



REFERENCE: 16/3/3/6/7/1/D2/19/0120/21
ENQUIRIES: Steve Kleinhans
SPECIFIC FEE REFERENCE: G-BA-EIA-H16
DATE OF ISSUE: **26-AUG-2021**

The Managing Director
GARDEN ROUTE GATEWAY PLAZA (PTY) LTD
PO Box 824
HARTENBOS
6520

Attention: Mr. André Calitz

E-mail: oilcon@mweb.co.za

Dear Sir

COMMENT ON THE NOTICE OF INTENT TO SUBMIT AN APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 (AS AMENDED) FOR THE PROPOSED MIXED-USE DEVELOPMENT ON PORTIONS 278 AND 282 OF THE FARM KRAAIBOSCH NO. 195, GEORGE

1. The abovementioned undated document, received by this Department via e-mail on 26 July 2021, refers.
2. The Directorate: Development Management (Region 3) ("this Directorate") has reviewed the information in the Notice of Intent ("NOI") and provides the following preliminary comment:

2.1. The proposal

From the information contained in the document it is understood that *Garden Route Gateway Plaza (Pty) Ltd* ("the proponent") is proposing to develop a mixed-use development on Portion 278 and 282 of the Farm Kraaibosch No. 195 in George ("the property"). The proposed development will consist of the following:

- a nursery and associated infrastructure,
- a restaurant,
- wine and beer tasting facilities,
- deli and bakery,
- farm stall,
- conference facilities,
- chapel and function hall,
- workshops and offices,
- staff accommodation,
- a tourism information centre

The proposal will also include associated services including internal roads, water reticulation, stormwater infrastructure and electrical reticulation. It is understood that sewage will be disposed by means of a proposed sewage package plant. The proposed development will be implemented approximate to the Site Development Plan (Ref: SDP/001; Drawing No. 282-01) dated August 2017. The information suggests that the proposed development will be approximately 6.2ha in extent.

2.2. Environmental Impact Assessment Process

Based on the listed activities which will be triggered, for which written Environmental Authorisation is required, a Basic Assessment process must be followed in order to apply for Environmental Authorisation. Only those activities applied for shall be considered for authorisation. The onus is on the applicant to ensure that all the applicable listed activities are applied for and assessed as part of the Basic Assessment process.

Furthermore, the Department is aware that a horse riding has been established on the property and notes that horse-riding facilities form part of the proposal but in a different location to the existing facility. Analysis suggests that the existing facility is less than one hectare but since a horse-riding facility forms part of the development proposal, the existing facility is regarded as the first phase of a phase development. As such, you are advised to consider the following listed activity for inclusion in the environmental impact assessment process:

Environmental Impact Assessment Regulations Listing Notice 1 GN No. R. 983 as amended
<p>Activity Number: 67</p> <p><i>Activity Description:</i></p> <p><i>Phased activities for all activities-</i></p> <p>(i) <i>listed in this Notice, which commenced on or after the effective date of this Notice or similarly listed in any of the previous NEMA notices, which commenced on or after the effective date of such previous NEMA Notices;</i></p> <p><i>excluding the following activities listed in this Notice-</i> 17(i)(a-d); 17(ii)(a-d); 17(iii)(a-d); 17(iv)(a-d); 17(v)(a-d); 20; 21; 22; 24(i); 29; 30; 31; 32; 34; 54(i)(a-d); 54(ii)(a-d); 54(iii)(a-d); 54(iv)(a-d); 54(v)(a-d); 55; 61; 64; and 65; or</p> <p>(ii) <i>listed as activities 5, 7, 8(ii), 11, 13, 16, 27(i) or 27(ii) in Listing Notice 2 of 2014 or similarly listed in any of the previous NEMA notices, which commenced on or after the effective date of such previous NEMA Notices;</i></p> <p><i>where any phase of the activity was below a threshold but where a combination of the phases, including expansions or extensions, will exceed a specified threshold.</i></p>

3. Pre-Application Consultation

It is noted that the Environmental Assessment Practitioner ("EAP") does not intend on having a pre-application consultation meeting. However, this Directorate strongly recommends that pre-application meetings are held in order to advise the proponent and the appointed

independent Environmental Assessment Practitioner ("EAP"). Kindly note that virtual meetings via Microsoft Teams are preferred.

An important aspect to be clarified which relates to the proposed application and overall development, is how the site and development footprint relates to the previous Environmental Authorisation (ref. SNO 25/4/37-3638) and the consideration of areas which have recently been transformed.

No information provided, views expressed and /or comments made by officials during the pre-application consultation should in any way be seen as an indication or confirmation:

- that additional information or documents will not be requested
- of the outcome of the application

4. Specific Fee Reference Number

The Department notes your "Request for a specific fee reference number". The following specific fee reference number **G-BA-EIA-H16** must be inserted into the Application Form and proof of payment of the application fee attached when the Application Form is submitted to the Department.

5. Public Participation Plan

5.1. In accordance with this Department's Circular^[1], the Competent Authority may be approached for an agreement as provided for in Regulation 41 (2)(e) of the Environmental Impact Assessment Regulations, 2014 (as amended) to conduct a public participation process which is reasonable and fair.

5.2. This Directorate has reviewed the Public Participation Plan ("PP-plan") compiled by the EAP (Ref: PPPlan/CT/07/2021) dated July 2021 and **agrees** to the proposed actions to conduct a public participation process, subject to the following:

Notification of potential and registered I&APs

It is advised that notices to potential Interested and Affected Parties ("I&APs") and Organs of State must include a three-day notice period before the commencement of the 30-day commenting period on the BAR. In the event where the third day falls on a Saturday, Sunday or public holiday, it must be extended to the end of the next day which is not a Saturday, Sunday or public holiday.

The revised PP-plan must be included in the BAR which is to be submitted to the Competent Authority.

5.3. From the information contained in the PP-plan it is understood that a pre-application public participation process will be followed. Kindly be advised that Regulation 41 of the Environmental Impact Assessment Regulations, 2014 (as amended on 7 April 2017) may be complied with during the pre-application phase, the application phase of the process or both. Failure to comply with Regulation 41 may prejudice the outcome of an application for environmental authorisation.

