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PRE-APPLICATION DRAFT BASIC ASSESSMENT REPORT

FOR THE

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 Contact: Mr Andre Calitz
ENVIRONMENTAL CONSULTANT:	Sharples Environmental Services cc Primary Author: Ameesha Sanker Reviewer: Mrs Betsy Ditcham (EAPASA 1480)
DEA & DP PROJECT REFERENCE:	16/3/3/6/7/1/D2/19/0120/21
SES REFERENCE NUMBER:	CT/27
DATE:	September 2022





BASIC ASSESSMENT REPORT

THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS.

NOVEMBER 2019

(For official use only)	
Pre-application Reference Number (if applicable):	16/3/3/6/7/1/D2/19/0120/21
EIA Application Reference Number:	
NEAS Reference Number:	
Exemption Reference Number (if applicable):	
Date BAR received by Department:	
Date BAR received by Directorate:	
Date BAR received by Case Officer:	

GENERAL PROJECT DESCRIPTION

(This must Include an overview of the project including the Farm name/Portion/Erf number)

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

Sharples 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 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. The site is currently utilized for equestrian purposes.



Figure 1: Locality Map.

The applicant, under the company name Garden Route Gateway Plaza (Pty) Ltd, 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 within Portion 282 and an overlap onto portion 278, 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, 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 approved as per Appendix E23, on the 25th of June 2021.

The applicant proposes to develop Portion 278 of the Farm 195, with some activity overlapping Portion 282. During the preliminary design, the preferred layout proposal was anticipated to include a nursery and associated facilities, restaurant, wine and beer tasting areas, deli, bakery, farm stall, conference facilities, hall/function room and Chapel for social events/weddings, workshops and offices, stables, staff accommodation and a tourism information centre and also included a Sewage Package Plant as per the layout referenced SDP/001, dated August 2017 (depicted in Figure 2):

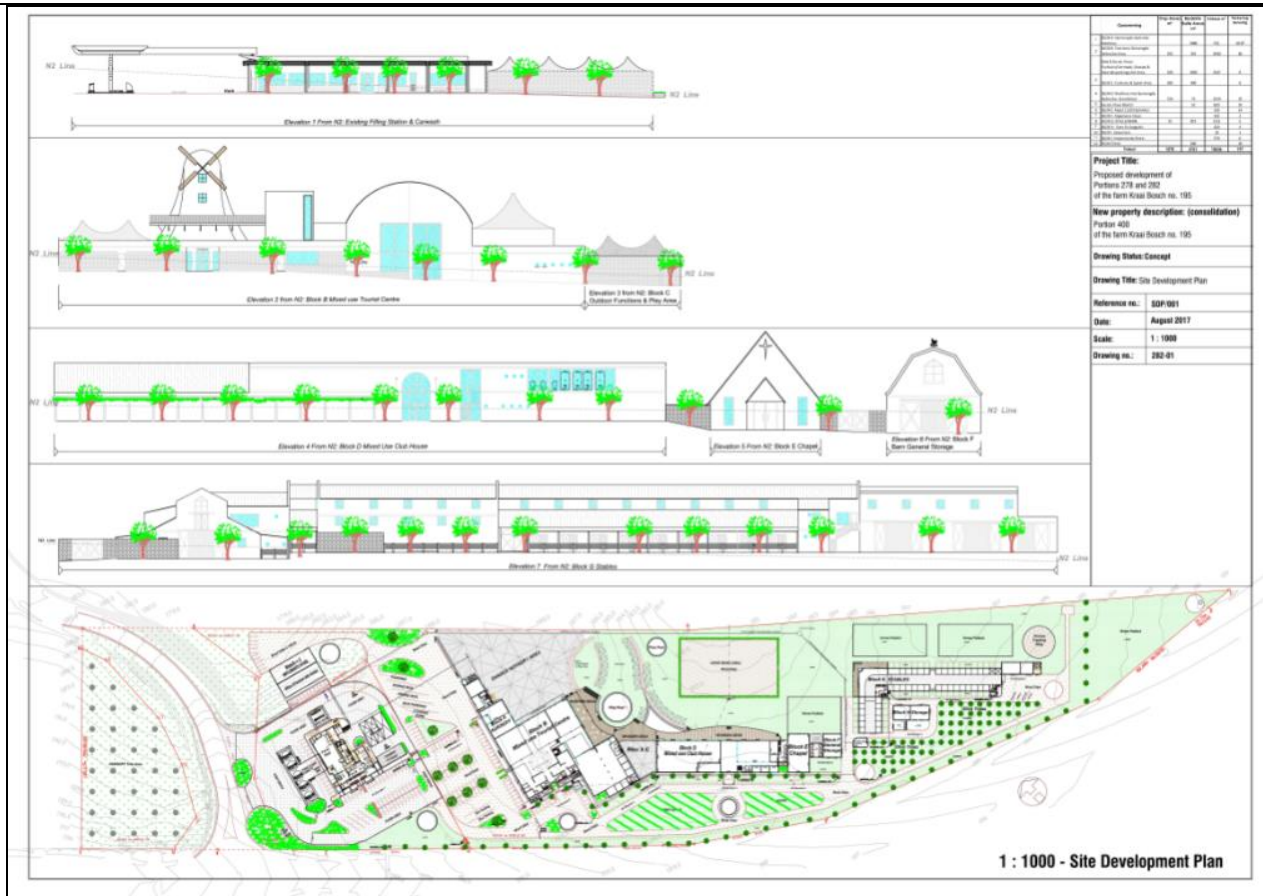


Figure 2: Proposed preferred site development plan.

This layout was utilized by all specialists when undertaking their specialist assessments.

However, after additional planning discussions, a revised layout was compiled to include a resort type aspect, within Block D, which would accommodate for 14 hotel rooms, rather than a guesthouse, and equestrian support facilities (stables and paddocks). Construction would entail:

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

This layout has replaced the aforementioned layout, as Appendix B1.1 of the Draft BAR.

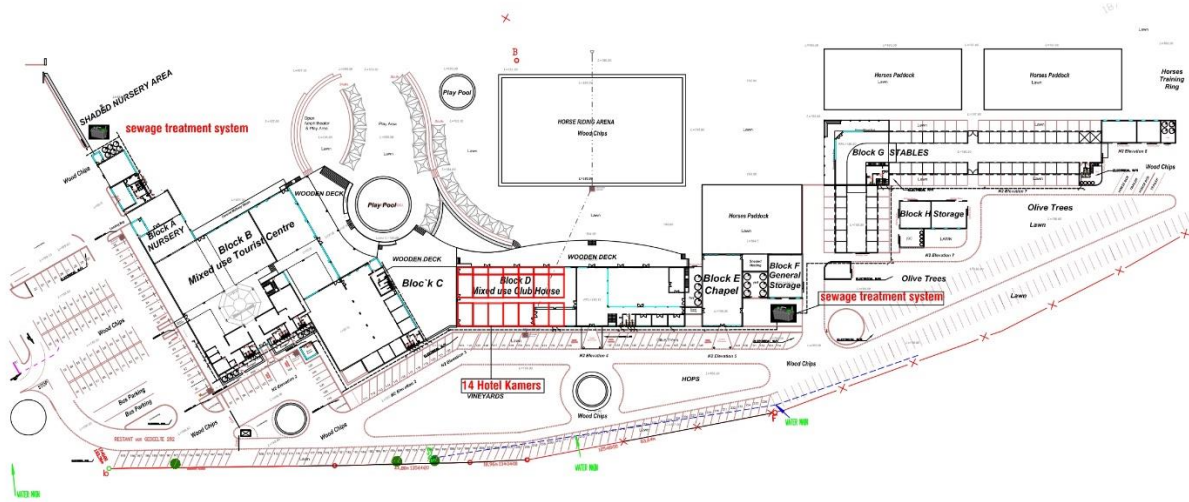


Figure 3: Preferred layout, 2022.

