapter 6, it is acknowledged that although these impacts cannot be fully mitigated, they are localised and that the advantages, on the other hand, benefit the broader George economy. These assumptions are not acceptable.</p> <p>Please note the implications pertaining to the judgement rendered by the Constitutional Court in the La Cruz case, as summarised by Attorneys Cliffe Dekker Hofmeyr:</p>				<p>Please see Sections 3.4.2 and 3.5.2 of the Comments & Responses Report.</p> <p>The petition which was started on the Change.org platform has not been taken into consideration as the results were not submitted to ourselves to be included into the Environmental Authorisation process. The consultant also stands by their determination that the value of such a petition in the process is questionable due to the fact that the majority of signatories did not make an informed decision after reading the available documentation.</p>

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	<p>This judgement is significant in that local authorities are now to apply the legitimate expectations test to all the disqualifying factors in order to make decisions which are geared towards preserving the value of surrounding properties and the appearance of the area as a whole, ultimately ensuring that the interests of property owners in the surrounding area are adequately protected.</p> <p>This also brings into question the consultant's ruling (see 7.1.5) that the 12 000 signatures received opposing the proposal had questionable value because:</p> <ul style="list-style-type: none"> • Petitioners had easy access to the petitions, which were readily available by telephone. • Petitioners offered limited information. • Most of the IAPs had not read all the available documentation. • Many did not understand the proposal. • The petition was not formally circulated to the IAPs or the applicant. <p>The objections of these petitioners were ignored.</p>				
	<p>ALTERNATIVES</p> <p>There are more possible alternatives to the three listed in the Report. No- Go refers to the development taking place as described in the various and leaves no room for modifications thereto</p> <p>Access</p> <p>Access 1 should be closed to all construction traffic. A temporary construction access road should be constructed parallel to and say 100 metres from Meyer Street, between Saasveld road and the current gravel road access road. A slip lane can be constructed on Saasveld road to minimise traffic disruption.</p>				<p>The suggested mitigation measures regarding access during construction will be taken into consideration by the Applicant.</p>

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	<p>Access 1 should only be surfaced once construction has been completed and should only serve residential properties. Access points 2 and 3 should serve any other developments should these take place.</p> <p>Thereby most of the negative aspects (reduction in property values, noise, safety, crime, quality of life Noise, traffic,) to any development on the area will be substantially reduced.</p> <p>As stated above, the existing access road to the dam generally follows the natural watershed and all runoff will migrate to the GR Dam. Relocating all development to the southern side of this road and providing access only from Saasveld Road (with the possible exception of residential erven) will remove many of the negative impacts to developments, thus not impacting on existing residential areas.</p> <p>THIS CAN BE DONE!</p>				
	<p>Location/ Focus Of Further Tertiary Educational Facilities In George</p> <p>Regarding the proposed privately owned and operated tertiary educational institution it would make more sense to relocate such on the other side of the N2 as that is where most the local students would be resident. Distance learning is the latest trend, and this should also be considered. Also, that the country is in desperate need of technical skilled persons, as on the job experience is required (apprenticeship) it makes sense to locate such close to the industrial areas.</p> <p>.</p> <p>Regarding the proposed tertiary educational institution, relocation to the southern side of the N2 would be more practical, as that is where most of the students would be resident. It should also be remembered that distance learning is the latest trend and should also be taken into</p>				Please see Section 3.3.1 of the Comments & Responses Report

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	<p>consideration.</p> <p>The country is in desperate need of technically skilled persons, who will require on-the-job experience (apprenticeship). Therefore, it makes sense to locate such a site closer to the industrial area.</p>				
	<p>As discussed also please E Email High resolution Air Photos of the 3 proposed layouts as a layer on top of the latest air photo of the terrain to enable us to clearly see where the proposed designs are positioned and proposed on the actual land parcel to enable us as borderline neighbours to give well informed feedback. The resolution on the downloaded files especially on this aspect is not clear enough to properly evaluate the 3 proposed designs.</p> <p>Thank you very much for the assistance so far.</p>	2022/02/21	A Potgieter	Private individual	High resolution layout was circulated.
	<p>I am concerned about this project with regard to our water. I see that there was poor quality water - However, there a significant number of pollutants entering the Klein Swart River. The greatly elevated Ammonia and E.coli levels downstream of the sewage pump station will have impacted upon the ecological health of that habitat. E.coli levels at the pump station point were more than double the concentration considered safe for intermediate contact recreational uses (DWAF, 1996a). These results indicated the potential problems on site."</p> <p>The date of this report was August 2019. We have an ongoing problem as reported through December 2021 and we have ongoing water issues because our treatment plants are not coping and the infrastructure is not coping due to age with constant pipe bursts, loadshedding hampering purification – and it is now 2022.</p> <p>How can any development requiring so many mitigations to ensure our water remains clean and that the environment is not polluted etc.</p>	2022/02/21	S Lamb	Private individual	<p>Please see Sections 3.5.2 and 3.6.2 of the Comments & Responses Report</p> <p>It should be remembered that the waterfront and hotel development were authorised in a previous Environmental Authorisation process.</p>

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	<p>possibly be started when we are not coping with current things?</p> <p>I am strongly against this proposed development until our current infrastructure is brought up to standard.</p> <p>I don't believe a waterfront on our major source of precious water is something that should be considered at all.</p> <p>If people live next to the dam – we will find them swimming in the dam and our police won't be able to prevent this because they can't keep up with things as they are now.</p>				
	<p>Concerns relating to the proposed development.</p> <p>1. George does not have the capacity to supply fresh drinking water for a development this size. Yes our dam is close to full but George residents have been saddled with water restrictions /flow reduction as the two water treatment works can't supply the current capacity required. Yes an application has been submitted for the expansion of the treatment works but such projects take many years and lots of money to. Residents have been informed that water restrictions may be in effect for the next 14 months. Seriously are we to believe that a development this size can be supported by our water infrastructure?</p>	2022/02/21	C vd Heuvel	Private individual	Please see Sections 3.5.2 and 3.6.2 of the Comments & Responses Report
	<p>2. Facebook postings and George Herald articles abound with articles of sewer pump failures due to power failures/load shedding or the combined peak discharge from households combined with the water treatment works sludge discharge cycle. We are lead to believe that this is unavoidable and that raw sewage inevitably pours into the George dam, our only source of clean drinking water. A development on the shores of this beautiful area will only contribute to the failing infrastructure. Victoria Bay constantly struggles with its sewage network necessity dictates the daily usage of pump trucks to drain the sewer</p>				Please see Section 3.6.2 of the Comments & Responses Report

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	sumps. When the trucks can't keep up or a mechanical failure in the sewer system then the raw sewerage simply discharges in to the swimming area. The municipality simply says there are no finances available. To upgrade the sewer network.				
	3. During the December 2021 Christmas holidays a sewer pump failure occurred in Wilderness under George municipality jurisdiction. After the mechanical issue a were solved various other leakages in the sewer network were detected necessitating the beach and river closures for days during the poeeak holiday season.				Please see Section 3.6.2 of the Comments & Responses Report
	4. The state of the roads in Loerie Park are shocking. Potholes and loose stones abound. Some of the roads were resealed to accommodate the Go Goerge bus service but the loading capacity and traffic design of the suburb road network is totally inadequate. Various sections are subsiding due to the increased weight of the busses and increased traffic flow to Glenwood school. George municipality does not even have the capacity to ensure that road repairs were doen at an acceptable standard when the Fibre contractors installed Fibre in Loerie Park. Joints are cracking, water mains were damaged when the contractor was trenching within the road surface. Unfortunately multiple repairs were only carried out after a new road surface was completed resulting in many surface patches.				Please see Section 3.4.3 of the Comments & Responses Report
	5. I find your report very biased. You seem to favor the development with its promise of job creation above all other issues by simply stating that it can be mitigated. Yes. But with unlimited resources anything is possible. Unfortunately that is not the reality.				Your opinion is noted
	6. Why was the medic clinic proposal for the Eastern Extension of George denied? It was stated that it was not within the newly adjusted urban edge. There is currently a housing development (Welgelegen) being built outside of this urban edge. I believe the dam development at opresent also falls outside the present urban edge. That this urban edge will be changed to accommodate this proposed development. It				The medi-clinic application was a private application, outside the urban edge and not congruent with the applicable strategic framework. Reasons for the denial was provided. Welgelegen falls within

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	seems that there is a massive drive to push this development through at any cost.				the urban edge and constitutes and approved development, with associated technical studies which supported a specified use. The proposed development falls inside the urban edge as contained in the George Municipal Spatial Development Framework, 2019. The area was included within the infill/expansion/urban edge as delineated in the 2009, the 2013 George Spatial Development Framework, and 2019 versions. The required participation and Council adoption for these documents were completed. The project constitutes the refinement and implementation of strategic proposals. Implementation is obviously subject to detailed technical investigation. The existing urban edge need not be amended to allow the development in its current form
	7. Why not utilize the present NMMU campus to its full extent. It is not near capacity.				Please see Section 3.3.1 of the Comments & Responses Report
	8. I don't think this proposed development right next to our only source of clean drinking water justifies the means.				Your opinion is noted
	Please register me on your list of objectors against this development I feel that there should be more projects to increase George's failing infrastructure which are under tremendous strain already. It ridiculous	2022/02/24	G Rennie	Private individual	Please see Section 3.6.2 of the Comments & Responses Report

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	that the George municipality want to increase residential development without the thought of first increasing the capacity of our sewerage plants sewerage pump stations and water works which are currently under tremendous strain and now adding more strain will definitely increase the pollution problem of more sewerage spills into our only source of drinking water the garden route dam. Please let's stop this madness of destroying our beautiful town George.				
	Also the other issue will be definitely the increase in crime in that are making it unsafe for cyclist and runners who utilize the cycle and running routes in that area of which I am one of those who love and enjoy a occasional mtb ride around the Garden Route dam.				Please see Section 3.4.4 of the Comments & Responses Report
	I feel that the nmmu university and the George municipality should look at another property more on the outskirts of George far away from the Garden Route dam.				Please see Section 3.3.1 of the Comments & Responses Report
	As a resident in George East, I am opposed to the planned development, there are other areas that can be developed, that will not negatively affect our already vulnerable infrastructure. Building in a different, less sensitive area will still create the same amount of jobs, and benefit George and the surrounding areas in a far less intrusive way.	2022/02/24	J Khoury		Please see Section 3.3.1 of the Comments & Responses Report
	The area is used by residents for recreation from all over George.It is the only large open space near George.	2022/02/24	L Kolarich	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	Most students now study on-line.They dont need all that space. Would be better to develop Saasveld campus.It is already there. They have a lot of space and it is beautiful there.				Please see Section 3.3.1 of the Comments & Responses Report
	We get our drinking water from the dam.We dont need toxic run off to enter the dam.There is already sewerage leaking in. Our suburb does not need a huge student population. Our area is for families with children.				Please see Section 3.5.2 of the Comments & Responses Report
	The roads cannot handle the traffic as it is and this will only add to it. This area does not have the infrastructure to support another large				Please see Section 3.4.3 of the Comments & Responses Report

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	development. I have lived in this area for 30 years and i want the dam area to remain as it is. An area of recreation for all.				
	we would like to officially register our dissatisfaction with the proposed development directly opposite our home in Bokmakierie Street, Eden, not only from an environmental impact perspective but also the potential damage such a huge development would cause to our extremely strained water supply in George as well as on a personal level as our home would look directly onto the development and it would impact on the resale value of our property and also the scenic beauty which is a major selling point. This area is a natural green belt attracting many birds, plants, insects and animals, some of which I believe may be rare or endangered.	2022/02/24	T Pharoah	Private individual	Please see the following Sections of the Comments & Responses Report: <ul style="list-style-type: none"> • Section 3.5.2 • Section 3.4.2 • Section 3.5.1
	This area is used by the public from all around the George community to experience nature and get exercise, family time etc - putting a development of this type in this area is an abomination and a complete lack of respect for our democracy, our natural habitat and the rights of the community.				Please see Section 3.2.1 of the Comments & Responses Report
	Please acknowledge receipt of this communication by replying to this email and advising how we would go about lodging a formal objection to this process. We have objected in the past but it seems that our concerns fall on deaf ears and the politicians just do what they want regardless of what their constituents have to say in the matter.				Email was acknowledged.
	Just a question? Why is this development not happening at the quarry adjacent to the N2 on the other side of George where there is no impact on the George water supply or nature? It sickens me the greed of politicians who don't care and just destroy everything that is precious about this area.	2022/02/24			Please see Section 3.3.1 of the Comments & Responses Report
	https://www.georgeherald.com/News/Article/General/covid-cans-	2022/02/24			Please see Section 3.3.1 of the

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	sallywood-city-development-plans-202104291203 This is a far better location for a development of this nature. Have you ever been here before?				Comments & Responses Report
	Here is another link - can we not somehow encourage them to go back to this area instead of degrading this last outpost of nature in George. https://www.georgeherald.com/News/Article/General/mega-sallywood-city-launched-201905280831 Surely if there is a better location for this development then it can be moved rather than destroy our last little piece of green belt not to mention the dam is the MAIN water supply for the entire George and Wilderness region.	2022/02/24			Please see Section 3.3.1 of the Comments & Responses Report
	Ons as Gourikwa Khoisan stamhuis versoek graag aandeelhouing vir die Eerste Inheemse nasie in die projek se bou asook deelname in Werkskepping daar dws kontrakteurs.Verder versoek ons aandeelhouing in die universities,waterfront en Allen gepaart daarmee.Ook wat van ons opgeneem word in die verskeie direksies daarby betrokke. Profit sharing aan ons asook n published aandeelhouing seems.	2022/02/24	G Jacobs	Gourikwa Khoisan stamhuis	The Municipality is bound by the provisions of the Constitution (Section 217) and the MFMA (Act 56 of 2003) and due process must be followed when parties to the development are sought. A transparent, fair, competitive, costeffective and equitable procurement process must be followed. Parties are free to join bids/bidding teams, at the relevant time. All may proof locus standi to enable participation during the inclusion of management structures , when formed, subject to due process.
	Hiermee dan ook my beswaar (as Munisipale belasting betaler) teen die voorgestelde universiteit by die Tuinroete dam te George. As inwoner van George en natuurliefhebber teken ek ten sterkste beswaar aan op	2022/02/24	C du Plessis	Private individual	Please see Section 3.4.4 of the Comments & Responses Report

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	grond van die volgende redes:				
	- Veiligheid agv verhoging in misdaad potensiaal				Please see Section 3.2.1 of the Comments & Responses Report
	- Ontoegangelikheid van aangrensende staproetes				Please see Section 3.5.2 of the Comments & Responses Report
	- Water besoedeling				Please see Section 3.4.1 of the Comments & Responses Report
	- Geraas en verdrywing van voëllewe				Please see Section 3.2.1 of the Comments & Responses Report
	- Verlies aan natuurskoon en gevolglike ontspannings geleentheid	2022/02/24	K Polden R Polden	Private individual	Concerns are addressed below.
	Please find attached our lodgement of objection to the George Municipality's plan to establish a University campus, student and mixed housing, business unit and hotel at The Garden Route Dam. This will affect all citizens negatively.				
	As a concerned resident, staying very close to the area that will be affected, we would appreciate it if our concerns will be positively considered.				
	DRAFT ENVIRONMENTAL IMPACT ASSESSMENT REPORT FOR THE PROPOSED TERTIARY EDUCATION AND MIXED-USE PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE				Please see Section 3.4.1 of the Comments & Responses Report
	The above-mentioned has reference. We, the owners of 57 Bokmakierie Street, Eden, George, an Interested and Affected Party (IAP), hereby object to the proposed tertiary education and mixed-use precinct development at the Garden Route Dam and associated infrastructure on a portion of the remainder of erf 464, George.				
	Our reasons for the objection are as follow:				

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	<ul style="list-style-type: none"> Noise pollution from vehicles. 				
	<ul style="list-style-type: none"> Safety concerns. Drop in property values due to noise pollution and safety concerns. 				Please see Sections 3.4.4 and 3.4.2 of the Comments & Responses Report
	<ul style="list-style-type: none"> Water pollution. 				Please see Section 3.5.2 of the Comments & Responses Report
	<ul style="list-style-type: none"> Interfering with wild life and eco systems. 				Please see Section 3.5.1 of the Comments & Responses Report
	<ul style="list-style-type: none"> Loss of recreational facilities. 				Please see Section 3.2.1 of the Comments & Responses Report
	<ul style="list-style-type: none"> George's water and sewer networks are already under severe pressure. 				Please see Section 3.6.2 of the Comments & Responses Report
	<ul style="list-style-type: none"> George already has sufficient tertiary education facilities (NMU, Boston, South Cape College, African Skills Village). 				Please see Section 3.3.1 of the Comments & Responses Report
	We would recommend that the proposed development rather take place where the current NMU Saasveld institution is situated, as there is sufficient land available for this development and then the "crown jewel" (George Dam) will not be affected / damaged. I hope the above will be positively considered.				Your recommendation is noted.
	<p>The following refers to my registration (I got confirmation that I am registered) as a interested and affected party in terms of the proposed development at the Garden Route Dam</p> <p>DRAFT ENVIRONMENTAL IMPACT ASSESSMENT REPORT FOR THE PROPOSED TERTIARY EDUCATION AND MIXED-USE PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE</p> <p>The above-mentioned has reference.</p> <p>We, the owners of 57 Bokmakierie Street, Eden, George, erf 6029,</p>	2022/03/10			<p>This email serves to confirm receipt of your letter.</p> <p>In response to your questions regarding Public Participation, I have attached the Comments & Responses Report included as Appendix E3 in the project documentation.</p> <p>Letter drops of the Background Information Document, with information on how to register as</p>

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	<p>adjacent land owners of the proposed project, an Interested and Affected Party (IAP), hereby object to the proposed tertiary education and mixed-use precinct development at the Garden Route Dam and associated infrastructure on a portion of the remainder of erf 464 (as such we object to the proposed development as a whole), George.</p> <p>Section 41 of the 2017 EIA Regulations states that written notices must be given to identified stakeholders.</p> <ol style="list-style-type: none"> 1. Direct notification – We received none. 2. Letter drop - We received none. 3. Site notice – There is no notice erected at the entrance of the George dam nor was there ever. <p>Thus, the public participation process in terms of Section 41 of the 2017 EIA Regulations is inadequate and does not comply with the correct procedure according to the regulations.</p> <p>Please provide prove in writing by replying to my email, that this letter will be added to the final report and will be considered.</p>				<p>an Interested & Affected Party, were conducted on 19 June 2020. These letter drops included your property. The site notices were placed at the following locations on the same day:</p> <ul style="list-style-type: none"> • The first site notice was erected at Seven Passes Road • The second site notice was erected at Meyer Street • The third site notice was erected at the Garden Route Dam pump station fence
	I do not quite understand this process as I did not reside here in 2020. The house was transferred to me in 2021. Sadly I do not see such notices erected as well. According to many people in Bokmakierie street no one has received such letters. Can you specify who signed for the receipt of such a letter at my address specifically. That person must have been registered as a affected party at receipt of that letter.	2022/03/10			Please see Section 2.1.2 of the Comments & Responses Report
	<p>Thank you I will appreciate that.</p> <p>What I need to understand is why I was not notified as soon as the transfer of the property to my name. Surely an important decision like this should continuously be communicated to all that is affected no matter the time. The process should be reasonable and continuous so</p>	2022/03/10			It is not the responsibility of the EAP to ensure information provided is passed on when properties are sold. The extensive public participation can be reviewed in Section 2 of the Comments and

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	<p>2020 is just not defensible legally.</p> <p>I am going door to door to all house next to the dam to see if they have received such letters. We will be in touch.</p>				Responses report.
	<p>I am writing to you to formally voice my objection to the heinous idea of building a monstrosity of concrete, glass & steel on the banks of the Garden Route Dam!</p> <p>It is unthinkable that someone would ac think of going ahead with this idea!</p> <p>These are some of the points regarding the objection...</p> <p>Noise: 24/24 from vehicle movements (busses, taxis, trucks, delivery vehicles, refuse removal trucks, cars, and motorcycles)</p>	2022/02/25	B Martin	Private individual	Please see Section 3.4.1 of the Comments & Responses Report
	Safety: The increase in traffic will change the rural environment, it will be unsafe to walk in the streets, to reverse out of your property. These roads are narrow, no cycle lanes, no paved sidewalks, crime will be easier, extra security will be needed. Protest actions by students will spill over into the residential areas as is happening countrywide.				Please see Section 3.4.4 of the Comments & Responses Report
	<p>Drop in property values. As is conceded in the report there will be a drop in the value of the properties of these suburbs. To state that this is a small price to pay is not acceptable.</p> <p>As the main access will be from Stander Street, Arthur Bleksley Street and Meyer streets, residents on these streets will be the worst affected. All property owners in Eden, Lorie Park and Saasveld road (Glenwood) will however be affected.</p>				Please see Section 3.4.2 of the Comments & Responses Report
	Surrounding areas: All properties, businesses, primary and high schools along Stander and Meyer streets as well as the Genevafontein Retirement Village will be adversely impacted.				The type of adverse impact is not clarified, as such a response cannot be given.
	Water Pollution: The Garden Route dam is our only source of drinking water. Sewage spillages are everyday occurrences due to blockages,				Please see Section 3.5.2 of the Comments & Responses Report

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	pipe failures, etc. These take days, even weeks before receiving attention. This sewage mostly ends up in the GR dam. Load shedding and pump failures add to this. The planned business units (shops, etc) and hotel at the water's edge increases this risk. Already our water treatment facilities cannot cope.				
	Surface refuse (papers, bottles, cigarette butts, etc.) will end up in the water, killing off the fish. The fish eagles will leave!				Please see Section 3.4.1 of the Comments & Responses Report
	O Loss of recreational facilities: The proponents fail to see that users cross the dam wall to access the roads, paths, mountain bike trails and hiking routes visiting places such as Tierkop and Pepsi pools. Access will be lost.				Please see Section 3.2.1 of the Comments & Responses Report
	O Do we need a new university? No, we have one, The George campus of the NMU! If another uni is really needed, it can be built on the other side of the highway in Pacaltadorp or on the airport road where there is plenty of unused, suitable land! I do hope you & all parties involved seriously reconsider this heinous act of destroying the surrounding area of the dam!				Please see Section 3.3.1 of the Comments & Responses Report
	GEEN ontwikkeling binne n 5km groen gordel rondom die dam moet toegelaat word nie! En DEFINITIEF nie studente nie ! Kyk hoe word kampusse vernietig , wat dink julle gaan hulle by die dam aanvang !	2022/02/25	HSC de Jager	Private individual	The 5km buffer recommended would require that there would be no development across the majority of George. Please see Section 3.4.1 of the Comments & Responses Report with regards to the impact of students.
	We would like to register to be opposed to the development around the Garden Route Dam. We are residents in Eden and believe that this project will impact the	2022/02/25	J Trickett	Private individual	Please see Sections 3.4.2, 3.5.2 and 3.6.2 of the Comments & Responses Report

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	area negatively, the area is not suited for more traffic and more people. We already have issues with pollution around the dam and George in its entirety are having difficulty supplying water to all it's residents, we don't believe it will cope with more people until the water infrastructure has been upgraded.				
	<p>We use the area around the dam, like many residents, for recreational cycling and walking and filling it up with students and holiday makers will spoil our tranquil environment, it will no doubt affect what little wildlife we have left in the area and I fear it might contaminate our very valuable water source.</p> <p>Please note our objection and do the necessary to have our voices heard.</p>				Please see Section 3.2.1 of the Comments & Responses Report
	<p>DRAFT ENVIRONMENTAL IMPACT ASSESSMENT (DEIA) REPORT AND ENVIRONMENTAL MANAGEMENT PROGRAMME (EMPR)</p> <p>The following comments are based on the above report submitted for comments on February 2022</p> <p>1: The overriding motivation for the development is the socio economic impact of an university & the subsequent environmental assessments assume that this base motivation is valid. It is so that the physical location of any service providers are no-longer critical, given that digital the age universally enable services & competition from established service providers. This is true in all industries but agreeably more so in the educational field. (p 22)</p> <p>To validate this base assumption the public need to be informed which universities were contacted to verify this conclusion & if any expressed interest in taking up real estate in the complex?</p>	2022/02/25	J Wessels	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	2; It is so that considerable open space in government ownership				Municipal land is used for various

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	<p>remains in the George urban fabric (park land opposite SAPS regional offices & old magistrate home & park land opposite Kingswood estate, open area south of N2 and Thembaletu etc) with infra structure in place and underutilized. It is policy to increase urban densification with resulting cost reduction benefits etc.</p> <p>To validate the proposed development the public should be informed which alternative sites were considered for the university given that even higher socio economic benefits would result given the prime motivation is proved to be valid. Was the CSIR alternative land development model utilised ?</p>				<p>functions, including provision of active- and passive open space. Various portions of municipal land have also been included in the Human Settlement Pipeline and some have been identified for urban supportive uses – other portions retained as part of the open space network. Some of the vacant properties noted in the comment are owned by other state entities. Densification is supported in the MSDF to facilitate the anticipated urban structure. The provision of urban supportive uses and open space in densification areas form part of the spatial structuring policies and strategies. The adopted MSDF2019 included a spatial budget and identification of land for various purposes. Significant participation (government and public) supported the adoption of the MSDF. The site, with the proposed use, was included as a development option to be investigated, based on the priorities noted in the IDP. The CSIR guidelines for Human Settlements Planning and Design ,</p>

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					with other standards/guidelines, advised the technical site evaluation, including site context evaluation, allowing for density and diversity. The intent of the current process is to evaluate whether there are any aspects which will negate the use of the land for the purposes identified through various iterative/ interconnected processes.
	3; The second tier motivation is the establishment of a hotel / resort and again the public need to be informed as to the logic / demand analysis that was used to validate this need. Given the depressed tourism position & underutilized facilities in the greater Garden Route did anyone express any interest?				It should be remembered that the waterfront and hotel development form part of a previous Environmental Authorisation process.
	4; The point is made that there are no higher educational facilities in George which is simply not true as Nelson Mandela University, UNISA & FETs all are operational (p 30)				This interpretation of what the EAP included on pg 30 is incorrect. The following was included; "In the future, without further expansion of education facilities current and future generations will have to leave George so that they can attend educational facilities in other Cities simply because those courses are not offered in George."
	5; The CBD is displaying vacancies & decay and the proposed development of a new commercial centre will simply strengthen this trend which will gather momentum with the relocation of the Medi Clinic complex (p 47)				It should be remembered that the waterfront and hotel development form part of a previous Environmental Authorisation

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	Given these realities which retailers & entertainment entities expressed interest in the development or on what demand analysis are the report basing the demand?				process.
	6; The SDF highlights the need to consolidate infra structure utilisation & that the urban fabric should not be further stretched (p47) How does this development remotely promote this objective?				Please see Section 3.3.1 of the Comments & Responses Report
	7; The summary conclusion that socio economic benefits will be positive is simply not supported nor validated. (p 53). This development will stretch and expand the urban fabric at huge costs with no validated potential utilisation				Your opinion is noted
	8; Reference is made to socio economic studies which is not attached to this report but are the sources of the environmental impacts etc (p62) Can these reports be made available to the public as this will verify the need for development or negate the need for this development?				The Socio-Economic Impact Assessment was included as Appendix H5 of the Draft EIA Report
	9; In the event that no educational entity (university) express interest in the development will the balance, bulk infrastructure, residential, commercial phases be stopped? (p63) The National Department of Education simply don't have the resources to maintain existing facilities never mind building a new campus Is the university just a screen to allow less attractive development to slip into the area?				The development is structured in a manner that different use components can, technically, be implemented separately and at different times. The intent is however to attract a tertiary institution to the site. Should the proposal be amended to exclude the education component and possibly to use it for other (technically feasible) uses, supplementary participation process must be followed
	10; The conclusion reached 8.5.2.10 on socio economic impact is				The Socio-Economic Impact

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	<p>doubtful and without the inclusion & understanding & acceptance of the Barbour Reports by the public this development should not proceed as there is no validated demand. The development will simply further stretch the urban fabric while vacant land & premises remain available readily available for the proposed land uses.</p> <p>I wish to state that development of the area is not at issue, it will enhance a partly degraded area, the issue is the proposed land use and associated infrastructure development cost for which no need has been verified or properly communicated.</p>				Assessment was included as Appendix H5 of the Draft EIA Report, available for all I&AP's to review.
	<p>NO to development of our beautiful Dam.</p> <p>It belongs to all the residents of George.</p> <p>The Municipality cannot sell it to the moneymakers.</p>	2022/02/25	EM Graser	Private individual	Please see Section 3.3.2 of the Comments & Responses Report
	<p>I would like to strongly object against any and all developments planned for the George dam.</p> <p>I don't believe it is in the best interest of Georgiete and our environment and to open it up to the building of an University and residential housing for students will negatively impact the environment and our water supply which is our town's main water supply.</p> <p>I cannot and will not stand for this development and hope that it will be stopped from ever becoming a reality!</p> <p>NO TO THE BUILDING of ANY developments at OUR George dam!</p>	2022/02/25	EM Graser	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	<p>I cant think of any positive/good reason why this should be allowed. What a beautiful area to have to walk, cycle, run and just clear one's mind.</p> <p>Keep in mind and I don't care who says what – our water supply is</p>	2022/02/25	S Truter		Please see Sections 3.2.1 and 3.5.2 of the Comments & Responses Report

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	<p>under pressure already and to invite more people (students etc) will just worsen the situation.</p> <p>If its about money – rather develop the dam area for such activities (as mentioned above) in a controlled environment.</p> <p>Rather spend money on increasing/bettering our fresh water supplies – that will result in the sustainability to allow more people into the Garden Route.</p> <p>It does not make sense to first get the users and then to address the shortage of water!</p> <p>Also it doesn't make sense to have a thousand students and standing in rows to fill a container with fresh water.</p> <p>The money footprint of sport in general (in the bigger scheme of things) is far bigger than a campus this size can ever realise.</p> <p>I really hope/trust that this Campus idea/development will go south.</p>				
	<p>Sixty hectares is only 24 football fields or 60 x 100m by 100m blocks – that's very small and not much space for recreational activities.</p> <p>Further the pressure it will put on resources is huge.</p>	2022/02/25			Your opinion is noted.
	<p>I have read all the reports/documents and spite of all the work that has gone into this application my concerns still remain:</p> <p>1) Alternatives Considered i.e. from an environmental and socioeconomic perspective:</p> <p>Surely there is a better alternative to be considered than your "No Go" option? Is it no more feasible from a capital intensive and ongoing operational cost perspective to include other sites such as end of York Street, "Sallywood", NMU, etc. Surely they would all be less environmentally sensitive and cheaper options to develop? All these sites would also be physically closer to the communities where demographic majority of the students would originate and would</p>	2022/02/25	C Hall	Private individual	<p>The project alternatives are provided by the Applicant, and it is these Alternatives which were assessed in the process.</p> <p>Please see Section 3.3. of the Comments & Responses Report, which addressed site selection.</p>

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	<p>minimise the impact on existing residential suburbs. It would also remove any increased environmental pressure on our already strained major source of water.</p> <p>Having recently had a personal discussion with mayor in this regard, I am disappointed that no credible alternative has been put on the table.</p>				
	2) Sense of Place: Any major development such as proposed, would permanently impact the character and peace and quiet of our suburb (the very reason we retired here from overseas). The only development I could support would be residential housing similar to that existing in Loerie Park /Eden, below the dam skyline and not restricting current access to the George Dam for outdoor enthusiasts.				Please see Section 3.5.1 of the Comments & Responses Report
	3) Safety and Security: It goes without saying that any development as proposed will also attract the increased attention of criminals, vagrants, bag scratchers, beggars, etc. This is also unacceptable as crime levels in our suburbs are already on the rise (refer Bergsig Security for more information). The police are already unable/incapable/unwilling to address this and I cannot imagine that the future will be any different. Having lived and worked near the Natal University campuses and residences in Durban and Pietermaritzburg, I have personally witnessed the degradation and increases crime that occurred (and is still occurring) in these precincts. Already at the beginning of 2022 we are seeing unrest and poor behaviour around universities such as UCT. Increase in traffic volumes will inevitably bring with it a similar risk to safety and security				Please see Section 3.4.4 of the Comments & Responses Report
	4) Reduction in Property Values: With the above in mind, I believe this is inevitable, particularly with properties in close proximity to this development i.e traffic/noise/visual/crime impact. This may potentially lead to legal action against the originators of this proposal.				Please see Section 3.4.2 of the Comments & Responses Report
	When all is said and done, it is the residents of Loerie Park and Eden that will bear the brunt of this proposed development. Environmental				Your opinion is noted.

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	<p>consultants will walk away saying they have done their job, and leave the policing of the EMP to a municipality that cannot even properly manage what it is currently responsible for. Saying that unrest and poor behaviour is becoming the norm in South Africa does not make it acceptable. This is just choosing the lowest common denominator.</p> <p>I fully understand the EIA process (having worked in the mining industry for many years), but maybe it is time that environmental consultants put themselves in the shoes of persons impacted by these kind of proposals (probably put you out of business as I know you are only following your clients brief). In summary, I do not support this environmental assessment or the proposed project in its current form.</p>				
	<p>I would like to comment as follows:</p> <p>With regards to point:</p> <p>8.4.5.2. Key Impacts Identified: The potential negative impacts are largely confined to the immediately adjacent residential areas of Eden George, Loerie Park and the Glenwood Small Holding Area. These impacts relate to the <u>increase in traffic</u> and the <u>potential risks posed by the behaviour of students on the quality of life in these areas</u>. Although these impacts cannot be fully mitigated there are localised.</p> <p>Thank you for noting this possible impact and concern. I would like to <u>support</u> the following recommended mitigation:</p> <ul style="list-style-type: none"> • <u>The option of removing the erfs located along Meyer and Stander Road should be considered (strongly agree with this proposal)</u> • <u>If this is not feasible, the recommended that the development be designed to reduce the number of units locate along Meyer and Stander Road. The erf sizes should be similar to the existing erf sizes along Meyer and Stander Road</u> 	2022/02/25	EH Engelbrecht	Private individual	Your opinion on the mitigation proposed is noted

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	<p>8.5.2.12 Socio-Economic Impact – Property Values of surrounding landowners</p> <p>With the increase in facilities and the need for additional student housing, it is likely that surrounding properties values may increase due to their proximity to the campus. <u>I do not fully agree with this statement and would like to raise a concern</u>. This report should investigate the possible impact of student life on a residential area- the impact i.t.o. student behaviour (example: total disregard for the environment, pollution i.t.o. waste management, increase in noise levels due to student activity and events). This report should investigate the impact of increased student accommodation and the impact thereof over years on the environment, safety and quality of life in this area as well as the sense of place. I am of the opinion that an increase in student life will result in a total loss of the sense of place that the Garden Route Dam area provides.</p>				<p>Please see Section 3.4.1 of the Comments & Responses Report and the Section 5.4.7 of the Socio-Economic Impact Assessment</p>
	<p>8.5.2..14 Visual Impact – Land Sue Character & “sense of place”</p> <p><u>I would like to support alternative 3 : Alternative 3: NO – GO No Impact</u> . The proposed mitigation does not address the concerns raised with regards to a loss of sense of place. Did the report consider alternative area for this development. Please consider to re-develop/ upgrade the Saasveld campus.</p> <p>I would like to support: The NO-GO alternative would result in the conservation of the site and prevention of any further development (status quo). Should the site not be developed, one can expect the current use of the open area for running, cycling and fishing within the site will continue with the current level of security and safety concerns for the recreational users. The safety and security concerns should be</p>				<p>Your support of Alternative 3 is noted.</p>

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	investigated and interested parties should be invited to draft possible action plans in this regard such as the Keep Our Forest Safe initiative in Witfontein area.				
	<p>I was informed that a campus will be built in our neighborhood here in George.</p> <p>I moved to George because, I love this town and the clean environment , child friendly and a place to feel save.</p> <p>What can I do to help stop the plans from happening?</p>	2022/02/25	E Fouche	Private individual	<p>The following response was provided:</p> <p>"I suggest you first read the relevant reports to see what is actually proposed and the benefits and challenges it will bring to our town before you decide if you want to stop it from happening. You can find the reports on www.sescc.net</p> <p>You can also send your comments to betsy@sescc.net to be included in the final report."</p>
	<p>I strongly object to this development.</p> <p>The open spaciousness around the dam, the ambience there, access to the mountains and forests, the ability to listen to the birds, to watch the kingfishers and fish eagle hunt, the unspoilt natural surroundings, add intangible value to George as a pleasant place of human habitation. Georgians ride mountain bikes there, families picnic and walk their dogs. Members of different communities and residential areas interact. People of all communities have become accustomed to having the recreational area at the dam.</p> <p>There is more than enough available land around George for this development to be done elsewhere.</p>	2022/02/25	S van den Berg	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	We are very apposed to this plan. Why turn one of our major bautiful	2022/02/25	C Raymer	Private individual	Please see Section 3.4.1 of the

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	assets into a metropolitan area. - students are noisy with no regard to others so the area will become full of litter(see campuses worldwide) not the cleanest areas				Comments & Responses Report
	-contamination of our main water supply will most likely happen				Please see Section 3.5.2 of the Comments & Responses Report
	-scenery destroyed with a concrete jungle -many people use this area to exercise : walking,cycling & running leading healthy lifestyle				Please see Sections 3.5.1 and 3.2.1 of the Comments & Responses Report
	-we already have a really beautiful campus at Saarsvelt . Why move it ?. All it needs a regular bus route for students to get to and fro This seriously needs to be re thought before it greatly negatively impacts George				Please see Section 3.3.1 of the Comments & Responses Report
	Please register me as an objective. There are enough land available east of OUTENIQUA FAMILY MARKET. I am living near the dam.	2022/02/25	D Mocke	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	I have severe objections to this development. There is more than enough available land for this development to be done elsewhere, without taking away our little piece of heaven. The open spaciousness around the dam, the ambience there, access to the mountains and forests, the ability to listen to the birds, to watch the kingfishers and fish eagle hunt, the unspoilt natural surroundings, add intangible value to George as a pleasant place of human habitation. Georgians ride mountain bikes there, families picnic and walk their dogs. Members of different communities and residential areas interact. People of all communities have become accustomed to having the recreational area at the dam.	2022/02/25	P van den Berg	Private individual	Please see Sections 3.2.1, 3.3.1 and 3.5.1 of the Comments & Responses Report
	I live in Eden and would like to object against the planned development at the George dam. We already battle with the increase in crime in our	2022/02/25	D Schoeman	Private individual	Please see Section 3.4.4 of the Comments & Responses Report

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	area the last 2 years. This planned new development will just spike crime in our area.				
	With the increase in traffic it will also be more dangerous for our children to commute to school with there bicycles.				Please see Section 3.4.3 of the Comments & Responses Report
	People also vote from all over to enjoy the beautiful peaceful nature at the George dam. It will definitely have a negative impact on our property values. This will also mean the municipality will have to reduce property taxes.				Please see Section 3.4.2 of the Comments & Responses Report
	<p>Thank you for collating these comments with regards to the above development.</p> <p>Can you please log the following comments, questions and suggestions from me:</p> <p>1. EDUCATION GOING DIGITAL IN THE FOURTH INDUSTRIAL REVOLUTION</p> <p>In the past Universities were a huge economic injection for regions who managed to get them built. The Fourth Industrial Revolution (IR4) is mentioned loosely in the Draft Assessment but ironically the drive of IR4 is to go more digital and to democratize services. This includes education. As you would know, 'Education going Digital' was accelerated in 2020 and 2021 due to the pandemic. Education is democratized by reducing the cost and increasing the availability to obtain that education. Building large universities, hostels, accommodation and asking people to come here all increasing the cost of education and goes against the main trend of the Fourth Industrial Revolution.</p> <p>I do not see sufficient and proper foresight development included in the Draft EIA to substantiate such a development in the face of global trends. It seems as if it is built on the back of what worked in the past.</p>	2022/02/25	L Coetzee	Private individual	Please see Sections 3.3.1 and 3.3.2 of the Comments & Responses Report

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	<p>Our world is however becoming fiercely dynamic and agility is of utmost importance to attract wealth to George.</p> <p>Action: I would recommend that a proper foresight study be done, with a focus on education to gain proper understanding and insight if this is in fact the correct course of action. Different scenarios need to be looked at including expansion of current facilities for a more hybrid model to accommodate transition to the IR4 age.</p>				
	<p>2. YOUTH PROBLEMS AT DIKKOP PARK IN EDEN</p> <p>We live close to Dikkop Park in Eden. We have been monitoring the activity in the park for the past 10 months. We have also been recording the transgressions in the park the past 3-4 months.</p> <p>The situation/transgressions have the following characteristics:</p> <p>a. The overwhelming majority age bracket of the transgressors are between 16 and 25 years of age.</p> <p>b. The major transgressions are noise [load music], alcohol use, drug use, substance abuse e.g. lean (softdrink plus stilpane), visits after 20h (drinking, playing music and having sex), motorbikes and motor vehicles not parking in the dedicated parking area but driving/spinning in the park and finally racing motorbikes and cars to and from the park putting children in danger.</p> <p>c. The above transgressions have escalated during 2020 and 2021 to absurd levels until the community stepped in by gathering evidence, reporting and reprimanding the transgressors. The situation has improved and is now more or less down to 4-5 transgressions a week. It does however have a cyclical characteristic to it.</p> <p>d. Normal protocol from Law Enforcement and the Police was not able to prevent the escalation, the community needed to step in. Patrols etc.. were inefficient to prevent these types of transgressions in the</p>				<p>Please see Section 3.4.1 of the Comments & Responses Report</p>

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	park, it was up to the community to identify, record, reprimand and report them to reduce transgressions. e. It seems that the design of the park or area needs to be changed (within the ethos of Eden/George) to either prevent or discourage these 'would be' transgressors. This is required as reliance on law enforcement agencies with standard protocol proved not to be effective. (I am not saying they cannot prevent it if more resources are allocated but rather that their STANDARD protocol is NOT effective).				
	With regards to the above draft EIA Report: a. A statement was made in the report that Law Enforcement and the Police are doing a good job to keep noisy, drunken, drugged and experimental youth at bay. As you can see from the above experience this is not really the case. These agencies, although doing their best, are overloaded and do not have the manpower or strategy to respond efficiently to this type of behaviour. It is up to the community to do so.				Your experience is noted.
	b. By building a new university next to Eden it can be reasonably assumed that these types of activities will increase in the Dikkop park putting much more pressure on the community.				Your assumption is noted.
	Questions: If the development was to proceed: i. How will the Developer and George Municipality ensure that the Dikkop Park is used by newly attracted students for its intended purpose, which is to enjoy nature and not for other purposes (transgressions) listed above?				Dikkop Park forms part of the Katriver Reserve. Access to and use of the latter reserve will be subject to the management guidelines of such reserve, which may be reviewed on a regular basis.
	ii. How will protocols of enforcement agencies and the design of the park layout (including access) be changed to prevent the above listed transgressions from newly attracted students?				The Dikkop Park does not form part of the project site. However, the protocols of enforcement agencies and the design of the park layout (including access) may be changed to prevent undue use of the park, based on pre-emptive assessment

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					of the anticipated circumstances, if so required. A linkage between the project EMPr and adjacent EMP's may be considered, if required.
	<p>The below just reinforces one of the points I am trying to make. This kind of behaviour has become the norm at our tertiary education campuses across the country and there is absolutely no reason to believe it will be any different here. We do not need or want this kind of situation in our suburb or lives. Would you want your family to be exposed to this type of situation? I think you need to acknowledge this reality in your environmental assessment – it cannot just be ignored or glossed over with some wishy washy desktop risk assessment.</p> <p>UKZN protestors stone vehicles at Pietermaritzburg campus Witness (news24.com)</p>	2022/02/26	C Hall	Private individual	The isolated actions of a minority of students should not warrant the stopping of development to provide tertiary education to those living in the area. The tertiary education facilities proposed should be seen as a safe place for local youth to conduct their studies away from the institutions with a history for protest action. In other words the majority of students are likely to be from local households in and around George.
	<p>I have reviewed the Barbour reports & find that</p> <p>1: Nelson Mandela University (Saasveld Campus) is underutilized +- 50 % and in addition land is available for any future expansion at the site.</p> <p>2: The utilisation of Stellenbosch & North West universities to base the socio economic motivation for this new development is deeply flawed as these organisations are embedded, over many years, in their host communities & the scale of operations are inappropriately different.</p> <p>Use University of the North, Zululand etc or the proposed studies that informed the University plan in Mbombela as more relevant the bases?</p> <p>3: The conclusion of no development imply no impact is simply not true</p>	2022/02/26	J Wessels	Private individual	The project site falls within the historic (since 2009) urban edge and, as such, the municipality must consider development proposals in this locality. The SDF objectives do support higher urban densities, effective infrastructure utilization and an urban structure which supports the functioning of the public transport system. The site is deemed to be technically suitable for development, given mitigation and implementation standards /

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	as no development on this site will enable SDF objectives of higher urban densities, higher utilisation of infrastructure, transport corridors etc to develop. This development is on the urban edge and will simply expand the urban fringe.				process, based on available information thus far collated. There is great pressure on the development of municipal land – for various functions and the controlled use of the land is supported. This development will not expand the current delineated urban edge but will utilize infill land to extend existing urban development up to the adopted urban edge.
	I herewith want to register as an affected party regarding development plans in the area surroundin the GR dam. I have lived in Eden, George for 12 years. I am absolutely against any development around our dam. The impact on our evironment will be negative in too many ways.	2022/02/26	H Ferreira	Private individual	Please see Section 8 of the Final Environmental Impact Assessment Report for the identified Impacts.
	I strongly oppose any development bordering on the Garden Route Dam. It should be kept as a nature/ recreational area.	2022/02/26	J Black	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	We already have sewerage issues around the dam and further developments would add to it.				Please see Section 3.6.2 of the Comments & Responses Report
	I have also seen the amount of litter at the NMMU campus- do we need it landing up in the dam? There is also more than enough space for expansion at the campus. We also have enough shops and hotels in the area- new ones would just put strain on the existing ones.				Please see Sections 3.4.1 and 3.5.3 of the Comments & Responses Report
	There are many people using the dam area for hiking, cycling and many families getting out with young children on their bicycles - it would be really sad to loose it- where else can you go- Witfontein area us no				Please see Section 3.2.1 of the Comments & Responses Report

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	longer safe!				
	<p>I would like to make my public comment.</p> <p>This is a bad idea on so many levels. Our DA led/ coalition is beyond greedy now.</p> <p>1) water pressure issues</p> <p>2) infrastructure of town, zero planning has been done re the town and adding another campus etc will increase pressure on a already strained traffic system</p> <p>3) the george dam is our only water source, do you really think people will respect and not toss their weekend trash or any other day into the dam</p>	2022/02/26	M Smit	Private individual	<p>Please see Sections 3.5.2 and 3.6.2 of the Comments & Responses Report</p>
	<p>4) how this will disturb nature, the animals? The tranquility of the dam?</p> <p>As a resident of George, i say NO. Go build it somewhere else, leave our dam alone!</p>				<p>Please see Section 8 of the Final Environmental Impact Assessment Report for the identified Impacts.</p>
	<p>i would like to register as an interested and affected party .</p> <p>Comment .. i have lived in the area close to the dam for 33 years and find it totally disturbing that u would consider a university on the edge of the local water supply . . NMMU could easily be enlarged without trying to take a nature/recreation area and make it into a housing estate .</p>	2022/02/26	P Black	Private individual	<p>Please see Section 3.3.1 of the Comments & Responses Report</p>
	<p>Ek is teen die geboue gekant.. Die natuur is pragtig en ons geniet ons stap.</p>	2022/02/26	W Hopley	Private individual	<p>Please see Section 3.2.1 of the Comments & Responses Report</p>
	<p>A big NO to any further/future development in George.</p> <p>The city's infrastucture is bursting at the seams as is.</p>	2022/02/26	M Gould	Private individual	<p>Please see Section 3.6.2 of the Comments & Responses Report</p>

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	I hereby wish to register my agreement with the proposed development planned at George (Garden route Damian. Some comments regarding the objections stated on objectors pamphlets are as follows: 1) Noise....traffic noises are common place and will be with us for many years..refuse trucks, busses etc. happen every day..nothing new..see conclusion at end of comments ...	2022/02/26	R Kruger	Private individual	Your comment is noted.
	2) Safety...SA in general has always had "safety" issues...not just the proposed dam development..however, the objectors can spend their time more wisely by petitioning the MEC for safety ...to improve safety throughout George.. Student protests are minimal and as can be seen in places such as Stellenbosch and Tlokwe(Potchefstroom)..no issues...don't anticipate that which might never happen!!				Your comment is noted and supported by Section 3.4.1 of the Comments and Responses report.
	3) Water pollution...As the George Town itself grows all services infrastructure will be expanded...the municipality is always monitoring the growth and planning accordingly...to say that sewerage and litter will continuously be spilling into the dam is an exaggeration...the odd "accidental spillage" is few and far between....dam developments happen worldwide and nationwide..e.g. Theewaterskloof dam, Arabella...full housing developments with hotels, golf courses, even with private schools.				Your comment is noted and supported by Section 3.6.2 of the Comments and Responses report.
	4) Loss of recreational facilities...this is a myth ...access to all the current facilities will still be available as these access points are public spaces guaranteed to be open/accessible by SA law... The proposed development documents also show that access will not be restricted...				Your comment is noted and supported by Section 3.2.1 of the Comments and Responses report.
	5) Do we need a new university....As the population grows and the youth recognise that university education is extremely important (which can already be seen by the massive amount of applicants received by universities every year and with a growing demand from students).				Your comment is noted and supported by Section 3.3.1 of the Comments and Responses report.

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	<p>Universities already have limited spaces and have to turn away thousands of applicants every year...</p> <p>So do we "just" expand the NMU to cater for demand?...</p> <p>Human beings are a strange species whereby different requirements, likes and dislikes are part of living in a democracy which allow one to decide on for example, which school/university do I want to attend. Hence just as most of us went to different schools and universities in our towns and cities because we could choose between many...so students would like to study at a university of their choice..a new university will allow more choice to a growing student population..it also generates competition..as everyone knows what it is like to challenge your opposition school/university which in turn develops students to strive for greatness....hence we have many schools in George..not just One...</p>				
	<p>Conclusion...</p> <p>The dam area is a totally underutilised area.</p> <p>Prior to the Covid pandemic there would probably be 5 to 10 people per day, visiting the dam during the week and perhaps 20 to 30 on a weekend day...nowadays there seems to be 20 to 30 per day during the weekdays and perhaps on a busy weekend day 50 to 60...I know this as I cycle and run around the dam area 5 to 6 times a week and live very close to the dam.</p> <p>Out of a population of +- 200 thousand people in George this shows that the majority of people do not spend any time at the dam or surrounding area...</p> <p>In fact I don't think the majority of Georgians even know where the dam is situated.</p> <p>So..the population of George and SA is continually growing with the associated demands for services and in this case, housing, businesses and education.</p> <p>Traffic has already become an issue in George so the dam development</p>				<p>Your conclusion and support is noted.</p>

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	<p>traffic will just be part of the growth of George and will have to be controlled by the relevant departments (I know the objectors will say that there is no competence in any government/municipal departments as this is their way of justifying their objections...always use negativity). The group of people who are objecting to the dam development have raised issues that might affect a few people who have had access to all mainstream activities their entire lives but do not want to share with their fellow compatriots.</p> <p>I am supporting the dam development proposal simply because I believe that by sharing our country's resources with everyone and creating a "feel good" spirit among our majority population will ensure that George's people's and SA in general will start believing that a better future will be available to all and not just a privileged few.</p>				
	<p>The proposed development at the Garden Route Dam is clearly destructive and contentious. It was conceived in a pre-COVID era, with minimal respect for the conservation of our pristine Garden Route Dam's biodiversity and the concerns and rights of affected and interested communities/residents/parties.</p> <p>While investment and sustainable development are needed to drive inclusive economic growth and social and spatial transformation this development is totally in the wrong place. There are two main reasons why the development of the land in the catchment area of the Garden Route Dam is a bad idea. The first reason is that it will pose a serious pollution risk to the main water supply of the greater George, to the detriment of the health of all our citizens. The second reason is based on startling findings that were made in the Social impact assessment for George Educational Facility George Municipality Western Cape Province (March 2021) prepared by Tony Barbour (Appendix-H5-Socio-Economic-Impact-Assessment Report) of Draft Environment Impact Assessment Report.</p>	2022/02/27	F Joubert	Private individual	Please see Section 3.5.2 of the Comments and Responses report.

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	<p>These disturbing findings include the fact that experience has shown that the behaviour of students (in this case 8000) can impact negatively on other residents. This is linked to noise, anti-social behaviour and crime (Barbour:2021). Barbour (2021) also states that in addition, in recent years there has been an increase in social unrest and protests at several tertiary institutions in South Africa. This has resulted in the destruction and damage of private and public property. According to Barbour (2021) this is a major concern for the residents of the adjacent areas. These areas are established, quiet, middle to upper-income residential areas. The behaviour of students and the potential risk they pose to the current quality of life of the residents that live in the vicinity of the site, as well as property values is, therefore, a key issue.</p> <p>It is crystal clear from the above-mentioned findings that it can with certainty be predicted that the proposed educational facility will have a significant negative impact on property values in the surrounding areas. Anarchy, violence, vandalism or other unlawful and illegitimate misconduct on the proposed campus may also pose a potential pollution threat to our water supply and have a major impact on the water security of our town. The only way to mitigate these dilemmas is to find a new site for the proposed development.</p>				<p>The isolated actions of a minority of students should not warrant the stopping of development to provide tertiary education to those living in the area. The tertiary education facilities proposed should be seen as a safe place for local youth to conduct their studies away from the institutions with a history for protest action. In other words the majority of students are likely to be from local households in and around George.</p>
	<p>The George council will be well-advised to take cognisance of the Constitutional Court judgment in the Da Cruz case, which compels city councils not to approve a development if it would reduce the value of surrounding properties. The council must therefore take a decision that is geared towards preserving the value of surrounding properties and ultimately ensuring that the interests of property owners in the surrounding area are adequately protected, which is clearly not the case with this development. As the adage goes: "Forewarned is forearmed."</p> <p>Councillors were elected to serve and represent the interests of all their</p>				<p>The judgement has been noted.</p>

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PROPOSED TERTIARY EDUCATION AND MIXED-USE PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE

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	constituents, which include the huge number of well-informed people who oppose the development and the affected residents of surrounding areas (Glenwood, Eden, Loerie Park, Kraaibosch Ridge [Glenwood Ave] & Groenkloof Retirement Village).				
	There cannot be a preoccupation with socio-economic benefits over everything else that should form part of sustainable development. The most viable option is to find a more appropriate alternative site for this proposed development, where there are NO degrading effects on surrounding property values, the quality of life of residents in adjacent areas, the pristine environment and water quality.				Please see Section 3.3.1 of the Comments and Responses report.
	Im excited with you about the new development for George. Congratulations on your achievement. I hope you will at least consider a film school in the Garden Route. The closest film school is Port Elizabeth/Cape Town. George definitely does need more entertainment for an example like Happy Island Waterworld.. A beautiful waterfront with various restaurant . Theatre. Fishing area . Where residents can continuously enjoy their fishing.	2022/02/27	J Van Dyk	Lekka Lokal tv	Your support of the development is noted.
	Are any of the following parties involved in the 'tertiary educational development' proposal? * Prof Quinton Johnson of JEDA Foundation? * Fred de Kok of Cape Estates? * The Sallywood consortium?	2022/02/27	M Hau Yoon	Private individual	None of the entities mentioned (or indeed any other private entity) have been involved in the applications process. It should be noted that there is currently no commitment to sell or lease the land at this stage of the process, nor has the Municipality received an application in specific for purchase or lease of this site. The decision regarding the final disposal of the site will be taken by Council once all the required
	So the applicant has placed the cart before the horse by specifying a 'tertiary education and mixed-use precinct development'?	2022/03/08			

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					<p>approvals have successfully been obtained.</p> <p>Please see Section 3.5.2 of the Comments and Responses report. Please see Section 3.3.1 of the Comments and Responses report. Aspects of the projects which may impact on the environment have been investigated by qualified professionals and the required adjustments made to the project proposal (footprint). The points raised in the Urgent Notice which has been circulating have been addressed in the previous rounds of Public Participation. Concerned residents are invited to read the relevant studies, view the adjusted development proposal and review the responses compiled for the stated concerns in Appendix E of the Draft Environmental Impact Assessment Report. All project documentation can be downloaded from the Sharples Environmental Services website (www.sescc.net) under the Public Documents tab. Alternatively, a hard copy of the report has been made available in the George Public Library.</p>

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	I would like to register my objection to the proposed development plans to the Garden Route Dam.. The water pollution alone should have caused the authorities to draw back from such a project. We live in a water poor land and who knows how this will affect this precious commodity as well as the surrounding environment and the beauty of the area. Yes the noise, safety of the area, drop in property values and loss of recreational facilities will also be impacted by this irrational proposal.	2022/02/28	J Keyser		Please see Sections 3.5.2, 3.4.1, 3.4.2 and 3.2.1 of the Comments and Responses report.
	Surely there is enough land on the Saarsveld campus to provide space for student accommodation. We certainly do not need another University. My mind boggles at the thought processes of some in authority and one wonders what else motivates their decisions and plans.				Please see Section 3.3.1 of the Comments and Responses report.
	When is the public participation meeting?	2022/02/28	C Hall	Private individual	There currently will not be a public meeting for the project.
	I object to the proposed development at: THE PROPOSED TERTIARY EDUCATION AND MIXED-USE PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE This development will be disastrous to the future supply of water. We need to focus on rewilding and preserving water as climate change impacts start to hit South Africa.	2022/02/28	O Andrews	Private individual	Please see Section 3.5.2 of the Comments and Responses report.
	Thank you for your response! They might leave an area for recreation but it will probably not be available for many months due to construction vehicles driving up and down the road- like during the raising if the dam wall when access was denied to the public.	2022/02/28	J Black	Private individual	Please see Section 3.2.1 of the Comments and Responses report.
	I strongly disagree with the proposed development of the university and housing complex next to the George dam. There must be several other more suitable locations for this development other than the crucial	2022/02/28	C Wray	Private individual	Please see Sections 3.3.1 and 3.5.1 of the Comments and Responses report.

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	<p>water source for George and surrounding areas. This is a richly diverse ecologically sensitive area and the development will pose a risk to fauna and flora during construction in terms of noise, air pollution and vehicle activity. Once built there will be deterioration of this pristine piece of land due to human activity, lighting, waste, habitat destruction and many other factors.</p> <p>The worst possible location for development</p>				
	<p>PROPOSED DEVELOPMENT AT THE GARDEN ROUTE DAM ON PORTION ON THE REMAINDER OF ERF 464, GEORGE</p> <p>I act for several persons who have an interest in the abovementioned development. Unfortunately, the fact that the development was intended only came to my clients notice recently. I am in possession only of pages 1 to 195 of the draft Environmental Impact Assessment.</p> <p>I would be most obliged if you would:</p> <p>1. Email to me pages 192 to 195 of the report, together with all the annexures thereto;</p>	2022/02/28	LT Schoeman	BLC Attorneys	The pages were circulated.
	<p>2. Indicate to me whether it is still possible for my clients to register as interested and affected parties and to submit comments with regard to the development;</p>				The public participation period for this phase of the project is running until 11 March 2022. Any member of the public can register to be included as an Interested & Affected party and comments or concerns can be submitted to myself on or before 11 March 2022.
	<p>3. with reference to the diagram which appears on page 110 of the report, a copy of which diagram is annexed hereto, I would be much obliged if you would make clear (1) whether it is intended to prevent people having access to the parking lot at the dam wall from Stander</p>				It is the intention of the project to continue to allow public access to hiking and biking in the area.

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	Street, where it is joined by Bokmakierie Street, along the existing footpath which follows the edge of the dam, to the dam wall and (2) whether people will still be able to cross the dam wall to enjoy the abovementioned activities as before in the areas on the northern shores of the dam and (3) if it is intended to cut off the abovementioned access, will any other access to the dam wall be available and if so, along which route?				
	I thank you for your attention to the matter, and look forward to hearing from you most urgently.				
	Please find attached my comments on the Garden Route Dam development proposal. Kindly acknowledge receipt of my letter and advise on your reaction. I would also be interested to know if I need to follow your website for keeping up to date with the next steps in the process, or if I will be contacted and informed of the progress.	2022/02/28	G Olivier	Eden's Bridge	All registered Interested and affected parties will be notified of the progress of the project.
	<p>The value of the Garden Route Dam site, from an environmental perspective, as a tourist attraction, and as an escape to nature.</p> <p>The above photograph was forwarded to me by Andrew Behrens, a very talented local photographer, that captured the reason the people of George love to spend time at the Garden Route Dam. I have personally observed many people stand in awe of this view – this is the majesty of nature, the beauty of creation on display!</p> <p>Reading through the EIA I have wondered if everybody that participated in the study was perhaps blindfolded or forgot that this part of the world used to be called Eden? Every year we see people travel from all over the world and from all over South Africa to come and appreciate the natural and scenic beauty of our surroundings. How is it possible that somebody can callously plan to turn this wonderful natural phenomenon into a busy, busy, busy waterfront shopping district, sporting a sprawling campus with thousands of students? The EIA</p>				Please see Section 3.5.1 of the Comments and Responses report.

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	<p>however agrees, ticking all the boxes, giving the approval.</p> <p>I say no way! This is not the right site for a busy campus – you have got a completely wrong development in mind. I am not the only person with this point of view. For decades this site has been patronised by a variety of nature lovers and outdoor enthusiasts. I have heard from many of them that if this development were turned into reality, it would kill the natural tranquillity and special environmental atmosphere associated with it. I am amazed that neither the Heritage Foundation nor Paul Buchholz in this visual study of the site, make any mention of the natural beauty of the site. Who has been blindfolded here?</p>				
	Nobody is against establishing a university campus in George. That would be the right thing for George, as the EIA has comprehensively shown. You can even develop two campusus if you like, just find another site, of which the are several to choose from. All the prominent universities I know in South Africa, are positioned inside the main city network. Think of Tukkies in Pretoria, Wits in Jo'burg, UCT in Cape Town, Stellenbosch, Bloemfontein... So, who at the George Municipality decided to make a complete exception of this proven recipe and now wants to develop a campus in nature's paradise? It does not make sense!				<p>Please see Section 3.3.1 of the Comments and Responses report.</p> <p>It should also be noted that UCT, Stellenbosch, UFS and many other tertiary facilities in South Africa are located alongside natural areas.</p>
	<p>I see no mention being made in the EIA of the value of the environmental value of the site, yet this is a great attraction for visitors and tourists. George desperately needs more tourist attractions, yet no study has been made to determine the value and potential of promoting the Garden Route Dam as a tourist destination. Why has this valuable element of the site been overlooked?</p> <p>When I first decided to move my family to George some 14 years ago, one of the main motivating factors was the close proximity to nature that people here enjoyed. People staying in Glen Barry and</p>				<p>Please see Section 3.2.1 of the Comments and Responses report and Section 8.4.8 of the Final EIAR.</p>

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	<p>Heatherlands can literally be in the forest within five minutes' walk from their homes. From George East to Vic Bay, is a short 10minute drive. The Garden Route Dam is a preferential destination for many people living in George to get into the tranquillity and harmony with nature that our souls desire. Hikers, dog walkers and cyclists regularly frequent the dam and surrounding trails. If that opportunity will be taken away, you cut out a piece of the soul of what George is about. The value of environment is the interaction of how we as people relate to nature. The dam environment is a special and unique opportunity to escape into nature that we as citizens of George cherish. We highly value this experience and a high-density development would alter the atmosphere so extensively that this connection would be spoilt. To think that the atmosphere around the dam can be developed into a Dubai style, or Sea Point promenade feature is foolishness. Please respect the natural heritage and natural beauty of our immediate environment and realize this is a special nature lover's destination that should be protected.</p> <p>It is true that the Garden Route Dam has until now been a bit of a well-kept secret. Tranquillity is not normally advertised. I however realize that to share this site with more people and tourists would be a great benefit for George. I however think that a discreet nature experience like the cliff path at Hermanus that enhances the beauty of the natural scenery and creates the opportunity to better appreciate and slowly digest the tranquillity of the natural environment will be a much more appropriate way to share the treasure of these surroundings than just another development meant for an inner city setting. I am sure if the same energy and talent was spent on planning a nature integrated residential eco-estate, the level of acceptance would be much better and demand for such a development would be exceptionally high. I can well envision that such a development would be much more sensitive to</p>				

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	the natural environment and better serve the desires of the people of George as well.				
	<p>We very strongly object to any building happening at the George Dam. Who would even consider interfering with all the nature there and so close to the main water source. It makes absolutely no sense and cannot go ahead.</p> <p>Please could you let us know what else we can do to ensure this mistake does not happen?</p>	2022/02/28	C Hall	Private individual	Your objection is noted
	<p>I am a registered IAP. the last official communication received from your office was in July 2019.</p> <p>From recent news paper articles, it is apparent that the GM and developers are progressing with the proposal to develop.</p> <p>I am strongly opposed to this development for the following reasons:</p> <p>1.The George Municipality (GM) cannot manage their current water network infrastructure. Even though the dam is 100% full, level 1 restriction are in place. It is obvious that the GM will not be able to append further burdens onto an already crippling and delapidated system.</p>	2022/02/28	Q Dreyer	Private individual	Please see Section 3.5.2 of the Comments and Responses report.
	2.NMU recently completed the construction of new residential blocks on campus. Only Block A is occupied. None of the other residences are occupied. Covid has changed all spheres of life with regard to virtual education. There really is NO NEED for another University of the current University is not even operating at full capacity.				Please see Section 3.3.1 of the Comments and Responses report.
	3. The GM still hasn't fixed the burst waterpipe on the Seven passes road....4 months after we had the torrential downpour. How will they cope with an increase in water demand and an increase in maintenance.				Please see Section 3.6.2 of the Comments and Responses report.

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	Its non sensical.				
	4. The GM cannot even respond swiftly to the buckwheat pestilence on the Garden route dam. There is always a delay in treating the pest due to old procurement channels and policies and procedures. If this small issue cannot be efficiently addressed how much more will they struggle if another natural disaster hits our precious potable water source.				Please see Section 3.6.2 of the Comments and Responses report.
	5. If you develop the garden route dam, you might as well close down George Tourism. Cycling, hiking in and around the dam is synonymous with George Tourism. Creating a concrete townhouse jungle will destroy the natural appeal of George and our town will not be able to lure tourists.				Please see Section 3.2.1 of the Comments and Responses report.
	6. The "i-Naturalist" action proved the bio diversity of the area. Numerous species of animals and insects will be obliterated by any development. The list of disadvantages seems more than the list of advantages of such a development. Please keep me on your list of IAP and forward the relevant communications. Have all the public consultation processes been concluded?				The Impacts on Faunal Species is included in Section 8 of the EIA Report
	We, SP & CE Jansen van Vuuren, owners of Bokmakierie street 55, Eden, George, hereby register as an Interested and Affected Party (IAP). Attached, also please find our objection letter.	2022/02/28	SP Jansen v Vuuren CE Jansen v Vuuren	Private individual	I&AP's were added to the register
	DRAFT ENVIRONMENTAL IMPACT ASSESSMENT REPORT FOR THE PROPOSED TERTIARY EDUCATION AND MIXED-USE PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464,				Please see Section 3.4.1 of the Comments and Responses report.

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	<p>GEORGE</p> <p>The above-mentioned has reference. We, the owners of 55 Bokmakierie Street, Eden, George, an Interested and Affected Party (IAP), hereby object to the proposed tertiary education and mixed-use precinct development at the Garden Route Dam and associated infrastructure on a portion of the remainder of erf 464, George.</p> <p>Our reasons for the objection are as follow:</p> <ul style="list-style-type: none"> • Noise pollution from vehicles. 				
	<ul style="list-style-type: none"> • Safety concerns 				Please see Section 3.4.4 of the Comments and Responses report.
	<ul style="list-style-type: none"> • Drop in property values due to noise pollution and safety concerns. 				Please see Section 3.4.2 of the Comments and Responses report.
	<ul style="list-style-type: none"> • Water pollution 				Please see Section 3.5.2 of the Comments and Responses report.
	<ul style="list-style-type: none"> • Loss of recreational facilities 				Please see Section 3.2.1 of the Comments and Responses report.
	<ul style="list-style-type: none"> • George's water and sewer networks are already under severe pressure. 				Please see Section 3.6.2 of the Comments and Responses report.
	<ul style="list-style-type: none"> • George already has sufficient tertiary education facilities (NMU, Boston, South Cape College, African Skills Village) <p>We would recommend that the proposed development rather take place where the current NMU Saasveld campus institution is situated, as there is sufficient land available for this development and then the "crown jewel" (George Dam) will not be affected / damaged.</p> <p>I hope the above will be positively considered.</p>				Please see Section 3.3.1 of the Comments and Responses report.
	The attached notice regarding the proposed development at the Garden Route Dam was forwarded to the George Herald.	2022/02/28	A de Beer	George Herald	Aspects of the projects which may impact on the environment have

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	<p>Would Sharples want to comment on the points made in the notice?</p> <p>In summary, they are as follows:</p> <ul style="list-style-type: none"> * Increase in traffic noise day and night * Safety compromised as a result of increased traffic * Drop in property values * Water pollution highly probably due to sewage spills being a regular occurrence * Loss of recreational space * No new university needed <p>There is also a petition at the following link: https://www.change.org/p/george-municipality-george-mun-hands-off-our-dam-it-belongs-to-the-community-of-george-keep-the-garden-in-the-garden-route</p>				<p>been studied by qualified professionals and the required adjustments made to the project proposal (footprint). The points raised in the Urgent Notice which has been circulating have been addressed in the previous rounds of Public Participation. Concerned residents are invited to read the relevant studies, view the adjusted development proposal and review the responses compiled for the stated concerns in Appendix E of the Draft Environmental Impact Assessment Report. All project documentation can be downloaded from the Sharples Environmental Services website (www.sescc.net) under the Public Documents tab. Alternatively, a hard copy of the report has been made available in the George Public Library</p>
	<p>Please let me know which points on the circulated form are misleading and the appropriate Annexure(s) on your web page covering this. There is so much info on the website I could have missed the points.</p>	2022/02/28	T Mills		<p>I would recommend reading Appendix E3 and E4, as well as Section 2 of the Draft EIA report, which address the concerns and clarify what is being proposed.</p>
	RE: PROPOSED TERTIARY AND MIXED-USE PRECINCT DEVELOPMENT	2022/02/28	L Don	GARDEN ROUTE	The conditions are noted and have

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	<p>AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE</p> <p>The Municipal Health Services, Community Services Department, Garden Route District Municipality has no objections against the abovementioned proposed development on the indicated site, subject to the following:</p> <ul style="list-style-type: none"> ▪ The proposed building and site complies with all relevant legislation. ▪ Building plans of the actual proposed building must be provided. ▪ Provided that any condition, situation or activity that may lead or result in a health nuisance during the construction phase must be reported to Municipal Health Services, Community Services Department, Garden Route District Municipality. <p>Please take note of the following:</p> <p>Chapter 2 of Section 8 subsection (1), 2(a) and (b) of the GARDEN ROUTE DISTRICT MUNICIPALITY MUNICIPAL HEALTH BY LAWS PG. 8018 OF DECEMBER 2018 states the following:</p> <p><u>In the occurrence that a health nuisance should arise on the land/or premises:</u></p> <p><i>“The owner, occupier or user of land or premises must –</i></p> <p><i>Within 24 hours of becoming aware of the existence of a health nuisance on the land or premises, eliminate the health nuisance, or if he or she is unable to eliminate the health nuisance –</i></p>			<p>DISTRICT MUNICIPALITY: OFFICE OF THE MUNICIPAL MANAGER: MUNICIPAL HEALTH SERVICES, COMMUNITY SERVICES DEPARTMENT</p>	<p>been communicated to the Applicant.</p>

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	<ul style="list-style-type: none"> ▪ <i>Take steps to the satisfaction of the municipality to reduce the risk to municipal health; and</i> ▪ <i>Report the existence of the health nuisance to the municipality."</i> <p>Furthermore, this department reserves the right to provide comment, in future developments.</p>				
	<p>PROPOSED TERTIARY EDUCATION AND MIXED-USE PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION ON THE REMAINDER OF ERF 464, GEORGE (DEA&DP PROJECT REFERENCE 16/3/3/2/D2/19D/0000/22) (SES REFERENCES NR: 21/GRD/DEIR/02/2022)</p> <p>I annex hereto the objections of myself and mrs Christine Schoeman, both registered as IAPs, with regard to the proposed development.</p> <p>Please acknowledge receipt hereof.</p> <p><u>OBJECTIONS</u></p> <p>1. <u>ACCESS AND RECREATION</u></p> <p>The area of the proposed development is utilised by the citizens of George and of its surrounding areas for recreational purposes. It is crossed by various footpaths and firebreaks along which people walk, run and cycle to and from the dam and the ground of the Department of Forestry beyond it. Nothing should be done which limits this access or these activities. We place on record the assurance given on behalf of the municipality by SES to the effect that:</p> <p>1.1 the proposed development not create any restrictions on the existing access to the wall of the George dam nor to</p>	2022/02/28	L Schoeman C Schoeman	Private individual	<p>In response to your letter, all project documentation can be downloaded from our website (www.sescc.net), under the Public Documents Tab.</p> <p>The public participation period for this phase of the project is running until 11 March 2022. Any member of the public can register to be included as an Interested & Affected party and comments or concerns can be submitted to myself on or before 11 March 2022.</p> <p>It is the intention of the project to continue to allow public access to hiking and biking in the area.</p>

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	the ground of the Department of Forestry; and 1.2 there will be no development of any nature within 100 metres of the highwater mark of the dam.				
2.	<u>WATER</u> The proposed development will have the effect of exacerbating the present demand for water in the George area. Whilst it is all very well to propose the development of bulk services and the like with regard to water, the question to be answered is this: Where will the water come from? Water is a finite resource and the resource is already under threat. Furthermore, the activities which will take place during the course of the development and the weight of population in the relevant area once the development has been completed will cause pollution of the dam with pesticides, sanitizers, cleaning materials, herbicides and the like and also lead to eutrophication. As appears from the draft EIA, pollution of the water in the dam is already of concern				Please see Section 3.5.2 of the Comments and Responses report.
3.	<u>FYNBOS AND WETLANDS</u> As appears from the draft EIA, there are areas of the development area where there is pioneer fynbos and where there is wetland. These areas should not be disturbed.				Please see Section 3.5.1 and 3.2.4 of the Comments and Responses report.
4.	<u>FAUNA AND LEPIDOPTERA</u> As appears from the draft EIA, there are several species of mammal to be found in the development area, all of which are classified "Near Threatened". As also appears from the draft EIA, there are various bird species which occur in the development area. There is no doubt that the development will disturb all these creatures and cause them to leave the area entirely. Similar considerations apply to the various				The impacts on fauna have been discussed in Section 8.4 of the EIA Report.

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	species of butterfly referred to in the draft EIA.				
5.	<p><u>VISUAL IMPACT</u></p> <p>The visual impact of the development, particularly bearing in mind the proposed erection of buildings with more than one storey, will be enormous and is undesirable. We particularly object to the erection of such edifices. The images set forth in the draft EIA depicting examples of the proposal student housing are shocking and speak for themselves. The erection of single-storey dwellings is less objectionable.</p>				Your opinion on the visual impact and size of buildings is noted.
6.	<p><u>UNIVERSITY</u></p> <p>The suggestion that it is desirable that a university or similar institution should be established in the development area is spurious and highly objectionable. There is an existing university within 3 km of the development area and there is unlimited potential for its expansion within and without the existing campus, both as to lecture facilities and accommodation. The existing infrastructure of the university should be developed and its administration should be optimally utilised rather than to establish another university. It appears that no consideration at all has been given to this. In any event, there is no evidence of any need for another university or similar institution in the area and it would appear that in the age of the internet brick and mortar institutions of learning will become obsolete' Furthermore, the establishment of such an institution and of accommodation for the students is the most objectionable aspect of the proposed development because it will bring with it:-</p> <p>6.1 enormous visual impact;</p>				Please see Sections 3.3.1, 3.4.1 and 3.4.3 of the Comments and Responses report.

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	<p>6.2 densification of the population in the area; 6.3 all the well-known ills with which the presence of large numbers of students are associated; public disturbances, littering, which the municipality is already not dealing with, noise and security risks; and 6.4 greatly increased traffic volumes</p> <p>all of which are most undesirable. There is already a problem arising from the use of drugs in the area as is evidenced by the type of litter that one sees strewn about the parking lot at the first entrance to the dam and at other places in the area. This can only be worsened by the attraction of people who do not reside in the development area and of students thereto'</p>				
	<p>7. <u>HOTEL AND BUSINESS DEVELOPMENT</u> The suggestion that an hotel should be established in the area is as repugnant and objectionable as the suggestion that a university, with accommodation for students, should be established there. There are several hotels and hotel-like facilities in existence in George. The hotel would also be an edifice of more than a single storey and the same objections with regard thereto as are set forth above with regard to student accommodation, apply to it. Furthermore, the prospect that-</p> <p>The inclusion of a hotel and business facilities would act as a major attraction use which wilt not only attract the wider community, but which will also ensure that the site is utilised at all times of the year.</p> <p>is most objectionable. The establishment of business facilities</p>				<p>The hotel and waterfront business development formed part of a previous Environmental Authorisation process and were included into this study only to illustrate how they would be integrated into the whole development.</p>

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	<p>and the attraction of people to the area is most undesirable and will have the effect of entirely destroying whatever is left of the present ambience thereof. It will also have a deleterious effect on the trading of the existing businesses in George' similarly, the suggestion that:-</p> <p>A commercial sector will link the hotel area and the waterfront area to created a hub for students and citizens alike.</p> <p>is objectionable. The very last thing which the area requires is a commercial sector which links an hotel area and the waterfront area to a hub for students and citizens alike. Similar considerations apply to the "Proposed Waterfront Commercial Area" and to the suggestion that:-</p> <p>The strategic placement of these commercial uses a/so ensures that users fitter through the overall site, thus further activating the rest of the site.</p> <p>Activating or further activating the development area is most objectionable and it would appear that, in large measure, the motivation for the proposed development is the idea, in the mind of the municipality, that it is desirable to create some sort of commercial and business zone at the dam' This is most certainly not desirable and these sorts of activities should be kept as far as possible from the dam.</p>				
	<p>8. <u>ELECTRICITY</u> The supply of reliable electricity throughout the country is already very problematic. The proposed development is</p>				<p>Please see Section 3.6.2 of the Comments and Responses report. It should be noted that Green</p>


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	estimated to require an enormous amount of electricity. How will this be supplied, bearing in mind the constraints to which the supply of electricity in the country are already subject				Building principles have been encouraged for the development and this could include the installation of solar or other alternative energy on-site generation.
	10. <u>SPORTS FACILITIES</u> There are various sports facilities in George itself and at the existing university' Those of the municipality are somewhat neglected and all are underutilised' There is no need for such facilities at the dam.				The proposed sport facilities form part of the overall site development intent and management thereof may be tied to users of the site, by agreement.
	11. In general, we align ourselves with the objections and concerns raised by stakeholders as referred to in annexure "E4" to the draft EIA'				This is noted.
	Thank your prompt response to my letter of yesterday. In your response you say, "It is the intention of the project to continue to allow public access to hiking and biking in the area." Please elaborate on this and make clear(1) by what routes people will have access to the dam from the area in the vicinity of the junction of Bokmakierie and Stander Streets to the dam wall and (2) whether there will be access for vehicles as well as for hikers and cyclists. This is crucial to my clients.	2022/03/01			<p>The municipality does not intend blocking access to the dam wall and all the routes on the other side of the dam.</p> <p>The waterfront business erf is against the dam wall, and there is no specific road indicated on the layout over the business erf leading to the dam wall, but access to the dam wall will be over the business site.</p> <p>The existing and additional hiking routes will be accommodated on</p>

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					<p>the 67 hectares open space on this side of the dam wall that is incorporated in the layout planning.</p> <p>The image below indicates the various proposed access routes that will still lead to the dam wall:</p> 
	<p>I find this in the report:</p> <p>As per Section 3.1.1 of the Pre-Application Comments and Responses Report, the proposal aims to improve access for cyclists, trail runners, walkers and canoeists, fishermen, amongst others to the existing recreational areas around the dam. This area has historically been used by the public as a recreational area and the proposal aims to enhance this aspect. As such, an Open Space of approximately 67ha is proposed around the development area to be utilised for these uses.</p> <p>What does this mean? The main area in which these activities take</p>	2022/03/02			<p>I requested clarity from the professional town planner who provided the following response with regards to continued access to the dam and the areas beyond the dam wall:</p> <p><i>“There are new roads that are proposed in the layout plan of the development (see layout plan attached). Those are all public roads that will be accessible by the</i></p>


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	<p>place(the “existing recreational areas around the dam”) are beyond the dam wall on the north and north-eastern side of the dam, presumably on Forestry ground. The area is vast and stretches from the existing university to the foot of the mountains and almost to the road from George to the Outeniqua pass. The 67 hectares “around the development area” is miniscule and almost irrelevant.</p> <p>Precisely what does the Municipality have in mind? In short, will people still be able to ride their bicycles, walk or run from Stander street to the dam wall and to cross it to enjoy “these activities” on the ground of the Department of Forestry?</p>				<p><i>general public.</i></p> <p><i>There are also plenty of open spaces incorporated in the layout where hiking and mountain biking routes will continue to exist. Access to the dam wall and all the other trails on the other side of the dam wall will continue to be open to the public and will be made easier and safer by the proposed development.</i></p> <p><i>Large picnic areas are planned next to the water’s edge in the northern part of the layout, so the current fishing and recreational activities that take place next to the dam will continue once the proposed development is constructed.</i></p> <p><i>The idea of the proposed waterfront business site (erf 107 in the layout (red erf), is to provide some small convenient shopping, some restaurants / coffee shops and parking facilities where sports enthusiast can gather before and after their sporting excursions in the nature areas.”</i></p> <p>I hope this provides the clarity you</p>

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					required.
	Thank you. Could you go one step further and ask the project manager, with a thick pen, to mark, on the diagram, the routes along which access to the dam wall and beyond will be available from Stander Street? I cannot see this from the diagram.	2022/03/03			<p>The municipality does not intend blocking access to the dam wall and all the routes on the other side of the dam.</p> <p>The waterfront business erf is against the dam wall, and there is no specific road indicated on the layout over the business erf leading to the dam wall, but access to the dam wall will be over the business site.</p> <p>The existing and additional hiking routes will be accommodated on the 67 hectares open space on this side of the dam wall that is incorporated in the layout planning.</p> <p>The image below indicates the various proposed access routes that will still lead to the dam wall:</p> 

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	<p>If you look closely at the diagram you will see a trail running all along the waterline on the southern shore of the dam from Stander street all the way to the parking lot at the dam. In places it is presently less than 2 meters from the water and when the dam was full some parts of it were under water. It is a popular and lovely walk or run and there is no prospect that any buildings will be erected even NEAR it because it is within the flood line. Nobody will want to cycle or walk or run on a paved road through a development, they will want to run on a proper trail along the water's edge and through the trees. Anyway, no doubt there will be booms, access gates, guards and all that sort of thing to make access on the routes you refer to a hassle. Why can the abovementioned trail not be preserved? Please ask the project manager about this.</p> <p>Then, please indicate on the diagram where the 67ha you refer to are situated.</p>	2022/03/03			<p>A telephonic conversation with Mr Schoeman clarified that the trail referred to would remain, as it falls within the natural area of the proposed development.</p>
	<p>Thank you so much for calling me about this matter.</p> <p>I confirm what you told me namely that there will be no development of any nature within 100 meters of the edge (ie, roughly the waterline as it is now) of the dam on its southern side, that the trail running along the edge of the water from Stander Street to the dam wall will not be obstructed and that walkers and cyclists will continue to be able to use it as they are doing presently.</p>	2022/03/03			<p>The confirmation is noted.</p>
	<p>Please confirm that, post development, there will be no restriction on people crossing the wall and entering the ground of the Department of Forestry on the northern side of the dam.</p>				<p>I confirm further that the roads envisaged to be constructed will be open to the public without restriction, booms or the like.</p>

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	<p>Adding to my request earlier today.</p> <p>In your report page 7 attached Requirement ci and cii you refer to Appendix A:Site locality plan Table 8:Summary table:Site and farm details.</p> <p>I can not find this document in the associated files of the report or in the report itself. Can you please advise where it is located please.</p>	2022/03/01	A Potgieter	Private individual	<p>The summary table is Table 7 not 8, and can be found on page 59 of the Draft EIA Report.</p> <p>Appendix A is included with the appendices, downloadable from our website. However, I have included a copy here for ease of reference.</p>
	<p>Our biggest concern is the negative influence on the existing traffic situation.</p> <p>Saasveld Road (Madiba Drive) is a very,very narrow road with NO room for pedestrians, runners, cyclists, horse riders and BARELY allow for busses and lorries to pass each other on the said road!!! At some places the bushes along the road blocks the whole side walk and at places it simply is a deep ditch that is not accessible to the public. We often have to slow down and sometimes have to stop to make way for pedestrians as they have to walk on the tarred road surface. The tree branches are also hanging over the road and heavy vehicles often cross the centre line as the branches damage the cabins of the vehicles. Some of these vehicles travel in excess of 100km/h – the fastest we saw was 118km/h through the T-junction at Meyer and Saasveld Road.</p> <p>WE DEMAND that a precondition to the start of the development MUST BE THE UPGRADE OF ALL THE ACCESS AREAS AND ROADS PRIOR TO THE START OF ANY DEVELOPMENT ON THE SAID PROPERTY!!! THERE IS NO ROOM FOR LOTS OF HEAVY CONSTRUCTION VEHICLES ON THE ROAD. Saasveld road first needs to be upgraded to facilitate heavy construction vehicles to guarantee the safety of pedestrians and cyclists – about a year ago a young motorcyclist lost his life at our gate when he</p>	2022/03/01	HM Pienaar	Private individual	<p>Please see Section 3.4.3 of the Comments and Responses report.</p>

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	<p>was run over by a bus. He came from MNU and wanted to turn right from Saasveld Road into Meyer Street (which will become a very busy intersection). The bus came from behind and had no room to pass on his left due to a barrier and the bus could not brake in time – IT WAS A HORRIBLE SIGHT TO SEE THE DEAD YOUNG MAN LAYING IN THE CROSSING.</p> <p>This letter of complaint against the development serves as a warning to the Municipality of George and should this precondition not be met and any person gets injured or dies, this warning will be brought forward in any law suit that might follow.</p>				
	<p>Why won't there be a public meeting?</p> <p>Can I ask for what reason the George Dam was chosen as the location for this project?</p>	2022/03/01	C Hall	Private individual	<p>Due to the extensive public participation conducted during this process and the detailed responses already supplied for the concerns raised, it was decided that a public meeting would not be required as no new concerns are being brought to our attention which need addressing.</p> <p>The site selection is discussed in the Needs & Desirability section of the Draft EIA report, as well as in the Comments and Responses report included in Appendix E.</p>
	<p>Thank you I did receive it when it was sent. Thank you very much.</p> <p>Just to clarify matters.</p> <p>I believe that Aurecon was tasked before your business to work on this</p>	2022/03/01	A Potgieter	Private individual	<p>Please find the response from Zutari (previously Aurecon) below:</p> <p>"The planning of the layout plan went through an iterative process</p>

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	<p>project. (Please correct me If I am wrong)And I presume that they supplied a site layout plan as is attached to this email as image 008. But in the Aurecon motivation report they supply the other layout attached showing the proposed buildings which vary substantially from the other plan. So what I am trying to verify is the following.</p> <p>Did Aurecon supply those 2 proposed layouts when they were appointed? 1.Where will I be able to get a similar layout plan of those proposed layout plans on top of a Google Earth back similar to the one you supplied?</p> <p>2. Is the other layout plan that you supplied your proposed layout of the site?Did you propose or developed any other site plans?If so can we see them as well.</p> <p>3. Is the site plan you supplied the final preferred proposed site layout plan which the City Council now prefer on which your Draft Enviromental assessment plan to be commeted on 11 March 2022 is based on or is it based on all 3 proposed layouts I can identify or maybe more than that?</p> <p>Has a final decission been made on what the final preffered site layout now is by your client and all interested and effected parties or is that process still in consideration?The reason for requiering clarification is that in the Associated Files relating to the Draft EIA listed on your website which needs to be commented on 11 March all 3 site layouts I am referring to appears so on what site layout is the report based?</p> <p>There is currently total uncertainty that exist regarding the proposed site layouts on the terrain that urgently needs to be clarified to the direct adjacent community's and other I&E parties (please)to enable them to comment in a informed manner to the Draft EIA and the proposed site layouts it relates to. The logistical site layout is a critical</p>				<p>before it was finalised and submitted as part of the rezoning and subdivision application.</p> <p>The drawings that were included in the email sent by Andre Potgieter are not the final layout drawing and were concepts that were developed as part of the planning process before the final layout plan was prepared that was submitted with the rezoning and subdivision application.</p> <p>The process that was followed is briefly described below, and will hopefully provide more clarity regarding the layout plan:</p> <ul style="list-style-type: none"> - Aurecon (now Zutari) was appointed by the George municipality to design the precinct for the proposed university and to prepare a rezoning and subdivision application. - The Zutari team included professional town planners, urban designers, and civil engineers and the team worked closely with the Municipal officials in the planning department as well as the civil and


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	<p>factor to be considered with the Proposed EIA report to be commented on because it will directly have a substantial impact on the environment on which the proposed planned land development needs to be established.</p> <p>Please kindly assist with the above.</p>				<p>technical departments. The Zutari team also collaborated closely with the environmental consultants appointed by the municipality to apply for the environmental authorisation (Sharples Environmental Services), as well as other professional service providers such as traffic engineers, electrical engineers, geotechnical engineers, socio economic specialists etc. when the layout plan was designed.</p> <ul style="list-style-type: none"> - Some concept development workshops were held where a number of stakeholders took part in developing three development concepts. - The three development concepts were then workshopped to work through the pros and cons of each concept and to select a preferred concept. - The “pretty” site plan with the buildings displayed below is the campus proposal that was prepared by the urban designer and is the preferred concept that was developed through inputs from the various specialists and the outcomes of the concept development workshops. This

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					<p>drawing:</p>  <ul style="list-style-type: none"> - The preferred development concept described above (Urban Design Site Plan – Campus Proposal) was then used as the basis for the preparation of the subdivision layout drawing that is required as part of the town planning application and was submitted with the rezoning and subdivision application. - Through the process, the layout was amended and refined as more information became available (civil engineering, traffic impact study, visual impact study, environmental studies, etc.). - All areas that were deemed not to be suitable for development (steep slopes, floodlines, environmental sensitive areas, etc.) were excluded

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					<p>from the areas planned for development and extensive buffers were added to further protect environmental sensitive areas, before a final layout plan was developed that was submitted with the rezoning and subdivision application.</p> <p>- The final layout drawing that was submitted with the rezoning and subdivision application is attached. This drawing (Drawing number:</p> <div data-bbox="1688 844 2119 906" data-label="Table"> <table> <tr> <th colspan="6">DRAWING NUMBER</th></tr> <tr> <td>PROJECT No.</td><td>WES</td><td>TYPE</td><td>DISC</td><td>NUMBER</td><td>REV</td></tr> <tr> <td>504255</td><td>0000</td><td>DRG</td><td>CC</td><td>0001</td><td>0</td></tr> </table> </div> <p>- The subdivision layout drawing displayed above is essentially the same as the “pretty” site plan with the buildings that was prepared by the urban designer, but this is a town planning layout that shows the erven that are planned with the respective zonings that will create erven with the appropriate zonings that will enable a campus to be developed as per the development concept prepared by the urban designer. A subdivision layout such as this is a requirement for the town planning process, as it needs</p>	DRAWING NUMBER						PROJECT No.	WES	TYPE	DISC	NUMBER	REV	504255	0000	DRG	CC	0001	0
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					<p>to show the technical details of the proposed erven and applicable zonings etc.</p> <ul style="list-style-type: none"> - Only after the layout plan is approved, then Architects will need to design buildings according to the development restrictions imposed by the town planning process such as height, coverage, FAR, density, building lines etc. Building plans will need to be submitted for approval for each building that is planned in the development before construction can start. - The final placement of buildings on the individual erven or the final design of buildings are therefore not yet available as this is something that comes only much later in the process. - The urban design concept was merely a way to illustrate what the final product could potentially look like (illustrative purposes) and provides some indication of the scale and height of the proposed buildings in the development. <p>I hope I have managed to provide more clarity regarding the design of the layout."</p>

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	<p>Regarding the George Dam Development, I wish to strongly oppose the proposed development being proposed around the George Dam area.</p> <p>My primary concern is the irreversible and devastating impact it will ,without a doubt, have on the remaining leopards. This is in their disappearing habitat..the loss of which will be a direct cause of their total demise.</p> <p>I plead for you to please save them from this awful scenario. You are in an incredible position, please consider the fate of our disappearing wildlife, and help save them, for our future generations. Human development is rife and their number one reason for extinction down the line.</p> <p>Not only the leopards, but nature itself, including many other species in the area that will also loose their habitat.</p>	2022/03/02	T Taylor	Private individual	Please see Section 3.5.4 of the Comments and Responses report.
	I also oppose the disregard and lack of concern as to keeping some open spaces on the outskirts of the city and its communities.				Please see Section 3.5.1 of the Comments and Responses report.
	Also I oppose the lack of safeguarding a water resource..as development will jeopardize this in many ways.				Please see Section 3.5.2 of the Comments and Responses report.
	<p>I oppose the unjustified expansion of the city borders into sensitive habitats, without transparent and unbiased research.</p> <p>Again, I implore you to consider the irreversible damage that this proposed development would cause. Humans have plenty habitat, our rapidly disappearing wildlife do not and they cant defend themselves, us humans have that duty.</p>				Please see Section 3.3.1 of the Comments and Responses report.
	I would like to express and place on record my vehement objection to the proposed development around the George Dam, which will destroy approximately 119 ha of undeveloped natural habitant.	2022/03/02	A-M Fuller	Private individual	Please see Sections 3.5.1 and 3.5.2 of the Comments and Responses report.

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	<p>It is vitally important to maintain the integrity of open spaces near cities.</p> <p>Having such a big development near an important water resource, in our water-scarce area, must be reconsidered; especially should the need arise to expand this water resource to fulfill the current communities' needs.</p>				
	<p>Have you carefully considered the impact it will have on our wildlife that this sensitive habitat support, especially in the light of there being less habitat sensitive areas available for such an urban development.</p> <p>We need to keep our natural habitat spaces free from human inhabitants, and especially steer clear from big developments such as this, which has not benefit.</p> <p>As you should be well aware, since you've conducted an environmental impact study, that this area is extremely sensitive and important for the survival of the Leopard population, of which there are a perilously few left, in the Western Cape.</p>				The impacts on fauna in the area are included in Section 8.4 of the EIA Report.
	<p>I read the Appendix 3 and all the other documents before I sent this mail. In my opinion, my concerns have not been addressed and still remain.</p> <p>You have made assumptions I do not agree with and have trivialized and understated the potential impact this proposed project on our suburb, Loerie Park i.e. reduction of property, sense of place, safety and security, traffic impact, etc.</p> <p>You may therefore assume that I do not support this project going ahead in its current form.</p>	2022/03/02	G Hall	Private individual	<p>Your opinion is noted.</p> <p>The Comments and Responses Report has been revised, with the responses to the main concerns elaborated on further.</p>
	Hi Betsy with regard to water security and sustainability – I have	2022/03/02	P Lourens	Private individual	The existing network capacity as

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	<p>studied IXEngineers Audit report WSDP performance and Water Services Report for George city and was wondering whether a hydrological water study or future demand estimation has been done by any professional Hydrological Engineer?</p> <p>If this is considered as irrelevant it would be short sighted because at present George is already battling to keep up with water demands\supply.</p> <p>Sharples's assertion that engineers have made adequate provision for George's current use – is therefore already outdated. And the future water supply comment quite vague.</p> <p>See my old comment below:</p> <p>7. Water Security issue: George's drinking water resources are not infinite. NMU scientists are making dire predictions that at the current growth rate (1,2%) - our city will be running out of water in the near future. Why add to the future water provision problems by pollution it? And why add to the problem with building more massive estates when we do not have vast water resources or even the possibility of augmenting it.</p> <p>Question: Do you have or are you aware of a hydrology engineering report or a study done to determine the future water supply based on the exponential growth and factoring in climate change</p>				<p>well as proposed upgrades in the vicinity of the site have been confirmed by the Municipality through the recent report done by GLS Consulting through their appointment by George Municipality, to draw up the Water and Sewer Master Plan for the Municipal area and to determine the effect of any form of development in the Municipal Area on the Water and Sewer Master Plan.</p> <p>The proposed development SDP (Site Development Plan) was submitted to GLS in order to determine whether the existing water network system has sufficient capacity.</p> <p>According to GLS report, dated 14 June 2019, the existing WTP's and network has insufficient capacity to accommodate the proposed development and would require additional capacity prior to development.</p>
	Herewith please find Landmark Foundation's opposition to your ill-conceived development and green-washing IA report.	2022/03/02	B Smuts	Private individual	As per the request, the earlier version has not been included
	Please disregard the earlier version as I inadvertently attached the wrong file. Herewith the correct one.	2022/03/02			

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	Please removed the earlier version,				
	Forestry's comments submitted in May 2021 will remain the same	2022/03/13	M Koen	Department Of Environment, Forestry & Fisheries: Forestry Western Cape	This is noted.
	I am absolutely not in favor of having any sort of developments at our dam. Leave it the way it is. We love our nature here.	2022/03/03	N Van Wyk	Private individual	Please see Section 3.5.1 of the Comments and Responses report.
	<p>Objection against building plan at the gardenrout dam</p> <p>the planned buildings will affect the environment very negatively - lost of this precious recreation area, more noise, more traffic, air pollution and great danger for the dam, the main source of drinking water for the whole town of George.</p> <p>So, absolutely no to any building plans.</p>	2022/03/03	C Imig	Private individual	Please see Section 3 of the Comments and Responses report.
	<p>My husband and I would hereby like to object to the proposed development at the Garden Route Dam.</p> <p>We have been living in this area for almost 2 years and make use of the Garden Route Dam area for walking, canoeing and fishing.</p> <p>We cannot bear to see this beautiful, unspoiled area be developed in this manner.</p> <p>The noise, pollution, traffic that existing roads will not be able to handle and the safety of our children and pets are all of paramount concern.</p>	2022/03/03	J Hutton G Hutton	Private individual	Please see Sections 3.2.1, 3.5.1, 3.4.1, 3.5.2 and 3.4.2 of the Comments and Responses report.
	This dam is the ONLY source of drinking water for George and surrounds and it does not make any sense to put a development of this nature				Please see Sections 3.5.2 and 3.3.1 of the Comments and Responses

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	<p>right next to it. I am sure that other ground is available elsewhere in a far less ecologically sensitive area for a development of this nature to take place.</p> <p>This area is one of the last untouched wilderness areas close to town. We have seen enormous mountain tortoises walking across the road! There are so many other species of animals that would be forced out of this area.</p> <p>The face of the town of George will be changed and scarred forever if this development goes ahead.</p> <p>Please accept our objection.</p>				report.
	<p>I am against any form of development around our precious dam because once development start over there it is going to escalate to something that will eventually destroy the beauty of our environment and it is going to have an effect on our ONLY SOURCE OF WATER supply to our town.</p> <p>Remember : Prevention is better than cure!</p>	2022/03/03	R von Bratt	Private individual	Please see Section 3.5.2 of the Comments and Responses report.
	<p>I wish to register unequivocal opposition to the proposed development being proposed around the George Dam precinct.</p> <p>While our opposition is in terms of:</p> <p>1. The importance of and disregard is given to retaining important open spaces near cities and their community value and importance;</p>	2022/03/03	Y Piek B du Plessis G Baretta M Aucamp P Caley	Private individual	Please see Section 3.5.1 of the Comments and Responses report.
	<p>2. Safeguard of and the security of water resources;</p>				Please see Section 3.5.2 of the Comments and Responses report.
	<p>3. The impact on the future capacity of George dam expansion;</p>				The level of the dam has already been raised and the maximum flood level has been taken into consideration in the design of the

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					layout. The Garden Route Dam cannot be raised further.
	4. Unjustified expansion of the city borders into sensitive habitats when much less sensitive habitats are available;				Please see Section 3.3.1 of the Comments and Responses report.
	5. The loss of key habitat for multiple species;				Please see Section 3.5.1 of the Comments and Responses report.
	6. Disastrous impact it will have on the remaining habitat of leopards.				Please see Section 3.5.4 of the Comments and Responses report.
	<p>Our opposition to the development also strongly extends to the sloppiness of the impact assessment and the disregard given to a key species that Landmark has focused on for the last two decades in the area, and whose specific habitats around the dam will be severely affected by the proposed development and influx of human presence. Specifically, the impact report wilfully misrepresents, alternately ignorantly misrepresents, the specific facts about leopard occupation and persistence on the proposed development site. It is with dismay that I read the contents of this misrepresentations on pages 99 and 100. We believe this is done deliberately to mislead the decision-makers and public in greenwashing support for the development and developers by whom the environmental practitioners are being paid.</p> <p>Landmark Foundation has run a leopard research programme in the Garden Route and the George dam area has proven to be a key habitat for the species. The area of the development has been demonstrated to be the refuge of leopards and specifically we have studied a female leopard that utilised the development precinct for its home range. We studied this leopard for five years and obtained data on her movement and even studied her offspring being reared in the area. Our studies have proven that less than 30 adult leopards inhabit the Garden Route area between George and the Bloukrans bridge. Development in these key habitats will undoubtedly adversely affect this species that is perilously hanging on to survival in the Western Cape. These edges</p>				Please see Section 3.5.4 of the Comments and Responses report.