^[1] DEADP Circular No. 0001/2021: *EIA and related licensing services and supporting professional services during COVID-19 Lockdown Alert Level 3 and for the remainder of the COVID-19 national state of disaster*, dated 6 January 2021



6. Site Sensitivity Verification Report

This Directorate") has reviewed the Site Sensitivity Verification Report ("SSVR") compiled by the EAP (Ref: SSVR/CT/21) dated 26 July 2021 and provides the following comment:

6.1. *Agricultural Theme*

According to the Screening Tool Report ("STR") the sensitivity rating for the Agricultural Theme is HIGH. The EAP disputes this finding due to the fact that the property has not been used for agricultural activities for more than 15 years apart from being utilised by grazing for horses and recommends that the sensitivity should be changed to MEDIUM. Furthermore, it is understood that a compliance statement has been compiled by and agricultural specialist who confirmed a MEDIUM sensitivity in terms of the Agricultural Theme. It must be ensured that the compliance statement complies with the Agricultural protocol and that the compliance statement be included in the pre-application BAR.

6.2. *Animal Species Theme*

The STR identified a MEDIUM Sensitivity rating for the Animal Species Theme and lists faunal species which are known to occur in the area, based on the habitat type identified by the applicable datasets. The EAP disputes this sensitivity rating and indicates that the sensitivity rating should be LOW, based on the transformed nature of the site as a result of past agricultural activities. The Department agrees with the EAP's finding. However, the EAP suggests that due to the habitats not being present for the identified species that the sensitivity for the Animal Species Theme be considered negligible and that a compliance statement should not be undertaken. Please be informed that the Animal Species protocol does not make allowance for a sensitivity rating of "NEGLECTIBLE". As such, you are advised that a compliance statement which adheres to the protocol must be undertaken.

6.3. *Aquatic Biodiversity Theme*

The Department notes that the EAP disputes the findings of the STR in respect of the site sensitivity for the aquatic theme, which indicates a VERY HIGH sensitivity in terms of the Aquatic Biodiversity Theme since the proposed site is located in a Strategic Water Source Area. According to the EAP the sensitivity rating should be LOW based on the findings of the appointed independent aquatic specialist who identified no aquatic habitat on the site. The Department agrees with this finding and confirms that the sensitivity be considered as LOW. The EAP has confirmed that a compliance statement has been compiled to inform the process. Please be advised that the compliance statement must comply with the minimum specialist and information requirements as specified in the protocol and must be included in the pre-application BAR.

6.4. *Archaeological and Palaeontological Themes*

The procedure for site sensitivity verification where no specific assessment protocol has been prescribed, has been gazetted in Government Notice No. 320 of 20 March 2020. This has not been adequately addressed in the SSVR.

Furthermore, the Department notes that a Notice of Intent to Develop will be submitted to the relevant heritage authority i.e. Heritage Western Cape ("HWC"). Where HWC requires further studies, the relevant report must comply with the minimum report requirements specified in Appendices 1 and 6 of the Environmental Impact Assessment Regulations, 2014 (as amended).

6.5. *Civil Aviation Theme*

The Department notes that the EAP disputes the sensitivity rating in respect of the Civil Aviation Theme and recommends a LOW sensitivity rating due to the distance of the proposal to the George Airport and significant infrastructure between the proposed development and the airport. The Department agrees with this finding but advises that the EAP must consult the South African Civil Aviation Authority (% Ms. Lizell Strohl) at E-mail: Strohl@caa.co.za and / or Tel: (011) 545 1232 regarding the process to obtain comment from the aviation authority.

6.6. *Plant Species Theme*

The STR specifies a MEDIUM sensitivity in terms of the Plant Species Protocol, which is confirmed by the EAP. The Department notes that the proposed site has been used for grazing for at least 15 years and has therefore been completely transformed from its original natural state. Furthermore, the Department notes that a compliance statement has been compiled. However, a MEDIUM sensitivity rating requires Medium Sensitivity Species of Conservation Concern Confirmation.

Notwithstanding the above, the Department notes that the site consists of uniform grass species used for grazing purposes. As such, the compilation of a compliance statement is agreed to. Such compliance statement must comply with the minimum content requirements as specified in Government Notice No. 1150 of 30 October 2020 (Government Gazette No. 43855 of 30 October 2020), which came into effect on 30 October 2020.

6.7. *Terrestrial Biodiversity Theme*

The STR identifies a VERY HIGH sensitivity rating in terms of the Terrestrial Biodiversity Theme. The EAP disputes this finding and recommends that the sensitivity rating be considered as LOW due to the transformed nature of the site. The Department agrees with this finding. Notwithstanding the aforementioned, the EAP indicates that a specialist has appointed compile a compliance statement. As such, you are hereby advised that the compliance statement must comply with the minimum specialist and information requirements as specified in the protocol and must be included in the pre-application BAR.

6.8. *Specialist studies identified in the Screening Tool Report*

❖ Landscape / Visual Impact Assessment

Please be advised that a procedure for site sensitivity verification where a specialist assessment is required but no specific assessment protocol has been prescribed, has been gazetted in Government Notice No. 320 of 20 March 2020. This has not been adequately addressed in the SSVR. However, it is noted that a Visual Impact Assessment will be undertaken to inform the EIA process. Please be advised that such an assessment must be dealt with in terms of Appendix 1 and 6 of the Environmental Impact Assessment Regulations, 2014 together with the Department's Guideline for involving visual and aesthetic specialists in the EIA process, June 2005. Please ensure that the report complies with the guideline's requirements as a minimum.

❖ Socio-Economic Assessment

It is this Department's considered view that the EAP has not adequately motivated for the exclusion of the Socio-Economic Assessment. Notwithstanding the above, the relevant information regarding the need and desirability of the proposed development must be adequately addressed in the Basic Assessment Report. Please

consult this Department's Guideline on Need and Desirability (March 2013) in this regard.

7. Other relevant legislation

7.1. National Water Act, Act No. 36 of 1998

According to the information provided in the NOI the proposal requires water use authorisation in terms of the National Water Act, Act No. 36 of 1998 ("NWA"). You are advised to consult the Breede-Gouritz Catchment Management Agency ("BGCMA") as soon as possible in order to determine whether the proposal can be generally authorised or whether a Water Use License is required.