ENVIRONMENTAL CONSIDERATIONS

According to the National Environmental Management Act, 1998 (Act 107 of 1998), Environmental Impact Assessment Regulations, 2014 (as amended 07th April 2017), Listing Notice 1 of 2014 and Listing Notice 3 of 2014 (as amended 2017), published under Government Notice No. 324 and 327 respectively, the following activities are applicable:

Table 1: Potential triggered activities.

Activity No(s):	Provide the relevant Basic Assessment Activity(ies) as set out in Listing Notice 1	Describe the portion of the proposed development to which the applicable listed activity relates.
12	<p>[The development of—</p> <p>(ii) infrastructure or structures with a physical footprint of 100 square metres or more;</p> <p>where such development occurs—</p> <p>(c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse; —</p>	<p>The proposed site extent is approximately 20m's south of an identified drainage line.</p>

27	<p>The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for—</p> <p>(i) the undertaking of a linear activity; or</p> <p>(ii) maintenance purposes undertaken in accordance with a maintenance management plan.</p>	<p>The proposed footprint is greater than 1 Ha. The area is currently used for horse-riding activities and horse grazing.</p> <p>As confirmed by a botanical specialist, no proper fynbos remains on the site, only a few pioneer or resilient species such as:</p> <p><i>Erica gracilis</i>, <i>Rubus rigidus</i>, <i>Osteospermum moniliferum</i>, <i>Senecio ilicifolius</i>, <i>Helichrysum</i> sp, <i>Gymnosporia nemorosa</i>, <i>Searsia pyroides</i> and <i>S. chirindensis</i>. Buffalo grass (<i>Stenotaphrum secundatum</i>), kikuyu (<i>Pennisetum clandestinum</i>) and other weeds are the dominant groundcover species. The potential presence of any threatened species on site is highly unlikely.</p>
28	<p>Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development:</p> <p>(ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare;</p> <p>excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.</p>	<p>The proposed site is currently utilized for equestrian purposes, and is zoned as Agriculture Zone I. Furthermore, the proposed development footprint is more than 1Ha, outside an urban area. Therefore, this activity is applicable.</p>
67	<p>Phased activities for all activities-</p> <p>(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;</p> <p>excluding the following activities listed in this Notice- 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;</p>	<p>Applicable activity.</p>

	<p>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 (ii) 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;</p> <p>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.</p>	
Activity No(s):	Provide the relevant Basic Assessment Activity(ies) as set out in Listing Notice 3	Describe the portion of the proposed development to which the applicable listed activity relates.
4	<p>The development of a road wider than 4 metres with a reserve less than 13,5 metres.</p> <p>i. Western Cape ii. Areas outside urban areas; (aa) Areas containing indigenous vegetation;</p>	The proposed internal roads will be between 5m's – 9m's wide, and will be located outside the urban area, in an area that contains indigenous vegetation.
6	<p>The development of resorts, lodges, hotels, tourism or hospitality facilities that sleeps 15 people or more.</p> <p>i. Western Cape i. Inside a protected area identified in terms of NEMPAA; ii. Outside urban areas; (aa) Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans; or (bb) Within 5km from national parks, world heritage sites, areas identified in terms of NEMPAA or from the core area of a biosphere reserve; -</p> <p>excluding the conversion of existing buildings where the development footprint will not be increased.</p>	Assuming 14 hotel rooms can accommodate for 2 people, per room, this listed activity is applicable , as the site is within 5km's of the George Private Nature Reserve and Blydskap Private Nature Reserve.
12	<p>The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.</p> <p>i. Western Cape</p>	According to CapeFarmMapper the proposed site has been identified as partially a CBA2 (norther portions) and partially an ESA1 Terrestrial (Southern portions). There is potential for indigenous vegetation.

	ii. Within critical biodiversity areas identified in bioregional plans;	As confirmed by a botanical specialist, no proper fynbos remains on the site. Although the site forms part of the larger George biodiversity network. It encroaches onto mapped terrestrial CBA2 and ESA. The reasons for its mapped status seem unsupported given the transformed state of the site (pasture).
14	<p>The development of—</p> <p>(ii) infrastructure or structures with a physical footprint of 10 square metres or more;</p> <p>where such development occurs—</p> <p>(c) if no development setback has been adopted, within 32 metres of a watercourse, measured from the edge of a watercourse;</p> <p>i. Western Cape</p> <p>i. Outside urban areas:</p> <p>(ff) Critical biodiversity areas or ecosystem service areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans;</p>	The proposed development footprint falls partially in a CBA 2 and ESA1 Terrestrial area and is located approximately 20m's south of a drainage line.

The following is a summary of the development footprint environmental sensitivities identified by the DEA Screening Tool (see Appendix D), undertaken on the 20th of September 2022.

Table 2: DEA Screening Tool Results.

Theme	Very High Sensitivity	High Sensitivity	Medium Sensitivity	Low Sensitivity
Agriculture Theme		X		
Animal Species Theme			X	
Aquatic Biodiversity Theme	X			
Archaeological and Cultural Heritage Theme				X
Civil Aviation Theme		X		
Defence Theme				X
Palaeontology Theme				X

Plant Species Theme			X	
Terrestrial Biodiversity Theme	X			

The following studies will be compiled for the proposed construction, which is considered to address all of the potential impact concerns:

- Aquatic Compliance Statement
- Terrestrial Biodiversity and Plant Species Compliance Statement
- Agricultural Compliance Statement
- Visual Impact Assessment

The following was concluded as per the Specialist Assessments undertaken for this proposal:

- Aquatic Compliance Statement

It was determined that no aquatic habitat was identified within the boundaries of the proposed site. If storm water infrastructure is appropriately designed, to prevent concentrated runoff from the development, then there will be no impacts upon aquatic biodiversity.

The study disputes the environmental sensitivity as identified by the national web based environmental screening tool. The assessment has determined that the development of the property will not impact upon any aquatic habitat on site or the SWSA. The site was determined to have a Low sensitivity and the project (following the adoption of the EMP) is deemed as acceptable.