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	around cities offer cover and suitable prey, making these habitats key to leopard survival. This area also acts as natural landscape corridor for wildlife to move along the southern parts of the dam which will be impeded and post probably destroyed as available habitat by the proposed development and regular and dense human presence.				
	<p>GPS collared female studied in the George Dam area with offspring photographed in the Saasveldt area. (Image attached)</p> <p>Merely 500 adult leopards remain in the Western Cape as is proven in peer reviewed research and due to habitat fragmentation, the remaining populations have shown genetic bottlenecking. These facts are freely available in peer reviewed work that the consultants ought to have attended to. It is simply unacceptable that developments of this nature are being contemplated in the small refuges that remain for this species, while less sensitive areas for development abound.</p> <p>Yellow dots represent the GPS points recorded of her movements around the George Dame area that will be severely impacted by the developed an influx. (image attached)</p> <p>On the basis of the impact of the development would have on leopards alone, this development should be rejected from the outset.</p> <p>The fact that the EIA did not pick up this impact, or more likely wilfully misrepresented them, points to the deficiency of the work and the conflicted nature of the environmental practitioners' relationship with the developers by whom they are paid. This report is thus nothing more than a greenwashing effort for the developer and should be rejected.</p>				<p>As noted in the specialists response the development will not affect the leopards and your own data indicates that there are no yellow dots where the development is proposed to take place. That is why the EIA did not pick up the impact because it is simply not there!</p> <p>Thus there is no Greenwashing involved.</p> <p>As EAPs we have to separate fact from fiction and not be swayed by popular opinion. The EAPs are registered with EAPASA, which is a Registration Authority which registers Environmental Assessment Practitioners (EAPs) based on the set of core competencies under the Section 24H Registration Authority Regulations of the National Environmental Management Act (NEMA), Act 107 of 1998, as amended. EAPs are held to a strict</p>

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					Code of Conduct and the implication that our organisation is not in line with this is unfounded and derogatory.
	I agree with the objections to this new development why do we have to develop every possible piece of open land. We are destroying the environment for future generations and also for our animals. This area is part of the conservation of our predators in the Western Cape and should rather be preserved than developed.	2022/03/03	R Aucamp	Private individual	Please see Section 3.5.4 of the Comments and Responses report.
	<p>PROPOSED TERTIARY EDUCATION AND MIXED-USE PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATE(I) INFRASTRUCTURE ON A PORTION OT THE REMAINDER OF ERF 464, GEORGE</p> <p>The Garden Route Dam Action Group is concerned about the proposed development at the Garden Route Dam and some questions have surfaced. Can you please assist in answering these questions?</p> <p>1. The Environmental Authorisation for development on a portion of the remainder of ERF 464 George, with reference to Plan No Glcl223I6 of January 2013, is still valid, with the validity period extended to 2024. GARDAG is not in possession of this plan and has requested a copy from Sharples Environmental Services.</p>	2022/03/04	J Barnard	Garden Route Dam Action Group	<i>Letter was sent to DEA&DP for response</i>
	<p>2. The following clauses are found in the EA:</p> <p>a. Departmentally Approved Development</p> <p>This entails the following:</p> <ul style="list-style-type: none"> • The establishment of a hotel; • The establishment of a tourist business site; • The remainder of the site will be public open space area that would mainly be used for recreation purposes; • The formalization of the existing access road (dirt road) from Stander street • The installation of associated service infrastructure; and 				

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	<ul style="list-style-type: none"> The rehabilitation and conservation of the remainder of the site. 				
	<p>b. Departmental Refusal: The Department hereby refuses all proposed residential development. Including residential erven. the group housing units, the town housing unit and the social housing component, as indicated in the layout plan dated January 2013 (Plan No. GICI223I6).</p>				
	<p>3. Can the Department please confirm to GARDAG that the new (current) application does not:</p> <p>a. Apply to land that was approved for public open space/recreation and conservation purposes in a still valid EA.</p> <p>b. Constitute re-application for a development component that was refused in a still valid EA.</p> <p>c. In the case that the current proposal does apply to the affected land, is it acceptable to apply for a revised development on land designated for conservation and recreation purposes in a valid EA?</p>				
	<p>4. It is noted that the EAP for the earlier application and the current scoping & EIA application is from the same company, with the same applicant. Can you please confirm that there are no issues related to the independence of the EAP?</p>				
	<p>As a registered affected and concerned party, I would like to strongly object to this development.</p> <p>I am a cyclist and hiker who strongly object to the destruction of a last piece of fauna and flora surrounding George which can be enjoyed unhindered by George residents.</p> <p>I am a person involved within residential homeowner's association circles and therefore privileged to information with regards to the state of affairs and challenges facing the sewerage infrastructure in George. The bottom line is that George sewerage infrastructure cannot cope</p>	2022/03/04	J Wolmarans	Private individual	Please see Sections 3.2.1 and 3.5.2 of the Comments and Responses report.

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	<p>with the rapid expansion. I am involved in frequent water sampling of two rivers in George in close proximity to the George dam. I am therefore well aware of the horrific E.coli levels in these rivers at any given time. Sewerage pollution is a big problem.</p> <p>It is downright reckless and irresponsible to develop the proposed development bordering the main source of water supply to the greater George area. This development, irrespective of any undertakings by the Developer or assumptions by the EIA specialist, will lead to higher pollution levels in a dam that is fairly pristine at the moment. You may be aware that for the first time Typhoid again raised its ugly head in the George area which is directly related to water pollution.</p>				
	Another thing. Do we really need another university in George? The answer is NO. This is just a clever marketing campaign to justify this development.				Please see Section 3.3.1 of the Comments and Responses report.
	<p>The bottom line is this. The only entity that will benefit from this development is the Developer/s who stands to make a fortune from this. To the detriment of the entire George society. This development will lead to pollution of the George dam no matter what. In a country that already struggles to maintain steady unpolluted water supply to its citizens, how can anybody approve of this development, except the Developer of course which is driven by money and money only.</p> <p>No, please stop this development!!</p>				Please see Section 3.5.2 of the Comments and Responses report.
	When I first arrived in George, a number of years ago, my friends encouraged me to visit the Garden Route Dam. I was astonished by the pristine, beautiful environment so near to a large town. It is difficult to think of any other town of this size with such an amenity in close proximity. As the town continues to grow, the importance of this environment will become increasingly valued. Nobody who appreciates the beauty of nature could consider destroying this wonderful area.	2022/03/04	RK Berry	Private individual	Your experience is noted
	A number of comments have already been made about the shift to on-				Please see Section 3.3.1 of the

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	line learning and a reduction in the need for a physical campus. Whatever the future may hold, the NMU campus has more than sufficient land for expansion. It occupies a magnificent site within easy commuting distance of George. Nothing further is required.				<p>Comments and Responses report.</p> <p>The accommodation of a development of this nature, within the scope provided via technical and environmental parameters, is supported within the urban edge, along access corridors.</p> <p>The functioning and nature of the CBD allows for an active mixed use, with emphasis on commercial and retail orientated use.</p>
	<p>Any of the additional proposed developments for site are either already adequately catered for within the town or should utilise land that is within the urban boundary. This would also assist in preventing the CBD from being 'hollowed out' and falling into disrepair. There are many environmental risks attached to the development of this land but even if all of these were mitigated, the greatest folly would be the destruction of a priceless public amenity. Once gone, it can never be replaced.</p> <p>There is clearly something the matter with the planning logic within the George municipality where consideration could be given to this environmental vandalism but the building of a Mediclinic on the eyesore of a disused sawmill is somehow unacceptable. The development must not go ahead.</p>				
	I am a homeowner in George. I have used the area round the Garden Route dam for many years. I am fervently against the development round the dam - this is a terrible idea. The risk of a serious contamination of our precious water source is too high. This is an imperfect world with imperfect managers. The need for land for infrastructure development does NOT trump the security of our water source.	2022/03/04	N Lambrechts	Private individual	Please see Section 3.5.2 of the Comments and Responses report.
	<p>If the inconsidered and selfish attitude of certain people doesnt get blocked soon we are in for serious consequences. Our majestic animal kingdom in our country cant fight for them selves.</p> <p>Not to mention the dams, rivers and waterways around us. Polluted!!!</p> <p>Those of us who are concerned have to try and stand together. It is a very difficult feat as we are in the minority.</p>	2022/03/04	A Tony	Private individual	Your opinion is noted

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	Please take our plight into consideration!!!				
	<p>Having lived and worked amongst many different social income groups in the region for 27 years, I have spoken to and had many voice their concern vis a vis these proposals. We share our horror and are devastated by the proposed development put forth for the above mentioned area.</p> <p>There are few wild areas for people to feel safe in and able to enhance their health and fitness in. People from all the suburbs and townships are able to reach the dam for a range of peaceful forms of outdoor activities.</p> <p>As I could not have put it any better please find attached Gardac's well-constructed and eloquent document that I support and concur with 100%.</p> <p>Yours sincerely in the quest for a world that makes sense other than greed and more degradation of our beautiful natural resources.</p>	2022/03/04	M Schubert	Private individual	Your support of GARDAG's comments are noted.
	<p>Comment on the proposed TERTIARY EDUCATION AND MIXED-USE PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE</p> <p>Please accept the comments from the Garden Route Dam Action Group (GARDAG) on the draft Environmental Impact Report. Gardag is concerned with water quality in the dam and was instrumental in creating a safe recreation space around the dam for the citizens of George. It is with great dismay that the social impact assessment ignores this fact and argues for the creation of safe recreation space as a positive impact of the proposed development. The specialist is clearly not in contact with or knowledgeable about the social environment of George. The Hillbillies Mountain bike club and GTR has, with support</p>	2022/03/04	Garden Route Dam Action Group	Garden Route Dam Action Group	Please see Section 3.2.1 of the Comments and Responses report.

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	from the Municipality, created numerous mountain bike and trail running paths. These are currently the only safe paths for children to practice and play. All other routes have been plagued with armed robberies, costing children their bicycles. Creation of a business and residential development will not only occupy the land utilized for recreation; it will also cut off access to trails across the dam wall and attract vagrants, compromising the safety of the area. The trails in the area are invaluable to the Western Cape Province's plan to create a trail from Cape Town to Plettenberg Bay. The development of the airfield above Denneoord already compromised these trails.				
	<p>In addition to the issue of the trails, GARDAG has the following comments on the EIR:</p> <p>1. Gardag is seriously concerned about the proposed tertiary institution, with a business school added. This may be a good idea, but no information is provided on any private or government initiative to start a new university. Without such backing of the project, the plan will be stillborn, while a development footprint has been approved on the site. This could lead to changes in the plans / use of the proposed buildings without the requirement for an EIA, to worse impact than anticipated.</p> <p>Covid has caused universities to rely more on on-line tuition, which reduces the need for physical campuses. While this will require rethinking of the requirements for a new tertiary institution (which is not reflected in the EIA), it expands the potential impact of a new facility on existing institutions. Tertiary institutions are run as businesses and are sensitive to such competition. The social impact assessment addresses this issue superficially with only NMU being recognized as an affected party in this issue. No economic study was</p>				Please see Section 3.3.1 of the Comments and Responses report.

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	done to inform the issue. Neither is an economic study presented to illustrate the need and desirability of the project. Student accommodation across SA is financed by the National Student Financial Aid Scheme (NSFAS). Payment issues are rife and is a financial risk to any proposed tertiary institution. Should the owner of the environmental authorisation be the developer, taxpayer money is at risk. Even the cost of this EIA is putting taxpayer money at risk, which is not desirable. There are many services not being performed properly in town due to the lack of funds.				
	2. Need and Desirability does not address the desirability of local ratepayers paying for the applicant to undertake this costly impact assessment. The NEMA principle of “the polluter pays” is not adequately addressed. The custodian of the only potable water supply of George (a strategic resource), is now proposing to pollute this source, to detriment of the entire city. Any system that is dependable on maintenance and management is due to fail at some stage. Even one failure can have significant implications. This was clearly illustrated by the Touw River fiasco that was created by one pollution event, leading to the loss of income for numerous role-players in the tourism sector. The system causing the disaster was designed and is managed by the applicant, indicating a track record. I would suggest that an investigation of the sewer manhole of Mr Meat, situated on the bank of the Kat River (which feeds the Garden Route Dam) be undertaken to further illustrate this point. It is nutrients from these pollution sources in the Kat River that feeds the Kariba weed infestation in the dam, a fact that is swept under the carpet by the Municipality. There is no example of a waterfront development in the world that has drinking quality water in its vicinity.				Please see Section 3.5.2 of the Comments and Responses report.
	The petition on the application indicated that the ratepayers of George do not desire for this project to go ahead, or be associated as being a polluter of the strategic resource. The resurrection of GARDAG as a civil				The Applicants of any EIA process are almost always the entity which is undertaking the proposal. The

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	watchdog over the water quality in the George Municipal area is a further indication of the (non)desirability of the project and its potential impact on dam water quality. Unfortunately the EIA process does not allow for considering the desirability/appropriateness of the applicant to undertake a proposal and the constitution forces the DEA&DP to approve a municipal project. GARDAG does not want to be associated with such a proposal and is considering initiating a tax revolt to disassociate from the polluter.				EAP's conducting the process are doing so as independent consultants, held to a Code of Conduct by EAPASA. There is no constitution forcing DEA&DP to approve municipal projects, as such, their decision rests on the completeness of the information provided to them.
	3. The social impact assessment, traffic assessment and water demand studies of the EIA and applicant fail dismally. The mayor of George has declared in his latest newsletter that George has grown beyond the average annual growth rate for the Garden Route area, placing infrastructure and allocation of funds under pressure. Should a new university successfully establish, the impact on the adjacent neighbourhood is not adequately explored. Summerstrand in Queberha is a good case study where many residences are changed into student accommodation. This alters the entire social dynamic and services use in a neighbourhood. A three bedroom house can be altered to accommodate up to six students, each with a car, increasing the occupancy and utilization of services. Students find private hostels costly and university run hostels unruly and not conducive to a study environment. Private accommodation is therefore highly sought after. This issue is not addressed in the social impact study.				GARDAG's opinion of the specialist studies is noted. Section 4.2.4 of the Socio-Economic Impact Assessment discusses the impact a tertiary education facility, like Stellenbosch, can have on the property market, while Section 5.4.7 discusses the anticipated impacts on adjacent land users .
	4. The town planners state that "the development will support densification within the urban boundaries but introducing a variety of land uses on land that is currently vacant". The precept of urban densification is increasing the density of existing developed areas over time, with no-net land take in order to use services more efficiently. The proposed greenfields development does not qualify as a densification proposal. With the applicant being the Municipality, more				The proposed site of development is not regarded as being on the outskirts of the city as it is within the urban edge and earmarked for urban expansion in the Municipal Planning documentation.

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	alternatives for a university development should have been addressed. In the centre of George buildings are run down and standing empty (e.g. old York High hostel). The city centre is becoming a run-down environment in need of renewal. In stead, the centre of commerce is shifting to the outskirts of the City. The Garden Route Mall is already attracting business away from the city centre. Now a new multi-use development is being proposed that will attract more business away from the city centre. It would be much more appropriate to densify and redevelop the city centre with such a concept, near the public transport hub.				
	<p>5. The agricultural compliance statement regarding the property as poor agricultural land, does not address the potential for forestry (which is in the same economic sector). With an annual rainfall of more than 650mm per year, the site is highly suited for forestry. Forestry is identified as a water use activity and could potentially impact on dam water quantity, but setback lines from watercourses can be maintained. Forestry will not impact on dam water quality and the property is not situated in the main catchment area for the dam.</p> <p>George's economy was grown by forestry in the past. The decrease in plantation area for various reasons (redevelopment of Municipal forests, SAFCOL Exit), is already being reflected in the economy through the shedding of job opportunities. The Western Cape Socio-Economic Profile for George (2018, 2020) indicate a reduction of jobs in the Agriculture Forestry and Fishing Sector of 3 % between 2016 and 2019. The year 2020 – the target date for final decommissioning of state-run plantation forestry - is not yet reflected in the statistics but will reflect a further decrease in employment. Many forestry-related industries had to close their doors (such as the sawmill at which's site the Outeniqua Farmers Market currently is held), and current sawmills are finding difficulties in sourcing saw timber. Closing down of forestry in the Southern Cape will shed many more jobs than that will be created</p>				SPLUMA notes that all land uses should be afforded consideration when evaluating land use proposals. The current application does not relate to forestry use. Forestry use may not be considered to be the best use option, given the context of the site.

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	through this proposed project. (VECON & Heyl reports). The Municipal land can, through continuing plantation forestry, keep local contractors and sawmills in business while providing teaching space for NMU's George Campus forestry school. The decommissioning of plantation forestry removed such opportunity, which may in the long run cause closure of this school in George. This social impact has not been identified and addressed by the social scientist, due to lack of local knowledge.				
	<p>Please note that having read through the report above, I strongly oppose the proposed development of the George Dam precinct. The report strongly favours economic development in lieu of long term environmental and conservation impact. Recent damage to the water reservoir as a result of floods is surely proof enough that the infrastructure is unable to handle further pressure.</p> <p>With most students still learning online the need for a campus of this size is questionable. The several story res accommodation abysmal. Not only will this threaten the aesthetic appeal for which the Garden Route has become renowned, but it will also affect the public space, of which the tax payers, and not the municipality, are custodians.</p> <p>As an investigative journalist for over 30 years, several of those at Carte Blanche, I am willing to place the report and all those involved under scrutiny to reasonably justify this development should it be tabled.</p>	2022/03/04	C Rutter	Private individual	<p>Please see Section 3.3.1 of the Comments and Responses report.</p> <p>The portion of land currently proposed for development is owned by the municipality and is zoned as "Undetermined use" and not "Public Open Space".</p>
	<p>I've been made aware of a distinction by several action groups and conservationists.</p> <p>Please see an amendment to my objection below from 'George Dam' to 'Garden Route Dam'.</p>	2022/03/09			This is noted.
	Please note that having read through the report above, I strongly oppose the proposed development of the Garden Route Dam precinct.				Please see Section 3.3.1 of the Comments and Responses report.

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	<p>The report strongly favours economic development in lieu of long term environmental and conservation impact. Recent damage to the water reservoir as a result of floods is surely proof enough that the infrastructure is unable to handle further pressure.</p> <p>With most students still learning online the need for a campus of this size is questionable. The several story res accommodation abysmal. Not only will this threaten the aesthetic appeal for which the Garden Route has become renowned, but it will also affect the public space, of which the tax payers, and not the municipality, are custodians.</p> <p>As an investigative journalist for over 30 years, several of those at Carte Blanche, I am willing to place the report and all those involved under scrutiny to reasonably justify this development should it be tabled.</p>				The portion of land currently proposed for development is owned by the municipality and is zoned as “Undetermined use” and not “Public Open Space”.
	<p>My objection to the proposed establishment of the University and related developments herewith:</p> <p>1 Infrastructure: The Garden Route dam is currently the sole provider of drinkable water to George and surrounding areas. Any form of development in the surrounding area of the dam will impact on the purity of water supply, which at present are under severe pressure to supply the current requirements.</p>	2022/03/05	D Torlage	Private individual	Please see Section 3.5.2 of the Comments and Responses report.
	<p>The impact on the surrounding area of the dam will be severely influenced in respect of animal,- plant and bird life. Fish eagles that occupy the dam area will, as an example, disappear. Fynbos and other indigenous plants will be forever eradicated. The baboon family that occupies a large area along the northern side of the dam will be destituted.</p> <p>The dam area as a recreational facility will finally be lost to posterity</p>				Please see Section 3.2.1 of the Comments and Responses report and Section 8.4 of the EIA Report, which discusses the impacts on Fauna.
	2 Surrounding areas: Properties in the surrounding areas will be				Please see Section 3.4.2 of the

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	affected adversely by an increase of traffic, noise pollution, protest actions which are the norm at universities, and the subsequent decrease of property valuations resulting in less taxes for the local Counsel.				Comments and Responses report.
	<p>3 Financial Implication: This endeavour will place an enormous amount of financial pressure on both the Local Counsel and Central Government. Our fiscal problems need not to be mentioned as they are well known and expenditure elsewhere would more fruitful. The extension of the NMU campus would me much more viable and cost effective.</p> <p>Please note that these objections should not be read as exhaustive as long cited documents are not usually paid attention to.</p>				The municipality has various avenues to fund the development, including supplementary funding from other institutions and public private partnerships.
	I herewith strongly object to any and all proposals for development, in and around the George Dam - this should remain an eco sensitive protected area.	2022/03/05	L Bird	Private individual	Your objection and opinion is noted
	<p>Further to previous correspondence, I would like to place my objection to the proposed development on record.</p> <p>There is a huge public outcry over this proposal. At the time of writing more than 16000 people have signed just one of the petitions in objection to the proposal. The draft EIA is 199 pages and I am sure that most people would not have the time to read through this. I have therefore copied many people in this correspondence summarising pertinent extracts from the report. I would like to encourage any other concerned citizens to please register as "Interested and Affected Parties" and to lodge any objections or concerns you may have to Fax: 086-575 2869, email: betsy@sesc.net or postal address: PO Box 443, Milnerton, 7435 before 11 March 2022.</p>	2022/03/05	D Chandler	Private individual	Interested & Affected Parties are given 30 days to review the available documentation, which is lengthy due to the sensitivity of the project and the inclusion of the findings of the specialist studies.
	1. The most beautiful part of the site i.e. at the dam wall and surrounds will be taken up with bricks and concrete which will				The Business/Waterfront is located adjacent to the dam wall. This was

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	absolutely ruin the area				approved in a previous Environmental Authorisation process.
2.	Public access to these areas will be restricted				Please see Section 3.2.1 of the Comments and Responses report.
3.	The images of “proposed” structures of 4 storeys and more are completely out of context with the area				The images referred to are typical examples of student housing apartment blocks. As explained in the motivation of the proposed university, student housing is a supporting land use to the university. By preserving the maximum amount of natural areas in the layout plan, the development footprint of the proposed university decreased. By permitting 3 to 4 storey apartment buildings, the building footprints can be kept lower but it is still possible to develop the required number of student housing units. The final size of the housing units will be determined by the demand at the time of development.
4.	The previously identified risks in terms of stormwater management, sewerage spills, potable water supply limitations, excessive traffic congestion on the existing narrow suburban roads, noise and visual pollution to the surrounding suburbs of Eden and Loerie Park, etc are reiterated. The EIA serves to address these and other concerns, BUT, this is just a report. The successful implementation, control and management of these issues remain the				Please see Section 3.6.2 of the Comments and Responses report which addresses Services. Should this proposed development be authorised, the conditions included in the environmental

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	biggest concern. The municipal infrastructure is already overloaded, there are frequent breakdowns of plant resulting in raw sewerage spills directly into the dam – FACT. The water purification plant is at capacity with the city recently using more potable water than the purification plant is able to produce daily. This being the current situation, how can one expect support for a development of this magnitude which will simply aggravate the situation? The municipality is currently unable to cope with the existing and inadequate infrastructure so how is it going to cope with this increased demand without substantial upgrades?				authorisation, along with the environmental management programme, are legally binding.
	5. The biggest objection is from the residents living in the immediate vicinity who will be severely adversely affected.				This objection is noted.
	6. There is a huge motivation in the report in support of another university. With all due respect, this is just ludicrous and naive to think, motivate and report that another university will have the economic benefits portrayed in the report in the foreseeable future. This is theoretical and one can write anything in a report but there is surely also a responsibility to be practical and realistic? You cannot have two such tertiary education establishments competing with one another in this region – it is as simple as that. Maybe in 30 years time but not now. The existing established NMU campus just a few kilometres away is substantially under-utilised and rather needs to be developed further to its full potential. There is already the full infrastructure of a well respected university here with growth plans and potential				Please see Sections 3.3.1 and 3.3.2 of the Comments and Responses report.
	7. By at least moving a portion of the proposed development to the west will reduce the impact on the existing suburbs of Eden and Loerie Park to some extent				The proposed realignment would adversely impact on sensitive biodiversity.
	As a concerned resident of George I totally reject and condemn any development of any sort around the Garden Route Dam. More than 155.000 people are dependant on a supply of clean water from this	2022/03/06	M Heunis	Private individual	Please see Section 3.5.2 of the Comments and Responses report.

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	<p>dam. It is of utmost importance that the only source of clean water, for George residents and business, be protected and maintained at all cost.</p> <p>It is above my comprehension that the George Municipality do not make the protection and preservation of the town's only supply of clean water a priority!!</p> <p>With global warming taking place at a much more rapid rate than scientists anticipated, surely it is of the utmost importance to protect our only supply of water.</p> <p>With a yearly influx of people from all over the country moving to George, a sufficient and clean water is very necessary.</p> <p>At present South Africa is in a water crisis, taps are running dry and water is polluted and contaminated, is this not enough reason to conserve our water supply.</p> <p>The George Municipality cannot guarantee that this will not happen at the George Dam.</p> <p>The Southern Cape has until recently experienced severe droughts and this is why the only supply of water for the dam needs to be managed in a very responsible manner for the sake of its growing population and economy.</p>				
	Devaluation of property in this area, depriving the residents of enjoying natural beauty around the dam and a abundant animal life, which will dissappear, are only a few of many other reasons why this development cannot happen.				Please see Section 3.4.2 of the Comments and Responses report.

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	Fatal flaw – the Water Quality Impact report on the Garden Route Dam is still lacking. Comment in attached letter dated 17 July 2021 refers. As an absolute minimum I would expect such a report to take into consideration the proposed storm water management plan, high flow spillages that will occur since these periods are typical when nutrients are dumped into the dam, and be projected from a 100-150 year period. This is still the only long term strategic water source for the Garden Route.	2022/03/06	S Veltman	Private individual	Please see Section 3.5.2 of the Comments and Responses report.
	Safety and security – I read in the executive summary that these trails and nature areas have concerns for the runners, cyclists and pedestrians. The person that wrote this clearly do not live in George and this is the only area where we don't yet have these concerns. Movement and development close to the other areas have caused those areas to become unsafe. This is the only area bordering the town where it still is safe and secure to move freely. The development of this area will surely impact negatively to the nature areas as well as the residential areas.				Please see Section 3.4.4 of the Comments and Responses report.
	Additional comments not given before: Traffic I do see a traffic assessment report was done and included in the current draft. May I point out that no traffic survey data is made available for Access Point 1, which would have even less vehicles than the Saasveld Meyer survey and more cyclists. Furthermore, Arthur Bleksley Rd are often used as a cut-through by vehicles on route to the current gravel road off Access point 1 and therefore it can be assumed any traffic to the proposed development would follow similar patterns. The impact on Arthur Bleksley road has not been assessed. Lets assume the Meyer street numbers is relevant (120-150 vehicles at peak time traffic) and Access 1 carries 40% of the anticipated vehicles during peak time estimates (Phase 1 at 758-1483; Phase 2 at 1480-2763				The traffic count for the intersection of the N9 and Saasveld Road was used as an indication of traffic entering the Loeries Park area. Arthur Bleckley Road was included in the assignment of traffic related to the development (see Figure 8 of the TIA).

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	vehicles), then traffic increase is estimated at 200-400% for Phase 1 and 400-740% of current traffic load. The impact off this on current pedestrian and cyclists have not been assessed. I would consider this very high impact with very little chance of mitigating the effect.				
	Visual impact The visual assessment report considers only the first row of houses as highly impacted by the development of the site. This is untrue, since all 2nd row houses, most 3rd row houses and some 4th row houses, depending on whether it is at the hill slope top, looks down onto the other rows and directly onto the undeveloped property. So much so that we were first to report where fires sprung up in the veld during the Outeniqua fires in 2018. The 1st row houses are lower lying and therefore the line of site assumptions in your report is flawed.				Your opinion on the visual impact of the development is noted.
	Socio-economic cumulative impact At last the impact assessment has highlighted that the Garden Route Dam water will be affected and the risk is high. However, the impact on available safe recreational areas, sense of place, health of the community have been grossly neglected in the cumulative impact. The dam area, including the area proposed for single housing, the facility itself, and the waterside areas is used extensively by the community because it is still safe and easily accessible. This has been a long standing well-established use and should not be down played. This is equally important, if not more important, than a risky unsustainable waterfront development on our strategic source of clean water.				Please see Section 3.2.1 of the Comments and Responses report.
	I just want to say that any development this close to the water source of a town is highly irresponsible. It can't be allowed.	2022/03/07	Lianda Landman	Private individual	Please see Section 3.5.2 of the Comments and Responses report.
	Do you know if a foresight study has been done? Too know what it is I have written something below:	2022/03/07	L Coetzee	Private individual	Please see Section 3.3.1 of the Comments and Responses report. Case studies were included in the

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	<p>In the past Universities were a huge economic injection for regions who managed to get them built. The Fourth Industrial Revolution (IR4) is mentioned loosely in the Draft Assessment but ironically the drive of IR4 is to go more digital and to democratize services. This includes education. As you would know, 'Education going Digital' was accelerated in 2020 and 2021 due to the pandemic. Education is democratized by reducing the cost and increasing the availability to obtain that education. Building large universities, hostels, accommodation and asking people to come here all increasing the cost of education and goes against the main trend of the Fourth Industrial Revolution.</p> <p>I do not see sufficient and proper foresight development included in the Draft EIA to substantiate such a development in the face of global trends. It seems as if it is built on the back of what worked in the past. Our world is however becoming fiercely dynamic and agility is of utmost importance to attract wealth to George.</p> <p>Action: I would recommend that a proper foresight study be done, with a focus on education to gain proper understanding and insight if this is in fact the correct course of action. Different scenarios need to be looked at including expansion of current facilities for a more hybrid model to accommodate transition to the IR4 age. THERE SHOULD BE A STRONG FOCUS ON POTENTIAL UNINTENDED CONSEQUENCES. PROPER SCANNING OF SIMILAR CASE STUDIES SHOULD BE DONE IN WHICH TOWNS/CITIES HAS RECENTLY BUILT UNIVERSITIES TO UNDERSTAND DYNAMICS AND OUTCOMES. All vistas including politics, economics, social, natural resources and institutions etc. need to be considered. Without such a study good intentions can have large potentially bad unintended consequences. Again what worked 15 years ago probably will not work today and 15 years from now. We need to understand the dimensional landscape before try to shape it. It is</p>				Socio-Economic Impact Assessment.

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	unfathomable how such a large development can proceed without a proper foresight study. I really hope that such a study have already been done and if this is the case please forward it to me.				
	<p>Registering as an Interested and Affected Person for the objection to the proposed Graden Route Dam Development and the EIA conducted.</p> <p>I am a resident of Madiba Drive and am directly adversely affected by the development.</p> <p>The traffic impact research conducted was completely inaccurate, being conducted at a time when covid protocols were in place and school times for Glenwood House School were staggered. The report also fails to mentions the two fatalities that have already occurred in the space of a few years because the road is a rural road not designed for increased traffic.</p>	2022/03/07	N Schaffler	Private individual	The traffic survey data was collected in 2019, prior to the start of the Covid-19 pandemic and the associated movement restrictions.
	I wish also to vehemently object to the proposed development and object to the very flawed environmental assessment which has not addressed the run-off water after rainfalls due to the topography of the area and its impact on the surface stream adjacent to the Madiba drive, nor the underground streams which have been previously documented running in the area. We have already lost the natural spring which used to be at the now Paddagat shopping centre. Are we really going to be the people who "paint paradise, and put a parking lot".	2022/03/07			The Stormwater Management Plan, included as Appendix G3 addresses the potential runoff in Section 5.
	As a resident of George I highly urge you to discontinue the proposed Development at Garden Route Dam. This is our recreational area which we deeply love and cherish. We cherish the nature, the beauty, the peace. We need nature for our well being. So many people take great pleasure from this natural beauty. Please please please, for the love of God, do not develop here.	2022/03/07	N Schwim	Private individual	Please see Section 3..1 of the Comments and Responses report.
	RE. Garden Route Dam Development ERF 464 1 On 24/07/2020 you informed me that I was a registered I&AP.	2022/03/07	J Schlebusch		Comment was submitted to Mr Rudolf Schroder of Aurecon

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	<p>(Text of your email attached below).</p> <p>2 I asked for more information, which you supplied as listed on page 186/203 on the “Comment and Responses Table (which is page 217/257 of the whole document), I submitted a detailed comment to you on 16/07/2020. (Text attached below).</p> <p>3 Thereafter there was no further communication of any kind with me.</p> <p>4 I now note that on the latest documents issued by Sharples that I am not listed as a registered I&AP on page 17/257 (Comment and Response Pre-application 22 August 2021) or as a newly registered I&AP or as an occupier/landowner. Although I am listed under “Comment and Responses Table” (page 186/203) which is page 217/257 of the whole document, my comment was listed only as “Please supply me with more information”. None of the detailed comments I submitted was mentioned.</p> <p>5 I am upset by this omission. Was my detailed comment ever properly considered as required by the audi alteram partem principle of Natural Law? I told numerous interested people that I did comment in detail. Your record shows that I did very little. I will not be surprised if those persons I spoke to are sceptical of my statements of actively participating in developing George in an orderly manner.</p>				(Zutari). The issues raised were addressed in the Town Planning Public Participation Report.
	<p>6 I require that you consider my comment of 24/07/2020 as listed here-below. Your comments do not address my concerns. In addition, I submit the following points for discussion and ask that you respond thereto:</p> <p>6.1 Noting that the Municipality remains the owner of ERF 464, who is the intended principal developer for the hotel and/or business complex? Please assure me that no perverse incentives exist or have been offered to persons within the municipal structures in deciding which person/institution will be permitted to develop the complex.</p>				Please see Section 3.6.3 of the Comments and Responses report.
	<p>6.2 It is noted at 3.1.4 of your document that the development</p>				An alienation approach, dealing

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	<p>makes provision for hundreds of dwellings for “visiting lecturers, future employees, lecturers and staff”. It is a university’s mission to train/educate students. Other than supplying accommodation for campus students, the university should not play the role of a landlord for people earning salaries. They should compete with other citizens. Why is the role that the private sector can play in providing accommodation/housing being ignored? Has an environmental impact study been done on the George hospitality industry i.e., hotels, guesthouses, rental agencies, gardening services etc? Will ratepayers, not affiliated to the University, be able to rent or purchase these houses? If not, why not?</p>				<p>with the release of the properties, has not been adopted by Council. The intension is that the Education facility will be able to access rental accommodation on an agreement basis. The full title properties are created to support access to accommodation for persons which will be working in the area, but the intent is not to restrict access to those working in the tertiary / training facility.</p>
	<p>6.3 The housing referred to in 6.1 is touted to be similar in size to the adjoining properties in Loerie Park and Eden. Considering that the functioning of the University will be largely funded by the State using taxpayer’s money, please assure me that property tax, water costs and electricity for each unit will be levied on the same level as for all other George Ratepayers. It is unacceptable for the ratepayers to subsidise, in part, a housing institution that is funded by the State via University allocations.</p>				<p>The Municipality’s role in the development, is to obtain the necessary authorisations for the development. The Municipality has no intention to develop the property themselves. This would be done by private developers through the correct Municipal procedures. As such, the rates of residents would not be impacted by the development.</p>
	<p>6.4 You cannot ignore the fact that some residents living next or near to the dam area have established rights in law, Some have lived here for decades without any hindrance. They have established rights which cannot be removed or changed without very good reason. They have bought or hired property in this area because of its tranquillity, cleanliness, beauty, and enduring property value, I find the following statements (6.4.1 – 6.4.8) by you in the “Comments and Responses August 2021” document to be condescending:</p>				<p>Your opinion regarding the statements and status quo are noted.</p>

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	6.4.1 At 3.1.1 you say that the municipality will never have sufficient funds to develop pathways and to maintain them. I do not agree. This is an assumption. Proper budgeting, planning, supervision of work, and a work ethic should be sufficient to ensure progress. Fact is that the municipality is doing very little to ensure this aspect. As ratepayers, we are satisfied with the status quo.				
	6.4.2 At 3.1.1 you say that “currently, the majority of sporting activities at the dam take place on an ad-hoc basis”. What you propose here is a move from the individual to the organized collective. This is a radical change from the existing. This is unacceptable. For many decades it has been the individual who has ensured recreational activities to the Dam area. Note my comment at 2.3 of my letter dated 24/07/2020 i.e., “The point is that the recreational facilities that the dam presents are adequately utilized by nature lovers. I have counted up to 137 people on a single outing using the dam road and its beyond environs”. These individuals include families, mothers pushing prams, owners walking their dogs etc.				Please see Section 3.2.1 of the Comments and Responses report.
	6.4.3 I consider your comment at 3.1.2 a ramble which is not based on any facts. Why can’t the extensions to the University not be done i.e., beyond the current Academic Building towards the mountain and the North i.e., towards the Dam? There is a very large portion of unused land available for this purpose to cater for the Fourth Industrial Revolution and the post-Pandemic era (as you put it). The State can purchase this unused land from the current owner.				Please see Section 3.3.1 of the Comments and Responses report.
	6.4.4 At 3.1.5 you “acknowledge that there may be more noise, public disturbance and possibly even protesting associated with the provision of the campus and student housing. Unfortunately, these are part of modern-day social ills in South Africa and around the world and the extent of which cannot be predicted with any accuracy”. I do not accept				Your opinion on the statement is noted.

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	<p>this statement.</p> <p>Simply put, after decades of living and investing in a tranquil area, we, the ratepayers, do not want this at all! For this reason alone, the development should be stopped forthwith on ERF 464.</p>				
	<p>6.4.5 At 3.1.5, addressing noise levels, you say inter alia that “Drunkenness and car racing would be dealt with by the various enforcement officials”. I do not accept this as a valid reason.</p> <p>Again, after decades of living and investing in a safe, tranquil area, we, the ratepayers, do not want this at all! For this reason alone, the development should be stopped forthwith on ERF 464.</p>				Your opinion on the statement is noted.
	<p>6.4.6 At 3.1.5, you say “Protests and marches are events which have to be controlled and are an aspect of modern society which must be conducted in an orderly fashion but one does not have the right, not to be affected by a march.....Universities from the older generations point of view may be seen as institutions which generate marches but from the students’ point of view, university’s (sic) are primarily institutions which enable them to build a better life for them and their family”.</p> <p>With respect, I do not know why you have included this statement in your assessment.</p> <p>I stress again, after decades of living and investing in a safe, tranquil area, we, the ratepayers, do not want to be subjected to this in a residential area. For this reason also, the development should be stopped forthwith on ERF 464.</p>				Your opinion on the statement is noted.
	<p>6.4.7 At 3.1.6 you say “As a result of the development, the “natural beauty” of this area will be decreased as there will be less natural vegetation than there currently is on site. This has been identified as one of the biggest impacts which would take place as a result of this development. Unfortunately, the change in the sense of place in George</p>				Please see Section 3.5.1 of the Comments and Responses report.

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	is a daily occurrence". I stress again, after decades of living and investing in a safe, beautiful, tranquil area, we, the ratepayers, do not want the beauty of the area to be diminished in any way. For this reason, also, the development should be stopped forthwith on ERF 464.				
	6.4.8 At 3.1.8 regarding littering you say "Unfortunately, littering is prevalent throughout South Africa. There is the perception within certain communities that littering creates jobs and people litter in order to provide someone with a job cleaning it up. While the George Municipality does employ teams to pick up the litter, there are also some local residents who organise private clean-ups in the area. This is likely the same thing that will happen at the proposed development site, where people utilising the area may litter and others, some of whom are paid and others who are not, would have to clean it up". This statement seems to me to be an admission of defeat and acceptance of an undesirable practice! I stress again, after decades of living and investing in a clean, safe, beautiful, tranquil area, we, the ratepayers, do not want the cleanliness and pristine appearance of the area to be diminished in any way. For this reason, also, the development should be stopped forthwith on ERF 464.				Your opinion on the statement is noted.
	6.5 At 3.1.6 you say "As the loss of the natural beauty of the area is a negative impact, mitigation measures have been included in the development of the preferred layout alternative". What is the preferred layout alternative? Who will initiate, monitor and enforce these mitigation remedies? These, inter alia, embrace building styles, roofs, how high will a 345-bed hotel roofline be? etc. What standards and protocols have been developed? There are four parties involved i.e., the adjoining ratepayers, the University, the private sector business developer, and the Municipality. Will the affected ratepayers be allowed to participate? What are the enduring guarantees to the				In order to ensure the development is done in an inclusive manner and that the conditions as per the Environmental Authorisation (EA) are adhered to, the various affected bodies are encouraged to become part of the Environmental Liaison Committee (ELC). This ELC would be invited to attend meetings during construction to

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	affected ratepayer's participation?				help unpack the conditions of the EA so that the right structures are implemented at the right time and that appropriate monitoring takes place so that the Environmental Management Programme (EMPr) is adhered to.
	<p>6.6 At 3.1. regarding Property Price impacts you say that "It is likely that the prices of property surrounding the campus will increase over the long term due to the location of the properties and the fact that people can walk to work, the sports facilities and the campus".</p> <p>Please note my comment at 2.5 of my comment of 16/07/2020 regarding walking to work.</p> <p><i>"The Plan makes much of the campus being a "walking" one with minimal vehicular travel. The Student Housing bordering on Stander Street is about 1.7 km from the Business Centre and shops. It will take a student walking very briskly indeed about 25 minutes to cover that distance one-way. The Plan errs in this manner. Students will have to drive to get from point to point. Vehicles will be needed for transport to and from the lecture halls, recreational facilities etc."</i></p>				The campus has a strong focus on non-motorised transport means such as bicycle and foot paths that will be provided. In addition, a bus route is also planned that will enable students to make use of public transportation throughout the precinct. Residential land uses presented within this development proposal have been strategically located in order to lessen the impact on surrounding residential land uses and to conform to the grain already in existence within this area of George.
	6.7 For the reasons submitted above and in my letter of 16/07/2020, I expect that the development on ERF 464 will be abandoned. Furthermore, that the Municipality will encourage the University to do its expansion on the existing Saasveld Campus and the unused area towards the Garden Route Dam.				Your expectations are noted.
	Regarding the proposed development at the Garden Route Dam in George, I have briefly read through the EIA report and wish to be registered as a Interested and Affected Party.	2022/03/07	E Schoombie	Private individual	Your opinion on the need for the development it noted.

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	<p>I believe the development is not urgent in terms of the needs of the present generation and will without doubt compromise the needs of future generations to uncontaminated water and enjoyment of natural resources without unsightly visual impact of the unique surroundings of the currently pristine lake environment.</p> <p>It will therefore not be a sustainable development in terms of your definition.</p>				
	Based on the current state of affairs of almost all other sensitive developments in the country, there can be no guarantee that the developers and commercial land owners will implement the requirements that may eventually be set out in any EIA, and will therefore put the future conservation of the entire area, as well as the community of George, at risk of experiencing degeneration. Only the developers stand to gain from a project on such a scale.				<p>The conditions and requirements included in the Environmental Authorisation and EMPr are legally binding, and the applicant is responsible for ensuring compliance therewith.</p> <p>In order to ensure this is done in an inclusive manner and that the conditions as per the Environmental Authorisation (EA) are adhered to, the various interested & affected bodies are encouraged to become part of the Environmental Liaison Committee (ELC). This ELC would be invited to attend meetings during construction to help unpack the conditions of the EA so that the right structures are implemented at the right time and that appropriate monitoring takes place so that the Environmental Management Plan</p>

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					(EMP) is adhered to.
	Although Tertiary Educational facilities may have to provided in the long term in South Africa, there are undoubtedly several other sites as- or more suitable to such development in George. Any development north of the watershed (indicated in policy guideline D1) should not be allowed!				Please see Section 3.3.1 of the Comments and Responses report.
	Various infringements of policy guidelines are present in your EIA and the whole Impact Study seems to have been drafted to benefit the applicant only, with scant regard to the realistic long term effects on future generations, who will be disadvantaged should this development be allowed to continue.				Your opinion of the report is noted.
	I Barbara Underwood would like to object to the proposed land development at the Garden Route Dam. As a resident of Wilderness Heights, I am against the proposed development at the Garden Route dam for a number of reasons. Not only does it threaten our natural resources, wildlife, and our beautiful forests, but it will also be a major threat to our safety and security. It would be a tragedy if this development is allowed to proceed. The garden route dam is one of our beautiful landmarks and needs to be protected!	2022/03/07	B Underwood	Private individual	Please see Sections 3.5.1 and 3.4.4 of the Comments and Responses report.
	I wish to register my opposition to the development being proposed around the George dam precinct. My objection is in respect of, but not limited to, the following: 1. The importance of retaining important open spaces near cities & its importance to the community	2022/03/07	S Griffiths	Private individual	Please see Section 3.5.1 of the Comments and Responses report.
	2. Safeguarding & security of water resources				Please see Section 3.5.2 of the Comments and Responses report.
	3. The impact on the future capacity of George dam expansion				

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	4. Unjustified expansion of city borders into sensitive habitats				Please see Section 3.3.1 of the Comments and Responses report.
	5. The loss of key habitat for multiple species				Please see Section 8.4 of the EIA report which addressed the impacts on Fauna.
	6. Disastrous impact on remaining habitat of leopards				Please see Section 3.5.4 of the Comments and Responses report.
	<p>My comments, as affected and interested party, on the proposed Garden Route Dam Development,</p> <p>George is located in a water sensitive area and the municipality is at the moment not able to supply drinking water for the existing demand...how is further development of this magnitude justified?</p> <p>I live in Meyer street and the traffic, especially school traffic, from the THREE existing schools in the ONE street have SIGNIFICANTLY increased over the past 5 years. We bought in a quiet RESIDENTIAL area, the traffic added from a university will be ludicrous! We will no longer live in a "residential area"! And the road infrastructure will not be able to handle this increase in traffic. I know, I live in the street.</p> <p>George residents have been asking for YEARS for upgrades to certain intersections and roads (entrance to Thembaletu for example) in George. Why are the municipality not addressing these community concerns?</p> <p>Give attention to the areas in George that will benefit from development. Give attention to utilisation of the existing infrastructure.</p> <p>NO ONE is asking for a university, NO ONE is asking for our natural</p>	2022/03/07	A Scholtz	Private individual	<p>Please see the following Sections of the Comments and Responses report:</p> <ul style="list-style-type: none"> • Section 3.5.2 • Section 3.4.3 • Section 3.3.1

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	resources to be put at risk.				
	<p>1. Water quality in Garden Route Dam Currently, the water quality is of good quality due to the pristine mountain catchment.</p> <p>The one major source of pollution is the only urbanised tributary of the dam – the Kat River where litter and pollutants washed into stormwater drains, sewage inflows both from overflowing / blocked manholes and periodic overflows at the Eden pump station and is reflected in the high E. coli counts and seasonal blooms of Kariba Weed all of which negatively impact both the aquatic ecology as well as the aesthetic and recreational value of the dam.</p> <p>By urbanising a further extensive area of the southern portion of the dam's catchment, there is a high probability of degradation of water quality and increasing blooms of Kariba Weed, transferring the risks associated with the development's stormwater and sewage through the Swart River placing this ecosystem, and the premium ecosystem and recreational features at Kaaimans Estuary which is already under great pressure (also stormwater and sewage related) from developments like Kraaibosch, Groenkloof and Welgelegen Estates.</p>				<p>Please see Section 3.5.2 of the Comments and Responses report.</p>
	<p>2. Sports fields There are already 5 ha of sports fields at Saasveld which are underutilised and 6 ha fields 5 km away at King George Park. The latter are managed by the municipality and are barely maintained, littering is extensive, no toilet facilities or lighting and a burnt down building.</p> <p>How can the clearing of natural vegetation and habitat be justified for sports fields when the fields we have are not even used or maintained? This is a frivolous and wasteful use of land in a biodiversity sensitive area.</p>				<p>The maintenance of the proposed sport facilities will be linked to the site user rights and costed, allocated and confirmed in agreements involving clubs / educational facilities / responsible municipal departments and other parties to be identified in the tender and tender allocation process.</p>

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	<p>3. Security and Safety The Garden Route Dam is a far safer option for recreation (biking, riding, running, hiking) compared to other easily accessed areas such as the forests near Heatherlands.</p> <p>Very few security issues have occurred at the site while armed robberies have occurred, at times fairly frequently, in other areas. The lack of significant settlements in the vicinity of the dam increase its remoteness and therefore improve security for recreation. This significantly increases the value of the dam for recreation purposes.</p>				Please see Section 3.4.4 of the Comments and Responses report.
	<p>4. Need and desirability No strong case has been put forward to support the need and desirability for a university campus within 2 km of an existing university campus.</p> <p>Where is the market research to identify what subjects / courses are needed and how much capacity would need to be accommodated?</p> <p>Why can the existing campus not be added to when they have an extensive footprint with large tracts of unused space?</p> <p>If there is such a great need for a second campus, it is standard practice that at least two alternatives are assessed in the EIA process.</p> <p>Arguably, one of the alternatives should consider upgrading / expanding the existing campus to accommodate this 'need'.</p>				<p>Please see Section 3.3.2 of the Comments and Responses report.</p> <p>The Alternatives are included in Section 6 of the EIA Report.</p>
	I hereby lodge an urgent objection to this development. I have lived in Grahamstown for many years and suffered from the abuse of drunken and rowdy students. They had no respect for the neighbourhood, vomited in the streets, threw down litter and bottles, condom and sanitary towels and if one walked on hikes surrounding the university	2022/03/07	K Robinson	Private individual	<p>Your experience with students in Grahamstown are noted.</p> <p>The isolated actions of a minority of students should not warrant the</p>

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	you were at risk of being robbed, raped, molested, attacked etc. I once had my car surrounded and bounced upon when I drove home from work and had to pass through a street in which students were walking down on their way to a pub. Just because they are students at an intellectual academy does not mean that they are decent. There are always those who spoil life for others. Not to mention those who move into the neighbourhood and rent houses - from my experience it was hell living next door to male students who had sex with their girlfriends in the garden just to annoy one when you are having a braai, make a noise on purpose at night with doof doof music, shout abuse at you for no reason at all, block your driveways, and throw litter over your walls.				stopping of development to provide tertiary education to those living in the area. The incidents you refer to are acts which should be controlled by law enforcement. Clearly in some towns in South Africa there is not the level of service delivery that there is in George. That is why so many people are moving to George. This means George needs to provide services to those people and one of those services is tertiary institutions and another is law enforcement.
	At the time I worked for the Headmaster of St Andrew's College. I was so sleep deprived and exhausted from the endless parties next door which happened EVERY night of the week that he intervened and wrote to Rhodes University and they sent out someone to speak to the students. But it only helps for one week, and then they are back to their normal practices. If you read back copies of the Grocotts, which is the official paper of Grahamstown, you will see how unsafe the Rhodes campus was and how many incidents were reported. Indeed, several did not make it to the press, I am sure.				
	Apart from the students, and the hotel, it is beyond my comprehension that a municipality that runs a town like George so well can conceive this development as a positive step for the city!!!! It is unthinkable!!! The money it makes will be short term, for the problems which the municipality will have to sort out will be costly beyond belief - the water quality will be compromised and then - you have a big problem on your hands. I am beyond able to find words to explain how ludicrous this is.				Please see Section 3.5.2 of the Comments and Responses report.
	This is the LAST natural area that George has to show off its beauty. It is used by many many residents - when I walk there I am amazed at how many people enjoy this resource. Countless walkers, cyclists, hikers,				Please see Section 3.2.1 of the Comments and Responses report.

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	families, canoeists please people, don't do this.				
	<p>I came to George to escape living in a university town. I bought my house to run a small b&b close to this facility because I like to walk and show it off to guests and I'm proud of how well George is run and how beautiful our dam is.</p> <p>Please please don't disappoint your rate payers who are proud of you. This will shame you and it is obvious there are going to be problems. Please listen to the people who have put you into your positions. We care. We trust you to do the best for us. Please don't let us down now.</p> <p>Please save our natural heritage. Please show you care. We can all work together to put this development in a better place where everyone can win.</p>				<p>Your opinion on the development is noted.</p>
	<p>Thank you for your acknowledgment of my objection.</p> <p>I do want to congratulate you on your excellent environmental survey project and report. Well done. It is a superbly professional assessment and outstanding in its attention to detail. I have read it and I have taken note of the contents. However, what is on paper and what is actively carried forward once developments are established, can never be guaranteed. For this reason, I believe it is idealistic. In a very short space of time there will be rumblings for expansion then one cannot stop it, regardless of what is on paper, for the precedent has already been set.</p> <p>Thank you again for your good work.</p>	2022/03/10			<p>The EAP appreciates the compliment on the report.</p> <p>The conditions and requirements included in the Environmental Authorisation and EMPr are legally binding, and the applicant is responsible for ensuring compliance therewith.</p> <p>In order to ensure this is done in an inclusive manner and that the conditions as per the Environmental Authorisation (EA) are adhered to, the various interested & affected bodies are encouraged to become part of the</p>

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					<p>Environmental Liaison Committee (ELC). This ELC would be invited to attend meetings during construction to help unpack the conditions of the EA so that the right structures are implemented at the right time and that appropriate monitoring takes place so that the Environmental Management Plan (EMP) is adhered to.</p> <p>In addition, any proposed expansion would need to undergo a separate Environmental Authorisation process.</p>
	<p><u>The Proposal:</u> A campus with a university and / or research institute covering 13,7ha is the main element of the proposed development which will also include a waterfront commercial development (4,7ha), hotel (1,6ha), medium density residential / group housing (5,5ha), apartments / student housing (4,8ha) and single residential (5,8ha) zones.</p> <p>Thus 36.1 ha of the total of 103.1 ha or 35% of the land exclusively for human use - no matter what plants and other animals are currently at home there. This area of 67 ha will further be for mixed use; i.e. a combination of parks and "natural" areas.</p>	2022/03/07	C vd Westhuizen	Private individual	The development area was so placed in order to reduce the impacts on sensitive habitats.
	<p><u>Impact of this project</u></p> <p>In a world that is facing ecological collapse, George municipality plans to develop one of the few natural areas where humans and other animals can still enjoy nature in the George environs, even if this is a badly degraded bit of nature as the area is infested with alien invasive plants -</p>				<p>Please see Section 3.3.1 of the Comments and Responses report.</p> <p>The opportunity to access education will lessen the gap</p>

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	<p>something the municipality, the owner of this land, has been unable to control.</p> <p>This proposal in actual fact shows us that George is just a microcosm of the world where there is no coherent, overarching town planning – i.e. planning which takes into consideration human wants as well as environmental need. Instead all so called ‘development’, (or is that ‘destruction’ of our natural environment), is done at the behest of civic authorities and private developers interested only in making money – a pervasive illness evinced by all human societies.</p> <p>Surely, given the state the world is in, politicians and civic authorities – those in charge of the town’s welfare - read IPCC (Intergovernmental Panel on Climate Change) reports and are aware we need to conserve what is left of our natural environment – that we no longer have any leeway within which to mess about.</p> <p>To build university residences, residential properties and commercial infrastructure on the banks of George’s only water reservoir smacks of lunacy or, if you disagree with the lunacy epithet, then galloping greed. Further more it passes everyone by that building such a commercial and student complex will further widen the gap between those who have and those who have not as it will drain commerce – as the malls have done - from the inner city, which these days caters mainly for the lower income bracket, allowing it to further decay.</p>				<p>between the “have’s’ and ‘have not’s’. The site will be accessible on the public transport system. Alternative processes are underway to upgrade the CBD.</p>
	<p><u>Pollution</u></p> <p>The George dam is the sole source of potable water for the whole of George and much of the Garden Route. For years already, the George municipality has been struggling with sewage water that flows into the dam through broken pipes, leaking pump stations and spillage apparently due to discharge from the Water Works in conjunction with</p>				<p>Please see Section 3.5.2 of the Comments and Responses report.</p>

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	<p>peak sewer volumes in the sewer network. The excuse offered by those in charge is that this is due to load shedding – whether this is true or not is not the issue – that this new development will exacerbate the existing poor management situation, is.</p> <p>This situation is attested to by the prolific growth of the Kariba weed thriving on the high phosphorus and nitrogen levels. Now it is planned to construct an entire university/research, commercial and residential complex on the shores of the dam. Has any thought been given to the amount of plastic material that will find its way into the dam, its overflow and therefore the sea? Is it not bad already enough that we need to aggravate the situation?</p> <p>The George Herald of 24 May 2018 reported on the rapid spread of the invasive Kariba weed in the Kat River, the Garden Route Dam and other water inlets. Preventing this weed (Salvinia molesta) from completely taking over our waterways and dam is the responsibility of the George Municipality's Parks Department in conjunction with the National Department of Environmental Affairs (DEA now DEFF). It is now March 2022 and the situation is pretty much unchanged. If the municipality cannot manage this currently, how are they planning to more efficiently manage an enlargement in the waste disposal infrastructure?</p>				
	<p><u>Environmental assessments</u></p> <p>The environmental assessment was done just after a devastating fire had swept through the area. This will have influenced the number of plants recorded in the area around the dam. This assessment should be done again. Furthermore the Landmark Foundation claims the area around the dam is a key habitat for the leopard. Please see the George Herald of 3 March 2022. What is planned in this regards?</p>				<p>The Biodiversity impact studies not only took on site investigations into consideration, but also documented recordigns from previous surveys.</p> <p>Please see Section 3.5.4 of the Comments and Responses report.</p>

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	<u>Job creation</u> The implementation of an in principle flawed concept cannot be justified by promising it will deliver jobs. In any event the jobs created by a construction process are temporary. The only long term work created will be for a few low grade service personnel – after all the grass has to be cut and the hotel and university campus cleaned.				Section 5.4.2 of the Socio-Economic Impact Assessment discusses the potential creation of permanent employment, in the form of academic staff, hotel & commercial staff as well as indirect services such as maintenance, security and supply.
	<u>University campus</u> Since Covid most tuition worldwide has changed to virtual or on-line interactive tuition. It is realistic to assume that universities, now that these measures are already in place and seen to be working relatively well, will expand these services especially as it takes pressure off university campuses to provide accommodation and sufficient lecture space. In view of this development, and the fact that the Nelson Mandela University is 5 kilometres down the road, this proposal makes no sense at all. Why not rather further develop the Nelson Mandela University (George Campus) which is only 5 km away? Likewise the research facility can be incorporated with the existing facilities at the NMU. George does not need a second university – building such is a waste of resources. In this regards also refer to the article in the George Herald of 3 March 2022 wherein it is claimed the NMU is greatly under-utilised.				Please see Section 3.3.1 of the Comments and Responses report.
	<u>Hotel facility</u> Why build another hotel on the outskirts of town when other hotels are already struggling to survive? Far Hills and Pine Lodge are cases in point.				The Hotel and Commercial/Business areas were authorised in a previous environmental process and have only been included in this proposal to show how they will be integrated into the development as a whole.
	<u>Commercial area</u> Why develop another commercial area when Eden Meander Mall, just down the road from the dam, is already under patronised and George CBD, our inner city, is struggling to survive because of the great pull the malls, (such poor planning decisions), has on buyers. Show some mercy				

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	to existing retailers. Rather try to rejuvenate the inner city where many old/historical buildings stand empty and improve existing infrastructure. This will be a win-win situation for all.				
	<p><u>Tourism</u> As for promoting tourism – really? How does a hotel, a university campus and a few shops promote tourism? George has never been successful in promoting tourism. Even before the advent of Covid hotels were struggling and businesses dying.</p> <p>A major contributor to this sorry situation is the George Town Planning Department and other officials who make poor planning decisions. This is another one of them.</p>				The potential impact on tourism is discussed in Section 8.4.8 of the EIA Report.
	I have read my husband's comments on the proposed development at the Garden Route Dam and would like to let you know that I feel exactly the same way and thus would also like to vote against the proposed development. You can also take down my name as an Interested and Affected Party.	2022/03/08	JE Prins	Private individual	<p>Your agreement with the comments submitted are noted.</p> <p>The Environmental Authorisation process does not work on a voting system, its purpose is to identify potential concerns and address these in a manner so that the Competent Authority can make an informed decision.</p>
	<p>Please formally note my objection to the proposed development at the Garden Route Dam.</p> <p>We go to the dam regularly, I kayak, my husband runs, walks and rides bike... The dam area are the lungs of our little City, with all the people relocating to George we need this area to escape Traffic and the rush of every day life... Please do not permit this development.</p> <p>Progress is important, but destroying nature and the only part of Eden</p>	2022/03/08	W Terblanche	Private individual	Please see Section 3.2.1 of the Comments and Responses report.

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	here in George still available to the public would be unbearably sad... Money isn't everything, I am against this development.				
	<p>I refer to requests to be submitted regarding the proposed Garden Route Dam development by the Municipality of George. I am a resident of 24 years in Eden and have submitted comments on issues previously requested by Sharples and believe to be an Interested and Affected Party.</p> <p>I have followed the issue of developments over some time about the proposed development at the Dam and have found myself being unable to support it. Not having the time to go into details my objections are, very briefly, as follows:</p> <p>1 Taking into account the negative consequences for the environment pointed out by the EIA I am of the opinion that these are on their own severe enough not to go ahead with the proposed development. I fully support the relevant EIA comments.</p>	2022/03/08	C Prins	Private individual	Your objection and opinion on the negative impacts are noted.
	2 The eastern suburbs of George and specifically Eden and Loerie Park have over time developed as sought after, quiet residential areas which are very much sought after by residents for its specific nature and environment. The proposed development will totally destroy this character.				Please see Section 3.5.1 of the Comments and Responses report.
	3 The existing road and other infrastructures are not sufficient to support a vast area with buildings and inhabitants as proposed, even if upgraded.				Please see Section 3.4.3 of the Comments and Responses report.
	4 Apart from the question as to the advisability of another tertiary education institution, the locating of this in a residential area is not acceptable. Other areas like the MNU with vast open spaces, the riding club next to a main artery, the area across the N2 from the Garden Route Mall with ample space and easy connection routes or the area across from the George Show Grounds all seem to be much more				Please see Section 3.3.1 of the Comments and Responses report.

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	suitable.				
5	The presence of hundreds of students in a quiet residential area brings along many more negative than positive consequences the latter far outweighing the former, including unsafe conditions such as student protests disrupting the larger residential area, streets being blocked off, with burning of tires, burning of buildings as has been witnessed at many other universities, littering as is evident at other universities, unruly noisy behaviour , loitering with no regards to others, etc.				<p>Please see Section 3.4.1 of the Comments and Responses report.</p> <p>The isolated actions of a minority of students should not warrant the stopping of development to provide tertiary education to those living in the area.</p>
6	The proposed construction of residences and apartments, including affordable housing all of them with limited living areas to accommodate hundreds of people will not blend in but rather totally destroy the environment of the eastern part of town. In such an environment a number of security concerns become prevalent. We are already experiencing rising crime incidences in our area.				Please see Section 3.4.4 of the Comments and Responses report.
7	<p>The argument of creations of jobs is not of great importance. If this development is moved elsewhere the jobs will still be created. Months and months of construction work inevitably mean rising incidences of crime.</p> <p>There can be no argument of the necessity of building more houses to accommodate semigrants as there are quite a number of housing developments in and around George.</p>				
	<p>I wish to comment on the proposed dam development (university campus. Waterfront etc.). I am AGAINST this development as it will have an impact on the environment and will take away the beauty of the dam and the surroundings. George will not be the same beautiful town ons developers start building into and destroying nature.</p> <p>Do not go ahead with this development!!</p>	2022/03/08	S Vorster	Private individual	Your objection is noted.
	On behalf of the Strandloper project, I would like to submit an objection	2022/03/08	M Dixon	Strandloper project	Please see Section 3.2.1 of the

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	<p>with regards to the proposed development of ERF 464, George, in proximity to the George Dam.</p> <p>The objections are as follows :</p> <p>1. The proposed development will greatly constrain a public recreational area that is intrinsic to the physical, mental and spiritual wellbeing of the residents of George. The area considered for development is a longstanding venue for running, cycling, walking and also provides access to both recreational and subsistence fishing activities.</p>				Comments and Responses report.
	<p>2. The proposed development will increase the risk of contamination to the Garden Route Dam, a valuable water resource for George residents. You only have to look at the current water restrictions in place despite the dams recent increased capacity and a high summer rainfall. A combination of increased pipe pressure, poor infrastructure maintenance and inadequate procedure has resulted in the contamination of the Kat river and the inability to adequately fill the reservoirs. Any development as proposed would increase the risk of infrastructure and amplify the restrictions of water supply to the towns residents.</p>				Please see Section 3.5.2 of the Comments and Responses report.
	<p>3. The proposed development will degrade the intrinsic value of George as a destination. The aesthetic appeal and scenic beauty of the recreational space surrounding the Garden Route dam is a prime attraction to current and future residents to George and should be both preserved in its current recreational use and conserved to protect the natural heritage.</p>				Please see Section 3.5.1 of the Comments and Responses report.
	<p>4. It is undisputed that the next major growth region in South Africa will be the Garden Route and a long term vision should be formulated to retain the natural recreation venue that the proposed site offers, a 'central park' that is accessible to everyone wanting to get 'out' irrespective of their physical prowess and fitness levels.</p>				Please see Section 3.2.1 of the Comments and Responses report.

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5.	Ecological threat – the southern region of erf 464 is a noted sanctuary for both butterfly and geophyte species, both represented by endemic species with greatly restricted ranges that are threatened by habitat destruction.				The proposed preferred layout has taken these sensitive areas into consideration.
6.	The lack of a transparent public participation and public meetings trigger concerns of the application process.				
	George watervoorsiening is reeds hewig onder druk.Hoe gaan julle bybly sonder om die res van die dorp te benadeel? Verder is die verkeer reeds abnormaal besig en infrastruktuur fietlik oorbenut. Dink eers en oorweeg hierdie faktore. Hou George gesond funksioneel!	2022/03/08	H Coetzer		Please see Sections 3.5.2 and 3.6.2 of the Comments and Responses report.
	I would like to register our opposition to any development taking place at the george dam. It is the only water source for our every increasing population of george and must be protected from any potential pollution. I cannot understand the MUNICIPALITY drive to increase the Size of george at the cost of our beautiful environment and at the expense of our limited resources. Shame on them. This must be stopped.	2022/03/08	L Reinders		Please see Section 3.5.2 of the Comments and Responses report.
	I have grave concerns about the impact of any development around our pristine dam. I vehemently veto any new development taking place. Our natural environment will never be the same and the impact of development so close to our drinking water supply is dangerous if not absolutely ludicrous to believe that it won't negatively affect the water quality.	2022/03/08	J Bradfield		Please see Section 3.5.2 of the Comments and Responses report.
	I object to the development of the George Dam area. This is one of the few areas enjoyed by all nature lovers of George. The beauty of George's nature is one of the main draw cards for George.	2022/03/08	C Kritzinger		Please see Section 3.2.1 of the Comments and Responses report.
	George already has a traffic congestion problem, can you imagine the				Please see Section 3.4.3 of the

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	increased traffic congestion if the dam area were to be developed.				Comments and Responses report.
	Saasveld has enough space to increase the University.				Please see Section 3.3.1 of the Comments and Responses report.
	Nature is there for all to enjoy; poor, rich, young and the elderly. Why must such a beautiful picturesque area be developed for the privileged few to enjoy. Please leave this area for all nature lovers to continue to enjoy. Everyone needs to unwind every so often by going for a walk in our beautiful picturesque George dam area.				Please see Section 3.2.1 of the Comments and Responses report.
	I am totally against this development, as that exact area is currently the home to Mother Leopard Itemba and her baby cub Hope. What will happen to them if this goes ahead? STOP THIS DEVELOPMENT!!	2022/03/08	D Mc Callum	Private individual	Please see Section 3.5.4 of the Comments and Responses report.
	My name is Jaen-Lee Barnard and I would just like to voice my concerns and state that I do not want this development, as far as my knowledge goes we as a community voted and signed petitions against this development not even 2 years ago.	2022/03/08	J-L Barnard	Private individual	Please see Section 2.1.2 of the Comments and Responses report. The Environmental Authorisation process does not work on a voting system, its purpose is to identify potential concerns and address these in a manner so that the Competent Authority can make an informed decision.
	This development would not help the already established community in that area or help with nature conservation but rather would destroy the				Please see Section 3.5.4 of the Comments and Responses report. Please see Sections 3.2.1 and 3.3.1 of the Comments and Responses

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	<p>natural beauty of the GR Dam and commercialize a area that is renowned and known for its natural beauty and outdoor activities. We already have a university rather use your funding to further develop that campus (NMMU), as fur housing we already have multiply developments happening all over George we don't need another where we get our drinking water from.</p> <p>I hope my voice is heard and that of the community.</p>				report.
	<p>Please note my protest towards the proposed development of a new university at the Garden Route dam in George.</p> <p>Apparently the Saasveld campus of the NMMU is under-utilised and any new construction should take place there, further the drinking water supply from the purification plant to reservoirs in George area are in desperate need of upgrading.</p>	2022/03/08	G Murray	Private individual	Please see Sections 3.3.1 and 3.5.2 of the Comments and Responses report.
	At the moment this development cannot take place as George infrastructure does not accommodate growth of this kind, our dam was not maintained and we often experience pipe bursts, the dams water capacity does not have allow more usage.	2022/03/08	E Healey	Private individual	Please see Section 3.5.2 of the Comments and Responses report.
	Secondly the George infrastructure for sewerage needs upgrading and expansion. Thus I am against this development				Please see Section 3.6.2 of the Comments and Responses report.
	<p>Moet asb nie hierdie ontwikkeling laat voortgaan nie! Dit is nog een van die min areas waar ons veilig met ons kinders in die natuur kan wees! Verder is die druk op George se infrastruktuur reeds so hoog!! Fernridge kan nie eers ordentlik van vloede uit die berg beskerm word nie, wat gaan hier gebeur?</p> <p>Moet dit asb nie toelaat nie!!</p>	2022/03/08	I Bester	Private individual	Please see Sections 3.2.1 and 3.6.2 of the Comments and Responses report.
	<p>How many water sources does george have to service its citizens?</p> <p>Go and look at hatebeespoort dam, which allowed development next to the dam...its water is rotten...</p>	2022/03/08	G Viljoen	Private individual	Please see Section 3.5.2 of the Comments and Responses report.

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	<p>You have current water restrictions because the current water plant can not keep up with demand in treatment...(there are plans to increase the capacity of the treatment plant capacity over the next few years, at a huge cost)..só for now, throttling and higher pump pressures, burst pipes, and the struggle to try fill the reservoirs...and you want to have a new development complex next to this ONLY water source?</p> <p>If you build this complex next to the dam, it will accelerate the downfall of george and surrounding area...</p>				
	<p>George is over populated. You know this. The infrastructure is collapsing. You know this.</p> <p>Stop destroying nature. YOU MUST KNOW THIS.</p> <p>STOP YOUR DESTRUCTION. GEORGE NEEDS THE DAM.</p>	2022/03/08	A Adendorff	Private individual	Please see Section 3.6.2 of the Comments and Responses report.
	<p>As a resident of George for several decades I would like to strongly appeal to the planning leadership of our beautiful town to reconsider the above proposal at the Garden Route Dam.</p> <p>This is a once in a lifetime opportunity for the city of George to create a world attraction. New York has Central Park, London it's Green Belt and the Thames, Paris has the Seine, Sydney the Harbour And Cape Town its mountain. All of these have been thoughtfully and beautifully developed into world attractions.</p> <p>George has its beautiful mountain and surrounds, which can only really be fully appreciated from the vantage point of the Garden Route Dam.</p> <p>This area could be the staging point of many Outdoor Sporting events, attracting many visitors from around the country and the world to our</p>	2022/03/08	B Scheepers	Private individual	<p>Please see Section 3.2.1 of the Comments and Responses report.</p> <p>Section 2.3.7 of the EIA Report discussed the inclusion of green building principles as part of the design and construction of the development.</p>

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	<p>city. A mecca for outdoor enthusiasts. Bringing in much revenue and generating employment.</p> <p>Most importantly this area is and could still be a vital green space for all the families in our community, no matter which area, zone or suburb, to escape the pressures of our modern lives and reconnect with each other, the community and nature. Leading to a more whole community and society.</p> <p>Please don't settle for more of the same. The same dull boring sameness seen consuming all our communities along our coastline. Here is the opportunity to create something special and unique. A legacy for the future.</p> <p>We can do better.</p>				
	<p>As a resident of George for over 30 years I have witnessed the phenomenal growth of our beautiful town. Sadly this has also included the gradual degradation and destruction of a large portion of the beauty of our natural surroundings, which has been a large part of the appeal of our lovely town.</p> <p>Every year sees the loss of another area of community and family recreation, whether it be through development, pollution or security issues.</p> <p>I appeal strongly to the caretakers of our town to consider the mental well being of all members of our community. A space where all families and individuals can enjoy the outdoors together in community, spaces for hard working citizens from all walks of our community to unwind, recharge and find solace from the stresses of our modern world.</p>	2022/03/08	C Scheepers	Private individual	Please see Section 3.2.1 of the Comments and Responses report.

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	<p>Please don't take away the one last truly beautiful, accessible natural wonder of our city. Let us rather rethink how we could better utilize this amazing space so that everyone can benefit rather than just developers. Please let us do better. Let us set an example for future generations.</p> <p>Let us rather try for something that could put George on the map as a destination for the world to want to visit.</p>				
	<p>I am responding to the proposed development near the George Dam.</p> <p>I am not in favour of the proposed commercial and residential waterfront. It is very close to George's drinking water and with all the activity so close to the Dam, I fear it will have a negative impact on things such as the capture of rainwater and the state of the Dam with so many activity around the Dam.</p> <p>We all see what happens when humans enter a place. It is filthy within a few weeks and the water will be undrinkable within a few months. Just look at Cape Town's Waterfront.</p> <p>George is already bursting at the seams. Why build this monstrosity in a place where there is still a little bit of nature left?</p> <p>Please reconsider this development!</p>	2022/03/08	L Laynes	Private individual	The hotel and waterfront development were authorised under a previous environmental process and have been included in this proposal to show how they will be integrated into the development as a whole.
	No for this development at the George dam!!!!!!	2022/03/08	L Labuschagne	Private individual	Your opinion is noted.
	<p>I have noted with a lot of concern the proposed development around the Garden Route Dam.</p> <p>We stay in Bergsig, George East which is about 3,5 km from the dam and are therefore 'affected parties'.</p>	2022/03/08	S Kemp	Private individual	Please see Section 3.6.2 of the Comments and Responses report.

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	George has had an INFLUX of newcomers in the last 10 years, and this little town is not able to absorb much more. Our infrastructure is crumbling, we are on constant water constraints and the traffic in the busy times of day has become extreme.				
	Furthermore, our dam is the ONLY source of water, which is currently of good quality due to being filtered through the mountain. This development would put our water source in danger. George simply cannot physically accommodate the knock-on effect of this development, and therefore this project should be completely stopped or at least kept on the shelf until new roads, water supply etc has been established.				
	I wish to comment on the proposed dam development (university campus. Waterfront etc.). I am AGAINST this development as it will have an impact on the environment and will take away the beauty of the dam and the surroundings. George will not be the same beautiful town once developers start building into and destroying nature. Do not go ahead with this development!!	2022/03/08	S Vorster	Private individual	The potential Impacts of the development have been discussed in Section 8 of the EIA Report.
	The major concern of this Committee is that no development should be permitted on slopes descending into the Garden Route Dam area to avoid any potential contamination of the sole potable drinking water supply of George. There are already unresolved issues regarding pollution seemingly commencing in the Kat Rivier which “flows” through residential and commercial areas. There is an ongoing problem with Kariba weed which has not yet been resolved. Hence the proposed areas for Residential, Hotel and Waterfront and any other development should be scrapped for that simple reason.	2022/03/08	C Ridge-Schnauffer	WESSA Eden	Please see Section 3.5.2 of the Comments and Responses report. The Hotel and Waterfront developments were approved in a previous environmental authorisation process and have been included with this proposal to show how they will integrate into the whole proposed development.
	More buildings means more people, means more water needed. Where is this to come from if - even as this Evaluation process takes place -				Please see Section 3.5.2 of the Comments and Responses report.

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	after the Dam wall has been raised, George residents are subject to water restrictions?				The development is subject to a services evaluation. Phased implementation process and construction/occupation clearance will not be given unless services availability and capacity are in place.
	WESSA Eden is seriously concerned about the proposed tertiary institution, with a business school added. No information is provided on any private or government initiative to start a new university. Without such backing of the project, the plan will be stillborn, while a development footprint has been approved on the site. This could lead to changes in the plans / use of the proposed buildings without the requirement for an EIA, leading to a worse impact than anticipated.				Any changes to the proposal would need to undergo an environmental process, which would need to identify any additional impacts.
	Covid has caused universities to utilise on-line tuition, which reduces the need for physical campuses. And this process will continue. The long-established Saasveld Campus of the Nelson Mandela University is surely the obvious choice for expansion of tertiary education.				Please see Section 3.3.1 of the Comments and Responses report.
	On the preferred layout we do not see how the hundreds of George residents and visitors who use the area for leisure activities such as walking, running, cycling and picnicking will gain access to the area up to the Dam wall and beyond. Should the access not be free flowing ie. without having to go through a security control which is not more difficult than the current situation, this would seriously impair freedom of movement in a particularly popular area which is safer than most unbuilt "natural" areas around George. It is after all, this type of activity that has in recent years grown dramatically in the forest and open areas around George, even with national competitions taking place.				Please see Section 3.2.1 of the Comments and Responses report.
	Although technically a disturbed area, there has been much alien				Please see Section 3.5.4 of the

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	eradication in recent times and the biodiversity of the area has not yet been adequately explored. The most dramatic record, however is of leopard activity in the area. Another profound reason for NOT developing the area and thus reducing suitable ranges for wildlife.				Comments and Responses report.
	There are other areas within the Municipal boundary where development could take place if it MUST take place. For example on the site of the former Crocodile Farm at the southern end of York Street. This nearly 5 ha. area has lain barren since 2008 and would have much better infrastructure with public transport already available. Also densification of the city central areas should be prioritised before expansion on the green edges of town.				Please see Section 3.3.1 of the Comments and Responses report.
	With regard to the proposed land development at the Garden Route Dam area, I want to inform you that as an Interested and Affected Party, I <u>do not</u> support the proposed plans to develop the land at the dam. My reasons being:	2022/03/08	R Gericke MC Botha SE Gericke H Gericke G Fourie H Fourie J Gericke	Private individual	Please see Section 3.4.1 of the Comments and Responses report.
	1. Noise: With the increased vehicle and human movement in the area noise will be a great concern				
	2. Safety: It will not be safe in the area anymore due to increased traffic and use of roads. Protest actions by students will spill over into the residential area as is happening countrywide.				Please see Section 3.4.4 of the Comments and Responses report.
	3. Drop in property value: As is conceded in the report there will be a drop in the value of the properties of these suburbs.				Please see Section 3.4.2 of the Comments and Responses report.
	4. Water pollution: The Garden route Dam is our ONLY source of drinking water. Sewage spillages are everyday occurrences due to blockages, pipe failures, etc. Surface refuse (papers, bottles, cigarette, butts, etc) will end up in water.				Please see Section 3.5.2 of the Comments and Responses report.
	5. University: Do we need another campus building to be erected? NO. The latest trend and developments focus on distance education which does not require enormous capital outlay to build campuses.				Please see Section 3.3.1 of the Comments and Responses report.

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	<p>6. Nature preservation: Many wild animals including endangered species have been identified in this area and should development continue will most certainly influence the safety of these animals.</p> <p>I, the undersigned, are against the development of the Garden Route Dam area at this stage as presented by the George Municipality of 2021.</p>				The Impacts on the Fauna have been discussed and assessed in Section 8 of the EIA report.
	1) the traffic will increase considerably due to transport for students. Taxis, cars and busses	2022/03/08	D vd Walt	Private individual	Please see Section 3.4.3 of the Comments and Responses report.
	2) noise will increase				Please see Section 3.4.1 of the Comments and Responses report.
	3) nature will be disrupted				Please see Section 3.5.1 of the Comments and Responses report.
	4) crime will increase				Please see Section 3.4.4 of the Comments and Responses report.
	5) litter will increase				Please see Section 3.5.3 of the Comments and Responses report.
	6) people walking in streets				The EAP is uncertain as to the concern with regards to people walking in the streets, as this is not an illegal activity.
	7) house prices will drop				Please see Section 3.4.2 of the Comments and Responses report.
	8) water pollution will increase due to people not cleaning after themselves				Please see Section 3.5.2 of the Comments and Responses report.
	9) protest marches go hand in hand with universities				Please see Section 3.4.1 of the Comments and Responses report.
	10) people who used to run/ walk at the dam will not be able to or may be harrassed.				Please see Section 3.2.1 of the Comments and Responses report.
	COMMENT ON THE PROPOSED DEVELOPMENT ON THE GARDEN ROUTE DAM ALIENATING A NATIONAL KEY POINT WATER INSTALLATION	2022/03/08	P Lourens	Private individual	The development is subject to a services demand and capacity evaluation. Phased implementation

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	1. George Municipality proposes to sell off the land on the shores of the Garden Route dam and thereby: a) inadvertently alienating the land giving access to the city of George's most vital water infrastructure which provides water to our city b) the proposed development from a geographic point of view cuts off direct access to a National Key Point (NKP) water installation. The new dam wall, main bulk water supply, underground tunnel and water pump station are all situated on the eastern section of the dam. This will leave the whole town vulnerable and inadvertently put the developer in a position of immense power. Should any disputes arise between George Municipality and the developer (foreign or local), can potentially/ technically cut off the only water resource the town has deliberately or accidentally.				process and construction/occupation clearance will not be given unless services availability and capacity are in place. The development will not cut off access to this water source.
	2. HYDROLOGICAL STUDIES a) No recent or updated studies have been done to the determine the future water demands/needs of George – taking the current and future exponential growth; climate change and large scale developments in to consideration. The biggest developments on the cards include the Garden Route dam development; Village Ridge (adjacent to King George Park) ; Groenkloof expansions; Welgelegen expansions; new Mediclinic Hospital, Mountview expansions; Pacaltsdorp expansions; Thembaletu expansions and Old Crocodile Farm to mention a few.				The Civil Engineering Service Department regularly updates the municipal Services Sector Plan, which deals with the combined impact of all development on the available capacity. Demand analysis is done on a project by project basis to gauge the impact on the overall network.
	b) No projection of future water demands of the Garden Route dam development was done. Thus no attention was given to water security without which the development is not sustainable.				Existing network capacity as well as proposed upgrades in the vicinity of the site have been confirmed by the Municipality through the recent report done by GLS Consulting through their appointment by George Municipality, to draw up the Water and Sewer Master Plan for the Municipal area and to

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					<p>determine the effect of any form of development in the Municipal Area on the Water and Sewer Master Plan.</p> <p>The proposed development SDP (Site Development Plan) was submitted to GLS in order to determine whether the existing water network system has sufficient capacity.</p> <p>According to GLS report, dated 14 June 2019, the existing WTP's and network has insufficient capacity to accommodate the proposed development.</p> <p>The garden route dam has already been raised and its capacity increased to its maximum level. No further expansions are possible. The maximum floodline level of the dam has therefore been taken into consideration in the layout design.</p>
	<p>c) Strain on resources – at the moment the Civil Engineering department is struggling to repair and provide enough potable water to a growing town and are perceived to be in crisis management. Following on the 'disastrous' December holiday period with sewage fall-outs in the Touw River – the Garden Route District Municipality's Disaster Management held a meeting in February to discuss the state of George Municipality's failing infrastructure. This has led to reputational damage but also highlighted the vulnerable state of our management of our water- and sewage networks.</p>				<p>Please see Section 3.6.2 of the Comments and Responses report.</p>

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	d) In their audit IXEngineers (Audit report 2020/2021) WSDP Performance and Water Services) state that George Municipality's Civil Engineering staff has a 'moderate to high vulnerability' skill Level. The shortage of technical staff in this department has been highlighted before. This means that there are too few technical staff to oversee the upkeep and upgrading of the municipal infrastructure; and even to manage the planning of future water supply. Sharples assumes that the aforementioned staff will oversee the mitigating measures of water pollution on the dam should the development be given the go-ahead. At current staff level it is unlikely to be able to safeguard the town's single water resource.				The staff complement of the Municipality's various Departments Is reviewed on a regular basis. Additional staff have recently been appointed to the Civil Engineering Department and the option is available to contract in additional capacity where required.
	e) The town engineers at present are battling to manage the repairs and upgrade our current water infrastructure and IXEngineers in their past three years of overviews recorded losses of more than 25% through municipal networks. More focus and emphasize should be placed on managing the upkeep of our network.				The municipal engineering network is aging, and upgrading is required on a regular basis, as in all municipalities. The CES Department factors upgrading into their budget and apply for additional budget to provincial authorities when required. The expansion of the rate-payers basis is another way in which budget required for upkeep is supplemented. Further note that developers' contributions will be levied in relation to new development.
	f) Water Security/Vulnerable rivers : The rivers that feed the Garden Route dam are mere mountain streams directly affected by climate change/drought. The heavily polluted Kat River, the Swart River (an outflow stream from the leaking Swart River dam); and the Kaaimans feed the dam. Their capacity have been over-estimated. Our water resources are finite even though the capacity of the dam has				Climate change affects the whole George municipal area, and, for that matter, the whole country. Climate change mitigation relates to more efficient use of available resources and land – i.e.

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	been increased by 25% to 12,5million m3. The George Herald recorded a prayer sessions held a few years ago for rain when the dam level fell to 25%. We are in a drought stricken area and this needs to be factored in into future planning.				compacting cities and towns and incorporating localized measures such as water harvesting, and numerous other measures. Such regulated measures will be applicable to all development on the site.
	We fall in the Gouritz catchment area a river that is at moment a trickle. 3. Quayside development. The impact of the construction phase of the proposed Garden Route development - on the vulnerable clay structure/wall has not been addressed in the EIA. Construction involves the use of tonnes of concrete and massive earthworks/ groundworks on the dam fringes with resulting vibrations shaking or possibly impacting on the newly completed dam wall.				The waterfront development forms part of a previous environmental authorisation process and is only included here to show how it will be integrated into the development as a whole.
	4. NEW SEWAGE PUMP STATION The new pump station and its back-up power supply which needs to be built to service the proposed Garden Route dam development will also be dependent on the erratic Eskom supply. Should there be an interruption of more than 48 hours the shored up sewage will eventually run into the dam. The outbreak of waterborne diseases cannot be excluded in such a scenario.				Please see Section 3.5.2 of the Comments and Responses report.
	5. Kariba weed The nitrogen present in our Kat River has been feeding (the world's most invasive) Kariba Weed since 2013. A CapeNature official stated that one cannot get rid of this invasive species thus it will continued to thrive -- especially as at times the Water Purification Plant in Denneoord discharges a dubious mud sludge mix into the Kat River. The Weed has the potential of spreading to levels where all living matter will die – like in the case of the Hartebeestpoort dam. Our survival therefore depends on maintaining a clean water resource and				Eradicating invasive species, water quality management and other risk mitigation actions are priority for the municipality and other environmental agencies in the area and will continue. Existing, historic and unlawfull, land uses which cause an environmental threat are treated on a case-to-case

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	not further aggravating the current levels of pollution or pollution sources.				basis. The Dam development will tie all users to an Environmental Management Plan, making future environmental actions easier to implement and monitor.
	FLAWED EIA At present there is no official notice posted at the Garden Route dam alerting residents to the proposed development. So despite the upheaval in the press and on social media the current users of the dam area – are not aware of the EIA process which is the only way that the public of George can be heard.				Please see Section 2 of the Comments and Responses report, which detailed the extensive means used to notify interested and affected parties of the proposed development.
	1) My issue isn't the idea but the proposed location, they're going to ruin a highly used outdoor space in a city where there isn't much to do in the first place.	2022/03/08	L Sinfield	Private individual	Please see Section 3.2.1 of the Comments and Responses report.
	2) There's the possibility of polluting the dam and driving away wildlife.				Please see Section 3.5.2 of the Comments and Responses report.
	3) There's perfectly good farm land around the university that would be suitable to build student housing and proposed facilities, not to mention the large open fields on the university campus itself.				Please see Section 3.3.1 of the Comments and Responses report.
	I would hereby like to voice my opinion against the proposed development at the Garden Route dam. It will be disastrous to go ahead with the proposed development on a few levels. The quality of water will be jeopardised by pollution from the development on the shore of the dam.	2022/03/08	J Erasmus	Private individual	Please see Section 3.5.2 of the Comments and Responses report.
	The infrastructure in the area can't keep up with the influx of residents from other parts of the country. The roads can't accommodate all the vehicles as it is at the moment.				Please see Section 3.4.3 of the Comments and Responses report.

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	Congestion on the roads is becoming unbearable. This development will put further strain on the situation.				
	Security of residents in the area will be negatively affected and property prices will be negatively affected.				Please see Section 3.4.4 of the Comments and Responses report.
	Wildlife and nature will be negatively affected. The leopard mother and cub are a prime example.				Please see Section 3.5.4 of the Comments and Responses report.
	There is already an university with under utilised facilities and sport facilities in the area. This university can be upgraded or expanded if the need arises.				Please see Section 3.3.1 of the Comments and Responses report.
	The residents need a safe area to walk their dogs, ride their bicycles and exercise in nature. The dam area is utilised on a daily basis by hundreds of people for this.				Please see Section 3.2.1 of the Comments and Responses report.
	With the history of violence on SA's university campuses it will be detrimental to the residents in the area to have a source of violence on their doorsteps.				Please see Section 3.4.1 of the Comments and Responses report.
	Green space must be accommodated in town planning.				Please see Section 3.5.1 of the Comments and Responses report.
	Hiermee wens ek beswaar aan te teken teen die ontwikkeling wees die volgende redes - onder andere: Vernietiging van die natuur Water besoedeling Riool besoedeling en die gevare daaraan verbonde Water tekort	2022/03/08	R Rousseau	Private individual	Please see Sections 3.5.1, 3.5.3 and 3.5.2 of the Comments and Responses report.
	Wegneem van n voorreg van n natuurlike hulpbron se toegang en geniet deur algemene publiek.				Please see Section 3.2.1 of the Comments and Responses report.
	Verkeers probleme				Please see Section 3.4.3 of the Comments and Responses report.
	Besoedeling - land en lug.				Please see Section 3.5.2 of the Comments and Responses report.
	Onnodigheid van nog n universiteit terwyl die bestaande een 4 km verder n sukkelbestaan voer!! Waar kom logika en statistieke in!				Please see Section 3.3.1 of the Comments and Responses report.

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	Kriminele element wat saam met ontwikkeling kom!				Please see Section 3.4.4 of the Comments and Responses report.
	Vernietiging van George dam se karakter! Dis n natuurlike hulpbron nie n betonoerwoud nie!				Please see Section 3.5.1 of the Comments and Responses report.
	Staak die vernietiging van ons natuur en hulpbronne vir geldelike gewin!!				
	<ul style="list-style-type: none"> In principle I object to the fact that the Applicant of a development is directly involved and has direct contact and can\may\does influence the EIA report. In instances like this where the Applicant is the George Municipality (question) and they are the custodians of the water resources and are paying for the EIAR is quite a dilemma and irregular and can obviously be completely biased and incorrect by nature. I appeal that the community appoint an independent EIA practitioner and the applicant pay, so that the process be fair. In this instance it is considered unfair and biased and does not have the interest of the community nor environment. Needs and Desirability does not address the desirability of local ratepayers paying for the applicant to undertake this costly impact assessment. The NEMA principle of “the polluter pays” is not adequately addressed. 	2022/03/08	M Vaccaro	Private individual	The I&AP does not fully understand the environmental authorisation process. All environmental processes are carried out by Independent EAPs appointed by the Applicant.
	<ul style="list-style-type: none"> The highly sensitive runoff area around the GRD has in the past been protected from development specifically to mitigate the possibility of toxic substances from entering the water. This can happen when there is development, erosion or fires that are too frequent. 				Please see Section 3.5.2 of the Comments and Responses report.
	<ul style="list-style-type: none"> The George municipality is to consider that ECO Tourism has been identified as a major economic spin that benefits the local community. GRD and surrounds is currently easily accessible to most Georgians. An area like the GRD can be set aside to major touristic destination by enhancing the natural environment. Please refer to “The Garden Route Trail Park” as an example of the symbiotic relationship between nature and economic growth. There is a strong believe that the George 				Please see Section 3.2.1 of the Comments and Responses report.

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	Municipality should preserve the area as a formal outdoor facility, or Park, for families and tourists. There is a remarkable opportunity to provide for the employment of a team of workers that can construct and maintain a network of paths for runners and cyclists. The trails in the area are invaluable to the Western Cape Province's plan to create a trail from Cape Town to Plettenberg Bay. The development of the airfield above Denneoord already compromised these trails. In addition, there are several equestrian schools in the Glenwood Road that could use equestrian trails that are specifically constructed for their utilisation.				
	<p>•We believe that application should be made to have the area proclaimed as a specially protected natural area. This can take place through formal liaison with the Provincial Conservation Organisation - CapeNature who manages the natural area on the GRD boundaries, or even the South African National Parks - that manages the Indigenous Forests to the northwest of the GRD.</p> <p>It is abundant with wildlife and rich in biodiversity. Maintaining the dam in its native indigenous state would only increase the value of the land creating a greater "reserve" linking with San Parks and Cape Nature. Most of its surroundings are mostly forest or plantation, the whole area acts as an extremely important corridor for wildlife. We believe that this development will further push the already strained natural areas along the mountain.</p>				The area does not form part of the expansion zone of the proclaimed protected areas, as submitted by the GRNP as part of their draft GRNP Park Management Plan 2020 – 2029.
	<p>• The constitution states in chapter 2 in the Bill of Rights under Environment that everyone has the right:</p> <p>(a) to an environment that is not harmful to their health or wellbeing; and</p> <p>(b) to have an environment protected, for the benefit of present and future generations, through legislative and other measures that –</p> <p>(i) prevent pollution and ecological degradation;</p>				Please see Sections 3.2.1 and 3.5.2 of the Comments and Responses report.

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	<p>(ii) promote conservation; and</p> <p>(iii) secure ecological sustainable development justifiable economic and social development.</p> <p>In this instance the GRD is not only a treasured environment by many Georgians, but it also is our right to protect our water resources from pollution and ecological degradation. It is our right!</p>				
	<ul style="list-style-type: none"> Wellbeing. It is in the interest of any Municipal Manager to ensure that the community have ample recreation and relaxation areas. The physical and mental wellbeing of a community is imperative for happy and socially healthy communities. The GRD provides this. As they too have an obligation to ensure that there are playing fields, parks, etc. The last few years has seen the growth of outdoor adventure sports and the development of an ecotourism industry that has grown significantly and exploded by Covid lockdowns. Athletes and families have been flocking to the Dam environs to walk, cycle and jog. 				Please see Section 3.2.1 of the Comments and Responses report.
	<ul style="list-style-type: none"> Water Resource. We are extremely concerned with water quality in the dam. There have been several issues regarding high levels of e-coli and pollution in the KAT river over the past 10 years. It is with great dismay that the social impact assessment ignores this fact. We would like to know whether the Department of Water affairs and Sanitation as well as the department of Forestry and agriculture have been notified or invited to comment in the EIA process. Developments near water bodies have been fatal in South Africa. 				Please see Section 3.5.2 of the Comments and Responses report.
	<ul style="list-style-type: none"> There is a deep concern about the proposed tertiary institution. <p>Covid has caused universities to rely more on on-line tuition, which reduces the need for physical campuses. While this will require rethinking of the requirements for a new tertiary institution (which is not reflected in the EIA), it expands the potential impact of a new facility on existing institutions. Tertiary institutions are run as businesses and are sensitive to such competition. The social impact</p>				Please see Section 3.3.1 of the Comments and Responses report.

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	assessment addresses this issue superficially with only NMU being recognized as an affected party in this issue. No economic study was done to inform the issue. Neither is an economic study presented to illustrate the need and desirability of the project. Student accommodation across SA is financed by the National Student Financial Aid Scheme (NSFAS). Payment issues are rife and is a financial risk to any proposed tertiary institution.				
	<ul style="list-style-type: none"> Should the owner of the environmental authorisation be the developer, taxpayer money is at risk. Even the cost of this EIA is putting taxpayer money at risk, which is not desirable. There are many services not being performed properly in town due to the lack of funds. 				Most, if not all, applicants for environmental authorisation are the developers.
	<ul style="list-style-type: none"> The custodian of the only potable water supply of George (a strategic resource), is now proposing to pollute this source, to detriment of the entire city. Any system that is dependable on maintenance and management is due to fail at some stage. Even one failure can have significant implications. This was clearly illustrated by the Touw River fiasco that was created by one pollution event, leading to the loss of income for numerous role-players in the tourism sector. The system causing the disaster was designed and is managed by the applicant, indicating a track record. I would suggest that an investigation of the sewer manhole of Mr Meat, situated on the bank of the Kat River (which feeds the Garden Route Dam) be undertaken to further illustrate this point. It is nutrients from these pollution sources in the Kat River that feeds the Kariba weed infestation in the dam, a fact that is swept under the carpet by the Municipality. There is no example of a waterfront development in the world that has drinking quality water in its vicinity. The petition on the application indicated that the ratepayers of George do not desire for this project to go ahead or be associated as being a polluter of the strategic resource. Unfortunately, the EIA process does not allow for considering the desirability/ appropriateness of the applicant to undertake a proposal and the 				<p>Please see Section 3.5.2 of the Comments and Responses report.</p> <p>There is no constitution which forces a Competent Authority to approve a proposed municipal development.</p>

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	constitution forces the DEA&DP to approve a municipal project.				
	<ul style="list-style-type: none"> The social impact assessment, traffic assessment and water demand studies of the EIA and applicant fail dismally. The mayor of George has declared in his latest newsletter that George has grown beyond the average annual growth rate for the Garden Route area, placing infrastructure and allocation of funds under pressure. Should a new university successfully establish, the impact on the adjacent neighborhood is not adequately explored. Summerstrand in Queberha is a good case study where many residences are changed into student accommodation. This alters the entire social dynamic and services use in a neighborhood. A three-bedroom house can be altered to accommodate up to six students, each with a car, increasing the occupancy and utilization of services. Students find private hostels costly, and university run hostels unruly and not conducive to a study environment. Private accommodation is therefore highly sought after. This issue is not addressed in the social impact study. 				<p>Section 4.2.4 of the Socio-Economic Impact Assessment discusses the impact a tertiary education facility, like Stellenbosch, can have on the property market, while Section 5.4.7 discusses the anticipated impacts on adjacent land users .</p>
	<ul style="list-style-type: none"> The town planners state that “the development will support densification within the urban boundaries but introducing a variety of land uses on land that is currently vacant”. The precept of urban densification is increasing the density of existing developed areas over time, with no-net land take to use services more efficiently. The proposed greenfields development does not qualify as a densification proposal. With the applicant being the Municipality, more alternatives for a university development should have been addressed. In the centre of George buildings are run down and standing empty (e.g. old York High hostel). The city centre is becoming a run-down environment in need of renewal. Instead, the centre of commerce is shifting to the outskirts of the city. The Garden Route Mall is already attracting business away from the city centre. Now a new multi-use development is being proposed that will attract more business away from the city centre. It would be much more appropriate to densify and redevelop 				<p>Please see Section 3.3.1 of the Comments and Responses report. The proposed site of development is not regarded as being on the outskirts of the city as it is within the urban edge and earmarked for urban expansion in all Municipal planning documentation.</p> <p>The Municipality has initiated a CBD Regeneration process.</p>

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	the city centre with such a concept, near the public transport hub. Especially when much money has already been spent on proposals to have a grand boulevard developed in order to revamp central area of George.				
	<ul style="list-style-type: none"> The agricultural compliance statement regarding the property as poor agricultural land, does not address the potential for forestry (which is in the same economic sector). With an annual rainfall of more than 650mm per year, the site is highly suited for forestry. Forestry is identified as a water use activity and could potentially impact on dam water quantity, but setback lines from watercourses can be maintained. Forestry will not impact on dam water quality and the property is not situated in the main catchment area for the dam. 				The property is located within the urban edge and is owned by the Municipality. They are not going to lease it to a forestry company and the forestry companies have pulled out of the southern cape because of factors brought about by climate change. The area has already been approved for a hotel and waterfront and forestry is simply not a viable alternative.
	<ul style="list-style-type: none"> George's economy was grown by forestry in the past. The decrease in plantation area for various reasons (redevelopment of Municipal forests, SAFCOL Exit), is already being reflected in the economy through the shedding of job opportunities. The Western Cape Socio-Economic Profile for George (2018, 2020) indicate a reduction of jobs in the Agriculture Forestry and Fishing Sector of 3 % between 2016 and 2019. The year 2020 – the target date for final decommissioning of state-run plantation forestry - is not yet reflected in the statistics but will reflect a further decrease in employment. Many forestry-related industries had to close their doors (such as the sawmill at which's site the Outeniqua Farmers Market currently is held), and current sawmills are finding difficulties in sourcing saw timber. Closing down of forestry in the Southern Cape will shed many more jobs than that will be created through this proposed project. (VECON & Heyl reports). 				All economic sectors in George are supported in terms of the draft George Integrated Economic Development Strategy. Various areas for Forestry have previously been identified via the Department of Agriculture and the efficient use of these areas are supported. The use of land, within the urban edge for urban supportive uses and urban functions is important. Less than 2% of land area in the George Municipality is located within the urban development boundary. Should there be a need for training space for forestry students, such
	<ul style="list-style-type: none"> The Municipal land can, through continuing plantation forestry, keep local contractors and sawmills in business while providing teaching 				



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	space for NMU's George Campus forestry school. The decommissioning of plantation forestry removed such opportunity, which may in the long run cause closure of this school in George. This social impact has not been identified and addressed by the social scientist, due to lack of local knowledge.				proposal should be submitted once tenders are invited.
	<ul style="list-style-type: none"> The impact on the future capacity of George dam expansion. The EIAR shows that the precinct will have a total usage of 2 million litres of water per day. This figure is quite troubling considering that South Africa is a water scarce area. George is still under water restrictions and has been under a few drought periods recently, which restricted watering fields, gardens etc. 				Please see Section 3.5.2 of the Comments and Responses report.
	<ul style="list-style-type: none"> Unjustified expansion of the city borders into sensitive habitats when much less sensitive habitats are available; The loss of key habitat for multiple species. 				Please see Section 3.5.1 of the Comments and Responses report.
	<ul style="list-style-type: none"> Disastrous impact it will have on remaining habitat of leopards. The area of the development has been demonstrated to be the refuge of leopards. Development in these key habitats will undoubtedly adversely affect this species that is perilously hanging on to survival in the Western Cape. These edges around cities offer cover and suitable prey, making these habitats key to leopard survival. This area also acts as natural landscape corridor for wildlife to move along the southern parts of the dam which will be impeded and post probably destroyed as available habitat by the proposed development and regular and dense human presence. 				Please see Section 3.5.4 of the Comments and Responses report.

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	 <p>GPS collared female studied in the George Dam area with offspring photographed in the Saasveldt area.</p>  <p>Yellow dots represent the GPS points recorded of her movements around the George Dame area that will be severely impacted by the developed an influx</p>				

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	On the basis of the impact of the development would have on leopards alone, this development is rejected from the onset. The Department of Environmental affairs have a responsibility to maintain and secure corridors for our wildlife to ensure genetic movement. If this is not upheld we fear massive loss in wildlife species due to genetic bottleneck.				
	<ul style="list-style-type: none"> The GRD has become a Heritage Resource. For the past 100 years the GRD has been used by the local community. It has become a place that has historical and cultural value to this community. It will be considered a crime committed by George Municipality to rob its community of this Heritage Resource. 				Please see Section 3.2.1 of the Comments and Responses report.
	<ul style="list-style-type: none"> A Sense of Place. In Conclusion: Heritage has both tangible and intangible dimensions. The open spaciousness around the dam, the ambience there, access to the mountains and forests, the ability to listen to the birds, to watch the kingfishers and fish eagle hunt, the unspoilt natural surroundings, add intangible value to George as a pleasant place of human habitation. Georgians ride mountain bikes there, family's picnic and walk their dogs. Members of different communities and residential areas interact. People of all communities have become accustomed to having the recreational area at the dam. It forms part of their sense of place and should not be taken from them and future generations without their consent. It is our constitutional right! 				Please see Section 3.2.1 of the Comments and Responses report.
	<ul style="list-style-type: none"> It must be mentioned that there is an online petition going viral. To date, it has over 16 000 voices and that although the process does not take into consideration a petition of this type, it does not discount that it is an indicator of the amount of people that do not want to see such a development take place. A real indicator. 				SES and the Applicant are aware of the online petition opposing the proposal. It should, however, be noted that the majority of the I&APs who signed the petition have not read all, if any, of the available documentation and many did not fully understand the proposal.

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					Due to the ease of access to such petitions (being available on the phone at the touch of a button) and the limited information provided by the petitioner, the value of these signatures in the Impact Assessment process is questionable
	I'm against the development. It would be better to extend the campus of the Nelson Mandela Saasveld university and not to disrupt the environment around the dam area.	2022/03/08	E Claasen	Private individual	Please see Section 3.3.1 of the Comments and Responses report.
	The water usage is still an issue around George with all the recent people moving down and the fact that they can't keep up with the demand already, which will even be a bigger problem for the people of George, especially those that have been living here for a very long time, should the development go ahead.				Please see Section 3.5.2 of the Comments and Responses report.
	A substantial proportion of active contributors to George's economy comes from Gauteng. This is no secret. People are moving to George en masse. In some cases whole companies are relocated and in others work is done remotely (as is the trend worldwide even before covid) but their money is spent in George. Why do these people (forming the back bone of George's economy) choose to move here? 1. It is relatively safe 2. It is quiet 3. An abundance of nature	2022/03/09	A Scholtz	Private individual	Please see Sections 3.2.1 and 3.4.4 of the Comments and Responses report.