It is understood that disposal of sewage will be by means of a package plant proposed as part of the development. The water use associated with the proposed package plant must also be authorised by the relevant authority or its authorised agent.

Please be advised that in the event where a Water Use License is required that the EIA process and the Water Use License Application ("WULA") process must be synchronised. You are reminded that if these processes are not properly aligned, the lack of synchronisation; omission of any reports/information; or delay as a result thereof, may prejudice the success of the application for environmental authorisation.

7.2. Service infrastructure / Confirmation of Municipal Services

Sewage disposal

As indicated above, the proposal includes a package plant for the treatment of sewage from the proposed development. In accordance with Section 152 the Constitution and Section 73 of the Local Government: Municipal Systems Act, 2000 (Act no. 32 of 2000), the general duties and functions of local government are described, which require *inter alia* that the local government must provide basic services. The Local Government: Municipal Systems Act, 2000 does however allow for the provision of such a municipal service in its area or part of its area, through an external mechanism by entering into a service delivery agreement with an entity or person legally competent to operate a business activity. As such the applicant must enter into a Service Level Agreement with the George Municipality.

In light hereof, the George Municipality's Department of Civil Engineering Services must provide guidance on the requirements and implementation of such a service level agreement. In addition, the level of the service must be specified (i.e. service standard) and under which circumstances the municipality shall need to undertake the management and the maintenance of the facility to provide the service (i.e. failure to provide an adequate service).

Furthermore, please be advised that the confirmation of municipal services will be a crucial aspect of your application. For ease of reference, the information requirements detailed below should be addressed in a letter of confirmation of municipal services, namely:

- (a) Potable water supply:
 - (i) the total existing capacity of the Municipal potable water supply;
 - (ii) any additional expansion of the potable water supply capacity (e.g. reservoirs) already approved of by the environmental authority, but not yet effected;

- (iii) unallocated potable water supply capacity available to service both the phased and completed (total) potable water demand for the the abovementioned applications, or sufficient approved unallocated capacity able to accommodate the abovementioned applications in future;
 - (b) Solid waste and disposal:
 - (i) the total existing capacity of the municipal waste site;
 - (ii) any additional capacity at the municipal waste site (i.e. expansions) already approved by the environmental authority, but not yet effected;
 - (iii) unallocated waste disposal capacity available to service both the phased and completed (total) expected solid waste output load by the abovementioned applications, or sufficient approved unallocated capacity able to accommodate the abovementioned applications in future
 - (c) Electricity and electricity distribution:
 - (i) total existing electrical distribution capacity of the municipality;
 - (ii) any additional expansion of the electrical distribution capacity already approved of by the environmental authority, but not yet effected;
 - (iii) unallocated electrical distribution capacity available to service the abovementioned applications, or sufficient approved unallocated able to accommodate the abovementioned applications in future. With reference to electrical capacity, the notified demand of the municipality must be provided, and whether an increase thereof is required to service a development. If the notified demand will be exceeded, the capacity must be confirmed by ESKOM;
 - (d) Stormwater infrastructure / structures:
 - (i) the total existing stormwater management capacity of the municipality;
 - (ii) any additional stormwater management capacity / structures of the municipality (i.e. expansions) already approved by the environmental authority, but not yet effected; and
 - (iii) unallocated stormwater management capacity available to service the abovementioned development or sufficient approved unallocated capacity to be able to service the needs of development in future.
8. This Directorate awaits the submission of the pre-application Basic Assessment Report Please note that one (1) electronic copy of the Final BAR must be submitted to the Department for consideration. Please submit the pre-application BAR to the Directorate's generic e-mail address (E-mail: DEADPEIAAdmin.George@westerncape.gov.za) and the assigned case officer (E-mail: Steve.Kleinhans@westerncape.gov.za).

Please be advised that there is a size limit of approximately 10MB per email on the Departmental mailbox. As such please ensure that the document size attached to the e-mail does not exceed 10MB. Should the report and supporting documentation exceed this size limit, please arrange with the Regional Support Staff at the e-mail provided above regarding the submission of the report i.e. you will be provided with a link to enable you to upload the document to the Department.

NOTE: Please be advised that it is important to submit the documents via DEADPEIAAdmin.George@westerncape.gov.za for record-keeping purposes and to ensure that matters are attended to timeously.

9. Notwithstanding the content of this letter, the proponent must comply with any other statutory requirements that may be applicable to the undertaking of the proposed activity.
10. Please note that a listed 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 National Environmental Management Act, 1998 (Act no. 107 of 1998) ("NEMA") for a person to commence with a listed activity unless the competent authority has granted an environmental authorisation for the undertaking of the activity. 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.
11. Kindly quote the above-mentioned reference number in any future correspondence in respect of this matter.
12. This Department reserves the right to revise or withdraw initial comments or request further information from you based on any information received.

Yours faithfully

pp Francois Naudé

Digitally signed by Francois Naudé
Date: 2021.08.26 10:26:01 +02'00'

HEAD OF COMPONENT

ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 3

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Ref.: 16/3/3/6/7/1/D2/19/0120/21

Copied to: Sharples Environmental Services cc

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PUBLIC PARTICIPATION PLAN



PROPOSED CONSTRUCTION OF A MIXED-USE DEVELOPMENT ON FARM PORTION 278 AND 282 OF FARM KRAAIBOSCH NO 195, GEORGE, WESTERN CAPE

APPLICANT:	Garden Route Gateway Plaza (Pty) Ltd.
ENVIRONMENTAL CONSULTANT:	Sharples Environmental Services cc Ameesha Sanker
SES REFERENCE:	27/CT/PPPlan/09/22
DEADP REFERENCE NUMBER:	16/3/3/6/7/1/D2/19/0120/21
DATE:	Revision 1: September 2022



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1. INTRODUCTION

Sharpley Environmental Services.cc have been appointed by Mr Calitz of Garden Route Gateway Plaza (Pty) Ltd, to undertake the environmental assessment, in accordance with the National Environmental Management Act, 1998 (Act 107 of 1998), in terms of the Environmental Impact Assessment Regulations, 2014 (as amended 2017), for the *Proposed Construction of a Mixed-Use Development on Portion 278 of Farm Kraaibosch No 195, George, Western Cape*. With some overlap onto the adjacent Portion 282.