- Terrestrial Biodiversity and Plant Species Compliance Statement

It was determined that the site presents a very poor habitat and is highly unlikely to accommodate any Species of Conservation Concern.

The site forms part of the larger George biodiversity network. It encroaches onto mapped terrestrial CBA2 and ESA. Apart from the protection of important water resources/sources, the reasons for its mapped status seem unsupported given the transformed state of the site (pasture). No significant terrestrial biodiversity (fynbos) elements remain. The biodiversity component of the site is regarded as low sensitive.

It was concluded that the site does not seem to pose any terrestrial biodiversity constraints for development. However, cognisance must be taken of water source/resource protection and the necessary design and monitoring must be implemented in this regard.

- Agricultural Compliance Statement

The specialist has confirmed that the site is of medium sensitivity for impacts on agricultural resources because of its land capability. The site is not used for productive agriculture and its location limits its potential future agricultural use.

The agricultural impact of the proposed development will be to permanently exclude agriculture from the land parcel. The conclusion of this assessment is that the proposed development will not have an unacceptable negative impact on the agricultural production capability of the site. This is substantiated by the fact that the proposed development will occupy land that is not currently utilised for any agricultural production and has limitations on future production potential. The limitations are due to the small size of the land parcel, which makes agriculture non economically viable, and its location amongst small parcels of land with non-agricultural land-use.

The proposed development is therefore acceptable, and from an agricultural impact point of view, it is recommended that the development be approved.

- Visual Impact Assessment

It was concluded that there will be no loss of the vegetation visual resource, and as the proposed development is located next to a garage with a restaurant and surrounded by smallholdings, housing estates, accommodation and other businesses, it is concluded that there will not be a change to the visual character of the surrounding landscape.

IMPORTANT INFORMATION TO BE READ PRIOR TO COMPLETING THIS BASIC ASSESSMENT REPORT

1. **The purpose** of this template is to provide a format for the Basic Assessment report as set out in Appendix 1 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"), Environmental Impact Assessment ("EIA") Regulations, 2014 (as amended) in order to ultimately obtain Environmental Authorisation.
2. The Environmental Impact Assessment ("EIA") Regulations is defined in terms of Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") hereinafter referred to as the "NEMA EIA Regulations".
3. The required information must be typed within the spaces provided in this Basic Assessment Report ("BAR"). The sizes of the spaces provided are not necessarily indicative of the amount of information to be provided.
4. All applicable sections of this BAR must be completed.
5. Unless protected by law, all information contained in, and attached to this BAR, will become public information on receipt by the Competent Authority. If information is not submitted with this BAR due to such information being protected by law, the applicant and/or Environmental Assessment Practitioner ("EAP") must declare such non-disclosure and provide the reasons for believing that the information is protected.
6. This BAR is current as of **November 2019**. It is the responsibility of the Applicant/ EAP to ascertain whether subsequent versions of the BAR have been released by the Department. Visit this Department's website at <http://www.westerncape.gov.za/eadp> to check for the latest version of this BAR.
7. This BAR is the standard format, which must be used in all instances when preparing a BAR for Basic Assessment applications for an environmental authorisation in terms of the NEMA EIA Regulations when the Western Cape Government Department of Environmental Affairs and Development Planning ("DEA&DP") is the Competent Authority.
8. Unless otherwise indicated by the Department, one hard copy and one electronic copy of this BAR must be submitted to the Department at the postal address given below or by delivery thereof to the Registry Office of the Department. Reasonable access to copies of this Report must be provided to the relevant Organs of State for consultation purposes, which may, if so indicated by the Department, include providing a printed copy to a specific Organ of State.
9. This BAR must be duly dated and originally signed by the Applicant, EAP (if applicable) and Specialist(s) and must be submitted to the Department at the details provided below.
10. The Department's latest Circulars pertaining to the "One Environmental Management System" and the EIA Regulations, any subsequent Circulars, and guidelines must be taken into account when completing this BAR.
11. Should a water use licence application be required in terms of the National Water Act, 1998 (Act No. 36 of 1998) ("NWA"), the "One Environmental System" is applicable, specifically in terms of the synchronisation of the consideration of the application in terms of the NEMA and the NWA. Refer to this Department's Circular EADP 0028/2014: One Environmental Management System.
12. Where Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) ("NHRA") is triggered, a copy of Heritage Western Cape's final comment must be attached to the BAR.
13. The Screening Tool developed by the National Department of Environmental Affairs must be used to generate a screening report. Please use the Screening Tool link <https://screening.environment.gov.za/screeningtool> to generate the Screening Tool Report. The screening tool report must be attached to this BAR.

14. Where this Department is also identified as the Licencing Authority to decide on applications under the National Environmental Management: Air Quality Act (Act No. 29 of 2004) ('NEM:AQA'), the submission of the Report must also be made as follows, for- Waste Management Licence Applications, this report must also (i.e., another hard copy and electronic copy) be submitted for the attention of the Department's Waste Management Directorate (Tel: 021-483-2728/2705 and Fax: 021-483-4425) at the same postal address as the Cape Town Office.

Atmospheric Emissions Licence Applications, this report must also be (i.e., another hard copy and electronic copy) submitted for the attention of the Licensing Authority or this Department's Air Quality Management Directorate (Tel: 021 483 2888 and Fax: 021 483 4368) at the same postal address as the Cape Town Office.

DEPARTMENTAL DETAILS

CAPE TOWN OFFICE: REGION 1 and REGION 2 (Region 1: City of Cape Town, West Coast District) (Region 2: Cape Winelands District & Overberg District)	GEORGE OFFICE: REGION 3 (Central Karoo District & Garden Route District)
<p>BAR must be sent to the following details:</p> <p>Western Cape Government Department of Environmental Affairs and Development Planning Attention: Directorate: Development Management (Region 1 or 2) Private Bag X 9086 Cape Town, 8000</p> <p>Registry Office 1st Floor Utilitas Building 1 Dorp Street, Cape Town</p> <p>Queries should be directed to the Directorate: Development Management (Region 1 and 2) at: Tel: (021) 483 5829 Fax: (021) 483 4372</p>	<p>BAR must be sent to the following details:</p> <p>Western Cape Government Department of Environmental Affairs and Development Planning Attention: Directorate: Development Management (Region 3) Private Bag X 6509 George, 6530</p> <p>Registry Office 4th Floor, York Park Building 93 York Street George</p> <p>Queries should be directed to the Directorate: Development Management (Region 3) at: Tel: (044) 805-8600 Fax (044) 805 8650</p>