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	<p>If you look at the demographics of homeowners adjacent to the dam you will see that the majority is made up of the people mentioned above.</p> <p>What happens if their neighbourhood turns less safe, less quiet, less open and less natural...they will sell and move away. Taking their contribution to the local economy with them.</p> <p>People are already talking amongst themselves, George is getting too crowded, too congested, too busy.</p>				
	<p>On the flipside there is another huge proportion of residents yearning for job opportunities, infrastructure, safe surroundings, and opportunities for further education, which must be addressed. (George is in dire need of more schools, but hey, let's build a hotel and a university instead...).</p> <p>Why on earth would you</p> <ol style="list-style-type: none"> 1. Take away from what a portion of your residents want 2. Not provide in the basic needs of what another proportion of your residents' need (safety, schools, infrastructure) 3. Gamble with a basic prerequisite for life (forget about "economy") - water. 				Please see Section 3.3.1 of the Comments and Responses report.
	<p>The solution is simple, stop wasting resources, time and money on fluffy pink candy-floss pie in the sky ideas and get what is there, in order. How about getting George off the Eskom grid! How about getting our water purification system able! How about developing the informal parts of George! Better access roads, economic opportunities nearer to these</p>				All sectoral Departments are focussed on providing innovative solutions within their ambit. Sector Plans applicable to, for instance, Human Settlement, Electricity, Water, Roads, Economic Development, etc, are done with

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	neighbourhoods, safer living conditions! ...more schools please!				the input of national-, provincial and district authorities and linked via the IDP, MSDP and budget planning. The successful completion of catalytic projects speak to various strategic sectoral plans.
	Development must take place. But since when does development equal densification and risking resources. Talking about resources! They are gambling with economic resources, gambling with natural resources, gambling with residents' political support, makes you wonder then, what on earth would their motivation be?				The motivation for the proposed development is discussed extensively in Section 2 of the EIA report.
	I honestly can not see the need for another university if the current NMU is not even functioning to full capacity. George's infrastructure is also not geared up for such a big development. What about the fauna and flora in that area? Also we have a 100% full dam but have water restrictions as the demand is already higher than the supply.	2022/03/09	I Hall	Private individual	Please see the following Sections of the Comments and Responses report: <ul style="list-style-type: none"> • Section 3.62 • Section 3.5.1 • Section 3.5.2
	Surely, as with current water issue affairs and total lack of infrastructure maintenance, that our water is already under severe threat. Building ANY hostels, home or public buildings will absolutely Destroy our ecosystem, water quality & nature, which is a great part of our popularity with visitors. We have a Campus. Do the proper upkeep. Maintenance and do the	2022/03/09	WL Barnard	Private individual	Please see Section 3.6.2 of the Comments and Responses report.

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	necessary expansion there where it is “needed”!!				
	<p>Objection to the Garden Route Dam Development</p> <p><u>Open Access</u></p> <p>Currently there is secure open access for the public to enjoy, this is the reason Georgians love George: the outdoor freedom to get into nature. Please can there be data given over an extended period on how many people use this area and for what purpose. This development will alter access for public visitors making it a community issue which is not equitable. Normally Campus Security has strict access! Due to unforeseen circumstances such as COVID19. Situations may arise that cause the general public to be locked out of this area. At the least it will lessen accessibility to the general public. This is a social justice issue.</p>	2022/03/09	I Redelinghuys	Private individual	Please see Section 3.2.1 of the Comments and Responses report.
	<p><u>Fresh Water Security</u></p> <p>Erf 464 George, adjacent to the Garden Route Dam, which is Georges major water source, and therefore critical infrastructure, is an important area which protects our water security and doubles up as the most beautiful open area for Georgians to enjoy our natural landscape much as Table Mountain is to Capetonians. Without this buffer zone protecting our fresh water and an area for outdoor exploration George would change considerably. If any human activity destabilises our water supply, we can say goodbye to George. George is in a huge growth stage with the economy booming as I’ve never seen it in the last 34 years. We don’t need extra pressure on our main water source. There has not been one waterfront development in South Africa were the water quality remained drinkable! Does that not ring alarm bells? For me it is a major concern.</p>				Please see Section 3.5.2 of the Comments and Responses report.
	<u>Employment and Economic Growth</u>				The Creation of long term employment is discussed in Section

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	George has a very low unemployment figure. We are battling to fill posts that have been advertised for five months, so the need for employment is no reason to go ahead with this development. George is growing faster than the Municipality can provide water, we are the fastest growing city in South Africa and with good rains are currently under water restrictions. According to Statistics South Africa we have a 15,4% increase in population from 2011 to 2016 and this has accelerated due to COVID. George is booming and does not need economic help. Statistics show from 2011 to 2016 poverty in George has dropped 2,2%. We need to protect the reason why people come here namely the natural beauty that this development will destroy. Please can we have data on the meaningful and sustainable employment this development will assure.				5.4.2 of the Socio-Economic Impact Assessment as well as Section 8 of the EIA report.
	<u>Education</u> George has the most beautiful University Campus at Saasveld which is part of The Nelson Mandela University and fully inclusive. We too have South Cape Collage in central George near our bus and taxi terminal for easy access to the general public, so an additional upper-class University is not a priority nor needed. We have The Garden Route Botanical Garden and Herbarium with a science building too. Please give us data on how many students will benefit. Currently there is a greater need for schools than universities.				Please see Section 3.3.1 of the Comments and Responses report.
	<u>Public Open Space</u> It is highly misleading to say that 57% of the development is public open space as the public firstly can't make use of Campus sports facilities and the Katriver Nature Reserve is erroneously included in this calculation. Please can we acknowledge the Katriver Nature Reserve boundaries in this development. How is the reserve going to be protected from urban gardens? So how much space is practically open to the general public on				The Katriver Nature Reserve is located outside of the urban edge. The proposed university is planned within the municipal urban edge. There is thus no development planned that goes over the Kat River Nature Reserve. The total site of application measures 118.5

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	Erf 464 excluding the Katrivier Nature Reserve and sports grounds?				hectares of which 67.39 hectares (57%) of the total area is left as natural preservation areas. The Sports fields is a further 7,57 hectares (6% of the total area) and the road reserves account for a further 7,6 hectares (6%).
	<u>Katrivier Nature Reserve</u> This development unscrupulously does not indicate the extent of the Katrivier Nature Reserve and blatantly shows proposed development on the Katrivier Nature Reserve! Katrivier Nature Reserve was proclaimed to protect this area from such development which fractures ecosystems of sensitive organisms such as frogs.				The Kat River nature reserve is along the Kat River and the area next to the dam will not be developed and therefore this development does not impact on the Kat River nature reserve.
	<u>Attract External Sporting Teams</u> George did used to attract external sporting events such as the Rugby Sevens but have lost that due to poor management of our existing stadium by the George Municipality. So, no this will not attract external events that is just a hope. In any event The Nelson Mandela University have existing sport fields. Sports fields use huge amounts of water thus the environmental costs outweigh the benefits.				The sporting events foreseen include mountain biking, trail running and canoe events, not only traditional sports field based events.
	<u>Heritage</u> Visitors come to George for its natural beauty not a mall and cluster developments! This development will not encourage visitor expenditure rather, in my mind, expenditure from visitors will tank. I agree "people value heritage not on economic and social benefits but rather by the benefit it adds to their personal lives." Running, walking, walking dogs, cycling, mountain biking, fishing, picnicking and canoeing for free and open to all, make this area Georgians playground! We love it and are				Please see Section 3.2.1 of the Comments and Responses report.

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	not going to let it be destroyed. Yes, these are “intangible benefits and social benefits that are difficult to quantify” as they are God given and should not be destroyed by money hungry municipalities. We already have a mall, university and sport facilities, but we can’t replace the area open to everyone adjacent to one of the world’s most transfixing views- the splendour of the Outeniqua Mountains. (In the 1000-page document presented by Sharples there is not one photo of this magnificent view. Shame on you!) This view is George in a nutshell, our hidden gem. It is akin to Table Mountain. If you haven’t seen it, put it on your bucket list when near George. It should be claimed as a heritage sight it’s just no one has done it. There are alternative sites for such a development. Why destroy our heritage?				
	<u>Visual Impact</u> I agree the “‘sense of place’ of the area will be significantly changed” for the worse just for a new university and employment that is not critically needed. I agree this development will “destroy the aesthetic character” and “destroy the scenic nature of the site” it is akin to putting Hillbrow on Table Mountain. agree this visual intrusion is highly incompatible with the qualities of the area and its “sense of place”. The elevation makes the development visually more disturbing and out of character. A dam can be stunningly beautiful when full and very ugly when empty, as water levels fluctuate. Dams are critical infrastructure to be respected and not developed around. I agree it is a “high level of intrusion and is discordant with the surroundings” so why not find a more suitable place for the development?				Please see Section 3.3.1 of the Comments and Responses report.
	<u>Storm water and Sewerage</u> Our climate events have changed in George. Just look up at the Outeniqua Mountain and you will see the evidence of large wide erosion of the upper reaches of streams. This can only be attributed to				Please see Section 3.5.2 of the Comments and Responses report.

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	microbursts which are large amounts of heavy rain in a localised area. Any development within the watershed area of the Garden Route Dam, as this proposed development is, risk silting up of the dam, a calamity we must avoid as George is critically short of water, attested by Georgians being under water restriction at this moment. The pump station for sewerage in the catchment area of our drinking water must be maintained. These stations have without fail overflowed in George plenty of times. We have no assurance this will not happen here which will contaminate George drinking water.				
	<u>Densification</u> Densification on our life blood, namely fresh water is irresponsible and suicidal. This is the one open area in George set out for the public to enjoy freely the beauty of our area and encourages the love of the outdoors and our natural heritage. How are our kids to learn the importance of conserving nature if they have no opportunity of experiencing and seeing it? This is what this development is destroying! Our kids love and respect of nature. You can't "enhance" (2.3.3) nature as the proposal alludes. Please can you provide data on the housing need in George.				Please see Section 3.2.1 of the Comments and Responses report. It is estimated that an additional 12 814 housing units (Department of Social Development estimate based on projected growth) will be required by 2031 (excluding the registered backlog of 18 972 units
	<u>Process</u> Finally, I would like to end by saying I'm not paid to write this objection nor am I qualified in this field. Sharples 1000-page document is highly unfriendly for public use. All developers' environmentalists are paid by the developer, so they must argue for the development. This is a conflict of interest. Georgians are not going to have this gem stolen from them.				All EAPs conducting environmental assessments, while employed by the Applicant, are independent and held to a code of conduct by our registration body (EAPASA).
	I hereby oppose the development and proposed university at the Garden Route dam. *Everywhere in South Africa where there has been development close	2022/03/09	CE Brink	Private individual	Please see Section 3.5.2 of the Comments and Responses report.

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	to our dams, there has been pollution and the standard of the water has deteriorated.				
	*Locals as well as tourists from afar come to the dam for the beautiful nature and for peaceful excursions.				Please see Section 3.2.1 of the Comments and Responses report.
	*If it is not possible to take hands with the existing Nelson Mandela campus, I think there is enough land available in George for a university, for example across the road from the Garden Route Mall.				Please see Section 3.3.1 of the Comments and Responses report.
	"Please reconsider the development, the risk to our drinking water and loss of access to nature (to hikers and bikers) will negatively impact the town."	2022/03/09	E Marx	Private individual	Your opinion is noted.
	I just want to start by saying that I'm not against growth in George however as many people are enjoying the Dam area and the beautiful landscape for late afternoon or early morning walks, that will all change when you build this project there.... I moved from Potch lived there for 4 years working at the University there and I have seen first hand how a college with students can quickly devalue a place!!! Please rethink the location you want to build this project?	2022/03/09	J von Steen	Private individual	Your experience at Potch is noted.
	Herewith I would like to submit my objection for the proposed development at the George dam. I am a resident of George and see no need for such development. The current infrastructure of the George is already under pressure. The George dam is our main water supply and should remain untouched.	2022/03/09	M-L Munday	Private individual	Please see Sections 3.6.2 and 3.5.2 of the Comments and Responses report.
	The eco system in the area will also suffer should this development proceed.				The potential impacts on the ecosystem are discussed in Section 8 of the EIA Report
	NO! NO! NO! TO THE PROPOSED DEVELOPMENT AT THE GEORGE DAM PLEASE STOP THIS DEVELOPMENT!	2022/03/09	E Vos	Private individual	Your opinion is noted.
	I have read through the report. The primary driver for this the development is the establishment of higher educational facility. As I can	2022/03/09	D de Wet	Private individual	Please see Section 3.3.2 of the Comments and Responses report.

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	<p>see the need for education, I do not agree building a university. The number of individuals that actually make it through the schooling system and that matriculate with matric exception is very small. Furthermore, unfortunately households that can afford to send children to university are very small.</p> <p>Where would the number of students that have matric exemption and are able to afford the price of university come from? The report does not contain projections on the figures that are able to justify the construction of a university.</p> <p>It only refers to a need to make education accessible. In many parts the study refer to socio economic upliftment through development of this land. My opinion is that this area will be occupied by “privileged “ students that can afford tuition and upper middle class households that can afford to pay rent or buy properties. It will only make the gap between rich and poor greater in the area.</p>				
	The majority of employment that will be created will be for skilled individuals such as lecturers and administrative staff. This is not a skill pool currently in George and staff will probably be sourced from other regions. In terms of employment opportunities to the community of George will not really benefit.				Section 5.4.2 of the Socio-Economic Impact Assessment discusses the potential creation of permanent employment, in the form of academic staff, hotel & commercial staff as well as indirect services such as maintenance, security and supply jobs, i.e. food and beverage.
	George is a town that attracts people that want to lead a life in nature, leaving only 57 % of the land for the public to enjoy is not enough. What will be left of our beautiful surroundings for future generations if only such small areas are designated to keep as conservation areas?				Please see Section 3.5.1 of the Comments and Responses report.
	We together with many residence of George highly object to the proposed development at the Garden route dam. Disturbing the environment at such a essential water catchment and supply area will	2022/03/10	A Botha M Botha	Private individual	Please see Section 3.5.2 of the Comments and Responses report.

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	have great chatostrophic consequences....there are surely other places in George that can be considered for such a development.. The garden route dam should not be considered for such development. Just thinking of the water pollution that will occur not to mention the damage to the enviroment....				
	<p>As a resident of George for 34 years and an educator at Glenwood House for 18 years, I wish to oppose the development suggested for our Garden Route Dam.</p> <p>1. The loss of this beautiful wilderness area which is easily accessible to people of all ages and abilities will have a profound negative effect on many George residents. This green space deserves protection. Humans need to be able to experience nature for mental health reasons.</p> <p>2. The proposed buildings are not at all visually pleasant and will most definitely not blend in with the beautiful surroundings.</p>	2022/03/10	B Eckersley	Private individual	Please see Section 3.5.1 of the Comments and Responses report.
	3. WATER POLLUTION of our only source of potable water, Demand for potable water is already outstripping the capacity for purification, waste management, sewage, traffic, noise pollution are all serious concerns. Management of waste in Thembaletu is disastrous and this will simply add to the problem our municipality is already experiencing.				Please see Section 3.5.2 of the Comments and Responses report.
	4. Human encroachment on wildlife has already created problems with baboons, monkeys, snakes. Poisoning of owls due to rat problems is just one example of what a high density of humans will result in around the GRDam. Bushbuck numbers have dwindled over the past 30 years and this will be the end of them in this area. This development shows a complete disregard for nature and the animals in our area.				Human-Wildlife conflict is discussed in the EMPr.
	5. As an Educator at Glenwood House, I have made use of the				Please see Section 3.2.1 of the

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	GRDam for Life science investigations such as the miniSASS aquatic invertebrate survey of river health, alien identification - Salvinia molesta, tree id, Fynbos studies, ecological studies.				Comments and Responses report.
6.	Cycling and hiking are regular activities for our students. It is a safe, accessible area for these children and vitally important for teaching them to love and respect the environment.				
7.	George already has NMMU in a spectacular situation. There is no demand for another university. If there was a dire need, it should not be built in this space. I trust that this plea to save the GRD is taken seriously, from a resident who loves and cares for our beautiful town.				Please see Section 3.3.1 of the Comments and Responses report.
	I wish to place on record my strong opposition to the proposed development at the George Dam. Not only will you be responsible for the murder of many animal, bird, insect, reptile and plant life you will also be responsible for taking away a beautiful area enjoyed by not only people from George but also surrounding area's and visitors to the Garden Route. The physical well being that this area gives to so many people can not be counted in rands and cents.	2022/03/10	P Truter	Private individual	Please see Section 3.2.1 of the Comments and Responses report.
	500m down the road is an area that is reserved for education as well as the fact that Sassveld has more than enough space to be further developed makes any lobby for educational facility null and void.				Please see Section 3.3.1 of the Comments and Responses report.
	Already George can not cope with the demand on water, lets not even talk about Eskom. Then the sewerage, rubbish removal and lastly the roads. There is nothing that can cope with the addition strain that you will be putting on all infrastructure. And I have not even mentioned the crime story.				Please see Sections 3.62 and 3.4.4 of the Comments and Responses report.
	You cannot guarantee that the dam will not be compromised and then				Please see Section 3.5.2 of the

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	<p>if it is you cannot guarantee that you will fix it. Or even if there will be anyone that can be reached to try and sort out a problem of this nature should it arise.</p> <p>I am sure there are many that will benefit financially from this development but the negative impact of this development will far out way any benefit those people will receive.</p> <p>At sometime each and every person who has a dealing with this project from the lowest to the highest will be called to account and I can assure you not one will find any happiness from this development.</p> <p>May this objection be seen in the light of what this development is a grave injustice to this area.</p>				Comments and Responses report.
	<p>I am totally against any proposed development at the Garden Route Dam.</p> <p>Reasons as follows.</p> <p>People use that area to walk, cycle or running. It's a nice area in nature.</p> <p>It's like a garden in a city.</p>	2022/03/10	B Smit	Private individual	Please see Section 3.2.1 of the Comments and Responses report.
	Pollution will definitely take place so that our water quality will not be affected.				Please see Section 3.5.2 of the Comments and Responses report.
	I feel there is other properties where you can build these things but not at the Garden Route Dam. Living since 1995 here.				Please see Section 3.3.1 of the Comments and Responses report.
	<p>Feel that the Councils rather spend time on planning for more routes out of Thembaletu and Pacaltsdorp towards George.</p> <p>Please don't build any infrastructure around the dam like this project.</p>				Your opinion is noted.
	I want to object to the Gardenroute Dam development for the following	2022/03/10	C Brink	Private individual	Please see Section 3.4.3 of the

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	reasons: 1. The noise due to increased vehicle movements				Comments and Responses report.
	2. Drop in property values as stated in the report				Please see Section 3.4.2 of the Comments and Responses report.
	3. Safety of people using the facility for recreational use				Please see Section 3.4.4 of the Comments and Responses report.
	4. Water pollution				Please see Section 3.5.2 of the Comments and Responses report.
	<p>My original comments on the draft Scoping report still remain in effect. The responses to these comments have still not been satisfactorily addressed by the EIA consultants.</p> <p>So my initial submission in response to the call for comments on the draft Scoping Report must please also be included under my comments on the DEIAR.</p> <p>Of specific concern is that the proposed land uses, and the associated technical specifications, have no reference to an actual proposal by an actual development proponent. This remains a conceptual proposal that is not founded on any demonstrable real need (see my earlier comments in respect of the poor justification and rationale for a 'tertiary institution' and its associated facilities and housing, at this specific location).</p>	2022/03/10	J Jackelman	Private individual	<p>Your opinion on the responses are noted.</p> <p>Please see Section 3.3.2 of the Comments and Responses report.</p>
	This proposal does not even appear to have a pre-identified development partner/proponent who could argue a strong business case for the proposal. The Municipality – by its own admission – is not the developer and (seemingly) intends selling on the development opportunity (with the associated permits and land use rights) to a prospective developer, using ratepayers money to finance the securing of these permits and rights.				Please see Section 3.6.3 of the Comments and Responses report.

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	This collectively raises serious ethical, viability, desirability and cost-benefit concerns about the nature of the development which seem to be brushed aside in the responses to these comments on the Scoping Report.				
	<p>The Municipality does not have the business acumen to determine the financial viability of the development proposal (and takes no risk if a business venture fails). It also does not even appear to have consulted with anyone when originally determining the perceived need and desirability of this type of development and use of the site. This is quite evident from the comments on the draft Scoping Report.</p> <p>The DEA (2017) <i>Guideline on Need and Desirability</i> requires that the proponent and EIA practitioner clearly demonstrate that the development proposal promotes ‘<u>justifiable</u> economic and social development’, including <i>inter alia</i>: the IDP; spatial priorities and desired spatial patterns; spatial characteristics; LED strategy; socio-economic objectives of the area; locational benefits (densification, reduction of urban sprawl, complementarity, sense of place, etc.); risk management (crime, sewage spills, urban decay, etc.); equitable access; serving the public interest; openness and transparency; and so on</p> <p>This, for me, is where the development proposal remains on very shaky ground. I am still completely unconvinced that, in the context of the unique contextual context of the site, the ‘need and desirability’ for the development proposal has been properly addressed in the Scoping Report and in this DEIAR.</p> <p>The issues of environmental impacts can only be identified, addressed and/or mitigated ONLY once this fundamental step (i.e. assessing the need and desirability) has been concluded. Until then it seems quite pointless to comment of site-specific impacts and mitigation measures.</p>				<p>The Municipality is held responsible to deliver on its mandate in terms of the Constitution and the Municipal Systems Act. The facilitation of development as embodied in the IDP and MSDF is part of the mandate of the Municipality.</p> <p>A prescribed CSM process will be followed to call for and accept development proposals and specialists may be contracted to provide legal/financial support in the evaluation of such proposals.</p> <p>Your opinion on the robustness of the Needs & Desirability is noted.</p>

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	<p>Please see my comments and concerns below and I would appreciate it if you can provide answers to these.</p> <p>5. The Traffic Impact study indicates that : The anticipated composition of the development is a Campus catering for 8 000 students, a Waterfront commercial development of 129 300 square metres Gross Lettable Area (GLA), and a Hotel of 34 500 square metres GLA (assumed to be 345 rooms). The Campus component will include residential units for 303 lecturers and 3 009 students.</p> <p>Currently there are so many traffic problems especially at the interchange at Glenwood School (please go have a look at 7:30 in the morning) and therefore it is really is not clear how the additional traffic can be accommodated. The traffic study is lacking in explanation to address the mere “traffic congestion and problems “ that will evolve from this development. Please refer to page 40 of this study and explain to me how the additional amount of cars, taxis and buses will be accommodated as there is no clear plan but the vague mentioning of George IPTN.</p>	2022/03/10	C Steyn	Private individual	<p>The conclusion of the TIA states that the George Campus design focuses on pedestrian accessibility and mobility, providing green corridors linking all components of the development.</p> <p>The following transport improvements have been proposed as part of the planned development: 2024 Design Year: • Phase 6 (revised) of the George IPTN to serve the proposed development. 2029 Planning Year: • Phase 6 (revised) of the George IPTN to serve the proposed development; and • Convert the Saasveld Road & Meyer Road intersection to a roundabout with one circulating lane.</p> <p>Taking into consideration the trip generation potential of the Kraaibosch area in close proximity to the Campus development, it was recommended to assess the combined impact of these</p>

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					<p>developments on the greater transport network, preferably with the use of a regional travel demand model.</p> <p>This would ensure that the required public transport services and transport infrastructure are put in place to serve the future travel demand at appropriate levels of service. This would be done once the final development designs have been completed.</p>
	2. The DEA Screening Tool indicates a Defence Theme as High Sensitive. Please guide me as to where comment from Civil Aviation has been obtained as it is not clear where this issue has been addressed in this Draft EIA.				The Defence Theme relates to impacts on Defence installations, specifically radar and military areas of interest.
	3. Need and Desirability. The Need for a Campus which will potentially accommodate 8000 students is highly questionable seeing that there is a NMU Campus less than 5 km away. Please explain the need as this is not addressed in your Draft EIA. Currently the students from NMU are “online” and will in all likelihood carry on seeing that campuses over the world is changing in character therefore that this establishment seems to be an excuse for a money making development that does not have a need nor a desirability. Can you also please address the need of the waterfront – where is the Feasibility Study to prove the need for this section of the development?				<p>Please see Section 3.3.1 of the Comments and Responses report.</p> <p>The feasibility of the waterfront development was included in the previous environmental process, for which the environmental authorisation was granted.</p>
	4. Your Draft EIR is unclear on the management of the water of the Garden Route Dam and how it will be kept clean from all the possible impacts from the proposed development. George Municipality is struggling to keep the Kat River that flows into the dam clean, how will they manage to contain all the impacts of this proposed development				Please see Section 3.5.2 of the Comments and Responses report.

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	during and after construction, where is your plan to address all of this?				
	5. Sense of Place. Your Draft EIR does not explain how the total change of sense of place will be indicated nor does it indicate to the public to what extent the sense of place will change (urban and city instead of a dam, rural and accessible to the public), and therefore the report fails to be honest and without bias in presenting the facts.				Sections 8.2 and 8.4.7 of the EIA Report discuss the potential changes to the sense of place or visual character of the landscape.
	6. Services. Can you please explain how it is possible that the George Municipality can provide all the necessary services? Where are the letters indicating that they can provide water, power and accommodate the additional sewage and household waste with the estimated amounts for this new development?				Please see Section 3.6.2 of the Comments and Responses report.
	5. Management Plan. Your Management Plan is written up in a very "general way". The enormous negative impact that this development will have on the environment as well as the sense of place does seem to be adequately addressed in your management plan and it is lacking to address the site specific impacts. 7. Please make sure that I am captured in the database so that I can receive the comments and response report.				Your opinion on the EMPr is noted.
	Point 7 should read: 7. Management Plan. Your Management Plan is written up in a very "general way". The enormous negative impact that this development will have on the environment as well as the sense of place does not seem to be adequately addressed in your management plan and it is lacking to address the site specific impacts.	2022/03/10			The change is noted.
	As a 28-year-old homeowner, student and business owner who has lived in George for the last 16 years, I oppose the development as laid out in the DEIR, for both environmental & financial implications. The property value of all Panorama/ Denver Park/Eden/Loerie Park/Bergsig	2022/03/10			Please see Sections 3.4.2 and 3.4.4 of the Comments and Responses report.

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	<p>can only be negatively affected by increased noise, traffic and infrastructure strain.</p> <p>The Garden Route Dam has been a bastion of tranquility and the only negative views about George's eco-tourism revolves around safety. This will undoubtedly increase the crime rate as it has done with countless examples across the country.</p> <p>I make my opposition to the proposal known here,</p>				
	<p>I am an interested and affected person who resides in George and I am writing to express my objection to the development at the Garden Route Dam. My reasons are as follows:</p> <ul style="list-style-type: none"> This development will be detrimental to more people than it benefits; by restricting access we are limiting and excluding the majority of tourists and residents. 	2022/03/10	J Redelinghuys	Private individual	Please see Section 3.2.1 of the Comments and Responses report.
	<ul style="list-style-type: none"> Considering the current water restrictions, additional sports fields will only waste a precious resource. 				Sports fields are generally irrigated using treated effluent water and not municipal water.
	<ul style="list-style-type: none"> There is a greater need for secondary education than tertiary education in George, the addition of a university during a pandemic is nonsensical where online university education is clearly the future. 				Please see Section 3.3.1 of the Comments and Responses report. It should be noted that there is a school site that is zoned as such in the vicinity of the proposed development (erf 6979 George).
	<ul style="list-style-type: none"> The aesthetics and beauty of the dam will be greatly compromised, if not destroyed, and this adds to my first point. This development will ruin one of the most scenic and enjoyable landmarks in George. <p>I would be grateful if you would kindly acknowledge receipt of this objection.</p>				Please see Section 3.5.1 of the Comments and Responses report.

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	<p>I would like to express my unhappiness with the proposed development around the Garden Route Dam. This area is a panoramic and scenic jewel not only for George but for the Garden Route, Western Cape and the country as a whole.</p> <p>Having lived in George for eight years my wife and I have really enjoyed the outdoors in and around George. The peace and tranquility of the area in close proximity to our home is really highlighted by the dam and its environs. Why should developers be allowed to dramatically change such natural beauty? If such growth and development are really necessary, surely more appropriate sites are available without impinging on nature.</p> <p>In the past couple of years, linked to Covid and lockdown restrictions, we have witnessed a tremendous surge in the number of people enjoying the outdoors with various activities and the Garden Route Dam seems to have drawn many, both locals and out of towners. Why do we as responsible citizens wish to spoil this for all these nature loving people in the name of progress and developers' profits.</p>	2022/03/10	J Sanetra	Private individual	Please see Sections 3.3.1 and 3.2.1 of the Comments and Responses report.
	<p>Many thanks for acknowledging our response and comments as an Interested & Affected Party. I do agree that our concerns are addressed in appendix E3, however we do not consider that the explanations have enough reasoning to excuse the abuse of the environment around the dam. Re 3.1.1 and 3.1.6, the facilities and access, as they stand, are adequate for full enjoyment of the outdoors around the dam. No amount of mitigation incorporated in the design and planning of the proposed development will be able to keep the natural beauty of the area.</p> <p>It is agreed that George is a rapidly growing area and room must be to allow for growth to help accommodate the influx of people for</p>	2022/03/10			Your opinions are noted.

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	whatever reason. However this does not excuse the destruction of the natural beautiful habitat around the dam. Please pick some less beautiful areas of George for such development				
	<p>We would like to voice our objection to the proposed development at the Garden Route Dam.</p> <p>George has pristine greenbelt areas that should not be compromised. The water quality in George has been outstanding and one of the few areas in South Africa that can boast excellent quality.</p> <p>A development of that scale at the dam will unfortunately cause a lot of pollution and degrading of the area.</p> <p>In our opinion the development could be done in an area further away from the dam.</p>	2022/03/10	J Maree E Maree	Private individual	Please see Section 3.5.2 of the Comments and Responses report.
	Please note that having read through the report, I strongly oppose the proposed development of the Garden Route Dam precinct. The report strongly favours economic development in lieu of long term environmental and conservation impact. Recent damage to the water reservoir as a result of floods is surely proof enough that the infrastructure is unable to handle further pressure.	2022/03/10	P Dros	Private individual	Your opinion on the report is noted.
	<p>I wish to object to the planned development of the area by the George Dam.</p> <p>It's such a beautiful place and the home of many species of wild animals and I feel it would be criminal offence if it's destroyed.</p> <p>George is a small town, and the sudden influx of people has already caused a drain on municipal resources, the amount of road traffic has increased exponentially and so too will the crime increase if such a development is built.</p>	2022/03/10	CD Mulrooney	Private individual	<p>Please see the following Sections of the Comments and Responses report:</p> <ul style="list-style-type: none"> • Section 3.5.1 • Section 3.6.2 • Section 3.4.3 • Section 3.4.4

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	<p>I wish to register as an interested and affected party with regards to the EIA and Development of the Garden Route Dam, Erf 464.</p> <p>If I could put across one or two simple thoughts on the proposed development - it beggars belief that something of this scale could be considered. An enormous development adjoining the major fresh water source for the City of George.</p> <p>One shudders to think what will happen with the sewerage works and pump stations during flooding or frequent electricity outages and 'load shedding'. It's not IF but WHEN the sewerage starts spilling into the Garden Route Dam – mark my words: it WILL happen.</p>	2022/03/10	L Rautenbach	Private individual	Please see Section 3.5.2 of the Comments and Responses report.
	<p>You need not be reminded of the extreme sensitivity of the natural surroundings and wildlife corridors to all manner of rare animals, for example leopards.</p> <p>I literally feel ill at the thought of this development going ahead and object with every fibre of my being. Please, let common sense prevail!</p> <p>Thank you for hearing me out.</p>				Please see Section 3.5.4 of the Comments and Responses report.
	<p>I hereby wish to make it known that I seriously object to the possibility of George City Council's authorization of the above-mentioned development, and proffer the following reasons in support thereof:</p> <p>1) As a person who has frequented the area on numerous occasions, cycling and on foot, I am of the opinion that such an extensive development would severely impact on the scenic character and visual impact of the dam and surrounds.</p>	2022/03/10	L Thorpe	Private individual	Sections 8.2 and 8.4.7 of the EIA Report discuss the potential changes to the sense of place or visual character of the landscape.
	<p>2) As the dam is, I believe, George's only water reserve, it is alarming that the City Council would allow such a development to proceed which has the potential to pollute this unique resource. View</p>				Please see Section 3.5.2 of the Comments and Responses report.

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	this against a background of diminishing water supply in the Western Cape and the city's own recently introduced water restrictions ("Every Drop Counts"). Also, the development as envisaged, implies that a significant amount of water will be required to feed the proposed sports fields on a daily basis. How does this comply with the aforesaid water restriction?				It should be noted that sports fields are generally irrigated using treated effluent water from wastewater treatment works and not municipal drinking water.
	3) The extent of the proposed development implies that a substantial area may be re-zoned for this purpose. Should the development go ahead, there will inevitably be a drastic increase in traffic density and noise, and "people pollution". This will attract more crime to the area, resulting in the need to deploy/install razor wire and electric fences, high walls and automated gates, security devices (e.g. cameras, proximity detectors, etc.), all of which will look completely unsightly and out of character with the existing vistas.				Please see Sections 3.4.3, 3.4.1 and 3.4.4 of the Comments and Responses report.
	4) Viewing proposed preliminary plans of the intended development, it is evident that casual visitor/tourist access to the area may well become restricted due to large areas being "fenced off" .				Please see Section 3.2.1 of the Comments and Responses report.
	5) There are alternative sites for this development which are ideally suited to the Council's desire to create employment, investment and development, e.g. the area along the N2 adjacent to the Garden Route Mall: surely a preferable site for student convenience, access to shopping, etc.				Please see Section 3.3.1 of the Comments and Responses report.
	Finally, I note that there has been much criticism to the proposed development as frequently reported in the George Herald over the past year, and many citizens of George have been vocal in their condemnation of the "scheme". The City Council need take cognizance of the will of the people and the latter's concern for preservation of George's natural beauty!				The comments of groups and communities are considered by decision making authorities and weighed up against the vision of George as set out in policies and strategies as per the MSDF and the IDP. Development and integration vs NIMBY will always be an issue to

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					be dealt with in a considered manner.
	I would like to lodge my formal objection to the proposed development at the Garden Route Dam. Disturbing the environment at such an essential water catchment and supply area will have great catastrophic consequences on not only the nature and surrounds, but also on the people of George as a whole. The Garden Route Dam should not be considered for such development.	2022/03/10	M Loots	Private individual	Your objection is noted. Please see Section 3.5.2 of the Comments and Responses report.
	Please note my objection to the development at the Garden Route dam. It is an untarnished piece of land where we go to cycle, hike and walk and just to enjoy the outdoors. There is many trails to walk and cycle. There is no other place where we can go to do these things where we would feel safe.	2022/03/10	S Botha	Private individual	Your objection is noted. Please see Section 3.2.1 of the Comments and Responses report.
	There is also the case regarding environmental impact on the leopard living in the area.				Please see Section 3.5.4 of the Comments and Responses report.
	I also formally object to any plans for developing our beautiful dam as it is also a source of water for us and developing around the dam will increase pollution and drainage seeping into the water. I trust you find the above in order				Please see Section 3.5.2 of the Comments and Responses report.
	I would like to add my comment to the development at the George dam. I am opposed to this development because of the following reasons: The roads in that area can't handle more traffic.	2022/03/10	J Nicolaisen	Private individual	Please see Section 3.4.3 of the Comments and Responses report.
	George already has a water supply problem and more development in that area will only put more strain on the water supply.				Please see Section 3.5.2 of the Comments and Responses report.
	And lastly, to develop in that area would have a huge impact on the environment and would take away the beauty of the area.				Please see Section 3.5.1 of the Comments and Responses report.

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	Thank you for considering my concerns.				
	In regards to the proposed development of student accommodation and businesses on the bank of the Garden Route Dam, I am vehemently opposed to this development. My reasons are as follow. 1. Development on the bank of the Garden Route Dam, which is our <u>only source of water</u> , will lead to the pollution of the dam as well as the destruction of <u>the natural area surrounding it</u> . [1,2]	2022/03/10	A Heunis	Private individual	Please see Section 3.5.2 of the Comments and Responses report.
	2. George current has a serious <u>water infrastructure problem</u> regarding water supply due to the <u>large influx of people</u> . Development on the bank of the Garden Route Dam and bringing in <u>more people will lead to a complete collapse of the current water supply infrastructure</u> . [3,4,5,6,7,8,9,10,11]				Please see Section 3.6.2 of the Comments and Responses report.
	3. Due to the close proximity of student accommodation to <u>Genevafontein, Eden, Bergsig, Loerie Park and Denver Park</u> , our properties are at much <u>higher risk of vandalism and fire damage</u> due to <u>student protests and disruptions</u> . [a][12,13,14,15,16]				Please see Section 3.4.1 of the Comments and Responses report.
	4. The road infrastructures of Stander street and Meyer street are <u>completely inadequate</u> for large amounts of traffic <u>and lack space for expansion</u> . Any enlargement of these roads will lead to <u>serious noise pollution and disturbance</u> , which has a <u>negative effect on property values</u> in the surrounding neighbourhoods'. [b,c][17,18]				Please see Sections 3.4.3 and 3.4.23 of the Comments and Responses report.
	5. I believe that the <u>current facilities</u> at Nelson Mandela University (George Campus) can be expanded as the <u>needed campus and road infrastructure are already in place</u> . [d]				Please see Section 3.3.1 of the Comments and Responses report.
	6. Students and other contractors building the proposed project could lead to an <u>increase of crime</u> in the neighbourhoods of Genevafontein, Eden, Bergsig, Loerie Park and Denver Park. [19,20,21]				Please see Section 3.4.4 of the Comments and Responses report.
	I object to the subject development and would appreciate my objections being considered before any further decisions in favour of the proposed development are taken by the Municipality.	2022/03/11	R Gant	Private individual	Please see Section 3.5.4 of the Comments and Responses report.

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	<p>Firstly, I feel it is important to understand I am not an environmentalist or 'green activist', I am writing as a concerned citizen of George, who does not want his local Government representatives to proceed with a project which will damage or destroy the natural beauty or habitat of indigenous fauna and flora in the area of the George Dam. The consequences of which, I am sure we will all come to regret in future years.</p> <p>Historically, the arrival of permanent European settlers in the Western Cape, signalled the death knell for many wildlife species such as black rhino, Cape mountain zebra, bontebok, Cape buffalo, hippopotamus, elephant, spotted hyena, brown hyena and wild dog – all of which now only occur in some fenced private and national game reserves in the Cape. The Cape lion, quagga and bluebuck also occurred in the area, but are now extinct. The proposed site for this development offers only more of the same treatment of our local fauna, including the Cape Leopard and we should not be so arrogant as to assume, we have the right to drive it away from the area, possibly also aiding its condemnation to extinction.</p> <p>The existence of the Cape Leopard in the area of the Dam is well-known and documented. It is seldom seen and a highly elusive apex predator living in the area, while other species have been driven to extinction. Cape leopards continue to survive because they are adaptive to change, opportunistic about food sources and because of the vastness of their home ranges. However, in the event of this development taking place, it does not mean the Cape Leopard will just say, "Oh well, I'll just move up the road a bit!" With the knowledge we now have of the destruction to which humans have subjected other species and the consequences, we should be asking the question, 'Do we as responsible citizens want to</p>				

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	commit more of the same errors?' We should be proud of our local fauna and should be protecting it, not replacing it.				
	<p>The Impact Report makes a very telling statement, "The no-development option would result in a lost opportunity in terms of the employment opportunities associated with the construction and operation phase as well as the benefits associated with the provision of tertiary education for the community. A significantly high negative socio-economic impact significance would occur if the proposed development is not constructed in terms of the lost opportunity." This conclusion presupposes the University Precinct will be developed at the site of the George Dam, with no other alternative site being offered, only alternative layouts. The scope of the SES report, therefore, accepts the development will proceed, regardless and it is just a question of which alternate, or no development. On that basis, it is errant, in that it would not "result in a lost opportunity in terms of employment..." nor "... the benefits associated with the provision of tertiary education for the community." As these are transferable and could be gained at other less invasive sites. Sites with fewer impositions on our areas of natural beauty need to be identified and considered. I appreciate this might cause delay, but if other sites have previously been investigated, then those considerations should be revisited.</p> <p>Thank you for your consideration,</p>				<p>Please see Section 3.3.1 of the Comments and Responses report.</p>
	I'd like to object to the Garden Route Dam Development. It will completely ruin the scenery, not to mention the use of water for the proposed sports field. Will be a huge shame if this development goes through.	2022/03/11	P Thompson	Private individual	<p>Please see Section 3.5.1 of the Comments and Responses report.</p> <p>It should be noted that sports fields are generally irrigated by treated effluent water from wastewater treatment works and not from municipal drinking water.</p>

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	I would like to add my comment to the development at the George dam. I am against this development because of the following reasons: 1) The roads in that area can't handle more traffic.	2022/03/11	C Nicolaisen	Private individual	Please see Section 3.4.3 of the Comments and Responses report.
	2) George already has a water supply problem and water restrictions in place and more development in that area will only put more strain on the water supply.				Please see Section 3.5.2 of the Comments and Responses report.
	3) Development in that area would have a huge impact on the environment and would take away the beauty of the area. Thank you for considering my concerns.				Please see Section 3.5.1 of the Comments and Responses report.
	Infra structure cannot handle or be developed to manage an expansion of this type. The area is near main roads and in Meyerstr there are 3 schools already. If the project could be moved away from the dam and residential area it would be more considerate and positive towards our much needed water supply dam .	2022/03/11	B Cronje	Private individual	Please see Sections 3.4.3 and 3.6.2 of the Comments and Responses report.
	Met hierdie skrywe voeg ek my stem by vele ander teen die voorgestelde ontwikkeling van erf 464. Die wyse waarop die George belastingbetalers deur die munisipaliteit in hierdie saak geignoreer word noop my om te glo dat daar uiteindelik 'n hofgeding teen die munisipaliteit aanhangig gemaak sal moet word en daarom benader ek my kommentaar uit sodanige hoek om vrae uit te lig wat in 'n regspraak ter sprake sal kom 1. Geregistreerde belanghebbendes: Omdat die bestuur van toegang tot volhoubare skoon drinkwater alle inwoners en soveel te meer belastingbetalende inwoners raak , is almal outomaties betrek in 'n belange groep en glo ek sal 'n hofuitspraak enige vorm van uitsluiting ongeldig vind, soos gedoen is met petisies war vlgs Sharples en die	2022/03/11	C Van Der Merwe	Private individual	As explained in Section 2 of the Comments and Responses Report, the Petition was not taken into consideration, as the results of the petition and the names of the signatories was not circulated to the EAP's for consideration.

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	munisipaliteit nie voldoen het aan hulle eensydige definisie van belange groep nie				
	2. Die weerhouding van belangrike inligting: Die feit dat die belastingbetaler nie weet wie die ontwikkelaar gaan wees vir wie die munisipaliteit met belastingbetalersgeld 'n baie duur inpakstudie laat baie vrae ontstaan of die motief hier suiwer gaan om George 'n suksesvolle en vooruitstrewende dorp tot voordeel van alle inwoners te maak. Die vraag is of daar politieke kleur aan die projek geheg sal word indien alle belanghebbende partye bekend gemaak sal word				Please see Sections 3.3.2 and 3.6.3 of the Comments and Responses report.
	3. Die vermoë van SECC om 'n 100% onpartydige verslag te lewer: Paternalistiese uit sprake in die verslag waar die publiek maar sekere uitkomst maar net moet aanvaar op grond van algemene tendense in die moderne samelewing, maar terselfdertyd word algemene tendense van besoedeling en skoon water bestuur in SA nie op 'n behoorlik vergelykende basis aangespreek nie. Dit laat my dink aan die ou Hollandse spreekwoord : "Wiens brood men eet, diens woord men spreek" Dit het onder andere aan die lig gekom dat net een ander onafhanklike verkeersinpakstudie, wat ernstige foute uitgewys het, totaal geignoreer is				The EAPs are registered with the National Registration body, EAPASA, which holds them to a Code of Conduct, including Independence. The findings of the Traffic Impact Assessment have been included in Section 8 of the EIA Report.
	4. Die munisipaliteit as ontwikkelaar: In 2 vorige pogings om erf 464 deur private beleggers te laat ontwikkel en waar die munisipaliteit die fasiliteerder was , maar nie die ontwikkelaar nie, het die projek uiteindelik deur die mat geval omdat die eise van die George publiek om dieselfe redes uiteindelik deur die munisipaliteit afgekeur is. Wat het verander? Vanweë algemene tendense van korrupsie binne staat- en semi-staatinstelling is die wenslikheid van die munisipaliteit se direkte betrokkenheid in hierdie projek te bevraagteken. Ek herinner u daaraan dat hierdie projek afgeskop het onder vorige munisipale bestuur waarvan 4 lede tans onder geregtelike ondersoek vir korrupsie teregstaan. Dit laat 'n vraag ontstaan oor die integriteit van hierdie projek Dit is nie algemeen bekend in die publiek nie, maar wel				Please see Section 3.6.3 of the Comments and Responses report.

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	bewysbaar in 'n hof dat werknemers die munisipaliteit prestasiebonusse(incentives) van etlike honderde duisende rand gekry vir hulle betrokkenheid en die deurvoer van die GO George busdiens projek. Is daar weer sulke bonusse ter sprake as hierdie projek suksesvol deurgedruk word				
	<p>Algemeen: Die omliggende buurte van erf 464 het 'n meerderheid van middeljarige tot afgetrede ouderdom inwoners . Ek het nie met 'n enkele persoon gekonsulteer wat nie ten sterkste gekant is teen die projek nie, maar vele weet nie hoe om hulle mening openbaar te maak nie. Wyksbestuurders het geen private besoeke gedoen om hulle van die ware toedrag van sake binne hulle buurte te vergewis nie (waarvoor word hulle betaal?) Daar is wel in die “vorige rondte van kommentaar” met 'n wyksbestuuder gekonsulteer en die waarde van so 'n poging sal eers deur 'n behoorlike ondersoek aan die lig kom Mens kan miskien 'n analoog trek tussen die Shell seismiese hofuitspraak ten gunste van die publiek, omdat daar nie na behore met die publiek gekonsulteer is nie? Daar is genoeg ander uitbreidingsmoontlike rondom George waar ontwikkeling gedoen kan word om nuwe sosio-ekonmiese woonareamodelle na te steef en te skep</p> <p>Ek ondersteun en onderskryf die aangehegte dokument van Urgent Notice asook die besware wat in die George Herald uitgawe van 3 en 10 Maart verskyn het en vra dat dit gelees sal word as my eie standpunt ook</p> <p>My pleidooi: Kan die George munisipaliteit nie nou net vir eens en altyd 'n bindende besluit neem om 'n groen horison (groen sone) soos in vorige ontwikkelingsmodelle aanvaar is, insluitend die damwalarea (nie ingesluit by vorige modelle) te vestig nie. Dit is nie in geldwaarde te meet nie, maar sal bydrae om George werklik 'n Tuinroete dorp te hou en uit te bou, waar inwoners en besoekers in 'n feitlik idilliese</p>				<p>Extensive Public Participation for the project was undertaken, as per Section 2 of the Comments and Responses Report.</p> <p>Your support of the Urgent Notice and objections included in the George Herald are noted.</p> <p>Your recommendation of a Green Zone is noted. Please see Section 3.5.1 of the Comments and Responses report.</p>

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	omgewing kan ontspan , sport beoefen en spreekwoordelik kan asemhaal. SECC se werknemers wat kenners op hulle gebied is, behoort te weet watter gesaghebbende internasionale studies al getoon het watter positiewe uitwerking goed bestuurde groensones in en rondom stedelike gebiede op die gemiddelde geestelike welstand van die inwoners het.(Gaan leer maar by Japan) Daar is genoeg wilsrag in George om hervestiging van inheemse bome en fynbos in die gebied te doen om 'n tweede dorpstuin in die groensone te ontwikkel				
	<p>COMMENT ON DRAFT ENVIRONMENTAL IMPACT ASSESSMENT REPORT FOR THE TERTIARY EDUCATION AND MIXED-USE PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE</p> <p>Thank you for the invitation to render comment. I have done so as follows, based on the principles of the National Environmental Management Act of 1998 (NEMA).</p> <p>1. NEMA</p> <p>It would be foolish to oppose all and any development, especially in a flourishing secondary metropole such as George. However NEMA principles dictate that all development must be socially, environmentally and economically sustainable.</p> <p>“Everyone has the right to an environment that is not harmful to his or her health or well-being, and to have the environment protected for the benefit of present and future generations, through reasonable legislative and other measures that prevent pollution and ecological degradation, promote conservation and secure ecologically sustainable development and use of natural resources while promoting justifiable</p>	2022/03/11	M Hau-Yoon	Private individual	Your extract from NEMA is noted.

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	economic and social development”.				
	<p>2. Game-changers over the past 18 months</p> <p>Since the Environment Impact Assessment (EIA) first kicked off in August 2020, the scenario in George has changed radically. In the intervening period, Covid was unleashed, extreme climate change has wreaked havoc, and ageing infrastructure is forcing George towards a Day Zero water crisis. Decision-makers ignore these cataclysmic game-changers at our peril.</p>				<p>These issues have been taken into consideration in the EIA Report and the Comments and Responses Report.</p>
	<p>3. Key concerns</p> <p>3.1 Strategic water source</p> <p>The Garden Route Dam is the largest and most important source of potable water for George and its surrounds. In the past 18 months, the water crisis in George has exploded exponentially. Despite good rains, ageing municipal infrastructure cannot cope with burgeoning demand - resulting in major pipe bursts. https://www.news24.com/news24/southafrica/news/george-left-with-less-than-two-days-water-after-three-major-pipe-bursts-20211229 https://www.thesouthafrican.com/news/george-water-reservoirs-remain-under-severe-pressure-latest/</p> <p>What beggars belief, is that the proposed development site is right next to the new spillway wall, thus effectively preventing any future raising of the dam wall to increase water storage capacity.</p> <p>The major raw sewage spill in the Touw River in December 2021 further highlighted the city’s vulnerability to inadequate maintenance systems. Just one such spill is enough to put our drinking water at risk.</p>				<p>Please see Section 3.5.2 of the Comments and Responses report.</p> <p>It should be noted that the Hotel and Business/Waterfront were authorised in a previous environmental process and have only been included in this development proposal to illustrate how they will be integrated into the development as a whole.</p>

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	<p>Astonishingly, the EIA does not include a proper water quality impact study. All that the storm water management plan mentions is the replacement of the artificial wetland with groundwater seepage ponds as a mitigation step.</p> <p>The million dollar question is: Why even contemplate development that will create a water pollution risk in the first place?</p> <p>NEMA emphasizes that “the environment is held in public trust for the people and should be protected as the people’s common heritage; and the beneficial use of resources must serve public interest”.</p> <p>As a critical resource for water security in the Garden Route, the Dam should be declared a National Key Point and protected as a strategic resource.</p>				
	<p>3.2 Economic viability</p> <p>NEMA prescribes that “a risk averse and cautious approach be applied, which takes into account the limits of current knowledge about the consequences of decisions and actions”.</p> <p>A thorough cost-benefit study has not been conducted regarding projected income streams versus the cost of on-going maintenance and mitigation of the proposed development. Since 2010, Cape Town has spent an average of R39 million per year on the upkeep of its World Cup stadium, against an annual income of only R9,5 million. https://www.businessinsider.co.za/cape-town-stadium-costs-city-r55-million-a-year-2020-1#:~:text=The%20City%20of%20Cape%20Town%20currently%20spends%20R55.,pay%20for%20its%20own%20upkeep.</p>				Please see Section 3.3.2 of the Comments and Responses report.
	3.3 Tertiary Institution				Please see Sections 3.3.1 and 3.3.2

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	<p>The proposed university development site is smack bang next to the George Campus of the Nelson Mandela University (NMU). Post-Covid, universities are switching over en masse to on-line tuition. This drastically reduces the need for actual physical campuses and student accommodation.</p> <p>Even pre Covid, the NMU George precinct was severely under-utilised. The proposed tertiary institution thus runs the risk of becoming a white elephant which ultimately struggles to pay its rates and taxes. https://mg.co.za/education/2021-03-01-what-south-africas-universities-have-learnt-about-the-future-from-covid-19/ Moreover, student accommodation across SA is financed by the National Student Financial Aid Scheme. NSFAS is the body that mistakenly paid out R14 million to a student and only discovered the error months later. Yet another potential financial risk.</p> <p>This adds grist to the mill that the 'tertiary education' component of the development is merely a Trojan horse to push through high density housing on the edge of George's highly vulnerable potable water source.</p> <p>The proposed tertiary institution also presents a potential competition to the Saasveld Forestry College, one of South Africa's flagship forestry schools. The forestry industry sponsors most of the Saasveld students who make up a third of NMU students at the George campus. Loss of these students, who come from all over Africa, may render the George campus uneconomic.</p>				of the Comments and Responses report.
	<p>3.4 Traffic impact</p> <p>When heavy rains in December 2021 caused a section of Madiba Drive</p>				The traffic impact report does not include impacts relating to "Acts of God". However, the inclusion of

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	to collapse, ALL staff and students were blocked from accessing the main route to the NMU George campus. Does the traffic impact report factor in possible future road collapses? https://www.georgeherald.com/News/Article/General/nmu-george-campus-staff-and-students-impacted-by-flooding-202112020932				three accesses would address this issue should it ever arise.
	<p>3.5 Ecological impact</p> <p>With few exceptions, waterfront developments throughout South Africa have turned out to be ecological, economic and planning disasters. Developers are seldom in it for the long term; they tend to sell their 'products' and then disappear, leaving the mess for others to sort out.</p> <p>Even the most successful, the Victoria & Alfred Waterfront in Cape Town has problems beyond its financial success. Its acquisition by a London & Dubai consortium has renewed concerns about the 'plasticisation' of the precinct. Thesen Island, Bruma Lake and Centurion Lake demonstrate how difficult it is to develop waterfronts sustainably if not located on a seafront which is perceived to be 'self cleaning'. https://www.businessinsider.co.za/1000s-of-dead-fish-have-been-stinking-out-the-va-waterfront-and-cape-town-foreshore-heres-why-2021-3</p> <p>NEMA commands "responsibility for the environmental health and safety consequences of a policy, programme, project, product, process, service or activity exists throughout its life cycle". How does one hold the developer responsible when the bird has long flown out of the cage?</p>				<p>It should be noted that the Hotel and Business/Waterfront were authorised in a previous environmental process and have only been included in this development proposal to illustrate how they will be integrated into the development as a whole.</p>
	<p>3.6 Safety and security</p> <p>The Executive Summary claims that the trails and nature areas around the Dam 'present safety concerns for runners, cyclists and pedestrians'.</p>				Your experience of safety in the area is noted.

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	This is certainly not the case. The Dam precinct is the one area bordering the urban areas where it still is safe and secure to move about freely. This is thanks largely to the strong sense of community among the local walking, hiking, biking and dog-walking fraternity.				
	<p>3.7 Socio-economic impact</p> <p>The cumulative impact of accessible and safe recreational areas, the sense of place, and the physical and mental health and wellbeing of the community have been grossly neglected in the report.</p> <p>The well-established use of the proposed development site should not be downplayed and carries more intrinsic social value than any risky waterfront development on this strategic source of clean water.</p>				<p>Please see Sections 3.2.1 and 3.5.1 of the Comments and Responses report.</p> <p>Section 8 of the Final EIA Report discusses the impact on physical and mental health of the community and potential students of the tertiary facilities.</p>
	<p>3.8 Biodiversity</p> <p>NEMA warns against ‘the disturbance of ecosystems and loss of biological diversity’, and ‘prescribes that negative impacts on the environment and on people’s environmental rights be anticipated and prevented’.</p> <p>George has a critical role to play as a development node in the Garden Route Biosphere Reserve, an international protection status proclaimed by UNESCO to foster “sustainable development”.</p> <p>The ecologically sensitive area around the Dam should be preserved for future generations by being proclaimed a special protected natural area. This can be co-ordinated with CapeNature and SANPARKS which co-manage the natural areas around the Dam. By proclaiming the area a Conservancy, a critical intermediate protection zone is established between formal protected areas and the built up areas of George.</p> <p>Many new housing estates across South Africa are spending hundreds of thousands to reintroduce indigenous fauna and flora into barren</p>				<p>The potential impacts on the Biodiversity of the site have been extensively discussed in Section 8 of the EIA report.</p>

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	urban landscapes. George municipality on the other hand seems to be deliberately and perversely destroying a delicate natural ecosystem which, once lost, is lost forever.				
3.9	Ecotourism The Garden Route Dam is undoubtedly the jewel in the crown of some of the most beautiful and breathtaking landscapes on the Garden Route. Thanks mainly to Covid 'lockdown fever', George and the surrounding towns experienced its busiest Christmas season in 2021. Outdoor adventure sports and ecotourism activities have also bounced back with renewed vigour. Community initiatives to upgrade the network of trails in and around the Dam and the Outeniqua range are being undertaken voluntarily and with huge enthusiasm by the Hill Billies, a group of mountain bike volunteers. There is also huge potential for equestrian trails for the horse riding schools in nearby Glenwood Drive. The Dam precinct is currently easily accessible to most residents and visitors with ample safe parking. By pursuing this development, are we not gambling away the family silver for a bit of lunch money?				Please see Section 3.2.1 of the Comments and Responses report.
310	Sense of place NEMA speaks out against "the disturbance of landscapes and sites that constitute the nation's cultural heritage". George simply cannot afford to kill the goose that lays the golden eggs. As witnessed in recent years, 'semigrants' from upcountry are streaming to the area, attracted by its 'sense of place' and natural heritage. The spectacular views and vistas of its mountains and foothills are what define the city.				Your opinion on the sense of place is noted. Please see Section 3.5.1 of the Comments and Responses report.

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	Over the past 30 years, George has already lost a lot of its built heritage which makes it even more critical to safeguard its natural heritage and biodiversity.				
	<p>3.11 Spatial planning</p> <p>According to its media statements, George Municipality received requests to identify a site for a tertiary facility. However, nowhere is it clear why the focus was on the area surrounding the Garden Route Dam. It seems this particular site was arbitrarily proposed and current investigations commissioned without a proper analysis of other viable options.</p> <p>For example, an obvious choice for the proposed education campus, could have been the 30 hectares of disused land at the Old Sawmill site next to the Outeniqua Family Market with easy access to the N2 and road networks.</p> <p>In fact, the proposed site is in direct conflict with the Municipal Spatial Development Framework which proposes a high-density model for sustainable development with development concentrated around an area such as the CBD, where services and public transport is accessible.</p> <p>I sincerely trust that common sense will prevail in the best interests of all the residents and ratepayers of George and the Garden Route.</p>				Please see Section 3.3.1 of the Comments and Responses report.
	I have reviewed the Draft EIA Report prepared by Sharples Environmental Services on behalf of the applicant and submit the following comments on the proposed development for a tertiary education and mixed-use development precinct development at the Garden Route Dam and associated infrastructure on a portion of the remainder of Erf 464, George which includes: a tertiary education precinct, waterfront commercial development, hotel, (91) free standing	2022/03/11	C Tacon	Private individual	Climate change and it's affect on water scarcity in the area has been included in Section 5.1 of the Final EIA Report.

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	<p>dwelling houses, (3) medium density residential units; (4) apartments/flats for student accommodation, sports fields and recreational open space.</p> <p>Climate change and water security It is common knowledge that the George municipal area has experienced a spiked increase in population growth over the last ten years and has seen unprecedented growth in both the housing and resort sectors. Furthermore, it is also common knowledge that the Breede Gouritz Water Management Area is classified as water stressed. The water supply situation in the area is critical as a result of severe drought conditions with the average yield of the existing water source being insufficient under the current circumstances to meet the present water requirements. Despite this, the Draft EIA Report fails to adequately address the issue of water security and climate change and how it will affect the proposed development. In fact, the applicant fails to even mention water scarcity or climate change in the Draft EIA Report and on this ground alone, it is argued that the application for authorization should be refused.</p> <p>In this context, it is important to note the findings of the Intergovernmental Panel on Climate Change's 6th Assessment Report (which was recently released), which states the following "medium confidence increases in agricultural and ecological drought trends in Southern Africa regions, i.e. Western Cape drought (2015-2018) which resulted in acute water shortages" and goes on to state that there will be a "threefold increase in probability of such a drought to occur as a result of anthropogenic climate change"; the "number of 'flash droughts' (rapid onset and duration from a few days to a couple of months) has increased in Southern Africa by 220% between 1961 and 2016"; and that the "Southern African region has been identified as the drought "hottest" spot in Africa in both 1.5°C and 2°C global warming</p>				

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	<p>scenarios.”</p> <p>The Western Cape has been identified as particularly vulnerable to climate change and climate change predictions are that by 2050, rainfall in the Western Cape is likely to decrease by 30% (relative to current figures). The recent drought in the Garden Route District is consistent with long-term climate change projections for the area. Climate change predictions indicate a decrease in winter rainfall, including changes in both the timing and intensity of rainfall which will contribute towards extended periods of drought with intermittent flooding in between - as evidenced from November 2009-2020 and recent flash floods in November 2021 which caused significant damage to critical water infrastructure.</p> <p>Climate variability and changing weather conditions are key risk drivers in terms of drought vulnerability within the Garden Route District and will be exacerbated by population growth and unprecedented urban development within the district, which consequently leads to greatly increased water consumption. This is echoed in a report commissioned by the UNEPFI regarding the impacts of climate change on the Southern Cape, including George, which states that “Human induced impacts on the ecological buffering capacity of the system have an equal or greater impact on risk, as compared to future climate change predictions.”</p> <p>With regards to water resources, the Climate Change Adaptation Summary for the Eden District Municipality 2018 states that climate change will affect water accessibility, quantity and quality. Water quantity and quality will be impacted by droughts, decreased runoff, increased evaporation and an increase in the number of flood events, which will have a cumulative adverse impact on water security.</p> <p>With regards to water security at the local level, a media release by the Garden Route District Municipality dated 13 July 2020 states the following: “From 2009-2020 municipalities within the Garden Route Municipality experienced drought episodes of varying degrees, ranging</p>				

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	<p>from moderate to severe and extreme meteorological droughts. Diminished rainfall during these drought episodes results in numerous lagged, “knock on” consequences to ground and surface water resources, that translate into critically low urban water supplies in the Garden Route District. These hydrological drought conditions also generate additional effects and necessitated significant emergency responses over the last 11-year period in the Garden Route District.”</p> <p>The Profile and Analysis District Development Model: Garden Route states that “the conservation of biodiversity, and specifically water resources, is becoming more important in the context of climate change.” It goes on to state that investments in integrated programmes and strategies to protect ecosystems through good land use planning, considering disaster risk reduction and climate change adaptation plans are required. Notwithstanding the above recommendations, it appears that the applicant has failed to take such considerations into account in the proposed development. The proposed development includes a hotel, various student accommodation and freestanding residential units, university, waterfront and business development precincts which will see an increased demand on water supply infrastructure. The EIA Report states that the Average Annual Daily Demand is 3,059,970 liters/day and Peak Domestic Demand is 12,545,877 liters/day for the proposed development. It is apparent from the EIA Report that at present, there is insufficient capacity to meet the estimated increased demand and that additional upgrades to water supply infrastructure will be required as the report states that “existing reservoirs together with proposed upgrades will have sufficient storage capacity.” Similarly, infrastructure upgrades will also be required for the water treatment plant and network, which will require two additional pump stations to be built. It is argued that the cumulative impacts of the additional infrastructure requirements and the effects of climate change on water demand have not been properly considered in this application.</p>				

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	<p>It is clear that climate projections indicate an increase in the frequency and severity of extreme weather events, such as droughts within the location of the proposed development. The proposed construction in a water stressed area with insufficient water storage facilities and projected increases in droughts is therefore not considered feasible and such development would be considered unsustainable. Furthermore, it is argued that the application is not in alignment with climate change, disaster risk reduction and spatial planning and policies for the Western Cape, Garden Route District and George Local Municipalities (these include inter alia the Western Cape Provincial Spatial Development Framework, the George Local Municipality Integrated Development Plan and the George Local Municipality Spatial Development Framework).</p> <p>In this context reference is made to the Eden District Climate Change Adaptation Policy which highlights that the increased impacts on the environment are due to the loss of habitat and recognizes that the high rate of land use change is due to population growth, expansion of urban areas and increased pollution. In response thereto, the policy includes adaptive capacity comments which acknowledge that the people responsible for protecting the environment are approving (unsustainable) developments and the main causes for this are financial risks, politics and legal obligations. In light of the above and the failure of the applicant to consider the effects of climate change and the issue of water scarcity in the region, or align with the relevant planning policies, it is argued that any approval of the proposed development could be subject to an appeal process.</p>				
	<p>Impacts on biodiversity</p> <p>At the provincial level, the Western Cape Climate Change Response Strategy identifies the mainstreaming of conservation planning into decision-making as a priority area for biodiversity and ecosystem goods and services. While the Draft EIA Report contains a Biodiversity Impact</p>				<p>The Biodiversity Sensitivity Analysis included in the Scoping Phase reports includes more detailed analysis of the fauna in the area, including extensive species lists.</p>

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	<p>Assessment, we note that there is limited information contained therein pertaining to the impacts of the proposed development on fauna, and mammals in particular – the specialist impact assessment relates to botanical, butterfly and freshwater impacts only. The impact assessment focuses predominantly on flora, and where fauna is assessed, it is largely focused on reptiles despite acknowledging that there are 42 mammal species confirmed or predicted to occur on or around the Garden Route District Dam, 10 of which are classified as Red Data species. In addition, the impact assessment fails to consider the Operational Phase of the proposed development and the cumulative impacts thereof on fauna. This is despite reference in the EIA Report to the presence of blue duikers, grysbok, leopard and honey badgers in the surrounding area – which the Biodiversity Impact Assessment fails to mention.</p> <p>All of the abovementioned species will be adversely impacted by the proposed development and the resultant increase in human presence. At present, the majority of sporting activities at the dam take place on an ad hoc basis, however, enhanced recreational facilities will result in an increase in scheduled/daily activities and the increased presence of humans. Furthermore, the applicant intends to enhance access to the recreational facilities by including 67 hectares of parks and natural areas and the establishment of formal pathways for hiking, trail running and mountain biking (which currently do not exist). The increase presence of humans will have an adverse impact on faunal species, particularly reclusive species such as leopards, and the site of the proposed development will potentially impede or cut off access routes to the dam itself, a likely water source for the majority of fauna present in the area. As stated in the Biodiversity Impact Assessment, “fauna seeking to use the area as a corridor may be indirectly impacted through the addition of lighting at night, elevated noise levels and the presence of domestic pets.”</p>				Please see Section 3.5.4 of the Comments and Responses report.

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	<p>It is important to note that the Landmark Foundation has been conducting a leopard research programme in the area surrounding the Garden Route District Dam, which is a key habitat for the last free roaming apex predator in South Africa. As indicated by the map of GPS coordinates of a female leopard (and her offspring) that has been tracked by the Landmark Foundation over a five-year period, this area is within its home range.</p> <p>Leopards are listed as Vulnerable on the IUCN Red List of Threatened Species and Red Mammal list of South Africa, Lesotho and Swaziland. Cape leopards are even more threatened than other leopards because of urbanization and limited suitable habitat. There is no definitive number of leopards in the Western Cape, but peer-reviewed studies suggest there are fewer than 500 in the province and less than 30 adults in the Garden Route between George and the Bloukrans Bridge. Human activity is increasingly resulting in the fragmentation of natural landscapes, which have been diminished substantially over the past century. The leopard is now only found in 25% of its historical distribution, which contributes towards the isolation of certain species and ultimately affects the gene flow among wild populations. Populations are therefore at risk of extinction in the Western Cape because of habitat fragmentation and the resulting lack of genetic diversity.</p> <p>It is clear from the results of long-term studies undertaken by the Landmark Foundation that the area surrounding the proposed development is a natural wildlife corridor enabling wildlife to move freely along the eastern edge of the proposed site and the southeastern parts of the dam. This access will be impeded (and possibly cut off) by the proposed development as well as increased, regular and dense human presence.</p> <p>Leopards can move to other habitats to avoid human disturbance, however, this disturbance often involves habitat fragmentation, which</p>				

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	<p>leaves these animals vulnerable to extinction through other stressors, which include territoriality issues with other animals, illness, inbreeding and environmental disasters. Decreased habitat has also led to inbreeding or genetic bottlenecks that can have long-lasting and catastrophic effects on leopards, such as limiting their resistance to illnesses and climate events like droughts which can ultimately lead to their local extinction.</p> <p>Research has shown that protected areas are insufficient to contribute to leopard conservation in South Africa and that the area surrounding the proposed development is a key habitat for leopards. It is therefore imperative that conservation efforts should be focused on these areas outside of protected areas, where they are most at risk. Alternative locations for development should thus be identified which are less sensitive in terms of their cumulative impacts on biodiversity, and more particularly vulnerable and threatened species.</p> <p>In conclusion, we draw your attention to the Biodiversity Impact Assessment which states that the George area is experiencing a spiked increase in population growth over the last 10 years' and it is presumed that impacts on biodiversity are likely to increase concomitantly. The Assessment goes on to state that as a result of such impacts, "it is critically important for responsible authorities to approve sustainable development only." It is argued on the basis of the failure by the applicant to take into consideration the long-term effects of climate change on the proposed area, particularly in relation to water security, and the full-scale of the impacts on biodiversity (not limited to flora, butterflies and freshwater impacts) that the proposed development should not be approved.</p>				
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	<p>Please accept the comments from myself, Henry Paine, a resident of George, on the Draft Environmental Impact Report on the Garden Route Dam (GRD) proposal as set out in the headerline. I also write on behalf of the Ballots Heights Property Owners Association and as Chair of the George Heritage Trust.</p> <p>1. In principle I object to the fact that the Applicant of a development is directly involved and has direct contact and can\may\does influence the EIA report. In instances like this where the Applicant is the George Municipality (question) and they are the custodians of the water resources and are paying for the EIAR is quite a dilemma and irregular and can obviously be completely biased and incorrect by nature. I appeal that the community appoint an independent EIA practitioner and the applicant pay, so that the process be fair. In this instance it is considered unfair and biased and does not have the interest of the community nor environment. Needs and Desirability does not address the desirability of local ratepayers paying for the applicant to undertake this costly impact assessment. The NEMA principle of “the polluter pays” is not adequately addressed.</p>			support of the Ballots Heights Property Owners Association)	
	2. The highly sensitive runoff area around the GRD has in the past been protected from development specifically to mitigate the possibility of toxic substances from entering the water. This can happen when there is development, erosion or fires that are too frequent.				Please see Section 3.5.2 of the Comments and Responses report.
	3. The George municipality is to consider that ECO Tourism has been identified as a major economic spin that benefits the local community. GRD and surrounds is currently easily accessible to most Georgians. An area like the GRD can be set aside to major touristic destination by enhancing the natural environment. Please refer to “The Garden Route Trail Park” as an example of the symbiotic relationship between nature and economic growth. There is a strong believe that the George Municipality should preserve the area as a formal outdoor facility, or				Please see Section 3.2.1 of the Comments and Responses report.

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	Park, for families and tourists. There is a remarkable opportunity to provide for the employment of a team of workers that can construct and maintain a network of paths for runners and cyclists. The trails in the area are invaluable to the Western Cape Province's plan to create a trail from Cape Town to Plettenberg Bay. The development of the airfield above Denneoord already compromised these trails. In addition, there are several equestrian schools in the Glenwood Road that could use equestrian trails that are specifically constructed for their utilisation.				
	<p>4. We believe that application should be made to have the area proclaimed as a specially protected natural area. This can take place through formal liaison with the Provincial Conservation Organisation - CapeNature who manages the natural area on the GRD boundaries, or even the South African National Parks - that manages the Indigenous Forests to the northwest of the GRD.</p> <p>It is abundant with wildlife and rich in biodiversity. Maintaining the dam in its native indigenous state would only increase the value of the land creating a greater "reserve" linking with San Parks and Cape Nature. Most of its surroundings are mostly forest or plantation, the whole area acts as an extremely important corridor for wildlife. We believe that this development will further push the already strained natural areas along the mountain.</p>				<p>Your recommendation is noted.</p> <p>The area was not noted in the GRNP expansion area as per the GRNP Park Management Plan 2020 – 2029.</p>
	5. Wellbeing: In this instance the GRD is not only a treasured environment by many Georgians, but it also is our right to protect our water resources from pollution and ecological degradation. It is our right! Wellbeing. It is in the interest of any Municipal Manager to ensure that the community have ample recreation and relaxation areas. The physical and mental wellbeing of a community is imperative for happy and socially healthy communities. The GRD provides this. As they too have an obligation to ensure that there are playing fields, parks, etc.				Please see Sections 3.2.1 and 3.5.2 of the Comments and Responses report.

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	The last few years has seen the growth of outdoor adventure sports and the development of an ecotourism industry that has grown significantly and exploded by Covid lockdowns. Athletes and families have been flocking to the Dam environs to walk, cycle and jog.				
	6. Water Resource. We are extremely concerned with water quality in the dam. There have been several issues regarding high levels of e-coli and pollution in the KAT river over the past 10 years. It is with great dismay that the social impact assessment ignores this fact. We would like to know whether the Department of Water affairs and Sanitation as well as the department of Forestry and agriculture have been notified or invited to comment in the EIA process. Developments near water bodies have been fatal in South Africa. Examples of disastrous developments are: Bruma Lake in Johannesburg, Brightwater Common in Randburg and Centurion Lake. To our knowledge there are NO successful waterfront developments in South Africa that impinge on freshwater bodies. The developer typically sells the properties, makes his profit in the 5 years or so that is often the time horizon for their investment, and leaves the tawdry buildings and polluted water for the authorities to deal with. Waterfront development of this kind do not work and they should not be permitted by any authority.				<p>Please see Section 3.5.2 of the Comments and Responses report.</p> <p>Both BGCMA and the Department of Forestry have provided comment on the proposed development.</p> <p>It should be noted that the Waterfront development was authorised through a previous environmental process and have only been included in this development proposal to illustrate how it integrates into the greater development.</p>
	7. There is a deep concern about the proposed tertiary institution. Covid has caused universities to rely more on on-line tuition, which reduces the need for physical campuses. While this will require rethinking of the requirements for a new tertiary institution (which is not reflected in the EIA), it expands the potential impact of a new facility on existing institutions such as Nelson Mandela University (NMU) (SAARSVELD). Tertiary institutions are run as businesses and are sensitive to such competition. The social impact assessment addresses this issue superficially with only NMU being recognized as an affected party in this issue. No economic study was done to inform the issue. Neither is an economic study presented to illustrate the need and desirability of the				Please see Sections 3.3.1 and 3.3.2 of the Comments and Responses report.

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	project. Student accommodation across SA is financed by the National Student Financial Aid Scheme (NSFAS). Payment issues are rife and is a financial risk to any proposed tertiary institution.				
	8. Should the owner of the environmental authorisation be the developer, taxpayer money is at risk. Even the cost of this EIA is putting taxpayer money at risk, which is not desirable or correct. There are many services not being performed properly in town due to the lack of funds.				Please see Section 3.6.3 of the Comments and Responses report.
	9. The custodian of the only potable water supply of George (a strategic resource), is now proposing a development that is likely to pollute this source, to the detriment of the entire city. Any system that is dependance on maintenance and management is due to fail at some stage as City funds may well not be available in the future. Even one failure can have significant implications. This was clearly illustrated by the Touw River fiasco that was created by one pollution event, leading to the loss of income for numerous role-players in the tourism sector. The system causing the disaster was designed and is managed by the applicant, indicating a track record. The pollution of the Schaapkop and Meul Rivers is evidence of the City's inability to cope with maintenance of its infrastructure. We would suggest that an investigation of the sewer manhole of Mr Meat, situated on the bank of the Kat River (which feeds the Garden Route Dam) be undertaken to further illustrate this point. It is nutrients from these pollution sources in the Kat River that feeds the Kariba weed infestation in the dam, a fact that is swept under the carpet by the Municipality. There is no example of a waterfront development in the world that has drinking quality water in its vicinity. The petition on the application indicated that the ratepayers of George do not want this project to go ahead. Unfortunately, the EIA process does not allow for consideration of the desirability/appropriateness of the applicant to undertake a				Please see Section 3.5.2 of the Comments and Responses report. It should be noted that there is no legislation forcing the Competent Authority to approve municipal developments.

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	proposal and the Constitution forces the DEA&DP to approve a municipal project.				
	10.Support should be given to Working for Water to prevent alien vegetation in our watercourses. People could be employed on a relatively large scale, training can be provided, water will be saved at a cost far less than extending the dam or building new dams. Alien vegetaion removal has been proven to be the least expensive way of increasing the potable water available to our human settlements. It would be continuous project.				This point has been considered in the EMPr.
	11.The social impact assessment, traffic assessment and water demand studies of the EIA and applicant fail dismally. The mayor of George has declared in his latest newsletter that George has grown beyond the average annual growth rate for the Garden Route area, placing infrastructure and allocation of funds under pressure. Should a new university successfully establish, the impact on the adjacent neighborhood is not adequately explored. Summerstrand in Queberha is a good case study where many residences are changed into student accommodation. This alters the entire social dynamic and services use in a neighborhood. A three bedroom house can be altered to accommodate up to six students, each with a car, increasing the occupancy and utilization of services. Students find private hostels costly, and university run hostels unruly and not conducive to a study environment. Private accommodation is therefore highly sought after. This issue is not addressed in the social impact study.				<p>Your opinion on the specialist studies is noted. GARDAG's opinion of the specialist studies is noted.</p> <p>Section 4.2.4 of the Socio-Economic Impact Assessment discusses the impact a tertiary education facility, like Stellenbosch, can have on the property market, while Section 5.4.7 discusses the anticipated impacts on adjacent land users .</p> <p>The changes to the character of the adjacent neighbourhood described would depend wholly on how the residents choose to accommodate students in their neighbourhoods. This decision cannot be predicted.</p>
	12.The town planners state that "the development will support densification within the urban boundaries but introducing a variety of land uses on land that is currently vacant". The principal of urban				Please see Section 3.3.1 of the Comments and Responses report.

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	densification is to increase the density of existing developed areas over time, with no-net land take to use services more efficiently. The proposed 'greenfield' development does not qualify as a densification proposal. With the applicant being the Municipality, more alternatives for a university development should have been addressed. In the centre of George buildings are run down and standing empty (e.g. old York High hostel). The city centre is becoming a run-down environment in need of renewal. Instead, the centre of commerce is shifting to the outskirts of the city. The Garden Route Mall has already attracted business away from the city centre and is the main cause of its collapse. The same results can be observed in every major city in South Africa, again to the detriment of citizens and to the benefit of developers who usually don't live in the areas they are wrecking. The multi-use development being proposed will attract more business away from the city centre of George. It would be much more appropriate to densify and redevelop the city centre with such a concept, near the public transport hub.				The proposed site of development is not regarded as being on the outskirts of the city as it is within the urban edge and earmarked for urban expansion in all Municipal planning documentation.
	13.The agricultural compliance statement regarding the property as poor agricultural land, does not address the potential for forestry (which is in the same economic sector). With an annual rainfall of more than 650mm per year, the site is highly suited for forestry. Forestry of indigenous species is identified as a water use activity and could potentially impact on dam water quantity, but setback lines from watercourses can be maintained. Forestry will not impact on dam water quality and the property is not situated in the main catchment area for the dam. The grounds of NMU are evidence of what can be done with indigenous vegetation in the same bioregion as the proposed development.				Forestry activities at the proposed site ceased due to climate change making the planting of pine forests unviable in the southern cape. The site is also located in the urban edge and is owned by the George Municipality
	14.George's economy was grown by forestry in the past. The decrease in plantation area for various reasons (redevelopment of Municipal forests, SAFCOL Exit), is already being reflected in the economy through				Your background to forestry in the area is noted.

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	the shedding of job opportunities. The Western Cape Socio-Economic Profile for George (2018, 2020) indicate a reduction of jobs in the Agriculture Forestry and Fishing Sector of 3 % between 2016 and 2019. The year 2020 – the target date for final decommissioning of staterun plantation forestry - is not yet reflected in the statistics but will reflect a further decrease in employment. Many forestry-related industries had to close their doors (such as the sawmill at which's site the Outeniqua Farmers Market currently is held), and current sawmills are finding difficulties in sourcing saw timber. Closing down of forestry in the Southern Cape will shed many more jobs than that will be created through this proposed project. (VECON & Heyl reports).				
	15.The Municipal land can, through continuing plantation forestry, keep local contractors and sawmills in business while providing teaching space for NMU's George Campus forestry school. The decommissioning of plantation forestry removed such opportunity, which may in the long run cause closure of this school in George. This social impact has not been identified and addressed by the social scientist, due to lack of local knowledge.				All economic sectors in George are supported in terms of the draft George Integrated Economic Development Strategy. Various areas for Forestry have previously been identified via the Department of Agriculture and the efficient use of these areas is supported. The use of land, within the urban edge for urban supportive uses and urban functions is important. Less than 2% of land area in the George Municipality is located within the urban development boundary. Should there be a need for training space for forestry students, such proposal should be submitted once tenders are invited.
	16.The impact on the future capacity of George dam expansion. The EIAR shows that the precinct will have a total usage of 2 million litres of				Please see Section 3.6.2 of the Comments and Responses report.

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	water per day. This figure is quite troubling considering that South Africa is a water scarce area. George is still under water restrictions and has been under a few drought periods recently, which restricted watering fields, gardens etc.				
	17.We object to unjustified expansion of the city borders into sensitive habitats when much less sensitive habitats are available; The loss of key habitat for multiple species.				Your objection is noted
	18.We point out the disastrous impact the development will have on remaining habitat of leopards. The area of the development has been demonstrated to be the refuge of leopards. Development in these key habitats will undoubtedly adversely affect this species that is perilously hanging on to survival in the Western Cape. These edges around cities offer cover and suitable prey, making these habitats key to leopard survival. This area also acts as natural landscape corridor for wildlife to move along the southern parts of the dam which will be impeded and post probably destroyed as available habitat by the proposed development and regular and dense human presence. The Department of Environmental affairs have a responsibility to maintain and secure corridors for our wildlife to ensure genetic movement. If this is not upheld we fear massive loss in wildlife species due to genetic bottleneck. In view of the continuing annihilation of so many of the wildlife species in the wilderness areas around George, this is an urgent matter that must be dealt with by the authorities.				Please see Section 3.5.4 of the Comments and Responses report.
	19.The GRD is a Heritage Resource. For the past 100 years the GRD has been used by the local community. It has become a place that has historical and cultural value to this community. It will be considered a crime committed by George Municipality to rob its community of this Heritage Resource.				Please see Section 3.2.1 of the Comments and Responses report.
	20.A Sense of Place: Heritage has both tangible and intangible dimensions as set out in the National Heritage Resources Act (1999). It				Please see Section 3.5.1 of the Comments and Responses report.

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	is widely recognised that the intangible aspects of Heritage have been the most neglected of all heritage criteria despite their potential to strengthen ties and common bonds between our diverse communities. Views and vistas are what give George its uniqueness and they should be protected against exploitation of the interests of the many by the few. The open spaciousness around the dam, the ambience there, access to the mountains and forests, the ability to listen to the birds, to watch the kingfishers and fish eagle hunt, the unspoilt natural surroundings, add intangible value to George as a pleasant place of human habitation. Georgians ride mountain bikes there, family's picnic and walk their dogs. Members of different communities and residential areas interact. People of all communities have become accustomed to having the recreational area at the dam. It forms part of their sense of place and should not be taken from them and future generations without their consent. It is our constitutional right!				
	21.The constitution states in chapter 2 in the Bill of Rights under Environment that everyone has the right: 1. to an environment that is not harmful to their health or wellbeing; and 2. to have an environment protected, for the benefit of present and future generations, through legislative and other measures that – 1. prevent pollution and ecological degradation; 2. promote conservation; and 3. secure ecological sustainable development justifiable economic and social development.				Chapter 2 of the Bill of Rights is noted.
	The lack of popular support for this project must be obvious even to the most obtuse follower of news and social media in George. There is absolutely no acceptable reason given in any of the documents as to why such clear opposition from the citizens should be swept aside as appears to be being done.				Please see Section 3.6.3 of the Comments and Responses report. The Draft EIA report is comprehensive in nature in order to cover the complexity of the

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	<p>The arguments presented by the Municipality regarding the ownership, development instigators and beneficiaries of the development have never been adequately answered or explained and have in fact been obfuscated. The Municipal response raises questions of accuracy in, amongst other things, the petition that has been circulating for some months. If there are any inaccuracies in the petition it is because the 'accurate' information has been withheld by the authorities. The citizens of George are increasingly suspicious that that there is malfeasance afoot which is a great pity as it may well tar the present, refreshingly open, administration with the poisoned chalice it received from the previous one of Naik and Botha.</p> <p>Our last point relates to the technical nature of the EIA which is too long winded and inaccessible to be meaningfully commented on by the citizens of George. If we are to live in a democracy, which I certainly hope we are, we have to do better than this!</p>				project and comply with the legislated requirements of the report. I&AP's are given 30 days to review the report and supporting documentation, which was available to any who were interested in reading it.
	<p>Objection to Garden Route Dam Development</p> <p>The Katrivier Friends Group would like to put in an objection to the proposed Garden Route Dam Development.</p> <p>Our major concern is that:</p> <p>Open Access will inevitably be lessened to the general public. Which is a social justice issue.</p> <p>Has there been any study which can indicate how many people make use of this area?</p>	2022/03/11	I Redelinghuys	Friends of the Katrivier	Please see Section 3.2.1 of the Comments and Responses report.
	The risk of development causing silting up of the dam. Which is a Water security issue.				Section 8.4.3 discusses the identified Freshwater impact, which include sedimentation, and the recommended mitigation

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					measures to address these.
	There is a need for schools in George more than a University.				The proposed zoning may allow for any educational/learning facility and, should a development proposal from a school be received, this would also be considered.
	Proposed sports fields use huge amounts of water thus the environmental costs out weigh the benefits.				The majority of sports field at Tertiary level are either Astro turf or are irrigated with non-potable water from wastewater treatment works.
	The “sense of place” will be significantly changed destroying the aesthetic character and scenic nature of the site.				Please see Section 3.5.1 of the Comments and Responses report.
	The Katrivier Nature Reserve has not been drawn in the plans and infact looks like it will be developed on. Please can you clarify how this Reserve will be protected.				The proclaimed delineation of the Katriver was considered in the development layout and no development will take place within the reserve area. A buffer has also been incorporated. Coordination/Integration of the Environmental Management Plans for the Reserve and for the site development may be set as an approval condition.
	With respect to the proposed development on the Garden Route Dam My concerns are listed below:- 1. Water shortages are a major risk in the garden route. The GR Dam ‘is’ our primary water source and it should be protected and kept pristine. Something which seems to becoming a problem.	2022/03/11	J Rossouw	Private individual	Please see Section 3.5.2 of the Comments and Responses report.

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	a. Currently, and I have personally seen this problem regularly and have reported it over the years, sewerage overflows find their way into the dam. This has been an ongoing problem for almost 7 years now. Even though this problem is reported and eventually addressed the 'same' problem resurfaces not long after. Many come backs to explain this sewerage in the dam point to flooding, overflows and blockages etc but honestly these problems should be pre-empted and fixed before they can re-occur and a permanent fix should be 'planned' so that these issues do not reoccur when we have flooding or blockages. I guess the point I am making as that we cannot cope with keeping the dam pristine now.				
	2. One needs to consider the current and future available safe water against the projected water demand. a. The dam has recently undergone the project to increase capacity to meet the water demand. George is a growing city – what if we need to increase capacity again in the future but this is stymied because there is urban development around the dam perimeter restricting the increase of surface growth.				The Garden Route Dam has already been increased to its maximum capacity.
	3. Although our dam is full we are experiencing urban water shortages (which is increasing in both frequency and severity) due to rapid urbanisation and our municipality not coping with filtration of the water. Our town needs to focus on getting our infrastructure in order first before approving further developments.				Please see Section 3.6.2 of the Comments and Responses report.
	4. As mentioned there is an increase urban migration to George and surrounds – I don't need official numbers to confirm this – one can easily see the swelling the numbers of people already moving to the Garden Route which adds additional pressure to our already over-burdened systems.				Please see Section 3.6.2 of the Comments and Responses report.
	5. A red flag was Cape Town's 'Day Zero' the day the city was predicted to run out of water. Water scarcity in urban areas is the norm in the world. The Garden Route dam is our SOURCE of water and thus				Please see Section 3.5.2 of the Comments and Responses report.

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	should be protected by all means from any kind of threat of development that may contaminate our water or prohibit us in the future to extend our water capacity supply.				
	<p>I am not even going to go into the white elephant buildings being proposed here – hospitality and a university. We have far too many hotels struggling for business already. We have a university that is not fully utilised.</p> <p>We also have large expanses of land available to move this 'development project' to that will not harm the natural environment around the dam or cause any further issues with the safety of our water source.</p> <p>The very fact that so very many Georgians are against this project should alert the powers who are pushing this project through that no one wants this development to happen.</p> <p>I trust you take everyone's input seriously. Messing with our water supply is no small matter.</p>				<p>Please see Section 3.3.1 of the Comments and Responses report.</p> <p>It should be noted that the hotel was authorised in a previous environmental process and has been included here purely to show how it would be integrated into the proposed development.</p>
	<p><u>Paint Paradise and Put Up a Parking Lot</u></p> <p>The Garden Route Dam Development and the EIA done in support thereafter are both hereby rejected. It is criminally negligent to put into practise the legal requirements of Public Participation and then blatantly ignore the voice of the people resounding from such participation. It is rare that so many people in an otherwise characteristically apathetic public have bonded together unanimously with an overwhelming communal sense of rightness and sensibility to make themselves heard in their opposition to any shape or form of development of the public land which surrounds the Garden Route Dam, our water and future.</p>	2022/03/11	S Schäffler	Private individual	<p>Please see Section 2 of the Comments and Responses report.</p> <p>It should be noted that the petition was not rejected, it was never submitted to the EAP for consideration. The Public Participation process is governed by a legislative process which must be followed to be considered by the Competent Authority.</p>

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	On three fronts the constitutionally entrenched right to Public Participation has been either deliberately or negligently undermined. Firstly noted is that objections made by means of petition, a fantastic fifteen thousand or more signature was and is being ignored for not following procedure by individuals first registering as and "Interested and Affected Party". To place the additional administrative burdens of correct objections on an already hardworking and busy public, and to require further from the lay person that they must first inform themselves of all bureaucratic fine print before they voice their opinions is a deliberate and tragic attempt at disregarding the true spirit and intent of the law of Public Participation.				
	Secondly, and concerning, there are uninvestigated accounts of the subtle misleading of interested individuals by municipal officials about the procedures linked to this Erf. Each time a step in the long list of procedures is undertaken or underway, and enquiries are made to be able to understand and object to these processes and procedures, there is frequently feedback to the interested party, or even public via quotes from officials in the local newspaper, that the particular stage in the process is not the FINAL or the most important stage needing objecting to, and that there are many more stages to come. That the public do not understand the process and are getting worked up for no reason. Effectly this kicks the stone down the road, moving the process a little further along the path towards the developers end goal of private ownership because there was a little less opposition. I have personally been in attendance at a Glenwood Conservancy meeting just prior to the inception of the SDFP for George where Delia Powers in her capacity as a representative of the George municipality stated to a concerned assembly of members that there was no need for concern or objections at the time. That it was a long process with many future opportunities to object to any development around the Garden route dam and that the current SDFP was merely a framework for future development and				Your opinion on the process and the future use of the site are noted.


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	<p>not the actual development itself. Now while possibly factually accurate, this information is misleading, immorally so, when considered in the light of the long term consequences for the area and the public. I will elaborate. The Spatial Development Framework Plan has as a serious change to the previous Town Planning Act. The urban edge of the township marks the boundary between municipal land and rural land. As can be seen from the diagram below, the previous urban edge excluded the land surrounding the Garden Route dam and the new SDFP includes the area into the domain of the municipality, where previously this land was not allowed to be developed as it constituted rural land, it is now open to development. The bottom blue line indicates the previous urban edge and the blue circular line above it indicates the new urban edge. The consequence is that the people will be required to object again and again and again until either the developer or the public grows tired and gives up. And should the public prevail, there is the next developer down the road waiting to try their luck and the public must start fighting again to protect their future. This is an untenable position and in order for validation to be given to the desires of the people who have spoken, this land needs to be zoned in a manner that protects it from any future development and the people of the land from continual future harassment in respect thereof.</p>				

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	<p>Thirdly information is being withheld from the public directly impacting this development and the sincerity and integrity of the future owners and developers. Rumours have abounded as to who the parties are who approached the municipality expressing interest in developing the land. These rumours need investigating and the public must be informed as to who the proposed developer(s) are. The secrecy surrounding this information is telling in itself. If the party was publicly named, public outrage and disapproval would probably make more impact on the developer. Because Shell was known to be the party exploring our coastline, the public was able to put a name to the object of there dissatisfaction and prevailing public values and mores prohibited publicly objectionable behaviour to pass without consequences. The anonymity of the proposed developer hiding behind the municipality would possibly be less inclined to bring repeated proposals with minor changes if the public knew who they were. A responsible citizen wishing to remain anonymous for fear of whistle-blower blow back has stated that the interested party approaching the George Municipality is the giant commercial enterprise AdvTech, the party behind buying out Glenwood House School from its previous owners. The proposed development relies heavily on assurances that the future development</p>				<p>Please see Appendix I of the Comments and Responses report for the Municipal statement in this regard.</p> <p>Any changes to the development, should it be approved by the Competent Authority, would need to undergo a separate environmental authorisation process, which would include Public Participation.</p>

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	will adhere to certain restrictions. For example, allowing the public access, not developing further, and maintaining open space of 44%. However, once the initial development is approved, future development and regulations are not subject to the same legal requirements in processes or procedures as when the land is alienated from a government organ. Privately owned land will not require the publics' input to the extent that it now does.				
	Very seriously and importantly requests are made for the person responsible for payment of the "extensive" Draft Environmental Impact Assessment and its five specialist reports which took a period of three years to complete to be made public and open to scrutiny. This could not have been an inexpensive venture. It is a fairly commonly accepted reality that municipalities are cash strapped institutions and another fairly commonly accepted reality is that the person responsible for the payment of the service gets to dictate the tone of the report.				Please see Section 3.6.3 of the Comments and Responses report.
	The DEIA has not considered the effects and impact of run-off water in the area given the topography of the land which slopes down to the stream running adjacent to Madiba Drive. The explosive development in the area has increased run-off water flowing over the surface of privately owned properties during and after rainfall. This water has a very delicate balance between flowing to the stream and sinking away to sustain the underground rivers and streams previously documented in the area. The built-up development increases water run-off and reduces water being added to the water table. The first, increased run-off has the effect of considerable erosion all along Madiba Drive which can be noticed particularly clearly around the stone cabions between the road and the stream. The second, reduced water to the water table poses a danger to the few remaining underground streams. We have already lost the natural Spring that used to historically be Paddagat and now is a shopping centre.				The Stormwater Management Plan discusses the potential effects and impacts of run-off from the development.

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	The section of Saasveld Road being spectacularly washed away during the November floods cannot only be attributed to the flooding or burst pipes but is a reality of the erosion of the sloping topography in the area. Clearly the DEIA has erred in not addressing this sufficiently. Madiba Road is in sections raised with both sides falling away to low lying water areas on either side, the side of the dam with its picturesque stream and the privately owned property side with its intermittent stream running alongside Madiba Drive. More development will exacerbate the wear and tear on an already strained road. Sinkholes will be a real concern for future residents and public road users alike.				
	<p>Please see my comments with regards to the draft EIA below and attached in word format.</p> <p>Text in italics are quoted from the Draft EIA and annexures</p> <p>Annexure B – base plan of existing infrastructure indicates proposed new services and does not clearly indicate which services are existing. This annexure</p> <p>Re: Traffic Impact Assessment: - the following comments warrant revision of the TIA report.</p> <ol style="list-style-type: none"> The layout of access road 1 is incorrect (fig 10) – there is no intersection between Meyer street and Arthur Bleksley at access road 1. This intersection is between Stander street and Arthur Bleksley. The layout diagram should be revised. Background traffic for Meyer street/Stander street is not known as no traffic count was done for this intersection. Traffic count should be redone to include this intersection. Traffic assignment – allowance should be made for construction 	2022/03/11	R Espach	Private individual	<ol style="list-style-type: none"> Access Road 1 is at the intersection of Stander Street & Site Access 1 (opposite Arthur Bleksley Street); The traffic count conducted at the intersection of the N9 and Saasveld Road was used as an indication of traffic entering the Loerie Park area. Construction traffic is discussed in the EMPr Your comment is noted. Access 1 and Meyer Road is planned as a roundabout with one circulating lane. As the initial study was conducted in 2019, the 2018 Baseline data for the area on record was utilised. The on-site traffic counts were used to supplement this data.

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	<p>traffic during the construction phase.</p> <p>4. Kraaibosch way to Saasveld road has not been constructed yet. It is unclear when Kraaibosch way will be constructed/completed – the scenario where Kraaibosch road is not completed and all traffic is routed through existing roads, should be considered. Since the findings of the TIA is based on Kraaibosch way being completed, it should be a requirement for acceptance of the TIA as is.</p> <p>5. <i>The access spacing requirements were derived from the WCG Access Management Guidelines (2020). This requires a 260-metre spacing between two uncontrolled full intersections along Class 3 roads within a semi-rural area.</i></p> <p><i>Access 1 is situated at an existing intersection, and is therefore not evaluated (pg 10) – Access 1 will become a major access point and should be evaluated according to WCG Access management guidelines. Currently this intersection has a gravel “leg” and serves minimal traffic, but this will change with the proposed new development.</i></p> <p>6. <i>Manual classified intersection traffic counts were undertaken as part of this project assignment. Details of the traffic survey are provided below (pg 12):</i></p> <ul style="list-style-type: none"> <i>a. Date counted July 2019</i> <i>b. Day Normal Weekdays</i> <i>c. Congestion levels Low</i> <i>d. Enumerator SMEC</i> <p>No date is indicated for the traffic count? Indicate date the count was done. Figure 11 indicates 2018 base year traffic, but the report</p>				

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	states that the count was done in 2019?				
	<p>7. <i>Per table 2, the location of the site is classified as a low growth area (pg13) – The George and the study area is not a low growth area. The influx of new residents to George is well known. Growth rates should be adjusted appropriately.</i></p> <p>8. <i>Taking into consideration the close proximity of the other development parcels forming part of the Kraaibosch development, it was deemed appropriate to only apply a growth rate to N9 Knysna Street traffic (pg 13) – George has seen high growth in the last few years. It is not accurate to only apply a growth rate to N9 traffic, as users of the proposed development will come from different areas. Meyer and Stander streets are used by residents as through roads as traffic often flows faster on these roads then on Knysna road.</i></p>				<p>This information is noted and has been communicated to the Traffic Engineer.</p>
	<p>9. <i>Particular note should be taken of the Retail component, which is specifically designed for the needs of the Campus, as specified in the Proposed Zoning and Subdivision Application of Erf 464 George. As such, it was deemed appropriate to assess this component of the development serving very low car ownership (pg 17)</i></p> <p><i>As a result of the size and extent of the Retail component forming part of the development, it would be advantageous for measures to be implemented to ensure that the Waterfront commercial area serves predominantly students as planned, and not the general public (pg 18)</i></p> <p>The TIA clearly reduces trip generation based on the retail component being accessible to mainly students of the proposed tertiary education institution. From the draft EIA, the retail component will be accessible to the public and the benefits of the</p>				<p>The business and hotel development component has already previously been approved by DEA&DP. The rezoning and subdivision application submitted to the George Municipality includes for a departure from the standard FAR of business premises from 3.0 to 1.0. The permitted GLA of the business premises will thus only be 46600m². A site development plan will still need to be prepared and submitted to the municipality for the retail development to look at the exact building size, placement of buildings on the site, parking etc.</p>

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	<p>retail component on the economy are purported. The TIA needs to be revised to take into account that the public will have access to the retail component. The town planning application states: <i>“This commercial area would accommodate formal trade and retail activities which would attract the general public and be a retail space that will serve the campus.”</i> (Pg 29, town planning motivation) and then <i>“The retail component proposed in the development is specifically designed for the needs of the campus and implies that the users will have a very low car ownership (pg 43).”</i></p> <p>These statements are conflicting – the retail component of 129 300 square metres Gross Lettable Area (GLA), which is twice the size of the Garden Route mall, cannot be considered to only serve students when considering negative impacts (TIA and Town planning) and be of benefit to the general public, when considering the positive impacts on the economy.</p>				<p>The exact size of the retail component is thus not yet known.</p> <p>The perceived conflict in the statements is noted. However, the statement aims to show that the retail area, while aimed at the users of the campus, could also attract members of the general public.</p>
	<p>Draft EIA</p> <p>1. <i>This development is intended to introduce a university/ research institute/academy into the town of George, which is currently a missing feature of this town (pg 30) – This statement is misleading - there is already a university in George</i></p>				<p>This statement has been revised in the Final EIA Report.</p>
	<p>2. <i>It is the presence of a university/research institute/academy in this area that will attract visitors from various parts of the country and further abroad. – This statement cannot be verified. As the exact form of tertiary institution proposed is not finalised, there is not way of knowing that it will attract visitors from other parts of the</i></p>				<p>This statement has been revised in the Final EIA Report.</p>

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	country or further abroad. A technical college or FET college will most likely not attract visitors from abroad and at the most from other areas in the Southern Cape.				
	3. Firstly, the development of residential units will contribute towards addressing the housing demand in this area (pg 30) – Housing is aimed at the proposed 8000 students that will be accommodated. Please explain how it will contribute to the housing demand in the area?				The housing is not only aimed at students, but faculty as well.
	4. Through the establishment of more formal paths and walkways which do not currently exist, the safety of the area will be improved. Local hiking, running, biking clubs and fishing clubs would be able to assist with monitoring the trails and feeding any issues back to the Municipality to address. (pg 32) – Tertiary education institutions are known as hot-spots for crime. On what is the statement based that the safety of the area will be improved? There are currently extremely low incidences of crime in this specific area.				Please see Section 3.4.4 of the Comments and Responses report.
	5. Policy D6: Minimise the impact of developments on visual landscapes and corridors Policy Guidelines The following policy guidelines are regarded as relevant to the design of the proposed development: The George Municipality's Landscape Characterisation Visual Resource Management Analysis (2009) determines visually sensitive areas in the George landscape and must be applied to manage visual impacts of development; Valuable view corridors, undeveloped ridge lines, cultural landscape assets and existing vistas should not be compromised by any development proposal or cumulative impact of development proposals. The proportion of urban development up the slope of a prominent hill or mountain should not degrade its aesthetic / visual value;				The visual impacts are discussed in Section 8.4 of the EIA Report and in the Visual Impact Assessment.