The applicant was awarded environmental authorization for the construction of a service station and resort on a portion of portion 1 of Farm Kraaibosch 195, George, (DEADP Ref: EG12/2/1/37/3638), on the 20 November 2002. An Appeal to the Environmental Authorisation (Ref: DM 2002/1481), was dated 10 February 2003. Of the authorized scope of works, the service station has been constructed on the north-western side of the site, and is fully operational, however, the resort component has not been commenced with to date.

The original resort component consisted of 50 chalets, 18 caravan stands, each with a permanent structure, as well as a restaurant and conference centre. However, the applicant made the decision to alter the approved layout to establish another type of development, inter alia, a retail area, function venue, stables, a chapel, conference facilities, restaurant and a nursery. Including the transference of the scope, ownership, rights and obligations.

The applicant attempted to undertake an amendment of the approved EA, Part 2, however, as indicated by the ministry in their letter (ref: 14/3/10/D2/19/0500/21, dated 29 March 2021), the applicant must first amend the current EA to exclude the items which do not relate to the already constructed filling station and then submit a new application for EA for the new proposed activities. This amendment was issued on the 25th of June 2021.

2. LOCATION DESCRIPTION

The proposed site was known as a portion of portion 1 of Farm Kraaibosch 195. As per the title deed the proposed sites were identified as Portion 278 and 282, the land was planned to be consolidated, and is currently identified as Remainder of Portion 400, Farm Kraaibosch 195 on CapeFarmMapper, however the Town Planner has confirmed that these portions should be referred to as Portion 278 and 282.

The site is located within ward 22 of the George Local Municipality, Garden Route District Municipality. The property is located on the eastern outskirts of George, approximately 2.3km south-east of the N2 and N9 junction. The N2 forms the southern boundary of the site, and is accessible via the access road to Welgelegen Estate. The site is currently utilized for equestrian purposes.



Figure 1: Locality Map

3. DESCRIPTION OF PROPOSED SCOPE OF WORKS

The proponent proposes to develop Portion 278 of the Farm Kraaibosch 195, and there may be some overlap onto Portion 282, Farm Kraaibosch. The Sasol filling station is currently located in the north western reaches of the site.

The proposed scope of works will include:

Block A:

Nursery : 300m²

Block B (Ground floor):

Tourist Centre (Mixed use) : 2,000m²

Block C:

Outdoor function area : 300m²

Block D (Ground floor):

Club House/guest rooms : 1,350m²

Block E:

Chapel : 250m²

Block F:

General storage : 150m²

Block G:

Stables : 1,000m²

Block H:

Storage : 150m²

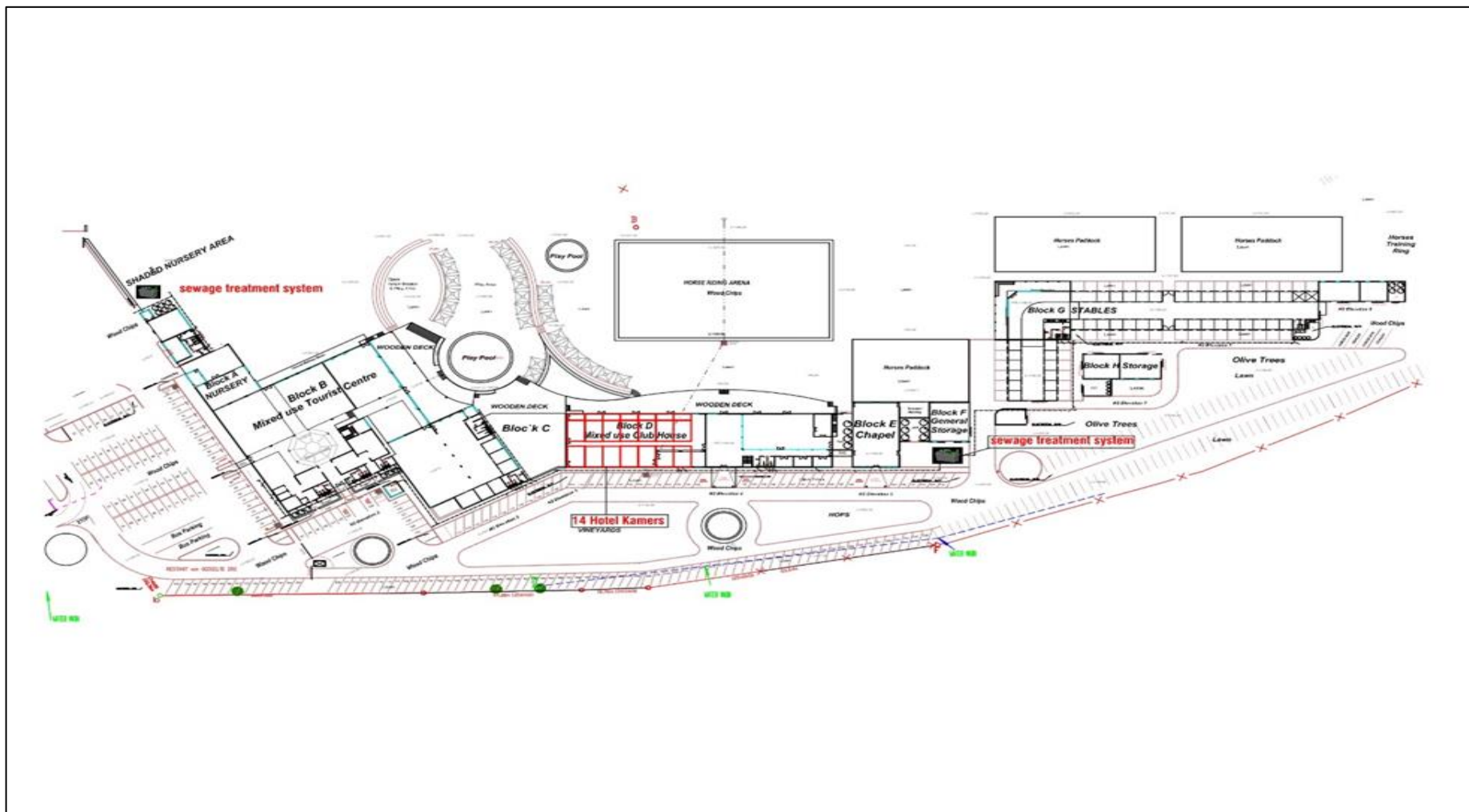


Figure 2: Proposed Layout

- Environmental Impact Assessments • Basic Assessments • Environmental Management Planning
- Environmental Control & Monitoring • Water Use License Applications • Aquatic Assessments