MAPS

Provide a location map (see below) as Appendix A1 to this BAR that shows the location of the proposed development and associated structures and infrastructure on the property.	
<p>Locality Map:</p>	<p>The scale of the locality map must be at least 1:50 000. For linear activities or development proposals of more than 25 kilometres, a smaller scale e.g., 1:250 000 can be used. The scale must be indicated on the map. The map must indicate the following:</p> <ul style="list-style-type: none"> • an accurate indication of the project site position as well as the positions of the alternative sites, if any; • road names or numbers of all the major roads as well as the roads that provide access to the site(s) • a north arrow; • a legend; and • a linear scale. <p>For ocean based or aquatic activity, the coordinates must be provided within which the activity is to be undertaken and a map at an appropriate scale clearly indicating the area within which the activity is to be undertaken.</p> <p>Where comment from the Western Cape Government: Transport and Public Works is required, a map illustrating the properties (owned by the Western Cape Government: Transport and Public Works) that will be affected by the proposed development must be included in the Report.</p>

Provide a detailed site development plan / site map (see below) as Appendix B1 to this BAR; and if applicable, all alternative properties and locations.	
Site Plan:	<p>Detailed site development plan(s) must be prepared for each alternative site or alternative activity. The site plans must contain or conform to the following:</p> <ul style="list-style-type: none"> • The detailed site plan must preferably be at a scale of 1:500 or at an appropriate scale. The scale must be clearly indicated on the plan, preferably together with a linear scale. • The property boundaries and numbers of all the properties within 50m of the site must be indicated on the site plan. • On land where the property has not been defined, the co-ordinates of the area in which the proposed activity or development is proposed must be provided. • The current land use (not zoning) as well as the land use zoning of each of the adjoining properties must be clearly indicated on the site plan. • The position of each component of the proposed activity or development as well as any other structures on the site must be indicated on the site plan. • Services, including electricity supply cables (indicate aboveground or underground), water supply pipelines, boreholes, sewage pipelines, storm water infrastructure and access roads that will form part of the proposed development must be clearly indicated on the site plan. • Servitudes and an indication of the purpose of each servitude must be indicated on the site plan. • Sensitive environmental elements within 100m of the site must be included on the site plan, including (but not limited to): <ul style="list-style-type: none"> ○ Watercourses / Rivers / Wetlands ○ Flood lines (i.e., 1:100 year, 1:50 year and 1:10 year where applicable); ○ Coastal Risk Zones as delineated for the Western Cape by the Department of Environmental Affairs and Development Planning ("DEA&DP"); ○ Ridges; ○ Cultural and historical features/landscapes; ○ Areas with indigenous vegetation (even if degraded or infested with alien species). • Whenever the slope of the site exceeds 1:10, a contour map of the site must be submitted. • North arrow <p>A map/site plan must also be provided at an appropriate scale, which superimposes the proposed development and its associated structures and infrastructure on the environmental sensitivities of the preferred and alternative sites indicating any areas that should be avoided, including buffer areas.</p>
Site photographs	<p>Colour photographs of the site that shows the overall condition of the site and its surroundings (taken on the site and taken from outside the site) with a description of each photograph. The vantage points from which the photographs were taken must be indicated on the site plan, or locality plan as applicable. If available, please also provide a recent aerial photograph. Photographs must be attached to this BAR as Appendix C. The aerial photograph(s) should be supplemented with additional photographs of relevant features on the site. Date of photographs must be included. Please note that the above requirements must be duplicated for all alternative sites.</p>
Biodiversity Overlay Map:	<p>A map of the relevant biodiversity information and conditions must be provided as an overlay map on the property/site plan. The Map must be attached to this BAR as Appendix D.</p>
Linear activities or development and multiple properties	<p>GPS co-ordinates must be provided in degrees, minutes and seconds using the Hartebeeshoek 94 WGS84 co-ordinate system.</p> <p>Where numerous properties/sites are involved (linear activities) you must attach a list of the Farm Name(s)/Portion(s)/Erf number(s) to this BAR as an Appendix.</p> <p>For linear activities that are longer than 500m, please provide a map with the co-ordinates taken every 100m along the route to this BAR as Appendix A3.</p>

ACRONYMS

DAFF:	Department of Forestry and Fisheries
DEA:	Department of Environmental Affairs
DEA& DP:	Department of Environmental Affairs and Development Planning
DHS:	Department of Human Settlement
DoA:	Department of Agriculture
DoH:	Department of Health
DWS:	Department of Water and Sanitation
EMPr:	Environmental Management Programme
HWC:	Heritage Western Cape
NFEPA:	National Freshwater Ecosystem Protection Assessment
NSBA:	National Spatial Biodiversity Assessment
TOR:	Terms of Reference

WCBSB:	Western Cape Biodiversity Spatial Plan
WCG:	Western Cape Government

ATTACHMENTS

Note: The Appendices must be attached to the BAR as per the list below. Please use a ✓ (tick) or a x (cross) to indicate whether the Appendix is attached to the BAR.

The following checklist of attachments must be completed.

APPENDIX			✓ (Tick) or x (cross)
Appendix A:	Maps		
	Appendix A1:	Locality Map	✓
	Appendix A2:	Coastal Risk Zones as delineated in terms of ICMA for the Western Cape by the Department of Environmental Affairs and Development Planning	N/A
	Appendix A3:	Map with the GPS co-ordinates for linear activities	N/A
Appendix B:	Appendix B1:	Site development plan(s)	
	Appendix B1.1	Proposed Preferred Layout Alternative 1	✓
	Appendix B1.2	Proposed Layout Alternative 2	✓
	Appendix B2	A map of appropriate scale, which superimposes the proposed development and its associated structures and infrastructure on the environmental sensitivities of the preferred site, indicating any areas that should be avoided, including buffer areas;	
Appendix C:	Photographs	✓	
Appendix D:	Biodiversity overlay map	✓	
Appendix E:	Permit(s) / license(s) / exemption notice, agreements, comments from State Department/Organs of state and service letters from the municipality.		
	Appendix E1:	Final comment/ROD from HWC	✓
	Appendix E2:	Copy of comment from Cape Nature	TBD
	Appendix E3:	Final Comment from the DWS	TBD
	Appendix E4:	Comment from the DEA: Oceans and Coast	N/A
	Appendix E5:	Comment from the DAFF	N/A
	Appendix E6:	Comment from WCG: Transport and Public Works	TBD

	Appendix E7:	Comment from WCG: DoA	TBD
	Appendix E8:	Comment from WCG: DHS	N/A
	Appendix E9:	Comment from WCG: DoH	N/A
	Appendix E10:	Comment from DEA&DP: Pollution Management	TBD
	Appendix E11:	Comment from DEA&DP: Waste Management	TBD
	Appendix E12:	Comment from DEA&DP: Biodiversity	TBD
	Appendix E13:	Comment from DEA&DP: Air Quality	N/A
	Appendix E14:	Comment from DEA&DP: Coastal Management	N/A
	Appendix E15:	Comment from the local authority	TBD
	Appendix E16:	Confirmation of all services (water, electricity, sewage, solid waste management)	
	Appendix E17:	Comment from the District Municipality	TBD
	Appendix E18:	Copy of an exemption notice	N/A
	Appendix E19	Pre-approval for the reclamation of land	N/A
	Appendix E20:	Proof of agreement/TOR of the specialist studies conducted.	✓
	Appendix E21:	Proof of land use rights	✓
	Appendix E22:	Proof of public participation agreement for linear activities	N/A
	Appendix E23:	Original Environmental Authorization and associated amendments	✓
Appendix F:	Public participation information: including a copy of the register of I&APs, the comments and responses Report, proof of notices, advertisements and any other public participation information as is required.		
	Appendix F.1:	I&AP Register	✓