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	This development will clearly compromise valuable view corridors and existing vistas. George municipality is not adhering to there own policy documents.				
	<p>Engineering services report</p> <p>1. <i>According to GLS report, dated 14 June 2019, the existing WTP's and network has insufficient capacity to accommodate the proposed development (Draft EIA, pg70). The development is expected to generated an additional 3 ML average annual daily demand for water, with a peak factor of 4. The municipal infrastructure cannot cope under the current circumstances. How will the municipality provide water to this development?</i></p>				<p>Please see Section 3.6.2 of the Comments and Responses report.</p> <p>Existing network capacity as well as proposed upgrades in the vicinity of the site have been confirmed by the Municipality through the recent report done by GLS Consulting through their appointment by George Municipality, to draw up the Water and Sewer Master Plan for the Municipal area and to determine the effect of any form of development in the Municipal Area on the Water and Sewer Master Plan.</p> <p>The proposed development SDP (Site Development Plan) was submitted to GLS in order to determine whether the existing water network system has sufficient capacity.</p> <p>According to GLS report, dated 14 June 2019, the existing WTP's and network has insufficient capacity to accommodate the proposed development and upgrades would need to be implemented prior to</p>

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					development.
	2. <i>Emergency Storage</i> The emergency storage capacity provides additional safety when the pumps fail, in that it provides time for the Municipalities maintenance operatives to make the necessary repairs as well as catering for normal power outages. A minimum storage capacity that is equivalent to four to six hours' flow (George Municipality suggest 8 hours flow) at the design flow rate should be provided. The emergency storage will be provided outside the pump station Sewer sumps will have outside storage. What extra measures will be taken to ensure that outside storage doesn't leak effluent. The flow of effluent into the Garden Route dam due to failure of municipal pumps is well known. This development will have two sumps near the dam. Clearly the municipality cannot maintain the current infrastructure. How will they ensure that these pumpstation don't spill effluent into the dam?				Please see Section 3.5.2 of the Comments and Responses report.
	Draft EIA and Biodiversity Impact assessment – 1. Several sources are referenced in the EIA and biodiversity impact assessment, without the details of references being given at the end of the report eg. Coetzee 2015 or Coetzee and Taplin 2018. The are also references to table of species and appendices that are not included in the reports. Please include proper references (including details of references/sources) and all appendices mentioned in reports.				These references stem from the Biodiversity Status Quo Report. All reports have been included in the Final EIA Report.
	2. Leopards are listed in the IUCN red data list as vulnerable				Please see Section 3.5.4 of the Comments and Responses report.

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	and are found in the area, as many previous sightings have confirmed. I would suggest that the reference to the Red data list by Friedman and Daly (2004) which was published 18 years ago is outdated and reports should be revised with up to date information.				
	Please find my comments regarding the Environmental Impact Assessment SES REFERENCE NUMBER 21/GRD/POSTAPP/DSR/04/2021. 1. The social environment, which is part of an EIA, will have a huge impact on the neighbouring residents of Eden and Loerie Park. This includes noise, traffic, litter and disturbances that will be the obvious result of the building and the influx of the expected 8000 students. The University landscape changed a lot in the past ten years where public unrest is at the order of the day. This is highly irresponsible of the Municipality towards its citizens. This will devalue the properties of citizens in Eden and Loerie Park. Developments are never supposed to devalue adjacent properties.	2022/03/10	R Müller	Private individual	Please see Section 3.4.1 of the Comments and Responses report.
	2. The water quality of the dam will be affected and the EIA does not give details of the mitigation methods to decrease the impact.				Please see Section 3.5.2 of the Comments and Responses report. Section 8.4 of the EIA Report includes all mitigation measures proposed to reduce the impact on water quality.
	3. The area around the dam is the access to various recreational activities and it would easily be described as the "Central Park" of George. There are so many other places where a university can be developed of any other development can be done. This region is the Garden Route. The municipality is in the process to develop in the "garden" and at this pace, the region will only be known as the "Route".				Please see Section 3.3.1 of the Comments and Responses report.
	4. The EIA mentioned that "they spoke to personnel at Nelson Mandela University (NMU)". It is unfortunate that the names and their posts are				The Socio-Economic Impact Assessment includes the names of

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	not mentioned. It is probably the previous Campus Principal, after being dismissed by the NMU, and who is now part of the proposed University development.				all persons interviewed in the process.
	5. The George Campus of the NMU at Saasveld is ideally located and has great potential for expansion of its curriculae and facilities should be expanded. It is a wonderful campus and provides an excellent environment conducive to further study. To duplicate a university does not make sense, and it will have disastrous effects on the residential areas adjacent to it and the access roads thereto. In the past two decades, the Department of Higher Education forced the amalgamation of tertiary education institutions which are geographically close, for example RAU and Wits Universities (UJ), PE Tech and UPE (NMU), Cape Tec and Peninsula Tech (CPUT). A second university on a relative small-town does not make sense.				Please see Sections 3.3.1 and 3.3.2 of the Comments and Responses report.
	6. It is well known that the municipality does not support the university and is proved by the lack of urgency of repairing the Saasveld Road to the campus. The road is on its fifth month without being repaired. The lack of urgency extends the repair and the expected delay will be close to seven months. This is not like the N2 on Kaaimans in 2006, where stitching into the shale rock face was required and that was repaired in 2-3 months. The role of the municipality does not add up and this development is not transparent.				The Saasveld Road falls partially under the jurisdiction of the Provincial Roads Authority, the municipality and the University (on their property). Maintenance is scheduled by the relevant authority /entity, following their budget and prioritization program
	DRAFT ENVIRONMENTAL IMPACT ASSESSMENT REPORT FOR THE PROPOSED TERTIARY EDUCATION AND MIXED-USE PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE The above-mentioned has reference. We, the owners of 55 Bokmakierie Street, Eden, George, erf 6028,	2022/03/10	S van Vuuren C van Vuuren	Private individual	Please see Section 2 of the Comments and Responses report for a description of the extensive public notification which was conducted.

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	<p>adjacent land owners of the proposed project, an Interested and Affected Party (IAP), hereby object to the proposed tertiary education and mixed-use precinct development at the Garden Route Dam and associated infrastructure on a portion of the remainder of erf 464, George.</p> <p>Section 41 of the 2017 EIA Regulations states that written notices must be given to identified stakeholders.</p> <ol style="list-style-type: none"> 1. Direct notification – We received none and have been living at this address for three years. 2. Letter drop - We received none and have been living at this address for three years. 3. Site notice – There is no visible notice erected at the entrance of the George dam. <p>Thus, the public participation process in terms of Section 41 of the 2017 EIA Regulations is inadequate.</p>				
	<p>With regard to the proposed land development at the Garden Route Dam area, I want to inform you that as an Interested and Affected Party, I <u>do not</u> support the proposed plans to develop the land at the dam. My reasons being:</p> <ol style="list-style-type: none"> 1. Noise: With the increased vehicle and human movement in the area noise will be a great concern. 2. Lack of parking in the new development will cause busses and vehicles spilling over into neighbourhoods. 3. Current feeder streets no walkways on pavements so people walking to and from in the road will cause risks. 4. George currently have not enough water feed with existing old infrastructure , the development will cause more disruptions . 5. Safety: It will not be safe in the area anymore due to increased traffic and use of the roads. Protest actions by students will spill 	2022/03/10	MC Botha R Gericke J Gericke F Botha	Private individual	<p>Please see following Sections of the Comments and Responses report:</p> <ol style="list-style-type: none"> 1. Section 3.4.1 2. Section 3.4.3 3. Section 3.4.3 4. Section 3.6.2 5. Section 3.4.4 6. Section 8.5.2 of the EIA Report 7. Section 3.4.2 8. Section 3.5.2 9. Section 3.3.1 10. Sections 3.5.1 and 3.5.3 <p>Due to the nature of the proposed</p>


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	<p>over into the residential areas as is happening countrywide.</p> <p>6. Noise from sports fields from easterly winds will carry over into the current residential areas causing frustration and conflict.</p> <p>7. Drop in property value: As is conceded in the report there will be a drop in the value of the properties of these suburbs.</p> <p>8. Water pollution: The Garden route Dam is our ONLY source of drinking water. Sewage spillages are everyday occurrences due to blockages, pipe failures, etc. Surface refuse (papers, bottles, cigarette butts, etc) will end up in the water.</p> <p>9. University: Do we need another campus building to be erected? NO. The latest trend and developments focus on distance education which does not require enormous capital outlay to build campuses.</p> <p>10. Nature preservation: Many wild animals including endangered species have been identified in this area and should development continue will most certainly influence the safety of these animals.</p> <p>I, the undersigned, are against the development of the Garden Route Dam area at this stage as presented by the George Municipality of 2021.</p>				<p>development being a tertiary education / campus with a strong focus on pedestrian movement, public transport and NMT transport modes, it is envisaged that the standard parking requirements for the erf that will accommodate business premises will not be applicable.</p> <p>The traffic impact study conducted by SMEC further substantiates the traffic impacts of the proposed development. The retail component proposed in the development is specifically designed for the needs of the campus and implies that the users will have a very low car ownership.</p>

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	 <p>15:55</p> <p>facebook</p> <p>GEORGIETE STAAN SAAM</p> <p>Group post by Hennie Gouws · 9m ·</p> <p>Dis nou die mense wat hulself bestempel as die toekomstige leiers in ons land. Studente en hulle gemorsery voor Suidkaap Kollege se kantoorblok, vanmiddag 15:00.</p> <p>7 comments</p> <p>Like Comment Send</p>				
	<p>TERTIARY EDUCATION AND MIXED-USE PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE</p> <p>Please accept the comments from the Garden Route Dam Action Group (GARDAG) on the draft Environmental Impact Process as well as the content of the draft environmental impact report.</p>	2022/03/10	Garden Route Dam Action Group	Garden Route Dam Action Group	An extensive Pre-Application process confirmed that a new application process was required, as confirmed by the Competent Authority.

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	<p>1. No comments on the EIA process would be complete without the background of the existing Environmental Authorisation (EA) dated 16 September 2014.</p> <p>The Environmental Authorisation for development on a portion of the remainder of ERF 464 George, with reference to Plan No G/C/223/6 of January 2013, is still valid, with the validity period extended to 2024.</p> <p>The following clauses are found in the EA:</p> <p>a. <u>Departmentally Approved Development</u> This entails the following:</p> <ul style="list-style-type: none"> • The establishment of a hotel; • The establishment of a tourist business site; • The remainder of the site will be public open space area that would mainly be used for recreation purposes; • The formalization of the existing access road (dirt road) from Stander Street; • The installation of associated service infrastructure; and • The rehabilitation and conservation of the remainder of the site. <p>b. <u>Departmental Refusal:</u> The Department hereby refuses all proposed residential development, including residential erven, the group housing units, the town housing units and the social housing component, as indicated in the layout plan dated January 2013 (Plan No. G/C/223/6)</p> <p>It is unfathomable how this new application for the development of areas specified in the 2014 EA as open space can proceed whatsoever without <i>application for amendment of that EA</i>. The 2014 EA only approved part of the development based on economic reasons. While</p>				

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	these reasons may be argued, the decision still stands.				
	<p>ECONOMIC SUSTAINABILITY</p> <p>The Department of Environmental Affairs and Development Planning (DEADP) approved the development of a waterfront hotel, but NOT residential development, based on the financial risk to the ratepayers of George.</p> <p>3. <u>Economic sustainability:</u></p> <p>3.1 The George SDF recognises the negative economic impact of inefficient urban developments in its <i>Spatial Objective: Strengthening the Economic Vitality of George</i>. It specifically argues against developments such as the original proposal in General Policy guideline 4.2.3 which states "Seek to increase residential densities in nodes and along the public transport routes to improve thresholds required for enterprises to develop". As the proposed residential development does not comply with this guideline, it is not authorised. The Departmentally authorised alternative is not in aim with this guideline.</p> <p>3.2 The results and findings of the Cost Benefit Assessment referred to above and under the concept of Need & Desirability below, have determined that the residential element of the proposed development will not be financially viable.</p> <p>3.3 The findings of the CBA have further revealed that the current proposal would have significant negative financial implications for both the municipality and municipal rate payers, if the expenditure costs are not immediately recovered. However the smaller scale of the Departmentally authorised alternative will not carry a significant cost and could therefore be a viable option.</p> <p>3.4 The CBA highlights the risks involved with the project and that its financial viability is premised on questionable assumptions, which relate to immediate sales, immediate return on investment, taxable revenue on services and low interest rates. In light of this, the CBA reveals that the original proposed development fails to meet the important constitutional requirement which is to promote justifiable socio-economic development.</p> <p>3.5 The Departmentally authorised alternative will create potential long term job opportunities and economic development through the tourism business component and the hotel, without posing as direct financial risk to the municipality and the local community.</p> <p>Using this reason for their decision, GARDAG wants to point out the following issues related to the economic risk to the ratepayers:</p> <p>a. It is noted that the Municipality's proposed waterfront hotel development would be in direct competition to a private hotel development (Hawthornedene) that has since been initiated but</p>				<p>a) The EAP is not at liberty to address concerns regarding developments covered by a previous authorisation.</p> <p>b) The EAP cannot comment on the feasibility of the hotel as this falls under a previous environmental authorisation process.</p> <p>c) The mandate of the municipality is to prepare suitable land for development, including catalytic projects identified via strategic documents. The IDP, amongst other input documents, identifies the need for education facilities and the MSDF locates various initiatives via required participative processes and to bring the adopted strategies and policies to ground. The technical process requires that an EIA be done as a next step in order to test, specifically, the weighted benefits and disadvantages of specific proposals. The land use rights application further</p>

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	<p>delayed by the economic impact of COVID. It is certainly not the role or function of the Municipality to compete with private developers. Meanwhile,</p> <p>b. The impact of COVID on tourism development has accentuated the economic concerns raised in 2014 by DEADP to apply just as pertinently to the proposed waterfront hotel as well. A significant investment was made in the original basic assessment application for the hotel, and now a larger, more risky squandering of ratepayers' money is being made for a facility that will be in direct opposition to existing facilities and private investment in George. It is of cardinal importance that this development proposal is not revisited.</p> <p>c. The Municipality is now proposing a university/tertiary institution development on the doorstep of an existing university, based on interest from unknown sources, without a specific buyer. Refer to the media statement in Appendix 1. The Executive Mayor of George has confirmed that a Memorandum of Understanding no longer exists. Nor is the Municipality interested in developing the university. The feasibility of such a proposal is therefore questioned, raising the issue of an abuse of public funds for a non-feasible Environmental Impact Assessment (EIA).</p> <p>d. The socio-economic report mentions the potential impact on the Nelson Mandela University (NMU) George campus but fails to recognize that there are at least two other tertiary institutions in George that may also be affected. No proper economic study by a qualified economist was undertaken to inform the socio-economic assessment. George Municipality has therefore no idea of the impact of an additional tertiary institution on existing institutions.</p> <ul style="list-style-type: none"> • One impact identified by GARDAG is the potential closure of NMU's George campus. The proposed development site is situated on a former municipal plantation. The loss of State-owned plantations in 				<p>tests public opinion and technical viability and is another statutory process which will have to be followed.</p> <p>d) An economic study was not identified as being required to inform the EIA process</p> <p>e) Please see Section 3.3.2 of the Comments and Responses report.</p> <p>All economic sectors in George are supported in terms of the draft George Integrated Economic Development Strategy. Various areas for Forestry have previously been identified via the Department of Agriculture and the efficient use of these areas are supported. The use of land, within the urban edge for urban supportive uses and urban functions is important. Less than 2% of land area in the George Municipality is located within the urban development boundary. Should there be a need for training space for forestry students, such proposal should be submitted once tenders are invited.</p>

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	<p>George has had a significant impact on the teaching quality of the forestry school at the George Campus. NMU is under tremendous pressure from the forestry industry to keep the forestry school in the south where plantation forestry has been decommissioned almost completely. Forestry students are largely sponsored by major forestry companies and comprise a third of all NMU students at its George campus. Loss of these students, coupled with potential competition from the new tertiary institution (George Municipality cannot guarantee which courses would be offered), may render the NMU campus unsustainable.</p> <p>The use of the proposed development site for plantation forestry in support of the forestry school has not even been considered as an alternative in the proposal. While this may not produce the immediate, short-term income to the municipality that the proposed development may realise, a long lease of this land to a forestry</p>				
	<p>MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK <i>The George City Area currently comprises disparate urban areas, as shown in Map 3, and has the following spatial characteristics:</i></p> <ul style="list-style-type: none"> • An “old” town, relatively well off in terms of access to opportunity, commercial activity and public facilities. • The space economy is concentrated in a triangle of opportunity comprised of the existing CBD Business node, the emerging Kraaibosch / Blue Mountain Commercial Node, and the Pacaltsdorp Industrial Node (See Map 3: The Existing Spatial Structure of the George City Area). • A gradual shift of commercial development away from the old CBD focused on York Street, towards Courtenay Street and “mall” type developments closer to the N2. <p><i>The Municipal Spatial Development Framework (MSDF) needs to give direction to facilitating George’s transformation from an agglomeration</i></p>				<p>The alignment with the George MSDF and other applicable policies is discussed in Section 3.3 of the EIA Report.</p> <p>Section 2 of the EIA Report discusses the Need & Desirability of the development. Please see Section 3.3.2 of the Comments and Responses report, which discussed the types of education proposed for the development.</p>

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	<p><i>of separate urban areas, into an integrated city that is underpinned by a thriving service economy and offers all residents access to the benefits of city living. The public transport corridors and well located publicly owned vacant and underutilised land are the primary spatial levers for this.</i></p> <p><i>Policy Guidelines:</i></p> <p><i>a) Ensure human settlements planning and implementation is integrated with social facilities planning and public transport services. New settlements development should be located to optimise existing social facilities capacity and where there is potential to expand existing facilities. Facilities should always be within walking distance or within walking distance of public transport.</i></p> <p><i>b) Cluster public facilities and public space and locate within direct access to public transport routes.</i></p> <p><i>c) Higher order clusters of facilities should be located on the priority public transport corridors and regional accessibility networks, and planned so as to encourage complementary private sector investment in the precinct, to support efficiencies and land use and social integration.</i></p> <p>Ignoring these guidelines proved to be a fatal flaw in the 2014 Environmental Authorisation, as highlighted below:</p>				

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	<p>development could potentially be realised.</p> <p>4.5 The Spatial Development Framework ("SDF") map locates the application area within the urban edge and earmarks this area as "urban development". The text of the SDF does not however specify what type of urban development should be accommodated here. The type of development being proposed i.e. high income, low density, does not comply with any of the 5 Spatial Development Objectives stipulated in the George SDF document. These are:</p> <ul style="list-style-type: none"> – Restructuring and Integrating the Dysfunctional Urban Fabric – Strengthening the economic vitality – Creating quality living environments – Safeguarding the Environmental Integrity & Assets – Enhance the rural character and livelihood <p>4.6 The George SDF specifically argues against this type of development in the stated policy guidelines 4.1.3:</p> <ul style="list-style-type: none"> – "Restructure the George urban fabric to integrate the segregated communities south of the N2 into the larger space economy of the emerging city; and – Containing urban sprawl and the resultant loss of natural and agricultural assets, increased servicing costs, excessive movement between places of work and residence and inadequate thresholds for smaller enterprises to develop." <p>So even though the SDF map includes this area for "urban development" in general, the entire SDF argues against this particular type of development on the edge of the town.</p> <p>The proposed rezoning and subdivision of Erf 464 George report and supporting documentation of about 1500 x A4 pages seeks to justify the development of a tertiary education facility and a tourist hotel.</p> <p>The various guideline planning documents e.g. 'George Municipality Economic Development Strategy' (April 2012) appear to have been ignored.</p> <p><i>To have a perfect development in the wrong location from a defective project charter at any time is not in the best interests of the municipal authority, the ratepayers and the sustainability of the area.</i></p> <p>This report and appendices seek to justify the tertiary education / hotel development. Nowhere is a motivation or viability of such projects provided – apparently identified in a report prepared by GAPP referred to in earlier versions of this report based on assumptions that are neither relevant to George as a municipality or to the chosen site -</p>				

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	<p>these 'errors' have been perpetuated in subsequent studies and reports and now partially been given 'status' ... when they don't really have any gravitas in the form of statutory approval of aspects of the report. The SES report in passing refers to the desirable ratio of tertiary qualifications of 1:6 population. While appropriate qualifications are necessary, a population of 'academics' is not sustainable. There is a definite need for technical qualifications - there is at least one such facility in the CBD – and probably room for more offering specialisations in an accessible location with a working infrastructure and good public transport and easily accessible from south of the N2</p> <p>The report contains no comment from the NMU management about another (competing?) campus on their doorstep.</p> <p>Similarly there is no justification for a hotel in this location –</p> <p>The existing CBD has lost much of its attraction with construction of the Garden Route Mall – and this deterioration is likely to continue with relocation of the Mediclinic facility to the southern end of York Street. Commercial opportunities abound as the area is well served with public transport, some commercial lend themselves to upgrading and some fringe residential properties can be incorporated in a rejuvenated CBD in a relatively short time – provided the municipal authorities encourage and facilitate such developments.</p>				
	<p>National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)</p> <p>The NEMA, in terms of which this development application is made, is based on the Principles in Section 2 of the Act.</p> <p>Principles - (1) The principles set out in this section apply throughout</p>				Please see Sections 3.5.2 and 3.6.2 of the Comments and Responses report.

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	<p>the Republic to the actions of all organs of state that may significantly affect the environment and—</p> <p>(a) shall apply alongside all other appropriate and relevant considerations, including the State's responsibility to respect, protect, promote and fulfil the social and economic rights in Chapter 2 of the Constitution and in particular the basic needs of categories of persons disadvantaged by unfair discrimination.</p> <p>➤ Chapter 2 of the Constitution gives everyone the right to an environment that is not harmful to their health or wellbeing as well as to sufficient water.</p> <p>The following principles are applicable to the project.</p> <p>(e) Responsibility for the environmental health and safety consequences of a policy, programme, project, product, process, service or activity <i>exists throughout its life cycle</i>.</p> <p>Unfortunately, the major raw sewage spill in the Touw River in December 2021 illustrated George Municipality's inability to 'ensure safe environmental health throughout a product or service's life-cycle'. It was found that the telemetry system of the pump stations was overridden, resulting in the fiasco. What guarantees are there that similar crises will not occur in the proposed new sewage system next to the Garden Route Dam, as pollution spills have already been experienced at the Glenwood Pump station?</p> <p>(o) The environment is held in public trust for the people, the beneficial use of environmental resources must serve the public interest and the environment must be protected as the people's common heritage.</p> <p>➤ The overwhelming public interest and the thousands of signatories to the petition against the proposed development is a strong indication that the interests of George ratepayers and residents</p>				

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	<p>are not being served. Has George Municipality counted the cost of the loss of trust and confidence from their ratepayers? How much pollution is acceptable in our drinking water? What is the tipping point in the ecology of our dam? Serious water quality concerns raised by GARDAG's water scientist have not been addressed. Please see Appendix 2.</p> <p>(p) The costs of remedying pollution, environmental degradation and consequent adverse health effects and of preventing, controlling or minimising further pollution, environmental damage or adverse health effects must be paid for by those responsible for harming the environment. This is enacted in Section 28 of the NEMA, which specifies a duty of care to remedy pollution and take reasonable measures to prevent pollution.</p> <p>➤ The most effective way to prevent pollution of our potable water, is to take a risk averse approach and to NOT develop a stormwater and sewage system that exposes the dam to more potential pollution. By using ratepayer money to apply for authorisation of a development that may pollute our strategic water resource, implies that ratepayers agree to the proposal. The Municipality is thus failing to serve the interests of its ratepayers. The only remedy whereby this can be addressed is by ratepayers withholding rates and taxes payable to the municipality. On the other hand, the Municipality can take these reasonable arguments into account and change its course of action.</p>				
	<p>FLAWS IN EIR CONTENT</p> <p>GARDAG is concerned with the water quality in the Garden Route Dam and was instrumental in creating a safe recreational space around the dam for the citizens of George. We note with great dismay that the social impact assessment totally ignores this fact and argues for the creation of safe recreational space as a positive impact of the proposed development. With all due respect, the specialist is hopelessly out of</p>				<p>Your opinion of the socio-economic impact assessment are noted.</p> <p>Please see Section 3.2.1 of the Comments and Responses report.</p> <p>a) Please see Section 3.5.2 of</p>

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	<p>touch with what is happening on the ground. The Hillbillies Mountain Bike Club and Garden Route Trailrunning (GRT) has, with support from the Municipality, created numerous mountain bike and running trails, which are currently the only safe paths in George where children can practice and play. All other routes elsewhere in George have been plagued with armed robberies, costing children their bicycles. The creation of a business and residential development will not only intrude on valuable recreational space but also attract vagrants and opportunistic criminals. Already, the recently established airfield above Denneoord has compromised some of these trails. The trails are an integral component of the Western Cape Province's plan to create a Cross Cape Cycling Route from Cape Town to Plettenberg Bay.</p> <p>In addition to the issue of the trails, GARDAG has the following comments on the EIR:</p> <p>a. Need and Desirability does not address the desirability of local ratepayers paying for the applicant to undertake this costly EIA. The NEMA principle of "the polluter pays" is not adequately addressed. The custodian of the only potable water supply of George (a strategic resource), is now proposing to pollute this very source, to the permanent detriment of the entire city. Any system that is dependable on maintenance and management is due to fail at some stage. Just one failure can have disastrous consequences. This was clearly illustrated by the Touw River fiasco in December 2021 that was created by one pollution event, leading to the loss of valuable tourism revenue during the holiday peak season. The system causing the disaster was designed and managed by the applicant - which certainly does not indicate an impeccable track record. We propose an urgent investigation of the sewer manhole of Mr Meat, situated on the bank of the Kat River (which feeds the Garden Route Dam) to further illustrate this point. It is nutrients from these pollution sources in the Kat River that are feeding</p>				the Comments and Responses report.

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	the alarming Kariba weed infestation in the dam, a fact that is simply being swept under the carpet by the Municipality. There is no single example of waterfront development in the world that has drinking quality water in its vicinity. The widespread petition against the development application is a ringing endorsement that the ratepayers and residents of George do not desire for this project to go ahead nor do they wish to be associated with being a polluter of this strategic resource. The resurrection of GARDAG as a civil watchdog over the water quality in the George Municipal area is a further indication of the (non)desirability of the project and its potential harm on dam water quality.				
	b. The social impact assessment, traffic assessment and water demand studies of the EIA and applicant are dismally inadequate. In his latest newsletter, the Executive Mayor admits that George has expanded far beyond the average annual growth rate for the Garden Route area, placing infrastructure and budgets under severe pressure. The impact of the proposed student accommodation on the adjacent neighbourhood is not thoroughly explored. Summerstrand in Qqeberha is a case in point where many residences have been changed into student accommodation. This alters the entire social dynamic and use of services in a neighbourhood. A typical three-bedroom house has been adapted to accommodate up to six students, each with a car, thus increasing the occupancy and utilization of services. Most students find private hostels costly and university run hostels unruly and not conducive to a study environment. Private accommodation is therefore highly sought after. This issue is not addressed in the social impact study.				GARDAG's opinion of the specialist studies is noted. Section 4.2.4 of the Socio-Economic Impact Assessment discusses the impact a tertiary education facility, like Stellenbosch, can have on the property market, while Section 5.4.7 discusses the anticipated impacts on adjacent land users.
	c. The agricultural compliance statement regarding the proposed development site as poor agricultural land, does not address its potential for forestry (which is in the same economic sector). With an annual rainfall of more than 650mm per year, the site is highly suited				Forestry activities at the proposed site ceased due to climate change making the planting of pine forests unviable in the southern cape. The

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	<p>for forestry. Although forestry is identified as a water use activity and could potentially impact on dam water quantity, proper setback lines from watercourses can be maintained. Forestry will not impact on dam water quality and the site is not situated in the main catchment area for the dam.</p> <p>Historically, forestry has been the main economy and lifeblood of George. The drastic decline in plantation area for various reasons (redevelopment of Municipal forests, SAFCOL exit), is already being reflected by the shedding of hundreds of jobs. The Western Cape Socio-Economic Profile for George (2018, 2020) indicated a 3% reduction of jobs in the agriculture, forestry and fishing sector between 2016 and 2019. Figures for 2020 – the target date for the final decommissioning of state-run plantations - is not yet reflected in the statistics but will reflect a further drop in employment. Many forestry-related industries have had to close their doors (such as the sawmill at the current site of the Outeniqua Farmers Market), and sawmills are struggling to source saw timber. The demise of forestry in the Southern Cape will shed many more jobs than those projected to be created through this proposed project. (VECON & Heyl report).</p> <p>By maintaining plantation forestry, the municipality can keep local contractors and sawmills in business while providing practical teaching classrooms for NMU's forestry school at its George campus. The further decommissioning of plantation forestry can in the long run lead to the closure of this well-established forestry school, which attracts students from all over Africa. This vital social impact has been completely overlooked in the EIA.</p>				<p>site is also located in the urban edge and is owned by the George Municipality</p>
	d. In the latest press release from the municipality (Appendix 1), mention is made of the proposed development of picnic sites on the northern slopes of the property. These slopes constitute the Kat River				<p>The proposed development plan illustrates the major development components. Finer scale, detailed</p>

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	Nature Reserve and are noted as steep. The development of access and picnic sites may very well trigger listed activities but was not included and assessed in the EIR. This raises the question of the level of detail submitted for assessment. If plans are not at least fairly final, changes to services and such detailed design factors may well have significant impacts on the environment post-approval. Small changes in, for instance, stormwater outlet position or design or sewer pump station position or design may not have a significant impact on a site elsewhere, but on this site, it may have significant consequences.				<p>designs would only be compiled once the Environmental Authorisation is on place and the developers are ready to submit their plans to the Municipality for approval.</p> <p>It should be noted that there is no “development” of picnic sites planned. The areas that are left open and preserved as natural areas will be left as is, and the picnic and other recreational activities that currently occur in those areas will continue.</p>
	<p>ALTERNATIVES</p> <p>The municipality stated the following in its media statement (Appendix 1):</p> <p><i>“In and around 2018, Council received several queries from the private sector requesting access to land to establish a tertiary education or research institution. After careful consideration Council took a decision instructing the administration to investigate the use of Erf 464, adjacent to the Garden Route Dam as a site for such a development.”</i></p> <p>This statement clearly illustrates that Council did not consider alternatives and that queries for land were not directed at this specific erf. Why are no alternative sites for a tertiary institution included in the EIA? According to the MSDf of 2018, the Destiny Africa group was allocated land which included a tertiary institution. Can George sustain two new tertiary institutions? Why was the use of that land, or for that matter, disused buildings in town not included as viable alternatives for</p>				<p>The project alternatives are discussed in Section 6 of the EIA report. The Applicant is not required to provide location alternatives. The NEMA EIA Regulations require that Alternatives be investigate, these can be either site, design, technology or development alternatives, but do not need to encompass all.</p>

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	<p>a tertiary institution? Academia established a new tertiary institution in the George CBD in an existing office building. No tertiary institution starts off with thousands of students - especially not in the current economic downturn, nor with the poor academic standard of school-leavers. In fact, it is not economically viable to launch an office building on fully serviced erven as it takes years before the demand is enough to warrant the development of the hostels and sports fields, thus placing undue strain on the municipality and ratepayers.</p> <p>Alternatives must be investigated. DEADP cannot simply decide not to accept an application from a specific person or organisation. They have to review all applications.</p>				
	<p>INFRASTRUCTURAL CONCERNS</p> <p>*The damage caused by heavy, but not abnormal rains in November 2021 illustrated the fragility of the stormwater drainage system and the road infrastructure around the proposed Garden Route Dam development.</p>				The Stormwater Management Plan addresses the potential impacts on the drainage system.
	<p>*The current (March 2022) (potable) water restrictions illustrate the need for water security to serve George where the population is expected to grow to more than 225 000 by 2024, a 20% growth in 5 years. Information published in the public domain and referred to in the Sharples Report /February 2020 does not seem to include a long-term action plan for water security for a major portion of George served by the Garden Route Dam. The current two water purification plants cannot cope with the current demand for potable water. It is acknowledged that the municipality has called for tenders for the construction of a 3rd water purification plant – for commissioning in late 2023/early 2024 – but that does not increase the available raw water supply. If it is desirable/necessary to raise the dam wall further – how much of the proposed township will be lost?</p>				Please see Section 3.6.2 of the Comments and Responses report.

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	<p><i>In short – no (reliable supply of) water, no development!</i></p> <p>*Similarly, there is reference to the adequate provision of electrical power – subject to Eskom and/or other service providers</p>				
	<p>PUBLIC PARTICIPATION PROCESS: SHORTCOMINGS</p> <p>The environmental practitioner has failed to keep the register of Interested & Affected Parties (I&AP) up to date. Two contact persons are listed for MTO Forestry - however, one retired in 2019 and the other left George soon afterwards. It is the responsibility of the EAP to keep the I&AP register up to date; not that of the I&APs themselves, as stated by Sharples Environment Services to a GARDAG member in 2008. This is even more so in terms of the POPI Act.</p> <p>GARDAG has become aware of many I&APs registered throughout the public participation process who did not receive notification of the latest draft EIR for comment. Some are residents who live right next to the proposed development site. Others complaint that comments are not considered seriously or not answered properly. Examples are found in Appendix E4 Comments and Responses Table: Post Application Consultation</p> <ul style="list-style-type: none"> • Comments no 4: The EAP's reply refers to section 4.2.2 of the scoping report. This table is included in the EIR documentation online, but the scoping report is not available for I&APs' reference. • Comments no 40 and 52: The EAP's reply refers to 'section 4.2.1.4 of the Comments and Responses Report'. No such section exists in the report under that name. • Comments which require in-depth responses are simply dismissed as "noted". • Serious concerns raised by GARDAG's water specialist during the first 				<p>According to the EIA Guidelines regarding Public Participation, Registered I&APs must ensure that they notify the EAP if their contact details change during the application process. The EAP is not responsible for ensuring contact details of registered I&AP's have not changed.</p> <p>Your concerns regarding the responses to comments received on the Scoping report are noted. If I&AP's provided comments, it is assumed that their would be in possession of copies of the Scoping Report, which is referenced in the responses.</p> <p>The George Municipality was correct in stating that the Environmental Authorisation is only one step in the approvals process. The Tribunal is under no legal obligation to approve the development just because it has</p>

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	<p>round of public participation have been omitted from the scoping report. These are resubmitted as Appendix 2.</p> <p>This unsatisfactory handling of I&AP comments contributed to the massive public outrage in response to the EIA process and proposed development. GARDAG therefore requests the DEADP not to ignore the petitions received.</p> <p>Unfortunately, George Municipality did the public no favour by stating that further approvals are necessary before the development can go ahead. How can the Eden Municipal Planning Tribunal refuse the application when DEADP who makes the decision on the EA also sits on that Tribunal - and after all the public money already spent on the EIA? How can Council not decide to proceed after having spent millions on an EIA process?</p>				received environmental authorisation.
	<p>APPENDIX 1: George Municipality Press Release</p> <p>MEDIA STATEMENT: Addressing concerns on the Garden Route Dam Proposed Development , Second Edition</p> <p>Issued George Municipality, 9 March 2022</p> <p>George Municipality is aware of concerns raised on social media and in petitions pertaining to the proposed development at the GRD, namely the DRAFT ENVIRONMENTAL IMPACT ASSESSMENT REPORT FOR THE PROPOSED TERTIARY AND MIXED-USE PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE (reference DEA&DP Ref: 16/3/3/2/D2/19/0000/22). These concerns have also been recorded as part of the extensive public participation process.</p>				The media statement is noted and has been included in Appendix I.

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	<p>The Draft Environmental Impact Assessment Report (DEIAR) has been made available by the relevant Environmental Assessment Practitioners (Sharples Environmental Services), for comment, following the consent of the Western Cape Department of Environmental Affairs and Development Planning: Environmental Impact Management Services (DEADP) to proceed with the second round of public participation. The Draft EIA for the proposed development has been sent to all registered Interested and Affected parties for comment, but anyone is welcome to submit comments before 11 March 2022.</p> <p>INITIAL APPLICATIONS FOR AUTHORISATIONS COMMENCED IN 2006 The current EIA is the second round of processes to attain land rights for Erf 464, situated at the Garden Route Dam. In the mid-2000s the Council sought to attain zoning rights for residential and business. After several years, in 2014, DEADP granted partial environmental authorization in support of a hotel business, tourism elements allowing for the appropriate management of the conservation areas; and open space and access from Stander Str. Conditions were imposed regarding environmental management; the use of specialists needed during construction; and the use of gravity sewer systems were proposed to reduce risk of contamination of the water course.</p> <p>However, the residential components were not authorised and DEADP indicated that they would not support an extensive residential development. The reasons for not supporting the full proposal included uncertainty about the imposition of long-term management provisions; the integration of social, economic, and environmental factors was not adequately demonstrated in the application; there was concern over visual impacts; the demand for residential erven was questioned; and the proposal did not redress segregated communities.</p>				

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	<p>Based on the EIA outcome, Council elected not to take the matter any further, except for requesting (and receiving) approval for the extension of the approvals granted in 2014. In 2019 the rights were extended to 2024 by DEADP.</p> <p>COUNCIL RESOLUTION In and around 2018 Council received several queries from the private sector requesting access to land to establish a tertiary education or research institution. After careful consideration Council took a decision instructing the administration to investigate the use of Erf 464, adjacent to the Garden Route Dam as a site for such a development. Council also resolved that there be a process to attain the environmental approvals and the town planning or land rights. Finally, Council resolved that once the latter processes were completed, the matter must revert to Council for further consideration.</p> <p>At no time did Council indicate any intent to undertake such a development itself. The unfortunate and misinformed contentions that Council is acting in the interests of any business or individual is rejected with the contempt it deserves. Council land is a valuable asset and, as any landowner will know, ensuring that property is correctly and appropriately zoned maximises the value of the property.</p> <p>The Municipality went ahead and appointed consultants to undertake these two processes. This process has taken the better part of three years and the two applications will soon have to be adjudicated by the relevant authorities, namely the Western Cape Department of Environmental Affairs and Development Planning (to assess the EIA) and the Eden Municipal Planning Tribunal (to assess the town planning application).</p>				

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	<p>CURRENT STATUS: THE ENVIRONMENTAL IMPACT ASSESSMENT APPLICATION</p> <p>The Environmental Impact Assessment application has now been completed and is accompanied by specialist reports including case studies, an urban design report, heritage impact and recommendations, a visual impact assessment, engineering report, stormwater management plan and traffic impact assessment. There were also extensive discussions with Cape Nature and SANParks whose input was that a butterfly study was required.</p> <p>The document is available for download from the Sharples Environmental Services (SES) website (www.sescc.net) under the “Public Documents” section, as well as over WeTransfer from the following link: https://we.tl/t-wt8lUk3DLA. The other process and technical documentation relating to this project is available on www.sescc.net, Public Documents.</p> <p>Besides making the document available to all who have registered as Interested and Affected Parties, notices inviting comment were placed by Sharples Environmental Services (SES) as required by DEADP. Anyone may comment on the report. Any additional comment on the DEIAR document and proposed activity must be submitted in writing to SES: Betsy Ditcham on or before 11 March 2022 by means of the following: Fax: 086-575 2869, email: betsy@sescc.net or postal address: PO Box 443, Milnerton, 7435.</p> <p>FINAL OUTCOME</p> <p>There are two interrelated, legislated processes relating to the proposed development, both inviting public participation/input and support. These are the current Environmental Impact Assessment (SES EIA process), to be assessed by DEADP and the town-planning</p>				

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	<p>application, which will be independently evaluated by the Eden Municipal Planning Tribunal.</p> <p>DEADP has about 5-months for comment and to make a final decision. Thereafter the town-planning application will be considered by the Tribunal. Neither the George Council nor any official will undertake any authorisation at all.</p> <p>It must be noted that BOTH authorisations have to be in place for any development to go ahead. If either one of the applications are refused, then the other cannot succeed. The town planning application will only be submitted to the Tribunal for consideration once DEADP has issued their decision. Once the decisions have been made, both processes allow for a 21-day appeals period.</p> <p>Irrespective of the ultimate outcomes of both processes, the matter must revert to Council. This is in terms of the 2018 Council decision. If the outcomes are in favour of any form of development Council will have to decide if it wishes to further proceed to act upon the rights – whether in full or only elements of the approved development. For example, Council may decide to only proceed with the residential development, and Council may impose certain restrictions on any development opportunity. Council will also need to resolve as to whether the matter must go to tender or call for proposals. The latter will depend on what Council ultimately elects to do with the land in question.</p> <p>PUBLIC COMMENT AND MISINFORMATION Unfortunately, the public comments and petitions made on social media and other platforms about this application are not necessarily accurate nor representative of the type of development envisioned.</p>				

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	<p>Please guard against misinformation.</p> <p>Aspects of the projects which may impact on the environment have been studied by qualified professionals and the required adjustments were made to the initial project proposal (footprint). Points raised in the Public Participation process thus far and responses thereto are noted in the Appendix E of the Draft Environmental Impact Assessment Report. All concerned residents are invited to read the relevant studies, view the adjusted development proposal, and review the responses compiled in project documentation. A hard copy of the report DEIAR has been made available in the George Public Library.</p> <p>Should this project come to fruition, specifications include more than 75ha of the 118ha (64%) to be open space conservation area. Of the remaining 36%, only 5ha (4%) will be commercial, and the rest (32%) will be educational and residential. The intention is that all future users become custodians of the space and the site be managed by firm rules in terms of an Environmental Management Plan.</p> <p>It is important to note that although the land is owned by Council and the Municipality contracted the required applications, Council will not have any role in the authorisations or approvals at all. Furthermore, as stated previously, Council has no intention to develop the property itself. It is noted that assumptions have been placed in the public domain which contend that the development has been earmarked for a potential developer (s). This is refuted in its entirety.</p> <p>LAYOUT OF THE SITE Aurecon (now Zutari) was appointed by George Municipality to design the precinct for the proposed university and to prepare a rezoning and subdivision application. The Zutari team included professional town</p>				


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	<p>planners, urban designers, and civil engineers and the team worked closely with the Municipal officials in the planning department as well as the civil and technical departments. The Zutari team also collaborated closely with the environmental consultants appointed by the municipality to apply for the environmental authorisation (Sharples Environmental Services), as well as other professional service providers such as traffic engineers, electrical engineers, geotechnical engineers, socio economic specialists etc. when the layout plan was designed.</p> <p>The planning of the layout plan went through an iterative process before it was finalised and submitted as part of the rezoning and subdivision application. After a visioning workshop and a study to indicate sensitivity areas, concept development workshops were held where several stakeholders took part in developing three development concepts.</p> <p>The three development concepts were then workshopped to work through the pros and cons of each concept and to select a preferred concept.</p> <p>A draft site plan with the buildings displayed below is the campus proposal that was prepared by the urban designer and is the preferred concept that was developed through inputs from the various specialists and the outcomes of the concept development workshops.</p>				

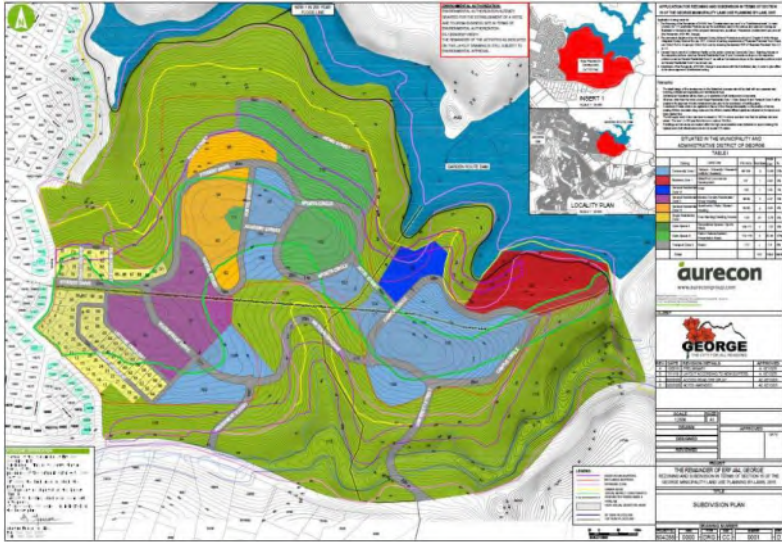
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	 <p>This urban design concept is a way to illustrate to IAPs what the final product could potentially look like (illustrative purposes) and provides an indication of the scale and height of the proposed buildings in the development. The preferred development concept as above (Urban Design Site Plan – Campus Proposal) was used as the basis for the preparation of the subdivision layout drawing that is required as part of the town planning application and was submitted with the rezoning and subdivision application.</p> <p>Through the process, the layout was amended and refined as more information became available (civil engineering, traffic impact study, visual impact study, environmental studies, etc.). All areas that were deemed not to be suitable for development (steep slopes, flood lines, environmental sensitive areas, etc.) were excluded from the areas planned for development and extensive buffers were added to further protect environmental sensitive areas before a final layout plan was</p>				

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	<p>developed that was submitted with the rezoning and subdivision application.</p> <p>The final layout drawing that was submitted with the rezoning and subdivision application is below. This drawing for the town planning application shows the erven that are planned with the respective zonings that will create erven with the appropriate zonings that will enable a campus to be developed as per the development concept prepared by the urban designer. A subdivision layout such as this is a requirement for the town planning process, as it needs to show the technical details of the proposed erven and applicable zonings etc.</p>  <p>Once the layout plan is approved, Architects will design buildings</p>				

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	<p>according to the development restrictions imposed by the town planning process such as height, coverage, FAR, density, building lines etc. Building plans will need to be submitted for approval for each building that is planned in the development before construction can start. The final placement of buildings on the individual erven or the final design of buildings are not yet available as this is something that comes only much later in the process.</p> <p>With regards to roads and access: there are new roads that are proposed in the layout plan of the proposed development (see layout plan above). Those are all public roads that will be accessible by the public. There are also plenty of open spaces incorporated in the layout where hiking and mountain biking routes will continue to exist. Access to the dam wall and all the other trails on the other side of the dam wall will continue to be open to the public and will be made easier and safer by the proposed development.</p> <p>Large picnic areas are planned next to the water's edge in the northern part of the layout, so the current fishing and recreational activities that take place next to the dam will continue once the proposed development is constructed.</p> <p>The idea of the proposed waterfront business site (which was first proposed in 2006) is to provide some small convenient shopping, some restaurants / coffee shops and parking facilities where sports enthusiast can gather before and after their sporting excursions in the nature areas.</p> <p>CLOSING In closing, George Municipality agrees that the dam must remain accessible to all citizens and believes that responsible, sustainable,</p>				

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	mixed land use development will not only celebrate the qualities of this extraordinary site but also address some of the negative issues which residents are experiencing associated with large tracts of densely vegetated land – such as illegal occupation of land, sheltering of vagrants and criminals, cost of vegetation management and fire risk. Council has to seek ways in which to protect its assets and sweat its assets in order to provide for the development and the protection of the city and its environment.				
	APPENDIX 2. Comments from GARDAG's Water Specialist				These comments have been addressed above.
	<u>Objection to the Garden Route Dam Development</u> I would like to raise my objection with regards to the proposed development on the Garden Route Dam. Further I have some questions relating to the outcome of the previous applications where I registered as an interested and affected party, more directly with regards to your withdrawal of the amended EA, is this a new process that you are starting or a continuation of the previous process? This question I would like you to answer separately as I need clarification. For this objection, I then understand that this is a new application you are preparing from scratch.	2022/03/10	AF Redelinghuys	Private individual	It is correct that this is a new process, as the Competent Authority confirmed that an amendment process could not be followed for the proposed development.
	I have several concerns and objections, I will list a few, not in order of priority. As a Georgian for more that 30 years, we've had free access to the dam for various activities, If you develop a university campus, that will no longer be the case. Can you provide me with the number of visitors (cyclist, hikers, etc) annually visiting the dam, prior to the Covid lockdowns?				Please see Section 3.2.1 of the Comments and Responses Report.
	George has in recent years experiences a drought as a result we suffered severed water restrictions. The wall was raised, yet we are currently again under water restriction. This time is not due to a natural				Please see Sections 3.5.2 and 3.6.2 of the Comments and Responses Report.

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	<p>event as the dam recently overflowed, but more to the greater demand due to the unprecedented growth our city experienced lately and a lack of local management.</p> <p>The growth has further put the infrastructure and service like water and sewerage in George under pressure. The dam is the lifeblood of the city and should therefore be protected.</p>				
	<p>You state that such a development will create jobs, tell me how much more permanent jobs it will create than a similar development elsewhere on more suitable land. Please provide the data.</p> <p>These a but a few reasons for my objection. I see no data supporting your development, it is unwanted by us, the public and ratepayers of George.</p>				<p>The job opportunities would not change should an alternative site have been investigated and proposed.</p>
	<p>As a resident of Eden, I would like to place on record my concerns about and objection to the proposed development of the Garden Route Dam.</p> <p>1. This is the major source of water for George and as such any proposed development in the vicinity of the dam must be considered extremely thoroughly as any commercial or residential development will have a permanent effect on the environment and, if not very carefully planned and managed, could seriously affect the quality of the water. I have not had the opportunity to read the full EIA but have looked at others' comments and it appears that there are still a number of question marks over the practicality and desirability of the proposed development.</p>	2022/03/10	D Hall	Private individual	<p>Please see Section 3.5.2 of the Comments and Responses Report.</p> <p>The I&AP's admission that they have not read the report is noted.</p>
	<p>2. Need: Firstly, is there a need for a second tertiary educational facility in George? We currently have NMU, which has a lot of space available for expansion - surely it would be more economically viable to further develop this site. Future running costs would be lower, requiring only an extension to the existing administration and the potential</p>				<p>Please see Section 3.3.1 of the Comments and Responses Report.</p>

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	environmental impact is probably much lower than the proposed development.				
	3. Alternative sites: If there is a real, proven need for another University, there are a number of possible alternative sites in George which would be less environmentally sensitive, probably cheaper to develop and more accessible to the likely student population. Have they even been considered? It would appear that there may be some hidden agenda involved??				No alternative sites were considered.
	4. Water supply: George's potable water supply is already under pressure, so adding to the demand before this is addressed makes no sense.				Please see Section 3.5.2 of the Comments and Responses Report.
	5. Sense of Place: This needs to be considered realistically. The adjacent suburbs would be significantly and permanently adversely affected by increased traffic density on roads which are narrow and barely adequate for existing traffic. The impact of students on their immediate environment is very well documented elsewhere in the country.				Please see Section 3.5.1 of the Comments and Responses Report.
	6. Property Values: The proposed development would almost certainly have a negative impact on property values in the surrounding areas.				Please see Section 3.4.2 of the Comments and Responses Report.
	7. Safety and Security: The proposed development will almost certainly bring an increase in the criminal activity in the area. This is already increasing and the police are unable to control it adequately. We have to rely on a neighbourhood watch at our own expense and even they, efficient as they are, may not be able to cope with increased crime rates.				Please see Section 3.4.4 of the Comments and Responses Report.
	8. Acceptable developments: If any development of the dam area is to go ahead, it should be restricted to the area below the watershed to minimise the risk of pollution of the dam by run off and should be in keeping with the adjacent suburbs. Also, it should not restrict public access to the dam, dam wall and surrounding areas which the proposed waterfront development may well do. This portion of the proposed development should never have been considered in the first place as				<p>Your recommendation regarding what you consider acceptable developments are noted.</p> <p>Access to the dam, dam wall and existing trails would remain and the proposed development has been</p>

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	the potential for environmental and water contamination is very high. Clearly it is the residents of Eden, Loerie Park and possibly Glenwood who will be most affected by the proposed development. I think that most people will acknowledge that some development of the GR dam area is inevitable, but let it be considered from the point of view of the majority of the population of George, for their benefit. Above all, it should maintain the environmental quality of the dam and its surrounding area.				placed within the areas acceptable by the various specialists, i.e. outside of the freshwater and sensitive biodiversity buffer areas.
	<p>REFERENCE: 16/3/3/2/D2/19/0000/22</p> <p>COMMENT ON THE DRAFT ENVIRONMENTAL IMPACT ASSESSMENT REPORT (EIAR) FOR THE PROPOSED TERTIARY EDUCATION AND MIXED-USE PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE</p> <p>1. The above-mentioned document received by the Directorate: Development Management (Region 3) hereinafter referred to as “this Directorate” on 09 February 2022 refers.</p> <p>2. It is understood that the proposed development entails the establishment of a tertiary education campus, with associated residential units, service infra-structure and open space areas. The proposal also includes a hotel, waterfront commercial development, mixed residential developments and recreational facilities. The overall footprint of the proposed development will be approximately 118 hectares.</p> <p>3. This Directorate has reviewed the document and comments as follows:</p> <p>3.1. It is noted from the draft EIAR that George Municipality applies to obtain and secure development rights through the relevant town</p>	2022/03/11	S Pullen M Fredericks	WESTERN CAPE DEA&DP: DIRECTORATE: DEVELOPMENT MANAGEMENT, REGION 3	<p>The Directorate’s understanding of the development is noted.</p> <p>It is foreseen that the various developers would sign agreements with the Municipality to act as their agents and take on the responsibilities of the applicable conditions in the EA and the approved EMPr.</p>

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	planning and environmental authorisation processes. After the development rights have been obtained, the Municipality will follow a process endorsed in terms of the provisions of the Municipal Finance Management Act and Municipal Asset Transfer Regulations to call for proposals from private developers and partners. It is however not clear as to how this will affect the accountability of the holder as far as the implementation of the environmental authorisation and compliance with the conditions of the EA is concerned.				
	<p>3.2. Description of the activity</p> <p>The description of the proposed activity in the draft EIAR is not very clear about the extent, size and magnitude of the proposed development. The impact assessment must assess the impact of the proposed activities at the scale proposed. If the scale of the proposed development is not clearly described, on what is the impact assessment based. For example, the draft EIAR mentions the “Hotel and Tourism business development” (on page 67 of the draft EIAR), but the scale of the proposed development is not evident. It is only in the description of the activity in some of the specialist studies that some indication is given of the scale of the proposed development.</p> <p>In the Civil Engineering Report it is described as “Waterfront commercial development of 129 300 square metres Gross Lettable Area (GLA), and a Hotel of 34 500 square metres GLA (assumed to be 345 rooms). This is large compared to the Garden Route Mall, which has a GLA of 53 872 square metres. Similarly, a hotel of 345 rooms is substantial. When one considers that the existing Far Hills Hotel appears to be no longer viable, it raises question marks about the need and desirability at such a scale. The draft EIAR does not describe the scale of the proposed university, but again the civil engineering report describes it as a university for 8000 students with campus accommodation for 3009 students and 303 lecturers. The final EIAR must contain a clear</p>				<p>The waterfront and hotel were approved in a previous environmental authorisation process and have been included in the documentation to illustrate how they will be integrated into the development as a whole.</p> <p>However, the applicable sections in the Final EIA have been revised to clarify the anticipated scale of these components, as per the approved previous EIA.</p>

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	description of the proposed activities and the various specialist assessments must be based on that description.				
	<p>3.3. Traffic & Access</p> <p>Will accesses be controlled access, if so, the location of security gates will need to be considered. Please provide a clear description and layout plan of the third access onto Saasveld Road. It is understood that there will be a traffic circle with four arms. If the scale of the proposed development is as described above, it will be very important to provide access that avoids existing residential areas. The third access and its link to Knysna Road between Glenwood and the riding school on the west and Kraaibosch Estate to the east, will become critical.</p>				It is not anticipated that access would be controlled.
	<p>3.4. Services</p> <p>The findings of the civil engineering services report are noted. However, it is not clear how much of the proposed development can be implemented with no upgrades and how upgrading of services will inform the phased implementation of the proposed development. Please ensure that this information forms part of the final EIAR to be submitted to this Directorate for decision-making. In addition to this, the final EIAR must contain an official letter from the Technical Services Department from George Municipality which confirms that the Municipality has sufficient unallocated capacity to service the proposed development. This must be included as part of the final EIAR to adequately inform the final decision-making process.</p> <p>This Directorate further questions the resilience or ability of the existing municipal service-infrastructure to cope and withstand any potential damage caused by any unforeseen flood event and how this may impact on the proposed development in securing and meeting future supplies and demands of the proposed development.</p>				<p>The ability of the municipality to provide the required services is discussed in Section 3.6.2 of the Comments and Responses Report.</p> <p>The engineering services report details what upgrades are required to accommodate the proposed development. The intention is not to only develop select components of the total development, but to secure the development rights to enable the full potential of the site to be developed.</p>
	<p>3.5. Need & Desirability</p> <p>The draft EIAR fails to address the key questions listed on pages 10 – 18</p>				Section 2 of the Final EIAR clearly demonstrates how the key

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	<p>of the Guideline on Need and Desirability and does not specifically and explicitly demonstrate how the need and desirability considerations in the said guideline have been taken into account. Please ensure that the final EIAR to be submitted for decision-making comprehensively address these key questions. Please provide clarity in this regard as well as demonstrate how this proposal will serve the interest of the broader public.</p> <p>According to the draft EIAR the need for a university at this particular site and its viability post Covid-19 is a concern and therefore disputed. This necessitates the need to consider alternative development components other than a university to ensure that the proposed land use is viable and feasible from a socio-economic perspective over the long term and that the municipality does not lose out on other viable & feasible opportunities to effectively utilise the land to its full potential. The type of education at the university is questionable and has also been raised as one of the main concerns. It is therefore critical that this need be clearly identified, and that confirmation be obtained from the Department of Higher Education and Training in this regard.</p>				<p>questions of the guidelines have been addressed.</p>
	<p>3.6. Alternatives</p> <p>It is further noted that two layout alternatives and the no-go alternative have been considered. Both layout alternatives will result in the development of approximately 118 hectares in size. In light of the additional issues identified by interested and affected parties due to the technical challenges experienced with the public participation during Covid-19 and current pressure on the existing Municipal services-infrastructure, both in terms of age, capacity and supply, you are advised to also consider other development alternatives, which are still reasonable and feasible and which will place less harm on the receiving environment, but also reduce the demand and pressure on the existing municipal infrastructure capacity. These must be comparatively</p>				<p>The public participation during Covid-19 and the services infrastructure requirements are discussed in the Comments and Responses Report.</p> <p>There are no other reasonable or feasible alternatives. The DEADP notes more alternatives must be considered due to technical challenges of the pandemic and issues identified by I&APS but the</p>

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	assessed with the other two identified alternatives and the no-go alternative.				DEADP have not suggested any reasonable or feasible alternatives. Consideration of other development alternatives at this stage of the EIA process is not logical as this has already been addressed in the Scoping phase.
	In light of the above, you are advised to consider the following suggestions pertaining to the preferred alternative (in addition to reconsidering the scale of the proposed university, hotel and commercial component): a) Scale down the commercial component and utilize the natural beauty of the site for commercial activities. There is no reason why a mall must be built in this most beautiful spot in George. Move buildings and structures back from the water's edge as far as possible. Even though a large area of the commercial site is no longer in a pristine natural state, it is important to retain the natural character of the site and to link the nature areas (open space) on the southern side of the site with the northern side of the site. Allowance should also be made for hiking trails and mountain bike trails through this site to allow for circular routes.				The Department's recommendation is noted. The commercial development was authorised in a previous environmental process. That EA included the required buffer zone in the Conditions. The majority of the existing hiking and biking trails are to remain in place, as per Section 3.2.1 of the Comments and Responses Report.
	b) Consider the feasibility of a 345-bed hotel and consider a smaller boutique hotel. Move buildings back from the water's edge as far as possible. Consider moving the buildings of the hotel behind the 204m contour to allow the sewage from the hotel to link to the proposed sewer line along the road to the east.				The hotel development was authorised in a previous environmental process. That EA included Conditions which will be complied with.
	c) Keep a 150m wide natural corridor between the southern and northern conservation areas along the water pipeline servitude. Consider fire management in this regard.				According to the Biodiversity Specialist, a 150m corridor is considered to be excessive for the purpose at the site. For the type of wildlife occurring in the area (invertebrates, birds, bats, rodents,

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					small carnivores, amphibians and reptiles) or that may begin to use the area, a 50m corridor will be adequate.
	d) Implement the proposal by the biodiversity specialist to allow for a Y-shaped open space corridor.				The recommendations of the biodiversity specialist were taken into consideration when drafting the preferred development layout.
	e) Consider realigning the main access road from the west to follow more or less the existing dirt road and avoid dissecting conservation worthy areas (open space).				The buffer areas imposed by the specialists around the riparian zones have impacted on the alignment of the proposed roads.
	f) The ridgeline is visually sensitive. Consider locating the sports fields on the higher lying ridge line areas. It is not clear how the recommendations of the visual specialist have been accommodated.				The sports fields were placed along the northern areas to align with the recommendations of the biodiversity and freshwater specialists. Section 8 of the Final EIA discusses the recommendations of the Visual Specialist and how these were incorporated into the proposed design.
	3.7. The findings of the socio-economic assessments reveal that a university/research institute/academy would become a regional attraction and would greatly contribute to the growth potential of George. This Directorate questions whether the aforementioned findings are still relevant after the recent Covid-19 pandemic and whether such an institution will still be considered a viable option in light of the fact that remote learning has gain significant support and public attraction over the past 2 years, especially during the time of the pandemic. This particular issue was also identified as one of the key concerns during rounds 1 and 2 of the public participation phase and is				Section 2 of the Final EIA report has been revised to further discuss the viability of the tertiary facility post-Covid 19, as described in Section 3.3.1 of the Comments and Responses Report.

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	still regarded as a valid concern. Given the latter, this Directorate requires that the Final EIAR clearly demonstrates and justify the need for a university from a need and desirability perspective.				
	3.8. Furthermore, the draft EIR presents a gap in knowledge with respect to the initial funding that is needed for the required upgrades of service infrastructure and the revenue that will be generated by the proposed development. The short-medium term financial viability of the proposed development is therefore disputed, as this will directly impact on the taxpayer although the revenue over the long term may be promising.				The short-medium term financial viability of development implementation proposals will be presented in the tender process and assessed by specialists.
	3.9. It is noted from the draft EIAR that the topography of the development site is such that the gravity sewers in some areas is not feasible and therefore two pumpstations forms part of the development proposal. As previously mentioned, it is also recommended that the construction of a sewage pump station be avoided. Should it be impossible to avoid, such pump station must be placed downstream of the Garden Route Dam in case of possible spill or overflow. Please indicate in the final EIAR how this issue will be addressed.				The positions of the proposed pump stations have been determined by professional engineers. Care has been taken in the design specifications to mitigate the risk of spill as detailed in the engineering services report.
	3.10. In addition to the above, the Aquatic Specialist Assessment states that sewerage pump stations should not be located within 100m of a watercourse and manholes should not be placed within the freshwater habitat. It also states that in light of recent and on-going loadshedding events, back-up for mechanical, electrical, operational or process failure and malfunction at pump stations must be permanently on site at each station. Emergency power shall be provided that will prevent overflows from occurring during any power outage. Pump stations will need to be placed within a suitably lined, impermeable concrete bunded area with the capacity to hold untreated wastewater in an emergency and provide for sufficient time for maintenance staff to address any faults/problems. This is to limit the risk of untreated sewage overflowing in				

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	the event of any leakage or accidental spillage at the pump station. This should be incorporated within the final design for this infrastructure.				
	3.11. The Aquatic Impact Assessment notes that the no-go alternative is preferred from an aquatic perspective and should development be unavoidable, alternative 2 is preferred. Please indicate how the mitigation hierarchy was applied in deriving at your preferred alternative. Also ensure that the final EIAR clearly demonstrates how the envisaged mitigation measures, in all alternatives, but particularly alternative 2 referred to by the aquatic specialist, will prevent impacts on water quality.				The recommendations of the Freshwater Specialist, including the required mitigation measures to prevent impacts on water quality have been discussed in Section 8.4.3 of the EIA Report.
	3.12. The draft EIAR notes that sensitive habitat specialist species such as blue duiker, grysbok, leopard and honey badger have retreated into areas of lower disturbance in the mountains and forests to the north and east of the proposed development. However, the report is silent on the presence of leopard habitat as alleged by Dr Bool Smuts from the Landmark Foundation and how the proposed development will affect this species, based on their comment that this species occurs within the proposed development site.				<p>The following response has been received from the Biodiversity Specialist:</p> <p>1. We are well aware of the leopard studies done by the Landmark Foundation (LF) in the Garden Route area as well as the urgent need to afford this species every bit of help that we can to ensure it's survival in the area.</p> <p>2. We did not list leopard in our faunal assessment of the area indicated in our terms of reference (ie: study area) because of the following:</p> <p>a) Leopards have not been observed in the actual study area (affected area), as the LF GPS research localities clearly indicates.</p> <p>b) The study area has long been,</p>

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					<p>and still is, a highly disturbed area, firstly a pine plantation followed by clear felling, then completely invaded by alien trees (mostly black wattle), then the area burned, then it was cleared of alien trees in patches and then it burned again. Currently sporadic alien plant clearing is done by the municipality but the area is now mostly covered in alien black wattle trees. In all this time the general public continued to use the dam area for outdoor recreation and the interior of the site for mountain biking. I have observed all of this personally for the last 26 years.</p> <p>c) The study area is sandwiched in-between the Garden route dam and suburbia and is a part of the natural buffer edge around the George urban area. This coupled with the high disturbance of the study site and the fact that it is relatively poor-quality leopard habitat in terms of cover, disturbance and prey, suggests that the study site is not an important leopard conservation area.</p> <p>d) The study area does not serve any useful purpose as a corridor, or</p>

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					<p>part of a corridor, for leopard movement or dispersal because it does not link any patch of suitable leopard habitat with any other. It is open to natural areas to the north and to the east but it does not provide any important or critical link. Habitat and corridor-wise, the study area is a dead end.</p> <p>3. For the above reasons we excluded leopard from our faunal assessment, and we admit that these reasons could have been given in our report. The faunal study thus focused on the fauna that are most likely to occur in the study area and that could be directly impacted by the proposed development as well as on the known sensitivity of the red listed species.</p> <p>4. We completely agree with the statement that leopard populations in the Western Cape are under pressure but the study area can hardly be classed as a necessary refuge for the species for the reasons given above. The area beyond the study site is certainly</p>

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					<p>more suitable for leopard conservation as can be seen by the leopard GPS localities shown in the LF- GPS locality map.</p> <p>5. We acknowledge the presence of leopard in the area north, east and south-east of the dam (shown by the GPS localities) and also well beyond in the Outeniqua mountains, plantations and forests, but are of the opinion that the defined study area is a part of the natural disturbed buffer area around urban George, which, in our opinion, does not constitute an important area for leopard conservation.</p>
	<p>3.13. Please be reminded that any specialist performing work related to any of the fields of practice listed in Schedule I of the Natural Scientific Professions Act, 2003 (Act 27 of 2003) must be registered with the South African Council for Natural Scientific Professions ("SACNASP")¹ in any of the prescribed categories [Section 18] and further to this, only a person registered with the SACNASP may practise in a consulting capacity [Section 20]; or where a specialist assessment was commissioned prior to the relevant date the specific protocol came into effect (i.e. 9 May 2020 or 30 October 2020), you are required to submit proof to the competent authority that the work was commissioned prior to said date (e.g. approved quotation for specialist assessment and/or proof of work being carried out).</p>				<p>All specialist assessments were commissioned prior to 09 May 2020. This is evidently shown in the Freshwater Habitat Assessment which was completed in January of 2019.</p> <p>In order to ensure further compliance, additional review by a SACNASP registered specialist was conducted.</p>

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	In light of the above, it is evident that the Aquatic Specialist Assessment was undertaken by a specialist that is not SACNASP registered, however, it was reviewed by Dr. Brian Colloty, who is SACNASP registered. Please note that the protocols do not make provision for this. Clarity must be provided on whether the specialist work was commissioned before 09 May 2020. Should this be the case, the applicant must provide proof to the competent authority that the specialist assessment affected by these protocols had been commissioned by the date of publication of these protocols in the Government Gazette or whether Dr. Colloty accepts responsibility for the specialist findings.				
	3.14. The need for housing in George cannot be ignored. Although it is acknowledged that there is a need for affordable housing, in particular middle-income housing, it is not clear to what degree this type of housing have been included or being catered for in the proposed development. Please provide clarity in this regard as social housing is currently regarded as the greatest need. Also provide this Directorate with the number of single residential and group housing units that are being proposed to get a better sense of the density of the proposed development.				Refer to section 6.4 of the town planning motivation report detailing the total number of residential units that could potentially be developed according to the development restrictions and proposed layout plan. Approximately 91 single residential erven are planned, together with 5,4 hectares of group housing (35 dwelling units per hectare equals 191 units) and 4,84 hectares of student housing apartments (1210 potential apartments).
	3.15. The Biodiversity Impact Assessment states that the areas mapped as Sensitive Garden Route Granite Fynbos sensitive wetland habitat and sensitive forest thicket, where practically possible, should be retained intact as these areas are sensitive and functions as ecological corridors connecting the site to the surrounding landscape. It further states that the area mapped as sensitive fynbos must be restored and a buffer zone				The buffer zone that DEADP considers necessary between development and sensitive areas has in fact been accommodated in the specialist report proposed layout plan. Please refer to Report

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	of at least 40-50m should be retained intact between the proposed development and habitats listed as sensitive. Please demonstrate how this was taken into account in the selection of the preferred alternative.				2: "Garden Route Dam Development, Biodiversity Impacts of the Proposed Development Layout, 2019 and revised 2021, page 3, Figure 2.1. SES attempts to demonstrate this in Figure 42: Revised Conceptual Site Layout Plan (Alternative 2) showing visual and biological constraints as per Appendix C1 in the DRAFT ENVIRONMENTAL IMPACT ASSESSMENT (DEIA) REPORT AND ENVIRONMENTAL MANAGEMENT PROGRAMME (EMPR).
	3.16. The Biodiversity Impact Assessment also indicates that the western portion of the development (single residential) which encroaches into the area listed as sensitive wetland, as well as the eastern portion of the development (student housing), which encroaches into the area listed as sensitive forest thicket restoration opportunity should be removed and the necessary buffer provided. Please ensure that the final EIAR and preferred lay-out takes this into account.				
	3.17. It is noted that the access road on the south-eastern side of the development coming from the group-housing section curves through the open space area. Please explain the reasoning behind this and why the road could not go straight across the open space area.				The buffer areas imposed by the specialists around the riparian zones have impacted on the alignment of the proposed roads.
	3.18. Residents are also concerned with respect to safety and security, loss of recreational space, and a drop in property values. Please ensure that these issues are adequately addressed and responded to in the final EIAR.				These concerns have been addressed in the Comments and Responses Report.
	3.19. You are reminded that in light of the One Environmental System that the WULA and EIA processes are synchronised to ultimately inform decision making. The final EIAR must contain a final recommendation from the Breede Gouritz Catchment Management Agency (BGCMA), which indicates whether there are any specific issues that will affect or influence the decision in terms of the EIA process.				The Final correspondence from BGCMA has been included in the Final EIAR.
	3.20. The Visual Impact Assessment Report (VIAR) does not comply with Appendix 6 of the EIA Regulations, 2014 (as amended) and it is unclear whether the VIAR complies with the National Protocols. Please provide				The VIAR was commissioned prior to the promulgation of the protocols. It is unclear which

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	clarity. Further, the mitigation measures of the visual specialist are not very specific at all.				aspects do not comply with Appendix 6.
	3.21. The impact on the sense of history, sense of place and heritage of the area, in particular the dam and the socio-cultural and cultural-historic characteristics and sensitivities of the area is not fully quantified in the draft EIAR.				These concerns and impacts have been clarified in the Final EIAR and Section 3.5.1 of the Comments and Responses Report.
	3.22. In addition to the above, the Traffic Impact Assessment (TIA) also does not comply with Appendix 6 of the EIA Regulations, 2014 (as amended) as it does not contain a copy of the qualification of the specialist. Please ensure that this requirement is complied with upon submission of the final EIAR for decision-making).				The Traffic Impact Assessment is a technical report and therefore does not need to comply with Appendix 6 of the EIA Regulations. However, the qualifications of the author have been included in the Final EIAR for ease of reference.
	<p>4. Kindly quote the abovementioned reference number in any future correspondence in respect of the application.</p> <p>5. Please note that the activity may not commence prior to an Environmental Authorisation being granted by the Department. It is an offence in terms of Section 49A of the NEMA for a person to commence with a listed activity unless the Department has granted an Environmental Authorisation for the undertaking of the activity. Failure to comply with the requirements of Section 24F and 49A of the NEMA will result in the matter being referred to the Environmental Compliance and Enforcement Directorate of this Department for prosecution. A person convicted of an offence in terms of the above is liable to a fine not exceeding R10 million or to imprisonment for a period not exceeding 10 years, or to both such fine and imprisonment.</p> <p>6. This Department reserves the right to revise initial comments and request further information from you based on any new or revised information received.</p>				<p>The Applicant is aware of the consequences of commencement prior to the EA being granted.</p> <p>The Department's right to revise initial comments or request further information is noted.</p>

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	<p>MOVINGTHE GOAL POSTS, SMOKE AND MIRRORS</p> <p>My objections are not of a technical nature because GARDAG is fortunate enough to have extremely well qualified members in the group. They have focused on the technicalities.</p> <p>I question the competence of the Environmental Assessment Practitioner (EAP) and the George Municipality's ability to ensure that our only source of water is not polluted. However, it is not up to the EAP to advise (or object to) the applicant's request, the applicant in this case being George Municipality. The EAP has to identify reasonable alternatives as put forward by members of the public. These alternatives have not been considered by the EAP and council.</p>	2022/03/11	K Gie	Garden Route Dam Action Group	<p>The EAP is to consider Alternatives which are reasonable and feasible to the Applicant, not all Alternatives suggested by Interested & Affected Parties.</p>
	<p>The public participation process was flawed and unconstitutional. The original objections lodged and alternatives suggested were ignored by the EAP Sharples by moving the goal posts. Sharples Environmental services claimed that due to legal technicalities, caused by a lengthy delay of 4 years, the flood of objections could not be considered. The reason cited is because circumstances had changed. This was a blatant attempt to ward off the flood of objections and suggested alternatives by declaring them invalid due to a legal technicality.</p> <p>The only circumstance that had changed was the fynbos had flourished (and of late a massive black wattle invasion) after the pine forest was removed.</p>				<p>The public participation was conducted in line with the legislated requirements, as per Section 2 of the Comments and Responses Report. Public Participation from the previous process was not applicable to this application.</p>
	<p>Another 'smoke and mirror' trick was to publish notices inviting the public to participate during December holidays in 2005 and 2006. Most people were stressed to finalize the year and were on holiday. Sharples' response to this objection was that it was purely a coincidence (twice?) Did this indicate that Sharples was acting in an unbiased manner and would the reason (coincidence) stand up in a court of law?</p>				<p>The I&AP is referring to the previous process. All public participation was conducted in line with the legislated requirements, as per Section 2 of the Comments & Responses Report.</p>

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	Sharples claimed that the notices were widely advertised. The notices could have been small inserts in the local press to save costs and hope that readers did not spot them. If the municipality was not the applicant, notices could have been sent out with the municipal accounts. Because of the municipality's conflict of interest by paying the EAP with tax payers money, and were the applicant, this means of notification was not entertained.				

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	<p>GARDAG LODGED WATER CONCERNS</p> <p>The likelihood of sewage and fertilizers seeping into our only source of water was not with the following statement 'Any storm water run-offs will be controlled and screened so that it is UNLIKELY to pollute the town's drinking water supply'. This was certainly not a factual and convincing response, considering that the municipality's past and current record has not covered them in glory.</p> <p>For more than a decade, highly toxic sludge was pumped from the Denneoord purification works, straight into the Kat River which is a main feeder of the Garden Routh Dam. Only after the Friends of the Kat River reported this to the Department of Environmental Affairs in Cape Town, was swift action taken by the municipality.</p> <p>Because the pollution of the Kat River and Garden Route Dam was so severe, two new settling dams at the Denneoord works were hastily built and a larger diameter pipe laid to the Pacaltsdorp sewage works so that the capacity to pump the sludge there was increased. Still today this sludge is being pumped into the Kat River in smaller volumes.</p> <p>The recent sewage spillages into the Meul River and Touw River with disastrous consequences for holiday makers during December 2021 indicates the George Municipality does not have the capacity, skills wise and funding wise, to entertain a large development at the Garden Route Dam as proposed.</p>				Please see Section 3.5.2 of the Comments and Responses Report.
	<p>GREEN LUNG FOR GEORGE</p> <p>Sharples response to the request for leaving a 'green lung' for George was as follows, "The creation and upkeep of a vast urban park might be desirable and noble. The municipality cannot justify diverting sizable shares of resources and funding for the upkeep of a 120 hectare park"</p>				Please see Section 3.5.1 of the Comments and Responses Report.

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	<p>The urbanisation of George is increasing exponentially and accelerate during the next 10 to 15 years. New York created Central Park and London, Hyde Park for future generations to enjoy. It will be short sighted to destroy one of the most beautiful natural spots in George for the sake of maximising the collection of rates and taxes to satisfy the self preservation needs of officials and politicians who are purely steeped in self interest.</p> <p>Politicians are said to be the decision makers in council (often much to the annoyance of officials) while very few of them are qualified for their portfolios. Few have any interest in our natural environment.</p>				
	<p>TOURISM</p> <p>The George tourism sector is way behind town like Mossel Bay, Knysna and Oudtshoorn. Visitors flock to George to enjoy our beautiful natural environment and it will be a shame to destroy the beautiful area around the dam. Outdoor adventure sports like triathlons, trail cycling and running will attract more people to George and this will directly create job opportunities in the hospitality sector.</p>				The impact on tourism is discussed in Section 8.4 of the Final EIA Report.
	<p>MUNICIPALITY IS NOT SENSITIVE TO THE ENVIRONMENT</p> <p>When a group of citizens tried to create a heronry at the old crocodile farm, which would have created more jobs and saved thousands of birds, the municipality decided to bulldoze the existing structures and dams to make space for gap housing.</p> <p>The heronry would have had a restaurant, research and education centre and a curio shop. The group (Friends of the George Heronry) were banned from the premises in order not to create a 'precedence' thereby disadvantaging other stake holders who was the municipality.</p>				The EAP cannot comment on the previous actions of the municipality.

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	A unique potential tourist attraction was flattened by bulldozers.				
	THE QUESTIONS TO BE ASKED ARE: 1 How can we trust a municipality which does not have the capacity and capability to exercise their mandate of keeping our only water source free of pollution when one considers their past poor performances and track record?				Please see Section 3.5.2 of the Comments and Responses Report.
	2 Why has the supposedly 'Developer' not been revealed?				Please see Section 3.3.2 of the Comments and Responses Report.
	3 Who has been pushing for the development, other than the DA's (and its coalition) opposition parties?				
	4 Why is more taxpayers' money being wasted on further attempts to develop the area around the Garden Route Dam while hotels are struggling to survive and there is no need for another tertiary education facility?				Please see Section 3.3.1 of the Comments and Responses Report. It should be noted that the hotel formed part of a previous environmental authorisation and has only been included here to show how it is integrated into the development as a whole.
	INSET TOT DIE VOORSTEL VIR DIE ONTWIKKELING VAN DIE DAMPERSEEL Hierdie inset het ten doel om 'n denkwysie te volg wat die besluitnemers moontlik sou volg wat betref die beginsel van die grondgebruik vanuit die oogpunt van ruimtelike beplanningsoorwegings. Dit is bloot oorhoofs met die doel dat dit verdere gesprek en denke by die besluitnemers kan bystaan. Dit word verder aanvaar dat nie een van die besware wat ons in die media gesien het, voldoende gewig dra teen die gebruike as sulks nie en gemitigeer kan word. Met verwysing na verskeie argumente teen die ontwikkeling van die	2022/03/11	WM de Kock	Private individual	Your responses to the objections circulating are noted.

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	damterrein, is dit opvallend dat feitlik geen beswaarmaker in die media 'n alternatiewe voorstel vir die ontwikkeling van die terrein gemaak het nie. Dit is asof die mense in 'n droomwêreld leef waar alles vir altyd gaan bly soos dit is – solank dit net hulle idee van hulle ideale wêreld pas. Daar is wel iewers in 'n petisie gemeld dat die terrein beskikbaar moet bly vir “publieke ontspanning”.				
	<p>As uitgangspunt behoort die voorstelle as 'n ruimtelike grondgebruik aan die hand van twee vrae oorweeg te word:</p> <ol style="list-style-type: none"> 1. Wat is die optimale gebruik vir die terrein? 2. Indien 'n fasiliteit vir tersiêre opleiding lewensvatbaar is in George, wat die optimale ligging daarvoor? <p>Die heersende beleid in al die ruimtelike beplanningsdokumente vanaf SPLUMA tot by die GROR, is dat stede binne die stedelike rant kompak moet ontwikkel. Veral George kan nie bekostig dat stedelike kruip (urban sprawl) met duur infrastruktuur plaasvind nie. Dit lei reeds tot die gevolgtrekking dat die damperseel moet ontwikkel vir een of ander stedelike gebruik(e).</p> <p>1. Wat is die optimale gebruik vir die terrein?</p> <p>Die terrein is te sentraal en strategies geleë om bloot net bestem te word vir “publieke ontspanning”. Die beplande voorstel op die terrein maak in elk geval voorsiening vir toegang en benutting van die waterfront en oopruimtes deur die publiek.</p> <p>Omdat die terrein goed toeganklik geleë is tov die verskillende dele van die dorp en groot genoeg is vir kreatiewe ontwerp, is 'n verskeidenheid van gebruike moontlik en verkieslik. So 'n benadering van gemengde gebruike voldoen aan verskeie beleidspunte in SPLUMA en die ROR.</p>				Your explanation of the SPLUMA requirements for the site and opinion that the proposed development is in line with this, is noted.

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	<p>Die alternatief is 'n eensydige ontwikkeling van slegs een grondgebruik, met beperkte verwante gebruike, byv konvensionele woonbuurt beplanning. Aan die een kant van die sentrum van gebruike sou 'n behuisingsprojek met slegs woonhuise van verskillende tipes en 'n spektrum van inkomstegroepe wees. Aan die anderkant sou dit 'n private residensiële ontwikkeling kon wees met min of geen voorskrifte oor die ontwerp en grondgebruikspatroon kon wees. Dit is die soort benutting van die terrein wat die natuurlike omgewing in die gedrang sou bring omdat daar min of geen 'eienaarskap' daarvan van deur die bewoners sou plaasvind. Dit sou ook kon lei tot eksklusiwiteit wat teenstrydig is met die beginsels in SPLUMA en die GROR.</p> <p>Die uitleg en ontwerp van die terrein moet voldoen aan die "best fit" vereistes daarvoor. Sonder om in detail daarop in te gaan, is die voorgestelde raamwerkplan met die verskillende komponente in verhouding tot mekaar, na my mening baie naby aan die 'best fit' vir die terrein. Dit is immers onderwerp aan verskillende werksinkelsessies wat dit as die mees verkieslike alternatief bevind het.</p>				
	<p>2. Wat is die optimale ligging vir 'n plek van tersiêre onderrig?</p> <p>Indien aanvaar word dat heelwat tersiêre inrigtings is wat in George wil vestig, moet die dorp die kans aangryp om hulle te verwelkom, anders sou hulle die naburige dorpe in die Suid Kaap begin oorweeg. Dit moet aanvaar word dat die instansies reeds die lewensvatbaarheid van 'n nuwe kampus in die Suid Kaap ondersoek het en positief bevind het. Dan is dit die munisipaliteit se plig om die vestiging van die fasiliteit te fasiliteer om die mees geskikte ligging daarvoor te ondersoek.</p> <p>Die vergelyking moet wees tussen terreine binne die sentrale deel van die dorp teenoor terreine aan die rant van die dorp, selfs met die aanpassing van die stedelike rant grens vir 'n nuwe terrein. Daar is min</p>				<p>Your support for the site location and explanation regarding why Destiny Africa would not be a suitable site is noted.</p> <p>Your support for the development is noted.</p>

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	<p>terreine van voldoende grootte binne die dorp beskikbaar en daarom moet die groter terreine wat beskikbaar sou wees, noukeurig oorweeg word. Terreine buite die dorp of teen die rant van die dorp is minder geskik vir 'n fasiliteit met 'n kampus om die volgende redes:</p> <ul style="list-style-type: none"> - Die afstand van die fasiliteite in die middel van die dorp - sosiaal, ontspanning, medies en gemeenskappe en plekke van aanbidding - sal die studente afhanklik maak van private of publieke vervoer, terwyl 'n ligging nader of binne die middedorp meer toeganklikheid vir studente sonder vervoer moontlik maak en ook sal bydra dat die bestaande fasiliteite in die dorp meer dikwels ondersteun sal word sonder dat dit gedupliseer hoef te word buite die dorp. - Ter aansluiting by bogenoemde sal 'n ligging buite die dorp nie doelwitte van Transito Georiënteerde Ontwikkeling (TGO/TOD) bereik nie – sien par 6.8 in die beplanningsverslag van Aurecon. - Die koste van infrastruktuur en eksterne dienste sal waarskynlik meer ekonomies wees as dit vanaf bestaande hoofdienste in bestaande hoofstrate voorsien word, in stede van dat dit aangelê moet word na 'n terrein buite die dorp. - Die interaksie tussen die studente, die gemeenskap en die besighede in die middedorp sal nie so effektief wees met 'n ligging op die rant van die dorp nie en nie dieselfde mikro-ekonomiese voordele inhou nie. - 'n Ligging buite die dorp sal nie in dieselfde mate, of selfs glad nie, bydra tot die visie en bereiking van die strategieë van die GROR nie – sien uiteengesit in par 7 van die beplanningsverslag van Aurecon. <p>In een van die petisies teen die ontwikkeling word genoem dat 'n beter ligging vir die universiteit op die Destiny Africa se perseel is. In 'n groot mate sal die redes hierbo ook geld vir 'n ligging aldaar. As gevolg van die swakker toeganklikheid en gebrek aan interaksie met die res van die dorp in daardie ligging, sal dit 'n minder goeie keuse wees vir 'n tersiêre instelling. Aan die ander kant is die Destiny Africa terrein meer geskik vir</p>				

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	<p>middelinkomste behuising met klein nodusse vir werksgeleenthede.</p> <p>My gevolgtrekking is dat die damperseel een van die mees geskikte en wenslike liggings in die dorp is vir 'n tersiêre gebruik wat aan die doelwitte en riglyne van die GROR sal voldoen.</p> <p>Die kans dat dit 'n werklikheid kan word, moet nie verlore gaan agv emosionele en kortsigtige besware nie.</p>				
	<p>As a home owner in the close proximity of the proposed development I wish to comment and voice my concern:</p> <p>1. <u>Do we need a new university?</u> No, we have one, The George campus of the NMU , it is presently under utilized and will remain so for the unforeseeable future. If the need arises in the future it can be expanded, there is (at NMU, Saasveld) enough land and space, the basic infrastructure and services are already in place. The country cannot afford duplication. Universities worldwide, post covid, are switching over to on-line tuition resulting on institutions becoming underutilized resulting in financial stress for these institutions, which in turn will result in lack of income for the municipality though rates and taxes. I Agree with another person's statement that 'tertiary education' component of the development is merely a Trojan horse to push through approval for high density housing on the edge of George's highly vulnerable potable water source.</p>	2022/03/11	IJB van Heerden	Private individual	<p>Please see Section3 3.3.1 and 3.3.2 of the Comments and Responses Report.</p>
	<p>2. <u>Effect On Adjacent Residential Neighbourhood and roads.</u> The area proposed for development is next to a residential area, Eden and Loerie Park. The immediately affected are accessed by Stander Street, Arthur Bleksley Street and Meyer Streets, these roads were designed and constructed for normal residential traffic will not be able to handle the extra traffic. The development of a university, residences, playing fields, Science Park as well as the business units will irrevocably change these</p>				<p>These impacts have been identified and addressed in Section 8.4 of the Final EIA Report.</p>

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	residential areas though major increases in traffic (inclusive of busses, trucks, delivery vehicles), traffic noise, pedestrian safety, during construction and afterwards.				
	3. <u>Effect on property values</u> . All the adverse factors of the proposed development mentioned in my concern, the press and other sources will adversely affect the values of homes in Loerie Park and Eden that have always been known as quite safe suburbs with close access to nature.				Please see Section 3.4.2 of the Comments and Responses Report.
	4. <u>Tourism and sport</u> . With a university come high density residential facilities, which is completely inappropriate for an area located right next to our town's water source? This is an unbelievably beautiful, natural area where everyone - cyclists, runners, canoeists and horse riders - love to do their sport. It attracts a lot of people who walk their dogs and tourists. The natural beauty of George is what visitors come here for, but now the municipality wants to destroy this. Loss of recreational facilities: The proponents fail to see that users cross the dam wall to access the roads, paths, mountain bike trails and hiking routes visiting places such as Tierkop and Pepsi pools. Access will be lost.				Please see Section 3.2.1 of the Comments and Responses Report.
	5. <u>Water Pollution</u> : The Garden Route dam is our only source of drinking water. Sewage spillages are everyday occurrences due to blockages, pipe failures, etc. These take days, even weeks before receiving attention. This sewage mostly ends up in the Garden Route dam. Load shedding and pump failures add to this. The planned university ,business units (shops, etc) and hotel at the water's edge increases this risk. Already our water treatment facilities cannot cope. Surface refuse (papers, bottles, cigarette butts, etc.) will end up in the water, killing off the fish. The fish eagles will leave! Commerce always develops effluent that is not healthy to water systems. The statement made by some of the authorities/applicants that "the Katrivier already feeding in to the Garden Route dam already runs through Denneoord and already causes				Please see Section 3.5.2 of the Comments and Responses Report.

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	pollution in the dam” is irresponsible , do they want to contribute to the problem with the proposed development?				
	6. <u>Safety and security</u> : The increase in traffic will change the rural environment; it will be unsafe to walk in the streets, to reverse out of your property. These roads are narrow, no cycle lanes, no paved sidewalks, crime will be easier, extra security will be needed. Protest actions by students will spill over into the residential areas as is happening countrywide and happened again in George at South Cape TVET College last week.				Please see Section 3.4.4 of the Comments and Responses Report.
	7. <u>Closing comment</u> : There a numerous other, to many to mention, negative reason why this proposal is flawed and should be reconsidered. I request that the long-term negative effects should not be overlooked for the sake of short-term ideological gains.				All impacts have been identified and discussed in Section 8 of the EIA report.
	<p>Comment on the proposed TERTIARY EDUCATION AND MIXED-USE PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE</p> <p><u>Please accept the comments from myself, Jeannine McManus an IAP, on the draft Environmental Impact Report. I wish to register unequivocal opposition to the proposed development being proposed around the Garden Route Dam precinct.</u></p> <p>My objections are based on:</p> <ul style="list-style-type: none"> • The importance of- and disregard given to retaining important open spaces near cities and its community value and importance. 	2022/03/11	J McManus	Private individual	Please see Sections 3.2.1 and 3.5.1 of the Comments and Responses Report.
	<ul style="list-style-type: none"> • The area is proposed to be developed for the private sector. This is public land. This will be giving public assets to the private sector. • This development will result in restricting access to the private owners of the development on public land, excluding citizens to public space. 				<p>The site is currently zoned as “Undetermined” and not “Public Open Space”.</p> <p>Please see Section 3.2.1 of the Comments and Responses Report,</p>

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					access to the open spaces will not be restricted.
	<ul style="list-style-type: none"> • Safeguard of and the security of water resources. The development on the major water source for the George area will place it in unnecessary risk of pollution in so many ways. This is a reckless proposal and reckless development for which threatens the constitutional rights of citizens to clean and reliable water. • The impact on the future capacity of Garden Route dam expansion. 				Please see Sections 3.5.2 and 3.6.2 of the Comments and Responses Report.
	<ul style="list-style-type: none"> • Unjustified expansion of the city borders into sensitive habitats when much less sensitive habitats are available; • The loss of key habitat for multiple species. • Disastrous impact it will have on remaining habitat of leopards a protected species in the province. 				Please see Sections 3.3.1 and 3.5.4 of the Comments and Responses Report.
	<ul style="list-style-type: none"> • The irregularity of the public purse paying for private sector to benefit on public assets being paid for by the public. • The municipality is supposed to ensure the water resources of the town / city and this is directly opposed to the proposed development of the area around the Garden Route dam. As a result this application by the municipality appears to have a strong conflict of interest. It is not the right of the municipality to privatise public land. 				Please see Section 3.6.3 of the Comments and Responses Report.
	<ul style="list-style-type: none"> • The NEMA principle of “the polluter pays” is not adequately addressed in the report. 				Section 3.3.2 of the Final EIA Report discusses the principle of “Polluter Pays”.
	<ul style="list-style-type: none"> • The highly sensitive runoff area around the GRD has in the past been protected from development specifically to mitigate the possibility of toxic substances from entering the water. This can happen when there is development, erosion or fires that are too frequent. 				Please see Section 3.5.2 of the Comments and Responses Report.
	<ul style="list-style-type: none"> • We believe that application should be made to have the area proclaimed as a specially protected natural area. This can take place through formal liaison with the Provincial Conservation Organisation - CapeNature who manages the natural area on the GRD boundaries, or 				The property is within the urban edge and earmarked for urban development

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	<p>even the South African National Parks - that manages the Indigenous Forests to the northwest of the GRD. It is abundant with wildlife and rich in biodiversity. Maintaining the dam in its native indigenous state would only increase the value of the land creating a greater “reserve” linking with San Parks and Cape Nature. Most of its surroundings are mostly forest or plantation, the whole area acts as an extremely important corridor for wildlife. We believe that this development will further push the already strained natural areas along the mountain.</p>				
	<p>• The constitution states in chapter 2 in the Bill of Rights under Environment that everyone has the right: (a) to an environment that is not harmful to their health or wellbeing; and (b) to have an environment protected, for the benefit of present and future generations, through legislative and other measures that – (i) prevent pollution and ecological degradation; (ii) promote conservation; and (iii) secure ecological sustainable development justifiable economic and social development.</p> <p>In this instance the GRD is not only a treasured environment by many Georgians, but it also is our right to protect our water resources from pollution and ecological degradation. It is our right!</p> <p>• Wellbeing. It is in the interest of any Municipal Manager to ensure that the community have ample recreation and relaxation areas. The physical and mental wellbeing of a community is imperative for happy and socially healthy communities. The GRD provides this. As they too have an obligation to ensure that there are playing fields, parks, etc. The last few years has seen the growth of outdoor adventure sports and the development of an ecotourism industry that has grown significantly and exploded by Covid lockdowns. Athletes and families have been</p>				<p>Please see Section 3.2.1 of the Comments and Responses Report.</p>

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	flocking to the Dam environs to walk, cycle and jog.				
	<ul style="list-style-type: none"> Water Resource. We are extremely concerned with water quality in the dam. There have been several issues regarding high levels of e-coli and pollution in the KAT river over the past 10 years. It is with great dismay that the social impact assessment ignores this fact. We would like to know whether the Department of Water affairs and Sanitation as well as the department of Forestry and agriculture have been notified or invited to comment in the EIA process. Developments near water bodies have been fatal in South Africa. 				Please see Section 3.5.2 of the Comments and Responses Report.
	<ul style="list-style-type: none"> There is a deep concern about the proposed tertiary institution. Covid has caused universities to rely more on on-line tuition, which reduces the need for physical campuses. While this will require rethinking of the requirements for a new tertiary institution (which is not reflected in the EIA), it expands the potential impact of a new facility on existing institutions. Tertiary institutions are run as businesses and are sensitive to such competition. The social impact assessment addresses this issue superficially with only NMU being recognized as an affected party in this issue. No economic study was done to inform the issue. Neither is an economic study presented to illustrate the need and desirability of the project. Student accommodation across SA is financed by the National Student Financial Aid Scheme (NSFAS). Payment issues are rife and is a financial risk to any proposed tertiary institution. 				Please see Section 3.3.1 of the Comments and Responses Report.
	<ul style="list-style-type: none"> Should the owner of the environmental authorisation be the developer, taxpayer money is at risk. Even the cost of this EIA is putting taxpayer money at risk, which is not desirable. There are many services not being performed properly in town due to the lack of funds. 				Please see Section 3.6.3 of the Comments and Responses Report.
	<ul style="list-style-type: none"> The custodian of the only potable water supply of George (a strategic resource), is now proposing to pollute this source, to detriment of the entire city. Any system that is dependable on maintenance and management is due to fail at some stage. Even one failure can have significant implications. This was clearly illustrated by the Touw River 				Please see Section 3.5.2 of the Comments and Responses Report.

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	fiasco that was created by one pollution event, leading to the loss of income for numerous role-players in the tourism sector. The system causing the disaster was designed and is managed by the applicant, indicating a track record. I would suggest that an investigation of the sewer manhole of Mr Meat, situated on the bank of the Kat River (which feeds the Garden Route Dam) be undertaken to further illustrate this point. It is nutrients from these pollution sources in the Kat River that feeds the Kariba weed infestation in the dam, a fact that is swept under the carpet by the Municipality. There is no example of a waterfront development in the world that has drinking quality water in its vicinity. The petition on the application indicated that the ratepayers of George do not desire for this project to go ahead or be associated as being a polluter of the strategic resource. Unfortunately, the EIA process does not allow for considering the desirability/appropriateness of the applicant to undertake a proposal and the constitution forces the DEA&DP to approve a municipal project.				
	<ul style="list-style-type: none"> The social impact assessment, traffic assessment and water demand studies of the EIA and applicant fail dismally. The mayor of George has declared in his latest newsletter that George has grown beyond the average annual growth rate for the Garden Route area, placing infrastructure and allocation of funds under pressure. Should a new university successfully establish, the impact on the adjacent neighborhood is not adequately explored. Summerstrand in Queberha is a good case study where many residences are changed into student accommodation. This alters the entire social dynamic and services use in a neighborhood. A three-bedroom house can be altered to accommodate up to six students, each with a car, increasing the occupancy and utilization of services. Students find private hostels costly, and university run hostels unruly and not conducive to a study environment. Private accommodation is therefore highly sought after. This issue is not addressed in the social impact study. 				<p>GARDAG's opinion of the specialist studies is noted.</p> <p>Section 4.2.4 of the Socio-Economic Impact Assessment discusses the impact a tertiary education facility, like Stellenbosch, can have on the property market, while Section 5.4.7 discusses the anticipated impacts on adjacent land users .</p>

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	<ul style="list-style-type: none"> The town planners state that “the development will support densification within the urban boundaries but introducing a variety of land uses on land that is currently vacant”. The precept of urban densification is increasing the density of existing developed areas over time, with no-net land take to use services more efficiently. The proposed greenfields development does not qualify as a densification proposal. With the applicant being the Municipality, more alternatives for a university development should have been addressed. In the centre of George buildings are run down and standing empty (e.g. old York High hostel). The city centre is becoming a run-down environment in need of renewal. Instead, the centre of commerce is shifting to the outskirts of the city. The Garden Route Mall is already attracting business away from the city centre. Now a new multi-use development is being proposed that will attract more business away from the city centre. It would be much more appropriate to densify and redevelop the city centre with such a concept, near the public transport hub. Especially when much money has already been spent on proposals to have a grand boulevard developed in order to revamp central area of George. 				<p>Please see Section 3.3.1 of the Comments and Responses report.</p> <p>The proposed site of development is not regarded as being on the outskirts of the city as it is within the urban edge and earmarked for urban expansion.</p>
	<ul style="list-style-type: none"> The agricultural compliance statement regarding the property as poor agricultural land, does not address the potential for forestry (which is in the same economic sector). With an annual rainfall of more than 650mm per year, the site is highly suited for forestry. Forestry is identified as a water use activity and could potentially impact on dam water quantity, but setback lines from watercourses can be maintained. Forestry will not impact on dam water quality and the property is not situated in the main catchment area for the dam. George’s economy was grown by forestry in the past. The decrease in plantation area for various reasons (redevelopment of Municipal forests, SAFCOL Exit), is already being reflected in the economy through 				<p>Forestry activities at the proposed site ceased due to climate change making the planting of pine forests unviable in the southern cape. The site is also located in the urban edge and is owned by the George Municipality</p>

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	<p>the shedding of job opportunities. The Western Cape Socio-Economic Profile for George (2018, 2020) indicate a reduction of jobs in the Agriculture Forestry and Fishing Sector of 3 % between 2016 and 2019. The year 2020 – the target date for final decommissioning of state-run plantation forestry - is not yet reflected in the statistics but will reflect a further decrease in employment. Many forestry-related industries had to close their doors (such as the sawmill at which's site the Outeniqua Farmers Market currently is held), and current sawmills are finding difficulties in sourcing saw timber. Closing down of forestry in the Southern Cape will shed many more jobs than that will be created through this proposed project. (VECON & Heyl reports).</p> <ul style="list-style-type: none"> • The Municipal land can, through continuing plantation forestry, keep local contractors and sawmills in business while providing teaching space for NMU's George Campus forestry school. The decommissioning of plantation forestry removed such opportunity, which may in the long run cause closure of this school in George. This social impact has not been identified and addressed by the social scientist, due to lack of local knowledge. 				
	<ul style="list-style-type: none"> • The impact on the future capacity of George dam expansion. The EIAR shows that the precinct will have a total usage of 2 million litres of water per day. This figure is quite troubling considering that South Africa is a water scarce area. George is still under water restrictions and has been under a few drought periods recently, which restricted watering fields, gardens etc. 				<p>Please see Section 3.6.2 of the Comments and Responses report.</p> <p>There is insufficient capacity in the existing network to accommodate the proposed development. It is further recommended that water saving measures/devices are implemented during the design of each of the facilities.</p>
	<ul style="list-style-type: none"> • Unjustified expansion of the city borders into sensitive habitats when much less sensitive habitats are available; The loss of key habitat for 				<p>Please see Sections 3.3.1 and 3.5.4 of the Comments and Responses</p>

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	<p>multiple species.</p> <ul style="list-style-type: none"> Disastrous impact it will have on remaining habitat of leopards. The area of the development has been demonstrated to be the refuge of leopards. Development in these key habitats will undoubtedly adversely affect this species that is perilously hanging on to survival in the Western Cape. These edges around cities offer cover and suitable prey, making these habitats key to leopard survival. This area also acts as natural landscape corridor for wildlife to move along the southern parts of the dam which will be impeded and post probably destroyed as available habitat by the proposed development and regular and dense human presence. <p>GPS collared female studied in the Garden Route Dam area with offspring photographed in the Saasveld area.</p> <p>Yellow dots represent the GPS points recorded of her movements around the Garden Route Dam area that will be severely impacted by the developed an influx</p> <p>On the basis of the impact of the development would have on leopards alone, this development is rejected from the onset.</p> <ul style="list-style-type: none"> The Department of Environmental affairs have a responsibility to maintain and secure corridors for our wildlife to ensure genetic movement. If this is not upheld we fear massive loss in wildlife species due to genetic bottleneck. 				report.
	<ul style="list-style-type: none"> A Sense of Place. In Conclusion: Heritage has both tangible and intangible dimensions. The open spaciousness around the dam, the ambience there, access to the mountains and forests, the ability to listen to the birds, to watch the kingfishers and fish eagle hunt, the unspoilt natural surroundings, add intangible value to George as a 				Please see Section 3.5.1 of the Comments and Responses report.