4. ADJACENT PROPERTIES

In the north western corner of the property (entrance to the existing Sasol Service Station), the property borders two street parcels: Portion 379 of farm No. 195 and Portion 378 of the farm No. 195. Along the south western boundary which runs along the N2, the property borders the remainder of Portion 1 of the Farm No. 195 (the N2), Portion 67 of the Farm No. 195 extends from south of the N2, over the N2 and borders a small section of the property. Portions 339 and 340 of Farm No. 195 (N2). On the property's eastern boundary: the remainder of portion 4 of the farm 194 and Erf 25537.



Figure 3: Adjacent Properties

5. PUBLIC PARTICIPATION PLAN

Public Participation Regulations and Requirements in Terms of the EIA Regulations		Proposed Implementation
Regulation	Regulation Requirements	
<p>41(2)(a) fixing a notice board at a place conspicuous to and accessible by the public at the boundary, on the fence or along the corridor of—</p> <p>(i) the site where the activity to which the application or proposed application relates is or is to be undertaken; and</p> <p>(ii) any alternative site;</p> <p>41(4) A notice board referred to in subregulation (2) must—</p> <p>(a) be of a size of at least 60cm by 42cm; and</p> <p>(b) display the required information in lettering and in a format as may be determined by the competent authority.</p>	<p>41(3) A notice, notice board or advertisement referred to in sub regulation (2) must—</p> <p>(a) give details of the application or proposed application which is subjected to public participation; and</p> <p>(b) state—</p> <p>(i) whether basic assessment or S&EIR procedures are being applied to the application;</p> <p>(ii) the nature and location of the activity to which the application relates;</p> <p>(iii) where further information on the application or proposed application can be obtained; and</p> <p>(iv) the manner in which and the person to whom representations in respect of the application or proposed application may be made.</p>	<p>A notice board meeting the requirements will be fixed at the entrance to the existing Sasol Service station where it will be accessible by the public. (Refer to the Figure below).</p> <p>Additional site notices will be placed at the BP Garage as well as at the George Public Library.</p>
<p>41(2)(b) giving written notice, in any of the manners provided for in section 47D of the Act, to—</p> <p>(i) the occupiers of the site and, if the proponent or applicant is not the owner or person in control of the site on which the activity is to be undertaken, the owner or person in control of the site where the activity is or is to be undertaken and to any alternative site where the activity is to be undertaken;</p> <p>(ii) owners, persons in control of, and occupiers of land adjacent to the site where the activity is or is to be</p>		<p>An I&AP register has been compiled, which identifies affected adjacent landowners, authorities, organs of state and other affected parties.</p> <p>The means proposed to notify the various I&APs include email notification, direct telephonic</p>

<p>undertaken and to any alternative site where the activity is to be undertaken;</p> <p>(iii) the municipal councillor of the ward in which the site and alternative site is situated and any organisation of ratepayers that represent the community in the area;</p> <p>(iv) the municipality which has jurisdiction in the area;</p> <p>(v) any organ of state having jurisdiction in respect of any aspect of the activity; and</p> <p>(vi) any other party as required by the competent authority;</p>	<p>In Accordance with Regulation 41(6) When complying with this regulation, the person conducting the public participation process must ensure that—</p> <p>(a) information containing all relevant facts in respect of the application or proposed application is made available to potential I&APs; and</p> <p>(b) participation by potential or registered I&APs has been facilitated in such a manner that all potential or registered I&APs are provided with a reasonable opportunity to comment on the application or proposed application.</p>	<p>calls, site notices and newspaper advertisement.</p> <p>A summary of the means proposed to notify the various I&APs has been included in the section below. These include email notification, direct telephonic calls, site notices and newspaper advertisement.</p> <p>Letter-drops will be undertaken as per the Proposed Public Participation Map, below. The letter is to include the public-participation process and the opportunity to register and comment.</p>
<p>41(2)(c) placing an advertisement in—</p> <p>(i) one local newspaper; or</p> <p>(ii) any official Gazette that is published specifically for the purpose of providing public notice of applications or other submissions made in terms of these Regulations;</p>		<p>An advertisement will be placed in the George Herald, a newspaper which has both print and online readership.</p>

<p>41(2)(d) placing an advertisement in at least one provincial newspaper or national newspaper, if the activity has or may have an impact that extends beyond the boundaries of the metropolitan or district municipality in which it is or will be undertaken: Provided that this paragraph need not be complied with if an advertisement has been placed in an official Gazette referred to in paragraph (c)(ii)</p>		<p>Regulation not applicable to the proposed development, given its localised impact.</p>
<p>41(2)(e) using reasonable alternative methods, as agreed to by the competent authority, in those instances where a person is desirous of but unable to participate in the process due to—</p> <ul style="list-style-type: none"> (i) illiteracy; (ii) disability; or (iii) any other disadvantage 	<p>In ensuring the above, applicants and EAPs, in addition to the methods contained in Chapter 6 of the EIA Regulations, or as part of reasonable alternative methods proposed in terms of regulation 41(2)(e) of the EIA Regulations, may make use of the following non-exhaustive list of methods:</p> <p>emails, websites, Zero Data Portals, Cloud Based Services, or similar platforms, direct telephone calls, virtual meetings, newspaper notices, radio advertisements, community representatives, distribution of notices at places that are accessible to potential I&APs.</p>	<p>I&AP's who do not have access to email or letter drops will be notified of the process via a sms or Whatsapp medium if appropriate.</p> <p>Information containing all relevant facts in respect of the application or proposed application will also be circulated in this way if appropriate.</p> <p>A physical copy of the documents will be made available at the George Public Library on Corner Caledon Street and Courtenay, Camphersdrift, George.</p> <p>If we are made aware of any I&AP with illiteracy, disability or</p>