	Appendix F.2:	Public Participation Plan	✓
Appendix G:	Specialist Report(s)		
	Appendix G.1:	Aquatic Biodiversity Assessment	✓
	Appendix G.2:	Environmental Compliance Statement (Terrestrial Biodiversity and Plant Species)	✓
	Appendix G.3:	Agricultural Compliance Statement	✓
Appendix H:	EMPr		
Appendix I:	Screening tool report		✓
Appendix J:	The impact and risk assessment for each alternative		
Appendix K:	Need and desirability for the proposed activity or development in terms of this Department's guideline on Need and Desirability (March 2013)/DEA Integrated Environmental Management Guideline		
Appendix.....	Any other attachments must be included as subsequent appendices		
Appendix L:	Appendix L.1:	Engineering Report	✓
	Appendix L.2.1:	Traffic Impact Assessment Report (Oct 2017)	✓
	Appendix L.2.2:	Addendum (Jan 2019) – Traffic Impact Assessment Report	✓
Appendix M:	Visual Impact Assessment		✓

SECTION A: ADMINISTRATIVE DETAILS

Highlight the Departmental Region in which the intended application will fall	CAPE TOWN OFFICE:		GEORGE OFFICE:
	REGION 1 {City of Cape Town, West Coast District}	REGION 2 {Cape Winelands District & Overberg District}	
Duplicate this section where there is more than one Proponent	Garden Route Gateway Plaza (Pty) Ltd		
Name of Applicant/Proponent:	Mr Andre Calitz		
Name of contact person for Applicant/Proponent (if other):	Garden Route Gateway Plaza (Pty) Ltd,		
Company/ Trading name/State Department/Organ of State:			
Company Registration Number:			
Postal address:	PO BOX 824		
	Hartenbosch	Postal code: 6520	
Telephone:	()	Cell: 083 625 0919	
E-mail:	Oilcon@mweb.co.za	Fax: ()	
Company of EAP:	Sharples Environmental Services cc		
EAP name:	John Sharples ¹ Ameesha Sanker ²		

Postal address:	PO BOX 9087	
	George	Postal code: 6530
Telephone:	044 873 4923	Cell:
E-mail:	John@sesc.net ¹ Ameesha@sesc.net ²	Fax: ()
Qualifications:	<ul style="list-style-type: none"> • ¹Masters: Environmental Management • ¹B-tech: Nature Conservation • ²BSc Hons: Environmental Management • ²BSc Hons: Environmental Management BSc Geology 	
EAPASA registration no:	John Sharples (EAPASA 1485)	
Duplicate this section where there is more than one landowner Name of landowner: Name of contact person for landowner (if other): Postal address: Telephone: E-mail:	Garden Route Gateway Plaza (Pty) Ltd,	
	Mr Andre Calitz	
	Same as above	
	Same as above	
	Same as above	
Name of Person in control of the land: Name of contact person for person in control of the land: Postal address:	Same as above	
Telephone: E-mail:		

Duplicate this section where there is more than one Municipal Jurisdiction Municipality in whose area of jurisdiction the proposed activity will fall: Contact person: Postal address: Telephone: E-mail:	George Local Municipality		
	Ms Delia Power (Acting Director, Planning & Development at George Municipality)		
	PO Box 19, George		
		Postal code: 6530	
	Telephone	044 801 9476	Cell:
	E-mail:	dpower@george.gov.za	Fax: ()

SECTION B: CONFIRMATION OF SPECIFIC PROJECT DETAILS AS INCLUDED IN THE APPLICATION FORM

1.	Is the proposed development (please tick):	New	<input checked="" type="checkbox"/>	Expansion	<input type="checkbox"/>
2.	Is the proposed site(s) a brownfield of greenfield site? Please explain.				
Greenfield – site is undeveloped however it is being used for equestrian activities and related purposes, in line with the sites current zoning. A fuel station occupies the north-western corner of the site.					
3.	For Linear activities or developments				
3.1.	Provide the Farm(s)/Farm Portion(s)/Erf number(s) for all routes:				
3.2.	Development footprint of the proposed development for all alternatives.				m ²
3.3.	Provide a description of the proposed development [e.g. for roads the length, width and width of the road reserve in the case of pipelines indicate the length and diameter] for all alternatives.				
3.4.	Indicate how access to the proposed routes will be obtained for all alternatives.				

3.5.	SG Digit codes of the Farms/Farm Portions/Erf numbers for all alternatives																			
3.6.	Starting point co-ordinates for all alternatives																			
	Latitude (S)	°	'	''																
	Longitude (E)	°	'	''																
	Middle point co-ordinates for all alternatives																			
	Latitude (S)	°	'	''																
	Longitude (E)	°	'	''																
	End point co-ordinates for all alternatives																			
	Latitude (S)	°	'	''																
	Longitude (E)	°	'	''																

Note: For linear activities or developments longer than 500m, a map indicating the co-ordinates for every 100m along the route must be attached to this BAR as Appendix A3.

4.	Other developments	
4.1.	Property size(s) of all proposed site(s): Portion 278	Approximately 8 ha
	Portion 282	Approximately 1.79 ha
4.2.	Developed footprint of the existing facility and associated infrastructure (if applicable): Portion 278	Approximately 1 ha
	Portion 282	Approximately 1.1 ha
4.3.	Development footprint of the proposed development and associated infrastructure size(s) for all alternatives:	Approximately 3.76 ha
4.4.	Provide a detailed description of the proposed development and its associated infrastructure (This must include details of e.g. buildings, structures, infrastructure, storage facilities, sewage/effluent treatment and holding facilities).	