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	pleasant place of human habitation. Georgians ride mountain bikes there, family's picnic and walk their dogs. Members of different communities and residential areas interact. People of all communities have become accustomed to having the recreational area at the dam. It forms part of their sense of place and should not be taken from them and future generations without their consent. It is our constitutional right!				
	<p>• Finally, it must be mentioned that there is an online petition going viral. To date, it has over 16 000 voices and that although the process does not take into consideration a petition of this type, it does not discount that it is an indicator of the Yellow dots represent the GPS points recorded of her movements around the Garden Route Dam area that will be severely impacted by the developed an influx amount of people that do not want to see such a development take place. A real indicator.</p> <p>In conclusion, this development is irregular, has little thought placed onto the communities needs and wants, and has blatant disregard for ecology and disregard for the municipalities mandate.</p>				Please see Section 2 of the Comments and Responses report.
	<p>1. Potential impact on water quality in the Garden Route Dam</p> <p>The Garden Route Dam, as the primary drinking resource for George, is the main watercourse of concern potentially affected by this development. It is one of the only drinking water reservoirs in South Africa with reasonably good water quality and a largely undeveloped catchment. This situation cannot be taken for granted.</p> <p>We can't just put in a few basic mitigation measures and hope for the best when it comes to our drinking water. Once a dam is eutrophic it is practically impossible to reverse and water is expensive to treat, so careful and informed decision-making must underpin this development</p>	2022/03/11	J Dabrowski	Private individual	<p>The following response was received from Ms. D Fordham:</p> <p>The concerns of Ms Dubrowski were identified in the report, and many shared, but they were all addressed within the aquatic assessment. Her comments only support the findings of the study and are in agreement with the results presented in the report. Refer to Section 7.3.</p> <p>The aquatic specialist report</p>

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	<p>and determine whether it is sustainable or not.</p> <p>The aquatic specialist report did not focus on the dam in detail which was acknowledged through the collection of two water samples as a snapshot. However, this means the reality of what is already occurring in the dam due to pollution from the Kat River alone is not clear. Just this single developed tributary is having a significant negative impact on water quality. In an appeal to the municipality to seriously consider improved monitoring of the dam, establish the current status of water quality, and eliminate sewage spills from the Eden sewage pump station, I undertook some monitoring and presented the results to them and a number of stakeholders from environmental and water affairs. This was presented on 16 Feb. 2021 following another in a series of serious sewage spills at the Eden pump station. Diatom (algal community) samples were collected almost a year before the spill occurred and indicated that water quality in the Kat River is a category D, Largely Modified (Figure 1). Water quality samples were collected at three points from the inflow towards the larger lacustrine area of the lake which indicated elevated E. coli counts at all three sites, and Total Phosphate concentrations categorised the dam in this zone as eutrophic to hypereutrophic (Figure 2). Extensive Kariba weed growth appears to be increasing, and at times covers the entire surface area of the Kat River inflow (Figure 3). This is a very strong indicator of a high nutrient load supporting the plant. High organic inputs along with Kariba weed physically inhibiting oxygen diffusion result in low dissolved oxygen levels which were measured in profiles of the upper 5 m of the dam (Figure 4). At the time of sampling and post sewage spill, fish were observed gasping at the water surface. Behaviour typical of very low oxygen levels. Sewage spills into the Kat River through blocked manholes which drain to stormwater outlets as well as through the pump station.</p>				<p>determined that the Kat River is in poor ecological condition and the negative implications on aquatic biodiversity were discussed. It was noted that while the results of the water quality sampling indicated good quality water, this was a snapshot of the situation, and it was noted that, at times, the water has been reported to be of poor quality. The significant existing impacts upon aquatic biodiversity were considered, discussed in the report, and supported with data. Ms Dubrowski has only agreed with these findings within her letter. The statements in her letter confirm that the poor ecological state of the aquatic resource means that the development would not be impacting upon any pristine aquatic ecosystems. There are no recorded rare or endangered fauna within the dam and it has a low level of aquatic biodiversity. This was considered when determining the impact significance of water pollution as a result of the development, and it was determined that after mitigation, it is unlikely for the ecological state to</p>

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	<p>Figure 1. Diatom and TDS results from monitoring streams entering the Garden Route Dam.</p> <p>Figure 2. E. Coli and Total Phosphate concentrations at three sampling locations. The eutrophication guide</p> <p>Figure 3. Tampon applicators and used syringes inamongst alien invasive Kariba Weed in the Kat River following sewage spill.</p> <p>Figure 4. Dissolved oxygen profile to 5 m depth at all three sampling points</p> <p>The picture painted by these results is consistent with serious existing impacts and indicates that management of the water resource is poor. There appears to be low motivation from the municipality to develop any integrated catchment management plan or undertake monitoring of the dam to better inform management decisions.</p> <p>Given the current state of the dam and potential risk of this development in terms of affecting water quality it is strongly recommended that a specific Environmental Risk Assessment focussed on the dam as a water resource in terms of the <u>quality for drinking and recreation</u>, and <u>trophic state (nutrient status)</u> be undertaken by a qualified aquatic specialist with a strong background in limnology. The Risk Assessment must consider the present state of the dam, as well as the projected state in decades to come given current impacts from the Kat River, and if the GRD development were to proceed. Trend analysis of existing data can be used (although it's most at the dam wall where impacts are currently low) and gap analysis to indicate where and how monitoring should be conducted in future.</p>				<p>be significantly worsened. However, the existing impacts identified during the study did highlight the high potential risks associated with development and the need for improved management. Following which, the threat of pollution was assessed in great detail and the report stated that stringent mitigation is required to avoid this impact. The report emphasized the need to mitigate, specifically to avoid, potential impacts from water pollution caused by the development. The entire report is in-keeping with Ms Dubrowski's statement that "We can't just put in a few basic mitigation measures and hope for the best". I refer her to Section 9 and Annexure 14 of the report, which provide extensive practical measures (based on scientific literature, practical manuals, bestpractice methods, and professional experience) to combat surface water pollution. The mitigation measures</p>

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					<p>recommended within the report comprehensively address this potential impact to reduce the negative significance rating. Apart from the mitigation measures supplied, a water quality monitoring programme was recommended. Nonetheless, it was acknowledged that there may be residual impacts upon aquatic biodiversity from the development; therefore the No-Go Alternative was preferred. In summary, the report identified, described, and assessed the potential impact of water pollution upon the dam and watercourses, and presented the results, for informed decision-making within the EIA process.</p> <p>The assessment of “the present state of the dam, as well as the projected state in decades to come given current impacts from the Kat River, and if the GRD development were to proceed” states should be undertaken in a “specific Environmental Risk Assessment” is covered within the aquatic specialist impact assessment report (authored by specialists who have a</p>

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					<p>strong background in limnology). Unfortunately the long-term research data on the dam, conducted by Ms Dubrowski and presented to various stakeholders, was not shared with the aquatic specialists. Regardless of this, her findings are in alignment with those of the study, and the inclusion of the data she shows would not have changed the report findings or the high confidence in the results. The aquatic biodiversity assessment did not focus upon the socio-economic impacts of the project (such as Ms Dubrowski's concerns regarding potable water use), but rather on impacts related to ecology (as stated within the report). It is assumed that the Municipality will treat the water appropriately and remain compliant with the SANS 241 requirements.</p> <p><i>Please note the statement in Ms Dubrowski's letter: "The aquatic specialist report did not focus on the dam in detail which was acknowledged through the collection of two water samples as a snapshot" is refuted. This is</i></p>

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					<p><i>untrue and was certainly not acknowledged by the specialist. The aquatic report assessed the dam in sufficient detail, as an impoundment on the Kat and Swart Rivers, as per the requirements of such a report.</i></p> <p><i>All assumptions and limitations associated with such a study for inclusion in an EIA, were stated in the report.</i></p>
	<p>2. Flooding in George and the stormwater management plan</p> <p>The high intensity and high volume of rainfall responsible for recent flooding in George on 22 Nov 2021 highlights the vulnerability of small drainage lines and wetlands to the inputs of stormwater. The 'business as usual' approach to stormwater management (ie. Conventional piped system as per stormwater management report) will result in severe and widespread degradation of rivers and streams in the medium to long-term if continued. It will also negatively impact water quality in the dam.</p> <p>The small wetland on the south-west of the property, which was assessed in the aquatic specialist study, was severely incised and damaged on 22 November 2022 (Figure 5). These are exactly the type of impacts which will occur if stormwater is piped into small wetland and drainage lines with no attempt to attenuate it elsewhere on site. The exposed cut is rapidly being colonised with alien vegetation which is replacing the surrounding wetland vegetation. This watercourse has at least two additional stormwater headwalls directing stormwater towards it as part of the planned development. It is quite clear that directing more stormwater into this system is going to have</p>				<p>The following response was received from Ms. D Fordham: The management of stormwater was a noted in the specialist report as one of the most important parts of mitigation for the project. It was addressed in detail and numerous measures were provided in the report to manage stormwater. Perhaps it could be a condition of environmental authorization that, prior to development, the final stormwater management plan must be approved by an aquatic specialist. However, the provided stormwater management plan does incorporate the application of SUDs (amongst other measures) and a large buffer area was included into</p>

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	<p>damaging consequences, and all the silt and organic debris ends up in the dam.</p> <p>Figure 5. Small wetland south-west of the property where excessive stormwater inflow cut an incision through the wetland.</p> <p>The event on 22 November was extreme but is not isolated. The eastern area of George is known for its higher rainfall volumes and rainfall intensity. The mapped rainfall intensity over the Garden Route Dam is 70.9 or Zone 4 (Schulze, 2007), which is the highest zone of intensity in the country. Planning and management of stormwater to protect watercourses is therefore worthy of careful consideration to protect receiving watercourses.</p> <p>Figure 6. Map of rainfall intensity for South Africa showing the GRD development site in red. The darker the blue the more intense the rainfall.</p> <p>While some attempts have been made to give examples of the types of stormwater improvements possible (e.g. tree pits and parking lot swales) in the stormwater management plan, nothing has been formally indicated on the plan, and it is still in draft form subject to approvals. This means that anything could change if the development goes ahead (usually towards the more conventional, cost effective, and highest development area). There has been no meaningful improvement in the application of, or commitment to SuDS principles in the plan. The plan still states that a conventional piped system will be used, but there are clearly opportunities for attenuation in ponds on site potentially using wetland vegetation from artificial habitats.</p>				<p>the layout, to help manage this impact. There are no “conventional” pipe outlets proposed to discharge stormwater directly into any watercourses. It must be noted that the wetland described and photographed within the letter was already severely degraded and incised prior to the flood of 2021 (refer to aquatic specialist report). Poor stormwater management was identified in the report as having potential to further degrade this wetland (as is the status quo), therefore, the aquatic specialist recommended a buffer zone of more than 100m from the wetland and no stormwater outlets will be in close proximity to the wetland. The mitigation measures clearly state that stormwater must be released into the surrounding environment in a diffuse manner without pollutants. The layout was amended (Preferred Alternative) to adhere to buffer zones and the stormwater management plan has largely included this consideration into the civil designs. The construction of ponds and</p>

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					<p>artificial wetlands is not deemed as necessary with the adoption of such a large buffer zone as well as the proposed erosion protection measures. The construction of ponds and artificial wetlands (especially on slopes) can in itself cause negative impacts, expand the development disturbance footprint and increase maintenance costs. Additionally, the specialist report recommends the rehabilitation of this wetland (including stabilizing eroding soils, revegetation and installing erosion protection measures). It is noted in the report that there could be a net gain for aquatic biodiversity if this wetland can be successfully improved in condition. The poor state confirmed in her comment only motivates for sustainable development of the site, rather than the potential continued decline in health associated with the No-Go Alternative. An alien invasive plant management plan has also been provided by SES as part of the EIA application, which if implemented, would have positive impacts for the</p>

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					<p>catchment.</p> <p>In summary, stormwater management was identified as an important component of mitigation for development and appropriate measures to minimize this impact were provided. The proposed measures do not direct any concentrated flow directly into the wetland (the outlets are set back with a buffer zone from the wetland and will include erosion and pollutant prevention measures). With the implementation of the stormwater management plan, monitoring, appropriate bridge design, recommended rehabilitation and erosion stabilization measures, the development is unlikely to result in any further deterioration of the wetland.</p>
	<p>3. Sewage and water quality</p> <p>All sewage from the proposed development is to be pumped to the existing Glenwood Pump Station, from where it will be pumped to the Outeniqua WWTW. The Glenwood Pump Station is already leaking frequently into the Klein Swart Wetland as shown by high E. coli counts and milky discoloured water indicated in the Aquatic Specialist Study. The Outeniqua WWTW is confirmed as currently not having capacity to service the proposed development. Should the development be</p>				<p>The engineering services report details the design parameters of the proposed pump stations as well as the mitigation measures proposed to mitigate the risk of spill or any technical issues.</p> <p>The following response was received from Ms. D Fordham:</p>

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	<p>approved, a condition of the EIA and WUL should be that both the Glenwood Pump Station and Outeniqua WWTW must be satisfactorily upgraded prior to the development commencing. Specific and measurable upgrade parameters should be specified as being required before the development may proceed. These could be determined by the engineering specialist at the BGCMA.</p> <p>Pump stations should be designed to assume that they will leak / overflow at one time or another. Concrete ponds providing temporary storage should be incorporated into their design as a fail-safe to reduce the risk of sewage entering the dam or other watercourses.</p>				<p>The wastewater management concerns described within the comment are all potential impacts identified, assessed, and addressed within the report. The comment only reiterates the recommendations of the report. I refer to the statements within the following sections of the aquatic specialist report:</p> <p>Section 9.3.1.3 Section 9.3.1.4 Section 9.3.4.2</p>
	<p>4. Post development floodlines</p> <p>Given that there are two proposed crossings of the Klein Swart Wetland to the south of the development, and at least 5 stormwater outflows directing water into this system it would be prudent to consider post-development floodlines.</p>				<p>The following response was provided by Ms. D Fordham:</p> <p>The need for further floodline calculations for the Klein Swart River is unclear. There is no housing or similar infrastructure proposed in a flood risk zone downstream on the watercourse. It is assumed that the final engineering designs of bridge crossing will account for flooding accordingly. It is a first order drainage line and mitigation measures to reduce flow velocities from surface runoff have been included in the report.</p> <p>The location of the access road crossing over the Klein Swart River, in the south of the property, is not</p>

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					recommended within the aquatic specialist report, as it will replace some remaining wetland habitat. However, should there be no alternative to the bridge location; it is noted in the report that the proposed civil drawings provided will require changes. An appropriately designed structure and rehabilitation of the construction area (up and downstream), will be necessary to prevent scouring from flooding. It could be a condition of authorization that the bridge design should be signed off by an aquatic specialist prior to construction.
	<p>5. Cumulative impacts on the Swart River and Kaaimans Estuary</p> <p>During heavy rainfall, large volumes of sediment are being washed down the Swart River and are being deposited at the river mouth at Kaaimans Estuary (Figure 7). The catchment of the Swart River is under significant and increasing pressure from intensive housing developments including Kraaibosch, Welgelegen and Groenkloof Estates. The obvious brown, sediment laden water is due to erosion in the catchment. This is largely due to poorly managed stormwater in the catchment. Wetlands have been canalised or developed over, hard surface areas have increased, riparian vegetation cleared, and water volumes have increased in small headwater streams across the catchment. Continued poor management of the Swart River catchment</p>				<p>The following was response was provided by Ms. D Fordham: Refer to Section 7.5: Cumulative Impacts which both identifies the potential impacts on the sediment regime of the Kaaimans River and estuary, and states that the development could potentially have a negative cumulative impact of Medium significance. The conversion of land to hardened surfaces will result in residual cumulative impacts on any</p>

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	<p>will ultimately lead to deterioration of Kaaimans Estuary, which is a prime tourist attraction and recreational area. The continued deposition of sediment at the mouth may lead to an altered state of mouth closure of what is naturally a permanently open estuary. The cumulative impact of these developments in the Swart River catchment has not been considered in the municipality's development plan, which is an important oversight. At the very least for this development, it should be given more consideration. An assessment of the Swart River catchment should be included.</p> <p>Figure 7. Kaaimans River (dark water) at the confluence with the Swart River (brown water) during heavy rainfall.</p>				<p>catchment. However, the proposed Alternative 2 includes a large buffer zone and detailed stormwater management plan, unlike the existing developments mentioned in the comment. The stabilisation and general improvement in ecological integrity of the eroding Klein Swart River wetland could prevent further sedimentation downstream. Therefore, while the No-Go Alternative was determined to be preferred from an aquatic biodiversity perspective, Alternative 2 was considered as an acceptable development option, following mitigation.</p> <p>See Section 7.5 of the Aquatic Report.</p> <p>The impoundment of water from the Kat and Swart Rivers by the Garden Route Dam, as well as the dense infestation of alien invasive trees in the catchment, is the main reason for the deterioration of the Kaaimans Estuary. It is not within the scope of the aquatic biodiversity assessment to solve these catchment wide problems.</p>

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	<p>6. Record of governance</p> <p>The aquatic specialist report indicates that water releases for the Ecological Reserve in the Swart River are not being met. This is a serious concern as it likely represents a lack of compliance with the Water Use License for the dam's operation. This is a good example of how important conditions included in Environmental Authorisations can be neglected and not implemented following approval. Given the generally poor record of governance of water resources by local government and regulating authorities, this represents an additional risk that even if positive mitigation measures intended at reducing the risk of the development are incorporated into the EIA and EMP, there is no guarantee that they would be implemented or enforced. Especially in the long term. There need to be guarantees in place to ensure costly or time- consuming work not directly related to the development will be completed. For example, rehabilitation of the Klein Swart Wetland including alien clearing should be done before construction phase of the development can proceed. The Glenwood Pump Station and Outeniqua WWTW must be upgraded to accommodate the additional sewage load before the development can proceed.</p>				<p>In order to ensure the development is done in an inclusive manner and that the conditions as per the Environmental Authorisation (EA) are adhered to, the various affected bodies are encouraged to become part of the Environmental Liaison Committee (ELC). This ELC would be invited to attend meetings during construction to help unpack the conditions of the EA so that the right structures are implemented at the right time and that appropriate monitoring takes place so that the Environmental Management Programme (EMPr) is adhered to.</p> <p>In summary, it must be assumed that the recommendations of the specialist report will be adhered to during development and monitored appropriately. General efforts to stabilise erosion, eradicate alien invasive plants, and prevent further pollution, should immediately be undertaken by the landowner. However, significant rehabilitation (involving the installation of intervention structures and recontouring etc.) could occur</p>

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					<p>during construction of the bridge, since it will disturb habitat and require rehabilitation in the wetland.</p> <p>It must be assumed that the development will comply, and be monitored for compliance, with the relevant regulations.</p>
	<p>7. Buffers</p> <p>The hotel and business zone 1 are well inside buffers meant to protect the dam. While a previous environmental authorisation in terms of NEMA may have permitted this, it undoubtedly did not include a thorough aquatic assessment. Was approval in terms of the NWA obtained for the hotel and business zone 1 too? The construction of the hotel and business zone 1 are Section 21 c and i water uses which must be considered in the license application, and given the sensitivity of the dam it seems unlikely that construction within these buffers should be permitted. The aquatic ecosystem buffer zone guidelines developed by Macfarlane and Bredin were only published by the Water Research Commission in 2017. While that part of the development was approved in 2014. Just because an authorisation was previously obtained, are we as society to ignore the evolution of better practice and understanding of environmental protection? The proposed development areas should all be kept behind buffer zones. An additional important component of the buffer zones is as migration corridors for wildlife, and therefore a continuous, unbroken buffer a long the shoreline and associated watercourses should be maintained.</p>				<p>The following response was provided by Ms. D Fordham:</p> <p>This comment is in alignment with the recommendations of the aquatic specialist report. Refer to Section 9.2, which states that:</p> <p><i>It is recommended that the hard infrastructure associated with the business zone (i.e. parking and buildings) be removed from the recommended buffer zone. The hard infrastructure associated with the business zone should be set back from the dam edge and areas surrounding the buffer should be used for low impact activities as a transitional area.</i></p> <p>While the whole area of the business zone is infilled on the layout map, this is probably only due to a lack of detailed final</p>

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					designs for this zone, and buildings will be set back. In the WULA application it is proposed that hard infrastructure be set back from the water's edge. A vegetated buffer strip, between the dam water edge and any hard infrastructure, is included as part of the Alternative 2 proposal. It will be open to low impact recreational use, such as pathways and a grassed picnic area with a view of the dam, and the buffer functions will therefore not be compromised.
	<p>8. Biodiversity Report</p> <p>The revised report was completed in October 2021. Annexure 1 indicates that the report meets the requirements of Appendix 6 of the EIA Regulations. These requirements were replaced by the PROCEDURES FOR THE ASSESSMENT AND MINIMUM CRITERIA FOR REPORTING ON IDENTIFIED ENVIRONMENTAL THEMES IN TERMS OF SECTIONS 24(5)(a) AND (h) AND 44 OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998, WHEN APPLYING FOR ENVIRONMENTAL AUTHORISATION which were gazetted in March 2020. The report does not meet many of the requirements as stipulated in theme regulations, including but not limited to:</p> <ul style="list-style-type: none"> • The report does not list or discuss vegetation types present within the development i.e. Garden Route Granite Fynbos and Garden Route Shale Fynbos, which are listed as Critically Endangered and Vulnerable, respectively. The threat status of these vegetation types has not been mentioned at all and should form an important part of the focus of this 				<p>Vegetation is discussed in detail, see Coetzee, K and Taplin, B (2018). Garden Route Dam Development Biodiversity Sensitivity Analysis, Report 1. Unpublished.</p> <p>The report does list the critically endangered and vulnerable vegetation types and includes a map showing them. Not much was made of the sensitivity of these vegetation types because the study area was variously transformed (as already described) and the remaining elements of the original vegetation was certainly not worthy of lengthy discussion in</p>

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	<p>report.</p> <ul style="list-style-type: none"> This site falls within a Strategic Water Source Area (SWSA) which supply a disproportionate (i.e. relatively large) quantity of mean annual surface water runoff in relation to their size and so are considered nationally important. The impacts of the development on the quality and quantity of water in the SWSA has not been discussed as required by the new reporting requirements 				terms of threat. Realistically, the site is no longer representative of either sensitive vegetation type.
	<ul style="list-style-type: none"> No description of the methods used to assess biodiversity have been provided. It is therefore not possible to determine whether the biodiversity has been adequately sampled and described. Impacts are not broken down into different phases (planning / layout / construction / operational / cumulative) Appears to use predominantly desktop information as opposed to actual survey results 				The methods used for vertebrate presence determination were included in the original report but were later excluded as considered unnecessary in favour of other more important content.
	<ul style="list-style-type: none"> Neither the author or the reviewer list any SACNASP registrations. Reporting requirements specifically require that specialists must be SACNASP registered. 				Ken Coetzee is registered with SACNASP and this is recorded with his registration number in the first report (2018). This comment shows that the reports were not carefully or adequately scrutinized in order to make useful comments.
	<ul style="list-style-type: none"> The impact assessment refers to a 2019 layout and a 2012 layout. Only the 2019 layout has been presented in the report and it is therefore not possible to reliably assess the 				The Biodiversity Assessment refers to a 2012 report, which was revised to compile the Biodiversity Sensitivity Analysis.
	<ul style="list-style-type: none"> Frequent reference is made to GRDBBSA, 2018 and GRDDDBIA, 2019. No reference is provided for either of these reports. It is therefore not possible to review the information contained in these reports and assess their relevance to this Biodiversity Report. 				<p>These were omitted, references should read as follows:</p> <p>Coetzee, K and Taplin, B (2018). Garden Route Dam Development Biodiversity Sensitivity Analysis,</p>

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					Report 1. Unpublished. Coetzee, K and Taplin, B (2019 and revised 2021). Garden Route Dam Development Biodiversity Impacts of the Proposed Development Layout. Report 2. Unpublished.
	<ul style="list-style-type: none"> The fact that the report does not meet the new reporting criteria, the lack of SACNASP qualifications and the overall poor quality of the report does not meet a standard required for making an informed decision on the potential impact of this development on biodiversity and should be regarded as a fundamental deficiency in this application for environmental authorisation. 				The report pre-dates the protocols and therefore needs to comply with Appendix 6.
	8.1 AMPHIBIANS There are numerous frogs in the so-called artificial and natural wetland areas. Did the authors put out any song meters during the breeding season or post-rains in summer, or do any active collections during the day or night? It appears not. This is the only way to be sure of what species are / are not there. Recent experience with a wetland at another property development site in King George Park has shown that it is entirely presumptuous to assume that just because a species of conservation concern isn't mapped in an area, doesn't mean it can't occur there. Amphibians are not a particularly well mapped / surveyed group of animals. The species I have recorded at the dam through song meter recordings and observations to date are: <i>Breviceps fuscus</i> (Plain rain frog), <i>Sclerophrys capensis</i> (Raucous Toad), <i>Hyperolius marmoratus</i> (Painted Reed Frog), <i>Cacosternum australis</i> (Southern Caco), <i>Cacosternum boettgeri</i> (Boettgers Caco), <i>Cacosternum nanum</i> (Bronze Caco), <i>Strongylopuss grayii</i> (Clicking Stream Frog), <i>Amietia fuscigula</i> (Cape River Frog). None of these are red listed species but represent a community of at least 7 amphibian species present in habitat in the				The following response was provided by the specialist: We did not put out any song meters during the rain season or post-rains in summer because it is completely outside of the reasonable requirements or scope of the study. By stating that "this is the only way to be sure of what species are/are not there" the commenter implies that we would also have to catch every bird that visits the area as well as all the small mammals and reptiles that occur there as well. Such a study would provide very accurate results but is completely beyond the

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	development site. Their presence also raises the question of how artificial wetlands created through ground disturbance should be treated? The Aquatic Specialist Study makes no mention about amphibians in these habitats, or their functional value as wetland habitat. They have clearly attracted a community of amphibians which now breed and persist in the wetland vegetation that has developed over time.				<p>reasonable requirements of a specialist study for fauna.</p> <p>All of the amphibians that the commenter lists as recorded with a song meter at the study site are in the amphibians checklist for the fauna report.</p> <p>Regarding artificial wetlands, amphibians frequently occupy temporary ponds, wheel ruts, diggings and other forms of disturbance that may hold water. It was not considered practical to treat each and every artificial wetland as a sensitive aquatic habitat because of the “shifting” movements of amphibians in response to rains and temporary pools of water. Thus not specific treatment was considered necessary for these temporary refuges for frogs. Neither of the frogs and toads listed are sensitive species.</p>
	8.2 REPTILES The statements about presence / absence of reptiles and about the proposed development are very generic and could almost be applied to any development. There are no specific details about what groups occur at the dam, or data on what species have been identified. Again, just				<p>The following response was provided by the specialist:</p> <p>The presence or absence of reptiles in the checklists is by no means</p>

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	because their may not be Red Data species present, does not mean that a community of animals is not important. The only way to determine this and provide meaningful mitigation measures is to conduct thorough sampling of the site during night / day. The mitigation measures are vague to the point of being meaningless. For instance, “protect reptiles from any harm during development”. How can this practically be achieved? I.e. Protection for tortoises is different from protection for snakes.				<p>generic. The literature listed in the report was used to determine every species in the checklist by matching habitat conditions on the ground with the published information about habitat requirements.</p> <p>The commenter recommends “thorough sampling of the site during night/day” Does this person really believe that this is practical or achievable? Even if a specific hunt for reptiles was launched, I can from experience state that the results will be completely inadequate, presuming that any reptiles are found, for such a report.</p>
	<p>8.3 MAMMALS</p> <p>Again, there are assumptions made about the presence / absence of mammals based on the habitat present at the site which has not been adequately surveyed, mapped or described. Animals, including mammals, are needing to occupy far more marginal habitats than may be their preference given development pressures. Especially on the edge of urban areas. It is therefore presumptions to assume that because the ideal habitat described in a textbook is not present, that the animal won't be there. The only way to be sure is to survey under different conditions. As in the reptile study, the mitigation measures are vague, eg. “Develop a noise mitigation plan to reduce potential noise impact”. Is this during the construction or operational phase? What</p>				<p>The following response was provided by the specialist:</p> <p>Again, I refer to the fact that my checklists are considered to be “assumptions”. I have been doing mammal checklists for 26 years as a consultant and for 15 years as a reserve manager for four different reserves in the northern Cape. I know how to prepare a mammal checklist. I am also very familiar</p>

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	species is this aimed at protecting? Who must develop the noise mitigation plan? What noise needs to be mitigated?				with mammal ecology (my field of expertise) and I made no “assumptions”, all species listed were carefully considered in terms of all the conditions in the study area which were carefully evaluated by means of a number of field visits to the study site. I consider these statements to be high-handed and very offensive.
	9. Need and Desirability While there is an acknowledged need for housing in the City of George, the need for another tertiary education campus which will require development of a greenfield site is hard to justify. This proposed campus, student accommodation, and sports-fields will be located about 2 kms from an existing campus, student accommodation and sports-fields. Which are underused. There is also plenty of space on the existing campus at NMU to expand. Given the ecological value (both existing and potential) and the recreational / tourism value of the site can it really be justified to develop this precious resource into something which is essentially a duplicate of what we already have and don't utilise?				Section 2 of the EIA report discusses the Needs & Desirability of the development. In addition, please see Section 3.3.1 of the Comments and Responses Report.
	10. Alternative site From an ecological perspective, it makes sense to develop the most disturbed areas within the urban area before moving on to ecological valuable and sensitive sites. The George Municipality recently alienated a number of erven. One of these is the George Riding Club / Mashie golf course. This site could easily accommodate most of the infrastructure proposed for this development on a site that is equally, if not more,				The project alternatives are provided by the Applicant, and it is these Alternatives which were assessed in the process. Please see Section 3.3. of the Comments & Responses Report, which addressed site selection.

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	accessible transport-wise. The major benefits would be a hugely reduced risk to watercourses and zero risk to the drinking water resource of the dam. The biodiversity of the site is significantly poorer than that of the dam, being largely grassed over with pockets of wattles only.				
	<p>11. No-go option</p> <p>It is clear that the land around the Garden Route Dam represents a drain on the Municipality's resources. Fire risk, alien clearing, and security costs are not offset against any income from this site. It is proposed that should the no-go option be pursued, that it involve a public-private partnership to maintain the land for the environment and recreational purposes in perpetuity. This option could be discussed in more detail with representative community members (canoe club / mtb club / environmental groups). The land could become an even more iconic tourist destination with some light development centred around tourism and recreation. Fees can be charged for the use of this infrastructure. The municipality's new Adopt-a-spot programme could be the vehicle for this partnership. Additional funds for the upkeep of the land could be sourced through a rates fee charged to local residents. As a local rate-payer, I would be very happy to consider this option.</p>				Your recommendation regarding the No-Go alternative is noted.
	<p>Thank you for the opportunity for the Sustainability Forum (SF) to comment on the proposed development as assessed in the DEIAR. This submission should be read in conjunction with our previous correspondence of July 2020 (attached for ease of reference).</p> <p>In general, the SF is supportive of development taking place in the Garden Route area provided it is aligned with the principals of Sustainable Development and embodies the objectives which underpin our organisation: that of Good Governance, Socio and Ecological Well-</p>	2022/03/11	J Daneel S Stead	Sustainability Forum	Please see Section 3.6.2 of the Comments and Responses Report.

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	<p>being and an Inclusive, Green Economy.</p> <p>In principle, the SF does not oppose the proposed GRD development, subject to the following conditions being met to our satisfaction:</p> <p>1. Provision of adequate, sustainable service delivery.</p> <p>The DEIAR clearly states that there is insufficient capacity in both the water supply network and in wastewater treatment to accommodate the proposed development. A number of additions and adjustments required to these systems to accommodate the development are itemised (as per the GLS Water and Sewer Master Plan). It is our understanding that the George Municipality (GM) has secured some funding from the National Treasury dedicated for the upgrade of service delivery infrastructure, although this has not been received to date. However, it is not clear whether this will be sufficient to accommodate this and the multitude of other developments and development proposals within the GM's jurisdiction which are similarly dependant on such upgrades. These include Destiny Africa, and other – more realistic and feasible - projects such as the relocation of the South Cape College, the expansion of the Garden Route Mall and the continuous growth of Thembalethu and Pacaltsdorp.</p> <p>We require that the proponent (GM) clarify how the GRD development is prioritised relative to other, pending developments in benefiting from the proposed infrastructure upgrades. <u>Clear, unequivocal evidence should be provided - and verified by independent engineering specialists – that sufficient capacity is secured, prior to authorisation of the development and/or commencement of any physical activities on site.</u> Such assurance should not disadvantage other pre-approved and sustainable development projects within the GM, nor the urgent and ongoing maintenance of existing engineering services in our city.</p>				

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	<p>2. Civil society independent oversight and input into detailed design, construction and operation of the development.</p> <p>Civil society has lost faith in the organs of state to fulfil their mandate with efficiency, transparency and in the best interests of all the people that they serve. In the absence of an independent environmental ombudsman (as is required under NEMA) there is a justifiable concern that the various parties involved in this process, including the DEA&DP, George Municipality and ... will not (a) put in place the requisite checks and balances to adequately mitigate the socio-ecological impacts and (b) monitor the implementation and enforce these measures to the required degree.</p> <p><u>We consider it critical that independent and ongoing oversight be provided for all stages of the development.</u> The DEIAR-indicated ELC does not adequately address this need. Such an Oversight Committee (OC) should be strictly apolitical, and include representatives from Key IAP Groups. Functions of the OC should include (a) review of the ROD and other formalised Service Agreements which the GM would implement; and (b) ensuring that the development is undertaken in a fair and just manner, with all recommendations of the EMP implemented to a high standard.</p>				<p>Your recommendation regarding the ELC is noted.</p>
	<p>3. Equality, Transparency and Chain of Accountability</p> <p>Linked to the above is the requirement that there be full transparency in the financial management of the sale and development of the property, and that a clear chain of accountability be established in meeting all legal conditions of development. We do not want another Destiny Africa which is still a vacant lot 10 years down the line. Such accountability must be clearly established with all role players including the proponent, the regulators, contractors, developers, ECO and ultimately the landowners/users. This must be done through, inter alia, embedding relevant conditions of authorisation (including the EMPR) in</p>				<p>The legislated Supply Chain Management process will be followed. All land release decisions will be subject to Council approval, with input of the legal department. Development/land release agreements will be subject to legal scrutiny as per municipal process.</p>

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	the service agreements. Meaningful penalties must be imposed in the event of non-compliance. Development opportunities which accrue from the unlocking of this portion of land, must be equitable, inclusive and accessible to smaller businesses.				
	<p>4. Role of “anchor development” and avoidance of piecemeal approach</p> <p>The various components of the development which are covered by the current application must be linked to avoid a piecemeal approach. <u>In this regard, we consider it imperative that no development take place until the primary occupant – the tertiary educational institute – has been secured, following a fair and transparent process.</u> Since the university/academy is the main premise for the development of this property, it must be primarily responsible for “unlocking” the other components of the development, notably the freehold residential development.</p> <p><u>Furthermore, the sale of the property to this institution and the rights to develop must be contingent on it assuming responsibility for the greater public open space (57% of the property), in so far as the implementation of the DEIAR mitigation measures and the EMPr.</u> Responsibility for maintaining public open spaces and facilities (e.g. paths, picnic areas etc) must remain their ongoing responsibility since the GM is clearly unable to adequately maintain it’s current public open spaces, let alone assume responsibility for this vast, and ecological sensitive, area.</p>				<p>Agree with the proposal. Development/land release agreements will be linked to the responsibilities noted in the EMPr.</p>
	<p>5. Further mitigation of visual impacts</p> <p>Concern is raised regarding the massing effects that the proposed precinct would create with a 4-story development visual footprint. While the property does fall within the George Urban Edge, it is physically separated from the existing urban built context. The 4-story visual footprint is likely to dominate the regional landscape context,</p>				<p>By preserving the maximum amount of natural areas in the layout plan, the development footprint of the proposed tertiary education facility decreased. By permitting 3 to 4 storey apartment</p>

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	risking the natural beauty and Garden Route sense of place around the dam. It is recommended that 3-story height should be the maximum height. 4-story building height also exceeds that of the effective visual screening of trees, which should be a key mitigation in the reduction of visual intrusion generated by the precinct making use Urban Forestry planning concepts.				buildings, the building footprints can be kept lower but it is still possible to develop the required number of student housing units.
	We recognise that the proposed development has clear socio-economic benefits to George, as indicated in the specialist socio-economic impact report. However, this may only be achieved through realistic planning for sustainable growth and responsible custodianship through all phases of the development. We would like to reiterate that SF will only support the proposed GRD Development as described and assessed in the DEIAR if the above stipulations are fulfilled. Thank you once again for the opportunity to comment and trust that our concerns will be adequately addressed.				Your recommendations and conditional support are noted.
	I cycle in the Saasveld area and at the Garden Route dam regularly. A pipe has burst during November/December 2021 in Saasveld Rd and has to date not been fixed. As a result , all access to the campus has to go through Saasveld pass, the tar road, from Wilderness. Suddenly the area through the pass is dirty, full of beer bottles, take away boxes and papers, etc. I did not notice such dirt and trash before the pipe burst. The students at the campus do not know how to keep their area clean, they litter all over . We were all students and we know how the mind of a student works. Somebody will clean after me, no regard to other people, let alone what is good for the environment.... I do not even want to think what the area closer to the dam would look	2022/03/12	M Goldie	Private individual	Please see Section 3.4.1 of the Comments and Responses Report.

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	<p>like when students have access to that area, let alone the general public.</p> <p>Some of the waste and litter by students and other people will land in the dam being the only drinking water of George. The dam is already fed by rivers that are polluted.</p>				
	The buildings on the campus are spread out on the campus with lots and lots of open spaces. There is ample space to extend the campus where it is now, if it is needed. Space to erect more classrooms and residences. Why on earth does it have to take place close to the dam area?				Please see Section 3.3. of the Comments and Responses Report.
	<p>Furthermore you will find enough hotels , guest houses, air bnb's in the George and Wilderness area - why is a hotel necessary.?! Hotels and accommodation can be found at Oubaai and Fancourt golf courses. The George Mun should rather spend their time and money on attracting more tourists to our area to fill up the current accommodation.</p> <p>It took the Municipality many years to just raise the dam wall. That was an excellent decision which was at last implemented.</p> <p>More and more people are moving to George - develop towards Herolds bay , the airport between Wilderness and Klein Krantz but leave the dam alone. We need good water!</p>				The Hotel and waterfront area were authorised through a previous Environmental process and have been included on the documentation to show how they would be integrated into the development as a whole.
	<p><u>To sum up:</u> There are enough open spaces at the NNMU George campus where development can take place if more students in hostels and classrooms have to be accommodated. If more people are moving to George and houses are needed, stay away from our dam which provide the water to the community - there are</p>				Please see Sections 3.5.2 and 3.6.2 of the Comments and Responses Report.

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	<p>other spaces where such development can take place.</p> <p>At the rate people are moving here, the municipality will soon not have enough water to keep up with supplying water to all households . The Municipality should rather plan to increase the water supply to more households.</p> <p>Please be sensible about this..</p>				
	<p>CapeNature would like to thank you for the opportunity to review the above report. Please note that our comments only pertain to the biodiversity related impacts and not to the overall desirability of the application.</p> <p>CapeNature provided detailed comments on the Pre-Application Scoping Report (Reference: 14/2/6/1/6/2_GEORGE/464/_2020/CF009). CapeNature wishes to make the following additional comments: The site is within a climate change corridor. These climate corridors are elements of ecological infrastructure, and these areas should remain in a functional structure and composition for biodiversity. These areas play an important role in landscape connectivity, as well as supporting the functioning of PAs or CBAs. These corridors represent the best option for promoting resilience to climate change and the persistence of biodiversity as they provide pathways for the movement of plants and animals in response to environmental change. They also support the natural movement of species between populations to ensure population viability (Pool-Stanvliet et.al. 2017)1.</p>	2022/03/14	M Simons	CapeNature: Landscape East - Conservation Intelligence Mnagement Unit	<p>The following response was received from the Biodiversity Specialist: The three areas identified as ecologically sensitive in the Biodiversity Impact Report provide opportunity for connectivity between the study site and the surrounding areas. Although mapped as a climate change corridor, in our opinion the study area is not considered an important climate change corridor due to the fragmented nature of the site (isolated between a manmade dam and the Nelson Mandela Drive road), its proximity to the urban edge and the nature of continued disturbance (Fire and Invasive Alien Plant Infestation).</p>
	The Garden Route dam is a major water source in George. More importantly the Outeniqua Mountains are mapped as Strategic Water Source Area for the Outeniqua region and serves as an important water source requiring protection both regionally and nationally.				The mapping of the Outeniqua Mountains as Strategic Water Source Areas is note and discussed in Section 2.4 of the Aquatic Impact

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					Assessment.
	The proposed recreational spaces/sports field is near the Kat River Local Authority Nature Reserve. The report states this PA is transformed and invaded by alien vegetation. The level of alien infestation must not be seen as reducing the sensitivity of the PA. Infestation by alien plants does not necessarily mean that an area is not important for biodiversity as some vegetation types are particularly prone to invasive alien infestation but may recover when cleared of alien vegetation. The proposed development should have been aligned with the Protected Area Management Plan for the Kat River LANR. An approved PAMP is a NEM: PAA requirement for a nature reserve. A zoning map included in the PAMP and based on a sensitivity analysis should guide activities including development.				<p>The following response was received from the Biodiversity Specialist:</p> <p>We are in complete agreement that an approved Protected Area Management Plan is required according to NEM: PAA. However, on engagement with the competent authority it was found that no such management plan is yet to be developed. Perhaps this is something that CapeNature may be able to assist the municipality with into the future.</p>
	The Open Space/ Green belt areas are proposed between numerous land uses (e.g., university/research institute, hotel, sports fields, etc.) which will impact on the ecological connectivity and fragmentation of these areas overtime. The impact of the various land use edge effects should have been determined on the Open Space/ Green belt areas. Essentially the development footprint should have been reduced significantly to maximize the protection of the surrounding environment. The proposed development must have considered development within the already disturbed and transformed areas and not proposed infrastructure within sensitive habitats, which must be prohibited.				<p>The following response was received from the Biodiversity Specialist:</p> <p>Sensitive areas were identified, listed and delineated (see Figure 2.1 on page 3 of the Biodiversity Impacts report) which resulted in the footprint of the proposed development “reduced significantly” to maximize the protection of the surrounding environment”. This is clearly demonstrated in Garden Route Dam EIA report compiled by SES:</p> <ul style="list-style-type: none"> • Figure 41: Original

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					<p>Conceptual Site Layout Plan (Alternative 1) as per Appendix C2.</p> <ul style="list-style-type: none"> Figure 42: Revised Conceptual Site Layout Plan (Alternative 2) showing visual and biological constraints as per Appendix C1.
	<p>Search and rescue of the Critically Endangered <i>Gladiolus fourcadei</i>, cannot be seen as a mitigation for the species. The long-term survival of <i>G. fourcadei</i> is dependent on periodic fires, thus relocating the species to a site that will not be exposed to periodic fires will eventually lead to a loss of the species. The flowers are possibly pollinated by sunbirds and the floral ecology of the species must be studied. It is important that the habitat of <i>G. fourcadei</i> be large enough to accommodate periodic high intensity fires and the pollinator of the species.</p> <p>The impact of the proposed development should remain high-very high of the CR and endemic <i>G. fourcadei</i>. The loss of SCC, EN vegetation, sensitive forest and wetland habitat must be viewed as a fatal flaw as this will result in further habitat fragmentation and loss of landscape connectivity. Single Residential zone I is proposed to the western portion of the site where <i>G. fourcadei</i> is present. The portion should have been excluded and considered as No-Go area.</p>				<p>The following response was received from the Biodiversity Specialist:</p> <p>A study of the “floral ecology” of <i>G. fourcadei</i> is well beyond any reasonable expectation for a specialist study for a development proposal. The habitat for this plant was significantly increased to accommodate periodic fires. The layout proposal was adapted to do so and this aspect was certainly given the consideration that it deserves. A detailed survey was undertaken by CREW together with the specialist as a foundation for the area set aside for this species and the proposed layout was informed by the results.</p> <p>According to the findings of the field survey conducted the <i>G.</i></p>

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					<i>fourcadei</i> plants do not occur in numbers beyond the area set aside for their conservation. The loss of sensitive habitats in relation to <i>G. fourcadei</i> in the Cape Nature response is thus not based on any ground truthing and is thus purely speculation. The reporting was also not correctly consulted, the original layout and proposed layout clearly show that the sensitive habitat is avoided.
	The butterfly report concluded the proposed site does not comprise any rare or endangered butterfly species. Has the specialist confirmed whether <i>Aloeides</i> species (rare) is present at the site? Should these species occur at the site, and should this development proposal be approved, then the layout will have to be amended to include a butterfly reserve, which should be a No-Go area.				The specialist report concluded that the proposed development site “does not comprise any rare or endangered butterfly species” This means that <i>Aloeides</i> sp. (rare) is not present at the site. Asking whether the specialist “has confirmed whether <i>Aloeides</i> species is present at the site” shows that the specialist report was not adequately consulted before the comment was made.
	<i>Panthera pardus</i> (leopard) are highly adaptable species that can occupy a wide range of environments; however, their survival is under threat due to habitat loss and fragmentation (McManus et al.2022)2. Corridors that connect habitat and reduce Human-Wildlife conflict can promote the gene flow and long-term survival of leopard. The study found that leopard habitat included moderate slopes and areas of natural land cover such as forest, shrublands, and forest plantations (McManus et				This aspect has been discussed in Section 3.5.4 of the Comments and Responses Report. The following additional response was received from the Biodiversity Specialist:

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	<p>al.2022). It is recommended that the specialist refer to the study conducted by McManus et al. (2022) to determine the impact of the development on potential leopard populations.</p> <p>The movement of a female leopard that utilizes the surrounding area of the proposed development is illustrated on Figure 1. The proposed development area (and the surrounding area as mapped on Fig.1) indicates the site is an important corridor for the leopard and her offspring (personal communication, Dr Jeannine McManus) which has an established population. Areas with high human densities will impede on leopard presences. Thus, the proposed development will not only impact on the survival of the species but could also result in Human-Wildlife conflict.</p> <p><i>Figure 1: Illustrating the movement of a female Leopard in the vicinity of the proposed Precinct Development on Erf 464</i></p> <p>Research conducted by the Landmark Foundation has indicated the proposed site is an important corridor for leopard. Has camera trap monitoring been conducted at the site to improve the understanding of leopard movement?</p> <p>Due to the high sensitivity of G.fourcadei, the wildlife corridor around the Garden Route dam, and if rare Aloeides butterfly species occurs at the site, CapeNature recommends the municipality consider setting aside land for a conservation corridor. The municipality should conduct a biodiversity survey at the site to determine the locations of G.fourcadei. Furthermore, the conservation corridor must include these plants species, wildlife, and their ecological processes.</p>				<p>Stating that “areas with high human densities will impede on leopard presences” and that the “proposed development will impact on the survival of the species” shows a complete misunderstanding of the nature of the proposed development site and the bigger picture. The site is already impacted by high human densities and activities. It borders on high density suburbs and the site is used by hikers, mountain bikers, picknickers, birders and resident vagrants. It is thus already impacted by human activities. Stating that this use will impact on the survival of the species is far-fetched, the leopards in the area have the entire Witfontein nature reserve, mountains, plantations and indigenous forests in which to survive, they do not depend on the 118.5ha proposed development site.</p> <p>The proposed camera trap monitoring is beyond the reasonable requirements of a specialist study. A camera trap</p>

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					monitoring program implies a long-term research activity that must be done in a specific manner, over time, for the results to be scientifically acceptable. For example, one photo of a leopard would not indicate permanent residence or that the habitat is suitable, it would need to be backed up by long term results. This question is thus completely irrelevant.
	<p>This proposed development will result in the irreplaceable loss of sensitive habitat, Critically Endangered <i>G. fourcadei</i> (if not properly mitigated), and fragmentation of <i>P. pardus</i> corridors that can have a direct negative impact on their population. Furthermore, the site has patches of CBA 1, and this area must remain as natural land. Thus, any irreversible loss of habitat would be highly undesirable and could constitute loss of irreplaceable biodiversity (de Villiers et al. 2016). The Fynbos Forum Ecosystems Guidelines for Environmental Assessment in the Western Cape³ classifies the vegetation unit as belonging to the Midlands and Mountain Fynbos Ecosystem grouping. de Villiers et al. (2016) further states the following regarding this ecosystem: "What are acceptable compensation measures or offsets for biodiversity loss?"</p> <ul style="list-style-type: none"> • There are no acceptable biodiversity offsets or compensation measures for losing the habitat of Critically Endangered and Endangered species in midland and mountain fynbos. • In the rare event that it is impossible to avoid impacts on vulnerable ecosystems, sensitive habitats (such as wetlands), ecological corridors or vegetation boundaries, biodiversity offsets may be considered, but 				<p>The following response was received from the Biodiversity Specialist:</p> <p>The report adequately covers the determination of sensitive species as well as mitigation measures that can be applied to either offset or reduce the potential negative impact of the proposed development. The main principles contained in the Guidelines were used but the document was unfortunately omitted as a reference to the report.</p>

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	<p>only after all standard mitigation has been carried out, as there may be residual impacts. Both the size and ecological condition of the land should be considered in selecting sites for offsets, and the provincial biodiversity offsets guidelines must be strictly applied.</p> <ul style="list-style-type: none"> • For all types of land use, development footprints should be minimised. Large-scale developments of any type are not recommended. The focus should be on selecting land-use alternatives that maximise the retention of indigenous habitat and maintain species diversity and ecological processes. This means, for example, seeking less destructive methods of cultivating buchu (see, for example, Esler et al., 2014, pages 182 – 203), using local indigenous plant species in landscaping, and retaining wetland features as natural habitats and corridors within the development footprint. • Many of the rare species in these ecosystems are highly localised, and impacts on these populations can often be avoided through good environmental assessments and planning. Search and Rescue is an important of good practice when impacts cannot be avoided, but it does not constitute adequate mitigation for loss of rare and threatened species or habitats. Where Search and Rescue is used, follow the recommendations in Chapter 4 of these Guidelines.” <p>The Western Cape Biodiversity Spatial Plan states that development should be avoided in CBAs/ CR and EN vegetation units. If they cannot be avoided, it must be shown that the mitigation hierarchy has been applied if there is a proposal within a CBA. If the impact cannot be avoided or reduced to a residual low significance, a biodiversity offset may be considered as a last resort (Pool-Stanvliet et al. 2017). However, a biodiversity offset should not be offered upfront.</p>				
	Currently the Garden Route dam is a popular recreational space to the residents of George. The dam offers a “sense of place” (as stated in the report) which is the main attraction for residents and visitors. The dam				Additional mitigation measures with regards to the recreational spaces has been included in the

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	already has routes for recreational activities. By enhancing the recreation area will increase disturbances, trampling, littering, etc. The area around the dam will become degraded without proper mitigations, which was not included.				Final EIAR and EMPr.
	<p>The main motivation for the proposed development stems from the environmental authorization that was issued for the waterfront and hotel and the demand for housing/student accommodation. Although the layout included a green belt for terrestrial biodiversity, the impact of the proposed development on leopard was not critically assessed. Wildlife corridors were not considered nor was the possible human-wildlife conflict. It is evident that the Fynbos Forum Guidelines (de Villiers et al. 2016) have not been followed as the ecological impact of loss of sensitive habitat was not critically studied. The dam offers astonishing scenery, and the proposed development will compromise the aesthetic value of the area. As the development pressure increases in George, the Municipality must seek areas outside of sensitive habitat and important corridors for wildlife. The negative relationship between development and conservation will only negatively impact on biodiversity. CapeNature is mandated to conserve the valuable and unique biodiversity of the Western Cape⁴ thus after critically assessing the DEIA report and specialist reports, CapeNature objects to the proposed development.</p> <p>CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.</p>				<p>The following response was received from the Biodiversity Specialist: The statement that “wildlife corridors were not considered” is completely untrue. It is suggested that the report be consulted. Corridors across the site are a major mitigation in the report. In terms of leopard, it has been shown that the study site is not important or even useful for leopard dispersal. Saying that “wildlife corridors were not considered” shows that the report was not adequately consulted and it also suggests a poor understanding of landscape ecology.</p> <p>CapeNature’s objection to the development is noted, however, based on the responses supplied by the specialists, it is felt that these objections may be revised.</p>
	<p>OUR REFERENCE: 20/9/2/4/3/389 YOUR REFERENCE:- DEA&DP REFERENCE: 16/3/3/2/D2/19/0000/22</p>	2022/03/25	CJ vd Walt	WESTERN CAPE: DEPARTMENT OF AGRICULTURE: LAND	The Department’s comment on the development is noted.

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	<p>ENVIRONMENTAL IMPACT ASSESSMENT REPORT: THE PROPOSED TERTIARY EDUCATION AND MIXED USE PRECINCT DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE: DIVISION GEORGE PORTION OF THE REMAINDER OF ERF 464</p> <p>Your Environmental Impact Assessment Report dated the 10 February 2022 has reference.</p> <p>The Western Cape Department of Agriculture: Land Use Management office has no objections towards the Environmental Impact Assessment Report, on condition that the mitigation measures presented in this report are strictly adhered to.</p> <p>Please note:</p> <ul style="list-style-type: none"> Kindly quote the above-mentioned reference number in any future correspondence in respect of the application The Department reserves the right to revise initial comments and request further information based on the information received 			USE MANAGEMENT	

Comments and Response Table Post-Application Phase:

PROPOSED UNIVERSITY PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE, WESTERN CAPE.

Comments Received during the Post-application (30-Days) Public Participation on the Scoping Report					
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	<p>I, _____ with ID no _____ would like to register as an Interested and Affected Party (IAP), and I would like to lodge an objection against the proposed plan to establish a University Campus, student & mixed housing, business unit and hotel at The Garden Route Dam which will negatively affect not only myself but all residents, tourists and animals that live near to or make use of the area & dam.</p> <p>I would like you to consider the below before any approval is granted –</p> <ul style="list-style-type: none"> The Garden Route Dam is the only source of drinking water for the whole of George. If this was to go ahead, during the building process the water would be polluted by builders, building supplies & materials. Once the project is done pesticides, sanitizer and cleaning materials would be used on sport fields, in businesses and recreational areas which when it rains will run off into our drinking water. 		Whatsapp		Please see Section 3.5.2 of the Comments & Responses Report
	<ul style="list-style-type: none"> Infrastructure in George has not been adequately upgraded for there to be a development of this magnitude. Already there are water restrictions due to this fact. Roads have not been upgraded to deal with the traffic that this will bring. There is only one Government and one Private hospital in the whole of George to try accommodate the number of people who will move here if this development goes ahead. There are not enough schools to accommodate many more people moving to George as seen by the huge waiting lists when trying to get your child into a school in the area. In the past when communities have tried to grow without the correct infrastructure and planning it has been chaos. 				Please see Section 3.6.2 of the Comments & Responses Report
	<ul style="list-style-type: none"> Surface refuse (papers, bottles, cigarette butts, etc) will end up in the water killing off the existing fish in the dam. 				Please see Section 3.5.3 of the Comments & Responses Report
	<ul style="list-style-type: none"> Fish eagles and other animals that live around the dam will leave the area. 				Please see Section 3.5.1 of the Comments & Responses Report

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	<ul style="list-style-type: none"> Access to mountain bike trails, hiking trails and places such as Tierkop and Pepsi pools will be lost. 				Please see Section 3.2.1 of the Comments & Responses Report
	<ul style="list-style-type: none"> There is already a University in the same area as the proposed new campus why not expand and upgrade the existing facilities? 				Please see Section 3.3.1 of the Comments & Responses Report
	<ul style="list-style-type: none"> Constant traffic and noise pollution would be a very serious issue for those that reside in the area. During this time building trucks, heavy duty machinery and a constant barrage of workers would be accessing the already strained roads to build the development. Once the development has been completed it would be the same as above from students, businesses, tourists and residents of the development. 				<p>Please see Section 3.4.1 of the Comments & Responses Report</p> <p>The Environmental Management Programme (EMPr) includes measures to mitigate the impacts relating to construction activities. These measures will be included into all contract documentation and monitored by the Environmental Liaison Committee (ELC).</p>
	<ul style="list-style-type: none"> It has been shown all over this country that when big building projects take place crime follows in the residential area around the building sites. We the people of George insist that our safety & security is a priority. 				Please see Section 3.4.4 of the Comments & Responses Report
	<ul style="list-style-type: none"> The residents that live in the surrounding neighbourhoods will have to deal with the drop in value of their property, these same residents pay rates & taxes and their contribution should matter to both the municipality and developers. 				Please see Section 3.4.2 of the Comments & Responses Report
	<ul style="list-style-type: none"> Around South Africa many Universities have had protest actions over the last few years which has spilt into the surrounding neighbourhoods. 				Please see Section 3.4.1 of the Comments & Responses Report
	<ul style="list-style-type: none"> The Garden Route Dam is used as a recreational facility for the residents of George and tourists. It is used for biking, picnicking, family time, exercise, the walking of dogs, etc. Should this development take place this will all be lost. 				<p>Please see Section 3.2.1 of the Comments & Responses Report</p> <p>The objections have been noted.</p>

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	While we support change and understand the need for George to grow and employment to be offered towards many more people, we do not agree that the space at the George Dam, again our only source of drinking water, be used for this project. We would like our objections noted.				
	<p><u>Re: Opposition to the George Dam Development</u></p> <p>On behalf of Landmark Foundation, I wish to register unequivocal opposition to the proposed development being proposed around the George Dam precinct.</p> <p>While our opposition is in terms of:</p> <ol style="list-style-type: none"> 1. The importance of and disregard given to retaining important open spaces near cities and its community value and importance; 	2022/03/02	Landmark Foundation	Landmark Foundation	Please see Section 3.5.1 of the Comments & Responses Report
	2. Safeguard of and the security of water resources;				Please see Section 3.5.2 of the Comments & Responses Report
	3. The impact on the future capacity of George dam expansion;				Please see Section 3.3.1 of the Comments & Responses Report
	4. Unjustified expansion of the city borders into sensitive habitats when much less sensitive habitats are available;				Please see Section 3.5.4 of the Comments & Responses Report
	5. The loss of key habitat for multiple species;				Please see Section 3.5.4 of the Comments & Responses Report
	6. Disastrous impact it will have on remaining habitat of leopards.				Please see Section 3.5.4 of the Comments & Responses Report
	Our opposing the development also strongly extends to the sloppiness of the impact assessment and the disregard given to a key species that Landmark has focused on for the last two decades in the area, and whose specific habitats around the dams will be severely affected by the proposed development and influx of human presence. Specifically, the impact report wilfully misrepresents, alternately ignorantly misrepresents, the specific facts about leopard occupation and persistence on the proposed development site. It is will dismay that I read the contents of this misrepresentations on pages 99 and 100. We believe this is done deliberately to mislead the decision-makers and public in greenwashing support for the development and developers by				

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	<p>whom the environmental practitioners are being paid.</p> <p>Landmark Foundation has run a leopard research programme in the Garden Route and the George dam area has proven to be a key habitat for the species. The area of the development has been demonstrated to be the refuge of leopards and specifically we have studied a female leopard that utilised the development precinct for its home range. We studied this leopard for five years and obtained data on her movement and even studied her offspring being reared in the area. Our studies have proven that less than 30 adult leopards inhabit the Garden Route area between George and the Bloukrans bridge. Development in these key habitats will undoubtedly adversely affect this species that is perilously hanging on to survival in the Western Cape. These edges around cities offer cover and suitable prey, making these habitats key to leopard survival. This area also acts as natural landscape corridor for wildlife to move along the southern parts of the dam which will be impeded and post probably destroyed as available habitat by the proposed development and regular and dense human presence.</p>				

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	 <p>GPS collared female studied in the George Dam area with offspring photographed in the Saasveldt area.</p> <p>Merely 500 adult leopards remain in the Western Cape as is proven in peer reviewed research and due to habitat fragmentation, the remaining populations have shown genetic bottlenecking. These facts are freely available in peer reviewed work that the consultants ought to have attended to. It is simply unacceptable that developments of this nature are being contemplated in the small refuges that remain for this species, while less sensitive areas for development abound.</p>				

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	 <p>Yellow dots represent the GPS points recorded of her movements around the George Dame area that will be severely impacted by the developed an influx.</p> <p>On the basis of the impact of the development would have on leopards alone, this development should be rejected from the outset.</p> <p>The fact that the EIA did not pick up this impact, or more likely wilfully misrepresented them, points to the deficiency of the work and the conflicted nature of the environmental practitioners' relationship with the developers by whom they are paid. This report is thus nothing more than a greenwashing effort for the developer and should be rejected.</p>				
	<p>Registration as I&EP Party Garden Route Draft EIA</p> <p>Name: Email: Individual / Business / Organisation: Company / Organisation Name: Organisation Type eg NPO / Homeowners Association / Environmental</p>			Garden Route 101	Please see Section 3.5.2 of the Comments & Responses Report

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	<p>Group: receive updates:</p> <p>My Comments or Objections:</p> <p>1. Water quality in Garden Route Dam Currently, the water quality is of good quality due to the pristine mountain catchment. The one major source of pollution is the only urbanised tributary of the dam – the Kat River where litter and pollutants washed into stormwater drains, sewage inflows both from overflowing / blocked manholes and periodic overflows at the Eden pump station and is reflected in the high E. coli counts and seasonal blooms of Kariba Weed all of which negatively impact both the aquatic ecology as well as the aesthetic and recreational value of the dam. By urbanising a further extensive area of the southern portion of the dam’s catchment, there is a high probability of degradation of water quality and increasing blooms of Kariba Weed, transferring the risks associated with the development’s stormwater and sewage through the Swart River placing this ecosystem, and the premium ecosystem and recreational features at Kaaimans Estuary which is already under great pressure (also stormwater and sewage related) from developments like Kraaibosch, Groenkloof and Welgelegen Estates.</p>				
	<p>2. Sports fields There are already 5 ha of sports fields at Saasveld which are underutilised and 6 ha fields 5 km away at King George Park. The latter are managed by the municipality and are barely maintained, littering is extensive, no toilet facilities or lighting and a burnt down building. How can the clearing of natural vegetation and habitat be justified for sports fields when the fields we have are not even used or maintained? This is a frivolous and wasteful use of land in a biodiversity sensitive area.</p>				The proposed sport facilities form part of the overall site development intent and management thereof may be tied to users of the site, by agreement.
	<p>3. Security and Safety The Garden Route Dam is a far safer option for recreation (biking, riding, running, hiking) compared to other easily</p>				Please see Section 3.4.4 of the Comments & Responses Report

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	accessed areas such as the forests near Heatherlands. Very few security issues have occurred at the site while armed robberies have occurred, at times fairly frequently, in other areas. The lack of significant settlements in the vicinity of the dam increase its remoteness and therefore improve security for recreation. This significantly increases the value of the dam for recreation purposes.				
	4. Accreditation of specialists According to the protocol for the specialist assessment and minimum report content requirements for environmental impacts and aquatic biodiversity as published in Government Gazette No 43110 the assessment must be prepared by a specialist registered with the South African Council for Natural Scientific Professionals (SACNASP). The specialist who conducted the site visits and prepared the report is not SACNASP-registered.				All specialist's were appointed prior to the promulgation of the protocols. As such, the requirement for SACNASP registration is not applicable for this project. However, based on I&AP concerns, the Aquatic Impact Assessment was reviewed by a SACNASP registered professional.
	5. Need and desirability No strong case has been put forward to support the need and desirability for a university campus within 2 km of an existing university campus. Where is the market research to identify what subjects / courses are needed and how much capacity would need to be accommodated? Why can the existing campus not be added to when they have an extensive footprint with large tracts of unused space? If there is such a great need for a second campus, 2 it is standard practice that at least two alternatives are assessed in the EIA process. Arguably, one of the alternatives should consider upgrading / expanding the existing campus to accommodate this "need". Additional Comments:				Please see Section 3.3.1 of the Comments & Responses Report

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Nr	The following I&APs submitted the Garden Route 101 template with the following additional comments:	Date Received	I&AP	Company / Representing	Response
	Water is a vital source if life. Preserving the natural habitat as is is paramount for the rest of the fauna and flora in the area to thrive as well as our water source remaining clean.	2022/03/07	M Adey	Private individual	Please see Section 3.5.1 of the Comments & Responses Report
	You can't destroy our last bit of beauty	2022/03/07	M vd Walt	Private individual	Please see Sections 3.2.1 and 3.5.1 of the Comments & Responses Report
	SAVE THE LEOPARDS HABITAT!!	2022/03/07	C Calitz	Private individual	Please see Section 3.5.4 of the Comments & Responses Report
	George has too many residents already and is struggling to provide enough drink water. This development will firther jeopardise our drink water	2022/03/07	M v Blommenstein	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	The impact on the fauna and flora surrounding the area needs to be assessed and accounted for appropriately.	2022/03/07	B Mason	Private individual	Please see Section 8 of the EIA Report
	We need our natural environment now more than ever! Please consider this letter.	2022/03/07	L Raulstone	Private individual	Your statement is noted
	This development seems to hold more sort term gain than long term sustainability and can cause irreparable loss to the catchment area. I add my voice to those opposed to the draft.	2022/03/07	T Du Plessis	Private individual	Your opinion is noted
	Object to a development around the dam	2022/03/07	P Southey	Private individual	Your objection is noted
	Please keep our environment, water, animal life and recreational area free of more developments, we do not need another university next to NMU, their must be other parts to development which is not going to destroy the beautiful dam and surroundings!	2022/03/07	J Hamilton	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	George already doesn't have enough water.	2022/03/07	C Kershaw	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	Water is valuable!!	2022/03/07	E Muller	Private individual	Your statement is noted
	Water supply cannot be moved. Debelopements van	2022/03/07	D Marshall	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Preserving our precious resources and meeting local needs for a sustainable future is paramount in the fragile ecosystem and environment of our Garden Route area.	2022/03/07	N-A Chaitow	Private individual	Your statement is noted. This is the aim of the proposed development.
	The watersituation i.e quality and shortages will worsen.General Safety wil degrade due to more feet,pollution to general area and	2022/03/07	S Fouche	Private individual	Please see Sections 3.5.2 and 3.4.4 of the Comments & Responses

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	overcrowdedness of mtb and forestry. Damage to forest and further deforestation is a big concern.				Report.
	Save George dam	2022/03/07	J Keating	Private individual	Your statement is noted
	Maintain what we have. Including our wildlife and clean water resources. There is no place for a development of such a scale in George. The demand does not exist and furthermore our environment cannot carry this load. Our roads do not hold the capacity etc. It cannot be financially feasible nor socially responsible to go ahead with this development.	2022/03/07	A Malan	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Strongly object against the development and distortion of the ecological system around our water sources. Waterfront is a front for corruption and no residents of George will benefit from economic greed of this scale.	2022/03/07	J Malan	Private individual	Your objection is noted.
	Opposing the development at the George Dam	2022/03/07	R Wessels	Private individual	Your objection is noted
	Keep our water clean from developing on the banks of the dam.	2022/03/07	L Pelsner	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	2. Noise. 3. Crime due to increased people traffic. 4. Increased traffic, congestion, insufficient road carrying capacity.	2022/03/07	F Wepener	Private individual	Please see Sections 3.4.1, 3.4.4 and 3.3.4.3 of the Comments & Responses Report
	5. Protected fauna.			Private individual	Please see Section 8 of the EIA Report
	6. Increased fire hazard - building closer to areas of veld fires.			Private individual	Please see Section 8 of the EIA Report
	This is one of the only safe places remaining for people to relax and enjoy nature while going for a hike, run or cycling. Would be very sad if the proposed developments should go ahead here.	2022/03/07	I Rautenbach	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	Use what we already have to the fullest before creating an additional risk	2022/03/07	J Oberholzer	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Water is life!	2022/03/07	F v Staden	Private individual	Your statement is noted
	Water quality in Garden Route Dam Currently, the water quality is of good quality due to the pristine mountain catchment. The one major	2022/03/07	S Trietsch	Private individual	Please see Section 3.5.2 of the Comments & Responses Report

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	source of pollution is the only urbanised tributary of the dam – the Kat River where litter and pollutants washed into stormwater drains, sewage inflows both from overflowing / blocked manholes and periodic overflows at the Eden pump station and is reflected in the high E. coli counts and seasonal blooms of Kariba Weed all of which negatively impact both the aquatic ecology as well as the aesthetic and recreational value of the dam. By urbanising a further extensive area of the southern portion of the dam’s catchment, there is a high probability of degradation of water quality and increasing blooms of Kariba Weed, transferring the risks associated with the development’s stormwater and sewage through the Swart River placing this ecosystem, and the premium ecosystem and recreational features at Kaaimans Estuary which is already under great pressure (also stormwater and sewage related) from developments like Kraaibosch, Groenkloof and Welgelegen Estates.				
	Don't build	2022/03/07	B Enslin	Private individual	Your statement is noted
	Rather extend existing campus	2022/03/07	R-M Kruger	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	I am strongly opposing this development and implore you to abort these plans permanently. Apart from the above arguments the access roads through Bergsig, Loeriepark and Eden will be conjuncted and pose an even bigger problem to flow of traffic. There is not sufficient or wide enough access roads to support this large development.	2022/03/07	R Saunders	Private individual	Please see Section 3.4.3 of the Comments & Responses Report
	All is said in comments above	2022/03/07	F Enslin	Private individual	Noted
	Its called GARDEN ROUTE for a reason.	2022/03/07	J Ackermann	Private individual	Your statement is noted
	As above, clean water is scarce	2022/03/07	L Vlok	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	This will cause more pollution to our environment.	2022/03/07	R Cahill	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	No additional pollution!	2022/03/07	L Gower	Private individual	Please see Section 3.5.2 of the Comments & Responses Report

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	Let us be wise about maintaining the natural allure of the Garden Route: pristine nature at its best, and not fall prey to overdevelopment at the cost of compromising the integrity of our home	2022/03/07	EC Daniel	Private individual	Please see Section 3.5.1 of the Comments & Responses Report
	Environmental Protection and conservation.	2022/03/07	Alta vW	Private individual	Your statement is noted
	No development	2022/03/07	M Basson	Private individual	Your statement is noted
	Burden on water supply. Increased crime and safety concerns. Environmental impact concerns.	2022/03/07	L Carlisle	Private individual	Please see Sections 3.5.2 and 3.4.4 of the Comments & Responses Report, and Section 8 of the EIA Report.
	A MASSIVE NO NO, NO, NO, NO THERE ARE ENOUGH EMPTY BUILDINGS , HOTELS, ETC ETC UTILIZE THEM DONT KILL OUR FLAURA AND FAUNA AS OUR GOVERNMENT HAS KILLED OUR COUNTRY.	2022/03/07	L Beale	Private individual	Your objection is noted
	It will create a massive burden on our limited water supply. There are certain safety and privacy concerns. The enviromental impact is a huge concern.	2022/03/07	J Carlisle	Private individual	Please see Sections 3.5.2, 3.6.2 and 3.4.4 of the Comments & Responses Report.
	Sustaining clean water takes precedence over ANY OTHER CITY DEVELOPEMENT. End of story!!	2022/03/07	D Daniel	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	The entire initiative is flawed in every possible sense and will create more challenges for George than it currently has. It will attract non-taxpayers (funded students) and lower the house prices in the area and chase the taxpayers and job creators out of George. Consider alternatives such as an eco 5 star lodge on a botanical reforested area with bird hides and full access to the public to the dam area for recreation.	2022/03/07	I van Wyk	Private individual	Please see Sections 3.4.2 and 3.3.1 of the Comments & Responses Report
	The greed is destroying Mother Earth. We must do whatever it takes to save our earth, our country, our future	2022/03/07	W Ogrady	Private individual	Your statement is noted
	We do not have enough water in George for a development like this. Save the Leopard, they also need a home!	2022/03/07	L Van staden	Private individual	Please see Sections 3.6.2 and 3.5.4 of the Comments & Responses Report

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	We need to focus on preserving our beautiful planet and destroying it for facilities that encourage further destruction and human activity is horrific and against all agreements made by multiple countries at the COP26 meeting in 2021.	2022/03/07	J Brien	Private individual	Your statement is noted
	So few wild spaces left. Please save them	2022/03/07	S Fourie	Private individual	Your statement is noted. Please see Section 3.5.1 of the Comments & Responses Report
	First & foremost utilize the facilities at Saasveld. The municipality can't even maintain the water fountain in York Street! It's disgustingly filthy & neglected! How on this green earth could they even fantasize that they could maintain a project of this caliber?! Leave our water resources & our Eden be. Busy yourselves with projects that desperately need attention eg water drain system - so that we wouldn't need rubber ducks with the next excessive rains!!	2022/03/07	S De Swardt	Private individual	Please see Sections 3.3.1 and 3.6.2 of the Comments & Responses Report
	I cycle here. Please don't destroy it	2022/03/07	B Uys	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	Support nature, for We Are it	2022/03/07	N Maingard	Private individual	Your statement is noted
	Infrastructure and water will be affected. This is not the right decision for a town becoming a city, and managed wrongly so that there is not enough water and roads to go around. Whoever wants to make huge money exploiting our town, think again.	2022/03/07	D Kemp	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	Save our environment!	2022/03/07	V Erasmus	Private individual	Your statement is noted
	It will definitely compromise our security as there are quite a few retirement estates in the vicinity. We have a problem with water and electricity as is, what with that kind of buildings and extra people	2022/03/07	K v Heerden	Private individual	Please see Sections 3.4.4 and 3.6.2 of the Comments & Responses Report
	The dam and surroundings are there for everyone, not to be colonized by the wealthy.	2022/03/07	R vd Westhuizen	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	We need to keep all these areas undeveloped. The wild is getting smaller and smaller, and animals pushed out of their environment	2022/03/07	E Joubert	Private individual	Please see Section 3.5.1 of the Comments & Responses Report
	Please please keep the dam and surrounding area as it is!!!!	2022/03/07	K Radelet	Private individual	Your comment is noted

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	Save our beautiful natural surroundings. People and development will certainly destroy all of our Fauna and Flora. We want to encourage tourists to visit the Garden Route for it's beautiful natural splendour, not for yet another building!	2022/03/07	PJ du Toit	Private individual	Please see Section 8 of the EIA Report Please see Section 3.5.1 of the Comments & Responses Report
	It will totally ruin the beautiful nature!! One of the reasons tourists visit the GARDEN ROUTE! We do not need more people and more development! We need to protect and save wildlife and natural beauty. PLEASE SAVE THIS BEAUTIFUL AREA	2022/03/07	H Du Toit	Private individual	Please see Section 3.5.1 of the Comments & Responses Report
	There are already a University in the area, there is no reason to erradicare a prestine ecosystem when there are more than sufficient areas else where that will suit better for this purpose.	2022/03/07	E Barnardo	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Please save our Dam!	2022/03/07	B De Waal	Private individual	Your comment is noted
	Roads in the area around the dam will no longer be safe for walking, jogging or biking.	2022/03/07	D Cloete	Private individual	Please see Section 3.4.4 of the Comments & Responses Report
	George cannot afford to	2022/03/07	H Wichers	Private individual	Your statement is noted
	Save the land for ou grandchildren!	2022/03/07	A Rude	Private individual	Please see Section 3.5.1 of the Comments & Responses Report
	Not good for environment at all	2022/03/07	J Fourie	Private individual	Please see Section 8 of the EIA Report
	A lot of people much more intelligent than I, have already listed the reasons for stopping this development. As a regular citizen I will add another reason: The public will simply make it impossible. George is the type of place where the community is serious about standing together for change. Georgians will fight this proposal. They will picket, they will march, they will protest. They will make it so difficult for this project to continue that developers will lose money. If construction is meant to take 10 years, it will end up taking 30. Is it really worth upsetting an entire (committed) community for financial gain which will end up in financial loss? This is not a good idea, no matter which way you look at it. I live in Mann street, just 700m from the dam entrance. This	2022/03/07	R Grobler	Private individual	Your threat of disturbance to the development is noted.

Comments and Response Table Post-Application Phase:

PROPOSED UNIVERSITY PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE, WESTERN CAPE.

Comments Received during the Post-application (30-Days) Public Participation on the Scoping Report

Nr	The following I&APs submitted the Garden Route 101 template with the following additional comments:	Date Received	I&AP	Company / Representing	Response
	influences me greatly. Please don't do this, for the sake of the community. Kind regards.				
	Safe leopard habitat	2022/03/07	R de Kleijn	Private individual	Please see Section 3.5.4 of the Comments & Responses Report
	Hier is nie genoeg geriewe vir die plaaslike mense nie, hoe gaan dit net nie gaan as julle nog duisende mense inbring nie. Ons is op dieselfde glygleuf as die res van die land indien julle aangaan met hierdie projek. Gaan kyk hoe lyk Kimberley nadat hulle die Sol Plaatjies Universiteit daar gebou het, minder as 10 jaar en al die woonbuurtes om dit het tot niet gegaan. Hier gaan dit dieselfde pad volg. Huispryse gaan val en die omgewing gaan tot niet gaan. Die Universiteit gaan definitief nie eens die geld wat spandeer word terugploeg in George in nie. Ons gaan net verloor	2022/03/07	M Muller	Private individual	Please see Sections 3.6.2, 3.4.2 and 3.4.1 of the Comments & Responses Report
	The development will have an adverse physical impact on the nature of the surrounding natural vegetation area. No visual assessment has been taking into account for this development.	2022/03/07	R Schraader	Private individual	A Visual Impact Assessment was conducted and included into the EIA Report
	There are very little natural areas left around George. The Dam is supposed to be a resource to us. If yet another resource is mismanaged what do we do for us and our future generations??? The developers are thinking Money NOT environment!!!	2022/03/07	E Theron	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Stop this Development!! No Good at all!!!	2022/03/07	G Long	Private individual	Your statement is noted
	The streets and infrastructure and water of George cannot accommodate more people. The existing university can be upgraded to serve the students.	2022/03/07	T van Rensburg	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	George's infrastructure is not geared up for such a development. Also will cause major destruction of nature and wildlife.	2022/03/07	H Hall	Private individual	Please see Section 3.6.2 of the Comments & Responses Report and Section 8 of the EIA Report.
	George does not have the infrastructure to support development of this scale. I chose to live here to get away from the overcrowdedness and pollution of cities. Additional development will have dire consequences on our precious environment and contribute to an escalation in crime.	2022/03/07	E Fourie	Private individual	Please see Sections 3.6.2 and 3.4.4 of the Comments & Responses Report
	There is already a University near Gorge that can be upgraded and	2022/03/07	G van Rensburg	Private individual	Please see Section 3.3.1 of the

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	accommodation for the students can be build on those ground, there are ample space for it. The government does no have the funds for maintenance of government buildings. Rather spend this money to better the lives of so many poor and unemployed people.				Comments & Responses Report
	The building of any structures whatsoever will negatively impact our water source as well as the quality and price of our houses and suburb	2022/03/07	J Coertzen	Private individual	Please see Sections 3.5.2 and 3.4.2 of the Comments & Responses Report
	1. There are other large vacant areas which would be better suited in terms of accessibility to main roads and town. For example, the "Sallywood" property at the turn in the highway accross from the Garden Route Mall. This property will allow direct access to the N2, in both directions, as well as the main roads into the CBD and the Mall.	2022/03/07	V Hau-Yoon	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	2. At present, there are few roads leading to the dam and this would cause additional traffic and backlogs on the existing roads (especially at the Glenwood school intersection)			Private individual	Please see Section 3.4.3 of the Comments & Responses Report
	3. These same roads would also be severely damaged during construction with trucks etc making use of residential single land roads. Who would be responsible for re-surfacing these roads?			Private individual	Any damage caused by contractors during construction would need to be rectified as part of their contract.
	4. The values of properties in the immediate area will decrease because of the loss of views and the tranquility that the area is known for.			Private individual	Please see Section 3.4.2 of the Comments & Responses Report
	5. This new development would undoubtedly require high density accommodation for students. The students who reside at the existing NMU find it difficult to get transport in and out of campus. This "campus" will have the same problem, as there is no public transport and it is not walking distance to any shops.			Private individual	Public Transport is discussed in Section 8.4.5 of the EIA Report
	I am a mutually interested person in this initiative as I have lived in George my whole life.	2022/03/07	B Moolman	Private individual	This is noted
	Students are notorius for disruptive behaviour if they don't get what they DEMAND as is seen recently in Pretoria and other campuses. They have absolutely no regard for someone elses property. Being close to the dam my security will be compromised.	2022/03/07	N Du Pre-Wilkens	Private individual	Please see Section 3.4.1 of the Comments & Responses Report

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	Go build elsewhere. Leave our beautiful hiking and walking area alone.	2022/03/07	E Eckert	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	Finally our current reservoirs capacity will be insufficient to supply the demand being dumped on our limited capacity.	2022/03/07	J Venter	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	Students rented the house next to ours. We had constand problems with them - foul language, beer bottles all over. We don't want them near us again.	2022/03/07	J Van den Berg	Private individual	Your past experience with students is noted
	As a resident of Meyer Street, Loerie Park, we had a substantial increase in traffic since we bought our home in 2003, especially over weekends with speeding cars and bikes. With the Dam development, the increase in traffic for Stander and Meyer Streets, will be terrible. Not to mention the devaluation of our properties.	2022/03/07	A La Grange	Private individual	Please see Sections 3.4.3 and 3.4.4 of the Comments & Responses Report
	Please do not destroy a beautiful dam nor the wild life that depend on it. Our water will be contaminated and roads congested. We do not need another university.	2022/03/07	H Rourke	Private individual	Please see Section 3.5.2 and 3.4.63 of the Comments & Responses Report
	Security in the adjacent residential areas will deteriorate	2022/03/07	J McGibbon	Private individual	Please see Section 3.4.4 of the Comments & Responses Report
	As a resident of Wilderness Heights I am against the proposed development at the Garden Route dam for a number of reasons. Not only does it threaten our natural resources, wildlife and our beautiful forests, but it will also be a major threat to our safety and security. It would be a tragedy if this development is allowed to proceed. The garden route dam is one of our beautiful landmarks and needs to be protected!	2022/03/07	B Underwood	Private individual	Please see Sections 3.5.1 and 3.4.4 of the Comments & Responses Report
	Why destroy more of what makes this area so amazing?	2022/03/07	M Harris	Private individual	Please see Section 3.5.1 of the Comments & Responses Report
	STOP THE DEVELOPMENT OF A CAMPUS STOP THE IDEAS OF DESTROYING OUR NATURAL ENVIRONMENT!	2022/03/07	D Childs	Private individual	Your comment is noted
	It will ruin our town.	2022/03/07	S Coetzee	Private individual	Your comment is noted
	Save our dam	2022/03/07	J Kroon	Private individual	Your comment is noted
	Wildlife area will be impacted immensely. Leopard, honey badger and	2022/03/07	W Liddell	Private individual	Please see Section 3.5.4 of the

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	so many more.				Comments & Responses Report
	The dam area is to be protected as a natural resource.	2022/03/07	L Piek	Private individual	Please see Section 3.5.1 of the Comments & Responses Report
	It is truly safer than any other options available. I can take my toddler for a run or biking and it is nature in its pure beauty beyond expression. Please don't take this away.	2022/03/07	T Burmeister Zouaber	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	Water en Natuur sal onherstelbaar skade ly. In ons hele land is bewys dat oorbevolking geen plek los vir skoon water en skoon omgewing en VEILIGHEID vir George	2022/03/07	E Hedger	Private individual	Please see Sections 3.5.2 and 3.4.4 of the Comments & Responses Report
	Nature First	2022/03/07	B Barnett	Private individual	Your statement is noted
	Keep our area clean	2022/03/07	E Haynes	Private individual	Please see Section 3.5.3 of the Comments & Responses Report
	I ride every day and jog at the dam, went past the housing at saasveld nmu university and into the forest right next to campus, takeaway rubbish all over the place inside the forest, this is what's going to happen, rubbish and protest and disruption to the residents of loerie park	2022/03/07	A Van Gend	Private individual	Please see Section 3.4.1 of the Comments & Responses Report
	It is ruthless and nonsensical to go ahead with this plan not to mention heart wrenching for lovers of nature and animals on the land. There will be karmic repercussions for going ahead with something that is obviously wrong!	2022/03/07	S Delphia	Private individual	Please see Section 3.5.1 of the Comments & Responses Report
	Besoedeling Natuur vernittig Geraas besoedelin Toeloop van mense	2022/03/07	E Marshall	Private individual	Please see Section 3.4.1 of the Comments & Responses Report
	wildlife comes first, we have no right to tell them where they can and can't go	2022/03/07	M Kroon	Private individual	Please see Section 8 of the EIA Report
	Not a suitable area at all	2022/03/07	I Vogel	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Destruction of World renowned pristine Nature environment & impact of pollution. Municipality constantly fails to maintain existing infrastructure, roads, clean water supply, sewerage spills into rivers and oceans. Ratepayers are being exploited and burdened beyond reason to subsidise the DA managed municipality. An intensive forensic	2022/03/07	L Muller	Private individual	Please see Sections 3.6.2 and 3.6.3 of the Comments & Responses Report

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	investigation needs to be executed into municipality activities and records to expose swindling, bribery & corruption, fraud, mis allocation of funds, and incompetence in general.				
	A digital learning system is in creation, where no campus or accommodation of their students is needed anymore. Education is done by digital programs with online access, but without any building required. Future more, George has already reached its limit. We cannot allow any more construction projects, as there are still many other approved construction projects to be completed. George's streets are flooded with vehicles. George simply cannot handle any more influxes and can not accommodate further housing.	2022/03/07	2022/03/07	Private individual	Please see Sections 3.2.2 and 3.6.2 of the Comments & Responses Report
	Please please please DO NOT go ahead with this proposal it will be so detrimental to us ALL living in George. The very biggest concern for me is the safely aspect, our area around the dam is being constantly bombarded with criminal elements. Our neighbourhood watch is FANTASTIC BUT there is just so much that they can do to keep us safe, ease bear all these comments in mind before making a decision that will be so devastating to us all	2022/03/07	M Carr	Private individual	Please see Section 3.4.4 of the Comments & Responses Report
	Universities are turning to more and more "online" systems, thereby reducing the need for additional "in-residence" accommodation.	2022/03/07	D Shear	Private individual	Please see Section 3.3.1 and 3.3.2 of the Comments & Responses Report
	Very worried about the safety of our area. Especially as a mother to a mountain biker. This was the ONLY safe cycling area, because Witfontein is a no go due to gangs taking over, and attacking walkers/runners/cyclists. This for sure will impact that negatively. One can only wonder how our neighborhood watch will be able to cope if this is started. And also worried about the general value of other properties in the area that will be negatively impacted by this. What about the impact it will have on the wildlife? We already have a huge baboon problem due to their habitat being taken over. And the dam area houses LOTS of other species, like the leopards. But, looking at the current issues with supplies to our drinking water, due to infrastructure	2022/03/07	E Jacobs	Private individual	Please see Sections 3.4.4, 3.4.2 and 3.5.4 of the Comments & Responses Report, as well as Section 8 of the EIA Report

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	issues, I can really not understand why the municipality can even consider this ginormous development on our only water source!!!! Will you leave NOTHING for our children, and the children thereafter?				
	I'm concerned about the potential security risks and implications for the local community	2022/03/07	D Kroon	Private individual	Please see Section 3.4.4 of the Comments & Responses Report
	Authorities cannot maintain a clean place	2022/03/07	W Burger	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	Just leave well enough alone for a change.	2022/03/07	M Louw	Private individual	Your statement is noted
	This project would destroy our environment.	2022/03/07	M Pohl	Private individual	Your opinion is noted. Please see Section 8 of the EIA Report
	We are going into a digital schooling system, there is no need for a campus anyway.	2022/03/07	E Winter	Private individual	Please see Sections 3.3.1 and 3.3.2 of the Comments & Responses Report
	I grew up in this town and never have I heard such a bad idea. I'm all for expansion but not around OUR dam.	2022/03/07	M Borman	Private individual	Your opinion is noted
	I OBJECT TO ANY DEVELOPMENT OF ANY SORT AT THE GARDEN ROUTE DAM. This is the only supply of clean water for the 155,000 inhabitants of George. With Global warming taking place at a much faster rate than scientists anticipated, it is crucial to protect, preserve and maintain a clean supply of water to residents and business of George. With such a huge development on the dam wall, our only source of clean water is endangered - pollution, sewerage spills which will lead to the breeding ground of many water borne diseases and many more!! There is no guarantee that the contamination of our dam will not take place. With many universities going digital there is or need for another university, there is plenty of ground at the existing university for expansion if the need arises. Property value of residential homes in this area will plunge to an all time low to the detriment of the property owners in this area. The Garden Route area is one of the most beautiful natural areas in the Garden Route with wild animals thriving this area, why destroy this??? An entire ecosystem will be destroyed! It is above comprehension that preserving our only supply of clean water is not a priority for the	2022/03/07	M Heunis	Private individual	Please see the following Sections of the Comments & Responses Report: <ul style="list-style-type: none"> • Section 3.5.2 • Section 3.3.1 • Section 3.4.2 • Section 3.5.1

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	Munisipality of George. South Africa is in a water crisis, at present George has water restrictions in place, with a rapid influx of new residents every year, this clean supply of water must be managed and protected at all costs. As a concerned resident of George I reject all development in the Garde Route dam area. Signed- M Heunis				
	The water systems for the town cannot accomodate this venture either. The projects have not begun or are proven to even sustain present lack. Animal species are a concern. Being a resident in the area my direct being is being compromised here	2022/03/07	S Brits	Private individual	Please see Section 3.6.2 of the Comments & Responses Report and Section 8 of the EIA Report
	Save George Dam	2022/03/07	G Marx	Private individual	Your statement is noted
	Huge security risk for area for years to come during development especially.	2022/03/07	P Cason	Private individual	Please see Section 3.4.4 of the Comments & Responses Report
	Please no buildings at our dam	2022/03/07	D Vd Westhuizen	Private individual	Your objection is noted
	Will the council pay or deduct money from my account for the security measures and services that we will incur ?	2022/03/07	D Engelbrecht	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	Please leave your building near our beautiful dam.You will destroy all beautiful trees and what about all the animals that stay there.	2022/03/07	C Ferreira	Private individual	Please see Section 3.5.1 of the Comments & Responses Report
	WE CANNOT have yet another local place of beauty tarnished, dirtied and vandalized....	2022/03/07	T Allman	Private individual	Your statement is noted
	I do not support the development	2022/03/07	N Lengton	Private individual	Your objection is noted
	This dam provides drinking water to a very large area and should not be compromised.	2022/03/07	S Le Roux	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Do not support the development at the Garden route dam	2022/03/07	D Lengton	Private individual	Your statement is noted
	Digital learning is on the rise. No Campus or student accommodation will be needed anymore. This is wasted money in the time now coming.	2022/03/07	C Pohl	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Gorge is one of the very few presine towns in Sa, by allowing developers to continue not only looses its essence but contaminated water is very likely. Why not preserve this beauty for generations and generations.	2022/03/07	P Lengton	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	The 7 Passes Road has not been adequately maintained and an influx of approximately 4000 students who would need to travel from the dam to the Saasveld campus will exasperate the problem and necessitate	2022/03/07	L Briel	Private individual	Please see Sections 3.6.2 and 3.4.3 of the Comments & Responses Report

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	expanding the existing road infrastructure which will also negatively impact on the natural forest. In the Wilderness Heights area, there are already frequent water interruptions and our concern is that this development will further exasperate the problem.				
	I would love to see nature be preserved	2022/03/07	A Coleman	Private individual	Please see Section 3.5.1 of the Comments & Responses Report
	The city of George is an incredibly beautiful gem in the Garden Route. One of the reasons why, is because it hasn't turned into a metropolitan hub. The residents of George would like to keep it that way. I am sure there are lots of other areas available to expand to, the area around the dam is a conservation area and should be kept like that.	2022/03/07	A Du Plooy	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	George is located in a water sensitive area and the municipality is at the moment not able to supply drinking water for the existing demand...how is further development of this magnitude justified? I live in Meyer street and the traffic, especially school traffic from the THREE schools in the one street have SIGNIFICANTLY increased over the past 5 years. We bought in a quiet RESIDENTIAL area, the traffic added from a university will be ludicrous! We will no longer live in a "residential area"! And the road infrastructure will not be able to handle this increase in traffic. I know, I live in the street. George residents have been asking for YEARS for upgrades to certain intersections and roads (entrance to Thembaletu for example) in George. Why are the municipality not addressing these community concerns? NO ONE is asking for a university, NO ONE is asking for our natural resources to be put at risk.	2022/03/07	A Scholtz	Private individual	Please see Sections 3.5.2, 3.6.2 and 3.4.3 of the Comments & Responses Report
	I strongly disagree with this area being developed. We need to preserve the natural spaces available to wildlife and nearby residents to enjoy.	2022/03/07	M Watson	Private individual	Your objection is noted
	Please save the environment around the dam. Development of this nature will destroy it.	2022/03/07	E Otto	Private individual	Your statement is noted
	Traffic Serenity	2022/03/07	JG Mocke	Private individual	Please see Section 3.4.3 of the Comments & Responses Report
	Do not destroy this unique ecosystem!!!	2022/03/07	A Hattingh	Private individual	Please see Section 8 of the EIA

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	So much environmental damage is likely to occur plus the whole natural scenery around the George dam will be violated	2022/03/07	J Stry	Private individual	Please see Section 8 of the EIA Report
	Leave the dam	2022/03/07	J vd Merwe	Private individual	Your comment is noted
	As ALL University Campusses in South Africa are Risk factors for crimes, The 'Campus will have to adhere to security measures like 2meter security fencing or walls, And enterance to these and areas around it will be blocked. SEE also Nelson Mandela UNIVERSity, George Campus which is next door to the dam. NO entry or Restricted entrance.	2022/03/07	A Ottol	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	Why can't the Saasveld campus be expanded?	2022/03/07	L Jurgens	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Stop all development	2022/03/07	D Thorne	Private individual	Your statement is noted
	The Saasveld campus terrain is huge. The proposed funds should be utilised to expand facilities at the existing NMMU campus, which is probably the most scenic campus in the country.	2022/03/07	D Jurgens	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Save George dam	2022/03/07	W Bruwer	Private individual	Your statement is noted
	Besoedeling va ons waterbronne Toeloop van mense Toeloop van ongewenste mense Geraas besoedeling Verniteging can ons natuurlike plante.	2022/03/07	B Greef	Private individual	Please see Sections 3.4.1 and 3.5.1 of the Comments & Responses Report
	Please leave the dam And the surrounding nature. It will change our beautiful George if you develop around the dam and close it off to all the nature lovers that have always enjoyed the dam and surroundings. LEAVE THE DAM!! Please!!	2022/03/07	J vd Merwe	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	We beg you to please use the under utilized sport fields and education centre's instead of building new ones with our town's valuable resources. There will be plenty of work opportunities created if the money's were rather allocated to the upkeep and renovations of the existing facilities.	2022/03/07	M Wolfaard	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	George water supply and security infrastructure cannot sustain this development.	2022/03/07	C Delport	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	This development will jeopardize our fresh water resource and have a	2022/03/07	C Breytenbach	Private individual	Please see Section 3.5.2 of the

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	negative impact on the fauna and flora of the area. Security around the dam will also be affected and is a big concern!				Comments & Responses Report and Section 8 of the EIA Report
	Save the invironment, wildlife and garden route dam!!!	2022/03/07	G Wolmarrans	Private individual	Your statement is noted
	Accessability of dam area by ordinary citizen is major problem apart from comments already mentioned.	2022/03/07	T Ellis	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	It will ruin the whole nature scene at the dam. It will increase crime in the area.	2022/03/07	C Zonnestein	Private individual	Please see Sections 3.2.1 and 3.4.4 of the Comments & Responses Report
	This has every indication of being another 'pork-barrel' project - and we the public/rate-payers of George say - NO! Not on our watch!	2022/03/07	A Symons	Private individual	Your statement is noted
	As stated above this kind of development will negatively impact our community as well as the natural and fragile ecosystems in the area!	2022/03/07	K Breytenbach	Private individual	Please see Section 8 of the EIA Report
	Rather start utilising the current fields in George and keep our beautiful dam untouched	2022/03/07	I Muller	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	1)Besoedeling van ons dam se water 2	2022/03/07	B Greef	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	People in power is only interested in how much money they can benefit from!!!! To hel with environmental impacts and wildlife. PLEASE SAVE THE GARDEN ROUTE DAM!!!!	2022/03/07	E Wolmarans	Private individual	Your statement is noted.
	The effect on the environment will be huge if this university is build there.	2022/03/07	E Zylstra	Private individual	Please see Section 8 of the EIA Report
	I strongly object to this project.	2022/03/07	S Ford	Private individual	Your objection is noted
	Save George dam	2022/03/07	M Hughes	Private individual	Your statement is noted
	No one should build around a water source. This will be a big pollution risk. There are many other properties to build this kind of structure. Please leave our clean dam.	2022/03/07	W Conradie	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	I object on the grounds that our water quality will be jeopardized. This facility supplies George and Wilderness - just imagine how pollution and sewage leaks and people living near to the water in hotel, flats etc will throw stompies, litter, condoms, sanitary towels, bottles, plastics etc into the water. It Will happen!!!! Not to mention how the community -	2022/03/07	K Robinson	Private individual	Please see Sections 3.5.2 and 3.2.1 of the Comments & Responses Report

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	myself included - walk or cycle or hike there on a daily basis. Many of my guests stay enjoy coming here for that reason - I have lived in Grahamstown for years and suffered with drunk and rowdy students who have no appreciation for nature or the needs of community. Please please find another area for development. If this goes ahead George loses its most valuable resource and you as the municipality will have to answer many many many many complaints and never ever be able to have this beautiful resource. The dam is doomed,yes, but George and it's residents are even more doomed.				
	The proposed complex will invite skelms and killers into our area.. Our homes will also devaluate monthly! And the dam will never be the same again!	2022/03/07	N Jacobs	Private individual	Please see Sections 3.4.4 and 3.4.2 of the Comments & Responses Report
	Save our dam and wildlife.	2022/03/07	R Van Wyk	Private individual	Your statement is noted
	We have to take care of our environment for our children, otherwise there will be nothing left.	2022/03/07	M Faul	Private individual	Your statement is noted
	Closing up the geen zone resulting in pollution potential and driving out wildlife	2022/03/07	D Terblanche	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	Safety concerns	2022/03/07	H Maree	Private individual	Please see Section 3.4.4 of the Comments & Responses Report
	Major concerns re security and traffic.	2022/03/07	S vd Merwe	Private individual	Please see Sections 3.4.4 and 3.4.3 of the Comments & Responses Report
	We are already visibly suffering from excessive pollution , which can only be exacerbated by this proposed development.	2022/03/07	A Eccles	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	The current Saasveld campus is not used to capacity and I can see no reason for a further waste of money while thousands of families do not even have water or homes.	2022/03/07	D Swan	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	It is unheard of these days that a municipality will want to ruin our only form of water for the entire George. I vote completely against this future disater thats about to happen	2022/03/07	R Sher	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Its a sanctuary for wildlive.	2022/03/07	B Roper	Private individual	Please see Section 3.5.4 of the Comments & Responses Report

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	Safe our dam	2022/03/07	C Pretorius	Private individual	Your statement is noted
	There appears little transparency regarding this whole operation.	2022/03/07	H vd Meulen	Private individual	Please see Section 2 of the Comments & Responses Report
	Save the Dam	2022/03/07	L Reddy	Private individual	Your statement is noted
	Why not utilize the space where the Chinese wanted to develop next to the N2?	2022/03/07	M Van Wyk	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Why do you have to build another one. Is that really necessary?	2022/03/07	M Swanepoel	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Given some of the protests that have taken place in the past and the destruction that can occur as a result, it seems unnecessary to put another university in place	2022/03/07	T Hall	Private individual	Please see Section 3.4.1 of the Comments & Responses Report
	We have to protect our environmental area	2022/03/07	L Burger	Private individual	Your statement is noted
	The new development is unnecessary and will cause more havoc in our town that is already battling with water and sewerage	2022/03/07	N Gee	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	The area around Garden route dam is indeed an area still preserved for wildlife. An amazing sighting recently was that of a female leopard and her cubs. Caracal, bushbuck and other small mammals as well as a wide range of bird species, insects and reptiles all reside in this green space. Development as proposed will most certainly impact this. The current campus is not even fully utilised and there is plenty of space for further buildings and developments on Saasveld campus	2022/03/07	I Stopforth	Private individual	Please see Section 3.5.4 of the Comments & Responses Report
	1. Water security 2. Safety and Security 3. Pressure on current infrastructure ie roads etc 4. Justification to destroy natural habitat	2022/03/07	J Rheeder	Private individual	Please see the following Sections of the Comments & Responses Report: <ul style="list-style-type: none"> • Section 3.5.2 • Section 3.4.4 • Section 3.4.3 • Section 3.5.1
	Please save George from this project	2022/03/07	J Coetzee	Private individual	Your statement is noted
	South African authorities known for not protect environment the same go for over crowded areas.	2022/03/07	W Burger	Private individual	Your statement is noted

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	We do not have the infrastructure to support this influx of people	2022/03/07	S Gilfoy	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	This project will negatively impact the environment, fauna and flora It poses massive security risks for residents	2022/03/07	K Williams	Private individual	Please see Section 8 of the EIA Report
	Save the environment from exploitation and over development.	2022/03/07	J Van Biljon	Private individual	Your statement is noted
	Save the Garden Route Dan area. We do not need more housing in the are. George is already over populated.	2022/03/07	M Venter	Private individual	Please see Section 3.2.2 of the Comments & Responses Report
	This is the only place where I feel safe to run and cycle. At Witfontein people are robbed with panga,s and our bicycles and belongings taken. I am a resident in George for 35 years now. George are over developed. There are no open spaces left for birds and wildlife. This development will bring more traffic to this area where people want to get away from it all. With city planning...How many green areas should be provided? And where are they. There is none left.	2022/03/07	N Van Rensburg	Private individual	Please see Sections 3.4.4 and 3.4.3 of the Comments & Responses Report
	Safe our environment and wildlife	2022/03/07	O Du Preez	Private individual	Your statement is noted
	We need to protect the habitat of the birds of the George Dam area	2022/03/07	R Schuin	Private individual	Please see Section 3.5.1 of the Comments & Responses Report
	I am against the development proposed at George dam.	2022/03/07	C Brink	Private individual	Your objection is noted
	Do not ruin our beautiful nature for commercial gain	2022/03/07	C Loubser	Private individual	Your statement is noted
	Please don't destroy our beautiful dam environment!	2022/03/07	R Pienaar	Private individual	Your statement is noted
	The environmental and increased population impacts alone are enough to not go ahead with this project.	2022/03/07	C Harvey	Private individual	Please see Section 8 of the EIA Report
	Don't destroy our precious beautiful environment.	2022/03/07	LA De Jager	Private individual	Your statement is noted
	The environmental impact on the area would be devastating.	2022/03/07	C Johnson	Private individual	Please see Section 8 of the EIA Report
	I live in Loerie Oatk and we walk to the dam George already had a drought and we need water we cannot allow people to develop at the dam it would put strain our water and access on roads My house will drop in price as the traffic would be horrendous	2022/03/07	M Mousley	Private individual	Please see Sections 3.6.2 and 3.4.2 of the Comments & Responses Report
	Comments to Draft EIA DRAFT ENVIRONMENTAL IMPACT ASSESSMENT (DEIA) REPORT AND ENVIRONMENTAL MANAGEMENT PROGRAMME	2022/03/07	A Potgieter	Private individual	Please see the following Sections of the Comments & Responses