		other disadvantage we will engage with such I&AP to ensure their issues are noted.
<p>42. A proponent or applicant must ensure the opening and maintenance of a register of interested and affected parties and submit such a register to the competent authority, which register must contain the names, contact details and addresses of—</p> <p>(a) all persons who, as a consequence of the public participation process conducted in respect of that application, have submitted written comments or attended meetings with the proponent, applicant or EAP;</p> <p>(b) all persons who have requested the proponent or applicant, in writing, for their names to be placed on the register; and</p> <p>(c) all organs of state which have jurisdiction in respect of the activity to which the application relates.</p>	Proponents/ applicants, EAPs, specialists and professionals, where relevant, must ensure that all reasonable measures are taken to identify potential I&APs for purposes of conducting public participation on the application; and	<p>An I&AP register has been compiled, which identifies affected adjacent landowners, authorities, organs of state and other affected parties.</p> <p>The register will be maintained by the applicant's EAP in accordance with Regulation 42 of the NEMA EIA Regulations, 2014 (as amended).</p>

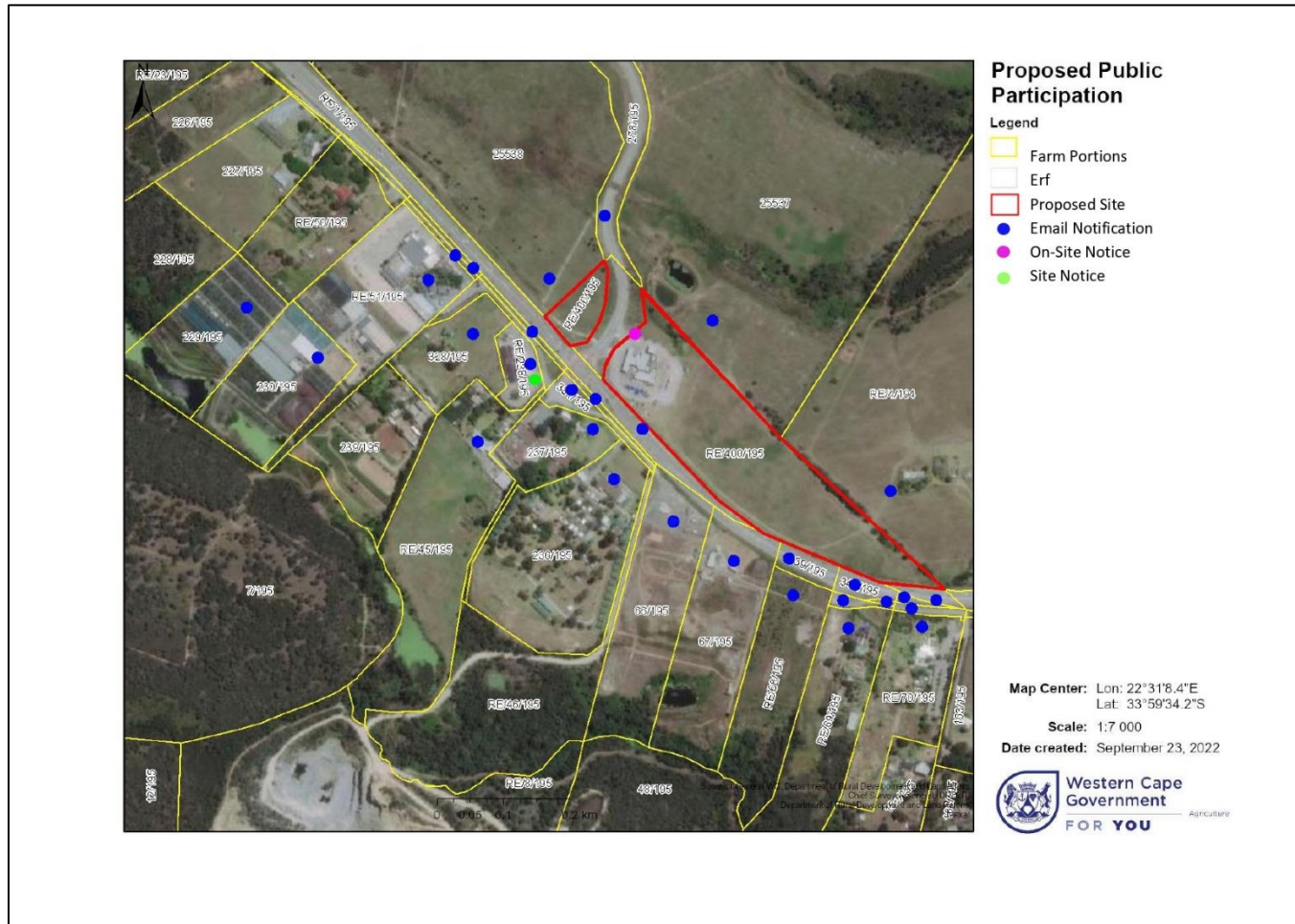


Figure 4: Proposed Public Participation Map

- Environmental Impact Assessments • Basic Assessments • Environmental Management Planning
- Environmental Control & Monitoring • Water Use License Applications • Aquatic Assessments





Figure 5: Site Notice

- Environmental Impact Assessments • Basic Assessments • Environmental Management Planning
- Environmental Control & Monitoring • Water Use License Applications • Aquatic Assessments



AVAILABILITY OF REPORTS FOR REVIEW & COMMENT

All documents / reports with annexures will be uploaded onto the SES website for download, review and comment from the 3rd of October 2022 – 1st of November 2022. The SEScc website is designed to be mobile friendly, allowing those with only mobile internet the availability to view the relevant reports. On request, reports will also be shared via bulk online sharing sites such as WeTransfer.

A physical copy of the Basic Assessment Report for the proposed development will be made available at the George Public library at Corner Caledon Street and Courtenay, Camphersdrift, George during the 30 day public participation period.