The proponent proposed to develop Portion 278 of Farm Kraaibosch No 195, George, with some of the development overlapping Portion 282. Portion 282 is currently occupied by a filling station and as was planned in the original scope of works for development of both properties (as per original authorization, see Appendix E23). For the rest of the property the proponent proposes to develop a Plaza consisting of the following:

- 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

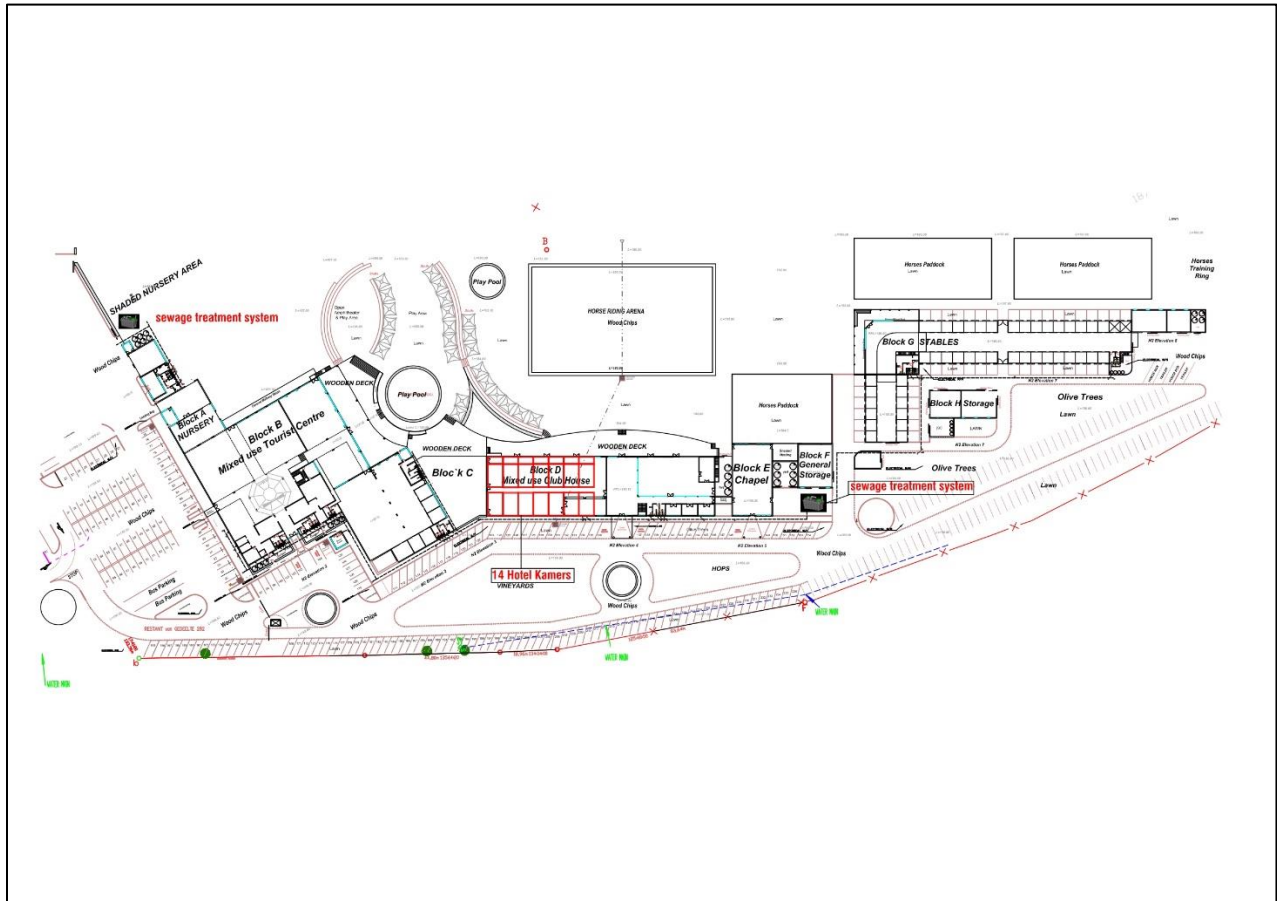


Figure 4: Proposed layout

CIVIL ENGINEERING REPORT

According to the Draft Services Report for Civil Engineering Services for the Development of Portions 278 and 282 of the Farm Kraaibosch 195, HESRIV-479 Rev 1, Revision 0.0, September 2022, undertaken by Hessequa Consulting Engineers, in September 2022. The proposed scope of works is as mentioned previously, and the planned works will include the following:

MASS EARTHWORKS

Mass earthworks will be required to level out sites for the development of individual Blocks and open spaces and to ensure slopes for the free draining of storm water. Localised depressions will be filled with G7 material from commercial sources and compacted to 93% MAASTO.

ROADS:

Peter Gray (Traffic Engineers) was contracted by the Client for an independent Traffic Impact Study. This was addressed separately.

Access to the development area will be from the existing filling station development. No new access from the N2 will be required. One-way access will be to the northern side of the filling station. Access and exit will be available from the southern side of the filling station.

All new road surfacing will consist of permeable surfaces (ie. Grass blocks/ loose stone/wood chips). Road widths vary between 5m and 9.0m and surfaces will be contained in an orderly manner with barrier kerbs. Bellmouth's will be constructed with 8m radiuses. All upper selected and sub-base materials will be imported from commercial sources.

The basis of the road and pavement design for the proposed development is set out in the table below:

Table 1 Road Design Criteria Parameter Specification	
Parameter Specification	Grass blocks/loose stone/wood chips
Upper Selected and Sub-base from commercial sources	150mm G5 (95% MAASHTO) on 150mm G7 (93% MAASHTO) on 150mm Roadbed prep in-situ Material (90% MAASHTO)
Sub-grade	(No geotechnical have been conducted at this stage.
Carriage Way Width	5-9m
Design Speed	30 km/h
Maximum Gradient	16% over 30m max
Minimum Gradient	0.45%
Cross Fall	3%
Bellmouths	8m Radius

STORMWATER:

Major Systems

The stormwater system forms an integral part of the site development plan. The system rests on three legs namely the minor system, the major system and an emergency system. Storm water infrastructure will be constructed in accordance with the standard requirements and specifications as agreed with the George Municipality. This proposed development is not affected by any floodline and no major storm water system is envisaged.

The minor storm water control system will be affected through a sustainable drainage system (SUDS) i.e. wetlands, balancing ponds, drainage areas and open diversion channels will be implemented where practical. The proposed drainage system will in addition to the ecological and aesthetical purposes function as filters that will obviate pollution from / onto surrounding areas. The existing topography and water features will be utilized and minimal earthworks and disturbance of natural areas are anticipated.

Minor Systems and Storm water Design

The emergency system recognizes failure of the minor/major system by storms greater than provided for in major system or in the event of malfunction of the minor system by providing continuous overland flow routes to minimize flooding of developed areas.

The following measures are proposed to mitigate the impact of post development storm water runoff from the proposed development:

- a) Installation of 24 x 5,000 kℓ and 10 x 10,000 kℓ water tanks scattered through-out the development site collecting rain water from the different roofs.
- b) Open Spaces will be utilised as recreation areas as well as stormwater detention areas where the concentration of stormwater runoff will be minimised through the application of landscaping techniques, i.e. by creating grass lined swales, undulations and depressions.
- c) Post development runoffs will be attenuated by constructing stilling basins and energy dissipaters at outlet structures.

WATER:

WATER SOURCE:

- Water for the proposed development, will be available from the existing municipal water reticulation.