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	(EMPR) Garden Route Dam 2. PROJECT NEED AND DESIRABILITY The proposed development will be a total unnecessary wasteful proposed development investment in George on Council property totally duplication an reputable well established Nelson Mandela University Campus which will provide direct competition for this institution which is currently still not even fully utilised due to the massive explosion of on line study opportunity's for students that the current Covid Epidemic created. The proposed university project will pose huge additional pressure on the existing Councils scarce and only limited so called (uncontaminated fresh water storage resource) and associated existing potable water, storm water and electricity infrastructure of the City of George. It will not put less pressure nor better the water restriction measures and load shedding measures that needs to be implemented by the George Council to mitigate the shortages in supply capability. This is destroying the current social economic growth potential of George and that needs to be addressed as a matter of priority to be made sustainable and reliable before a duplicated undesirable proposed development of a university and associated residential housing rezoning's, university campus, hotel and business zoning on the Council property can even be considered by residents of George.				Report: <ul style="list-style-type: none"> Section 3.3.1 Section 3.6.2
	This beautiful nature haven is a one of its kind in George and is used for vital existing and futuristic socio economic activities of the residents of George and visitors which should be protected for future generations to enjoy. It is extensively used for safe and pleasurable nature related recreational activities like mountain bike rides and competitions, jogging, hiking, fishing, picnics relaxation in nature just to mention a few.				Please see Section 3.2.1 of the Comments & Responses Report
	Endangered fauna like a unreplaceable protected collard female Leopard Itemba and her baby Hope which deserve the respect of the George Council endangered birds like the Knysna Wabler the Knysnaspeg woodpecker and flora like the Erica see this land as their				Please see Section 3.5.4 of the Comments & Responses Report

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	habitat.				
	Why will Aurecon who was contracted as the designer of the dam wall lifting project by the Council to increase the holding capacity of the Garden Route dam as well as this new proposed development by George Council to produce the layout plans of the proposed site not take the reality of FRESH WATER SCARCITY in George into account in their proposed design? They should take into account that the Garden Route Dam Started to run over the new lifted dam wall for the first time only on 24 November 2021 long after the completion date of that project due to the immense water consumption needs of the expanding George population. With that in mind every George resident can verify how the dam level has critically dropped since then even with water restrictions in fully place and is still dropping more and more every day because inflow in the dam simply can't cope even with the everyday needs of the George residents and incoming tourist's water needs. WE DON'T WANT TO SEE A REPLICATION IN GEORGE OF THE RECENT WATER CRISES THE CITY OF CAPE TOWN RESIDENTS HAD TO SUFFER WITH AND ENDURE BY ALLOWING THIS DEVELOPMENT TO PROCEED AND ENDANGER ALL GEORGE RESIDENTS SOCIOECONOMIC WATER SUPPLY NEEDS EVEN MORE THAN NOW INTO THE FUTURE.				Please see Section 3.6.2 of the Comments & Responses Report
	4. DETAILED Description of the Proposed Project The proposed development is adjacent to the existing amazing unreplaceable Kat Rivier Local Authority Nature Reserve WITH ITS RICH PLANT ANIMAL AND BIRD LIFE and the Garden Route Dam (THE ONLY RAW FRESH WATER STORAGE RESERVOIR IN GEORGE) SUPPORTING THE FRAGILE ECO SYSTEM OF AQUATIC LIFE OF ALL SORTS WATER BIRD LIFE LIKE FISH EAGLES AND LOTS OF OTHERS NATURAL FORESTS WETLANDS NATURAL FYNBOS EXT AND NUMEROUS NUMBERS OF ENDANGERED AND OTHER FAUNA AND FLORA SPECIES to the west, north and east. The Swart river outlet out of the Garden Route dam also on the east makes its way through the pristine undisturbed wilderness area under the dam wall crossing the Seven Passes road THE RIVER OF WHICH THE FLOW				<p>Your description of the surrounding land uses is noted.</p> <p>The property is located within the urban edge and is owned by the Municipality. They are not going to lease it to a forestry company as most of the forestry companies have pulled out of the southern cape because of factors brought about by climate change. Forestry is simply not a viable alternative.</p>

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	<p>PATTERN HAS BEEN PERMANENTLY STOPPED BY THE NEW AURIKON DAM WALL DESIGN WHICH HAS NO CONTROL ABLE SLICE GATE TO ALLOW CONSTANT NATURAL WATER OUTFLOW TO THE SWART RIVER TO SUPPORT LIFE IN AND AROUND ITS BANKS ANYMORE UNLESS THE DAM OVERFLOWS AND SENDS ITS TRAPPED PLASTIC AND OTHER SOLID WASTE AND ACCUMULATED CHEMICAL AND BIOLOGICAL COMPOUNDS TRAPPED IN THE CONCENTRATED TRAPPED WATER DOWN THE RIVER TO THE SEA IN WILDERNESS TO DESTROY THE NATURAL FAUNA AND FLORA ENVIRONMENT IN THE UNSPOILED NATURAL AREA IT FLOWS THROUGH AS WELL AS THE OCEAN. Towards the north of the proposed site IS THE KLEIN KAT RIVER DRAINING INTO THE KAT RIVER UNDER THE DAM WALL SENDING UNTREATED SEWERAGE RUN DOWN TO THE KAT RIVER CURRENTLY UNDER THE DAM WALL EVERY TIME THE EXISTING SEWERAGE LIFT PUMP STATION RAW SEWERAGE OVERFLOWS DUE TO MECHANICAL OR ELECTRICAL PROBLEMS OR DUE TO LOAD SHARING. North of that is the seven passes road and across the road are the Small holdings of Glenwood. On the eastern side is the current security controlled access gate and road running through the site giving access over the dam wall to east of the dam this road enter gives access from Stander street. Stander and Meyer Street form the border and Loerie Park is located on the opposite side of the road. Also in the east the only suburb housing units directly bordering the proposed site the suburb EDEN the site directly borders the natural highly threatened wetland where the creak on the north transports polluted storm water of Eden and Loerie Park as well as natural run off water of the proposed development site into the Garden Route Dam. The Kat River also flows here into this very sensitive and endangered and highly threatened wetland that already needs to carry all the untreated spilled raw sewerage waste out of the aged sewerage infrastructure and lift pump stations as well as plastic and numerous other contaminants from the aged storm water system of all the George suburbs bordering the Kat River. It also carries all the waste water that is pumped out of the fresh</p>				

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	<p>water treatment works on top of the eastern banks of the Kat River. This highly concentrated water sludge concoction contributes to critical sedimentation caused by the rapid runoff of storm water from the townships next to the Kat River in case of high rainfall events created by the existing Council of George water infrastructure. This puts the Garden Route Dams water health at great risk, sedimentation also reduces the dams carry capacity of water because all sediment will remain entrapped at the bottom of the dam and will constantly be added to naturally in the future due to the design of the dam wall causing less and less water storage capacity for this precious raw water storage reservoir of George. Used to produce potable drinking water. Sedimentation can only be removed by a dredging process at great cost to the Taxpayer of George. SO THESE ARE THE DETAILED BORDERS OF THE PROPOSED SITE WITH ITS EXISTING ENVIRONMENTAL PRESSURES AND CONCERNS. The development as proposed can only contribute to more negative long term pressure on the precious Garden Route Dam and surroundings everything down the Swart River from the dam wall and the ocean. George needs this green space preserved alien plant species like the existing wattle plantation should also be cut down and removed on this Council land by the Council and wood can be sold as fire wood to cover the cost for tax payers. Re forestation with Pine Trees as it previously was on the disturbed earth can then be done again by council to ensure revenue in the future if it will be harvested. This will also blend in with the existing Pine forest on the east of the dam and will add socioeconomic value to the Council as well as residents and will definitely add more tourism and green value to the surroundings around the dam adding to the inflow of uncontaminated surface water into the Garden Route Dam as well as protecting and preserving existing Fauna and Flora species for our future generations.</p>				
	5. DESCRIPTION OF THE AFFECTED Environment The proposed site and proposed site layout is not suited at all to accommodate such a proposed University development and will never be able to supply a				Please see Section 3.6.2 of the Comments & Responses Report

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	<p>100% assurance of not polluting our water resource in the Garden Route Dam in the future. In the sewerage management context it is impossible and has also been proven by the George Councils factually to be impossible with their current management processes of sewerage, storm water and water purification works waste water effluent to complement and improve the purity of the Kat River water running into the Garden route dam. Quite the opposite is proven. What factual insurances can be given to George residents by the George Council that this can be achieved? With the recent financial assistance granted by government existing infrastructure could possibly be maintained and improved. But are we addressing the real water volume requirements of George to eliminate water restrictions not to even mention the desperately needed socio economical growth of George. The answer is no so we need more storage dam reservoir capacity which can store uncontaminated fresh water to enable and sustain any positive Socioeconomic Growth of George. The garden route dam wall cannot be lifted higher according to its design constraints and the fact that use demand exceeds inflow capacity anyway. When can new storage dams be built to just address the current water restrictions? Is there funding available for such a project? I don't think there is. It would be amazing to hear that those funds are available. I would rather propose using the 5 BILLION RAND estimated 2019 cost of this proposed duplicated University project towards building an additional deep water storage dam in the Keur River in a suitable place in the deep valley underneath the Montagu pass. That would be an amazing duplication of a dam for a justifiable reason. That would be catalysts to really kick start sustainable Socioeconomic Development in the whole of George benefiting every citizen of George not just a few in the short medium and long term. Exactly the same job opportunities perhaps even more would be created on such a project more sustainable residential building opportunities, business opportunities all opportunities in short would be triggered by such a dam project from the start. Once finished</p>				

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	<p>it will ensure sustainable long term work for workers in the construction industry and any other industry in George creating the much needed job opportunities that the people of George long for. This can generate wealth for all residents and additional income to the George Council. This will deliver economic stability and sustainability for everybody. IS THIS NOT A BETTER LONG TERM WIN FOR EVERY SINGLE PERSON IN GEORGE? CLEAN WATER IS LIFE - CLEAN WATER SUSTAIN LIFE WITHOUT WATER ALL LIVING FAUNA AND FLAURA DIES. WILL ANYBODY DIE WITHOUT A DUPLICATED ADDITIONAL UNIVERSITY IN GEORGE - DEFINITELY NOT POINT MADE? The threatened fauna and flora on the proposed site needs protection for future generations to enjoy. The safety and health of George residents will definitely not be effected if this proposed project is totally cancelled and the national fauna and flora resource is protected and existing protection measures is improved by the Council by creating jobs to clean up the current visible plastic mess in the Garden Route Dam caused by the storm water inflows during the November floods through the Kat Rivier and plastic bottles and other waste thrown down on the proposed University site belonging to the George Council degrading the site where invasive wattle trees are currently been chopped down and left on the ground to dry out creating a huge fire risk for the proposed site in the middle forest area of the wattle plantation that would definitely destroy vital fauna and flora on the site if it is allowed to happen. Why not rather create work opportunityâ€™s to cut the wood up and sell it as affordable fire wood for George residents to cover the cost to cut them down? Replant new Pine trees on the existing old forest footprint to ensure viable long term return on investment for the Council if the wood is sold in future.</p>				
	<p>6. Alternatives No go is the only viable option as a long sustainable option. All the site development plans proposed in this EIA is not complimenting the huge environmental concerns at all. The positioning of the proposed Residential IV zoning proposal geographically on the</p>				<p>Please see Sections 3.2.3 and 3.5.2 of the Comments & Responses Report</p>

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	<p>terrain on the western border of the site is of great concern especially for Eden residents. It will destroy the current scenic vistas of the Outeniqua Mountains and indigenous forests that exist. The proposed sewerage lift pump station and associated pipe work and manholes on the northern bank of the Garden route dam pose a huge sewerage pollution risk in the already threatened wetland. The associated noise pollution of adding another irritating sewerage lift pump station catering for the 4000 students sanitary and domestic water needs which needs to be pumped away all the time creates great noise pollution and health risks for the residents of especially Eden and George as a whole with the proposed 3000 - 4000 students that needs to be housed in the planned 15 meter high buildings with 1728 student accommodation units. Extended future development thither down to the Garden Route dam on the previously disturbed plantation ground to supply the required shortfall to accommodate the extra 2272 students accommodation which is not catered for in the current proposed designs will create even more devastating environmental and social results due to associated noise pollution and because the zoning of General Residential Zone IV allowing a building height of 15 meters on a building does not visually blend in at all with any existing surrounding General residential Zone 1 developments of Eden or Kraaibos Glenwood agricultural holdings bordering the site. The other proposed lift pump station poses the same huge risk to the George dam as the northern one with blockages in the pipes or mechanical or electrical failures that would allow collection tanks to overflow that will cause untreated sewerage to enter the dam or the Swart River under the dam wall. The existing lift pump station presents even a bigger risk because both the new ones effluent needs to be pumped there to be transferred from there in the aged sewerage supply line to the George sewerage treatment plant. Any failures to the pump station will result in a spillage In the Small Swart river flowing into the Swart River. It is doubtful if the aged existing pipe and pump station infrastructure will be able to</p>				

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	accommodate the extra pipe pressure of the 8000 students sanitary and household needs like dish washing laundry baths and showers hand and sanitary needs like flushing a toilet with toilet paper in brushing teeth sanitary pads as all other objects like cigarette butts or who knows what else that can be flushed down the drain by students and all other residents and other people visiting and working as well as using the proposed development. These factors make potential sewerage spillages a reality. The topography of the site will land this untreated sewerage in the dam or wetland or the Small Swart and Swart River surrounding the proposed site. The same thing applies to rubbish polluted storm water entering these water courses.				
	<p>8. Impacts The impacts of this development are not positive but negative in all respects. The botanical aspect suggests removing and replanting protected Flora replanting them in containers and keeping them in a nursery till they can be replanted later. Where will this nursery be located to accommodate the large amount of plants to be housed? How can insurances be supplied that endangered plants would not be damaged or killed in the whole process? How will watering facilities be supplied and watering of these plants be done complying with the water restriction regulations of the Council?</p> <p>8.4.3. Freshwater Impact Assessment Untreated Sewerage (Called Grey Water) Consisting of the following liquids. Purified tap water 1. Tap water used for toilet flushing 2. Tap water used for showering/bathing 3. Tap water used for dish washing. 4. Tap water used for laundry purposes. 5. Tap water used for general cleaning. Human personal waste. 1. Human Urine. 2. Human Poop. 3. Toilet paper. 4. Tissues to blow the nose? + Nasal liquids. 5. All human effecting viruses like Covid as an example. 6. All human effecting bacteria. 7. E. coli. 8. General germs and other harmful microorganisms. 9. Human hair/ beard. 10. Human nail clippings. 11. Tooth paste. 12. Soap hand /body, 13. Hair shampoo. 14. Hair conditioner. 15. Toilet cleaning liquid toilet bowl water colouring block /Toilet seat deodoriser/chemicals. 16. Shaving</p>				<p>Search and rescue activities are discussed in the EMPr.</p> <p>The I&AP's description of untreated effluent is noted. Please see Section 3.5.2 of the Comments & Responses Report.</p> <p>The previously approved Waterfront and Business development are held to their own buffer zones, as per the conditions of the EA.</p>

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	<p>Gel/Cream 17. Human blood. 18. Removed make up and lip stick. Human related solid waste. 19. Used sanitary pads. 20. Used tampons. 21. Used condoms. 22. Used sanitary towels. 23. Used cotton wipes/ cotton wool. 24. Used ear buds. 25. Used baby diapers. 26. Tooth brushes. Other liquid waste products. 27. Dish washing liquid. 28. Automatic dish washer chemicals. 29. Vegetable oils. 30. Fish and animal oils. 31. Salt various spices/food colourants. 32. Household Bleach. 33. Variety industrial Acids /Vinegar. 34. House cleaning chemicals. 35. Motor oil/ brake fluid/antifreeze/grease/dirty material towels. 36. Paint. 37. A huge variety of other chemicals used by humans. Other waste 38. Dead baby kittens. 39. Dead baby puppies. 40. Dead human fetus. 41. Dead rats/mice. 42. Worms and maggots. 43. Processed food wrappings. 44. Wine and alcoholic drinks. 45. Tea/coffee/milk/ soft drinks/fruit or vegetable drinks. 46. Spoiled/Rotten Dairy products/Meat products/Vegetable products 47. Used Dish washing sponges. 48. Industrially generated liquid chemical waste consisting of numerous chemicals/toxins. 49. Swimming pool flush water. 50. Plastic plastic and more plastic waste of all sorts. 51. Soil/heavy metals Medical waste 52. Pills / pill packaging. 53. Used Sticking plasters. 54. Syringes/Needles. 55. Narcotic Drugs. 56. Used bandages. 57. Used wound dressings. 58. Related Medical harmful Germs /Viruses/Bacteria. 59. Laboratory liquid waste. AND A HUGE NUMBER OF TERRIFYING OTHER THINGS WHICH HUMANS CAN THROW DOWN THE DRAIN OR FLUSH AWAY IN A TOILET CREATING A VERY TOXIC CONCOCTION CALLED UNTREATED SEWERAGE. THE SOLID WASTE GOING INTO THE SEWERAGE LINE SYSTEM CLOGS TOGETHER AND FORMS BLOCKAGES IN SEWERAGE PIPES CAUSING MANHOLES TO FLOOD AND RUN OUT WITH RAW SEWERAGE ENTERING THE STORM WATER SYSTEM DRAINING INTO ADJACENT WATERWAYS.THE SAME SOLIDS CAUSE PUMPING PROBLEMS AT SEWERAGE LIFT PUMP STATION CAUSING RAW SEWERAGE OVERFLOWS OF THE HOLDING TANKS CONTAINING THE SEWERAGE INTO THE GARDEN ROUTE DAM KAT</p>				

Comments and Response Table Post-Application Phase:

PROPOSED UNIVERSITY PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE, WESTERN CAPE.

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	KLEIN SWART AND SWART RIVERS. RAIN WATER OF ROOFS OF BUILDINGS IS OFTEN CHANNELLED BY RESIDENTS TO DRAIN DOWN INTO THE DWELLINGS SEWERAGE DRAINS.THIS CAUSES A HUGE AMOUNT OF DILUTED EFFLUENT TO ARRIVE AT THE LIFT STATIONS WHICH THE LIFT PUMPS CAN SIMPLY NOT PUMP OUT FAST ENOUGH AND ALSO CAUSES HUGE OVERFLOWS OF THE HOLDING TANKS INTO OUR WATERWAYS. WE CAN NOT AFFORD IT TO ADD MORE TOXIC SEWERAGE PIPING NETWORKS AND 2 MORE LIFT PUMP STATIONS WITH THIS PROPOSED NEW DEVELOPMENT THAT CAN ADD TO THE EXISTING TOXIC SEWERAGE THAT IS LEAKED INTO THE GARDEN ROUTE DAM. THIS ALREADY CREATES A CRITICAL HEALTH ISSUE THAT MUST IMMEDIATELY BE ADDRESSED BY THE COUNCIL. IT IS A CRIMINAL OFFENCE TO DISCHARGE UNTREATED SEWERAGE INTO A WATERWAY IN SOUTH AFRICA THAT THE GEORGE CITY COUNCIL MUST REALISE FAST. PRIORITY IS NOT TO DO MORE BUT OPPOSE DEVELOPMENT LIKE THE PROPOSED ONE ON COUNCIL LAND WHICH WILL ADD EVEN MORE PRESSURE TO THE GARDEN ROUTE DAMS EXISTING WATER RESOURCES AND EXISTING WATER INFRASTRUCTURE OF THE CITY OF GEORGE. THE AQUATIC BUFFER ZONE IS NOT ADHERED TO WHERE THE PROPOSED HOTEL AND RETAIL ZONING IS SUGGESTED AT THE DAM WALL AREA THAT CAN NOT BE TOLERATED AND MUST HAVE BEEN DESIGNED TO ACCOMMODATE THAT IN DESIGN 1 AND 2.				
	It is agreed that the No Go alternative of this whole proposed development should be based on the environmental and aquatic perspective conclusion Done. It is of extreme importance to take the past historical facts of maintenance of water infrastructure of the George City Council into account. It is a fact that the existing sewerage and water purifying infrastructure transfers extremely harmful concentrated pollutants into the Kat Rivers water into the Garden Route Dam for years already with an agreeable track record of residents in the				Please see Section 3.6.2 of the Comments & Responses Report

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	<p>suburbs adjacent to the Kat River. It is a financial fact that regular on going maintenance that is required has not been executed for years. Delivery of financial assistance from provincial and national government has to be seen happening first just to address part of the maintenance and urgently needed new infrastructure. The current financial commitment of the Council was historically not capable of maintaining this vital asset of George and the chances is very slim that they would have those funds available themselves in the future. Adequate expanding unpolluted fresh water supply capability and associated infrastructure is of paramount importance for the Socioeconomic growth and prosperity of George. Sewerage and storm water systems supporting that are in a state of disaster already. Storm water. It is proven fact that contaminants going down the storm water system of George is only increasing every year due to the influx of more and more people into George searching for a better life. Plastic and chemical pollutants in storm water is of huge concerns not only effecting the George Municipality land mass but also the surrounding ocean Eco system having a huge spread out effect to existing protected beach environments. Even with a state of the art solution installed to clean storm water as required in the development stage requirement of the proposed project it needs to be maintained forever into the future to assure it works in the same way forever. The tract record of the George Council unfortunately proves that 100% deliver has been proven not to be possible. This problem is also a huge national problem which has been highlighted time and time again by President Cyril Rhamapoza in his state of the nation addresses all the time. This national water infrastructure neglect of maintenance by Councils nationally creates a Run Away Passenger Train effect speeding down the neglected Knysna to Mosselbaai railway line ready to drop down into the ocean any moment taking all the passengers along to be killed, this requires unavailable local provincial and national government money that is simply not available to rectify the situation George residents is not</p>				

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	prepared to gamble with our life supporting water supply no more with our only raw water storage reservoir the Garden Route Dam being so deep in trouble already due to Council Maintenance neglect of infrastructure.				
	<p>19: Results of the DEA Screening Tool for the Development Footprint of the Proposed University Precinct at Garden Route Dam (Dated 21/09/2021) THEME VERY HIGH SENSITIVITY HIGH SENSITIVITY MEDIUM SENSITIVITY LOW SENSITIVITY Agriculture â€“ High sensitivity Animal Species â€“ High sensitivity Aquatic Biodiversity â€“ Very high sensitivity Archaeological and Cultural Heritage â€“ High sensitivity Civil Aviation â€“ High sensitivity Paleontology â€“ Low sensitivity Plant Species â€“ High sensitivity Terrestrial Biodiversity â€“ Very high sensitivity These results just emphasise the fact to implement the No Go alternative to this proposed project for all of us and the future generations of George sake please.</p> <p>Please donâ€™t disturb and unresponsively develop this land for future generations life quality and enjoyment sake.</p> <p>Traffic Impact Assessment Extra traffic noise pollution and burning of harmful fossil fuels fuel spilled oil and fuel entering the storm water system is of great concern. Visual Impact Assessment This development will spoil the scenic natural nature vistas round the dam forever for future generation. It will simply not fit into such a pristine and beautiful environment that deserves all of the citizens of George and the City Councils long term protection.</p> <p>Cumulative Impacts All in all this proposed University development will never ever be able to deliver the same long term sustainable Socioeconomic boost effect that the alternative maintenance and responsible expansion of water supply resources would have on the lives of every single resident of the City of George and the already restricted water management system. That is required as driving force to benefit everybody in George not only a selected few. WATER IS LIFE. PROTECTION AND AVAILABILITY OF THAT PRECIOUS RECOURSE FOR</p>				<p>The results of the screening tool are noted and have been discussed in Section 8.1.1 of the EIA Report.</p> <p>Your support of the No-Go Alternative is noted.</p>

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	GEORGE WILL ENABLE CITIZENS TO FLOURISH SOCIOECONOMICALLY IN THIS BEAUTIFUL CITY A NATURAL JEWEL OF SOUTH AFRICA. PLEASE HELP US ALL TO ATTAIN THAT GOAL PLEASE. The NO GO option for this proposed development is strongly suggested to benefit George and all its citizens in the long term.				
	Stop being greedy and leave the dam alone	2022/03/07	N Vakis	Private individual	Your statement is noted
	I do not support the proposed development at the Garden route dam.	2022/03/07	M Engelbrecht	Private individual	Your statement is noted
	Please do not spoil our dam	2022/03/07	S Kruger	Private individual	Your comment is noted
	There are other less ecologically and environmentally sensitive areas/locations where the proposed development could take place. I suspect that the choice of Garden Route Dam is based on the prospect of greater financial returns for the developer, rather than on the good of the George community in general.	2022/03/07	D Odd	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	In the past Universities were a huge economic injection for regions who managed to get them built. The Fourth Industrial Revolution (IR4) is mentioned loosely in the Draft Assessment but ironically the drive of IR4 is to go more digital and to democratize services. This includes education. As you would know, 'Education going Digital' was accelerated in 2020 and 2021 due to the pandemic. Education is democratized by reducing the cost and increasing the availability to obtain that education. Building large universities, hostels, accommodation and asking people to come here all increasing the cost of education and goes against the main trend of the Fourth Industrial Revolution. I do not see sufficient and proper foresight development included in the Draft EIA to substantiate such a development in the face of global trends. It seems as if it is built on the back of what worked in the past. Our world is however becoming fiercely dynamic and agility is of utmost importance to attract wealth to George. Action: I would recommend that a proper foresight study be done, with a focus on education to gain proper understanding and insight if this is in fact the correct course of action. Different scenarios need to be looked at including expansion of current facilities for a more hybrid model to	2022/03/07	B Dodds	Private individual	Please see Sections 3.3.1 and 3.3.2 of the Comments & Responses Report

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	accommodate transition to the IR4 age. THERE SHOULD BE A STRONG FOCUS ON POTENTIAL UNINTENDED CONSEQUENCES. PROPER SCANNING OF SIMILAR CASE STUDIES SHOULD BE DONE IN WHICH TOWNS/CITIES HAS RECENTLY BUILT UNIVERSITIES TO UNDERSTAND DYNAMICS AND OUTCOMES. All vistas including politics, economics, social, natural resources and institutions etc. need to be considered. Without such a study good intentions can have large potentially bad unintended consequences. Again what worked 15 years ago probably will not work today and 15 years from now. We need to understand the dimensional landscape before try to shape it. It is almost unfathomable how such a large development can proceed without a proper foresight study. I really hope that such a study have already been done and if this is the case please forward it to me.				
	We do NOT want students and student protests in our peaceful residential area. We do not want any more crime! Protect our nature and water recourses.	2022/03/07	D Schenk	Private individual	Please see Section 3.4.1 and 3.5.2 of the Comments & Responses Report
	It would be impact and damage a very fragile ecology of currently well-balanced and established natural area. The dam currently is at times under pressure to supply water to the town in dry seasons. This proposed development would likely cause extreme water shortage problems.	2022/03/07	R Rollins	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Nothing to say.. Save	2022/03/07	N Goldie	Private individual	Noted
	No University near dam. Pollution, crime, noise	2022/03/07	J Muller	Private individual	Please see Sections 3.5.2, 3.4.4 and 3.4.1 of the Comments & Responses Report
	There are already problems with the water and to many people for the capacity of the dam.. Plus here is already a few campuses why do you need another one.	2022/03/07	S Wessels	Private individual	Please see Section 3.6.2 and 3.3.1 of the Comments & Responses Report
	There will be huge increase in traffic around inter leading roads like Mayer and Arthur Bleksley Rd causing property values to decrease.	2022/03/07	A Abbott	Private individual	Please see Section 3.4.3 of the Comments & Responses Report
	This is an unacceptable removal of the rights of George taxpayers.	2022/03/07	G Cundill	Private individual	Your statement is noted.

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	Its important to keep land as it is as there is wildlife that wont survive with the proposed development.	2022/03/07	S Wickens	Private individual	Please see Section 3.5.1 of the Comments & Responses Report
	To much over development.	2022/03/07	A Swart	Private individual	Your statement is noted
	<p>1. EDUCATION GOING DIGITAL IN THE FOURTH INDUSTRIAL REVOLUTION In the past Universities were a huge economic injection for regions who managed to get them built. The Fourth Industrial Revolution (IR4) is mentioned loosely in the Draft Assessment but ironically the drive of IR4 is to go more digital and to democratize services. This includes education. As you would know, 'Education going Digital' was accelerated in 2020 and 2021 due to the pandemic. Education is democratized by reducing the cost and increasing the availability to obtain that education. Building large universities, hostels, accommodation and asking people to come here all increasing the cost of education and goes against the main trend of the Fourth Industrial Revolution. I do not see sufficient and proper foresight development included in the Draft EIA to substantiate such a development in the face of global trends. It seems as if it is built on the back of what worked in the past. Our world is however becoming fiercely dynamic and agility is of utmost importance to attract wealth to George. Action: I would recommend that a proper foresight study be done, with a focus on education to gain proper understanding and insight if this is in fact the correct course of action. Different scenarios need to be looked at including expansion of current facilities for a more hybrid model to accommodate transition to the IR4 age. THERE SHOULD BE A STRONG FOCUS ON POTENTIAL UNINTENDED CONSEQUENCES. PROPER SCANNING OF SIMILAR CASE STUDIES SHOULD BE DONE IN WHICH TOWNS/CITIES HAS RECENTLY BUILT UNIVERSITIES TO UNDERSTAND DYNAMICS AND OUTCOMES. All vistas including politics, economics, social, natural resources and institutions etc. need to be considered. Without such a study good intentions can have large potentially bad unintended consequences. Again what worked 15 years ago probably will not work today and 15 years from now. We need to understand the</p>	2022/03/07	LW Coetzee	Private individual	Please see Sections 3.3.1, 3.3.2 and 3.4.1 of the Comments & Responses Report

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	dimensional landscape before try to shape it. It is unfathomable how such a large development can proceed without a proper foresight study. I really hope that such a study have already been done and if this is the case please forward it to me. 2. YOUTH PROBLEMS AT DIKKOP PARK IN EDEN We live close to Dikkop Park in Eden. We have been monitoring the activity in the park for the past 10 months. We have also been recording the transgressions in the park the past 3-4 months. The situation/transgressions have the following characteristics: a. The overwhelming majority age bracket of the transgressors are between 16 and 25 years of age. b. The major transgressions are noise [load music], alcohol use, drug use, substance abuse e.g. lean (softdrink plus stilpane), visits after 20h (drinking, playing music and having sex), motorbikes and motor vehicles not parking in the dedicated parking area but driving/spinning in the park and finally racing motorbikes and cars to and from the park putting children in danger. c. The above transgressions have escalated during 2020 and 2021 to absurd levels until the community stepped in by gathering evidence, reporting and reprimanding the transgressors. The situation has improved and is now more or less down to 4-5 transgressions a week. It does however have a cyclical characteristic to it. d. Normal protocol from Law Enforcement and the Police was not able to prevent the escalation, the community needed to step in. Patrols etc.. were inefficient to prevent these types of transgressions in the park, it was up to the community to identify, record, reprimand and report them to reduce transgressions. e. It seems that the design of the park or area needs to be changed (within the ethos of Eden/George) to either prevent or discourage these 'would be' transgressors. This is required as reliance on law enforcement agencies with standard protocol proved not to be effective. (I am not saying they cannot prevent it if more resources are allocated but rather that their STANDARD protocol is NOT effective). With regards to the above draft EIA Report: a. A statement was made in the report that Law Enforcement and the Police are doing a good job to keep noisy,				

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	drunken, drugged and experimental youth at bay. As you can see from the above experience this is not really the case. These agencies, although doing their best, are overloaded and do not have the manpower or strategy to respond efficiently to this type of behaviour. It is up to the community to do so. b. By building a new university next to Eden it can be reasonably assumed that these types of activities will increase in the Dikkop park putting much more pressure on the community. Questions: If the development was to proceed: i. How will the Developer and George Municipality ensure that the Dikkop Park is used by newly attracted students for its intended purpose, which is to enjoy nature and not for other purposes (transgressions) listed above? ii. How will protocols of enforcement agencies and the design of the park layout (including access) be changed to prevent the above listed transgressions from newly attracted students?				
	Water is a vital source of life. Preserving the natural habitat as is is paramount for the rest of the fauna and flora in the area to thrive as well as our water source remaining clean.	2022/03/07	M Adey	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	The dam ecological area will never be the same and too much of nature will be destroyed forever	2022/03/07	E Alberts	Private individual	Please see Section 3.5.1 of the Comments & Responses Report
	I believe a bigger university for George is a great idea, but not at the GR dam.	2022/03/07	E Mouton	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	We as the citizens of George DO NOT WANT any development near or close to our only source of fresh and clean water.	2022/03/07	A Paxton	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Save our pristine Fauna and Flora and choose development sights with environmental impact studies	2022/03/07	O Koter	Private individual	All environmental impact studies conducted were included in the EIA Report. This comment shows that the I&AP had no real understanding of what they were signing.
	This area should be kept protected and in its raw state	2022/03/07	J Joubert	Private individual	Your statement is noted
	Don't destroy our precious beautiful environment.	2022/03/07	LA De Jager	Private individual	Your statement is noted
	Crime / student protests	2022/03/07	A Saville	Private individual	Please see Sections 3.4.1 and 3.4.4 of the Comments & Responses

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	Save our nature for generations to come.	2022/03/07	R Oosthuizen	Private individual	Please see Section 3.5.1 of the Comments & Responses Report
	Any development will leave George taxpayers and every one resides in George with tremendous trouble, re. Water shortage, pollution of a pristine environment and habitat of species. Where is our political parties now? Why did we vote for them and they don't fight this battle. Money isn't the problem here but the stealing of money in every project in South Africa. When running out of the billions, everything will come to a stilstand as the bridge on the highway.	2022/03/07	B Beneke	Private individual	Please see Sections 3.6.2 and 3.5.2 of the Comments & Responses Report
	I live in Meyer Street and the traffic will become a big problem. There are small children here.	2022/03/07	J Rodgers	Private individual	Please see Section 3.4.3 of the Comments & Responses Report
	Please do not destroy the natural beauty in this area	2022/03/07	C Ratcliffe	Private individual	Your statement is noted
	Stop development	2022/03/07	E Van der walt	Private individual	Your statement is noted
	Crime / Traffic / student protests/ environment / no clean water / noise	2022/03/07	E Wassenaar	Private individual	Please see Section 3 of the Comments & Responses Report
	Infrastructure not be able to handle it Impact on the environment	2022/03/07	V Stander	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	Crime, crime, crime. No one will be safe Water. George can not even supply now without problems how will It go with this development next To our dam. Pollution. Imagine the mess everyone will make. No one cleans behind them	2022/03/07	L Du toit	Private individual	Please see Sections 3.4.4 and 3.5.2 of the Comments & Responses Report
	Happy with currrent situation	2022/03/07	F Gerber	Private individual	Your statement is noted
	I object to this development because of the decrease in property value in the eden area	2022/03/07	T Pharoah	Private individual	Please see Section 3.4.2 of the Comments & Responses Report
	Security will compromised. Increasing demand for water in a already failing infrastructure. Water quality will be compromised with such a large development next to the the dam. Insufficient roads infrastructure.	2022/03/07	AJ Botes	Private individual	Please see Sections 3.4.4, 3.6.2 and 3.4.2 of the Comments & Responses Report
	Please save our dam	2022/03/07	L Walters	Private individual	Your statement is noted
	Do not develop at the George dam!!!!	2022/03/07	S Enslin	Private individual	Your statement is noted

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	The Landmark Foundation has made it clear that our threatened Cape leopard is breeding in this area, which is a haven for other wild life. This CANNOT be allowed to go ahead. The developers should look to other barren land around George with already disrupted ecosystems to carry out this development. The dam and its surrounds is not the right place.	2022/03/07	B Mulrooney	Private individual	Please see Section 3.5.4 of the Comments & Responses Report
	STOP THE DEVELOPMENT NOW!!!!	2022/03/07	A Du Preez	Private individual	Your statement is noted
	I do not support the proposed development at the Garden route dam.	2022/03/07	A Engelbrecht	Private individual	Your objection is noted
	I am a home owner in Meyer street and am not in favour of this new development.	2022/03/07	G Le Roux	Private individual	Your objection is noted
	Why take our precious nature away...remember we need the oxygen	2022/03/07	E Roux	Private individual	Please see Section 3.5.1 of the Comments & Responses Report
	The dam will be dirty with students littering everywhere. Our water will be contaminated and will we have huge problems. We love our beautiful dam, keep our peace of nature as beautiful as it is at the moment.	2022/03/07	A Kruger	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	I do not support the proposed development at the Garden route dam.	2022/03/07	M Engelbrecht	Private individual	Your objection is noted
	Clean water supply will be in jeopardy. Security will be in jeopardy. Environmental impact. We must save George dam eco system. George infrastructure won't be able to handle it.. Very concerned about our security..	2022/03/07	E Hildebrandt	Private individual	Please see Sections 3.5.2 and 3.4.4 of the Comments & Responses Report
	Please save the dam	2022/03/07	J Cronje	Private individual	Your statement is noted
	I am a homeowner in Kapkappie str, Eden, and oppose the planned development of Garden route dam. I am worried about the increased traffic in Stander str that this development will bring. And also the security in my neighborhood and the future value of my property.	2022/03/07	C Swanepoel	Private individual	Please see Sections 3.4.3, 3.4.4 and 3.3.4.2 of the Comments & Responses Report
	I highly object to any developments around George Dam	2022/03/07	R Joubert	Private individual	Your objection is noted
	There is a university 5km further people can utilize and expand. Not the dam.	2022/03/07	T Swart	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Please don't develop our last little bit of nature.	2022/03/07	A Du Toit	Private individual	Your statement is noted
	NMU can't even control the rubbish and behaviour of 2000 students due to political and union interrogation. How on earth will they manage	2022/03/07	A Loubser	Private individual	Please see Section 3.4.1 of the Comments & Responses Report

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	over 8000 students!!!				
	Please save the dam from being polluted.	2022/03/07	C Grundel	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	I appose the plan to develop this area due to security concerns, protecting the water safety and the definite drop in property value this would have.	2022/03/07	R Ferreira	Private individual	Please sees Section 3.4.4, 3.5.2 and 3.4.2 of the Comments & Responses Report
	Littering Well being of the dam, animals living next to the dam	2022/03/07	M de Wet	Private individual	Please see Sections 3.5.3, 3.5.2 and 3.5.4 of the Comments & Responses Report
	Some development is acceptable but not as proposed	2022/03/07	T Hastie	Private individual	Your statement is noted
	It poses a huge risk to our environment and security. We as George residents strongly arose development at the dam....this is the only safe place we as families can enjoy nature freely....it is a gift for all in George to enjoy	2022/03/07	L Cronje	Private individual	Please see Sections 3.5.2 and 3.2.1 of the Comments & Responses Report
	Please don't take the beauty of George away, we are still privileged to adventure with our friends and family either on foot, jogging or cycling where it's safe. We are so blessed with nature on our doorstep, we don't need to drive for hours to enjoy the outdoors. Let's rather protect George Dam and surrounding nature for our wildlife, our children and our grand children to explore. Thank you.	2022/03/07	A Schoonbee	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	There will be a huge impact on the housing and people living along the Stander St area due to extra traffic for the building. Not to mention the effect on property values. There's plenty of room at the university. Why not build there? Will this end up as the N2 bridge over the gwaing river. Unfinished and not needed?	2022/03/07	N Carter	Private individual	Please see Sections 3.4.2 and 3.4.3 of the Comments & Responses Report
	Save for future generations.This us what draws people to the area dont destroy it	2022/03/07	M Koen	Private individual	Your statement is noted
	Stop the plans	2022/03/07	M More	Private individual	Your statement is noted
	A 100% No No No. We already have 2 Student homes in the area and it is a nightmare. Stander and Meyer street is busy enough as it is. I will not vote again if this is allowed. The Municipality is supposed to protect	2022/03/07	SD Oliveira	Private individual	Your statement is noted

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Comments Received during the Post-application (30-Days) Public Participation on the Scoping Report

Nr	The following I&APs submitted the Garden Route 101 template with the following additional comments:	Date Received	I&AP	Company / Representing	Response
	us not endanger is and make our suburbs unlivable.				
	Please save the Garden route dam	2022/03/07	M Nieman	Private individual	Your statement is noted
	Onaanvaarbaar. Met ons waterkrisis wat ons nou beleef agv van gebarste pype ens. hoe op aarde kan ons nog aan bou dink. Klink my net na geld maak en dan verdwyn as die paw paw die fan slaan. En hoekom by die dam ons enige water source in George. Ek wonder wie se vingers is almal in die pie? Iemand wat defn nie omgee oor Ons dorp nie, iemand wat elsewhere woon, in sy groot huis en blink motor ry. Laat my nogal aan Putin dink. Vat sal ons vat.	2022/03/07	M Du Preez	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	With the new development that is planned it has a security risk for the residents in the area and the risk that the water will get dirty.	2022/03/07	C vd Walt	Private individual	Please see Sections 3.4.4 and 3.5.2 of the Comments & Responses Report
	The impact on the sensitive environment will be immense.	2022/03/07	R Hasse	Private individual	Please see Section 8 of the EIA Report
	Totally wrong site for a university. This should be kept as a green space and maintain ed as one.	2022/03/07	J Weideman	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	The Garden Route Dam is a safe haven for trail running, Mountain Biking, Hiking etc. This development will take that all away.	2022/03/07	J Jacobs	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	Save dam and nature	2022/03/07	R Blanckenberg	Private individual	Your statement is noted
	The above concerns are extensive enough I feel. There is no benefit and a great deal of damage will be caused if the development went ahead.	2022/03/07	G Bean	Private individual	Your statement is noted
	This development is a security risk for residents	2022/03/07	M Schofield	Private individual	Please see Section 3.4.4 of the Comments & Responses Report
	No to Development!	2022/03/07	P Theron	Private individual	Your statement is noted
	The proposed development only adds "problems" and blocks all future possibilities for increasing the dam capacity. There are better opportunities - e.g. the old "destiny Afrika" project.	2022/03/07	H vd Elst	Private individual	Your opinion is noted
	Traffic/Pollution etc will have a major economical impact on out town already under strain from the influx of people. George dam is our only source of clean drinking water. This area is already under strain from rush hour traffic, with an old age home nearby, and people taking trail	2022/03/07	Y Lamprecht	Private individual	Please see Sections 3.4.3, 3.5.2 and 3.4.4 of the Comments & Responses Report

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	rides, this development will hype crime, and safety in the streets will be compromised after Bergsig Buurtwag is already trying their best to make the area safe				
	Please save our lifestyle and way of living.	2022/03/07	D Fouche	Private individual	Your statement is noted
	There is no reasonable reason why this development should be permitted to go ahead and a litany of very valid arguments why it should be stopped immediately. It is not in the interest of the people or the ecology to go ahead with this development and all residents of the Garden Route have made this repeatedly clear.	2022/03/07	G Bean	Private individual	Your opinion is noted
	Please save the dam undeveloped for future generations! Rather utilize the current Nelson Mandela university. So many people are enjoying this pristine beauty! God bless!	2022/03/07	A Lubbe	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Don't waste our dam, keep it clean and safe	2022/03/07	V Maritz	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Please do not develop this area. Leave it for the wildlife!!!	2022/03/07	R Ford	Private individual	Your statement is noted
	We love the dam	2022/03/07	C Barnett	Private individual	Your statement is noted
	Keep this area free so people and nature can enjoy it without having to destroy the natural beauty	2022/03/07	P Lamb	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	Stop this development. No good will come from this.	2022/03/07	R Polden	Private individual	Your statement is noted
	Save George Dam	2022/03/07	C Grebe	Private individual	Your statement is noted
	At the moment we (the municipality) is having challenges in providing drinking water to the residents of George due to restrictions in "purifying" capacity. How on earth will they manage to keep up with the influx of people if this development goes ahead.	2022/03/07	M van Schalkwyk	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	Let's leave it as it is	2022/03/07	D Harriss	Private individual	Your statement is noted
	1. Many people walk, jog, cycle along the GR dam and a populous area with proposed new development will only disturb the peace and tranquility of this pristine area.	2022/03/07	L Prezens	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	The influx of people in this eco sensitive area which is water scarce will create insurmountable problems. It will also lead to increased crime rates in our area. Surely there should be more suitable land available for	2022/03/07	C Kotze	Private individual	Please see Sections 3.4.4 and 3.3.1 of the Comments & Responses Report

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	development. It will without any doubt cause pollution in the George dam.				
	Totally against new development of university: -crime will increase -the litter that municipality is not attending to already -roads can't hold more traffic -water and surridge already a problem. -why come and destroy a very big part of George ,the nature,wildlife ect. -just because of money and greed??...I don't agree with this at all. -George will become another Johannesburg or Cape Town...nooooo. Don't destroy George.	2022/03/07	D Watson	Private individual	Please see the following Sections of the Comments & Responses Report: <ul style="list-style-type: none"> • Section 3.4.4 • Section 3.5.3 • Section 3.4.3 • Section 3.6.2
	This is a major security risk to us that live near the dam. Pollution and noise etc will be extreme. This area is full of wildlife and is our only source of clean water. There is already an issue with supply of water and now you want to add a huge development to the problem. Go and use the land you already have that you don't even maintain....leave the dam alone.	2022/03/07	S Vernon	Private individual	Please see Sections 3.4.4, 3.5.2 and 3.6.2 of the Comments & Responses Report
	Security problems. Water already a problem.	2022/03/07	Y Dippenaar	Private individual	Please see Sections 3.4.4 and 3.5.2 of the Comments & Responses Report
	PLEASE DON'T BUILD, AS PLANNED, AT OUR DAM. THE WATER WILL BE POLLUTED IN NO TIME.	2022/03/07	J deLangristin	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Let's preserve the natural habitat around the Dam. A university should not be build near residential areas.	2022/03/07	J Harriss	Private individual	Please see Section 3.5.1 of the Comments & Responses Report
	We do not have the correct infrastructure for this plus it would spoil the natural environment. George does not have sufficient infrastructure to accommodate so many extra people. As it is things are far too busy in George	2022/03/07	P Bezuidenhout	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	Please keep the George dam area safe, clean and free of buildings.	2022/03/07	A Louw	Private individual	Your statement is noted
	The area is pristine, natural forests and does not need a development	2022/03/07	R Southey	Private individual	Your statement is noted
	it is unnecessary.	2022/03/07	C Du Preez	Private individual	Your statement is noted
	I do not agree with the planned university campus at George dam	2022/03/07	C Hedger	Private individual	Your objection is noted
	Please save our dam	2022/03/07	H Schreuder	Private individual	Your statement is noted

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	There isn't enough water for George as it is on this stage, how do you want to take away and mess up our main supply of water	2022/03/07	L Lemley	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	George infrastructure cannot cope with all the extra people, traffic and water usage. NO to this development!	2022/03/07	S Kemp	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	Our main concerns are: increased traffic, for which roads are inadequate; security, which is already a problem in the area; increased noise levels in a semi-rural area. And of course, the negative impact on animals and other creatures living near the dam. Altogether a big NO to this proposed development.	2022/03/07	S-J Meyer	Private individual	Please see Sections 3.4.3, 3.4.4 and 3.4.1 of the Comments & Responses Report
	It's very sad that greed has this impact on people and nature. All hope is lost if the program continues.	2022/03/07	W Lamprecht	Private individual	Your comment is noted
	We use and visit the Garden route dam area on a daily basis to walk/run and take our children into nature. Developing this area would completely ruin the beauty and attraction of the area. We specifically live here to have the beautiful untouched landscape close by.	2022/03/07	M de la Croix	Private individual	Please see Sections 3.2.1 and 3.5.1 of the Comments & Responses Report
	We are not prepared to let our heritage be destroyed.	2022/03/07	F Fourie	Private individual	Your statement is noted
	I agree fully NOT to develop around dam area.	2022/03/07	S Cilliers	Private individual	Your statement is noted
	The infrastructure cannot support so many people, buildings, expansions.	2022/03/07	R Skead	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	Please add me to the group that opposes this development at the dam. This is interfering with the eco system and also poses a great risk for us, the house owners/inhabitants around this area.	2022/03/07	S Hattingh	Private individual	Your objection is noted
	It will be a disaster to build another university at the proposed venue. Saasveld is around the corner and can be upgraded to accommodate the need if there is one for more tertiary education facilities in George. We do not want the dam area to be developed, but rather invest in the continued delivery of good quality drinking water for the residents of George. There are other more important issues that need addressing.	2022/03/07	J Erasmus	Private individual	Your statement is noted
	Do not destroy this unique ecosystem!!!!	2022/03/07	A Hattingh	Private individual	Your statement is noted
	There is NO way we will be feeling safe again. This is a disaster!!!! But we must save water and they are still going through with this.?	2022/03/07	M Nieuwoudt	Private individual	Please see Section 3.4.4 of the Comments & Responses Report

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	No no for further developing!!!!	2022/03/07	S Coetzee	Private individual	Your statement is noted
	Move new development to Saasveld, much needed expansion and plenty of space	2022/03/07	K vd Walt	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	The dam is a haven for sport enthusiasts, our escape from the hustle of every day life. This new development is threatening this. The building process will attract unwanted criminal feet in our safe haven and create a security risk. Our current university is under utilized and with a mere expansion of infra-structure, be able to accommodate the students. I am 100% against this development.	2022/03/07	Y Stopforth	Private individual	Please see Sections 3.2.1 and 3.4.4 of the Comments & Responses Report
	The additional cars will create massive traffic problems. The high buildings will destroy the views of the mountains	2022/03/07	G Gouws	Private individual	Please see Section 3.4.3 of the Comments & Responses Report
	George is not big enough for such a thing	2022/03/07	A Hogan	Private individual	Your comment is noted. Please see Section 3.3.1 of the Comments & Responses Report
	Keep our area safe!!!!	2022/03/07	Precious Life	Private individual	Please see Section 3.4.4 of the Comments & Responses Report
	Leave our dam!	2022/03/07	K Arangies	Private individual	Your statement is noted
	SECURITY IS A MAIN CONCERN	2022/03/07	L Visagie	Private individual	Please see Section 3.4.4 of the Comments & Responses Report
	This is NOT the sort of development that George needs. This will be very detrimental to George as a whole. This will definitely bring crime and drugs and who knows what else into our beautiful, safe community	2022/03/07	J Khoury	Private individual	Please see Section 3.4.4 of the Comments & Responses Report
	No.no no, stop this project!	2022/03/07	M Chadwick	Private individual	Your statement is noted
	Our water will be dirty with waste	2022/03/07	I Nel	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Leave our dam!	2022/03/07	L vd Westhuizen	Private individual	Your statement is noted
	Bad Idea!	2022/03/07	R Doust	Private individual	Your statement is noted
	Please save our flora and fauna and keep our area safe. Drink water is already at risk and we can not afford another influx of people!	2022/03/07	M Quinot	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Please save our dam and the nature.	2022/03/07	R Lehmann	Private individual	Your statement is noted
	To prevent crime	2022/03/07	R Heyneke	Private individual	Please see Section 3.4.4 of the

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	What about the leopards in the area. This needs to stop	2022/03/07	L Joubert	Private individual	Please see Section 3.5.4 of the Comments & Responses Report
	Objects again the plan development at the garden route dam	2022/03/07	A Maritz	Private individual	Your objection is noted
	No to developers	2022/03/07	A v Zyl	Private individual	Your objection is noted
	There is already an increasing crime incident rate in the surrounding areas of the George dam. The construction of a campus with around 3000-4000 students will make this residential area unsafe for all the elder people living in this space. Please do not pollute our water and please think of the older people who can't afford to have their life jeopardized	2022/03/07	C Thorkildsen	Private individual	Please see Sections 3.4.1 and 3.5.2 of the Comments & Responses Report
	Noice, safety, only place where I as wheelchair user can get into nature safely	2022/03/07	D Uys	Private individual	Please see Section 3.4.1 and 3.4.4 of the Comments & Responses Report
	Just don't do it	2022/03/07	L Pelsier	Private individual	Your statement is noted
	George is over populated and to build at the dam and destroy nature is absurd. No building at George dam.	2022/03/07	N Muller	Private individual	Your statement is noted
	Residential accommodation will lead to the contamination of the drinking water.	2022/03/07	D vd Wesrhuizen	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	The urbanisation of more pristine land will only add to an already strained environment. We can be proud of George for upholding the biodiversity of this area, don't blot the copybook now! Look after what is already available ie sports facilities and buildings. Improve don't neglect!	2022/03/07	S Kirby	Private individual	Your statement is noted
	I am very concern about the security impact.	2022/03/07	D Lourens	Private individual	Please see Section 3.4.4 of the Comments & Responses Report
	I am strongly opposing this development and implore you to abort these plans permanently. Apart from the above arguments the access roads through Bergsig, Loeriepark and Eden will be conjuncted and pose an even bigger problem to flow of traffic. There is not sufficient or wide enough access roads to support this large development.	2022/03/07	R Saunders	Private individual	Please see Section 3.4.3 of the Comments & Responses Report

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	<p>Need and Desirability There is already an underutilised university campus on this site “ Saasveld. Could additional development not be done to this campus to fulfil the identified need? What specific department and course types are driving the need for an entirely new full campus build? In addition, tertiary educational trends following COVID-19 have and will alter significantly, shifting away from brick and mortar set ups and more towards online and virtual systems.</p> <p>Wildfire risk The current fire breaks in the area are not nearly adequate and pose a massive risk. It is vital that built-in mitigations to alleviate risks to wildfire are reflected in the design. There is a need to incorporate a road buffer around the development nodes to facilitate easy access of emergency services to areas that fall within a predominantly fynbos biome and will require periodic burning and to allow for management of runaway veld fires, as experienced in this area in 2018.</p> <p>Recreational spaces. There is currently an extensive network of trails being frequently used by runners, hikers, dog-walkers and cyclists on a daily basis. These trails are exceptionally well maintained, but the proposal states that these trails will be made even more “accessible” as a benefit “ however, it must be noted that these trails are highly accessible as it is. The Municipality has also stated that they do not have funds for formalised trails if the development goes ahead either, so the notion that these trails will be formalised, maintained and made more accessible is inaccurate. There are existing sports and recreation fields at Saasveld currently, including a rugby, cricket, and soccer field, all underutilised, but the development proposes building more sports grounds? Would revising the exiting ones not be a better approach and use of funds? In addition, the George Municipality already has large sports fields in King Georges Park but the grounds are very neglected and not maintained. Again, would investing in the repair and upkeep of these fields not be a better use of funds?</p> <p>Property Prices As an owner of property within proximity to the dam, I</p>	2022/03/07	B Schoeman	Private individual	<p>Please see the following Sections of the Comments & Responses Report:</p> <ul style="list-style-type: none"> • Section 3.3.1 • Fire is addressed in the EMPr • Section 3.2.1 • Section 3.4.2 • Section 3.5.2

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	<p>am very concerned about the effect this development will have on the valuation of my property. In addition, the coming and going of building and construction teams will significantly impact Eden residents, from a traffic and crime perspective. Ecosystem This development would have a significant impact on the ecosystem, decreasing the value of the leisure experience for dam users, who utilise the region as a sanctuary. Literally hundreds of community members and tourists make use of the dam daily, and it is hailed as one of the very last, safe, clean, natural wide-open spaces left in our country. It is an asset to our city, as it stands, but with the colossal, proposed development, the mere 50 odd% of remaining area will with out a doubt be indirectly affected, whether it be through pollution, accessibility, or decrease in wildlife, birdlife and or plant life. Resources: The Garden Route Dam provides the main drinking water supply for George. While water quality in the dam is currently of a good standard for treatment for potable use, there are a few indications that water quality may be declining. Eutrophication of our dams is one of the biggest threats facing water security in South Africa, as many of our large reservoirs are already heavily impacted. Eutrophication of large dams is almost impossible to overturn and should be avoided at all costs. The impact of this development needs to be carefully considered to ensure that we secure our high-quality water supply for the city.</p>				
	We are concerned about the fish in the garden route dam. The development will affect the fishing incredibly by means of environmental issues and accessibility. This dam is one of the very few freshwater destinations in the area and has been a safe environment for various outdoor activities. PLEASE don't change it!! The people of George begs you.	2022/03/07	J Lindeque	Private individual	Please see Sections 3.2.1 and 3.5.2 of the Comments & Responses Report
	Crime	2022/03/07	FC De wet	Private individual	Please see Section 3.4.4 of the Comments & Responses Report
	I support the objections as per the above and have the same concerns	2022/03/07	E Altona	Private individual	Noted
	Concern about impact on wildlife, especially leopard.	2022/03/07	C Pieterse	Private individual	Please see Section 3.5.4 of the

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	This will destroy our beautiful part of nature	2022/03/07	M Breet	Private individual	Your opinion is noted
	Preserve nature please, please please.	2022/03/07	C Baker	Private individual	Your statement is noted
	We have a shortage of clean water in SA. Let's look after whatever source of clean water that we have. By starting any development around the george dam will lead to pollution of the water.	2022/03/07	V Bhana	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Nature matters!	2022/03/07	L Polden	Private individual	Your statement is noted
	I don't want to see a beautiful nature area like this and all the animals that live there destroyed.	2022/03/07	A van Biljon	Private individual	Your statement is noted
	1. It is a well known fact that the present university is not fully subscribed anyway, so it does not make any sense to build a further institution with even more student capacity. Governments inability to correctly control and administer the current education facilities is well known, and so by attempting to build a further institution will merely exacerbate this issue. The result will be even more negative.	2022/03/07	A Ford	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	2. The area surrounding the catchment of the dam at present, remains relatively undisturbed and intact. This allows the natural percolation of rain water into the water table, and run-off into streams for the George dam. Building activities of the scale proposed will cause a destruction of this irreplaceable system.				Please see Section 3.5.2 of the Comments & Responses Report
	3. The town is already experiencing water shortages of significant scale. Building a facility merely adds to this problem. This will be echoed in the infrastructure as a whole too. This governments ability to show it's incompetence in administering local municipalities is renowned countrywide. This will be no different.				Please see Section 3.6.2 of the Comments & Responses Report
	4. The impact alone of the building developments, with the construction of temporary housing for the workers, earth-moving machinery, and general disturbance will result in the complete loss to the region of these forests and grasslands of this particular area of the Outeniqua range.				Please see Section 3.5.1 of the Comments & Responses Report
	5. The negative changes brought about by this rather bizarre proposal,				Your statement is noted

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	in an area which is a major tourism drawcard will have far-reaching permanent damage to the attractions here. This town is quiet, well policed and pleasant for people to live in. Introducing 5000 students to this environment will not bring about any positive repercussions. I heartily endorse the previous comments.				
	Proposed construction project at George Dam. The Proposal: A campus with a university and / or research institute covering 13,7ha is the main element of the proposed development which will also include a waterfront commercial development (4,7ha), hotel (1,6ha), medium density residential / group housing (5,5ha), apartments / student housing (4,8ha) and single residential (5,8ha) zones. Thus 36.1 ha of the total of 103.1 ha or 35% of the land exclusively for human use - no matter what plants and other animals are currently at home there. This area of 67 ha will further be for mixed use; i.e. a combination of parks and "natural" areas. Impact of this project In a world that is facing ecological collapse, George municipality plans to develop one of the few natural areas where humans and other animals can still enjoy nature in the George environs, even if this is a badly degraded bit of nature as the area is infested with alien invasive plants.- something the municipality, the owner of this land, has been unable to control.	2022/03/07	C vd Westhuizen	Private individual	Your statements are noted
	. This proposal in actual fact shows us that George is just a microcosm of the world where there is no coherent, overarching town planning doesnâ€™t exist â€“ i.e. planning which takes into consideration human wants as well as environmental needs, done. Instead all so called â€œdevelopmentâ€œ, (or is that â€œdestructionâ€œ of our natural environment), is done at the behest of civic authorities and private developers interested only in making money â€“ a pervasive illness evinced by all human societies. Surely, given the state the world is in, politicians and civic authorities â€“ those in charge of the townâ€™s welfare - read IPCC (Intergovernmental Panel on Climate Change) reports and are aware we need to conserve what is left of our natural environment â€“ that we no longer have any leeway within which to				Please see Section 3.3.1 of the Comments & Responses Report

Comments and Response Table Post-Application Phase:

PROPOSED UNIVERSITY PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE, WESTERN CAPE.

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	mess about.				
	To build university residences, residential properties and commercial infrastructure on the banks of George's only water reservoir smacks of lunacy or, if you disagree with the lunacy epithet, then galloping greed. Further more it passes everyone by that building such a commercial and student complex will further widen the gap between those who have and those who have not as it will drain commerce " as the malls have done - from the inner city, which these days caters mainly for the lower income bracket, allowing it to further decay.				Your statement is noted. The Socio-Economic Impacts are discussed in Section 8 of the EIA Report.
	Pollution The George dam is the sole source of potable water for the whole of George and much of the Garden Route. For years already, the George municipality has been struggling with sewage water that flows into the dam through broken pipes, leaking pump stations and spillage apparently due to discharge from the Water Works in conjunction with peak sewer volumes in the sewer network. The excuse offered by those in charge is that this is due to load shedding " whether this is true or not is not the issue " that this new development will exacerbate the existing poor management situation, is. This situation is attested to by the prolific growth of the Kariba weed thriving on the high phosphorus levels. Now it is planned to construct an entire university/research, commercial and residential complex on the shores of the dam. Has any thought been given to the amount of plastic material that will find its way into the dam, its overflow and therefore the sea? Is it not bad already enough that we need to aggravate the situation?				Please see Section 3.5.2 of the Comments & Responses Report
	The George Herald of 24 May 2018 reported on the rapid spread of the invasive Kariba weed in the Kat river, the Garden Route Dam and other water inlets. Preventing this weed (Salvinia molesta) from completely taking over our waterways and dam is the responsibility of the George Municipality's Parks Department in conjunction with the National Department of Environmental Affairs (DEA now DEFF). It is now February 2022 and the situation is pretty much unchanged. If the municipality cannot manage this currently, how are they planning to				Please see Section 3.6.2 of the Comments & Responses Report

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	more efficiently manage an enlargement in the waste disposal infrastructure?				
	Environmental assessments The environmental assessment was done just after a devastating fire had swept through the area. This will have influenced the number of plants recorded in the area around the dam. This assessment should be done again.				While Baseline Assessments were conducted after the fire, the Impact Assessments were compiled in 2021.
	Furthermore the Landmark Foundation claims the area around the dam is a key habitat for the leopard. Please see the George Herald of 3 March 2022. What is planned in this regards?				Please see Section 3.5.4 of the Comments & Responses Report
	Job creation The implementation of an in principle flawed concept cannot be justified by promising it will deliver jobs. In any event the jobs created by a construction process are temporary. The only long term work created will be for a few low grade service personnel “ after all the grass has to be cut and the hotel and university campus cleaned.				Section 5.4.2 of the Socio-Economic Impact Assessment discusses the potential creation of permanent employment, in the form of academic staff, hotel & commercial staff as well as indirect services such as maintenance, security and supply.
	University campus Since Covid most tuition worldwide has changed to virtual or on-line interactive tuition. It is realistic to assume that universities, now that these measures are already in place and seen to be working relatively well, will expand these services especially as it takes pressure off university campuses to provide accommodation and sufficient lecture space. In view of this development, and the fact that the Nelson Mandela University is 5 kilometres down the road, this proposal makes no sense at all. Why not rather further develop the Nelson Mandela University (George Campus) which is only 5 km away? Likewise the research facility can be incorporated with the existing facilities at the NMU. George does not need a second university “ building such is a waste of resources. In this regards also refer to the article in the George Herald of 3 March 2022 wherein it is claimed the NMU is greatly under-utilised.				Please see Section 3.3.1 of the Comments and Responses report.
	Hotel facility Why build another hotel on the outskirts of town when				The Hotel and

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	other hotels are already struggling to survive? Far Hills and Pine Lodge are cases in point. Commercial area Why develop another commercial area when Eden Meander Mall, just down the road from the dam, is already under patronised and George CBD, our inner city, is struggling to survive because of the great pull the malls, (such poor planning decisions), has on buyers. Show some mercy to existing retailers. Rather try to rejuvenate the inner city where many old/historical buildings stand empty and improve existing infrastructure. This will be a win-win situation for all.				Commercial/Business areas were authorised in a previous environmental process and have only been included in this proposal to show how they will be integrated into the development as a whole.
	Tourism As for promoting tourism “really? How does a hotel, a university campus and a few shops promote tourism? George has never been successful in promoting tourism. Even before the advent of Covid hotels were struggling and businesses dying. A major contributor to this sorry situation is the George Town Planning Department and other officials who make poor planning decisions. This is another one of them.				The potential impact on tourism is discussed in Section 8.4.8 of the EIA Report.
	1. George Municipality can already NOT cope with providing sufficient clean water to its residents, now even more housing/accommodation is planned? How does one work this out?	2022/03/08	P Kuschke R Kuschke	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	2. There IS a university close by! A new hostel for additional beds has been erected there more than two years ago. The university is of high standard. More courses can be offered from NMU if need be. Online studies is the way to go. What need is there for another tertiary academic institution?				Please see Section 3.3.1 of the Comments & Responses Report
	3. Have anyone thought of the damage to nature by taking away natural habitat from our wild life?				Please see Section 8 of the EIA Report
	4. More housing / accommodation will put more pressure on water needs and the capacity of the Garden Route Dam.				Please see Section 3.5.2 of the Comments & Responses Report
	5. Cannot understand that people in power cannot work this out for themselves. 6. NO, NO, NO for this development !!				Your statement is noted
	*The Garden Route Dam is the most crucial strategic source of potable water in the region. In recent months, the water crisis in George has	2022/03/08	M Hau-Yoon	Private individual	Please see Section 3.5.2 of the Comments & Responses Report

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	exploded exponentially. The major Touw River sewage spill in December 2021 says it all. It just takes one such raw sewage spill to put our drinking water at risk.				
	*What guarantees do we have that the Garden Route Dam won't suffer the same fate as the Hartbeespoort Dam which now decades later has become choked by aquatic weeds nourished by industry effluent and failing water treatment plants?				Please see Section 3.5.2 of the Comments & Responses Report
	*The flimsy mitigation measures proposed in the Scoping Report are fatally flawed and dangerously dependent on the sustainability of future environmental management and maintenance plans. How can we risk the permanent wellbeing of our raw water quality to the vicissitudes of dubious maintenance systems and political pendulum swings?				The conditions included in the EA and EMP are legally binding to both the Applicant and those appointed to work on their behalf.
	*Post Covid, universities are switching over en masse to on-line tuition. This drastically reduces the need for actual physical campuses and student accommodation. Even pre Covid, the NMU George precinct was severely under-utilised. The proposed tertiary institution thus runs the risk of becoming a white elephant which ultimately struggles to pay its rates and taxes.				Please see Section 3.3.1 of the Comments & Responses Report
	*Student accommodation across SA is financed by the National Student Financial Aid Scheme. NSFAS is the body that mistakenly paid out R14 million to a student and only discovered the error months later. Yet another tertiary financial risk.				This risk is noted
	*This adds grist to the mill that the tertiary education component of the development is merely a Trojan horse to push through approval for high density housing on the edge of George's highly vulnerable potable water source.				Your opinion is noted.
	*Has a thorough cost-benefit study ever been conducted regarding the projected income streams of the development versus the cost to ratepayers of on-going maintenance and mitigation? Since 2010, Cape Town has spent an average of R39 million per year on the upkeep of its World Cup stadium, against an annual income of only R9,5 million.				A cost-benefit study has not been conducted. The short-medium term financial viability of development implementation proposals will be presented in the tender process and assessed by specialists.

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	5. A business park at the dam is in straight contravention with SPLUMA - which does not want businesses to be spread outside of the CPD. This will result in the CPD running empty and decay like Hilbrow, and Sunnyside and many many other business centers	2022/03/08	L Stephen	Private individual	The business development was approved as part of a previous process and is included in this proposal to show how it would integrate into the larger development layout.
	6. People who semi-emigrated to George, chose George as last resort before immigration based on the low density housing, the natural environment and the lifestyle it offers through the nature in the Garden Route. Destroying the Dam and the area around it will destroy 'George' for all of these people who are significant tax payers and will lead to them leaving the town and the country.				Please see Section 3.5.1 of the Comments & Responses Report
	7. The Garden Route has always been a tourist attraction due to its natural beauty - specifically for the outdoor sports people - which is a growing form of tourism. From the South of George the only entrance into the Mountains with bicycles and per foot for families are across the dam wall. This will be taken away given the density of the development and George will loose a significant part of its tourism attraction.				Please see Section 3.2.1 of the Comments & Responses Report
	8. Attracting students into George is absolutely non-sensical. It is the people in George whose infrastructure needs to be upgraded, who needs housing, who needs to start businesses. It makes no sense in attracting poor students of which most will receive study subsidies as they won't contribute to the economy and in addition will cause additional problems for the municipalities due to their behavior - being students. Typically compare this with PE and Sunnyside in Tuks and all the other universities where there have been riots for fees or against exams on an ongoing basis before COVID. Universities are no longer the romantic Oxford or Stellenbosh. It has now been changed in dangerous places and the mere adding of a university next to Eden, Loerie Park and Glenwood, would decrease the value of all the properties in the area.				Please see Section 3.3.2 of the Comments & Responses Report
	9. George needs to attract international tourists and many of them They pay millions of dollars to go to 5-star wilderness lodges to experience				Please see Section 3.2.1 of the Comments & Responses Report

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	african nature. By reforestation next to the Dam and building birdhides and running and bridle paths, we can attract lots of tourists who can bring in money to George without destroying it in the process.				
	10. Traffic problems The traffic has increased dramatically in George during the last 2 years due to the ongoing development of houses. Nothing is being done about Courtney and Knysna or CJ Langenhoven that is completely clogged up in the mornings after 7:20. How will these 2 roads carry the already proclaimed 600 houses to the South and how do envisage will it be done after another 2000 working people are housed? The George municipality is there to serve its community - especially the taxpaying community or contributes to the municipality by rates and taxes and by addition jobs and creating a growing economy. By introducing high density housing, the municipality will rid itself of all the tax payers and and up with wealthy contractors, a polluted dam, an over supply of builders without work and unruly students.				Please see Section 3.4.3 of the Comments & Responses Report
	11. The Garden Route will no more be the garden route and only the runners who are healthy and fit enough to reach the top of the peaks will be able to 'see' and 'experience' of the Garden Route. What was once the precious sought after Garden Route will just become another Umdloti or Durban. A typical example of Cities in decay.				Your opinion is noted. Please see Section 3.2.1 of the Comments & Responses Report
	12. As a retiree who are still working and serving the community - and living in a retirement village - you are cutting me off from my favourite walk in the world. Where else can we have a recreational walk on the Southern Side of town? I will never ever vote for the DA again. They are mere puppets and regardless of the people elected in charge, obviously still fall for the short cuts and trying to please the people who don't pay their salaries.				Please see Section 3.2.1 of the Comments & Responses Report
	5. A business park at the dam is in straight contravention with SPLUMA - which does not want businesses to be spread outside of the CPD. This will result in the CPD running empty and decay like Hilbrow, and Sunnyside and many many other business centres	2022/03/08	I van Wyk	Private individual	The Business area was authorised by a previous environmental process and has been included here to show how it will integrate into

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					the development layout as a whole.
	6. People who semi-emigrated to George, chose George as last resort before immigration based on the low density housing, the natural environment and the lifestyle it offers through the nature in the Garden Route. Destroying the Dam and the area around it will destroy 'George' for all of these people who are significant tax payers and will lead to them leaving the town and the country.				Your statement is noted.
	7. The Garden Route has always been a tourist attraction due to its natural beauty - specifically for the outdoor sports people - which is a growing form of tourism. From the South of George the only entrance into the Mountains with bicycles and per foot for families are across the dam wall. This will be taken away given the density of the development and George will loose a significant part of its tourism attraction.				Please see Section 3.2.1 of the Comments & Responses Report
	8. Attracting students into George is absolutely non-sensical. It is the people in George whose infrastructure needs to be upgraded, who needs housing, who needs to start businesses. It makes no sense in attracting poor students of which most will receive study subsidies as they won't contribute to the economy and in addition will cause additional problems for the municipalities due to their behaviour - being students. Typically compare this with PE and Sunnyside in Tuks and all the other universities where there have been riots for fees or against exams on an ongoing basis before COVID. Universities are no longer the romantic Oxford or Stellenbosh. It has now been changed in dangerous places and the mere adding of a university next to Eden, Loerie Park and Glenwood, would decrease the value of all the properties in the area.				Please see Sections 3.2.2 and 3.4.4 of the Comments & Responses Report
	9. George needs to attract international tourists and many of them They pay millions of dollars to go to 5-star wilderness lodges to experience african nature. By reforestation next to the Dam and building birdhides and running and bridle paths, we can attract lots of tourists who can bring in money to George without destroying it in the process.				Please see Section 3.2.1 of the Comments & Responses Report
	10. Traffic problems The traffic has increased dramatically in George during the last 2 years due to the ongoing development of houses.				Please see Section 3.4.3 of the Comments & Responses Report

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	Nothing is being done about Courtney and Knysna or CJ Langenhoven that is completely clogged up in the mornings after 7:20. How will these 2 roads carry the already proclaimed 600 houses to the South and how do envisage will it be done after another 2000 working people are housed? The George municipality is there to serve its community - especially the taxpaying community or contributes to the municipality by rates and taxes and by addition jobs and creating a growing economy. By introducing high density housing, the municipality will rid itself of all the tax payers and and up with wealthy contractors, a polluted dam, an over supply of builders without work and unruly students.				
	11. The Garden Route will no more be the garden route and only the runners who are healthy and fit enough to reach the top of the peaks will be able to 'see' and 'experience' of the Garden Route. What was once the precious sought after Garden Route will just become another Umdloti or Durban. A typical example of Cities in decay. The question therefore remain: If this DA elected goverment which is supposedly a better one, does not have the ability or foresight to learn from the past and other waterfronts which has not one survived the test of time, what is the hope for this municipality or any other one follow after this? What hope are they providing the companies and individuals that actually contribute to this municipality in may ways? Why not look at an alternative for this area, such as 5 Star lodge on the one side (at least 500 meters from the dam) with an exclusive Spa which caters for tourists and build an indigenous forest around it with the current road and access remaining for the people of George to reach the dam and give the rest as a community project to protect, reforest and to maintain. It has been done in many areas in the world.				Please see Section 3.2.1 of the Comments & Responses Report
	It would be pure stupidity and recklessness to put our ONLY freshwater supply at risk.	2022/03/08	M Pohl	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	We are completely against this development on our waterline.....too many people, not enough resources!!	2022/03/08	S Bello	Private individual	Please see Section 3.6.2 of the Comments & Responses Report

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	The intended development at the Garden Route Dam will result in a dramatic drop in property values in Eden, Loerie Park, Bergsig and Glenwood and even in the greater George. Water pollution in the Garden Route Dam is of grave concern to all residents of George who use the water from the Garden Route Dam, which is the only source of clean drinking water. Sewerage spillage are an every day occurrence due to leaking pipes and pipe failures in South Africa. The sewerage will inevitably end up in the Garden Route Dam which will become a breeding ground for water borne diseases like typhoid, ecoli, etc. Why do we need a hotel at the dam?? , and a new university?, we already have a University, and if the need arises, the existing George campus of NMU can be expanded. We already have a water shortage in George and with this new proposed development we will have permanent water restrictions which will be a death sentence to all industrial development as well as residential development. It is a ridiculous idea to have a recreational area on the banks of the Garden Route Dam , especially with flats and student accommodation adjacent to the dam. The Garden Route Dam will suffer the same fate as for example the Hartebeespoort dam, choked by water hyacinth and other water-plants which will grow lush in sewerage contaminated water, flowing into the dam. How it possible that we can risk the permanent well-being of our raw water quality to the vicissitude of dubious maintenance management systems and political grandstanding, just to be popular at the ballot box. Who are the people that will really benefit from this development??? Is there something sinister here that should be investigated??	2022/03/08	F Heunis	Private individual	Please see Sections 3.4.2 and 3.5.2 of the Comments & Responses Report
	The Landmark Foundation has made it clear that our threatened Cape leopard is breeding in this area, which is a haven for other wild life. This CANNOT be allowed to go ahead. The developers should look to other barren land around George with already disrupted ecosystems to carry out this development. The dam abd its surrounds is not the right place.	2022/03/08	B Mulrooney	Private individual	Please see Section 3.5.4 of the Comments & Responses Report
	Massive impact on water source and environment	2022/03/08	P Begbie	Private individual	Please see Section 3.5.2 of the

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	We have NO desire to have a University near our residential area where we have bought. The streets are already crazy with huge traffic, let alone another couple of thousand kids adding to it! :(I come from Grahamstown, which is a University town and would HATE my area to turn into that mess!	2022/03/08	A Kingsley	Private individual	Please see Section 3.4.3 of the Comments & Responses Report
	Are there not enough people living in George now. This place become a nightmare. Catch up all the infrastructure first. Makes roads wider etc before encouraging more and more people to move here clogging up roads, shops school everything	2022/03/08	N Brown	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	This project needs to be stopped and the natural habitat maintained.	2022/03/08	T SchÃffler	Private individual	Your statement is noted
	We need to keep it dam area as natural as possible for the wildlife and for our consumption. If we start building near the dam the water will be polluted and the animals forced out of there natural habitat. This cannot happen!!	2022/03/08	J Middlemiss	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Strongly disagree with the development. We have a University. Waterfront developments are not economically feasible.	2022/03/08	C Senekal	Private individual	Your statement is noted. The waterfront development was approved in a previous environmental authorisation process and has been included here to show how it will be integrated into the development layout as a whole.
	Essential to protect green spaces and envirnmentally sensitive habitats	2022/03/08	R Andrew	Private individual	Please see Section 3.5.1 of the Comments & Responses Report
	Stop , like why	2022/03/08	C Pollock	Private individual	Your statement is noted
	We must protect the environment in order in protect ourselves	2022/03/08	J Calitz	Private individual	Your statement is noted
	I have been a resident of George for 7 years and have a large appreciation for our beautiful natural surroundings... Donâ€™t ruin it with your industrial developments	2022/03/08	S Hiemstra	Private individual	Your statement is noted
	There is not proper environmental studies done to confirm the huge	2022/03/08	S Bezuidenhout	Private individual	All environmental impact studies

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	impact this will have on area and town. There is obvious corruption involved in this development				conducted were included in the EIA Report. This comment shows that the I&AP had no real understanding of what they were signing or the project as a whole.
	Who ever decided to try this project is either corrupt or have no idee of environmental affairs	2022/03/08	A Nel	Private individual	All environmental impact studies conducted were included in the EIA Report. This comment shows that the I&AP had no real understanding of what they were signing or the project as a whole.
	The town does not have enough water and electricity for further development. This would put more strain on the current infrastructure	2022/03/08	M Bezuidenhout	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	I strongly disapprove of this proposed development. Please keep our water clean and safe.	2022/03/08	L Katzke	Private individual	Your objection is noted
	Buffer zone to be adhered to	2022/03/08	IAP Last name	Private individual	Please see Section 3.2.4 of the Comments & Responses Report
	The town facilities needs to be further utilized before more development is necessary	2022/03/08	J Bezuidenhout	Private individual	Your statement is noted
	A huge no for further development as it would contribute to further damage of natural habitat	2022/03/08	M Bezuidenhout	Private individual	Your statement is noted
	The infrastructure and water in George is not sufficient for further development	2022/03/08	P Bezuidenhout	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	Security and environmental risk. The dam should be a highly secure area, for it is at risk of sabotage and poisoning. Access should be limited. The habitat of wildlife will be encroached on. The needs of the University have changed and if not, there are alternative sites, away from Saasveld, that was fine as a Forestry School, but is not right for the site of a University. Leave our reserve and catchment areas alone, please.	2022/03/08	B Benjamin	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Our water needs to be kept clean. The only realistic way of doing this is to prohibit any development of any nature around or near the dam	2022/03/08	S Schaffler	Private individual	Please see Section 3.5.2 of the Comments & Responses Report

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	Larger influx of people into area will create more opportunities for crime and worsen already overloaded traffic and resource availabilities.	2022/03/08	A Goosen	Private individual	Please see Sections 3.4.4 and 3.4.3 of the Comments & Responses Report
	George does not have the infrastructure to accommodate any more people	2022/03/08	K Andreoli	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	The municipality can hardly keep up with all of the water infrastructure failures in recent years, including large damages from the floods in November 2021, which have still not been resolved. They should rather put their efforts into the current infrastructure and possibly expanding the university campus they already have, rather than putting the time and money into a new venture which will just put more strain on the current dam supply and possibly lead to pollution in George's main water supply.	2022/03/08	J Lammers	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	Huge security risk for Loeriepark	2022/03/08	T Griesel	Private individual	Please see Section 3.4.4 of the Comments & Responses Report
	Don't want new development at George Dam. Want to keep our Dam clean and beautiful. This is where people go to relax and spend time in nature. It is supposed to be a nice and quite place to go to, to unwind.	2022/03/08	M Botha	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	Negotiations and planning is urgently required	2022/03/08	D Brauteseth	Private individual	Please see Section 2 of the Comments & Responses Report
	George dam is a central hub for wildlife in the surrounding area, and this habitat should be protected.	2022/03/08	S Maguire	Private individual	Please see Section 3.5.1 of the Comments & Responses Report
	As can be deduced from the above mentioned concerns, I strongly oppose the proposed development and wish to implore those who are planning this development to reconsider their plans and let everyone continue to enjoy what is a truly beautiful outdoor experience..	2022/03/08	P Fourie	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	I am sure there is other land available for Campus development	2022/03/08	F Slabbert	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	George itself does not have the infrastructure in place to accommodate such a development, nevermind one that destroys our beautiful dam.	2022/03/08	G Le Grange	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	George Dam is the prime water supply for the greater George area. By developing large areas close to the dam, not only will you negatively	2022/03/08	M Liprini	Private individual	Please see Section 3.5.2 of the Comments & Responses Report

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PROPOSED UNIVERSITY PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE, WESTERN CAPE.

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	affect the water run off into the dam, you will also pollute whatever run off is directed towards the dam. Human beings are unable to live without polluting their environment, and by proceeding with this development you will be directly increasing pollution in the George Dam and river system, degrading the quality of water, as well as damaging many fragile ecosystems associated with the area which are an integral part of that water system and contribute to the sustainability of the dam. Nowhere in South Africa has such a development, so close to a major body of water ever being of benefit to that body of water, it has always, without exception lead to degradation, pollution and at times a total failure of said system.				
	No to urban sprawl. Yes to tourism and wild spaces. This, once developed, is irrecoverable. There are alternative locations and alternative job generating opportunities that don't involve robbing future generations of this legacy	2022/03/08	G Wertheim Aymes	Private individual	Your statement is noted
	It will be such a sad day for George if the forests around the dam go. Many children have grown up walking , running and cycling around there. It is one of the last beautiful areas in george.	2022/03/08	J Veysie	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	I object to these developments	2022/03/08	A Tait	Private individual	Your objection is noted
	There will be bribery and corruption which I'll not be able to be undone!	2022/03/08	P Walsh	Private individual	Your statement is noted
	ACTIONS WILL BE TAKEN TO STOP THIS DEVELOPMENT.	2022/03/08	W Tiran	Private individual	Your threat is noted
	PROTESTS AND ACTION WILL BE TAKEN TO STOP THIS.	2022/03/08	W Tiran	Private individual	Your threat is noted
	We already have a place of learning close by. Rather fix that place. Someone is making money out of this to the detriment of the people of george. We dont need a university on our natural areas. There are other places it can be built.	2022/03/08	H von Steen	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	The more development that take place...the more people. More people means more abuse of nature and this will beyond a doubt result in more water lost.More water loss is ultimately confirms failure of such new developments. One need not be a rocket scientist to realise its all about money, but this greed will ultimately be the demise and downfall	2022/03/08	K De Klerk	Private individual	Please see Section 3.5.2 of the Comments & Responses Report

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	to our beautiful place.				
	The area can not sustain yet another large development	2022/03/08	R Brock	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	The infrastructure of George cannot manage such a big development and the impact on the environment is devastating	2022/03/08	D Leo	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	The current system is sensitive enough as it is.. Leave the remaining pristine areas alone	2022/03/08	R Blum	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	I object to further developments.	2022/03/08	N Graf	Private individual	Your objection is noted
	I agree with all of the above. As it is the existing infrastructure is inadequate.	2022/03/08	M Cooper	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	New development is over doing it, infrastructure already exists. Why not spend money on building houses in areas not nature sensitive.	2022/03/08	B Steenkamp	Private individual	The current layout has placed the proposed residential units in areas of least environmental impact.
	I am a resident in Standerstreet, next to the open area	2022/03/08	HJ Kotze	Private individual	Noted
	SAVE THE DAM	2022/03/08	C Van den heuvel	Private individual	Your statement is noted
	Need to protect the little of what is left of the indigenous flora around George	2022/03/08	G Venter	Private individual	Please see Section 3.5.1 of the Comments & Responses Report
	Considering what is happening around the country wrt contaminated water sources, it is absolute madness to even consider going ahead with this development!	2022/03/08	A McDonald	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Bird and animal life will be seriously jeopardized ,a few near-threatened birds occur around that area	2022/03/08	E Polden	Private individual	See Section 8 of the EIA report
	So many developments at dams have caused more issues than good and water and it's catchment areas should be protected as much as possible.	2022/03/08	F Du Plessis	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	My house is next to the planned development. It would affect water, rare bird species and wildlife in the area	2022/03/08	M vd Westhuizen	Private individual	Please see Section 3.5.2 of the Comments & Responses Report and Section 8 of the EIA Report
	When is this government going to stop being motivated by greed. How much more must this country suffer. Will the government only rest once our last natural resource is gone. This is shameful in the extreme.	2022/03/08	E Donovan	Private individual	Your comment is noted

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	Shame on you!!				
	Leave our dam. Leave our animals. Leave our plants Leave our trees This is for tourist as well. Leave our natural landscape !!!!	2022/03/08	M Kotze	Private individual	Your statement is noted
	Our family love to go walk at the dam, its safe and we teach our children about nature!	2022/03/08	C Els	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	I walk there everyday, this is why I live in this area. Its save and the nature is what we need living a busy life! Save George dam!!!	2022/03/08	B van Wyk	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	We do not need another university. Benefits of the project will be temporary, disadvantages will be permanent. Breeding ground for corruption.	2022/03/08	G Murray	Private individual	Your opinion is noted
	Save George Dan	2022/03/08	H Van Wyk	Private individual	Your statement is noted
	This development will most certainly negatively affect George as a town, the environment and its people.	2022/03/08	K Botha	Private individual	See Section 8 of the EIA Report
	Increase of crime Infrastructure Pollution Schooling	2022/03/08	A v Vuuren	Private individual	Please see Section 3.4.4 of the Comments & Responses Report
	Developers do not care about the environment and what impact it would have on the echo system. It effects wild life and the fynbos.	2022/03/08	M Opperman	Private individual	See Section 8 of the EIA Report
	A place that I enjoy everyday	2022/03/08	S Lloyd	Private individual	Noted
	Lets first develop our existing campus to its potential	2022/03/08	D Fourie	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Dont mess with the dam	2022/03/08	R Moller	Private individual	Your statement is noted
	Please do not go ahead with this development	2022/03/08	A Koch	Private individual	Your statement is noted
	Currently we are having difficulty to supply water to the entire town.... Why increase the situation and decrease our water quality?	2022/03/08	A Strydom	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	This is the last free place that your can partake in nature without someone else profiting	2022/03/08	B Wagner	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	Littering	2022/03/08	D Badenhorst	Private individual	Please see Section 3.5.3 of the Comments & Responses Report
	Biodiversity loss	2022/03/08	A Venter	Private individual	Please see Section 3.5.1 of the Comments & Responses Report
	No developments wanted in that area	2022/03/08	J Naude	Private individual	Your statement is noted

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	Keep the dam & environment as undeveloped as it is.	2022/03/08	A Schutte	Private individual	Your statement is noted
	There are alternative sites to develop student accommodation	2022/03/08	L Benjamin	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Keep our coastline and its natural environment free of overpopulation	2022/03/08	A Russell	Private individual	Your statement regarding coastlines is noted
	This is an untouched beauty and peaceful place and safe where I take visitors to the garden route (SA people) and I am always amazed at the beauty. Copying waterfronts and development will destroy the beauty and peace and bring along the problems the rest of the country face-keep the Garden in Garden Route! And the Garden of in Eden in the Eden neighborhood! If tourists want development - go where there are these developments! There are a lot of tourist who come to the garden route for the natural beauty!!!!	2022/03/08	S Brand	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	Opposing this development that will affect the quality of the George water	2022/03/08	M Maurel	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Keep our natural environment and beauty.	2022/03/08	M Fourie	Private individual	Your statement is noted
	Save George dam	2022/03/08	Y de Vos	Private individual	Your statement is noted
	Protecting our environment and natural resources should be a priority - too often these take a backseat to expand and develop urban areas - the impact of such a development will greatly harm the area	2022/03/08	M Potgieter	Private individual	See Section 8 of the EIA Report
	The housing development will detract from the beauty of the surroundings. There is a campus and sports fields at NMU which are not being used. A commercial waterfront might do well at first, but if one has regard to the Knysna waterfront, it has deteriorated and is not visited much. A waterfront will further cause irreparable harm to the environment and water quality	2022/03/08	V Reynolds	Private individual	Please see Section 3.5.1 of the Comments & Responses Report. The waterfront development was authorised in a previous environmental authorisation process and has been included here to show how it integrates into the development layout as a whole.
	A development if such a nature in extremely close proximity to a natural source will be a cause of compromise for the entire region water source. The proposed development is too risky.	2022/03/08	B Parker	Private individual	Please see Section 3.5.2 of the Comments & Responses Report

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	A development such as this is not required in this area.	2022/03/08	A Lotz	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	I live near the water's edge and daily observe many wild birds inhabiting the surroundings of the dam. With a high density development such as that which is proposed, these birds will no longer be able to use the area as natural habitat.	2022/03/08	J Lotz	Private individual	Please see Section 3.2.4 of the Comments & Responses Report
	We already have water restrictions, so how can further development be contemplated?	2022/03/08	S-J Jenkins	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	Please do development somewhere els.	2022/03/08	F Vorster	Private individual	Your statement is noted
	I object to further development	2022/03/08	W Nieuwoudt	Private individual	Your objection is noted
	Municipality struggle keep existing facilities maintained rather reinvest in those existing structures.	2022/03/08	H Coates	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	Accept the above comments	2022/03/08	R Werbster	Private individual	Noted
	Water purity and availability is constantly being compromised and having created a worldwide 'climate change' awareness campaign it seems ludicrous that we don't even seem to recognise that it is humans creating the worst changes whilst we continue to decimate and destroy the earth and its inhabitants. We seem hell bent on building and devolving calling it 'progress' whatever the cost to the environment. It is shocking and needs to be stopped!	2022/03/08	A Bennett	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	No to irreversible environmental damage that will have a negative chain reaction on the surrounding areas and ecosystem	2022/03/08	C Holloway	Private individual	Your objection is noted
	I object to this development at the Garden Route dam.	2022/03/08	L-M Fourie	Private individual	Your objection is noted
	Stop being kak! Leave nature, she works!	2022/03/08	E van Niekerk	Private individual	Your statement is noted
	The dam is my go to place, my peace and quiet. I do not want this to be damaged for myself and generations to come.	2022/03/08	M Fourie	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	Please think wisely over the situation.	2022/03/08	A Schnetler	Private individual	A Full Scoping and EIA process has been conducted to assess the situation.
	Unsafe Disrutive Not enviromental friendly	2022/03/08	H Kotze	Private individual	Please see Section 3.4.4 of the Comments & Responses Report

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	The roads cannot handle additional traffic	2022/03/08	P Rodgers	Private individual	Please see Section 3.4.3 of the Comments & Responses Report
	I oppose any development near George dam.	2022/03/08	D Williams	Private individual	Your opposition is noted
	Nature matters.	2022/03/08	M Lombard	Private individual	Your statement is noted
	Not enough water for our growing town. Pollution also a problem Sol Plaatjie University is based in Kimberley - why not use or enlarge the existing Saasveld Campus of NMU???	2022/03/08	I Louw	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	Duplication of facilities with NMU 5kms away is ridiculous.	2022/03/08	W Louw	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	I went to the existing campus and it is TOTALLY under utilised and so Koch available land area. It is dilapidated and outdated. Spend the money there for goodness sake !!!	2022/03/08	N Dura	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	hou op uitgevreet wees vir geld en las dit	2022/03/08	J Crouse	Private individual	Your statement is noted
	This is appalling. You want to take away the Garden routes garden??	2022/03/08	E Potgieter	Private individual	Please see Section 3.5.1 of the Comments & Responses Report
	All the hasty developments in the area are bound to eventually devastate the area around the dam. There's no need for them here, do them somewhere else.	2022/03/08	G Mandl	Private individual	Your statement is noted
	Need to be sure we have sufficient water to meet our growing needs and that we do not allow development where potentially our water quality could be negatively impacted	2022/03/08	C Nightingale	Private individual	Please see Sections 3.5.2 and 3.6.2 of the Comments & Responses Report
	And what water source should we use when this is all polluted? All the developers see is money and shrug their shoulders at the mess they leave. Disgusting that this has even got this far!!	2022/03/08	P Nunns	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	It is crazy to alo	2022/03/08	F Theron	Private individual	Your statement is noted
	Why does this development have to take place at the dam area??? NO, NO, NO!!	2022/03/08	B Bergh	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	SAVE OUR ECOSYSTEM	2022/03/08	K Tiran	Private individual	Your statement is noted
	Water sources are precious and a development like this will compromise the quality of water and affect the surrounding wild life and flora which needs saving.	2022/03/08	F Gage	Private individual	Please see Section 3.5.2 of the Comments & Responses Report

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	There are less harmful ways to achieve the end goal that should be considered	2022/03/08	M Nezar	Private individual	Your statement is noted
	There is already a University campus at Saasveld with a lot of available space for expansion. I do not see the need to establish a second tertiary institution.	2022/03/08	D Bredell	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	It should be a green lung reserved for nature, recreation for the George community Not for development	2022/03/08	A Muller	Private individual	Your statement is noted
	safe and secure recreation. As regular visitors, we value the fact that we can enjoy the beauty of the area in a safe environment, for years gone past and hopefully many years to come. Housing in this area will also destroy the fauna and flora and the whole ecosystem..... we do not need housing around our beautiful George dam. Save this part if the Gardenroute	2022/03/08	C Pharoah	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	Increase in traffic will impact very negatively on the roads and residents. We already have an under utilized university with big sports fields.	2022/03/08	G Thomson	Private individual	Please see Section 3.4.3 of the Comments & Responses Report
	I am extremely concerned about this development and what this is going to do to our roads, our environment and the dam. Why build another university when we've already got one?	2022/03/08	F Thomson	Private individual	Please see Section 3.3.1 and 3.4.3 of the Comments & Responses Report
	Please consider saving our wildlife	2022/03/08	S Galvin	Private individual	See Section 8 of the EIA Report
	Please don't go ahead with this development. How can people working, living and studying around our only source of drinking water be good for Georgians? We rather need a few more high schools and many water pipes in George need replacing as they burst on a regular basis. Our roads are the in the worst state they have ever been. I've lived here 50 years. Our present infrastructure needs attention not a new development besides online studying post matric is becoming the norm now. How relevant is it to have a new university?	2022/03/08	P Lester	Private individual	Please see Sections 3.6.2 and 3.3.1 of the Comments & Responses Report
	A "waterfront" at our drinking water supply is not needed - we have the sea and it is foolish as it will increase the reality that there will be pollution wherever humans congregate.	2022/03/08	S Lamb	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	There are better ways to achieve the goal that will impact the environment much less.	2022/03/08	E Anderson	Private individual	Your statement is noted

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	We like to enjoy the beautiful area!	2022/03/08	J Vermeulen	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	Our water supply is endangetef.	2022/03/08	L Van Ginkel	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Any development will leave George taxpayers and every one resides in George with tremendous trouble, re. Water shortage, pollution of a pristine environment and habitat of species. Where is our political parties now? Why did we vote for them and they don't fight this battle. Money isn't the problem here but the stealing of money in every project in South Africa. When running out of the billions, everything will come to a stilstand as the bridge on the highway.	2022/03/08	B Beneke	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	You should rather make it a nature reserve	2022/03/08	E Mellet	Private individual	Your statement is noted. Please see Section 3.3.1 of the Comments & Responses Report
	We stay next to the Cat river. Please stop this absolute unacceptable development. You will be destroying and poluting our rivers and dam! Why do people still consider developments like these!! In an era where we should be protecting our natural resources! Just look at what happend in December 2021, all the filth and sewerage leaks that occured. Ebb and flow to mention just one! This development pose a unacceptable risk on the ENTIRE town! STOP!!!	2022/03/08	W v Blommenstein	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	I want green area to stay as it is	2022/03/08	J Pretorius	Private individual	Your statement is noted
	Dont kiesh the dankest dam in western cape. It's an all time favourite and a natural monument to the area	2022/03/08	S Sydow	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	I am totally against this project in the proposed area.	2022/03/08	G Adamson	Private individual	Your opposition is noted
	Leave George Dam as is	2022/03/09	J Coertzen	Private individual	Your statement is noted
	Save our water	2022/03/09	G de Villiers	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	With the current demands with regards to infrastructure and water, there is no way I would be in favour of further development in George, especially not at such an eco sensitive area as the George Dam. Get the	2022/03/09	R Shear	Private individual	Please see Section 3.6.2 of the Comments & Responses Report

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	basics done on ground level first before you develop this town any further and it becomes another overcrowded and badly managed area. Our businesses depend so much on tourism in this area and we need to retain our "Eden" status!!!!				
	Not enough recreational space in our area. By allowing to build in this area will impact our mountain bike trails and trail running trails.	2022/03/09	J Borman	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	Unnecessary	2022/03/09	D Mosterd	Garden Route Events	Noted
	How this project could get this far is unfathomable and shows that Money is more important for the Municipality / council than the well-being of George. The old saying goes "You don't shit where you eat". This project has the potential for enormous harm and must be stopped at all costs.	2022/03/09	A Louw	Triplebar Business Direction	Please see Section 2 of the Comments & Responses Report
	We use the trails to host our school cycling events and without the trails we will not be able to continue to grow the sport among the youth of today.	2022/03/09	H Keuler	Glenwood House Cycling Club	Please see Section 3.2.1 of the Comments & Responses Report
	This development will take away a nature area currently enjoyed by everyone and make it the exclusive playground of a rich few. A few "public" picnic spots does not make up for what will be taken away.	2022/03/09	L Kelland	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	The option to rather convert the CBD to a smart city no pedestrian zone and build up would have far more benefit than the proposed development at the dam	2022/03/09	D Carter	Private individual	Your statement is noted
	I am against this development.	2022/03/09	B Crous	Private individual	Your objection is noted
	This will destroy natural habitat	2022/03/09	A Bekker	Private individual	Your statement is noted
	No NO NO this is No good you are struggling with infrastructure already this won't help at all	2022/03/09	JD Grobler	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	As a student myself the future is online studying NOT KILLING NATURE with projects like this	2022/03/09	I Grobler	Private individual	Your statement is noted
	There is sufficient space outside this area for the proposed developments, no need to destroy a pristine area. Current Canopus should be upgraded instead	2022/03/09	B van Niekerk	Private individual	Please see Section 3.3.1 of the Comments & Responses Report

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	We cycle there at least 4 x a week we wont be save anymore and the ntural habitat of animals eil be ruined. Because of money hungry people	2022/03/09	R Grobler	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	This will be like a ugly pimple on a beatiful face	2022/03/09	E Kruger	Private individual	Your statement is noted
	Save the dam	2022/03/09	M Raubenheimer	Private individual	Your statement is noted
	Do not agree with proposed development at George dam.	2022/03/09	B Williams	Private individual	Your disagreement is noted
	On all accounts this is a ridiculous idea, there are many more suitable areas to build if need be...	2022/03/09	P Williams	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	I believe this will make long term damage to the environment.	2022/03/09	J Smart	Private individual	See Section 8 of the EIA Report
	Objection against building and land use.	2022/03/09	V Burger	Private individual	Your objection is noted
	â€¦	2022/03/09	E Swart	Private individual	Noted
	I am against any building in the area near the George dam.	2022/03/09	S Crouse	Private individual	Your objection is noted
	This will be a total disaster for our area . Use Saasveld	2022/03/09	C Crouse	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Our water is precious, People will always pollute and contaminate. Especially when there are buildings, students want to party and will not care what is thrown in the water. Build their accommodation closer to the University.	2022/03/09	C Wilson	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	We are already on water restrictions, how will the municipality accommodate new homes. Impact on the environment and environmental study being ignored.	2022/03/09	C Cornforth	Private individual	Please see Section 3.6.2 of the Comments & Responses Report. A Full Scoping and Environmental Impact Assessment has been conducted to identify the potential impacts.
	Lets keep our wildlife safe by not encroaching more land , that will also keep littering , poaching and illegal hunting at bay.	2022/03/09	C Nienkemper	Private individual	Your statement is noted
	Invirinmental studies are being ignored. George does not have the water infrastructure to supply the existing homes, how can it supply all the planned residence	2022/03/09	S Cornforth	Private individual	The EAP agrees that the Full Scoping and Environmental Impact Assessment conducted to identify the potential impacts are being

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Comments Received during the Post-application (30-Days) Public Participation on the Scoping Report

Nr	The following I&APs submitted the Garden Route 101 template with the following additional comments:	Date Received	I&AP	Company / Representing	Response
					ignored.
	I am strongly opposed to this proposed development. The current campus can be developed. The integrity of our water supply must at all costs be our primary objective.	2022/03/09	B Van Wyk	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	This can't go ahead. Environmentally as well as aesthetically. Leave George dam alone	2022/03/09	R Williams	Private individual	Your statement is noted
	Building these, will be a security problem to our neighbourhood. I do not agree to this.	2022/03/09	A Bouwer	Private individual	Please see Section 3.4.4 of the Comments & Responses Report
	Safe the water	2022/03/09	W Engelbrecht	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	We need reforestation, not more development	2022/03/09	G Bekker	Private individual	Your comment is noted
	We already have a water and infrastructure problem, nature, dam and everything else will not survive. Drinking water will become contaminated with rubbish and human pollution.	2022/03/09	L Fourie	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	No need for another university white elephant	2022/03/09	A Du toit	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	I grew up walking at the Dam and hearing stories of leopard sightings in the forest. This beautiful area needs to be preserved before our beloved town loses another piece of its soul.	2022/03/09	F Fick	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	This will endanger our ONLY water source for the whole of Gerge, Wilderness and surrounding areas. We have a rich bird life, wild life, etc. in the surrounding areas. Not to talk about the cycling routes, hiking routes, etc. ALL of this will be lost!!	2022/03/09	E Solomon	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	Please save this public nature space for ALL to use This is not a commodity for an elite bunch, who in building will destroy nature and eco system n creatures who live there and public access ATROCIOUS!!!!!!!!!!	2022/03/09	Gabriella K	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	There are several unanswered questions, concerns & issues raised by IAP' s regarding e.g. longterm impacts & I reasons why George need another university across the GR Dam from the existing NMU George campus which makes absolutely no sense whatsoever.	2022/03/09	B Du Preez	Private individual	Please see Section 3.3.1 of the Comments & Responses Report

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	Please don't allow this to go through, for the future of our children and their children	2022/03/09	A Bender	Private individual	Your statement is noted
	I am strongly opposed to the development.	2022/03/09	M Fleetwood	Private individual	Your opposition is noted
	Our water supply is already under pressure!	2022/03/09	T Coetzee	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	We need to maintain our greenbelt areas in George.	2022/03/09	L Squair	Private individual	Please see Section 3.2.4 of the Comments & Responses Report
	Save our dam	2022/03/09	C Heunis	Private individual	Your statement is noted
	Totally against development	2022/03/09	S Basson	Private individual	Your opposition is noted
	I do not support this	2022/03/09	M Neufeld	Private individual	Your objection is noted
	Please stop this development we don't need it!.	2022/03/09	T Steyn	Private individual	Your statement is noted
	The water is under pressure as it is. There's going to have to be better planning for expansions before this project is even contemplated	2022/03/09	R Green	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	Save our water.	2022/03/09	C Davel	Private individual	Your statement is noted
	No thanks. Already George council can not maintain water in George and is full of excuses. Now they want to mess with what fresh water we have.	2022/03/09	T Parsons	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	Save the dam	2022/03/09	W Du preez	Private individual	Your statement is noted
	A great deal of derelict and unsightly land in George is ripe for development. There can be no possible justification for interfering with an area of natural beauty and environmental importance.	2022/03/09	B MacDonald	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Concerned about the impact development will have on our beautiful dam and environment	2022/03/09	M-A Reuter	Private individual	See Section 8 of the EIA Report
	Urban development in the garden route dam region, will result in severe deforestation and habitat destruction which will be the cause of loss in biodiversity and soil erosion. If quality and fertility is lost in the soil, certain species of micro organism and other animals will not be able to survive. By destroying the forest, local and ecotourism will come to an all time low. By urbanising the area of land surrounding the dam, runoff water can seep into the dam which will severely decrease the quality of the water, causing health problems for locals. Keep in mind,	2022/03/09	D De jager	Private individual	Your statement is noted.