Any person(s) wishing to register as an I&AP, who may not be able to obtain documents via WeTransfer or the SES website, are encouraged to contact us within the allotted public participation period, and we will make alternative arrangements where necessary.

PUBLIC INFORMATION MEETING

Should the need arise for an information sharing session, a virtual meeting will be set up during which the EAP, Engineer, Client and any required specialist will present on the findings of the Impact Assessments. Participants will be given the opportunity to post questions to the presenters, which will be answered in a Q&A session. Any virtual meetings held will be recorded and made available to all registered I&AP's.

7. INTERESTED AND AFFECTED PARTIES

The following I&AP's will be consulted during Public Participation:

PROPOSED CONSTRUCTION OF A MIXED-USE DEVELOPMENT ON FARM PORTION 278 AND 282 OF FARM KRAAIBOSCH NO 195, GEORGE, WESTERN CAPE.					
DEPARTMENT/ AUTHORITIES	CONTACT PERSON	EMAIL	METHOD OF NOTIFICATION	PREFERRED NOTIFICATION METHOD/RECEIPT OF DOCUMENTS	IDENTIFICATION OF ANY DISADVANTAGE/DIS ABILITY IMPENDING PARTICIPATION
STATE DEPARTMENTS					
Western Cape Government: Department of Environmental Affairs and Development Planning - Development Management (Region 3)	Mr. S. Kleinhans	Steve.Kleinhans@westerncape.gov.za	Email	Email	If we are made aware of any I&AP with illiteracy, disability or other disadvantage we will engage with such I&AP to ensure their issues are noted.
	Admin	DEADPEIAAdmin.George@westerncape.gov.za			
Eskom: Land Development	Mr. O. peters	PetersOw@eskom.co.za			

PROPOSED CONSTRUCTION OF A MIXED-USE DEVELOPMENT ON FARM PORTION 278 AND 282 OF FARM KRAAIBOSCH NO 195, GEORGE, WESTERN CAPE.					
DEPARTMENT/ AUTHORITIES	CONTACT PERSON	EMAIL	METHOD OF NOTIFICATION	PREFERRED NOTIFICATION METHOD/RECEIPT OF DOCUMENTS	IDENTIFICATION OF ANY DISADVANTAGE/DIS ABILITY IMPENDING PARTICIPATION
Breede- Gouritz Catchment Management Agency	Mr. C. Abrahams	cabrahams@bgcma.co.za	Email	Email	If we are made aware of any I&AP with illiteracy, disability or other disadvantage we will engage with such I&AP to ensure their issues are noted.
Western Cape Government: Department of Transport and Public Works	Mr X Smuts	xander.smuts@westerncape.gov.za			
	Dr H Wolff	herman.wolff@westerncape.gov.za			
	Ms V. Stoffels (Admin Clerk: Road Use Management)	vanessa.stoffels@westerncape.gov.za ; Carinne.Muller@westerncape.gov.za			
	Mr. A. Cope	alvin.cope@westerncape.gov.za			

PROPOSED CONSTRUCTION OF A MIXED-USE DEVELOPMENT ON FARM PORTION 278 AND 282 OF FARM KRAAIBOSCH NO 195, GEORGE, WESTERN CAPE.					
DEPARTMENT/ AUTHORITIES	CONTACT PERSON	EMAIL	METHOD OF NOTIFICATION	PREFERRED NOTIFICATION METHOD/RECEIPT OF DOCUMENTS	IDENTIFICATION OF ANY DISADVANTAGE/DIS ABILITY IMPENDING PARTICIPATION
Western Cape Government: Department of Agriculture	Mr C van der Walt	corvdw@elsenburg.com brandonl@elsenburg.com	Hard copy	Hard copy	If we are made aware of any I&AP with illiteracy, disability or other disadvantage we will engage with such I&AP to ensure their issues are noted.
Heritage Western Cape	Ms A Mdludlu	ayanda.mdludlu@westerncape.gov.za	Email	Email	
Department of Agriculture, Forestry and Fisheries (DAFF)	Ms. M. Koen	MelanieKo@daff.gov.za			
ORGANS OF STATE					
CapeNature	Mr C Fordham (Ms. M. Simons)	msimons@capenature.co.za	Email	Email	If made aware of any I&AP with illiteracy, disability or other disadvantage we will engage with such I&AP to ensure their issues are noted.

PROPOSED CONSTRUCTION OF A MIXED-USE DEVELOPMENT ON FARM PORTION 278 AND 282 OF FARM KRAAIBOSCH NO 195, GEORGE, WESTERN CAPE.					
DEPARTMENT/ AUTHORITIES	CONTACT PERSON	EMAIL	METHOD OF NOTIFICATION	PREFERRED NOTIFICATION METHOD/RECEIPT OF DOCUMENTS	IDENTIFICATION OF ANY DISADVANTAGE/DIS ABILITY IMPENDING PARTICIPATION
SANRAL	Ms. C. Runkel	runkelc@nra.co.za	Email	Email	If we are made aware of any I&AP with illiteracy, disability or other disadvantage we will engage with such I&AP to ensure their issues are noted.
	Ms N. Abrahams	abrahamsn@nra.co.za			
	Ms. R. de Kock	dekock@nra.co.za			
George Municipality: Town Planning	Mr C Petersen	cpetersen@george.gov.za			
George Municipality: Community Services	Mr A Paulse	imlubbe@george.gov.za			
George Municipality: Water and Sanitation	Mr H Jansen	hkjansen@george.gov.za			

PROPOSED CONSTRUCTION OF A MIXED-USE DEVELOPMENT ON FARM PORTION 278 AND 282 OF FARM KRAAIBOSCH NO 195, GEORGE, WESTERN CAPE.					
DEPARTMENT/ AUTHORITIES	CONTACT PERSON	EMAIL	METHOD OF NOTIFICATION	PREFERRED NOTIFICATION METHOD/RECEIPT OF DOCUMENTS	IDENTIFICATION OF ANY DISADVANTAGE/DIS ABILITY IMPENDING PARTICIPATION
George Municipality: Environmental Services	Mr S. Mtila	smtila@george.gov.za	Email	Email	If we are made aware of any I&AP with illiteracy, disability or other disadvantage we will engage with such I&AP to ensure their issues are noted.
George Municipality: Planning and Development	Ms D. Power	dpower@george.gov.za			
Garden Route District Municipality Executive Manager: Community Services	Mr C Africa	info@gardenroute.gov.za			
Garden Route District Municipality Executive Manager: Planning and Economic Development	Mr L Menze	info@gardenroute.gov.za			