WATER DEMAND

In accordance with the design standards of the Guidelines for the Provision of Engineering Services and Amenities in Residential Township Development the total water demand will be as follows:

Area:

Block A (Nursery) : 300m ² @ 400 l/100m ² /d	=	1,2 kℓ/d
Block B (Tourist Centre) : 2,000m ² @ 400 l/100m ² /d	=	8,0 kℓ/d
Block C (Outdoor function area) : 300m ² @ 400 l/100m ² /d	=	1,2 kℓ/d
Block D (Club house/overnight rooms) : 100 people @ 250 l/p/d	=	12,5 kℓ/d
Block E (Chapel) : 250m ² @ 400 l/100m ² /d	=	1,0 kℓ/d
Block F (General store) : 150m ² @ 400 l/100m ² /d	=	0,6 kℓ/d
Block G (Stables) : 1,000m ² @ 400 l/100m ² /d	=	4,0 kℓ/d
Block H (Storage) : 150m ² @ 400 l/100m ² /d	=	0,6 kℓ/d
Total		37,59 kℓ/d
TOTAL (Annual Average Daily Demand)		41,6 kℓ/d
		0,5 ℓ/s

Fire flow criteria (Low risk) = 15 ℓ/s @ 7 m for 2 hours.
The required storage capacity for Fire Flow is 108m³

STORAGE CAPACITY

George Municipality confirms that the development area will be serviced from the Kraaibosch water tower. The required storage volume, for the development, is as follows:

Storage Volume : 2 x 41,6 m³ plus 108m³ = 191 m³

Approx. 0,2 Mℓ

BULK WATER DISTRIBUTION

Details of the interconnecting pipework required will be finalised in conjunction with George Municipality and Community Engineers Services (CES) the appointed water and sewer master plan consultant. An existing 200 AC water main is located on the southern side of the N2. It is at this stage envisaged that a new 110mm water main will cross the N2 (directional drilling) to supply water to the proposed development. Where possible, water saving methods e.g. rainwater harvesting, stormwater harvesting, rainwater tanks, low flow shower heads etc., will be implemented.

INTERNAL WATER RETICULATION

New 90/75 mm class 12 MPVC water mains complete with isolating valves, fire hydrants and Block connections will be provided. A 90mm Bulk Water Meter will be installed at the connection to the municipal main. Block connections will be made with HDPE PE80 PN12,5 pipes. Typical details are shown on drawing HESRIV-479/W01.

The basis of the water reticulation design for the proposed development is summarised in the table below:

Table 2 Water Reticulation Design Criteria

PARAMETER	GUIDELINE
Pipe materials for erf connections	HDPE PE80 PN12,5
Pipe materials for reticulation mains	MPVC (Class 12)
Minimum diameter for reticulation mains	75mm
Minimum diameter for Block connections	25mm
Valves	90/75mm AVK (open clockwise)
Fire Hydrants	90mm AVK London V
Water meter	90mm Elster Kent

SEWAGE TREATMENT AND SEWER MAINS

WWTW

No municipal wastewater system is available to accommodate the waste water generated from the proposed development. The expected annual average dry weather flow (AADWF) equals 80% of 41,6 kl/d = 33,3 kl/d = 0,38 l/s. (Fully developed)

Waterborne sewerage will be provided in the development. Sewerage will gravitate to a proposed new BIOROCK/ECOROCK Sewage Package Plant (or similar) to be located on the southern side of the proposed development. The plant will be installed in phases as required and will be able to treat up to 30m³ of waste per day. The treated water will be suitable for irrigation on the surrounding grass/paddock areas where public access will be restricted.

WASTE-WATER FLOW

In accordance with the Guidelines for the Provision of Engineering Services and Amenities in Residential Township Development it is expected that 80% of the Average annual water daily demand will end up in the wastewater system.

The annual average dry weather flow (AADWF) equals 80% of 41,6 kl/d = 33,3 kl/d = 0,38 l/s.

To determine the Peak Wet Weather Flow (PWWF) a peak factor of 4,2 was taken in consideration with an expected stormwater infiltration of 15%. The PWWF equals 1,89 l/s.

SEWER RETICULATION

A waterborne sewer reticulation system comprising of 160mm class 34 PVC sewer mains with solid shaft fibre cement manholes complete with ductile iron double lipped manhole covers is proposed. The connection to each Block will be done with a 110mm Ø Class 34 uPVC connection pipe work.

Design Criteria

The following minimum design criteria shall be applicable to sewer pipework:

- Design parameters : Average daily flow as per Red Book for the different housing categories
- Peak factor – Harmon formula : Extraneous flow – 15% : Minimum velocity – 0.7m
Minimum cover to pipes: 0.80m
Minimum pipe size : 110mm diameter for Block connections: 160mm diameter for internal sewer mains.

- Minimum gradients : 110mm diameter Block connection at 1:60 and 160mm diameter main lines at 1:100.
- Maximum manhole spacing of 80m and rodding eyes will be constructed at all directional deviations.

ELECTRICAL SLEEVES

The position of electrical sleeves (110/160mm Class 34 PVC) will be determined in consultation with the Electrical Engineer

SOLID WASTE

Solid waste of the George Municipality is currently discharged at the Gwaing solid waste landfill site. The site is nearing full capacity but George Municipality is in process of the development of a new regional Solid waste site.

Solid waste for commercial purposes is based on an estimated 0,12 kg/m²/day. The estimated solid waste generated per day is as follows:

$5,800 \times 0,12 \text{ kg/m}^2/\text{d} = 0,696 \text{ ton/day} = 0,522 \text{ m}^3/\text{day}$ (volume).

TRAFFIC (PETER GRAY, OCTOBER 2017 – JANUARY 2019)

IMPACT ASSESSMENT REPORT

According to the Traffic Impact Assessment undertaken by the Peter Gray, in October 2017 (see Appendix L.2), the following was concluded:

- When comparing the results of the traffic impact analyses with the national standards (COTA TMH 16 Vol 2 9f.*1) it can be stated with confidence that the proposed developments (consent uses) for portion 278 will have an insignificant impact on the capacity and LOS of the existing roundabout situated on the N2 adjacent to the site.
- It was determined that the access to the proposed development will be via the existing access to the Sasol Filling station which is an existing approved access. *The existing access to portion 278 has been in existence for ±16 years and was redesigned and reconstructed by the Municipality road authority, circa 2010/2011, when the access road to Welgelegen was expropriated and extended over portion 282 (the Sasol Filling Station site). At present there is no feasible alternative access to portion 278 (COTA TRH 26 43*2)*

It was recommended that the proposed consent uses be approved without any mitigating measures.

**1 Committee of Transport Officials (COTO) South African Traffic Impact and Site Impact Assessment Standards and Requirements Manual TMH 16 Volume 2 (SANRAL Pretoria, 2014)*

**2. Committee of Transport Officials (COTO) South African Road Classification and Access Management Manual, TRH 26, (SANRAL Pretoria, 2012).*

TIA ADDENDUM

An addendum to the TIA was issued in January 2019, by Peter John Gray - Professional Engineer. The addendum was prepared in terms of section 55(2) of the Land-use Planning By-law for George Municipality (2015) in response to comments that have been received from the George Municipality Directorate of Civil Engineering Services and the South African National Roads Agency Limited (SANRAL) and has been prepared in accordance with the requirements of the *South African Traffic Impact and Site Traffic Assessment Manual (TMH 16)* and the Municipality's terms of reference for Traffic Impact Assessments.