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	once this is done, it cannot be undone.				
	Will be impossible to keep the water clean of all runlbble and no sooner sewage!!!!	2022/03/09	L Theunissen	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Crime will be rampant during and after such a development. 1000 s of construction workers will be busy day and night. Think about it. Ot will affect everyone in our communities. Water security wil disappear. It will be a disaster. Everything about the development is concerning. Traffic, safety, diminishing of recreational activities, water security.	2022/03/09	S Waddington	Private individual	Please see Sections 3.4.4, 3.4.3, 3.2.1 and 3.5.2 of the Comments & Responses Report
	I am against this development	2022/03/09	E Fourie	Private individual	Your objection is noted
	The municipality can't supply enough water as it is what wil happen when hundreds more people need water, can the municipality guarantee that waste and waste water won't end up in our water supply.	2022/03/09	J Obbes	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	There are more than enough facilities in george! Leave our clean water and our environment!! For future generations	2022/03/09	R Garstman	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	1 - Who paid for the EIA and why? 2- Were alternative ERF options considered? If so what were the reasons they failed & where were these options? 3- Were the 2 previous mayors, municipal manger or directors of departments who were implicated in corruption or fraud involved in any part of this process and if so have they followed due process ethically?	2022/03/09	T Lewis	Private individual	Please see Sections 4 and 6 of the EIA Report.
	To keep the quality of the water that we all need for the future.	2022/03/09	S Snyman	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	I am privileged to live in George , we have a municipality that is taking care of this town. Most water resources around South Africa have been compromised by overdevelopment around the catchment dams causing unattainable conditions to keep the water clean and free of pesticides and waste from urban development. Please stop this development and allocate this land to low density park like development which would save the water resource and its surrounds for a healthy future. Thank you	2022/03/09	D Bowles	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	We have to protect nature.	2022/03/09	M Fouche	Private individual	Your statement is noted

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	There are many other areas that this could be erected without it being next to our main water supply.	2022/03/09	J Green	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	I am totally against the development	2022/03/09	E Claassen	Private individual	Your objection is noted
	1. From an economic and academic perspective, the addition of facilities and faculties to the existing university makes sense by increasing the value added services of the current university and strengthening its position in academia. What does NOT make sense is to try to dilute the services already provided for at NMU for the sake of commercial gain - this is not the way to build a strong academic presence in George. We have far too many tertiary facilities in this country that are a joke and their 'degrees and diplomas' are not worth the paper they are written on. Ever second jackass can establish themselves as 'tertiary education facilities' and hoodwink good honest people out of their hard earned cash whilst they are trying to help their children better their lives. Its disgusting and now George will be part of that system! 2. It makes absolutely NO SENSE whatsoever to destroy the natural habitat we have for the sake of an probably underutilised facility to further degrade the area but will enrich a few 'interested parties' with dubious intentions who have not declared themselves and their interests as far as I am aware - who will in all probability build and run and take no further responsibility for the damage they have caused. This is the Garden Route - for goodness sake give it something to keep the name appropriate. 3. There is a lot of underutilised land in the George area - why not use this - the NMU has a substantial amount of land which is not utilised, there is land at the Junction of the N2 and the Mall which has been cleared and not used. Use this and leave the Garden Route beauty spots alone.	2022/03/09	D Richardt	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Think before you act, George is already becoming over populated! And we're already having water restrictions. Don't put our water supply in jeopardy.	2022/03/09	C Coetzer	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	George will not be able to accommodate such a large caoacity of students..The dam does not have sufficient water supply and our wild	2022/03/09	L Barker	Private individual	Please see Section 3.6.2 of the Comments & Responses Report

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	life will be affected considerably.. There us also not enough accommodation to house all the contractors. Please keep our city clean and healthy for future tourists.				
	Don't destroy our water sources!	2022/03/09	A Volschenk	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Developing a University would be a waste of money. There are already several colleges and Universities in George, as well as the Nelson mandela Uni close to the proposed development. This would cause a large loss in habitats for plant and animal species as well as killing aquatic species in the dam. Pollution would destroy the environment and beauty of the dam if the project would continue to go ahead with this disastrous development. Rather focus ons conservation of the George dam and creation of enviromental friendly activies for families and tourists to promote a tour or hike around the dam.	2022/03/09	M Smit	Private individual	Please see Sections 3.3.1 and 3.5.2 of the Comments & Responses Report
	Sewage leaks Over population Pollution Noise Ext	2022/03/09	E Smit	Private individual	Please see Sections 3.5.2 and 3.4.1 of the Comments & Responses Report
	If there is any need in George for another university campus another more centralized location accessible by all the communities of George will be a more viable option rather than be segregated by the proposed site surrounding the Garden Route Dam. The proposed Mediclinic hospital relocation and the various decentralized locations that has been denied approval is a prime example of this development proposal being invalid. Surely this scale development should be carefully considered in response to the broader scheme of the George Municipal Spatial Development Framework just as the Mediclinic relocation has been.	2022/03/09	A Schenk	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	There is an university already. It will have a negative inapct on our environment which is already under pressure	2022/03/09	E Munro	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Our bird life will suffer. We stay next to the dam and have lots of birds that nest here. It will effect the wild animals.	2022/03/09	R Menkveld	Private individual	See Section 8 of the EIA Report
	This development must be stopped at all costs. This will be a disaster to	2022/03/09	D Grobbelaar	Private individual	Please see Section 3.4.4 of the

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	the garden route and will demolish the topographic environment of our beautiful area. Will bring criminals and consistent strikes and security risks to our save area. Do we want this for our kids. No absolutely not. Stop this and stop it now				Comments & Responses Report
	I read that the EI has made some recommendations about development in the area but they do not list the leopard and other indigenous species whose existence is already threatened. The tortoises, hares, blue buck, chameleons, indigenous mini orchids and even fire flies are threatened. There are a number of tertiary academic institutions and satellite campuses in the area so the need for yet another institution to be built would have to be satisfactorily justified. The pristine virgin forest has been here for centuries and must be preserved for future generations to enjoy. Development, like the one proposed must be prevented.	2022/03/09	L Huddy	Private individual	Please see Sections 3.5.4 and 3.3.1 of the Comments & Responses Report
	Ek dink nie dis n goeie dink dat julle wil ontwikkel by die dam nie dis waar die mense gaan stap ontspan en wT van die diere wat daar is so my antwoord is NEEEEEEEEEE	2022/03/09	S Koen	Private individual	Your objection is noted
	Residents around the George Dam will be in great danger if proceeding with this process. Our water is of good quality right now, please don't spoil it. Thank you.	2022/03/09	B Van Der Westhuizen	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Please dont do this, we love the dam and cannot afford to lose it.	2022/03/09	J-L Gough	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Take away our freedom,cut the tress kill the bit of nature and peace of quiet George have.So many other places to build buildings.	2022/03/09	D Dunbar	Private individual	Your statement is noted
	Save our dam	2022/03/09	C Loubser	Private individual	Your statement is noted
	Not a good idea to develop the area	2022/03/09	M Hebbard	Private individual	Your statement is noted
	Eco- assessments need to done inclusively and in an authentic way. Please.	2022/03/09	J Hills	Private individual	All environmental impact studies conducted were included in the EIA Report. This comment shows that the I&AP had no real understanding of what they were signing or the project as a whole.

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	I stayed in Hartbeespoort for 19 years and look what happend to the dam sins been developed. Please donâ€™t go the same route and protect the garden route dam and our water source for George!!	2022/03/09	A Van Dyk	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Preservation of the â€œCentral Parkâ€ of George at risk. The area is the hub of outdoor activity, walking, cycling etc, making George a desirable destination. Water quality will be affected with an infrastructure overload. Well documented conservation initiatives will be under threat, such as leopard research by the Landmark Foundation.	2022/03/09	C Rutter Dros	Private individual	Please see Sections 3.2.1 and 3.5.4 of the Comments & Responses Report
	Save george water!!!!	2022/03/09	E Van Dyk	Private individual	Your statement is noted
	Keep our water clean	2022/03/09	A Horak	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Please keep pollution away from our drinking water. Keep our dam water free of sewerage spills and human pollution.	2022/03/09	S Hodson	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	I object!	2022/03/09	V Troskie	Private individual	Your objection is noted
	We all want what is best for the community and it's individual requirements	2022/03/09	S Van zyl	Private individual	The EIA aims to achieve this
	Water security should be priotised above all other needs as it affects the lives of everybody regardoess of residence or race.	2022/03/09	D Jordaan	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Do not worsen our water supply/quality for financial gains for a few	2022/03/09	J Castanho	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Don't do it.	2022/03/09	A Van Wijk	Private individual	Your statement is noted
	To many people	2022/03/09	C Pohl	Private individual	Your statement is noted
	From personal experience in the area â€¦ what claims have been made are simply untrue . This dam NEEDS zero be resited.	2022/03/09	SN Poulsom	Private individual	Your statement is noted
	I am totally opposed to this development. It will ruin this pristine area. Environmental degradation is simply not an option anymore. The justification for this development is questionable!	2022/03/09	L Marshall	Private individual	Your objection is noted
	Agreed with above comments 100%	2022/03/09	R Dixon	Private individual	Noted
	Completely agree as a George resident to NOT APPROVE DEVELOPMENT next to the George dam. How has a development of this size next to our main source of drinking water been approved. Surely this was not	2022/03/09	S Neuhoff	Private individual	All environmental impact studies conducted were included in the EIA Report. This comment shows that

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	properly thought through with the obvious concerns of pollution in and around the dam just on the initial construction phase, not to mention the concerns for pollution after the fact with underground sewage next to the dam. Keep in mind that the speculated area for development is not on level ground but against the embankment on the left of the road entering the dam, which just adds to the concern.				the I&AP had no real understanding of what they were signing or the project as a whole.
	Tertiary education is moving more and more online and so I find the proposal to build a university campus with residence obsolete and frankly outdated. Furthermore I think it is irresponsible even considering a development round our main local drinking water source as well as the environmental impact. Hence I strongly oppose this proposal	2022/03/09	T Wilkinson	Private individual	Please see Sections 3.3.2 and 3.5.2 of the Comments & Responses Report
	Leave the dam	2022/03/09	D Griessel	Private individual	Your statement is noted
	Totally against the development !!	2022/03/09	C Crowther	Private individual	Your objection is noted
	Development at our drinking water source is not needed.	2022/03/09	J Jansen van Vuuren	Private individual	Your statement is noted
	Is it goes against environmental best practice to build around a catchment area for a city. Each year our water resources come under greater pressure due to population growth, declining precipitation rates and pollution. To now add to that building around our water source on a system that helps to keep the water clean does not make sense. Look at the Vancouver case study for a good example of how not to do it.	2022/03/09	T Scott	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Possible pollution and huge water shortages in the future.	2022/03/09	I Watkins	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Possible pollution and huge water shortages in the future.	2022/03/09	A Watkins	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Since the severe drought around 2009, there has been ongoing water restrictions in George. Whatever the case is whether as a result of lack of rain, lack of storage or lack of purification capacity, the residents of this town had to adapt to severe water restrictions over a very long period. What are the guarantees to ensure adequate water to all	2022/03/09	T Fourie	Private individual	Please see Sections 3.5.2 and 3.6.2 of the Comments & Responses Report

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	residents when this new development takes place?				
	The Garden Route Dam is our only drinking water. We have only one chance....not to stuff it up. If we do, we, and our children, and our childrens children will sit with this mess. Please reconsider. We are currently not even allowed to water our gardens, because of the Water situation in our region, but you are willing to take a chance to destroy our water safety for good. Also, this project is deemed to be job creation, but for who, and for how long? This is not sustainable at all. Also, where are you going to get the water in the first place to take on a building of this magnitude? Surely not our drinking water!!!	2022/03/09	J de Bruyn	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	All the points have been well documented. So I am not going to mention everything again. We bought in this part of George because it is quiet, because it has the open space basically 100m from where we live, so by doing this development, we lose all the benefits of all the reasons we purchased property here. There is a university, and there is no reason to not just expand on that. I am speaking on behalf of at least 15 people, within 200m of the dam entrance, that is not happy with the proposed development	2022/03/09	M Anderson	Private individual	Your statement is noted
	George and the Garden Route is expanding exponentially due to population growth and a sustained influx of people from the South Africa interior and the bordering Eastern Cape. In the face of unbridled development and human influx, coupled with a changing climate including higher temperatures and changing rainfall patterns, maintaining a high quality of life for those living in an ever- expanding George and the Garden Route is an imperative which must be creatively and actively managed and conserved. Current efforts to develop areas surrounding the George dam is illustrative of how green and open spaces are constantly and irreversibly have to make way for development and human encroachment. Worldwide green spaces in an urban context are recognized as the lungs of the physical environment, which not only assist in the quality of air breathed but assist in providing a cooling effect in a built environment where rooftops, concrete and tar	2022/03/09	C Meiring	Southern Cape Landowners Initiative (SCLI)	Please see Section 3.5.1 of the Comments & Responses Report

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	contribute exponentially to already abnormally day and night- time temperatures.				
	Our water resources are under constant pressure and cannot cope with the influx of new residents, not to mention a development which would add further strain and pollution!	2022/03/09	C Fourie	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Opposed to any further development	2022/03/09	W Botha	Private individual	Your opposition is noted
	Opposed to any development	2022/03/09	Q Hewitt	Private individual	Your opposition is noted
	A university could be located at another location, closer to the airport. Destruction of our water for the George area is criminal. Development would destroy a multitude of wildlife and flora & fauna habitats.	2022/03/09	C Mc Ginn	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Crime will be rampant! Water security will disappear. Traffic will increase even more, safety is already a problem, diminishing of recreational activities.	2022/03/09	M-A Cumming	Private individual	Please see Sections 3.4.4, 3.5.2 and 3.4.3 of the Comments & Responses Report
	I don't agree with the build absolutely bullshit	2022/03/09	A Schlimmer	Private individual	Your opinion is noted
	Taking away from the natural beauty of the garden route dam	2022/03/09	H West	Private individual	Please see Section 3.5.1 of the Comments & Responses Report
	Agree with the above and really, how many students are there who attend this campus? Many students these days study online. Students are notoriously messy, irresponsible and noisy. I know, I once was a student.	2022/03/09	C Tyson	Private individual	Please see Section 3.4.1 of the Comments & Responses Report
	Destroying 1 of the most beautiful areas of George, also George does not have the infrastructure to carry this & maintain etc. Right now Water , roads, rivers are a issue.	2022/03/09	H Gomes	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	The proposed site the habitat of a number of animal species such as bush pig, bush buck, caracal, cape leopard, porcupine, baboon and vervet monkey. There are also a number of endemic birds present such as the orange breasted sunbird, cape sugar bird. It is also home to a number of breeding pairs of Knysna warbler, an endemic species that is listed as vulnerable on the red data list.	2022/03/09	P Adrian	Private individual	See Section 8 of the EIA Report
	Please save our dam	2022/03/09	M Ngwane	Private individual	Your statement is noted
	Intrusion on pristine eco system	2022/03/09	H Grotepass	Private individual	See Section 8 of the EIA Report

Comments and Response Table Post-Application Phase:

PROPOSED UNIVERSITY PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE, WESTERN CAPE.

Comments Received during the Post-application (30-Days) Public Participation on the Scoping Report

Nr	The following I&APs submitted the Garden Route 101 template with the following additional comments:	Date Received	I&AP	Company / Representing	Response
	The road infrastructure and water infrastructure is already under pressure and not ready for a development like this, which will rob citizens of outdoor recreational opportunities and negatively impact the environment.	2022/03/09	O Vegter	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	The Garden Route Dam will be totally polluted by all the people who would be living, working and being close to the water. The whole area should be allowed to remain totally devoid of humans nearby.	2022/03/09	V Macdonald	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Stop the development!!!	2022/03/09	E Joubert	Private individual	Your statement is noted
	The whole area around our dam must remain a protected place in order to guarantee a good water quality for future generations as well!	2022/03/09	KJ Neumann	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Any development at the George dam will put our main water resource under even more pressure.	2022/03/09	N Hamman	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	This development will have far too many negative effects on the environment and surrounding area.	2022/03/09	E Azevedo	Private individual	Your statement is noted
	It is the water supply for George and one of the most pristine areas left, and to ruin it by urbanising it is unconscionable. We all understand the need for more tertiary facilities but not at the virtually wild dam, most of which is touched by humans	2022/03/09	K Godwin	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Fuck your developments	2022/03/09	A Bowyer	Private individual	Your statement is noted, however the foul language is unwarranted.
	Please consider water quality.	2022/03/09	Y Sutherland	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	The environment can't handle it. To save our environment, keep our nature as it is	2022/03/09	G Jansen van Vuuren	Private individual	See Section 8 of the EIA Report
	I don't support the proposition to build a University in George, specifically around the dam. It would have a detrimental effect on: 1. Environment and scenery 2. The water safety 3. The pollution (air and noise) 4. Safety in general (crime will escalate) 5. Taxi's in the city and surrounding areas 6. Housing prices/ investment opportunities and many more. I'm also convinced that it would become like Knysna. Knysna has deteriorated because of the influx of Taxis in the area.	2022/03/09	H Kotze	Private individual	Please see the following Sections of the Comments & Responses Report: <ul style="list-style-type: none"> • Section 3.5.1 • Section 3.5.2 • Section 3.4.1 • Section 3.4.4

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					<ul style="list-style-type: none"> Section 3.4.2
	why waste tax payers money on unnecessary stuff. Rather repair the road to seven passes	2022/03/09	L Pillay	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	This will negatively affect water quality, and the environment	2022/03/09	M Cardoni	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	We need to keep our beautiful Garden Route Dam the way it is. As stated, Saasveld already has underutilized fields which can be used.	2022/03/09	J van der Westhuizen	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	There are many other places that can/need development. Leave the dam area. Please	2022/03/09	M Van de Venter	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	I would not even say that the current water quality is what it should be. Before george build more estates and developments it should first upgrade the roads, electrical and water infrastructure as well as building a new dam. The problem is that the new improvements takes so long that it cant keep up with new developments. A way to perhaps get the funds to do so and perhaps save some water is to get informal settlements to also pay their part in water usage and property taxes	2022/03/09	P Buys	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Only interested in what is best for the residents, and one of the reasons i moved my family to George was due to Environment which needs to be protected	2022/03/09	V White	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	Save our water	2022/03/09	M White	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	it is home to many animals and a good water resource for the community	2022/03/09	F Alkooheji	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	My security	2022/03/09	H Swanepoel	Private individual	Please see Section 3.4.4 of the Comments & Responses Report
	Big Security issue	2022/03/09	D Swanepoel	Private individual	Please see Section 3.4.4 of the Comments & Responses Report
	I have lived in George my entire life. I have seen the municipality and businesses just take and not give back. The NMMU campus is there with space to expand, why build another campus. The dam area is one of the last and safest untouched areas available for family's to use. This	2022/03/09	B Groenewald	Private individual	Please see Section 3.2.1 of the Comments & Responses Report

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	area should actually become a protected area rather than another development. Safeguard the beautiful area for the future children on George.				
	A development of such magnitude can not be allowed close to nature sensitive area regardless of EIS.	2022/03/09	L De Wet	Private individual	Your opinion is noted
	Garden Route Dam is our only source of water for George and surrounds. The town is already battling with an influx of people that our current water and sewage system can't accommodate.	2022/03/09	M Mackenzie	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Water is already a crisis in George.	2022/03/09	C Schmidt	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	I am strictly against this development, we need tourism, we need more potable water, we need infrastructure. NOT more development or people. Rather increase the size of the dam!!	2022/03/09	A Van Eeden	Private individual	Your statement is noted
	We already do not have enough water	2022/03/09	P Smith	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Please save our dam!!!!	2022/03/10	K Ehlers	Private individual	Your statement is noted
	I fair that there are so many unutilised space at Saasveld but now you have to build at the dam!....	2022/03/10	F Swan	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Need to maintain the conservancy of the area.	2022/03/10	M Moretti	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	There is already water restrictions, we don't want our water supply under more pressure.	2022/03/10	R Willems	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Lets steward the resources wisely	2022/03/10	M Swanepoel	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	It's the towns only drinking water source. And we cant even supply water to all the current people here.	2022/03/10	K Brown	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	There are too many malls, buildings and even private gardens etc with paved areas all around, thus preventing natural soakaway and drastically reducing refill of groundwater table, enhancing runoff to rivers & ocean exacerbating intense flooding of cities and urban areas, thus in the long run the rapid runoff of the rains leads to drought	2022/03/10	C Godfrey	Private individual	Your statement is noted.

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	Save our dam	2022/03/10	L Stander	Private individual	Your statement is noted
	It will destroy nature & our drinking water	2022/03/10	M Brown	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	The George Dam is an ecological landmark for this town and its people. Urban development there will be a catastrophe.	2022/03/10	L Hiemstra	Private individual	Your opinion is noted
	Water quality is main concern. the dam has just been increased to to allow more water to cater for over 200,000 residents. Please think carefully before contaminating the only water supply for our beautiful city. Typhoid outbreaks like Gauteng is experiencing at present, is completely avoidable. The dam is a beautiful, quiet recreational area where families can picnic, woman can walk in peace and people can commune with nature. Putting a building of any description around the dam destroys the peace and safety, plus chasing wild animals away. No one is saying not to educate the young people, or give them accommodation but PLEASE NOT AROUND THE DAM.	2022/03/10	J Shaw	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	No to any development!	2022/03/10	R vd Westhuizen	Private individual	Your statement is noted
	Once did surrounding diversity is gone, itâ€™s gone forever. Sorry comes too late. People need open space to restore their souls. To build up that area, to make mo et for developers is selfish and frankly sinful	2022/03/10	C Naude	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	This is a key area for all George people to use and enjoy and that will be lost.	2022/03/10	Y Vreken	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	I STRONGLY OBJECT AS I ALSO BELIEVE THIS IS A MONEY MAKING SCHEME FOR A FEW INDIVIDUALS OR AT WORST, FRAUD!!	2022/03/10	M Van Biljoen	Private individual	Your opinion is noted
	Im also concerned for the wildlife in that area eg. the Leopard that lives in that area.	2022/03/10	S Botha	Private individual	Please see Section 3.5.4 of the Comments & Responses Report
	Available primary and secondary schooling needs urgent attention.	2022/03/10	L Klopper	Private individual	Please see Section 3.3.2 of the Comments & Responses Report
	No urbanization	2022/03/10	S van der Heyde	Private individual	Your statement is noted
	I object	2022/03/10	F Grant	Private individual	Your objections is noted
	Existing extension of current campus would be wiser and strengthen the Nelson Mandela University. If any new tertiary education was to be	2022/03/10	H Fritz	Private individual	Please see Section 3.3.1 of the Comments & Responses Report

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	developed it should be closer to communities in need of proximity for such institution (i.e. Pacalsdorp and Thembaletu).				
	One of few save, easy access places for publoc to hike, jog or moutain bike.	2022/03/10	H du Plessis	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	I object	2022/03/10	J Grant	Private individual	Your objection is noted
	This area is getting over populated and the infrastructure won't be able to support everyone. There are enough universities and campuses!	2022/03/10	L Van Gass	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	To continue with this is sheer madness!	2022/03/10	A Nel	Private individual	Your opinion is noted
	As it is we have water shortages and restrictions. Water cannot even be provided to the existing George population without restrictions. Before any more developments can be considered, this problem needs to be resolved first. Not only for the development of a University but, any new development. All new developments need to stop until there are no more restrictions and all water shortages have been sorted out.	2022/03/10	H Van Antwerp	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	Water is scarce we don't have enough as it is. This valuable resource should be looked after with everything we have, and not be jeopardised by someone who only sees money. Most streams and dams are polluted and this will go the same way with that kind of development. It should rather be developed as parkland and recreation for the community.	2022/03/10	R Glock	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Julle het my volle ondersteuning wat hierdie saak betref. Dit is nee! Bewaar ons dam en omgewing deur dit eerder aan te wend tot voordeel van ons unieke gemeenskap	2022/03/10	L Van Blommenstein	Private individual	Your statement is noted
	This will ruin tourism in George. We visit George often for mountain biking and because it is beautiful and quiet. No one will visit George to go to some over-developed dam. Use the campus you have already, use that surrounding area and not the dam.	2022/03/10	K Tuck	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	Against this proposal of building at dam Save George dam	2022/03/10	A Smith	Private individual	Your statement is noted
	Hulle planne is sinneloos! Stem saam dit is nie tot voordeel vir ons omgewing en gemeenskap nie!	2022/03/10	P Van Blommenstein	Private individual	Your statement is noted
	People are getting "æummy bugs" all over George. This never was? Just wondering!	2022/03/10	M DeVries	Private individual	The EAP cannot comment on medical conditions of the residents

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					of George
	The water quality of the GRD will definitely be affected. Other areas not close to the dam can be earmarked for this development.	2022/03/10	E Maree	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	I love the natural state of the George dam area and feel that it will be destroyed by development	2022/03/10	J Gatchell	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	Increased traffic, noise and strain on local infrastructure will undoubtedly adversely affect residence	2022/03/10	D Maree	Private individual	Please see Section 3.4.3 and 3.4.1 of the Comments & Responses Report
	We must protect our clean water sources	2022/03/10	T Van der Westhuizen	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Noise pollution. Very calm and relaxing neighborhood. Don't need additional noise especially at night and during day while working from home. Safety for all. Crime will most assuredly rise when construction starts and after. Keep nature the way it supposed to be...FREE and open for all to use and protect. There is lots of other places to build.....go build whatever there....not at the dam and nature conservation area which is supposed to be there for all to use as it is and was through the years. Water quality is of concern. As it is the only water source not only for George but also other towns, example Wilderness, Sedgefield when they are in need like in the past. If these conditions can be kept as is, I have no problem with expanding and enlarging George's foot print. But as shown in the past. No government promises not even promises from DA can be kept.	2022/03/10	L Groenewald	Private individual	Please see Sections 3.4.1 and 3.5.2 of the Comments & Responses Report
	Urbanization will ruin the natural beauty and cleanliness of the area that is an important part of George	2022/03/10	D Du Toit	Private individual	Your statement is noted
	Devastated at this development. I am a SMME and recently visited George with the intent on relocating mid year. If this development proceeds, I will most certainly remain in Cape Town.	2022/03/10	J Dyson	Private individual	Your statement is noted
	Loss of natural habitat affecting wildlife in the area. Traffic, noise pollution and water pollution.	2022/03/10	S Maraschin	Private individual	Please see Sections 3.5.1, 3.4.3 and 3.5.2 of the Comments & Responses Report

Comments and Response Table Post-Application Phase:

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	Area is a great Recreational area for families - walking, cycling, running. We currently have a university in the area that could rather be upgraded. Road infrastructure will not handle more traffic. There are other areas on the outskirts of George that could be zoned for housing.	2022/03/10	Y Du Toit	Private individual	Please see Sections 3.2.1, 3.4.3 and 3.3.1 of the Comments & Responses Report
	I am totally against the garden route dam development	2022/03/10	G Harriss	Private individual	Your objection is noted
	Do do not wish for the development to go ahead	2022/03/10	H Harriss	Private individual	Your statement is noted
	Other than reasons for objecting to the development as stated above I further object and is in agreement with objections, etc. raised by Dean Chandler sent on 05/03/2022, especially with reference to: > I do not support any development north of the watershed, involving buildings, services, etc. or any development that might endanger or have the potential to endanger the Garden Route Dam negatively, including having the potential for human waste, chemicals, etc. flowing down the natural gradient of this portion of the land and end up in the dam. > I do not support any tertiary institutions being developed in these areas. > I do not support any development that will impact the wildlife in general and specifically some sensitive species. > No approval for any development can be granted, in these sensitive areas, before the capacity of municipal services, including water and sewer, have been adequately upgraded.	2022/03/10	S Lindeque	Private individual	Please see responses provided in the Comments & Responses Table.
	Resident in	2022/03/10	N Engelbrecht	Private individual	Noted
	Other than reasons for objecting to the development as stated above I further object and is in agreement with objections, etc. raised by Dean Chandler sent on 05/03/2022, especially with reference to: > I do not support any development north of the watershed, involving buildings, services, etc. or any development that might endanger or have the potential to endanger the Garden Route Dam negatively, including having the potential for human waste, chemicals, etc. flowing down the natural gradient of this portion of the land and end up in the dam. > I do not support any tertiary institutions being developed in these areas. > I do not support any development that will impact the wildlife in general and specifically some sensitive species. > No approval for any	2022/03/10	S Lindeque	Private individual	Please see responses provided in the Comments & Responses Table.

Comments and Response Table Post-Application Phase:

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	development can be granted, in these sensitive areas, before the capacity of municipal services, including water and sewer, have been adequately upgraded.				
	<p>SES REF: 21/GRD/DEIAR/02/2022/ DEA&DP REF: 16/3/3/2/D2/19/0000/22 Dear Ms Ditcham, DRAFT ENVIRONMENTAL IMPACT ASSESSMENT REPORT FOR THE PROPOSED TERTIARY EDUCATION AND MIXED-USE PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE The above-mentioned has reference. We, the owners of 51 Bokmakierie Street, Eden, George, erf 6026 direct adjacent land owners of the proposed project, an Interested and Affected Party (IAP), registered this month our selves. Hereby object to the proposed tertiary education and mixed-use precinct development at the Garden Route Dam and associated infrastructure on a portion of the remainder of erf 464 (as such we object to the proposed development as a whole), George. Section 41 of the 2017 EIA Regulations states that written notices must be given to identified stakeholders. Direct notification â€œ We received none. Letter drop - We received none. Site notice â€œ There is no notice erected at the entrance of the George dam nor was there ever. Currently no notices is noticed anywhere except the notification documents of the gardenroute101.co.za website and links to their valued George community information web platforms. Thus, the public participation process in terms of Section 41 of the 2017 EIA Regulations is inadequate and does not comply with the correct procedure according to the regulations. We bought and moved in 1 December 2020 into this dwelling. Please provide prove in writing by replying to my email, that this letter was supplied to us as owners from 1 December 2020 personally at any stage till today 10 March 2022. Please will this conformation of delivery be added to the final report to be considered. Kind regards, A and AC Potgieter</p>	2022/03/10	A Potgieter	Private individual	Please see Section 2 of the Comments & Responses Report
	We are currently struggling with infrastructure problems. It will just get	2022/03/10	S Bekker	Private individual	Please see Section 3.6.2 of the

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	worse.				Comments & Responses Report
	Very good	2022/03/10	L v Rooyen	Private individual	Noted
	I can't believe this would even be considered, The DA government in Cape Town, have destroyed every recreational water way due to mismanagement, and those are not even drinking water. Clean water is such a scarce commodity in this country and we should not be allowing development anywhere near it. If Cape Town is anything to go by then this should not be allowed.	2022/03/10	K Thurling	Private individual	Your statement is noted
	Develipment will result in major increased traffic in Stander and Meyer streets	2022/03/10	J Kriel	Private individual	Please see Section 3.4.3 of the Comments & Responses Report
	Our ONLY water source is at risk. Our bird life and wild life at risk. As a disabled widowed pensioner, the beautiful view of nature, birds, flora and tranquility around the dam is the only little pleasure I still have left. This project will rob us of the above, as well as the current peaceful environment.	2022/03/10	M Kriel	Private individual	Please see Section 3.5.1 of the Comments & Responses Report
	There are way too many negatives pertaining to this proposed development and I am sure they have pretty much all been covered. As far as the proposed University, there is ample room at NMMU campus to develop. At present it is a stunning campus and with good planning it could be a magnificent campus accomodating all that is needed.	2022/03/10	D Lotter	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Stop destroying the few green areas we have left in George and especially our prime water source.	2022/03/10	L Nepgen	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	We need to keep the area around the Garden Route Dam protected from development and start clearing it from alien vegetation.	2022/03/10	A Cicatello	Private individual	Your statement is noted
	I am against any development around the Garden Route Dam	2022/03/10	J Brown	Private individual	Your objection is noted
	George needs to keep this natural area untouched. Very few untouched places left in the 'heart of the Garden Route'	2022/03/10	A Botha	Private individual	Your statement is noted
	I concur and agree with ALL the objections and ALL the social and environmental concerns as voiced in the above comments. The proposal to develop this huge development on the site of our beautiful George Dam is ludicrous and ridiculous to say the least.	2022/03/10	H Schutte	Private individual	Your objection is noted

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	Don't see the need for another university and sport fields. Prefer the Garden Route dam as it currently is - with a variety and abundance of animal and plant life where you can enjoy outdoor activities.	2022/03/10	S Pieterse	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Come on, something doesn't smell right with this one. Their are much higher priorities than this in George and the Garden Route in general. Yes, their will be job creation but it will be short lived. This will become another white elephant and how does that help the people of George? Really?	2022/03/10	L Langham	Private individual	Please see Section 2 of the EIA Report
	I will not vote for the DA ever again if this project goes ahead. Please use your brains and don't let this happen.	2022/03/10	P Minkner	Private individual	Your statement is noted
	I agree that the existing NMU university grounds are vastly underdeveloped in both infrastructure and sporting facilities considering the vast space available. Seems the only advantage will be to the revenue of the developers and not the local residents. Upgrade and look after what we already have before you start degrading the natural environment further.	2022/03/10	B Williams	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Erf 464, George - Garden Route Dam is on the main water source for the Wilderness region and I believe that placing student accommodation on this land will cause major disruption to our limited water resources, students often protest and destroy the environment around where they are being educated or housed. I strongly object to placing any form of development along our main water source and believe that this land should be rehabilitated for the long term security of our water resources. No further developments should be taking place in the Garden Route until we have a more secure and reliable water source. The Garden Route dam is already stretched to its limits and we are all living under permanent water restrictions. I hereby officially request to be recognised as an Interested and Affected Party.	2022/03/10	VA Pharoah	Private individual	Please see Sections 3.4.1 and 3.5.2 of the Comments & Responses Report
	1. There is plenty of alternative land to develop this site; 2. Consideration must be given to the existing campus area, plenty of land badly utilised; 3. I fully support all opposition to this project; 4. Squatter settlements will develop in the surrounding area as unemployed will seek work	2022/03/10	N Schutte	Private individual	Please see Sections 3.3.1 of the Comments & Responses Report

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	there.				
	This will deteriorate the ecosystem around the dam	2022/03/10	P Oosthuizen	Private individual	Please see Section 3.2.4 of the Comments & Responses Report
	I am against the destruction of our beautiful rural dam area and foresee the rise of pollution and a spike in crime in such a dense community. Arguably, one of the alternatives should consider upgrading / expanding the existing campus to accommodate this "need". And not destroy an area that should be protected by Nature Conservationists.	2022/03/10	T Viviers	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	I really think this will have a bad influence on the beautiful George Dam, The Municipality of George cant even maintain its present sewer network what to say what will happen to the Dam, awful idea...	2022/03/10	Y Goliath	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	Use available land that does not put any person, property or the environment at risk.	2022/03/10	A Niemand	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	This is a pristine area and a big attraction for tourism. More urbanization will have a detrimental effect on George Dam.	2022/03/10	V Oosthuizen	Private individual	See Section 8 of the EIA Report
	Time to conserve one of our greatest resources for this region,	2022/03/10	P DeVries	Private individual	Your statement is noted
	Kindly keep the natural beauty of George and develop the CBD area and don't destroy the natural beauty of our city! The natural beauty of George is what we are boasting to other cities.	2022/03/10	D Borner	Private individual	Your statement is noted
	Another Hartebeespoort dam situation - need I say more? That beautiful dam destroyed by over development and over populated!	2022/03/10	A Watkins	Private individual	Your statement is noted
	I'm concerned about the water security for the George area.	2022/03/10	M Borrett	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	I am totally against any development at the dam. The dam is beautiful as it is. We run and cycle the dam route. Take our children there.	2022/03/10	A Zwiegers	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	Save the water!!	2022/03/10	R Koen	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	It's not feasible to have an extra load added to our already strained water treatment plant.	2022/03/10	L Byrne	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Please be aware that intact nature and the quality of life (for all) that it offers, is worth more than any development can offer. Please invest in something else - something that doesn't plaster more of the little	2022/03/10	L Gerber	Private individual	Your statement is noted

Comments and Response Table Post-Application Phase:

PROPOSED UNIVERSITY PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE, WESTERN CAPE.

Comments Received during the Post-application (30-Days) Public Participation on the Scoping Report

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	natural surfaces that are left and something that adds quality instead of quantity for George.				
	Where is the town planners? Upgrade the road to the existing campus as well as the old campus!! Convert that area in a park/picnic and maybe a restaurant and an easy and save bicycle trial area so that poeple that do not have the ability to klimb mountains can enjoy the view of the mountains as well as the dam!!!	2022/03/10	J Hartman E Lindemann	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	We do NOT have enough water supply to provide more residents as is we are already under resteictions!!	2022/03/10	A Barnars	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Our water infrastructure cannot Handel things at the moment	2022/03/10	G Jardine	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	As it already is, we don't have enough water.... Please rather look at our water infrastructure than new accommodation and shops.	2022/03/10	Y Du Bruyn	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Im against any develipment around the dam as the water willbe polluted and nature area demand. Also against an university nee the dam	2022/03/10	T Pieters	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Government steals the money and its going to be a disaster	2022/03/10	D Von Hirschberg	Private individual	Your opinion is noted
	No indication has been given of a developer or institution that is interested in undertaking this development or even that it is financially viable	2022/03/10	B Elsworthy	Private individual	Please see Section 3.3.2 of the Comments & Responses Report
	Keep the Garden route dam wild!	2022/03/10	M Grant	Private individual	Your statement is noted
	This will be terrible for our environment.	2022/03/10	B Powell	Private individual	See Section 8 of the EIA Report
	George cannot cope with such large developments services wise.	2022/03/10	L Vermaak	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	No development at The George Dam allowed!	2022/03/10	D Minnaar	Private individual	Your statement is noted
	Water is scarce in our area	2022/03/10	N Smith	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	There are many other more suitable spaces for this development, would be such a waste!	2022/03/10	J-A Pieterse	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	The development will have degrading effects on the prestige nature surrounding the dam.	2022/03/10	M Ramsauer	Private individual	Please see Section 3.5.2 of the Comments & Responses Report

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	Reservation for nature. Small wildlife in dire need of habitat. Other areas can be used, except the Dam.	2022/03/10	S Shay	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	We love our dam! Let's stand together and save it! Please!	2022/03/10	Z Van Zyl	Private individual	Your comment is noted
	The dam belongs to all of us. George community	2022/03/10	D Eckersley	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	With the general state of the world wide economy, this kind of ill considered development that serves to benefit very few people is nothing short of insanity.	2022/03/10	J Kennedy	Private individual	Your opinion is noted
	Biodiversity of dan area will be affected by development there	2022/03/10	A-C Lenhard	Private individual	See Section 8 of the EIA Report
	There is no need to destroy the pristine area around the George dam which is enjoyed by the residents. We already have water restrictions and cannot afford to comprise this limited resource. A development around the dam is totally unnecessary and irresponsible.	2022/03/10	G Johnson	Private individual	Please see Sections 3.2.1 and 3.5.2 of the Comments & Responses Report
	We have a lack of open space in George. Pl	2022/03/10	G Lee	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	The Garden Route Dam is by far the safest area for me to go cycling and hiking. Urbanisation of this area will take away the enjoyment of the natural beauty around the dam, and also increases the safety risk of cycling and hiking.	2022/03/10	J Reynolds	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	I do not approve the new development at the George Dam as this is where we get our drinking water from and this is where people go to relax.PEACEFUL and QUITE there....	2022/03/10	M Botha	Private individual	Please see Sections 3.5.2 and 3.2.1 of the Comments & Responses Report
	There are more than enough developments being built in George. There is absolutely no need to destroy the pristine area around the dam which is enjoyed by the residents of George. As we already have water restrictions we cannot put further strain on our limited water supply.	2022/03/10	G Johnson	Private individual	Please see Sections 3.3.1 and 3.6.2 of the Comments & Responses Report
	I strongly oppose the proposed development	2022/03/10	C Louw	Private individual	Your opposition is noted
	Recreational purposes	2022/03/10	C Boshoff	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	George cannot currently service its residents with water. I cannot see how they will be able to cope with the additional pressures the	2022/03/10	G Groenewald	Private individual	Please see Section 3.6.2 of the Comments & Responses Report

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	proposed development will bring.				
	With the current growth of residential housing in George there is no need extend this growth into a pristine area that will result in increased levels of traffic, pollution, sewage, electricity and water for which the infrastructure has not been designed.	2022/03/10	O Johnson	Private individual	Your opinion is noted
	There is more than enough space at the current NMU campus to support this development	2022/03/10	P van den Berg	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	George is already overcrowded. The roads and water availability cannot cope. We are paying a fortune for water from when there was a shortage, but the dam is full and the prices have never come down. Leave our dam and surroundings untouched. It's part of the beauty of the Garden Route.	2022/03/10	G Greeff	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	Development will alter the whole eco system and attraction to this area. We are known for the trails in our area, this is a huge drawing card and if developed, will loose alot of that appeal. Not to mention the birds, animals and plants which will be destroyed if this goes forward.	2022/03/10	M Calitz	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	There are too many places in George the infrastructure can not cope because of the greedy government that steal the money	2022/03/10	C Huddy	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	We can not!! expand more land for property. We HAVE TO Look for LONGTERM	2022/03/10	D van der Walt	Private individual	This project aims to address long term needs.
	We object to the idea of development and would like to keep the dam a conservation area	2022/03/10	T Marucchi	Private individual	Your opinion is noted
	We are against this development.	2022/03/10	M Nelson	Private individual	Your objection is noted
	I am concerned about the damage that the development will do to the surrounding areas in regards to the environment, animals and ecosystem. George should be a champion of nature and do everything in its power to protect it.	2022/03/10	A Jordaan	Private individual	See Section 8 of the EIA Report
	No this wont work at all at the George dam. What about all the people that lives around there??	2022/03/10	A Fick	Private individual	See Section 8 of the EIA Report
	Such a shame for natural land to be ruined because of greed. Manage and make work what you've got before destroying more of nature!!	2022/03/10	D von Gruter	Private individual	Your statement is noted

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	Don't do something that we will regret someday.	2022/03/10	A Meyer	Private individual	Your statement is noted
	Soooo many other places for that development, really ludicrous!!	2022/03/10	K McFarlane	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Very good very nice very good very nice	2022/03/10	G Waldauer	Private individual	Noted
	It is cruel!	2022/03/10	S Carter Johnson	Private individual	Noted
	I don't like it and it's bad for environment	2022/03/10	C Leach	Private individual	Your opinion is noted
	'Move development to Sallywood property' One upset resident, André Potgieter, says if the municipality wants to accommodate the developers of the university, an excellent alternative would be the property along the N2 to the south of the Garden Route Mall where a group of Chinese developers had wanted to establish Sallywood, which was canned due to Covid. "That is closer to the support base of the university and it lessens the impact on the dam. The job creation and socio-economic advantages that the municipality is looking for will still be attainable. The initial proposals by Destiny Africa for a smart city for that property did include a large higher education component."	2022/03/10	A Potgieter	Private individual	Your statement is noted
	Destruction of fragile eco systems, flora and fauna detachment, noise pollution, air pollution, water pollution, sewerage overload, traffic congestions and strain on roads, Saasveld campus not fully utilized why new development?	2022/03/10	T Koekemoer	Private individual	Please see Sections 3.4.1, 3.5.2, 3.4.3 and 3.3.1 of the Comments & Responses Report
	Your God Damn ruining George	2022/03/10	J Van Niekerk	Private individual	Your comment is noted, however your foul language is uncalled for
	No need for extra development Leave our dam alone	2022/03/10	C Sparks	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Protect breeding birds	2022/03/10	H Naude	Private individual	Mitigation measures are included in the EMP
	Leave our dam DAM	2022/03/10	C Malek	Private individual	Your statement is noted
	Safe place for all from George area, townships, burbs, inner CBD to exercise & enjoy fresh mountain air. The development will cut many of us off. Loss of diversity - already mass extinction of plants & animals. Time to respect fellow life on our planet. There is no planet B	2022/03/10	M Schubert	Private individual	Please see Section 3.2.1 of the Comments & Responses Report

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	You're going to cause an environmental mess for yourselves and the people of George. Hartebeespoort dam is a perfect example of my last statement. Prevention is better than cure. Once you start development in an area like that, the damage is already done.	2022/03/10	G Wagner	Private individual	Your opinion is noted
	Recreational outdoor Sports has a very big community in George and plays an important role in the tourism. In addition to this protecting the natural forests priority not only for the tourism but for the climate of the area and the biodiversity of the area and the wildlife. The municipality should work towards sufficiently managing this area in order to preserve it and rather invest in maintaining the facilities we do have in George	2022/03/10	J Mc Gregor	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	Additional campus can be extended at the current campus.	2022/03/10	L Anderson	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	'Move development to Sallywood property' One upset resident, Andr�� Potgieter, says if the municipality wants to accommodate the developers of the university, an excellent alternative would be the property along the N2 to the south of the Garden Route Mall where a group of Chinese developers had wanted to establish Sallywood, which was canned due to Covid. "That is closer to the support base of the university and it lessens the impact on the dam. The job creation and socio-economic advantages that the municipality is looking for will still be attainable. The initial proposals by Destiny Africa for a smart city for that property did include a large higher education component."	2022/03/10	L Greeff	Private individual	This statement is noted
	We can not accommodate more people because we are already experiencing a shortage of clean drinking water. We need to keep nature and the surroundings safe and clean for generations to come. Move the project to a different location and leave George dam as is.	2022/03/07	M Du Plessis	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Please save George Dam	2022/03/07	M Nortje	Private individual	Your statement is noted
	It will become less safe, and it will take away alot of natural beauty and environmental benefits.	2022/03/08	B Kotze	Private individual	Please see Section 3.4.4 of the Comments & Responses Report
	Hoekom nog ontwikkelings as ons reeds besparings het?	2022/03/08	G Le Roux	Private individual	Please see Section 3.6.2 of the Comments & Responses Report

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	Save our dam	2022/03/09	A Zaayman	Private individual	Your statement is noted
	Riparian vegetation also provides soil stability and reduces erosion during rains.	2022/03/10	R Naidoo	Private individual	Please see Section 3.2.4 of the Comments & Responses Report
	Please save the environment	2022/03/10	M Nota	Private individual	Your statement is noted
	The catchment area of the dam should be rehabilitated to insure the clean and consistent supply of water in the future, more developments along our water supply will only create more problems in the future. Biodiversity must be re-established and looked after for eco-tourism and the future of rare plants only found in that area eg. Gladiolus spp. which are not found anywhere else in the area.	2022/03/10	B Hair	Private individual	The final proposed layout design takes these concerns into consideration.
	The infrastructure of George is not in a position to accommodate a development of this magnitude.	2022/03/10	B Gatchell	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	It is important we keep some spaces sacred in George with everything expanding so rapidly.	2022/03/10	R Coertze	Private individual	Your statement is noted
	Please don't destroy our environment when there are alternative locations for this project.	2022/03/10	M Katzke	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	School uses trails at dam for extra mural sport. Cycling, hiking, trail running.	2022/03/10	C Boshoff	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	This has always been a special and quiet space for me and my family. Developing it in this way would ruin this quiet space left in George.	2022/03/10	R Coertze	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	Property purchased a year ago in 17 Kapkappie street due to the safe and quiet location. Introduction of Stander street as an access point to the university will surely affect both the security and the safety of our neighbourhood which in turn will negatively impact property prices. We live in a residential area that is not equipped to handle the dramatic increase in traffic.	2022/03/10	C Swanepoel	Private individual	Please see Section 3.4.3 of the Comments & Responses Report
	Additional pollution and the negative impact of the environment.	2022/03/10	R Hazel	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Thank you for listening. It's important.	2022/03/10	L Barry	Private individual	Noted
	It boggles the mind that a moratorium is not enforced on all current and future developments until such time that our water purification ability	2022/03/10	K Myburgh	Private individual	Please see Section 3.6.2 of the Comments & Responses Report

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	is resolved.				
	Have you lately walked the route Lovers Lane at Saasveld? They can't even look after their current campus why will they care about this one???	2022/03/10	C Sevenster	Private individual	Please see Section 3.4.1 of the Comments & Responses Report
	Ons wil nie ontwikkeling by dam hÃª met students wat ongewing bemors en toy toy nie	2022/03/10	E van der Walt	Private individual	Please see Section 3.4.1 of the Comments & Responses Report
	We need to preserve the dam and surroundings since this is what our town is known for and a huge tourist attraction	2022/03/10	J Van staden	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	Water supply is already at risk	2022/03/10	L Shepherd	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Not in favor of this development as I live at 14 Kreef Close which will be detrimental for me and my daughter.	2022/03/10	L McKay	Private individual	Your objection is noted
	No need to develop at the dam and risk our water with lots of other vacant land available. Saasveld it self has a lot of land to be used.	2022/03/10	J Meyer	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	I require copies of all reports and related documents starting with the BID. Please email same urgently.	2022/03/10	L Pattison	Private individual	The link to the reports was circulated to the I&AP
	Destruction of natural habitat and and depletion of water resources	2022/03/10	A Carpenter	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	It will be a disaster for our only water supply!	2022/03/10	T Rothman	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	I am a local resident in Glenwood and a regular recreational user of the dam for both running and canoeing. I have particular concerns regarding the proposed development namely: 1) The need for development of a university when the existing NMMU campus is just a few kilometers away and grossly underutilized. What thought has been given to optimizing the use of the existing infrastructure?	2022/03/10	G Hobson	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	2) As outlined by the Sharples environmental impact study, the impact on sensitive fauna and flora is anticipated to be great. Clearing of indigenous flora during construction is likely to encourage invasion by alien species. Wetland areas are set to be compromised by the development and a risk of contamination of the dam itself, which is our drinking water. These are all of enormous concern to me.				Your concern is noted, however mitigation measures have been proposed to reduce these potential impacts.

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	3) The change of character and sense of place will be a huge problem for me and other recreational users of the dam. To have a safe and accessible access to a natural area is an precious resource for us and this development will hinder this accessibility.				Please see Section 3.5.1 of the Comments & Responses Report
	4) I would like to have a clear understanding of whether public funds are being used for rezoning and behalf of private developers, as has been claimed by some parties. I would like to have greater transparency on who the private developers are and whether they have any connections to officials who are driving this process.				Please see Section 3.6.3 of the Comments & Responses Report
	5) I would like to understand what other sites which may have less environmental and recreational impact have been considered for this development.				See Section 6 of the EIA Report
	1. EIA Report not unbiased. The whole report is not objective and in each section the development is "promoted".	2022/03/10	C De Wet	Private individual	Your opinion is noted
	2. In the report it is mentioned that leopard and bird species will migrate to other areas. Has this been supported by research?				Please see Section 3.5.4 of the Comments & Responses Report
	3. The report also mentions that the land is invaded by alien vegetation. These areas can be rehabilitated. Simply using the fact that alien vegetation has invaded the land as a reason to develop without considering the possibility of rehabilitation is bias.				The prevalence of alien vegetation is not given as a reason to develop on the property.
	4. The university will require skilled labor such lectures, professors and administrative staff. This skill set is not currently in George. These professionals will have to be "imported" from other cities. The university will not bring employment opportunities to the residents of George.				The EAP does not agree with this statement.
	5. No plan for management of litter is included in the EIA.				Please see Section 3.5.3 of the Comments & Responses Report.
	6. Certain references in the report dates back to 2015 etc. This is outdated information and maybe used in an attempt to support the bias view.				The opinion that the information is outdated is not supported.
	7. Budgets are not included in the report. Who will fund the 2 pump stations as well as power plant? How much will it cost. Who will fund				Budgets are not required to be included in Environmental Impact

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	this? The council? The ratepayers?				Assessments.
	8. Why are the private entities that have enquired about the development not identified?				Please see Municipal Response included in the Comments & Responses Report
	9. The community has had access to the full 118ha for many many years. Giving only 57% to the community seems like a real rip off!				Your opinion is noted
	Conserve nature	2022/03/11	C Esterhuizen	Private individual	Your statement is noted
	I love going to the dam all of the time for exercise and just to ground myself. It feels nice to go somewhere safe and where I can take my dog for a run.	2022/03/11	A Du Toit	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	Developing this property will destroy the current beauty of this property. Every body uses it for recreational pyrposes. Will never be the same once its developed. There are many other sportsgrounds in the vacinity. no need for one here. Rather develop it as a natural nature sight so even more people can enjoy it. Business or somebody just want to get their hands on it to make profit. Never mind the longterm results. We dont want a university in this area !!!!	2022/03/11	H Kruger	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	Please do not compromise our water supply please. It will contaminate our only drinking water!	2022/03/11	M Lamberton	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	This is a beautifull area. Should be left as is. Many Georgians use this area for cycling, jogging, walking etc. Dont believe the area will remain the same. Our property prices wiil fall. No need for unversity. Their is one at Sasveld. Students in RSA are always protesting	2022/03/11	E Kruger	Private individual	Please see Sections 3.2.1, 3.4.2 and 3.3.1 of the Comments & Responses Report
	Please save our precious nature for the future generations	2022/03/11	M Pretorius	Private individual	Your statement is noted
	With all of the empty buildings post-COVID there should be no incentive to build further developments.	2022/03/11	A Buchanan	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Erf 464, George - Garden Route Dam is on the main water source for the entire George and Wilderness region. It is far too risky to place student accommodation on this land as students hold protest and destroy the environment around where they are being educated or housed. I strongly object to placing any form of development along our main	2022/03/11	B Bosch	Private individual	Please see Section 3.5.2 of the Comments & Responses Report

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	water source and believe that this land should be rehabilitated for the long term security of our water resources and future generations. We need a secure and reliable water source and the Garden Route dam is already stretched to its limits. As it is, there is not enough water and we live with almost permanent water restrictions. I hereby officially request to be recognised as an Interested and Affected Party.				
	I think it would disturb the peaceful, family , save cultur & environment in the neighbourhood.	2022/03/11	N Carstens	Private individual	Please see Section 3.4.1 of the Comments & Responses Report
	George has expanded in the last few years and the there is a big concern about water availability, sewerage, etc. Meyer Street is already VERY busy and a suburb near the dam will increase the congestion on the roads. Our natural beautiful environment will be spoilt with the proposed development	2022/03/11	Z Liebenberg	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	The dam is a jewel to George - pristine forest , beautiful clean water . A natural heritage	2022/03/11	G Butler	Private individual	Your statement is noted
	The funds used to built a tertiary institution, can be much better used towards other projects in the area. There are already tertiary institutions available to the public in George, another one is currently not a necessity.	2022/03/11	R Carstens	Private individual	Please see Section 3.3.2 of the Comments & Responses Report
	'Move development to Sallywood property' One upset resident, Andr�� Potgieter, says if the municipality wants to accommodate the developers of the university, an excellent alternative would be the property along the N2 to the south of the Garden Route Mall where a group of Chinese developers had wanted to establish Sallywood, which was canned due to Covid. "That is closer to the support base of the university and it lessens the impact on the dam. The job creation and socio-economic advantages that the municipality is looking for will still be attainable. The initial proposals by Destiny Africa for a smart city for that property did include a large higher education component."	2022/03/11	A Botha	Private individual	This statement has been noted
	Unnecessary risk.	2022/03/11	R Green	Private individual	Your opinion is noted
	Loss of recreational spaces.	2022/03/11	C Saunders	Private individual	Please see Section 3.2.1 of the Comments & Responses Report

Comments and Response Table Post-Application Phase:

PROPOSED UNIVERSITY PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE, WESTERN CAPE.

Comments Received during the Post-application (30-Days) Public Participation on the Scoping Report

Nr	The following I&APs submitted the Garden Route 101 template with the following additional comments:	Date Received	I&AP	Company / Representing	Response
	I totally agree with all of the above. Stop wasting money when it is completely unnecessary	2022/03/11	R Hazlitt	Private individual	Your opinion is noted
	In short I totally object to this development	2022/03/11	L Carmichael	Private individual	Your objection is noted
	The traffic is already an issue and we don't have enough water as it is for the house holds	2022/03/11	T Travis	Private individual	Please see Sections 3.4.3 and 3.6.2 of the Comments & Responses Report
	The dam should stay as is	2022/03/11	J De jager	Private individual	Your statement is noted
	This is a very bad idea an I oppose it in the strongest sense. Water quality will drop and blacks just have no concept of what a bin is for. The litter will end up in the dam.	2022/03/11	M Mundell	Private individual	Please see Sections 3.5.2 and 3.4.1 of the Comments & Responses Report. Your racist comments are uncalled for, considering the developed is proposed to cater for the children of the surrounding community and greater George area.
	The dam is a major recreation area for the George community and a major tourist attraction. There is more economical potential in developing the dam. As an eco tourist area than developing a university The previous mayor is implicated in having commercial gain in the development of the dam. This is state capture at municipal level all over again and proof that the DA is not serious about routing out corruption	2022/03/11	R van Wyk	Private individual	Your opinion is noted
	I really believe the dam should be kept as is. We so not want to destroy eco system and drinking water. This will be disasterious	2022/03/11	E Kruger	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Leave the people the creation of God...our trees and animals....we don't need any more shopping centre's...go and clean up and use centre of town	2022/03/11	A Olivier	Private individual	No shopping centres are proposed for the development.
	Fauna and flora will be disrupted.	2022/03/11	MJ Meyer	Private individual	See Section 8 of the EIA Report
	Build somewhere else, don't put the dam in jeopardy, use your common science	2022/03/11	T Malan	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	I reside in Bergsig. Safety is a big concern.	2022/03/11	N Frantz	Private individual	Please see Section 3.4.4 of the Comments & Responses Report

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	There is no new infrastructure to process clean water while the dam is 100% full. The proposal also does not include a waste water / raw sewerage plant to deal with the current population in the garden route already. The developers just want to make money and not willing to take on the social and environmental impact and responsibilities. And municipality also has no plan whatsoever to assist the developers to handle the influx of people from other provinces. This is totally unacceptable and will only add more burden to the local residents and taxpayers.	2022/03/11	B Peng	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	Keep the nature	2022/03/11	E Hodgson	Private individual	Your statement is noted
	Since the road has been closed due to flood damage and students are now being bussed and taxied to the campus, the litter on the side of the road from the Wilderness all the way to the campus has now become a major problem. It is unsightly and similar to what has happened to most other towns in SA. A lot of it will end up in the rivers and the sea- This is what the dam area and George will end up looking like. No Thank You!	2022/03/11	G Steer	Private individual	Please see Section 3.5.3 of the Comments & Responses Report
	<p>The habitats of the area include Fynbos marshland which is habitat for the scarce Striped-flufftail (<i>Sarothrura affinis</i>) and even scarcer, the Knysna Leaf-folding Frog (<i>Afrixalus knysnae</i>). The analysis of the grounds could not have had a quality, or should I say qualified environmental assesment carried out if these sensitive species weren't brought to attention and considered.</p> <p>The citizens have had no say in objecting to this until now that things have been approved.</p> <p>Even though I have mentioned animal species first things first that are at stake here, I have only emphasized these because usually sensitive fauna and flora species are the determining factor of whether a development takes place in an area or not... But what I am just as concerned about the social aspect of this natural area being taken away and want this to be considered just as much; The GR Dam surrounds are</p>	2022/03/11	Mark H	Private individual	<p>All environmental impact studies conducted by industry professionals were included in the EIA Report. This comment shows that the I&AP had not reviewed any of the documentation prior to submitting their comments.</p> <p>Please see Section 2 of the Comments & Responses Report for the extensive Public Participation conducted.</p> <p>Please see Section 3.2.1 of the Comments & Responses Report</p>

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	awesome natural attractions as mentioned in the "My Comments or Objections". I can't bear the thought of another university development coming and being plonked right over this "free to enter and roam as you wish" area, urbanizing our Fynbos and Forest decorated City of George. I object.				
	Don't take away a beautiful piece of serenity for the people of George.	2022/03/11	S Scott	Private individual	Your statement is noted
	Project not thought through	2022/03/11	S van Loggerenberg	Private individual	Your opinion is noted.
	No development.	2022/03/11	C Bester	Private individual	Your statement is noted
	No place for further development in George. No infrastructure to support it	2022/03/11	A Brand	Private individual	Please see Section 3.6.3 of the Comments & Responses Report
	Save the dam	2022/03/11	A Barnard	Private individual	Your statement is noted
	To have the opportunity to have a mom and baby Leopard, living so close and in environmental, eco-friendly coexistence already cared for by the Fauna and Flora of the Garden Route, and so many nature lovers trying to get the safety of these beautiful animals guaranteed, is one of the so many reasons I wouldn't stop to fight the demolishing of the nature area and surrounds where the Leopards have been for a substantial time now. We owe it to our children and their families and those who will come to live in this beautiful "Garden of Eden". Please note that money will be made else where and the nature of our area should not have to pay for it with their lives.	2022/03/11	A Konik	Private individual	Please see Section 3.5.4 of the Comments & Responses Report
	The Garden Route dam is already unable to cope with the demand for clean water	2022/03/11	A Pharoah	Private individual	Please see Section 3.5.3 of the Comments & Responses Report
	Against the development, save the dam!	2022/03/11	A Bester	Private individual	Your objection is noted
	The quality of the water - only water supply in George. Environmental impact. Recreational impact. Decreasing property value	2022/03/11	C Van der Weshuizen	Private individual	Please see Sections 3.5.3, 3.2.1 and 3.4.2 of the Comments & Responses Report
	As my property is directly adjacent to the proposed area, the increase in traffic and people will be detrimental for property values and the areas stillness of nature.	2022/03/11	W Jones	Private individual	Please see Sections 3.4.3 and 3.4.2 of the Comments & Responses Report

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	<p>We purchased a property adjacent to the dam for investment - this development not only puts our home at risk from an increase in crime but will affect all the attributes that guided our decision to purchase this property. Our resale value and options will be affected and this was an investment for our retirement. We live with water restrictions as a constant so there is no way that this development should go ahead as it will severely impact the water supply and quality.</p> <p>Noise pollution - the noise from the students will detract from the beauty of this area and will negatively affect our quality of life.</p> <p>View - our views will be obstructed by the proposed development.</p> <p>Environment - wildlife roams freely in this area and many endangered species such as the leopard and Knysna warbler amongst others are living and active at this site.</p> <p>Light Pollution - we will no longer be able to enjoy the beautiful evenings watching the stars and enjoying the natural environment.</p> <p>Crime & Unrest - it is well documented that education, housing and sports facilities such as those proposed are hotspots for protests and destruction of property that usually accompanies these activities Direct threat to the safety of ourselves, our children, the elderly, and tourists who enjoy walking and cycling in the area.</p> <p>General comment: students are known to be rowdy and active during evenings and weekends - loud drunken parties, unruly behaviour. We are 100% opposed to any development at this site and as this directly affects the value of our property we cannot condone a development at this location. I strongly object to placing any form of development along our main water source and believe that this land should be rehabilitated for the long term security of our water resources. No further developments should be taking place in the Garden Route until we have a more secure and reliable water source. The Garden Route dam is already stretched to its limits and we are all living under permanent water restrictions.</p> <p>IN TERMS OF OUR CONSTITUTION: Our constitution ENVIRONMENTAL</p>	2022/03/11	T Pharoah	Private individual	<p>Please see the following Sections of the Comments & Responses Report:</p> <ul style="list-style-type: none"> • Section 3.4.2 • Section 3.4.1 • Section 3.5.4 • Section 3.4.4 • Section 3.6.2

Comments and Response Table Post-Application Phase:

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	RIGHTS (SECTION 24) – Everyone has the right to an environment that is not harmful to their health or wellbeing. – The environment should be protected for the benefit of present and future generations through reasonable measures: - to prevent pollution and damage to natural resources; - to promote conservation; and - to ensure that natural resources are developed, while also promoting the justifiable economic and social development of people I hereby officially request to be recognised as an Interested and Affected Party.				
	There is more than enough alternative areas to develop.	2022/03/11	T Heyns	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	The nature around George is a key attraction for both tourists and locals. There is not need to further reduce these areas around the town.	2022/03/11	G du Toit	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	I object to the entire development. The existing amenities first need to be utilized to the fullest extent. Nature needs to be preserved.	2022/03/11	P Taylor-Ryan	Private individual	Your opinion is noted
	This development will have a negative impact on environment as well as mental health of George citizens as it is a recreational space that gets used for exercising leading to lower stress levels.	2022/03/11	L Marais	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	Water will be contaminated	2022/03/11	R Hoffman	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Water quality	2022/03/11	D van Rensburg	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Water quality is a major concern and it will also impact the natural beauty that we have in George. The dam is one of the few places that we have left that is not being developed In the long term this development at the dam will have a negative financial impact on the town.	2022/03/11	I Kruger	Private individual	Please see Sections 3.5.2 and 3.2.1 of the Comments & Responses Report
	Long term disaster !	2022/03/11	J Coertze	Private individual	Your opinion is noted
	The environment and dam will suffer and be damaged by humans that do not appreciate the beauty and purpose nature. Please upgrade NMU, there are ample space to expand the university to accommodate more students.	2022/03/11	W Jubber	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	The water in our dam is a gift of God, please stop this project.	2022/03/11	L Jubber	Private individual	Your statement is noted

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	Upgrade NMU leave our dam alone.	2022/03/11	N Jubber	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Developments ruin the reasons why we live here. We are here for the space, greenery and no peak hours. It already changed since I have been a child. It will only get worse as we do not have the capacity as it is, to accommodate the amount of people already living here. Now our municipality is doing well to rectify things that goes wrong, but with an increase of people and facilities, they might not keep up and then all our services and maintenance will fall behind. We have a beautiful city. We would like to keep up the standard of living.	2022/03/11	C Delport	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	Save our dam from becoming polluted and a health risk to all the residents of George and surrounding suburbs that get water from our dam.	2022/03/11	T van Rensburg	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Please stop wasting the tax payers money on unnecessary projects that will also end up being destroyed and burnt down by students. As with other government projects no maintenance will be done and therefore it will become a white elephant.	2022/03/11	S van Rensburg	Private individual	Please see Section 3.4.1 of the Comments & Responses Report
	I value the environment and beauty and want this to remain for the city of George.	2022/03/11	L Edwall	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	I have been running Guitar making courses from my home in Eden for the past 11 years. My courses attract people from all over South Africa , and overseas visitors. At the end of each day , the clients have thoroughly enjoyed spending their relaxation time walking or cycling in the Garden route dam area, and cannot tell us enough about how lucky we are to have this area right on the doorstep in our town. The development as planned will definitely take away the peace , the Nature , the safety , the leisure aspect of what so many visitors have enjoyed. My family and I have spent many hours through the years of living in George in the area where you now propose the development. It will be a very devastating move to lose the amazing area that is appreciated by so many of the town's inhabitants and visitors. Please reconsider!!	2022/03/11	L Marucchi	Private individual	Please see Section 3.2.1 of the Comments & Responses Report

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	I totally do not agree expanding the campus	2022/03/11	A Loots	Private individual	The proposed development is not planning on expanding the existing campus.
	We bough in a quiet area and would not like it to change . As there is another University just a few kilometers away , why do George need another one ?	2022/03/11	D Van der Merwe	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	This is our only water source look at nature wild animals don't stay at their waterhole. Why will we then do such a thing?	2022/03/11	T Du Plessis	Private individual	Your statement is noted, however, animals do in fact reside close to waterholes as a resource.
	My husband and I moved to George for a better quality of life in 1999. It has been the most wonderful town in which to bring up our family. The essence of what we love about it , is the quiet, clean , safe , peaceful environment in which we live. We are a 5 minute walk from the entrance to the Garden route dam area , where as a family we have walked , hiked , cycled and taken the most amazing photographs over the past 22 years. We are devastated at the proposed development , as everything that we have enjoyed will come to an end , so preventing our future generations from enjoying everything that George has offered us! Please don't do this!	2022/03/11	D Marucchi	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	I belive this will greatly reduce quality of life in George	2022/03/11	W Viljoen	Private individual	Your opinion is noted. Please see Section 3.2.1 of the Comments & Responses Report
	Itâ€™s in the interest of our community that we keep the quality of the water of a high standard in a pristine environment.	2022/03/11	M Stuart	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Agree with all the above. Please we cant possibly have any more development. Our water is precious. We need to conserve it as much as possible	2022/03/11	I Ginn	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Die infrastruktuur van George sukkel alreeds om te voorsien aan die behoefte. Waarom moet die kampus uitbrei na diekant van die dam?	2022/03/11	S Groenewald	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	Most of the concerns have been raised, but I wish to stress the irreversible harm to the natural environment, including wild life in the affected area. The proposed development in addition poses an	2022/03/11	M Doubell	Private individual	Please see Sections 3.4.4, 3.5.2 and 3.3.1 of the Comments & Responses Report

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	undeniable safety and security risk to the surrounding communities. A further risk which has been raised is the water safety of our dam. There is sufficient evidence if the likelihood harm based on other such developments in the country. Lastly, what research point to the need for a further university in George and why, if needed, in this particular sensitive area, when there is alternative land that can be utilised, not only in George but in the greater Southern Cape?				
	This development will be a security risk	2022/03/11	D Joseph	Private individual	Please see Section 3.4.4 of the Comments & Responses Report
	Strongly against this proposal.	2022/03/11	K Poulton	Private individual	Your opposition is noted
	Please do not build hostels in a nature environment.	2022/03/11	H Roelofse	Private individual	Your statement is noted. The residential component has been placed in an area of reduced environmental impact.
	Security and the protection of our environmental areas is essential for George. The changes as proposed surely have a negative impact on both security and environment and the impact is irreversible once implemented. In whole I stand against the development at the Garden Route Dam.	2022/03/11	C Gerber	Private individual	Please see Section 3.4.4 of the Comments & Responses Report
	I think this is setting the town backwards and if we damage our water supply, then we all without water. Madness.	2022/03/11	F Burchell	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	This development will have a detrimental effect on the ecology of the are sling the dam.	2022/03/11	D Oliver	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Upgrading and extention of current Saasveld campus. Suffiecient space available for buildings and hostels. Sports fields can also be upgraded. If the project continue, the natural beauty of the area around the George dam and the current recreational activities will be negatively impacted.	2022/03/11	C Botha	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Too many people coming to George. Not enough water as it is.	2022/03/11	F Venter	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	George as it is, can't handle all new incomers from rest of South Africa. We have already not enough water for all in George.	2022/03/11	W Venter	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	Currently access to Nelson Mandela University is via 7 Passes road go	2022/03/11	M Loubser	Private individual	Please see Section 3.3.1 of the

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	and see how students using that road litters.. You are causing an environmental disaster by allowing development right in the catchment area of the Garden Route dam. Move the development to a better suited area such as Sallywood				Comments & Responses Report
	The drop in Property value as conceded is no small matter to us who are affected	2022/03/11	C Goss	Private individual	Please see Section 3.4.2 of the Comments & Responses Report
	I oppose the development at the dam	2022/03/11	M vd Berg	Private individual	Your opposition is noted
	Will damage environment and nature at dam and increase pollution of water	2022/03/11	D Nel	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	I wish to lodge objection to the proposed development for the George Dam area, specifically the addition of another University. NMU is already in George and there is room for expansion within NMU.	2022/03/11	G Hagemann	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	It will destroy nature at the dam and cause pollution. Nature at the dam should stay untouched by the hands of humans.	2022/03/11	A Nel	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	My house is directly adjacent to the planned development. I put into doubt that this development is indeed for a university and I am questioning that. Most likely the ground is to be put in the hands of a developer who will raise multilevel low cost housing. The university will not materialise or will be the doubling of a small portion of the property to a third rate tertiary company calling themselves a university. It is a nice sauce to sell this to the public. I therefore request knowledge of who the university is that has been negotiated with. And more particulars that show the actual interest of a university able to pay for such a development. I want prove this is not a corrupt selloff of valuable public land to a property developer.	2022/03/11	M Heyns	Private individual	Please see Section 3.2.2 and the Municipal Response included in the Comments & Responses Report
	Less access for walkers, hikers, cyclists, canoers and far more such people making use of that area for such activities (those that will be living, studying, working there) Impact on wildlife with less available space and more noise - caracal, leopard, buck, porcupine, honey badgers etc. I can see many more snakes and insects being killed by new inhabitants too	2022/03/11	D Patrick	Private individual	Please see Sections 3.2.1 and 3.5.4 of the Comments & Responses Report
	Totally against the development	2022/03/11	L Latsky	Private individual	Your objection is noted

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	Water quality & eco system	2022/03/11	M Botha	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Water security compromised	2022/03/11	GJR Koekemoer	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	There are alternative areas for development which would not be as environmentally detrimental	2022/03/11	J West	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	For our and our childrens future - please keep our Dam area pristine! Use Saasveld for more student and campus buildings.	2022/03/11	H Nel	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Asb hou ons natuur soos dit is. Moet asb geen geboue by die dam toelaat nie. Ons weet daar is nog baie plek op Saasveld vir studente uitbreiding, doen dit daar asb.	2022/03/11	A Henning	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	We have to keep our fauna and flora safe. NO BUILDING AT THE DAM!!!!	2022/03/11	K Maasdorp	Private individual	Your statement is noted
	There are other grounds in George that can be put to better use with better infrastructure in place already.	2022/03/11	W Fourie	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	I would like to keep Saasveld as our main campus in George	2022/03/11	N Maasdorp	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Terrible idea	2022/03/11	C Wiese	Private individual	Your opinion is noted
	The Saasveld campus has lots of space - do the development there	2022/03/11	R Ehlers	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	It will destroy natural habitats.	2022/03/11	A Wiese	Private individual	Please see Section 3.5.1 of the Comments & Responses Report
	Please stop	2022/03/11	H Loubser	Private individual	Your statement is noted
	This surely is an attempt by greedy individuals to fill theirpockets with cash, and again we the citizens pay the expensive price fot your greediness!! I was born in George, leave our beautifull town and surroundings alone!! The dam and surroundings are special and irreplaceable!! Take your money, your greediness and your greedy friends and you bulldozers and get the fuck out of our town!!and ifbyou are part of tgis tiwn council, you got voted on by us the citizens and now you make miss use of your powers!!how sorry we are that	2022/03/11	J Oosthuizen	Private individual	Your statement is noted. The foul language used is uncalled for and unappreciated.

Comments and Response Table Post-Application Phase:

PROPOSED UNIVERSITY PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE, WESTERN CAPE.

Comments Received during the Post-application (30-Days) Public Participation on the Scoping Report

Nr	The following I&APs submitted the Garden Route 101 template with the following additional comments:	Date Received	I&AP	Company / Representing	Response
	we voted fir you, pack your bags and get the fuck out of our town!!				
	Overpopulation and pollution. Destruction of natural resources and habitats.	2022/03/11	A Wiese	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	It will have a bad impact on the George water quality !	2022/03/11	P Koncki	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	The infrastructure cannot handle more developments	2022/03/11	C Huddy	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	Leave nature as it is	2022/03/11	R Van Der westhuizen	Private individual	Your statement is noted
	George dam will be 1 big tip full of shit and rubbish It will be a disaster due to the litter and not only that Cars polluting Will be havoc	2022/03/11	A Schlimmer	Private individual	Please see Sections 3.5.2 and 3.4.1 of the Comments & Responses Report
	Need a safe place to picnic, mountain biking	2022/03/11	E Coetzee	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	Stop	2022/03/11	S Swarts J Esterhuizen S Elmer J Duvemage H Swarts J Swarts J Strauss	Private individual	Your statement is noted
	Im not a happy client	2022/03/11	C Groves	Lorie Land Creche	Noted
	Stop this	2022/03/11	H Swarts	Private individual	Your statement is noted
	Please keep our beautiful dam and nature walking routes	2022/03/11	S v Wyk	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	This will not benefit our nighbourhood!!!	2022/03/11	C Jansen	Private individual	See Section 8 of the EIA Report
	Protect heritage and nature	2022/03/11	L Julius	Private individual	See Section 8 of the EIA Report, as well as the EMPr
	I agree with the comments above but am especially concerned by the possibility of further urbanisation of the dam's surroundings. I feel that	2022/03/11	E Snodgrass	Private individual	Please see Sections 3.5.2 and 3.2.1 of the Comments & Responses

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	we must protect our water sources from pollution and ensure the catchment areas retain their natural ability to store what rainfall does occur in our water stressed country. Urbanisation introduces artificial surfaces that do not soak up water and increase the susceptibility to flooding after heavy rainfall. Please ensure that we protect a real asset - the natural vegetation and natural habitat which is so essential for wildlife and our own mental and physical health when we visit and exercise in such areas. Too many unspoilt natural areas are disappearing and we owe it to our children to protect the ones we have near us.				Report
	<p>OBJECTION TO THE DEVELOPMENT Erf 464, George - adjacent to the Garden Route Dam I purchased a property as an investment at Bokmakierie street directly opposite the proposed development where the plans indicate multi-storey student accommodation which will severely affect my property value and resale options. We live with water restrictions as a constant so there is no way that this development should go ahead as it will severely impact the water supply and quality.</p> <p>Noise pollution - the noise from the students will detract from the beauty of this area and will negatively affect our quality of life.</p> <p>View - our views will be obstructed by the proposed development.</p> <p>Environment - wildlife roams freely in this area and many endangered species such as the leopard and Knysna warbler amongst others are living and active at this site.</p> <p>Light Pollution - we will no longer be able to enjoy the beautiful evenings watching the stars and enjoying the natural environment.</p> <p>Crime & Unrest - it is well documented that education, housing and sports facilities such as those proposed are hotspots for protests and destruction of property that usually accompanies these activities Direct threat to the safety of ourselves, our children, the elderly, and tourists who enjoy walking and cycling in the area. General comment: students are known to be rowdy and active during evenings and weekends - loud</p>	2022/03/11	P Pharoah	Private individual	<p>Please see the following Sections of the Comments & Responses Report:</p> <ul style="list-style-type: none"> • Section 3.4.2 • Section 3.4.1 • Section 3.5.4 • Section 3.4.4 • Section 3.6.2

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	drunken parties, unruly behaviour. We are 100% opposed to any development at this site and as this directly affects the value of our property we cannot condone a development at this location. I strongly object to placing any form of development along our main water source and believe that this land should be rehabilitated for the long term security of our water resources. No further developments should be taking place in the Garden Route until we have a more secure and reliable water source. The Garden Route dam is already stretched to its limits and we are all living under permanent water restrictions. I hereby officially request to be recognised as an Interested and Affected Party.				
	This is a beautiful nature district. Which will not be the case with development	2022/03/11	N Viljoen	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	George is already over populated as it is. With water problems. This will just cause more issues	2022/03/11	Z Viljoen	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	Don't allow	2022/03/11	N Dredge	Private individual	Your statement is noted
	I feel this is such a bad idea. It's going to impact on everyone and everything most importantly the wildlife and water. Crime is going to increase. As it is there is hardly enough to go around in george.	2022/03/11	L Dredge	Private individual	Please see Sections 3.4.4 and 3.6.2 of the Comments & Responses Report
	Infra structure not sufficient for this kind of development, high security risk to existing home owners. Not the right development for this area and on George's main water source.	2022/03/11	G Lockyear	Private individual	Please see Sections 3.6.2 and 3.4.4 of the Comments & Responses Report
	I am against the proposed developments in this area	2022/03/11	I Watkins	Private individual	Your opposition is noted
	Our clean water resources will become a problem if to many people move in here!	2022/03/11	R Koekemoer	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Our area is already under a lot of pressure...more traffic & people living close to the dam, will be devastating!	2022/03/11	W van Nijhuis	Private individual	Please see Section 3.4.3 of the Comments & Responses Report
	I object to the land development at George dam.	2022/03/11	T Van Der Merwe	Private individual	Your objection is noted
	Heavy impact on our Bergsig Area won't be good for the traffic,roads as a whole is already a problem and dont get fixed.Police and traffic officers can't even handle the George at the moment. Crime will increase and our Bergsig neighbour watch won't be enough to protect	2022/03/11	J Goliath	Private individual	Please see Sections 3.4.3, 3.4.4 and 3.4.1 of the Comments & Responses Report

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	us as they do now. Seeing what students do during protest with 8000 students what will happen to our Area. Practically not be able to host them in this Area we will have losses and will sell our homes in this Bergsig and Loerie Park. Big concerns. George don't even have enough water currently.				
	The traffic in our area is already under so much pressure with the schools & peak hours that adding any more people in our area will bring a lot of problems...as well as possible damage to roads & our water catchment area!	2022/03/11	E van Nijhuis D Pienaar	Private individual	Please see Section 3.4.3 of the Comments & Responses Report
	Safe nature use the sallywood area	2022/03/11	F Thomson	Private individual	Your statement is noted
	Totally object to the development of the George Dam. Our infrastructure cannot sustain it and it will ruin an important recreational area. We should rather use it as an area to plant indigenous trees as part of rehabilitation and keep it 'family friendly'.	2022/03/11	C Steenkamp	Private individual	Please see Sections 3.6.2 and 3.2.1 of the Comments & Responses Report
	Save our drinking water please	2022/03/11	M Du Preez	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	George Infrastructure can't handle more people in George. It will ruin the beauty and safety of the beautiful Garden Route.	2022/03/11	L Van der Merwe	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	PLEASE DONT PROCEED	2022/03/11	WP Burger M Burger-Swart	Private individual	Your statement is noted
	Agree with the above stated. We can rather change it to a protected park for families to picnic or even an additional botanical garden.	2022/03/11	J-M Steenkamp	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	We say no to this development, NO NO	2022/03/11	D Campbell	Private individual	Your objection is noted
	Niemand het hierdie malheid met die huis-eienaars van George bespreek nie! Is die DA en die skelms van die ANC nou kop in een mus?!	2022/03/11	B de Jager	Private individual	Please see Section 2 of the Comments & Responses Report
	Asb. ons moet ons luiperds en dierelewe en voëls bewaar. Ons dam en om' ons dam is vir ons n kleinood.	2022/03/11	K Mocke	Private individual	Please see Section 3.5.4 of the Comments & Responses Report
	I object to the development at the George dam as it poses a danger to the natural environment surrounded: water pollution and sound pollution. There are also endangered species like the Cape Leopard that inhabit the area where the development is planned to take place.	2022/03/11	T Lindeque	Private individual	Please see Sections 3.5.2 and 3.5.4 of the Comments & Responses Report

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	Safety of senior residents in the area.	2022/03/11	J Marais	Private individual	Please see Section 3.4.4 of the Comments & Responses Report
	Nature preservation before fancial gain. We need to save the world to save mankind...not the otherway around.	2022/03/11	A Jordaan	Private individual	Your statement is noted
	Surely there are better places to build a university, closer to a big city where transport and access will not be a problem Flooding the Garden Route is just another way to prevent people from being able to stay in a relative quiet en safe invironment. This is taking away the basic human rights from current residents.	2022/03/11	Z Van der Schyff	Private individual	Please see Sections 3.3.1 and 3.2.1 of the Comments & Responses Report
	To erect housing is beyond idiotic, George needs all the water possible. George has more than enough housing in various progress. Keep the town as it is without a new settlement. There are more than enough to choose from. LEAVE THE DAM AREA out of the plans of those who are responsible for this crazy idea.	2022/03/11	E Lundin	Private individual	Your opinion is noted
	What is the option of enhancing and further deveolping the already settled Saasveld. Surely as there are already infrastructure and commodities these can be upgraded and bettered. To justify another facility when so many students are going online seems counter productive. Our water sources are already under pressure.	2022/03/11	J Lester	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Bough here in a quiet area . Dont want that changed . Feel that it eill be forced on us living here .	2022/03/11	D Van der Merwe	Private individual	Please see Section 3.4.1 of the Comments & Responses Report
	Teen ontwikkeling by dam	2022/03/11	L Vd Westhuizen	Private individual	Your objection is noted
	We already dont have enough potable water and are on restrictions. More development cannot go ahead ir even be planned until this is rectified. Our infrastructure cannot handle any more traffic either	2022/03/11	D Lester	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	I strongly object to this proposed development Draft EIA - Erf 464 based on all the objections above. In addition, that whole area is and has been a part of the heritage and culture of George since the first people started enjoying the area for recreation. I feel the municipality has an obligation to protect this area based on all the reasons given above under Objections, and not to embark on frivolous and unjustified developments that will have a huge negative impact on all the citizens	2022/03/11	A Jansen van Rensburg	Private individual	Please see Section 3.6.2 of the Comments & Responses Report

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	of George, as well as tourists and the beauty as well as the rich cultural aspects will be lost forever. There is no infrastructure or space and capacity in George to develop infrastructure to support such a development.				
	Teen die ontwikkeling by dam	2022/03/11	J Vd Westhuizen	Private individual	Your objection is noted
	Please do not waste our precious water. We never have enough water for the existing community, so how can we expand? We do not need a new university or a new suburb in this area. Upgrade the existing university and sport facilities.	2022/03/11	PE Fourie	Private individual	Please see Sections 3.5.2 and 3.3.1 of the Comments & Responses Report
	George is already too small for the number of people	2022/03/11	S Erasmus	Private individual	The proposed development aims to provide facilities for the local George community.
	Please do not waste our precious water. We never have enough water for the existing community, so how can we expand? We do not need a new university or a new suburb in this area. Upgrade the existing university and sport facilities.	2022/03/11	MJ Fourie	Private individual	Please see Sections 3.5.2 and 3.3.1 of the Comments & Responses Report
	George Dam should be left for recreational green space in the Garden Route	2022/03/11	M Moretti	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	Services cannot be delivered in full at the current capacity. Please don't just destroy everything because you can, save some for the future!!	2022/03/11	I Bester	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	Please do not waste our precious water. We never have enough water for the existing community, so how can we expand? We do not need a new university or a new suburb in this area. Upgrade the existing university and sport facilities.	2022/03/11	M Fourie	Private individual	Please see Sections 3.5.2 and 3.3.1 of the Comments & Responses Report
	Water	2022/03/11	N Jooste	Private individual	Noted
	This is a dangerous development for the longevity of our city and the ecosystems around it, where the only stakeholders who benefit are the property developers, and the entire city must pay in some form or another. The dam is one of our most precious resources!!	2022/03/11	C Trembath	Private individual	Your opinion is noted
	We never have enough water for the existing community, so how can we expand? We do not need a new university or a new suburb in this	2022/03/11	PM Fourie	Private individual	Please see Sections 3.5.2 and 3.3.1 of the Comments & Responses

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	area. Upgrade the existing university and sport facilities.				Report
	Save our Dam to save our water, it saves lives. Let nature be, it does not interfere with humankind, so why should humankind interfere with nature, please let it be.	2022/03/11	J van Rensburg	Private individual	Your statement is noted
	Pollution problems	2022/03/11	L Hadarag	Poll projects	Please see Section 3.5.2 of the Comments & Responses Report
	We are hikers and this development will make the area inaccessible. It will also drive away the birds - we are bird lovers	2022/03/11	H Du Plessis	Training Answers	Please see Section 3.2.1 of the Comments & Responses Report
	This cannot happen!	2022/03/11	C Donaldson	Private individual	Your statement is noted
	We do not need this project, upgrade MNU, funds can be utilized much better, such as training and development to create jobs for the unemployed, housing for the poor that lives in cardboard shacks and uses the bushes as their toilets, having to go without running water and food to eat.	2022/03/11	N van Rooyen	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	There is sufficient land elsewhere to develop	2022/03/11	L Meyer	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	It will decrease property value, we bought here because of the open piece of land	2022/03/11	J Anderson	Private individual	Please see Section 3.4.2 of the Comments & Responses Report
	Not acceptable	2022/03/11	J Jansen Van Rensburg	Private individual	Your opinion is noted
	This development will also spoil the natural look of our beautiful dam area. The biggest draw card to George is our natural surroundings & beauty, which will be spoiled by more development.	2022/03/11	A Marais	Private individual	Please see Sections 3.2.1 and 3.5.1 of the Comments & Responses Report
	Besoedeling vsn ons enigste waterbron Toeloop van ongewenste mense Vernittiging van inheemse plantegroei Geraas besoedeling	2022/03/11	B Greeff	Private individual	Please see Sections 3.6.2, 3.4.4 and 3.4.1 of the Comments & Responses Report
	I do NOT condone any futher development at the George Dam	2022/03/11	M McCarthy	Private individual	Your objection is noted
	Keep our Town and surroundig Echo friendly and Crime free	2022/03/11	P Vermeulen	Private individual	Your statement is noted
	There are other spaces available, I do not see why a big piece of a green strip has to be sacrificed for development.	2022/03/11	V Van der Walt	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Huge security problem for George, our area and our business!! We	2022/03/11	G Adriana	Private individual	Please see Section 3.4.4 of the

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	nurse and accommodate frail elderly people!!				Comments & Responses Report
	Upgrade Nelson Mandela University, a here is ample space and does not hold any threat to the Garden Route Dam. The powers to be should stop wasting money they don't have and their incapability of ongoing maintain of such a project.	2022/03/11	C van Rooyen	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	The development has economic benefits but for the reasons above and the impact on the environment the location is totally out of the question.... another location such as near the N2 opposite the Market/Old Saw Mill.	2022/03/11	B Patterson	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Water quality concerns There are other areas where expansion can be done with better terrain that can accommodate the services	2022/03/11	D Oneill	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Garden Route dam is extremely important and agree is safer for recreation purposes other than new Developments. Vandalising is a huge problem and the area of the damm is safe and residents all enjoy it,why try to fix something that was never a problem to start with,and that is not going to help the economy in any way...George is already a city see that as a breakaway for families on weekends to enjoy and go to.	2022/03/11	Z Schoeman	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	The safety aspect is huge for me. Streets will be busier which affects residents in area who choose to life there due to fact that the neighbourhood is safer then some others and close to dam green space area, in which i currently feel safe to take my child for bicycle rides and walks alone, however with new development it would not be the case. In my mind it is ridiculous to build new campus just a few km's from an excisting one, upgrade that one!	2022/03/11	C Wahl	Private individual	Please see Section 3.4.4 of the Comments & Responses Report
	Apart from all the above, I feel our water supply is insufficient already.	2022/03/11	A Macpherson	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	Water	2022/03/11	J Watson	Private individual	Noted
	No to development	2022/03/11	E Durrant	Private individual	Your objection is noted
	It is one of the last untouched areas that we have, already we cannot keep up with the way George is growing, our roads and water cannot handle any more. We have one University that is not even at full	2022/03/11	J Maritz	Private individual	Please see Sections 3.2.1 and 3.62 of the Comments & Responses Report

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	capacity and there is not a need for another one at the moment. There is plenty of other land that could be used. The dam should be protected as one of the last untouched nature areas . This dam has been something that families have enjoyed for years and something that families should still be able to enjoy.				
	No development by dam	2022/03/11	S Durrant	Private individual	Your statement is noted
	This is our main source of water, any development at or close to the dam will inflict severe and irreversible damage that will cause the entire city and surrounding areas to be without water for weeks. There must be zero development at the main and only source of water for any town. This is basic knowledge.	2022/03/11	C Visser	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	the money would be better spent upgrading current infrastructure, than building completely new infrastructure, especially with the level of corruption in our country.	2022/03/11	A Brown	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	Our only water source is at stake as well as our safety. We have enough crime at this moment to deal with	2022/03/11	A Stemmet	Private individual	Please see Sections 3.5.2 and 3.4.4 of the Comments & Responses Report
	Crime / student protests	2022/03/11	L-A Saville	Private individual	Please see Sections 3.4.4 and 3.4.1 of the Comments & Responses Report
	Pollution / student protests / crime	2022/03/11	D Bean	Private individual	Please see Sections 3.5.2, 3.4.1 and 3.4.4 of the Comments & Responses Report
	There is definitely a threatened increase in criminal activity. Pollution and destruction to the environment which is a green area. Why is this threat being considered when there are alternatives.	2022/03/11	M-A Burke	Private individual	Please see Sections 3.4.4, 3.5.2 and 3.3.1 of the Comments & Responses Report
	No development	2022/03/11	P Loubser	Private individual	Noted
	It is totally unrealistic to have a development of this size when George is already struggling to keep up with demands on infrastructure due to a huge influx of people from upcountry to the area.	2022/03/11	G Groenewald	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	I would like to object to the dam development. This is absolutely madness	2022/03/11	I Chandler	Private individual	Your objection is noted

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	Please DON'T ruin our paradise... surely there is another option...	2022/03/11	S Loubser	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Security risk. Also are water supply can't cope with amount of people living in George now. There is more than enough ground at NMMU so why not build there.	2022/03/11	M Maritz	Private individual	Please see Sections 3.4.4 and 3.6.2 of the Comments & Responses Report
	Against any development at George dam.	2022/03/11	C Wolmarans	Private individual	Your objection is noted
	Our water is not sufficient for this planned university.	2022/03/11	E Knoetze	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	I agree that this is non sensical and wasteful to the environment. I object on all the terms listed above as i live nearby and can only see this being bad for the environment, George and its people.	2022/03/11	A Cronje	Private individual	Your statement is noted
	However this would change if this development goes ahead. Further concerns Sewerage Refuse and pollution Access to hikes and cycling trails in area	2022/03/11	R Schubert	Private individual	Please see Sections 3.5.2 and 3.2.1 of the Comments & Responses Report
	I agree that this is non sensical and wasteful to the environment. I object on all the terms listed above.	2022/03/11	C de Beer	Private individual	Your objection is noted
	Basic infrastructure needs will not be met as the people of George are already limited with water supply, traffic jams and other basic living needs.	2022/03/11	D-L Gerber	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	I agree that this is non sensical and wasteful to the environment. I object on all the terms listed above.	2022/03/11	L de Beer	Private individual	Your objection is noted
	There is many better suited locations closer to major routes that will beter serve all concerned. The fact that the municipality had received objections before but keeps pushing this agenda shows there is hidden forces at play here and this is even more so evident with the refusal of the municipality to answer simple straight forward questions with regards to entities and individuals involved in this application, thier relationship to individuals past and present employed by government or the municipality and the atrocious unauthorised use of public funds to push this agenda through. Simply put LEAVE OUR NATURE ALONE FOR THE SAKE OF OUR FUTURE AND THOSE OF GENERATIONS TO COME. SORY OUT ALL YOUR CURRENT PROBLEMD BEFORE YOU CREATE MORE.	2022/03/11	R Corker	Private individual	Please see Section 3.3.1 and the Municipal Response in the Comments & Responses Report

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PROPOSED UNIVERSITY PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE, WESTERN CAPE.