PROPOSED CONSTRUCTION OF A MIXED-USE DEVELOPMENT ON FARM PORTION 278 AND 282 OF FARM KRAAIBOSCH NO 195, GEORGE, WESTERN CAPE.					
DEPARTMENT/ AUTHORITIES	CONTACT PERSON	EMAIL	METHOD OF NOTIFICATION	PREFERRED NOTIFICATION METHOD/RECEIPT OF DOCUMENTS	IDENTIFICATION OF ANY DISADVANTAGE/DIS ABILITY IMPENDING PARTICIPATION
Garden Route District Municipality: Environmental Management, Climate Change and Mitigation	Dr. N Viljoen	nina@gardenroute.gov.za	Email	Email	If we are made aware of any I&AP with illiteracy, disability or other disadvantage we will engage with such I&AP to ensure their issues are noted.
Ward Councillor- Ward 22	Councillor M Kruger	maraiskruger0404@gmail.com			
George Public Library	Ms. G. Potts	gpotts@george.gov.za			

PROPOSED CONSTRUCTION OF A MIXED-USE DEVELOPMENT ON FARM PORTION 278 AND 282 OF FARM KRAAIBOSCH NO 195, GEORGE, WESTERN CAPE.		
COMPANY/ORGANISATION	METHOD OF NOTIFICATION	IDENTIFICATION OF ANY DISADVANTAGES/ABILITY IMPENDING PARTICIPATION
OTHER ORGANISATIONS		
Hessequa Consulting Engineers	Email	If we are made aware of any I&AP with illiteracy, disability or other disadvantage we will engage with such I&AP to ensure their issues are noted.
BP N2		
Pgymy Bonsai and Koi		
George Water Slides		
George Lion Park		
Victoria Heights B&B		

PROPOSED CONSTRUCTION OF A MIXED-USE DEVELOPMENT ON FARM PORTION 278 AND 282 OF FARM KRAAIBOSCH NO 195, GEORGE, WESTERN CAPE.		
COMPANY/ORGANISATION	METHOD OF NOTIFICATION	IDENTIFICATION OF ANY DISADVANTAGES/ABILITY IMPENDING PARTICIPATION
George Wildlife Park	Email	If we are made aware of any I&AP with illiteracy, disability or other disadvantage we will engage with such I&AP to ensure their issues are noted.
Caspita Mediterranean		
Victoria Heights Animal and Reptile Park		
George Country Resort		
Die Bloutrain		
Gateway Country Lodge		
Horse etc.		
Eden Place		
Kraaibosch Nurseries		
Forestry Plant & Equipment		

PROPOSED CONSTRUCTION OF A MIXED-USE DEVELOPMENT ON FARM PORTION 278 AND 282 OF FARM KRAAIBOSCH NO 195, GEORGE, WESTERN CAPE.		
COMPANY/ORGANISATION	METHOD OF NOTIFICATION	IDENTIFICATION OF ANY DISADVANTAGES/ABILITY IMPENDING PARTICIPATION
Welgelegen Estate	Email	If we are made aware of any I&AP with illiteracy, disability or other disadvantage we will engage with such I&AP to ensure their issues are noted.
Aquanet		

PROPOSED CONSTRUCTION OF A MIXED-USE DEVELOPMENT ON FARM PORTION 278 AND 282 OF FARM KRAAIBOSCH NO 195, GEORGE, WESTERN CAPE.			
ERF/FARM PORTION	LANDOWNER/OCCUPIER	METHOD OF NOTIFICATION	IDENTIFICATION OF ANY DISADVANTAGES/ABILITY IMPENDING PARTICIPATION
AFFECTED LANDOWNERS/OCCUPIERS			
282/195 and 278/195	Occupiers	Email	If we are made aware of any I&AP with illiteracy, disability or other disadvantage we will engage with such I&AP to ensure their issues are noted.

PROPOSED CONSTRUCTION OF A MIXED-USE DEVELOPMENT ON FARM PORTION 278 AND 282 OF FARM KRAAIBOSCH NO 195, GEORGE, WESTERN CAPE.			
ERF/FARM PORTION	LANDOWNER/OCCUPIER	METHOD OF NOTIFICATION	IDENTIFICATION OF ANY DISADVANTAGES/ABILITY IMPENDING PARTICIPATION
390/195	SANRAL	Email	If we are made aware of any I&AP with illiteracy, disability or other disadvantage we will engage with such I&AP to ensure their issues are noted.
RE/1/195			
341/195			
405/195			
339/195			
340/195			
278/195			
Erf 25537	Magnolia Ridge Prop	Email	
Erf 25538	Magnolia Ridge Prop		

PROPOSED CONSTRUCTION OF A MIXED-USE DEVELOPMENT ON FARM PORTION 278 AND 282 OF FARM KRAAIBOSCH NO 195, GEORGE, WESTERN CAPE.			
ERF/FARM PORTION	LANDOWNER/OCCUPIER	METHOD OF NOTIFICATION	IDENTIFICATION OF ANY DISADVANTAGES/ABILITY IMPENDING PARTICIPATION
RE/4/194	Adam Johannes de Swart Trustees	Email	If we are made aware of any I&AP with illiteracy, disability or other disadvantage we will engage with such I&AP to ensure their issues are noted.
336/195	SANRAL		
382/195			
333/195			
334/195			
381/195			
392/195			

8. CONCLUSION

SES confirms that all reasonable measures will be taken to identify potential I&APs for purposes of conducting the public participation on this application.

As far as possible all information containing relevant facts in respect of this application will be made available to potential I&APs and participation by potential or registered I&APs will be facilitated in such a manner that all potential or registered I&APs will be provided with an opportunity to comment.

This public participation plan, once agreed with the competent authority, will be strictly adhered to and any deviations, where relevant, will be identified and submitted to the authority.