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	AND RID OUR SOCIETY OF THE IDIOTS PUSHING THIS FOR MONETARY GAIN.				
	Any person who approves this development does not know financial calculations. If a new Campus is justified, which I do not think it is as Saasveld is under utilized, do the development in an area where the land value is low and reserve prime land for developments where the occupants can afford to pay high rates and taxes to local Municipality. This campus development is a stupid idea. If you want to develop that prime land do a high value residential development.	2022/03/11	R Gericke	Private individual	A high value residential development does not align with the principles of sustainability and inclusivity, as highlighted by the Competent Authority during the previous environmental process.
	Water security. Already have water restrictions when the dam was overflowing. Water shortages will directly be blamed on this as bad planning if this project is allowed to happen.	2022/03/11	M Gericke	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	What are they wanting to do brining all these people to the Wester Cape. They really not interested in keeping the Western Cape prestige.	2022/03/11	J De Wet	Private individual	The proposed development aims to cater for the residents of George and their children.
	Will be a danger for home owners and environment	2022/03/11	L Ferreira	Private individual	Please see Section 3.4.4 of the Comments & Responses Report
	Security and safety our main concern for generations to come. Our water source already a big problem. Traffic in and out will become another big problem.	2022/03/11	E le Roux	Private individual	Please see Sections 3.4.4 and 3.5.2 of the Comments & Responses Report
	The current use of the dam must be maintained to be peaceful, nature friendly and people friendly	2022/03/11	A De Waal	Private individual	Your statement is noted
	NO to this proposed development!!!!	2022/03/11	C Nel	Private individual	Your objection is noted
	against development at dam	2022/03/11	L de Vries	Private individual	Your objection is noted
	All of the above plus: The surrounding area is a quiet peaceful residential area. Please Take into consideration the large number of vulnerable and elderly living in the area who will be affected by the increase in traffic, noise and risk of crime.	2022/03/11	D Marais	Private individual	Please see Section 3.4.1 of the Comments & Responses Report
	Given that I frequent the area at the dam on a daily basis, I can attest to the fact that the dam has deteriorated over the years in water quality and pollution. Moreover, the last couple of years has also indicated an increase in material pollution around the dam itself. I personally picked	2022/03/11	K Diedericks	Private individual	An Environmental Liaison Committee has been proposed to assist the Municipality and developers with enforcing the

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	up 14 black bags of rubbish in one hour. It scares me to think what the impact will be with all the additional footprint on the area. To say that there will be strict environmental laws in place, will not stop the negative impact it will have on the area because who is going to monitor and execute the application/enforcement of these rules? If the current rules pertaining to the area are not enforced then how realistic is it to expect that things will change with increased activity and people living or visiting the area? There are so many other factors like crime, other essential social needs, etc that should negate the need for the development.				conditions of the environmental authorisation and EMPr.
	I object against any building around George dam . Our wildlife what will happen to them . There will be litter all over . Crime will increase . George municipality always said they look after our wildlife and nature . Don't do this !!!	2022/03/11	M De Hart	Private individual	Please see Sections 3.5.3 and 3.4.4 of the Comments & Responses Report
	Thousands of residents and tourists uses the area around the Garden Route dam as a save space to get away from build up areas into nature. Activities includes running, hiking, cycling, rowing and picnics. Developing here will take away this local space to get into nature. If you want to develop use space not used for any other purpose.	2022/03/11	M Voigt	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	our only source of water is endangered with this development	2022/03/11	U Dominick	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Water quality endangerment and security of the neighbourhood	2022/03/11	C Dominick	Private individual	Please see Sections 3.5.2 and 3.4.4 of the Comments & Responses Report
	Quality good. Keep	2022/03/11	J Thalwitzer	Private individual	Noted
	Save our wildlife	2022/03/11	J Goosen	Private individual	Your statement is noted
	We moved here for peace, safety and the lovely nature....	2022/03/11	V Van staden	Private individual	Your statement is noted
	Buildings too high, too many housing on this piece of land	2022/03/11	AG v Wyk	Private individual	Your opinion is noted
	The garden route needs to stay as undeveloped as possible.	2022/03/11	M Lucioli	Private individual	Your opinion is noted
	After decades of living and investing in a safe, tranquil area, we, the ratepayers, do not want this at all! For this reason alone, the	2022/03/11	D Wiese	Private individual	Please see Section 3.2.1 of the Comments & Responses Report

Comments and Response Table Post-Application Phase:

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	development should be stopped forthwith on ERF 464.				
	I feel itâ€™s most ridiculous to want to develop the dam area rather take it the other way to Mosselbay / the airport side - plenty of room there! The dam is for everyone to come and enjoy nature away from buildings hustle & bustle - whoâ€™s stupid idea was this in the first place ???? Is money SO important???? Get your priorities straight dude !!!! GOD gave us this nature and we are supposed to look after it !!!	2022/03/11	B v Zyl	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	Why not utilise the grounds at Nelson Mandela University. They have huge under utilised grounds. Most tertiary education takes place online nowadays any way. I think this is just another WHITE ELEPHANT to waste money on	2022/03/11	R Bradley	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Infrastructure does not allow further developments. Security will be a major factor	2022/03/11	J Mostert	Private individual	Please see Sections 3.6.2 and 3.4.4 of the Comments & Responses Report
	As it is we are currently suffer water restrictions with the current population. How would it be possible to service such a large additional group?	2022/03/11	A Van der Merwe	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	I do not agree as this will have huge impact in every way	2022/03/11	A Van Rensburg	Private individual	See Section 8 of the EIA Report
	Area needs to be preserved as a conservation area.	2022/03/11	H Patterson	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Safety	2022/03/11	S Pieterse	Private individual	Please see Section 3.4.4 of the Comments & Responses Report
	Keep dam areas and surroundings as is.	2022/03/11	R Witbooi	Private individual	Your statement is noted
	I do not agree ad this will have huge impact in every way	2022/03/11	M Van Rensburg	Private individual	See Section 8 of the EIA Report
	I strongly object	2022/03/11	M Dunbar	Private individual	Your objection is noted
	Please don't spoil our beautiful, unique area.	2022/03/11	L Meyer	Private individual	Please see Section 3.5.1 of the Comments & Responses Report
	Pollution is going to be the biggest risk!	2022/03/11	G Rothman	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Don't build	2022/03/11	K Cox	Private individual	Noted
	We are already on waterrestrictions. Connot allow more development	2022/03/11	H Venter	Private individual	Please see Section 3.6.2 of the

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					Comments & Responses Report
	Disastrous decision.	2022/03/11	A Page	Private individual	Your opinion is noted
	Biggest disaster predicted for the dam as it is our only source of drinking water thst will be polluted!	2022/03/11	L Rothman	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Hi security risk and hi traffic volumes in residential area	2022/03/11	T Hattingh	Private individual	Please see Sections 3.4.4 and 3.4.3 of the Comments & Responses Report
	The development will surely effect the ecosystems and overgrowth. This is the only real peace of tranquility and clean nature	2022/03/11	W Schoonbee	Private individual	Please see Section 3.5.1 of the Comments & Responses Report
	Disastrous decision. Our drinking water will be affected!! Water is everything. Ruining our beautiful George!!!!	2022/03/11	A Page	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Ask the developers to focus on cheaper accommodation for the residents. Accommodation is a huge problem in George and this will not help.	2022/03/11	M Prinsloo	Private individual	A range of accommodation options are proposed for the development.
	There is no justification. Only going to create a bigger security problem and traffic conjection problem as infrastructure is seriously lacking already to handle the increased traffic from the eastern part and George as a hole	2022/03/11	J de Kock	Private individual	Please see Sections 3.4.4 and 3.4.3 of the Comments & Responses Report
	I object against the development at George dam..	2022/03/11	G Hechter	Private individual	Your objection is noted
	I appose the plan for development around the dam.	2022/03/11	C Le Roux	Private individual	Your opposition is noted
	It will create a disaster to our only drinking water supply due to polution!	2022/03/11	G Rothman	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Against it	2022/03/11	H Theron	Private individual	Your opposition is noted
	Safety reasons a lot of animals please consider	2022/03/11	D v Wyk	Private individual	Please see Section 3.4.4 of the Comments & Responses Report
	As residents in the area and will do everything possible to stop and prevent this development. We are already experiencing massive water problems. This will raise security issues and cause damage to a green area loved and enjoyed by all.	2022/03/11	S Liebenberg	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Stop the development	2022/03/11	L Joubert	Private individual	Your statement is noted
	Save the environment. Save our dam. A place to be happy and relax. We	2022/03/11	S Truter	Private individual	Please see Section 3.2.1 of the

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	need more places like that				Comments & Responses Report
	I am opposed to the proposed development at the George Garden Route Dam.	2022/03/11	P Vercueil	Private individual	Your opposition is noted
	Safety of the recreational areas around the dam will also be compromised.	2022/03/11	A Hamman	Private individual	Please see Section 3.4.4 of the Comments & Responses Report
	Please don't build the university at the George dam	2022/03/11	B Gerber	Private individual	Your statement is noted
	Water such a scarce resource. As it is their ain't enough resources for existing home owners. You keep on developing but infrastructure stays the same	2022/03/11	C v Wyk	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	This project is not acceptable to the people who live in George	2022/03/11	D Price	Private individual	Your opinion is noted
	The Garden Route is already a water scarce region, the addition of a major development such as this will put the natural wildlife and local residence in danger. Not to mention the potential to pollute our main water source. This nothing more than a money making scheme by unscrupulous business people. I strongly object to a development of this nature.	2022/03/11	G Burchell	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Our environment needs to be protected from the money greedy! The negative impact far outweighs the luxurious developments financial gain.	2022/03/11	L-A Els	Private individual	See Section 8 of the EIA Report
	I am opposed to this development.	2022/03/11	K Palmary	Private individual	Your opposition is noted
	I pray this does not come to pass and spoil our precious nature protected for our community.	2022/03/11	D Pontesilli	Private individual	Your statement is noted
	We need to conserve open spaces and natural vegetation.	2022/03/11	C Erfmann	Private individual	Please see Section 3.5.1 of the Comments & Responses Report
	I have been in George for 38 years, listen to the seniors of the town!	2022/03/11	E Graser	Private individual	Your statement is noted
	We need to keep our dam clean and pristine and we need some green areas in George for walking and cycling.	2022/03/11	S Searle	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	I am concerned about the pollution concerning a strategic asset for George. Developments of this nature has a tendency for pollution all over South Africa.	2022/03/11	C Du Buisson	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	I object to this development, to protect our wildlife and our water	2022/03/11	S Boshoff	Private individual	Please see Section 3.5.2 of the

Comments and Response Table Post-Application Phase:

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	reserves in a hugely over populated city				Comments & Responses Report
	I do not feel that the infrastructure in George will cope with more development as it is already under strain The dam is a beautiful spot for residents to enjoy as it is.	2022/03/11	L Bryant	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	We as Deli@Geneva object the development of the George dam	2022/03/11	A Renison	Deli@Geneva	Your objection is noted
	I object to the development at George dam	2022/03/11	M Renison	Private individual	Your objection is noted
	The area surrounding Garden Route dam is not only a major recreational area that every person in the Garden Route uses, it is also an important corridor for much of the wildlife that lives and moves through this area. Because of its natural beauty and pristine state, it is also a tourist attraction and could well become even more so in future if the area is kept free of development.	2022/03/11	A Dixon		Please see Section 3.2.1 of the Comments & Responses Report
	Environmentally a disaster Removing of one of the best natural spaces for the people of George to go to George is spending millions to upgrade the water purification ...this development would counter act that	2022/03/11	J Harvey	Demiscope	Please see Sections 3.2.1 and 3.5.2 of the Comments & Responses Report
	Added crime Destruction of one of the few natural gems for the public to enjoy. Destruction of the natural environment	2022/03/11		Private individual	Please see Section 3.4.4 of the Comments & Responses Report
	The infrastructure in George and the surrounding areas is old and in poor condition. We regularly have water and effluent problems in Herold's Bay where I have a house. My mother lives in George and the same problems occur there. In addition, it is a disgrace to spoil and kill the beauty and the fauna and flora at the George dam.	2022/03/11	C McKechnie	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	Will destroy a great asset to the community â€¦ we hike, picnic and cycle there every weekend	2022/03/11	P Emanuel	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	Increase of traffic in Loerie Park and surrounding areas Increase of water usage , water restrictions are already in place	2022/03/11	A Litkie	Private individual	Please see Section 3.4.3 of the Comments & Responses Report
	George constantly under water restrictions. How can the municipality let new developments occur?	2022/03/11	S Du buisson	Private individual	Please see Section 3.6.2 of the Comments & Responses Report
	Don't ruin George	2022/03/11	A Lindeque	Private individual	Your statement is noted
	I am a female and myself and many other use the propose area (dam	2022/03/11	B Stander	Private individual	Please see Section 3.2.1 of the

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	area) as a daily area where we can take long walks for exercise and relaxing. This is the only area where we feel safe and where we can enjoy the freedom of fresh air and mother nature. This development will take that prevlidge we enjoy away from us as all the concerns mentioned will have and impact on our daily lifetyle.				Comments & Responses Report
	George needs clean water, not more urbanisation.	2022/03/11	J MacKenzie-Hoskyn	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	We as family enjoy the beauty of the dam daily with walks and cycling activities. The impact of a development will be negative in a huge scale taking the enviroment and all the above in account.	2022/03/11	B Stander	Private individual	Please see Section 3.2.1 of the Comments & Responses Report
	Protect the water.	2022/03/11	J De Waal	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Die voorgestelde ontwikkeling op Restant Erf 464 het betrekking. Die verdigtingsbeleid van die Munisipaliteit verg dat die betrokke terrein wat binne die Stedelike Rand geleë is wel ontwikkel kan word. Die proviso behoort te wees dat dit sinvol en verantwoordelik gedoen word. Derhalwe moet die volgende oorwegings in aanmerking geneem word by die oorweging van hierdie aansoek: 1. Dam as strategiese hulpbron moet beskerm word. Die terrein is geleë direk langs die mees strategiese hulpbron van die dorp, nl. die Tuinroetedam. Derhalwe is dit van wesenlike belang dat die integriteit daarvan ten alle koste beskerm word. Vir die doeleindes hiervan sal dit onverantwoordelik wees om nog verdere stedelike ontwikkeling binne die direkte opvangsgebied daarvan toe te laat. Daar is nietemin begrip daarvoor dat die voorgestelde waterfrontontwikkeling en hotel ter wille van funksionaliteit langs die oewer van die dam moet wees, maar met die verstandhouding dat die ontwikkelaar voortydig sinvolle maatreëls voorstel hoe besoedeling van die dam voorkom sal word. GEEN ander ontwikkeling behoort dus aan die noordekant van die oos-wes waterskeiding, met ander woorde binne die dam se opvanggebied, toegelaat te word nie. Hierdie area behoort gerehabiliteer te word om die saadbedding van natuurlike plantegroei wat daar voorkom die	2022/03/11	R van Greune	Private individual	Please see Sections 3.5.2 and 3.2.4 of the Comments & Responses Report

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	geleentheid te gee om te herstel. Met die ontwikkeling daarvan as 'n natuurpark kan benewens piekniekgeriewe ook wandel- en fietsroetes daarin voorsien word. Moontlike besoedeling en erosie van hierdie terrein as 'n aktiewe natuurpark moet beperk word deur die aanbring van 'swales' langs die volle lengte van die damoewer. Dit moet vanaf die oewer hoek op van die dam kontoerlangs op strategiese afstande vanaf mekaar aangebring word.				
	2. Terrein ongeskik vir 'n Universiteit. Weens die voorkoms van verskeie hoek orde bestemmings in die oostelike gedeelte van die dorp, nl. Pick-a-Pay, Checkers en die Hoekskool Outeniqua is hierdie woonbuurtes veral tydens spitstye reeds blootgestel aan buitengewone hoek verkeersvolumes. Om 'n Universiteit deel van die voorgestelde ontwikkeling te maak, sal die verkeersvolumes in hierdie woonbuurtes via lae orde strate wat nie daarvoor beplan is nie veelvoudig laat toeneem. Hierdie uitdaging kan op sigwaarde die hoof gebied word indien 'n hoofverbindingsroete via 'n hoek orde padverbinding met die St. Georgeweg/Knysnawegkruising voorsien word, wat wel deel van die aansoek uitmaak voorsiening gemaak word, asook 'n sekondêre verbinding met die Saasveldpad. Dan moet die konstruksie van eersgenoemde egter eerste prioriteit geniet. Die verbinding met Meyerstraat moet 'n 'ompad' sekondêre roete wees om onnodige verkeersvloei daarheen te ontmoedig. Vanaf hierdie padkruising word alreeds 'n suidwaartse hoek orde roete na Lavalia, Rosemore, Conville en Borchards tot by Nelson Mandela Boulevard beplan. Hierdie pad asook Knysnaweg sal met Courtenaystraat as weswaartse verlenging dan dien as hooftoevoerroetes vanaf oral in die dorp. Hierdie voorstel sal egter nie die probleem van ongewenste verkeersvloei na die Universiteit oplos nie, aangesien hierdie fasiliteit deur alle sferes van die samelewing bygewoon word en waarvoor maklike en goedkoop toeganklikheid 'n voorvereiste is. Om aan hierdie vereiste te voldoen moet 'n Universiteit sentraal geleë wees met optimum toeganklikheid via hoofweë vanaf oral in die				Please see Sections 3.3.1 and 3.4.3 of the Comments & Responses Report

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	bedieningsgebied " dit geld veral vir voorkeur publieke vervoerdiensroetes. Die voorgestelde ligging van die Universiteit voldoen dus allermens aan hierdie basiese vereiste en sal dus noodwendig negatiewe gevolge h" wat met voorafkennis nie later as onbedoeld beskou kan word nie. Die vakante munisipale grond en persele in privaatbesit langs en rondom die Knysnaweg/St Georgesstraatkruising voldoen wel aan hierdie vereistes " hier word verwys na die vakante grond rondom die CTM-kruising wat soos vroe"r vermeld met verskeie woonbuurte suidwaarts verbind word Daarbenewens is daar nog vele ander persele in die dorp wat meer geskik vir hierdie doel is, soos bv. die ou Krokodilplaas, ens. ens. wat via hoofroetes toeganklik vir alle sfere van die gemeenskap is.				
	3. Omsigtige keuse van behuisingstipes. Die tipes van behuising waarvoor die voorgestelde ontwikkeling by die dam voorsiening maak, is uiteraard in terme van ligging onderhewig aan dieselfde kriteria as "n Universiteit soos hierbo bespreek, want dit bedien "n diverse mark. Weens die afstand wat die damperseel vanaf die hoof werkverskaffings- en openbare fasiliteite asook "n publieke verdoerdiens, behoort die tipe behuising waarvoor hier voorsiening gemaak word hierdie realiteit te verreken. Weens die afstand van die betrokke terrein vanaf voorkeur publieke vervoerroetes, behoort die tipe van behuising wat hier voorgestel word nie prim"r van publieke vervoer afhanklik te wees nie. Kapitaal wat deur dunder erwe gegenereer word, kan aangewend word om meer gunstig gele" behuisingsgrond aan te koop vir die mark wat oorwegend van publieke vervoer afhanklik is. Dit kan aangevoer word dat die Go George busdiens afgele" areas kan bedien, maar dit moet steeds op die mees koste-effektiewe manier gedoen word. Dit beteken dat nuwe afgele" gebiede vermy word vir behuising wat hoofsaaklik van publieke vervoer afhanklik is. Deur middel van "n sinvolle lang termyn oorhoofse grondgebruiksbeplanningpatroon kan dienste meer koste-effektief voorsien word. Derhalwe moet daar deeglik oor hierdie aspek van die				A range of housing options has been proposed, as per Section 4.2 of the EIA Report. Large single-residential plots are not in line with the sustainability and inclusivity goals, as confirmed by the Competent Authority during the previous environmental authorisation process. As such, smaller single-residential erven and some group/student housing options have been included.

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	voorgestelde ontwikkeling besin word.				
	<p>4. Onekonomiese straatuitleg. Die standaard praktyk by die ontwerp van 'n dorpsuitleg is om die primêre oorsprong- en bestemmingsgrondgebruike te identifiseer en dit deur middel van 'n voorkeur hoër orde roete te verbind met ander woorde sonder onnodige draaie en kinkels. In die geval van die voorgestelde ontwikkeling word aanvaar dat die bestaande hooftoevoerpad daarheen, nl. die St Georgewegverbinding en Saasveldpad die oorsprong sal wees en die universiteit/waterfront/hotel sub-nodus die primêre bestemming en vice versa. Die voorgestelde straatpatroon voldoen nie aan hierdie vereiste nie en is 'n doolhoof van strate sonder in agneming van rangordes om verkeersvloei koste-effektief te kanaliseer. Daarbenewens moet ook gepoog word om sover moontlik te voorkom dat strate aan slegs een kant daarvan ontwikkeling bedien. In die onderhawige geval word die sportveld bv. deur 'n sirkelroete omring en word ander strate ongedwonge vir honderde meters aan weerskante slegs deur oopruimtes begrens. Hierdie ongedwonge sirkelvormige straatbelynings het nie alleen onnodige opmeetkoste tot gevolg nie, maar ook buitensporige hoër konstruksiekoste, tensy lg. nie 'n oorweging is nie hier word NIE 'n pleidooi gelewer vir 'n rigiede liniêre straatpatroon nie. Opsommend: Die beginsel daarvan dat die betrokke terrein ontwikkel moet word, word nie betwis nie, maar in die lig van die kommentaar hierbo laat die voorstel veel te wense oor. 'n Ondeurdagte besluit wat nou geneem word, het verreikende langtermyn gevolge vir nie alleen die omgewing waarvan dit deel vorm nie maar ook vir die breër belastingbetalersgemeenskap ten opsigte van die koste verbonde aan 'n ondeurdagte grondgebruikspatroon en onekonomiese straatuitleg. Derhalwe word vertrou dat die owerhede goeie oordeel aan die dag sal lê en 'n ingeligte besluit sal neem wat in belang van goeie beplanning sal wees.</p>				<p>The layout has been designed by competent engineers and town planners, with input from urban designers. The traffic impact assessment did not identify any flaws in the road layout.</p>
	Dear Save George Dam Team Good Morning & phew, so much angst	2022/03/11	B Torrente	Private individual	Your comments have been noted.

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Comments Received during the Post-application (30-Days) Public Participation on the Scoping Report

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	<p>that this new development brings to our town! Having relocated to George from Melbourne Australia in 2016 I was delighted to experience just how good a town can be when managed well by a very caring municipality. Deakin & Swinburne Universities (Melbourne) expanded much the same as this new proposal. Overnight quiet suburbs turned rowdy - bars, pubs and late night venues resulted in late night revellers revving cars , speeding through suburban streets. On allocated garbage days, wheely bins curbside were often toppled over by drunken students returning back to res - their idea of having fun. Despite a 1001 assurances from prospective management teams, the municipality was where people lodged their complaints. I fear that George Municipality will suffer this same fate - student residences lend themselves to open hours and being young adults embracing new freedoms there will be those who ruin things for everyone.No ways will student activities be quiet affairs. These are their years of learning, experimenting, discovering adulthood - they have a right to be free and rowdy. Sadly, residents living next door to such venues also have rights ... consideration for others lacks greatly. Sad to have our mid city pristine bit of wilderness destroyed. I would suggest that if you want to promote and improve city assets the dam site be used rather as an eco - wetland development. Introduce schools kids, uni graduates to the birdlife, fauna and flora in a pristine setting. The new research centre that is proposed could be built on the old golf course site on Courtenay - Knysna Rd. A visible unit will mean visitors travelling through our town will pass it and marvel at its architectural design, also the fact that such a world class development exists here in George. It will be easy to find and be a quick drive from the airport for international scientists. B&b's in the area could benefit from such visits. Student residences could be located at current MMMU site - there is heaps of open space, lovely surrounds and space enough for a bar/restaurant x1 or 2. The 91 free standing homes could be settled within a lovely secure area - parkland estate for professors and those associated with uni/research facility.</p>				Please see Sections 3.4.1, 3.3.1 and 3.2.1 of the Comments & Responses Report

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	Lastly, mental wellness is of great importance to all - please don't let money hungry developers take hold of this dam site. Don't let developing managements fool municipal powers that be into thinking all will be smooth sailing - residents of George will lose a wonderful playground & the municipality will gain headache after headache! I am not anti progress but go ahead with this development and you might want to suggest a Therapy Centre be added to proposed site's current architectural plans - residents and municipal workers are going to need it.				
	Hierdie ontwikkeling sal ons waterbronne uitput en ons natuur uitroei. Ek is absoluut daarteen.	2022/03/11	M Stassen	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	RE. Garden Route Dam Development ERF 464 Met hierdie skrywe voeg ek my stem by vele ander teen die voorgestelde ontwikkeling van erf 464. Die wyse waarop die George belastingbetalers deur die munisipaliteit in hierdie saak geignoreer word noop my om te glo dat daar uiteindelik 'n hofgeding teen die munisipaliteit aanhangig gemaak sal moet word en daarom benader ek my kommentaar uit sodanige hoek om vrae uit te lig wat in 'n regspraak ter sprake sal kom 1. Geregistreerde belanghebbendes: Omdat die bestuur van toegang tot volhoubare skoon drinkwater alle inwoners en soveel te meer belastingbetalende inwoners raak, is almal outomaties betrek in 'n belange groep en glo ek sal 'n hofuitspraak enige vorm van uitsluiting ongeldig vind, soos gedoen is met petisies wat vlg Sharples en die munisipaliteit nie voldoen het aan hulle eensydige definisie van belange groep nie	2022/03/11	J van der Merwe	Private individual	Please see Section 2 of the Comments & Responses Report with regards to the extensive Public Participation conducted.
	2. Die weerhouding van belangrike inligting: Die feit dat die belastingbetaler nie weet wie die ontwikkelaar gaan wees vir wie die munisipaliteit met belastingbetalersgeld 'n baie duur inpakstudie laat baie vrae ontstaan of die motief hier suiwer gaan om George 'n suksesvolle en vooruitstrewende dorp tot voordeel van alle inwoners te maak. Die vraag is of daar politieke kleur aan die projek geheg sal word indien alle belanghebbende partye bekend gemaak sal word				Please see the Municipal Response included in the Comments & Responses Report

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	3. Die vermoë van SECC om 'n 100% onpartydige verslag te lewer: Paternalistiese uit sprake in die verslag waar die publiek maar sekere uitkomst maar net moet aanvaar op grond van algemene tendense in die moderne samelewing, maar terselfdertyd word algemene tendense van besoedeling en skoon water bestuur in SA nie op 'n behoorlik vergelykende basis aangespreek nie. Dit laat my dink aan die ou Hollandse spreekwoord : "Wiens brood men eet, diens woord men spreek"• Dit het onder andere aan die lig gekom dat net een ander onafhanklike verkeersinpakstudie, wat ernstige foute uitgewys het, totaal geignoreer is				The EAP is uncertain as to which study the I&AP is referring. The EAP is registered with EAPASA, which holds its members to a strict code of conduct regarding the compilation of environmental impact reports.
	4. Die munisipaliteit as ontwikkelaar: In 2 vorige pogings om erf 464 deur private beleggers te laat ontwikkel en waar die munisipaliteit die fasiliteerder was , maar nie die ontwikkelaar nie, het die projek uiteindelik deur die mat geval omdat die eise van die George publiek om dieselfe redes uiteindelik deur die munisipaliteit afgekeur is. Wat het verander? Vanweë algemene tendense van korrupsie binne staat- en semi-staatinstelling is die wenslikheid van die munisipaliteit se direkte betrokkenheid in hierdie projek te bevraagteken. Ek herinner u daaraan dat hierdie projek afgeskop het onder vorige munisipale bestuur waarvan 4 lede tans onder geregtelike ondersoek vir korrupsie teregstaan. Dit laat 'n vraag ontstaan oor die integriteit van hierdie projek Dit is nie algemeen bekend in die publiek nie, maar wel bewysbaar in 'n hof dat werknemers die munisipaliteit prestasiebonusse(incentives) van etlike honderde duisende rand gekry vir hulle betrokkenheid en die deurvoer van die GO George busdiens projek. Is daar weer sulke bonusse ter sprake as hierdie projek suksesvol deurgedruk word				Please see Section 3.6.3 of the Comments & Responses Report
	Algemeen: Die omliggende buurte van erf 464 het 'n meerderheid van middeljarige tot afgetrede ouderdom inwoners . Ek het nie met 'n enkele persoon gekonsulteer wat nie ten sterkste gekant is teen die projek nie, maar vele weet nie hoe om hulle mening openbaar te maak nie. Wyksbestuurders het geen private besoeke gedoen om hulle				Please see Sections 2, 3.3.1 and 3.2.1 of the Comments & Responses Report

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	<p>van die ware toedrag van sake binne hulle buurte te vergewis nie (waarvoor word hulle betaal?) Daar is wel in die ãœvorige rondte van kommentaarã• met ãœn wyksbestuuder gekonsulteer en die waarde van so ãœn poging sal eers deur ãœn behoorlike ondersoek aan die lig kom Mens kan miskien ãœn analoog trek tussen die Shell seismiese hofuitspraak ten gunste van die publiek, omdat daar nie na behore met die publiek gekonsulteer is nie? Daar is genoeg ander uitbreidingsmoontlike rondom George waar ontwikkeling gedoen kan word om nuwe sosio-ekonmiese woonnareamodelle na te steef en te skep Ek ondersteun en onderskryf die aangehegte dokument van Urgent Notice asook die besware wat in die George Herald uitgawe van 3 en 10 Maart verskyn het en vra dat dit gelees sal word as my eie standpunt ook My pleidooi: Kan die George munisipaliteit nie nou net vir eens en altyd ãœn bindende besluit neem om ãœn groen horison (groen sone) soos in vorige ontwikkelingsmodelle aanvaar is, insluitend die damwalarea (nie ingesluit by vorige modelle) te vestig nie. Dit is nie in geldwaarde te meet nie, maar sal bydrae om George werklik ãœn Tuinroete dorp te hou en uit te bou, waar inwoners en besoekers in ãœn feitlik idilliese omgewing kan ontspan , sport beoefen en spreekwoordelik kan asemhaal. SECC se werknemers wat kenners op hulle gebied is, behoort te weet watter gesaghebbende internasionale studies al getoon het watter positiewe uitwerking goed bestuurde groensones in en rondom stedelike gebiede op die gemiddelde geestelike welstand van die inwoners het. Gaan leer maar by Japan) Daar is genoeg wilskrag in George om hervestiging van inheemse bome en fynbos in die gebied te doen om ãœn tweede dorpstuin in die groensone te ontwikkel</p>				
	1. The George dam is our ONLY source of water for the whole of George, Wilderness, and surrounding areas. There are many other areas in and around George for new developments, but we have only ONE dam and we need to protect it (our only water resource!) at all cost.	2022/03/11	C Menkveld	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	2. We are currently under water restrictions - and according to an				Please see Section 3.5.2 of the

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Comments Received during the Post-application (30-Days) Public Participation on the Scoping Report					
Nr	The following I&APs submitted the Garden Route 101 template with the following additional comments:	Date Received	I&AP	Company / Representing	Response
	article in the George Herald it will last for at least another 14 months - and urged to save water, yet a large scale development on our MAIN WATER SOURCE is proposed.				Comments & Responses Report
	3. Pollution: One only has to look at the pollution (on a REGULAR basis) in and around the current campus(es) of George, to predict the massive problem this development will create - and place our DAM at risk, as well as all the residents who make use of the water.				Please see Section 3.5.2 of the Comments & Responses Report
	4. The huge security risk to our area cannot be ignored. As it is, residents spend thousands of rands on security. Our neighbourhood watch is stretched to the limit. This development will pose a serious security risk, which will negatively affect all the residents who live in and around the area, as well as our neighbourhood watch.				Please see Section 3.4.4 of the Comments & Responses Report
	5. We have owls nesting and breeding in the trees surrounding the dam. We have witnessed how owl-pairs breed, with baby chicks maturing in the trees in the area surrounding the dam. That is excluding the rich variety of birdlife around the dam. This development will disturb the peace and tranquility that our birds experience in this area, which will chase them away. Our birdlife only have the area around the dam for their feed and water needs, while there is AMPLE alternative (open) land for new development in George!				Mitigation measures have been included in Section 8 of the EIA Report and the EMPr.
	6. Natural habitat: This development will NEGATIVELY affect our natural habitat of wildlife, animals and plants around the dam and surrounding areas. Even our snakes make use of this area. We have a beautiful LEOPARD and her cub living in this area. We CANNOT allow that our wildlife's natural habitat be used for new developments if there is so many ALTERNATIVE areas for development - where our wildlife will not be in danger!				Please see Section 3.5.4 of the Comments & Responses Report
	7. The areas around the dam is used by thousands of individuals per annum for leisure and adventure activities - from Sunday afternoon walks, to cycling, hiking, fishing, etc. ALL of this will be lost with any new development. Individuals who make use of this area, are nature lovers who take care of nature and not "destroy"				Please see Section 3.2.1 of the Comments & Responses Report

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	8. Tourists: Adventure is on of the attractions that bring tourists to George (and the garden route). We have beautiful trails around the George dam. This area will be lost for tourists, as well as residents of our area, with this development. We CANNOT afford to lose this tranquil, peaceful, natural habitat with its rich wildlife, birdlife, etc. to developers!				Please see Section 3.2.1 of the Comments & Responses Report
	In regards to the proposed development of student accommodation and businesses on the bank of the Garden Route Dam, I am vehemently opposed to this development.	2022/03/11	A Heunis	Private individual	Your opposition is noted
	1. Development on the bank of the Garden Route Dam, which is our only source of water, will lead to the pollution of the dam as well as the destruction of the natural area surrounding it.				Please see Section 3.5.2 of the Comments & Responses Report
	2. George current has a serious water infrastructure problem regarding water supply due to the large influx of people. Development on the bank of the Garden Route Dam and bringing in more people will lead to a complete collapse of the current water supply infrastructure.				Please see Section 3.6.2 of the Comments & Responses Report
	3. Due to the close proximity of student accommodation to Genevafontein, Eden, Bergsig, Loerie Park and Denver Park, our properties are at much higher risk of vandalism and fire damage due to student protests and disruptions.				Please see Section 3.4.1 of the Comments & Responses Report
	4. The road infrastructures of Stander street and Meyer street are completely inadequate for large amounts of traffic and lack space for expansion. Any enlargement of these roads will lead to serious noise pollution and disturbance, which has a negative effect on property values in the surrounding neighbourhoodsâ€™.				Please see Section 3.4.3 of the Comments & Responses Report
	5. I believe that the current facilities at Nelson Mandela University (George Campus) can be expanded as the needed campus and road infrastructure are already in place. 6. Students and other contractors building the proposed project could lead to an increase of crime in the neighbourhoods of Genevafontein, Eden, Bergsig, Loerie Park and Denver Park.				Please see Section 3.3.1 of the Comments & Responses Report
	Dit gaan oor veiligheid vir ons wat hier bly. Die waarde van ons huise	2022/03/12	V Abbott	Private individual	Please see Section 3.4.4 of the

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	gaan val Die rustigheid van die dam gaan daarmee heen wees.				Comments & Responses Report
	The development is next to the Katriver Nature Reserve. This is development will destroy the wild life and nature! How can a development of such a magnitude be approved without proper environmental studies	2022/03/12	JM Murphy	Private individual	All environmental impact studies conducted were included in the EIA Report. This comment shows that the I&AP had no real understanding of what they were signing or the project as a whole.
	Development in any area unfortunately always attracts various forms of pollution and mis-use. This will be something that will occur should this development go ahead. We cannot afford to invite abuse of our water supply. If we do, then Yes it can be catered for and attended to, but this will directly affect citizens taxes and costs that will be affected.	2022/03/12	L Murray	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Development alongside the dam is unacceptable due to the high risk of potential contamination and reduction of wild/free space.	2022/03/12	K Appelgren	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	The Garden Route dam will be ruined if this goes ahead.	2022/03/12	L Stewart	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Reserve nature and it's inhabitants	2022/03/12	MJ O'Neill	Private individual	Your statement is noted
	Please don't do this!	2022/03/12	R De Jager	Private individual	Your statement is noted
	Pls send me written proof that people - including Basil petrus , who as councillors were to have benefited from the original planned development - or any others , will benefit corruptly.	2022/03/12	J Lombard	Private individual	It is uncertain whether Landmark Foundation responded to this comment. The EAP has no knowledge of corruption linked to this project.
	There are 1hundreds of places to stage a protest, George dam is not just a water resource , it is our only water resource	2022/03/12	P Jacobs	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Just don't do it! For the sake of Tourism and our Natural resources, find somewhere else for this specific development. Just do the right thing and find other land to develop. George needs the dam and clean water.	2022/03/12	LR Hofmeyr	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	I think it will be a sad day for George if the planned development is approved. As someone who spent nearly 47 years working in nature and with natural resources, I find it hard to think that someone wants to	2022/03/12	N Hofmeyr	Private individual	Your opinion is noted

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	develop the land for student accommodation and whatever else. I cannot think that this will be good for George and its Tourism. We must stop with this type of developments where we want to use some of the last places of beauty in nature to put up student housing. Stop, rethink reconsider, do what you need to do to find another more suitable place.				
	I don't think that it is wise to develop the area for housing for students. There are lots of other properties that can be used. We must always keep in mind that the Dam is a big part of George and its Tourism. This development will not be good for George and the Southern Cape. Is there a Plan B or a 2nd piece of land that can be used? Shouldn't there be one?	2022/03/12	L Hofmeyr	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	The natural vegetation and forests are worth way more than money can buy, and reason why so many want to move here. By allowing the development of yet another man-made concrete block (in the name of progress), is forfeiting the very thing george stands for. There is enough derelict space in city centre and surrounds.	2022/03/13	R Smit	Private individual	Please see Section 3.3.1 of the Comments & Responses Report
	Don't sell the family jewels	2022/03/13	B Zurich	Private individual	Your statement is noted
	Keep this area pristine for water and for recreational purposes!	2022/03/13	A-A Jennings	Private individual	Please see Sections 3.5.2 and 3.2.1 of the Comments & Responses Report
	Save our dam...it is our drinking water!!!	2022/03/15	C Watts	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	Please don't destroy our dam	2022/03/16	D Watney	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	There are other options. Please just think clearly about this development and for Once not blinded by MONEY!!! ... but what is best for the environment and us the people living here.	2022/03/16	M Blume	Private individual	Please see Section 3.3.1 of the Comments & Responses Report

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Nr	The following I&APs submitted the Landmark Foundation template comment with the following additions:	Date Received	I&AP	Company / Representing	Response
	<p>You've certainly received the sign petitions and various other documents over the past few months.</p> <p>There is land area in George that is suitable for development – it certainly should not be this area around the dam. Of course, we do should not impact this leopard and her family – it isn't like these animals have a lot of territory left, but also for the potential impact on the dam and water itself from having development right there. Needless to say, sewerage is a huge concern and is it always a situation of when rather than what if.</p> <p>Please log us as interested and affected parties.</p> <p>We add our voice to that of Landmark and the other petitions that strive to save the land, water and ecosystem around the Garden Route Dam. We are not against development, but there are less impactful locations for development.</p>	2022/03/02	L d'Oger de Speville E d'Oger de Speville C Kruger	Private individual	Please see Section 3.5.4 of the Comments & Responses Report
	<p>I wish to register as an interested and affected party.</p> <p>I support the objection submitted below .</p> <p>In addition I wish to object on the grounds that areas surrounding water resources are key to maintaining biodiversity and irreplaceable. These areas are often fragile and easily disturbed by run off containing fertilizer, sewage spills , traces of oil ect as will naturally occur from any development.</p> <p>Areas where healthy populations of leopards are known to exist must be protected for future generations. Development here will likely have an out of proportion effect on the viability of leopard populations in adjacent areas.</p>	2022/03/02	C Marx	Private individual	Please see Sections 3.5.2 and 3.5.4 of the Comments & Responses Report
	As residents of Wilderness, we wish to register unequivocal opposition to the proposed development being proposed around the George Dam precinct.	2022/03/07	I Wiehman O Wiehman		Please see Section 3.6.2 of the Comments & Responses Report

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	At present the reservoir can barely supply the multitude of residents with clean water. With the influx of new residents to George, Wilderness, Hoekwil and other towns in the Garden Route the necessity of expanding the George Dam and reservoir is inevitable. This expansion will be hindered by the proposed development.				
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Comments Received during the Post-application (30-Days) Public Participation on the Scoping Report					
Nr	The following I&APs submitted the Whatsapp template comment with the following additions:	Date Received	I&AP	Company / Representing	Response
	<p>I, _____ with ID no _____ would like to register as an Interested and Affected Party (IAP), and I would like to lodge an objection against the proposed plan to establish a University Campus, student & mixed housing, business unit and hotel at The Garden Route Dam which will negatively affect not only myself but all residents, tourists and animals that live near to or make use of the area & dam.</p> <p>I would like you to consider the below before any approval is granted –</p> <ul style="list-style-type: none"> The Garden Route Dam is the only source of drinking water for the whole of George. If this was to go ahead, during the building process the water would be polluted by builders, building supplies & materials. Once the project is done pesticides, sanitizer and cleaning materials would be used on sport fields, in businesses and recreational areas which when it rains will run off into our drinking water. 	2022/03/10	WG Fick	Private individual	Please see Section 3.5.2 of the Comments & Responses Report
	<ul style="list-style-type: none"> One can see the litter (cans, bottles, food wrapping, broken glasses bottles, etc.) that can be seen at present NMU George Campus daily and especially after a weekend of a Monday morning. Also since the direct road to NMU Campus is under repair, the litter on the Seven Passes Road from Wilderness Height as also shown an increase in litter of all description. How is this to be addressed as people involved are irresponsible and there is no law enforcement 24 hours a day to prohibit this resulting in an extreme possibility of pollution 				Please see Section 3.4.1 of the Comments & Responses Report

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PROPOSED UNIVERSITY PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE, WESTERN CAPE.

	of George's only source of drinking water.				
	<ul style="list-style-type: none"> Infrastructure in George has not been adequately upgraded for there to be a development of this magnitude. Already there are water restrictions due to this fact (while for 4 weeks there was a run off of water into the overflow (now stopped) as well as the pump station at the foot of the dam is still wasting water and not repaired yet).  <ul style="list-style-type: none"> It is essential that infrastructure (roads, electricity, water, sewerage (even existing newer facilities cannot support the demand – typically a number of estates), etc.) to support the new build MUST be done first before the building of additional housing and commercial properties. Roads have not been upgraded to deal with the traffic that this will bring. There is only one Government and one Private hospital in the whole of George to try accommodate the number of people who will move here if this development goes ahead. There are not enough schools to accommodate many more people moving to George as seen by the huge waiting lists when trying to get your child into a school in the area. In the past when communities have tried to grow without the correct infrastructure and planning it has been chaos. 				Please see Sections 3.5.2 and 3.6.2 of the Comments & Responses Report
	<ul style="list-style-type: none"> Surface refuse (papers, bottles, cigarette butts, etc) will end up in the water killing off the existing fish in the dam. 				Please see Section 3.5.3. of the Comments & Responses Report
	<ul style="list-style-type: none"> Fish eagles and other animals that live around the dam will leave the area. 				Please see Section 3.5.1 of the Comments & Responses Report
	<ul style="list-style-type: none"> Access to mountain bike trails, hiking trails and places such as Tierkop and Pepsi pools will be lost. 				Please see Section 3.2.1 of the Comments & Responses Report
	<ul style="list-style-type: none"> There is already a University in the same area as the proposed new campus why not expand and upgrade the existing facilities? 				Please see Section 3.3.1 of the Comments & Responses Report

Comments and Response Table Post-Application Phase:

PROPOSED UNIVERSITY PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE, WESTERN CAPE.

	<ul style="list-style-type: none"> Constant traffic and noise pollution would be a very serious issue for those that reside in the area. During this time building trucks, heavy duty machinery and a constant barrage of workers would be accessing the already strained roads to build the development. Once the development has been completed it would be the same as above from students, businesses, tourists and residents of the development. 				Please see Sections 3.4.3 and 3.4.1 of the Comments & Responses Report
	<ul style="list-style-type: none"> It has been shown all over this country that when big building projects take place crime follows in the residential area around the building sites. We the people of George insist that our safety & security is a priority. 				Please see Section 3.4.4 of the Comments & Responses Report
	<ul style="list-style-type: none"> The residents that live in the surrounding neighbourhoods will have to deal with the drop in value of their property, these same residents pay rates & taxes and their contribution should matter to both the municipality and developers. 				Please see Section 3.4.2 of the Comments & Responses Report
	<ul style="list-style-type: none"> Around South Africa many Universities have had protest actions over the last few years which has spilt into the surrounding neighbourhoods. 				Please see Section 3.4.1 of the Comments & Responses Report
	<ul style="list-style-type: none"> The Garden Route Dam is used as a recreational facility for the residents of George and tourists. It is used for biking, picnicking, family time, exercise, the walking of dogs, etc. Should this development take place this will all be lost. 				Please see Section 3.2.1 of the Comments & Responses Report
	<ul style="list-style-type: none"> Why has not other areas such as south of Garden Route Mall and west towards the airport, etc. been considered for this type of development. <p>While we support change and understand the need for George to grow and employment to be offered towards many more people, we do not agree that the space at the George Dam, again our only source of drinking water, be used for this project. We would like our objections noted.</p>				Please see Section 3.3.1 of the Comments & Responses Report

APPENDIX E:

ARTICLES PUBLISHED BY THE GEORGE HERALD

A FISHY BUSINESS FOR THE GR DAM

At this stage under consideration are brown or rainbow trout, bass, tilapia (bream) or piranha. It may be that two or three fish types are selected, depending on summer or winter.

Source Staff Reporter | Friday, 01 April 2022, 08:14



(https://cms.groupereditors.com/img/4cbc612f-24f0-465e-953b-7f31b3806562.jpg)

The conceptual layout of the floating fish cages.

GEORGE NEWS - The public recently had opportunity to comment on the draft environmental impact assessment report (DEIAR) for George Municipality's rezoning application of the land at the Garden Route Dam.

According to the DEIAR, a university precinct, housing and commercial waterfront are being envisioned. The commercial waterfront already received environmental approval.

However, *George Herald* has heard rumours of some alternative proposals being made to increase the development options.

Among these is an extensive floating caged fish farm being proposed on the dam, to be operated by an emerging company, Eden Aqua Fish Farm (EAFF).



Photograph of the GR dam showing the conceptual layout of the floating fish cages. Source: O. Mykiss

Investors have surfaced to provide the finances on condition that they can also establish a fish processing factory and smoking facility.

Vera Salmonoid, spokesperson for the Garden Route Chamber of Businesses, told *George Herald* they would be interested in reeling in the ideas about a possible fish farm and factory as the establishment of new businesses is essential for local economic growth, especially where food production is concerned.

"This type of business has the potential to create a substantial number of permanent jobs."



Collage of: Rainbow Trout, underwater fish in a floating cage net, large-mouth bass.

Fish type

Various options are under investigation as to what species of fish would be best farmed in the dam, taking into account the water quality, temperature, available feed sources, growth rates and the rate of waste excretion.

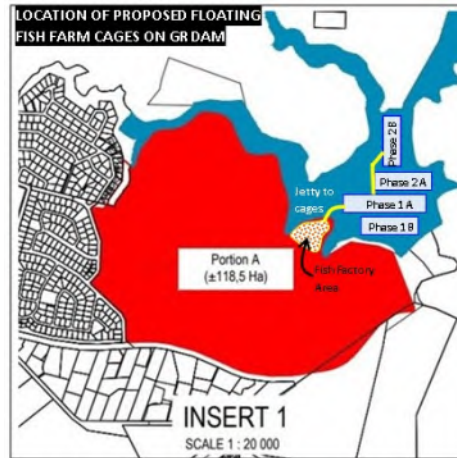
At this stage under consideration are brown or rainbow trout, bass, tilapia (bream) or piranha. It may be that two or three fish types are selected, depending on summer or winter. Piranha have the advantage that they are not easily stolen as they can eat people alive at a rapid rate.

Ryan Pisscatau, a fish feed specialist and advisor to Eden Aqua Fish Farm, says a future scaled-up development of the floating fish cages is envisaged, "More cages are to be added as production expands."

However, some residents have already raised concerns about the smell and taste such an extensive fish farm would give to water from the dam. This may be from fish faeces on the dam floor or floating in the water.

"We don't want our water tasting like anchovy paste," said Sandy Moor, a local food expert and pizza maker.

Aquaculture expert, Dr Dean Impspawn, is of the opinion that this can be overcome using modern filtration and vacuum techniques.



He also notes, "The key is not to overfeed the fish so as to minimise excretion and also to not use a sinking pellet so that the feed falls through the net cage before the fish can feed. This prevents the bottom-feeders such as galaxias species (Family: Obesopolitico) getting all the feed and the indigenous fish getting none," he says.

Staff at the George water treatment works are confident that they will recognise fishy smelling water as most are good fishermen and know the smell of bait and rotting fish.

Chief chemist at the treatment works, Rassie Bass, has aromatic solutions that "will mask fishy smelling water".

He says he uses it to wash his hands after a Saturday of handling red bait, old sardines and rotten mud prawns. "My wife can't tell the difference when I get home. She has no idea that something fishy has been going on."

George Herald understands it is hoped that the residents in close proximity to the dam will not raise a stink about the proposed fish farm and factory, and cast their minds open to tails of new jobs, more protein and locally produced food.

It is hoped that the development floats and will be FIN-alised before 1 April 2023.

GEORGE HERALD WANTED TO HAVE A BIT OF FUN ON APRIL FOOL'S DAY AND HOPE THIS STORY THAT WAS SUPPLIED TO US BY A READER, HAS ELICITED A CHUCKLE OR TWO.

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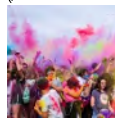

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With many people relocating to George, the demand for property/housing has surged.

☐ Does this benefit you?

8,82 %

☐ Are you unaffected?

32,35 %

☐ Have you been disadvantaged by the price increase in property?

58,82 %

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DAM DEVELOPMENT DAMNED

They also point to the water crisis in George that has "exploded exponentially" in the past 18 months.

Journalist Alida de Beer | Thursday, 03 March 2022, 10:02



<https://cms.groupeeditors.com/img/712b42ec-2c1d-4114-bf8e-d6c41b32d8cb.jpg>

The Landmark Foundation has studied this GPS-collared female, that brought up offspring in the Garden Route Dam / Saasveld area, for five years. The area around the dam is a key habitat for the species. Photo: Dr Bool Smuts

GEORGE NEWS - A number of civic groups have added their voices to the public outcry against the proposed development at the Garden Route Dam that followed the release of the draft environmental impact assessment report (DEIAR).

In an open letter to the mayor of George, they question the economic viability of a university or tertiary institution, and the sustainability of future environmental management and maintenance plans that would guarantee the protection of the city's only water source against sewage spills and other pollution.

They also point to the water crisis in George that has "exploded exponentially" in the past 18 months.

Universities are switching over to online tuition which reduces the need for physical campuses and student accommodation. "Even pre Covid, the Nelson Mandela University (NNU) George precinct was severely under-utilised. The proposed tertiary institution thus runs the risk of becoming a white elephant which ultimately struggles to pay its rates and taxes."

Referring to waterfront developments in South Africa, they say that with only a few exceptions, all have turned out to be ecological, economic and planning disasters.

"What guarantees do we have that the Garden Route Dam won't suffer the same fate as the Hartebeespoort Dam, which now decades later has become choked by water hyacinth and salvinia - aquatic weeds nourished by industry effluent and failing water treatment plants?"

They say the mitigation measures proposed in the report are "flimsy" and flawed and "dangerously dependent on the sustainability of future environmental management and maintenance plans".

"How can we possibly risk the permanent well-being of our raw water quality to the vicissitudes of dubious maintenance management systems and political pendulum swings?"

The letter concludes with an urgent call on the mayor to "wipe this travesty permanently off the municipal drawing board". It is a joint call from the Garden Route Dam Action Group (Gardag), George Heritage Trust, Wessa and a few other civic groups.

2024 deadline for listed activities to start

The environmental approval for the commercial waterfront will lapse on 16 September 2024. (It was already extended once in 2019.) One of the conditions for approval is that the applicant must begin with all the listed activities before the expiry date. The development's construction phase must also be concluded within 10 years from the date on which the first listed activity is started. Currently, the public has the opportunity to comment on the DEIAR. Comments must be submitted to [Sharples Environmental Services \(SES\)](https://sescc.net/) (https://sescc.net/) by next Friday, 11 March.

Leopard habitat

Landmark Foundation director Dr Bool Smuts said they oppose the development because of the impact assessment's disregard to a key species (leopard) that the organisation has focused on for the last two decades, and whose specific habitats around the dam will be severely affected by the proposed development and influx of humans.

He says their leopard research programme has revealed that the area is a key habitat for the species. "Specifically we have studied a female leopard that utilised the development precinct for its home range. We studied this leopard for five years and obtained data on her movement and even studied her offspring being raised in the area."

Other concerns raised in an "urgent notice" circulated among residents include an increase in traffic noise, compromised safety and security, loss of recreational space, and a drop in property values.

The environmental consultants running the EIA process said aspects of the projects which may impact on the environment have been investigated by qualified professionals and the required adjustments made to the project proposal. The relevant studies, adjusted proposal and responses on the concerns are contained in Appendix E of the DEIAR.

A copy is available at the George Library or on the [SES website](https://sescc.net/) (https://sescc.net/).

Anyone wishing to comment, must register as an interested and affected party.

READ A LETTER HERE: Dam development: Why does the EIA process fail George (<https://www.georgeherald.com/Letters/View/dam-development-why-does-the-eia-process-fail-george-residents-202203021129>)

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Posted on: 10:02 Thu, 03 March 2022



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☐ Does this benefit you?

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58,82 %

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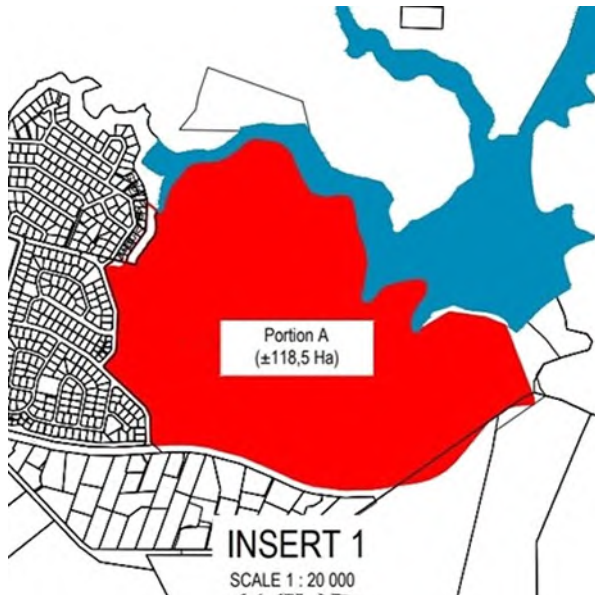
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GR DAM DEVELOPMENT: PUBLIC COMMENT INVITED

A hard copy of the documents will be available at the George Public Library in Caledon Street.

Journalist Alida de Beer | Friday, 11 February 2022, 08:27



(<https://cms.grouppeditors.com/img/7f3a8dc3-f7db-4764-982f-38091e75a0d9.jpg>)

The location of the land that is to be developed.

Update

GEORGE NEWS - The draft environmental impact assessment report (DEIAR) for the proposed development at the Garden Route Dam is now available for public comment following the acceptance of the scoping report by the Department of Environmental Affairs and Development Planning.

Comment must be submitted by 11 March 2022.

It is proposed that a 118ha section of the open land at the dam be developed. The key component of the proposal is a university campus, but it will also include a commercial waterfront and residential component.

Environmental approval has already been granted for the commercial waterfront under a previous development application which was approved only in part by the Environmental Affairs Department.

There is a 30-day period for commenting on the DEIAR which is available for download from the website of the environmental consultants, **Sharpley Environmental Services** (<http://www.sescc.net>) under the 'Public Documents' section.

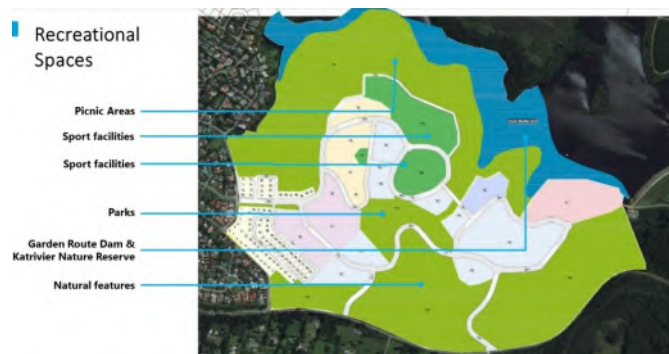
A hard copy of the documents will also be available at the George Public Library in Caledon Street.

Comment on the document and proposed activity must be submitted in writing on or before 11 March 2022 by means of the following:

- Fax: 086 575 2869
- E-mail: betsy@sesc.net (<mailto:betsy@sesc.net>)
- Postal address: PO Box 443, Milnerton, 7435.



The proposed layout of the campus and commercial waterfront.



The location of the recreational spaces that include picnic areas on the water's edge for the public.



Examples of student accommodation blocks (these are only examples and not necessarily the design for this development).



FIGURE 15: FIGURE DEPICTING POSSIBLE STUDENT HOUSING UNITS INTEGRATED WITH THE MAIN CAMPUS - LINC ARCHITECTURE | URBAN DESIGN

The location of student housing.

Previous articles:

- Comment on Garden Route Dam development (<https://www.georgeherald.com/News/Article/General/comment-invited-on-gr-dam-development-202104210808>)
- Have your 'dam' say (<https://www.georgeherald.com/News/Article/General/have-your-dam-say-202008040220>)
- Garden Route dam: Concern over development (<https://www.georgeherald.com/News/Article/General/garden-route-dam-concern-over-development-202007280246>)
- Garden Route Dam Development - 'Distorted information being circulated' (<https://www.georgeherald.com/News/Article/General/garden-route-dam-development-portion-of-remainder-of-erf-george-202007280223>)
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- Sallywood projects impact may be far-reaching (<https://www.georgeherald.com/News/Article/General/sallywood-project-s-impact-may-be-far-reaching-201911201239>)
- Waterfront: Extension of approval period withdrawn (<https://www.georgeherald.com/News/Article/General/waterfront-extention-of-approval-period-withdrawn-201904171142>)
- Waterfront development has another chance (<https://www.georgeherald.com/News/Article/General/waterfront-development-has-another-chance-201903070816>)
- Dam university knocked (<https://www.georgeherald.com/News/Article/General/dam-university-knocked-201902140920>)
- Land at Garden Route dam to be rezoned (<https://www.georgeherald.com/News/Article/General/land-at-garden-route-dam-to-be-rezoned-201805160837>)
- Activist group says no to dam development (<https://www.georgeherald.com/News/Article/General/activist-group-says-no-to-dam-development-20170711>)

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A group of people are shown from the chest up, celebrating and throwing a large amount of bright pink and purple confetti into the air. The scene is festive and crowded.

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MUNICIPALITY ADDRESSES CONCERNS ON PROPOSED GR DAM DEVELOPMENT

These concerns have also been recorded as part of the extensive public participation process.

Source George Municipality | Thursday, 03 March 2022, 15:36



(https://cms.grouopeditors.com/img/9e8232b0-b5d2-4249-8deb-f0377b4d2ae1.jpg)

Should the project come to fruition, specifications include more than 75ha of the 118ha (64%) to be open space conservation area. Of the remaining 36%, only 5ha (4%) will be commercial, and the rest (32%) will be educational and residential. The municipality says the intention is that all future users become custodians of the space and the site be managed by firm rules in terms of an environmental management plan. Photo: Alida de Beer

Update

GEORGE NEWS - The George Municipality has issued the following statement regarding the Garden Route Dam development.

George Municipality is aware of concerns raised on social media and in petitions pertaining to the proposed development at the Garden Route dam, namely the :

DRAFT ENVIRONMENTAL IMPACT ASSESSMENT REPORT FOR THE PROPOSED TERTIARY AND MIXED-USE PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE (reference DEA&DP Ref: 16/3/3/2/D2/19/0000/22).

These concerns have also been recorded as part of the extensive public participation process.

The Draft Environmental Impact Assessment Report (DEIAR), has been made available by the relevant environmental assessment practitioners, for comment, following the consent of the Western Cape Department of Environmental Affairs and Development Planning: Environmental Impact Management Services (DEADP) to proceed with the second round of public participation.

The Draft EIA for the proposed development has been sent to all registered interested and affected parties for comment, but anyone is welcome to submit comments before 11 March 2022.

COUNCIL RESOLUTION

In and around 2018, Council received several queries from the private sector requesting access to land to establish a tertiary education or research institution. After careful consideration Council took a decision instructing the administration to investigate the use of Erf 464, adjacent to the Garden Route Dam as a site for such a development. Council also resolved that there be a process to attain the environmental approvals and the town planning or land rights. Finally, Council resolved that once the latter processes were completed, the matter must revert to Council for further consideration. At no time did Council indicate any intent to undertake such a development itself.

The municipality went ahead and appointed consultants to undertake these two processes. This has taken the better part of three years and the two applications will soon have to be adjudicated by the relevant authorities, namely the Western Cape Department of Environmental Affairs and Development Planning (to assess the EIA) and the Eden Municipal Planning Tribunal (to assess the town planning application).

CURRENT STATUS: THE ENVIRONMENTAL IMPACT ASSESSMENT APPLICATION

The Environmental Impact Assessment application has now been completed and is accompanied by a 75-page motivating memorandum that includes five specialist reports including case studies, an urban design report, heritage impact and recommendations, a visual impact assessment, engineering report, stormwater management plan and traffic impact assessment. The document is available for download from the Sharples Environmental Services (SES) website (<http://www.sescc.net>) under the "Public Documents" section, as well as over WeTransfer from the following link: <https://we.tl/t-wt8lUk3DLA> (<https://we.tl/t-wt8lUk3DLA>). The other process- and technical documentation relating to this project is available on www.sescc.net (<http://www.sescc.net>), Public Documents.

Besides making the document available to all who have registered as interested and affected parties, notices inviting comment were placed by Sharples Environmental Services (SES) as required by DEADP. Anyone may comment on the report. Any additional comment on the DEIAR document and proposed activity must be submitted in writing to SES: Betsy Ditcham on or before 11 March 2022 by means of the following: Fax: 086 575 2869, email: betsy@sescc.net (<mailto:betsy@sescc.net>) or postal address: PO Box 443, Milnerton, 7435.

FINAL OUTCOME

There are two interrelated, legislative processes relating to the proposed development, both inviting public participation/input and support, being the current Environmental Impact Assessment (SES EIA process), to be assessed by DEADP, and the town planning application, which will be independently evaluated by the Eden Municipal Tribunal.

DEADP has 108 days for comment and to make a final decision, hence there is a 5-month period until there is an environmental outcome and thereafter the town planning application can be considered by the Tribunal. Neither the George Council nor any official will undertake any authorisation at all.

It must be noted that BOTH authorisations must be in place for any development to go ahead. If either one of the applications is refused, then the other cannot succeed. The town planning application will only be submitted to the Tribunal for consideration once DEADP has issued their decision.

Once the decisions have been made, both processes allow for a 21-day appeals period.

PUBLIC COMMENT AND MISINFORMATION

Unfortunately, the public comments and petitions made on social media and other platforms about this application are not necessarily accurate nor representative of the type of development envisioned. Please guard against misinformation.

Aspects of the projects which may impact on the environment have been studied by qualified professionals and the required adjustments were made to the initial project proposal (footprint).

Points raised in the public participation process thus far and responses thereto are noted in the Appendix E of the Draft Environmental Impact Assessment Report. All concerned residents are invited to read the relevant studies, view the adjusted development proposal, and review the responses compiled in project documentation. A hard copy of the report DEIAR has been made available in the George Public Library.

Should this project come to fruition, specifications include more than 75ha of the 118ha (64%) to be open space conservation area. Of the remaining 36%, only 5ha (4%) will be commercial, and the rest (32%) will be educational and residential. The intention is that all future users become custodians of the space and the site be managed by firm rules in terms of an environmental management plan.

It is important to note that although the land is owned by Council and the municipality contracted the required applications, Council will not have any role in the authorisations or approvals at all. Furthermore, as stated previously, Council has no intention to develop the property itself.

CLOSING

In closing, George Municipality agrees that the dam should remain accessible to all citizens and believes that responsible, sustainable, mixed land use development will not only celebrate the qualities of this extraordinary site but also address some of the negative issues which residents are experiencing associated with large tracts of densely vegetated land – such as illegal occupation of land, sheltering of vagrants and criminals, cost of vegetation management and fire risk.



Should the project come to fruition, specifications include more than 75ha of the 118ha (64%) to be open space conservation area. Of the remaining 36%, only 5ha (4%) will be commercial, and the rest (32%) will be educational and residential. The municipality says the intention is that all future users become custodians of the space and the site be managed by firm rules in terms of an environmental management plan. Photo: Alida de Beer

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YOUR OPINION

With many people relocating to George, the demand for property/housing has surged.

☐ Does this benefit you?

8,82 %

☐ Are you unaffected?

32,35 %

☐ Have you been disadvantaged by the price increase in property?

58,82 %

VOTE

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USE OF PUBLIC FUNDS QUESTIONED

The development proposal includes a residential and commercial waterfront component as well as a university campus complete with multi-storey apartment blocks for student housing, and sport fields.

Journalist Alida de Beer | Thursday, 10 March 2022, 12:02



(<https://cms.grouppeditors.com/img/293a696e-96fc-4ea6-bf03-c373ec590270.jpg>)

One of the concerns about the development is the visual impact, especially in light of these examples of student accommodation provided in the DEIAR.

GEORGE NEWS - George Municipality's use of public funds for the rezoning application for the proposed Garden Route Dam development "on behalf of private developers" is being questioned by one of the opponents to the development, Dr Bool Smuts, chairman of the Landmark Foundation.

According to Sharples Environmental Services (SES), the environmental consultants in the application, they have received hundreds of e-mails and comments on the draft environmental impact assessment report (DEIAR), which is available at George Library and the SES website for comment before 11 March.

The development proposal includes a residential and commercial waterfront component as well as a university campus complete with multi-storey apartment blocks for student housing, and sport fields.

Last week, in an open e-mail to the planning department, Smuts asked who the private development entities are:

"What private partners were involved and did they have any connection to elected officials that facilitated the involvement of a public body in the application for the development which ended up being paid for with public funds? How was such a role assumed (by the municipality)?"

Response

When George Herald approached the municipality for answers, we were referred to SES, and their response only pointed out that comments relating to environmental impacts would be sent to specialists for their input, that would then be incorporated into the final comments and responses report.

On Tuesday 8 March, the municipality sent out a statement "addressing concerns" pertaining to the development, but with no direct response to Smuts' questions.

It read, "In and around 2018 Council received several queries from the private sector requesting access to land to establish a tertiary education or research institution. After careful consideration Council took a decision instructing the administration to investigate the use of Erf 464, adjacent to the Garden Route Dam as a site for such a development. Council also resolved that there be a process to attain the environmental approvals and the town planning or land rights. Finally, Council resolved that once the latter processes were completed, the matter must revert to Council for further consideration.

"At no time did Council indicate any intent to undertake such a development itself. The unfortunate and misinformed contentions that Council is acting in the interests of any business or individual is rejected with the contempt it deserves. Council land is a valuable asset and, as any landowner will know, ensuring that property is correctly and appropriately zoned maximises the value of the property."

Smuts says the municipality's response that it is not undertaking the development itself, is "even more damning" than "perhaps (it) wanted to divulge".

Move development to Sallywood property

One upset resident, André Potgieter, says an excellent alternative site for the development would be the property along the N2 to the south of the Garden Route Mall where a group of Chinese developers had wanted to establish Sallywood, which was canned due to Covid.

"That is closer to the support base of the university and it lessens the impact on the dam. "The job creation and socio-economic advantages that the municipality is looking for will still be attainable.

"The initial proposals by Destiny Africa for a smart city for that property did include a large higher education component," says Potgieter.

Website to enable easy comment

The main concerns among residents about the proposed development are pollution of the city's only water source, the environmental and visual impact, and increased traffic and noise in the area.

During the past week, a group of dismayed residents have put up notices at the entrance to the Garden Route Dam to make visitors aware of the proposed development and the deadline for comments on the DEIAR.

They have also established a website (www.gardenroute101.co.za (<https://www.gardenroute101.co.za/>)) and Facebook page (Save George Dam - search for [@savegeorgedam](https://www.facebook.com/savegeorgedam/) (<https://www.facebook.com/savegeorgedam/>)) where persons who would like to register as an interested and affected party and submit comment, can do so easily.

Development Proposed	No.	Size (ha)	%
Community Zone 1: Campus – University / Research Institute / Academy	8	13.66	12%
Business Zone 1: Waterfront Commercial Development	1	4.66	4%
General Residential Zone 6: Hotel	1	1.55	1
General Residential Zone 2: Medium Density Residential / Group Housing	3	5.47	5%
General Residential Zone 4: Apartments / Flats / Student Housing	4	4.84	4%
Single Residential Zone 1: Free Standing Dwelling Houses	91	5.76	5%
Open Space Zone 2: Recreation Spaces / Sports Fields	3	7.57	6%
Open Space Zone 3: Parks / Natural Assets / Preservation Areas	5	67.39	57%
Transport Zone 2: Roads	1	7.60	6%
TOTAL DEVELOPMENT FOOTPRINT		118.5	100%

Dr Bool Smuts, open letter to the planning department of George Municipality:

- The fact of the matter is that the municipality is the applicant. What you assert here is even more damning than perhaps you wanted to divulge. Are you suggesting that you as a public entity are applying on behalf of a private entity to do a development?
- How may I ask was such a role assumed?
- How were public funds (as I assume as applicant you are paying for the work as applicant) allocated for this fronting exercise for private interests?

Additionally:

- Were any Council elected official(s)'s private interests served by the municipality assuming the task and costs of being the applicant for these private interests?
- What private partners were involved and did they have any connection to elected officials that facilitated the involvement of a public body in the application for the development which ended up being paid for with public funds?
- What interest and role did any officials in the municipality have to facilitate this fronting exercise, and what benefits may have accrued to them, may still be accruing or will in the future accrue to them?
- Why do you employ "consultants" that misrepresent ecological facts in furtherance of this fronting scheme? They blatantly misrepresent the facts about leopards.
- Why, when the SDF requires municipal support for the CBD rejuvenation, is the Council supporting green field developments in sensitive and ecologically valuable environments on the urban edge?
- Why has the municipality failed to eradicate alien and invasive plants (as directed by legislation) and now suggesting that the presence of these listed invaders (which the municipality have allowed to run rampant without management) should promote and justify the development? Was this deliberate neglect?

These questions are not going to go away. I urge you to answer them.

**MEDIA STATEMENT: Addressing concerns on the Garden Route Dam Proposed Development , Second Edition
Issued George Municipality, 8 March 2022**

George Municipality is aware of concerns raised on social media and in petitions pertaining to the proposed development at the GRD, namely the DRAFT ENVIRONMENTAL IMPACT ASSESSMENT REPORT FOR THE PROPOSED TERTIARY AND MIXED-USE PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE (reference DEA&DP Ref: 16/3/3/2/D2/19/0000/22). These concerns have also been recorded as part of the extensive public participation process.

The Draft Environmental Impact Assessment Report (DEIAR) has been made available by the relevant Environmental Assessment Practitioners (Sharples Environmental Services), for comment, following the consent of the Western Cape Department of Environmental Affairs and Development Planning: Environmental Impact Management Services (DEADP) to proceed with the second round of public participation. The Draft EIA for the proposed development has been sent to all registered Interested and Affected parties for comment, but anyone is welcome to submit comments before 11 March 2022.

INITIAL APPLICATIONS FOR AUTHORISATIONS COMMENCED IN 2006

The current EIA is the second round of processes to attain land rights for Erf 464, situated at the Garden Route Dam. In the mid-2000s the Council sought to attain zoning rights for residential and business. After several years, in 2014, DEADP granted partial environmental authorization in support of a hotel business, tourism elements allowing for the appropriate management of the conservation areas; and open space and access from Stander Str. Conditions were imposed regarding environmental management; the use of specialists needed during construction; and the use of gravity sewer systems were proposed to reduce risk of contamination of the water course.

However, the residential components were not authorised and DEADP indicated that they would not support an extensive residential development. The reasons for not supporting the full proposal included uncertainty about the imposition of long-term management provisions; the integration of social, economic, and environmental factors was not adequately demonstrated in the application; there was concern over visual impacts; the demand for residential erven was questioned; and the proposal did not redress segregated communities.

Based on the EIA outcome, Council elected not to take the matter any further, except for requesting (and receiving) approval for the extension of the approvals granted in 2014. In 2019 the rights were extended to 2024 by DEADP.

COUNCIL RESOLUTION

In and around 2018 Council received several queries from the private sector requesting access to land to establish a tertiary education or research institution. After careful consideration Council took a decision instructing the administration to investigate the use of Erf 464, adjacent to the Garden Route Dam as a site for such a development. Council also resolved that there be a process to attain the environmental approvals and the town planning or land rights. Finally, Council resolved that once the latter processes were completed, the matter must revert to Council for further consideration.

At no time did Council indicate *any* intent to undertake such a development itself. The unfortunate and misinformed contentions that Council is acting in the interests of any business or individual is rejected with the contempt it deserves. Council land is a valuable asset and, as any landowner will know, ensuring that property is correctly and appropriately zoned maximises the value of the property.

The Municipality went ahead and appointed consultants to undertake these two processes. This process has taken the better part of three years and the two applications will soon have to be adjudicated by the relevant authorities, namely the Western Cape Department of Environmental Affairs and Development Planning (to assess the EIA) and the Eden Municipal Planning Tribunal (to assess the town planning application).

CURRENT STATUS: THE ENVIRONMENTAL IMPACT ASSESSMENT APPLICATION

The Environmental Impact Assessment application has now been completed and is accompanied by specialist reports including case studies, an urban design report, heritage impact and recommendations, a visual impact assessment, engineering report, stormwater management plan and traffic impact assessment. There were also extensive discussions with Cape Nature and SANParks whose input was that a butterfly study was required.

The document is available for download from the Sharples Environmental Services (SES) website (www.sescc.net (<http://www.sescc.net>)) under the "Public Documents" section, as well as over WeTransfer from the following link: <https://we.tl/t-wt8IUk3DLA> (<https://we.tl/t-wt8IUk3DLA>). The other process- and technical documentation relating to this project is available on www.sescc.net (<http://www.sescc.net>), Public Documents.

Besides making the document available to all who have registered as Interested and Affected Parties, notices inviting comment were placed by Sharples Environmental Services (SES) as required by DEADP. Anyone may comment on the report. Any additional comment on the DEIAR document and proposed activity must be submitted in writing to SES: Betsy Ditcham on or before 11 March 2022 by means of the following: Fax: 086-575 2869, email: betsy@sescc.net (<mailto:betsy@sescc.net>) or postal address: PO Box 443, Milnerton, 7435.

FINAL OUTCOME

There are two interrelated, legislated processes relating to the proposed development, both inviting public participation/input and support. These are the current Environmental Impact Assessment (SES EIA process), to be assessed by DEADP and the town-planning application, which will be independently evaluated by the Eden Municipal Planning Tribunal.

DEADP has about 5-months for comment and to make a final decision. Thereafter the town-planning application will be considered by the Tribunal. Neither the George Council nor any official will undertake any authorisation at all.

It must be noted that BOTH authorisations have to be in place for any development to go ahead. If either one of the applications are refused, then the other cannot succeed. The town planning application will only be submitted to the Tribunal for consideration once DEADP has issued their decision.

Once the decisions have been made, both processes allow for a 21-day appeals period.

Irrespective of the ultimate outcomes of both processes, the matter must revert to Council. This is in terms of the 2018 Council decision. If the outcomes are in favour of any form of development Council will have to decide if it wishes to further proceed to act upon the rights – whether in full or only elements of the approved development. For example, Council may decide to only proceed with the residential development, and Council may impose certain restrictions on any development opportunity. Council will also need to resolve as to whether the matter must go to tender or call for proposals. The latter will depend on what Council ultimately elects to do with the land in question.

PUBLIC COMMENT AND MISINFORMATION

Unfortunately, the public comments and petitions made on social media and other platforms about this application are not necessarily accurate nor representative of the type of development envisioned. Please guard against misinformation.

Aspects of the projects which may impact on the environment have been studied by qualified professionals and the required adjustments were made to the initial project proposal (footprint). Points raised in the Public Participation process thus far and responses thereto are noted in the Appendix E of the Draft Environmental Impact Assessment Report. All concerned residents are invited to read the relevant studies, view the adjusted development proposal, and review the responses compiled in project documentation. A hard copy of the report DEIAR has been made available in the George Public Library.

Should this project come to fruition, specifications include more than 75ha of the 118ha (64%) to be open space conservation area. Of the remaining 36%, only 5ha (4%) will be commercial, and the rest (32%) will be educational and residential. The intention is that all future users become custodians of the space and the site be managed by firm rules in terms of an Environmental Management Plan.

It is important to note that although the land is owned by Council and the Municipality contracted the required applications, Council will not have any role in the authorisations or approvals at all. Furthermore, as stated previously, Council has no intention to develop the property itself. It is noted that assumptions have been placed in the public domain which contend that the development has been earmarked for a potential developer (s). This is refuted in its entirety.

LAYOUT OF THE SITE

Aurecon (now Zutari) was appointed by George Municipality to design the precinct for the proposed university and to prepare a rezoning and subdivision application. The Zutari team included professional town planners, urban designers, and civil engineers and the team worked closely with the Municipal officials in the planning department as well as the civil and technical departments. The Zutari team also collaborated closely with the environmental consultants appointed by the municipality to apply for the environmental authorisation ([Sharples Environmental Services](https://sescc.net/) (<https://sescc.net/>)), as well as other professional service providers such as traffic engineers, electrical engineers, geotechnical engineers, socio economic specialists etc. when the layout plan was designed.

The planning of the layout plan went through an iterative process before it was finalised and submitted as part of the rezoning and subdivision application. After a visioning workshop and a study to indicate sensitivity areas, concept development workshops were held where several stakeholders took part in developing three development concepts.

The three development concepts were then workshopped to work through the pros and cons of each concept and to select a preferred concept.

A draft site plan with the buildings displayed below is the campus proposal that was prepared by the urban designer and is the preferred concept that was developed through inputs from the various specialists and the outcomes of the concept development workshops.

Read previous articles:

- Municipality addresses concerns on proposed GR Dam development (<https://www.georgeherald.com/News/Article/General/municipality-addresses-concerns-on-proposed-gr-dam-development-202203030352>)
- Dam development damned (<https://www.georgeherald.com/News/Article/General/dam-development-damned-202203030732>)
- GR Dam development: Public comment invited (<https://www.georgeherald.com/News/Article/General/gr-dam-development-public-comment-invited-202202110729>)

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32,35 %

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58,82 %

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WHATSAPP OBJECTION TEMPLATE

I, _____ with ID no _____ would like to register as an Interested and Affected Party (IAP), and I would like to lodge an objection against the proposed plan to establish a University Campus, student & mixed housing, business unit and hotel at The Garden Route Dam which will negatively affect not only myself but all residents, tourists and animals that live near to or make use of the area & dam.

I would like you to consider the below before any approval is granted –

- The Garden Route Dam is the only source of drinking water for the whole of George. If this was to go ahead, during the building process the water would be polluted by builders, building supplies & materials. Once the project is done pesticides, sanitizer and cleaning materials would be used on sport fields, in businesses and recreational areas which when it rains will run off into our drinking water.
- Infrastructure in George has not been adequately upgraded for there to be a development of this magnitude. Already there are water restrictions due to this fact. Roads have not been upgraded to deal with the traffic that this will bring. There is only one Government and one Private hospital in the whole of George to try accommodate the number of people who will move here if this development goes ahead. There are not enough schools to accommodate many more people moving to George as seen by the huge waiting lists when trying to get your child into a school in the area. In the past when communities have tried to grow without the correct infrastructure and planning it has been chaos.
- Surface refuse (papers, bottles, cigarette butts, etc) will end up in the water killing off the existing fish in the dam.
- Fish eagles and other animals that live around the dam will leave the area.
- Access to mountain bike trails, hiking trails and places such as Tierkop and Pepsi pools will be lost.
- There is already a University in the same area as the proposed new campus why not expand and upgrade the existing facilities?
- Constant traffic and noise pollution would be a very serious issue for those that reside in the area. During this time building trucks, heavy duty machinery and a constant barrage of workers would be accessing the already strained roads to build the development. Once the development has been completed it would be the same as above from students, businesses, tourists and residents of the development.
- It has been shown all over this country that when big building projects take place crime follows in the residential area around the building sites. We the people of George insist that our safety & security is a priority.
- The residents that live in the surrounding neighbourhoods will have to deal with the drop in value of their property, these same residents pay rates & taxes and their contribution should matter to both the municipality and developers.
- Around South Africa many Universities have had protest actions over the last few years which has spilt into the surrounding neighbourhoods.
- The Garden Route Dam is used as a recreational facility for the residents of George and tourists. It is used for biking, picnicking, family time, exercise, the walking of dogs, etc. Should this development take place this will all be lost.

While we support change and understand the need for George to grow and employment to be offered towards many more people, we do not agree that the space at the George Dam, again our only source of drinking water, be used for this project.

We would like our objections noted.

Yours Thankfully

(Full name)
(Contact no)

LANDMARK FOUNDATION OBJECTION TEMPLATE



PO Box 22
Riversdale
6670

South Africa

www.landmarkfoundation.org.za

www.facebook.com/LandmarkFoundation

Tel: +27 (0)833243344

2 March 2022

Betsy Ditcham
Email: betsy@sescs.net
Sharples Environmental Services
Fax: 086 575 2869
PO Box 443
Milnerton
7435

Dear Ms Ditcham

Re: Opposition to the George Dam Development

On behalf of Landmark Foundation, I wish to register unequivocal opposition to the proposed development being proposed around the George Dam precinct.

While our opposition is in terms of:

1. The importance of and disregard given to retaining important open spaces near cities and its community value and importance;
2. Safeguard of and the security of water resources;
3. The impact on the future capacity of George dam expansion;
4. Unjustified expansion of the city borders into sensitive habitats when much less sensitive habitats are available;
5. The loss of key habitat for multiple species;
6. Disastrous impact it will have on remaining habitat of leopards.

Our opposing the development also strongly extends to the sloppiness of the impact assessment and the disregard given to a key species that Landmark has focused on for the last two decades in the area, and whose specific habitats around the dams will be severely affected by the proposed development and influx of human presence. Specifically, the impact report wilfully misrepresents, alternately ignorantly

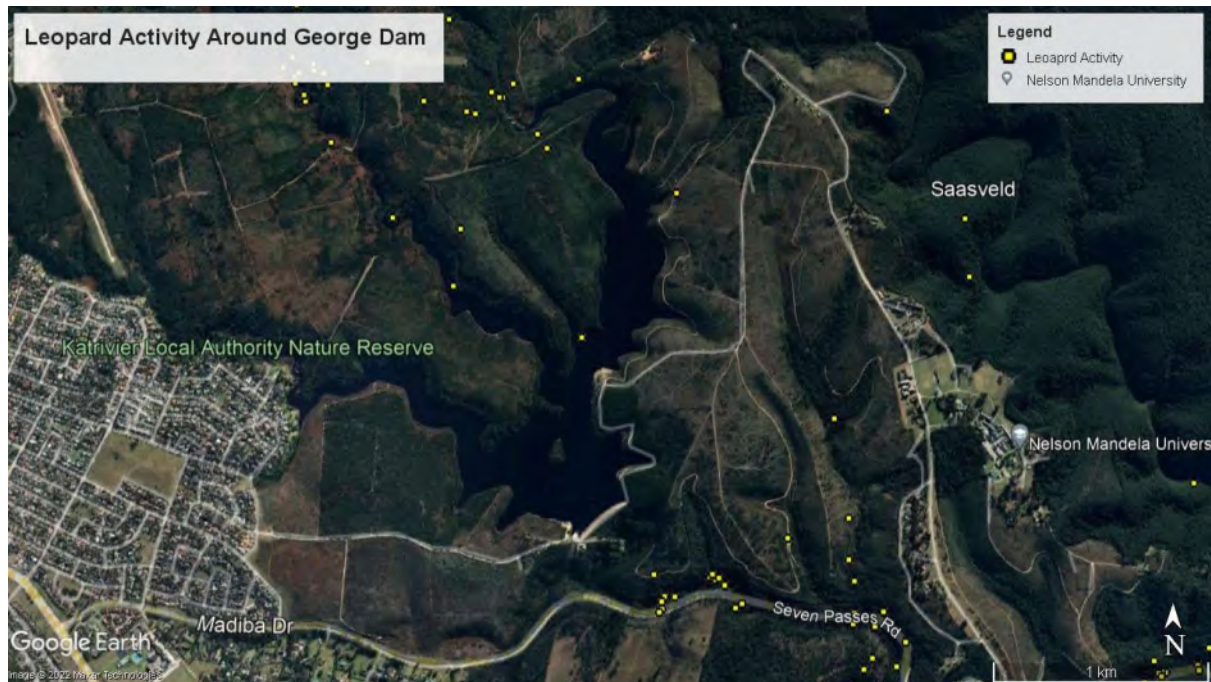
misrepresents, the specific facts about leopard occupation and persistence on the proposed development site. It is will dismay that I read the contents of this misrepresentations on pages 99 and 100. We believe this is done deliberately to mislead the decision-makers and public in greenwashing support for the development and developers by whom the environmental practitioners are being paid.

Landmark Foundation has run a leopard research programme in the Garden Route and the George dam area has proven to be a key habitat for the species. The area of the development has been demonstrated to be the refuge of leopards and specifically we have studied a female leopard that utilised the development precinct for its home range. We studied this leopard for five years and obtained data on her movement and even studied her offspring being reared in the area. Our studies have proven that less than 30 adult leopards inhabit the Garden Route area between George and the Bloukrans bridge. Development in these key habitats will undoubtedly adversely affect this species that is perilously hanging on to survival in the Western Cape. These edges around cities offer cover and suitable prey, making these habitats key to leopard survival. This area also acts as natural landscape corridor for wildlife to move along the southern parts of the dam which will be impeded and post probably destroyed as available habitat by the proposed development and regular and dense human presence.



GPS collared female studied in the George Dam area with offspring photographed in the Saasveldt area.

Merely 500 adult leopards remain in the Western Cape as is proven in peer reviewed research and due to habitat fragmentation, the remaining populations have shown genetic bottlenecking. These facts are freely available in peer reviewed work that the consultants ought to have attended to. It is simply unacceptable that developments of this nature are being contemplated in the small refuges that remain for this species, while less sensitive areas for development abound.



Yellow dots represent the GPS points recorded of her movements around the George Dame area that will be severely impacted by the developed an influx.

On the basis of the impact of the development would have on leopards alone, this development should be rejected from the outset.

The fact that the EIA did not pick up this impact, or more likely wilfully misrepresented them, points to the deficiency of the work and the conflicted nature of the environmental practitioners' relationship with the developers by whom they are paid. This report is thus nothing more than a greenwashing effort for the developer and should be rejected.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Dr. Bool Smuts', written over a white background.

Dr. Bool Smuts
Founder & Director
Landmark Foundation
Cellular: 083 324 3344



(<https://www.gardenroute101.co.za>)

Welcome (<https://www.gardenroute101.co.za>) IN THE MEDIA ▾ (<https://www.gardenroute101.co.za/blog>)

Register (<https://www.gardenroute101.co.za/entry/register.php>)

Your Constitutional Rights (<https://www.gardenroute101.co.za/entry/your-constitutional-rights.php>)

Contact ▾ (<https://www.gardenroute101.co.za/entry/contact.php>)

Register I&AP

11 April 2022

Registration has closed but we value your contribution, if you would like to add your comments or stay updated then join us on social media

FOLLOW US ON FACEBOOK (<https://www.facebook.com/savegeorgedam>)

CLOSED : Registration Request as I&EP Party

Your Comments on Garden Route Draft EIA – Erf 464, George – Garden Route Dam.

Please complete the form below to register as an interested and affected party in the proposed development at the Garden Route Dam.

Please submit your objections/comments in your individual capacity or as a business or organisation.

Deadline for submissions / public participation for this phase of the process is 11 March 2022.

First Name

Your name..

Last Name

Your last name..

**Individual / Business /
Organisation**

Individual ▾

**Company / Organisation
Name**

Your Business or Organisation name..

**Organisation Type eg NPO /
Homeowners' Association /
Environmental Group**

NPO / Homeowners' Association / Environmental Group / Other (please specify)..

Email Address

Your Email Address..

**My Comments or
Objections**

1. Water quality in Garden Route Dam
Currently, the water quality is of good quality due to the pristine mountain catchment.

The one major source of pollution is the only urbanised tributary of the dam – the Kat River where litter and pollutants washed into stormwater drains, sewage inflows both from overflowing / blocked manholes and periodic overflows at the Eden pump

Additional Comments

Add Your Comments..

Please confirm whether you would like to receive updates.

Yes, please keep me updated.



I'm not a robot

reCAPTCHA
Privacy - Terms

DECLARATION:



By completing this form, I confirm that myself, my business and/or organisation does not stand to benefit from and does not have any financial stake or interest in any proposed development at this location.

Press SUBMIT to complete the Registration process.

EMAIL : savegeorgedam@gmail.com (mailto:savegeorgedam@gmail.com ?cc=objections@gardenroute101.co.za, &bcc=registration@gardenroute101.co.za&subject=Registration Interested and Affected Party - Draft EIA | George Dam Development&body=Dear Save George Dam Team)

Thank you for your support

Reset

Submit

APPENDIX H:

CHANGE.ORG PETITION

At 25,000 signatures, this petition becomes one of the top signed on Change.org!

Hands off our dam - It belongs to the community of George.

22,159 have signed. Let's get to 25,000!

At 25,000 signatures, this petition becomes one of the top signed on Change.org!

D Pillay signed this petition

Altie Burger signed this petition

[Monica Vaccaro](#) started this petition to George Municipality and [6 others](#)

George Municipality plans to develop a massive waterfront housing, commercial and university compound on the edge of the iconic Garden Route Dam.

Major concerns surrounding this mammoth development of 118 ha (the size of about 118 rugby fields) include the very real risk of large-scale pollution of the city's main water resource, insufficient municipal funds to upgrade civil infrastructure, and the destruction of the sense of place and natural beauty of the picturesque Garden Route Dam and Katrivier Nature Reserve for evermore.

- If the municipality and its developers have their way, the people of George will lose:
1. One of their most loved and well used recreational facilities on the Garden Route
 2. Uninterrupted mountain views from Saasveld Road which is an extension of the Seven Passes Road, a Provincial heritage resource as well as the vistas from the site itself.
 3. There is presently a firm line between the urban development of the suburbs to the west of the site and the rural areas around the Dam. This development will blur the lines between rural and urban and have a negative impact on both.
 4. If this piece of unspoiled land is to be used by the citizens of George, it should be the natural environment that should determine how it is used. It should remain a public asset for the use of the public and not be exploited and destroyed for private gain.
 5. This development will shift the centre of gravity from the CBD of George and impoverish the heart of the city. The only winners will be the property developers.
 6. The decentralisation of the CBD will lead to further destruction of heritage resources as they become obsolete.
 7. There are many ways in which the area could be used to further promote local tourism and create a mega safe multi-recreational space for everyone to enjoy.

In Conclusion: **Heritage has both tangible and intangible dimensions.** The open spaciousness around the dam, the ambience there, access to the mountains and forests, the ability to listen to the birds, to watch the kingfishers and fish eagle hunt, the unspoilt natural surroundings, add intangible value to George as a pleasant place of human habitation. Georgians ride mountain bikes there, families picnic and walk their dogs. Members of different communities and residential areas interact. People of all communities have become accustomed to having the recreational area at the dam. It forms part of their sense of place and should not be taken from them and future generations without their consent.'

This petition is fully supported by The George Heritage Trust and The Simon van der Stel Foundation, registered local Heritage organisations. The petition also has the full support of WESSA Eden and The Landmark Foundation.

If you don't want further destruction of our natural areas, please sign this petition.

Keep the GARDEN in the Garden Route!

Photo credit: Chris Daly - <https://southafrica.co.za>

Start a petition of your own
This petition starter stood up and took action. Will you do the same?

Updates

20,000 supporters

3 months ago

Monica Vaccaro started this petition

11 months ago

Reasons for signing

Pauline Grashoff · 11 months ago

The Garden Route Dam is our prime water resource and a development on its shores will further expose our water to sewage spills

Sign this petition

At 25,000 signatures, this petition becomes one of the top signed on Change.org!

er as much land as possible to bring in rates, to squander, rather than use the existing rates sensibly. Our water supply - and this special recreation area - should be sacrosanct.

7 · Report

Nikki Vakis · 11 months ago

We need to keep our water source safe and free from pollution. There's enough land elsewhere to develop.

5 · Report

Liané Van Zyl · 8 months ago

Regtig George Munisipaliteit? I think it's time to start loving the green of trees more than the green of money.

2 · Report

Shirley Rattey · 9 months ago

Madness, absolute madness. This is like Utopia, why spoil it !!!!

2 · Report

Nicole Van den Bergh · 10 months ago

Im signing this petition to help stop any sorts of developments along side this highly crucial water source, not just for the community of George, but for the surrounding natural environment too!
Please don't go ahead with this development and ruin an already sensitive environment

2 · Report

Michele Karg · 11 months ago

Don't destroy the little bit of beauty with concrete

2 · Report

Annalene Carstens · 11 months ago

I want the area to remain unpolluted.

2 · Report

Sanet Fouche · 11 months ago

I dont want the dam and surroundings to be destroyed.I want it to be a safe environment to enjoy walking ,jogging and cycling in a safe and peaceful way.Dont clutter the dam with unwanted noise and pollution that will be forced upon us with this so called development.It is unwanted!You have a concerned cycling and sporting ... [Read more](#)

2 · Report

Sergio Lira · 3 months ago

This Dam is a beautiful piece of of nature and represents God's creation. Please don't destroy it.

1 · Report


View all reasons for signing

[Report a policy violation](#)

Petitions promoted by other Change.org users

Sign this petition

At 25,000 signatures, this petition becomes one of the top signed on Change.org!



Promoted by 331 supporters

Gift of the Givers Should Disperse Disaster Funds...


To prevent the stealing of disaster funds by corrupt officials, Gift of the Givers should be the appointed agency to...

[Read more](#)

Mohamed Saley

36,249 Supporters

Sign the petition



Promoted by 247 supporters

Breast Reduction Surgery is NOT COSMETIC


Breast Reduction is NOT COSMETIC! Many women in South Africa suffer from chronic neck and back pain caused by...

[Read more](#)

Judy Khumalo

51,440 Supporters

Sign the petition



Promoted by 16 supporters

Justice for the children of Melkbos.

We want the government to further investigate the alleged sexual assaults of minors in Melkbosstrand, Cape Town. ...

[Read more](#)

Gali Slotow

1,055 Supporters

Sign the petition

At 25,000 signatures, this petition becomes one of the top signed on Change.org!

Promoted by 29 supporters

Call on the African Development Bank to...

African countries require a significant stream of financial support to solve numerous development challenges. Th...

[Read more](#)

African Climate Reality Pr... 7,606 ...

Sign the petition

I OBJECT TO SHELL & CGG SEISMIC SURVEYS ON RSA COAST!

We Object to Shell and CGG Seismic Surveys on...

Shell has announced it will start a seismic survey in search of oil or gas deposits from Morgan Bay to Port St Johns on...

[Read more](#)

Oceans Not Oil Coa... 452,601 Suppo...

Sign the petition

CHARLOTTE MAXEKE JOHANNESBURG ACADEMIC HOSPITAL


2,000 Awaiting Cancer Treatment in Gauteng

Nearly 2,000 patients are waiting to receive radiation treatment for cancer at Charlotte Maxeke Hospital in the...

[Read more](#)

Salomé Meyer 16,493 Supporters


Sign the petition




Voice your opposition to the River Club...

The River Club site is unique heritage and environmentally sensitive riverine area, threatened by a outsized,...

[Read more](#)

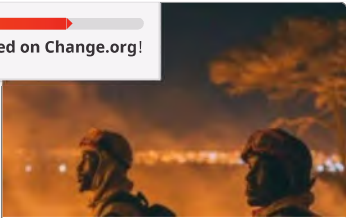

Leslie London


73,687 Supporters

Sign the petition

<https://www.change.org/p/george-municipality-george-mun-hands-off-our-dam-it-belongs-to-the-community-of-george-keep-the-garden-in-the-gar...> 5/8

At 25,000 signatures, this petition becomes one of the top signed on Change.org!



SAVE OUR FIREFIGHTERS


DEAR FRIENDS OF THE WESTERN CAPE
Calling all public to urgently fight for the firefighters of Cape Town. There is a...

[Read more](#)

Melanie Johann

26,531 Supporters

Sign the petition



BAN THE SOUTH AFRICAN
TRADE IN RHINO HORN,...

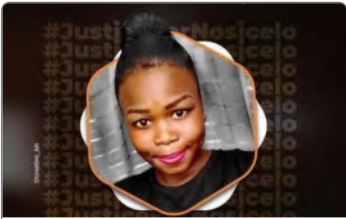
HISTORY OF THIS PETITION On the 5th April 2017 the late, Edna Molewa, Minister of the Environment for South...

[Read more](#)

RHINOS IN AFRICA

728,905 Supporters

Sign the petition



No Bail for Alutha Pasile,
Justice for Nosicelo...

23 year old Nosicelo Mtebeni a final year law student at the University of Fort Hare was in a relationship with her 25 year ol...


[Read more](#)

Kwanele Ho Lekane ...

54,974 Supp...

Sign the petition

At 25,000 signatures, this petition becomes one of the top signed on Change.org!



Preserve Kaaimans River estuary from...


The Kaaimans River mouth, crossed by the old railway bridge, is a scene known and loved by South Africans and visitor...

[Read more](#)

Peter Lilienfeld

55,428 Supporters

Sign the petition



South African leaders must take action agains...


In the space of three months, South Africa's LGBTIQ+ community has been rocked by a series of brutal hate crimes...

[Read more](#)

OUT OUT LGBT Well-bei...

10,848 Support...

Sign the petition



OUR OCEAN IS THE CLIMATE HERO. STOP TH...

OUR OCEAN IS THE CLIMATE HERO - STOP THE OFFSHORE OIL AND GAS EXPLORATION APPLICATION ER236 We...

[Read more](#)

Idea Ltd

22,546 Supporters

Sign the petition

At 25,000 signatures, this petition becomes one of the top signed on Change.org!

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English (United Kingdom)

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Sign this petition

APPENDIX I:

FORMAL MEDIA RESPONSE FROM THE MUNICIPALITY

Subject:

FW: GMUN MEDIA STATEMENT: Addressing concerns on the Garden Route Dam Proposed Development , Second Edition



71 York Street, George



044 801 9111



gmun@george.gov.za



www.george.gov.za

From: Communications <media@george.gov.za>

Sent: Tuesday, 08 March 2022 11:45

Subject: GMUN MEDIA STATEMENT: Addressing concerns on the Garden Route Dam Proposed Development , Second Edition

MEDIA STATEMENT: Addressing concerns on the Garden Route Dam Proposed Development , Second Edition

Issued George Municipality, 9 March 2022

George Municipality is aware of concerns raised on social media and in petitions pertaining to the proposed development at the GRD, namely the DRAFT ENVIRONMENTAL IMPACT ASSESSMENT REPORT FOR THE PROPOSED TERTIARY AND MIXED-USE PRECINCT DEVELOPMENT AT THE GARDEN ROUTE DAM AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF 464, GEORGE (reference DEA&DP Ref: 16/3/3/2/D2/19/0000/22). These concerns have also been recorded as part of the extensive public participation process.

The Draft Environmental Impact Assessment Report (DEIAR) has been made available by the relevant Environmental Assessment Practitioners (Sharples Environmental Services), for comment, following the consent of the Western Cape Department of Environmental Affairs and Development Planning: Environmental Impact Management Services (DEADP) to proceed with the second round of public participation. The Draft EIA for the proposed development has been sent to all registered Interested and Affected parties for comment, but anyone is welcome to submit comments before 11 March 2022.

INITIAL APPLICATIONS FOR AUTHORISATIONS COMMENCED IN 2006

The current EIA is the second round of processes to attain land rights for Erf 464, situated at the Garden Route Dam. In the mid-2000s the Council sought to attain zoning rights for residential and business. After several years, in 2014, DEADP granted partial environmental authorization in support of a hotel business, tourism elements allowing for the appropriate management of the conservation areas; and open space and access from Stander Str. Conditions were imposed regarding environmental management; the use of specialists needed during construction; and the use of gravity sewer systems were proposed to reduce risk of contamination of the water course.

However, the residential components were not authorised and DEADP indicated that they would not support an extensive residential development. The reasons for not supporting the full proposal included uncertainty about the imposition of long-term management provisions; the integration of social, economic, and environmental factors was not adequately demonstrated in the application; there was concern over visual impacts; the demand for residential erven was questioned; and the proposal did not redress segregated communities.

Based on the EIA outcome, Council elected not to take the matter any further, except for requesting (and receiving) approval for the extension of the approvals granted in 2014. In 2019 the rights were extended to 2024 by DEADP.

COUNCIL RESOLUTION

In and around 2018 Council received several queries from the private sector requesting access to land to establish a tertiary education or research institution. After careful consideration Council took a decision instructing the administration to investigate the use of Erf 464, adjacent to the Garden Route Dam as a site for such a development. Council also resolved that there be a process to attain the environmental approvals and the town planning or land rights. Finally, Council resolved that once the latter processes were completed, the matter must revert to Council for further consideration.

At no time did Council indicate *any* intent to undertake such a development itself. The unfortunate and misinformed contentions that Council is acting in the interests of any business or individual is rejected with the contempt it deserves. Council land is a valuable asset and, as any landowner will know, ensuring that property is correctly and appropriately zoned maximises the value of the property.

The Municipality went ahead and appointed consultants to undertake these two processes. This process has taken the better part of three years and the two applications will soon have to be adjudicated by the relevant authorities, namely the Western Cape Department of Environmental Affairs and Development Planning (to assess the EIA) and the Eden Municipal Planning Tribunal (to assess the town planning application).

CURRENT STATUS: THE ENVIRONMENTAL IMPACT ASSESSMENT APPLICATION

The Environmental Impact Assessment application has now been completed and is accompanied by specialist reports including case studies, an urban design report, heritage impact and recommendations, a visual impact assessment, engineering report, stormwater management plan and traffic impact assessment. There were also extensive discussions with Cape Nature and SANParks whose input was that a butterfly study was required.

The document is available for download from the Sharples Environmental Services (SES) website (www.sescc.net) under the “Public Documents” section, as well as over WeTransfer from the following link: <https://we.tl/t-wt8lUk3DLA>. The other process- and technical documentation relating to this project is available on www.sescc.net, Public Documents.

Besides making the document available to all who have registered as Interested and Affected Parties, notices inviting comment were placed by Sharples Environmental Services (SES) as required by DEADP. Anyone may comment on the report. Any additional comment on the DEIAR document and proposed activity must be submitted in writing to SES: Betsy Ditcham on or before 11 March 2022 by means of the following: Fax: 086-575 2869, email: betsy@sescc.net or postal address: PO Box 443, Milnerton, 7435.

FINAL OUTCOME

There are two interrelated, legislated processes relating to the proposed development, both inviting public participation/input and support. These are the current Environmental Impact Assessment (SES EIA process), to be assessed by DEADP and the town-planning application, which will be independently evaluated by the Eden Municipal Planning Tribunal.

DEADP has about 5-months for comment and to make a final decision. Thereafter the town-planning application will be considered by the Tribunal. Neither the George Council nor any official will undertake any authorisation at all.

It must be noted that BOTH authorisations have to be in place for any development to go ahead. If either one of the applications are refused, then the other cannot succeed. The town planning application will only be submitted to the Tribunal for consideration once DEADP has issued their decision.

Once the decisions have been made, both processes allow for a 21-day appeals period.

Irrespective of the ultimate outcomes of both processes, the matter must revert to Council. This is in terms of the 2018 Council decision. If the outcomes are in favour of any form of development Council will have to decide if it wishes to further proceed to act upon the rights – whether in full or only elements of the approved development. For example, Council may decide to only proceed with the residential development, and Council may impose certain restrictions on any development opportunity. Council will also need to resolve as to whether the matter must go to tender or call for proposals. The latter will depend on what Council ultimately elects to do with the land in question.

PUBLIC COMMENT AND MISINFORMATION

Unfortunately, the public comments and petitions made on social media and other platforms about this application are not necessarily accurate nor representative of the type of development envisioned. Please guard against misinformation.

Aspects of the projects which may impact on the environment have been studied by qualified professionals and the required adjustments were made to the initial project proposal (footprint).

Points raised in the Public Participation process thus far and responses thereto are noted in the Appendix E of the Draft Environmental Impact Assessment Report. All concerned residents are invited to read the relevant studies, view the adjusted development proposal, and review the responses compiled in project documentation. A hard copy of the report DEIAR has been made available in the George Public Library.

Should this project come to fruition, specifications include more than 75ha of the 118ha (64%) to be open space conservation area. Of the remaining 36%, only 5ha (4%) will be commercial, and the rest (32%) will be educational and residential. The intention is that all future users become custodians of the space and the site be managed by firm rules in terms of an Environmental Management Plan.

It is important to note that although the land is owned by Council and the Municipality contracted the required applications, Council will not have any role in the authorisations or approvals at all. Furthermore, as stated previously, Council has no intention to develop the property itself. It is noted that assumptions have been placed in the public domain which contend that the development has been earmarked for a potential developer (s). This is refuted in its entirety.

LAYOUT OF THE SITE

Aurecon (now Zutari) was appointed by George Municipality to design the precinct for the proposed university and to prepare a rezoning and subdivision application. The Zutari team included professional town planners, urban designers, and civil engineers and the team worked closely with the Municipal officials in the planning department as well as the civil and technical departments. The Zutari team also collaborated closely with the environmental consultants appointed by the municipality to apply for the environmental authorisation (Sharples Environmental Services), as well as other professional service providers such as traffic engineers, electrical engineers, geotechnical engineers, socio economic specialists etc. when the layout plan was designed.

The planning of the layout plan went through an iterative process before it was finalised and submitted as part of the rezoning and subdivision application. After a visioning workshop and a study to indicate sensitivity areas, concept development workshops were held where several stakeholders took part in developing three development concepts.

The three development concepts were then workshopped to work through the pros and cons of each concept and to select a preferred concept.

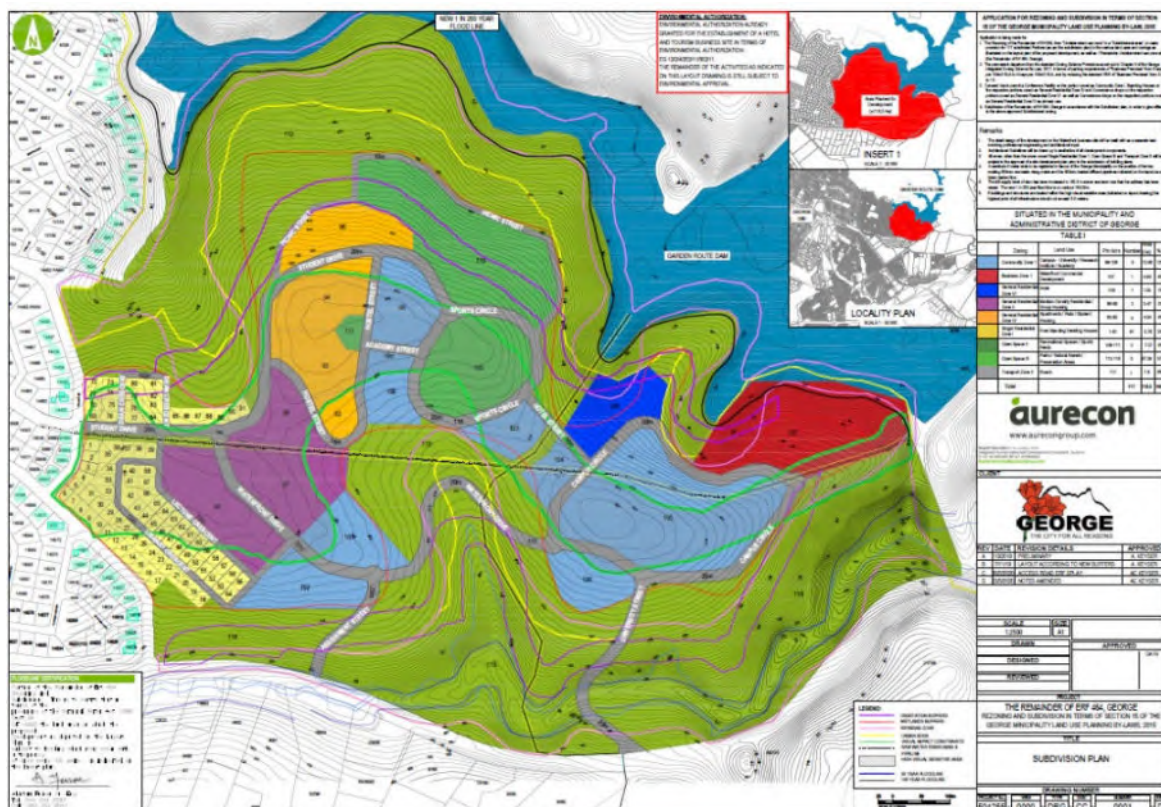
A draft site plan with the buildings displayed below is the campus proposal that was prepared by the urban designer and is the preferred concept that was developed through inputs from the various specialists and the outcomes of the concept development workshops.



This urban design concept is a way to illustrate to IAPs what the final product could potentially look like (illustrative purposes) and provides an indication of the scale and height of the proposed buildings in the development. The preferred development concept as above (Urban Design Site Plan – Campus Proposal) was used as the basis for the preparation of the subdivision layout drawing that is required as part of the town planning application and was submitted with the rezoning and subdivision application.

Through the process, the layout was amended and refined as more information became available (civil engineering, traffic impact study, visual impact study, environmental studies, etc.). All areas that were deemed not to be suitable for development (steep slopes, flood lines, environmental sensitive areas, etc.) were excluded from the areas planned for development and extensive buffers were added to further protect environmental sensitive areas before a final layout plan was developed that was submitted with the rezoning and subdivision application.

The final layout drawing that was submitted with the rezoning and subdivision application is below. This drawing for the town planning application shows the erven that are planned with the respective zonings that will create erven with the appropriate zonings that will enable a campus to be developed as per the development concept prepared by the urban designer. A subdivision layout such as this is a requirement for the town planning process, as it needs to show the technical details of the proposed erven and applicable zonings etc.



Once the layout plan is approved, Architects will design buildings according to the development restrictions imposed by the town planning process such as height, coverage, FAR, density, building lines etc. Building plans will need to be submitted for approval for each building that is planned in the development before construction can start. The final placement of buildings on the individual erven or the final design of buildings are not yet available as this is something that comes only much later in the process.

With regards to roads and access: there are new roads that are proposed in the layout plan of the proposed development (see layout plan above). Those are all public roads that will be accessible by the public. There are also plenty of open spaces incorporated in the layout where hiking and mountain biking routes will continue to exist. Access to the dam wall and all the other trails on the other side of the dam wall will continue to be open to the public and will be made easier and safer by the proposed development.

Large picnic areas are planned next to the water's edge in the northern part of the layout, so the current fishing and recreational activities that take place next to the dam will continue once the proposed development is constructed.

The idea of the proposed waterfront business site (which was first proposed in 2006) is to provide some small convenient shopping, some restaurants / coffee shops and parking facilities where sports enthusiast can gather before and after their sporting excursions in the nature areas.

CLOSING

In closing, George Municipality agrees that the dam must remain accessible to all citizens and believes that responsible, sustainable, mixed land use development will not only celebrate the

qualities of this extraordinary site but also address some of the negative issues which residents are experiencing associated with large tracts of densely vegetated land – such as illegal occupation of land, sheltering of vagrants and criminals, cost of vegetation management and fire risk. Council has to seek ways in which to protect its assets and sweat its assets in order to provide for the development and the protection of the city and its environment.

**Issued by George Municipal Communications Department
Office of the Municipal Manager**



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