According to the addendum, on 23 October 2017 an application was made to the George Municipality for a proposed tourist development on portion 278 of the Farm Kraaibosch 195. The application, in terms of legislation, included a comprehensive TIA.

Initial comments on the TIA were received from the DCES (Directorate Civil Engineering Services) on 8 March 2018 and further comments from the DCES were received on 24 May 2018. On 9 July 2018 the proposed application was submitted to SANRAL; the road authority whose existing transportation infrastructure was most affected by the proposed development.

On 2 September 2018 SANRAL notified the applicant that it unconditionally approves the proposed development and by implication the TIA. Because of the conflicting opinions of the two roads authorities regarding the TIA the addendum to the TIA was prepared to address the issues raised by the MRA (municipality road authority).

The MRA was mainly of the opinion that the existing approved access to the filling station was substandard and believed an alternative access must be provided. In the light of this addendum it has been conclusively proved that the present approved access is not substandard as regards the most important traffic safety requirement for accesses to properties.

As is concluded in the addendum, when comparing the results of the traffic impact analyses with the national standards, it can be stated with confidence that the proposed developments (consent uses and departure) applied for portion 278 will have zero impact on the capacity and LOS of Welgelegen Road. Therefore, it was recommended that the proposed consent uses, and departure be approved without any mitigating measures.

SECTION C: LEGISLATION/POLICIES AND/OR GUIDELINES/PROTOCOLS

1. Exemption applied for in terms of the NEMA and the NEMA EIA Regulations

Has exemption been applied for in terms of the NEMA and the NEMA EIA Regulations. If yes, include a copy of the exemption notice in Appendix E18.	YES	NO
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2. Is the following legislation applicable to the proposed activity or development.

The National Environmental Management: Integrated Coastal Management Act, 2008 (Act No. 24 of 2008) ("ICMA"). If yes, attach a copy of the comment from the relevant competent authority as Appendix E4 and the pre-approval for the reclamation of land as Appendix E19.	YES	NO
The National Heritage Resources Act, 1999 (Act No. 25 of 1999) ("NHRA"). If yes, attach a copy of the comment from Heritage Western Cape as Appendix E1.	YES	NO
The National Water Act, 1998 (Act No. 36 of 1998) ("NWA"). If yes, attach a copy of the comment from the DWS as Appendix E3.	YES	NO
The National Environmental Management: Air Quality Act, 2004 (Act No. 39 of 2004) ("NEM:AQA"). If yes, attach a copy of the comment from the relevant authorities as Appendix E13.	YES	NO
The National Environmental Management Waste Act (Act No. 59 of 2008) ("NEM:WA")	YES	NO
The National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004 ("NEMBA").	YES	NO
The National Environmental Management: Protected Areas Act, 2003 (Act No. 57 of 2003) ("NEMPAA").	YES	NO
The Conservation of Agricultural Resources Act, 1983 (Act No. 43 of 1983). If yes, attach comment from the relevant competent authority as Appendix E5.	YES	NO

3. Other legislation

List any other legislation that is applicable to the proposed activity or development.
<ul style="list-style-type: none"> Spatial Planning Land Use Management Act 16 of 2013. Civil Aviation Act, 2009 (Act No 13 of 2009), Civil Aviation Regulations, 2011 (Extract) Obstacle limitations and markings outside aerodrome or heliport. 139.01.30

- Depending on the final layout and design proposal, the proposed development may require permission from the SACAA (South African Civil Aviation Authority) in terms of the Civil Aviation Regulations, 2011.

Table 3: Proposed development compliance with Civil Aviation Regulations, 2011.

Civil Aviation Regulations, 2011 (Extract) Obstacle limitations and markings outside aerodrome or heliport. 139.01.30	Does the proposed development comply with the requirement Yes (Y) / No (N))
(1) All objects, whether temporary or permanent, which project above the horizontal surface within a specified radius of 8 kilometres as measured from the aerodrome reference point should be marked as specified in Document SA-CATS 139.	Y
(2) Any other object which projects the horizontal surface beyond these radii or above the conical surface and which constitutes a potential hazard to aircraft must be marked as specified in Document SA-CATS 139.	Y
(3) Buildings or other objects which will constitute an obstruction or potential hazard to aircraft moving in the navigable air space in the vicinity of an aerodrome, or navigation aid, or which will adversely affect the performance of the radio navigation or instrument landing systems, must not be erected or allowed to come into existence without the prior approval of the Director.	Y
(4) No buildings or objects higher than 45 metres above the mean level of the landing area, or, in the case of a water aerodrome or heliport, the normal level of the water, must without the approval of the Director be erected within a distance of 8 kilometre measured from the nearest point on the boundary of an aerodrome or heliport.	Y
(5) No building, structure or object which projects above a slope of 1 in 20 and which is within 3000 metres measured from the nearest point on the boundary of an aerodrome or heliport must, without the prior approval of the Director be erected or be allowed to come into existence.	Y
(6) No building, structure or other object which will project above the approach, transitional or horizontal surfaces of an aerodrome or heliport must, without the prior approval of the Director, be erected or allowed to come into existence.	Y

4. Policies

Explain which policies were considered and how the proposed activity or development complies and responds to these policies.

The Western Cape Provincial Spatial Development Framework (PSDF)
 The Provincial Spatial Development Framework (PSDF) released by the Western Cape in 2014 notes the Western Cape to be the country's premier tourism destination, the sector contributes to a combined total of over 300 000 jobs, playing a key role in the improvement of people's livelihoods. The Western Cape PSDF identifies the tourism sector as a key target area to be developed. It is noted that tourism, in both urban and rural areas, based on regional tour routes, themed and focused on outdoor activities.

The applicant proposes to develop the rest of the Remainder of portion 400 of the Farm 195 into a plaza consisting of various facilities such as a nursery and associated facilities, restaurant, wine and beer tasting areas, deli, bakery, farm stall, conference facilities, hall/function room and Chapel for social events/weddings, workshops and offices, stables, staff accommodation and a tourism information centre. The location of the proposed site is situated along the popular tourist route of the Garden Route, within George. The development of the aforementioned facilities will support the local tourism industry, events industry, economic sector and recreational sector by attracting tourists along the Garden Route to experience the unique lifestyle offered by the Garden Route and its surrounds. In turn supporting the local economy, contributing to local economic revenue and provide jobs for a range of skill sets.

Further to this the PSDF makes provision for:

- The protection and sustainable use of Landscape and Scenic Resources.
- The protection, management and enhancement of the provinces Sense of Place, Heritage and Cultural Landscape and Scenic Routes

The George Spatial Development Framework, 2019

The Municipal Spatial Development Framework released by the George Local Municipality in 2019 explains that within the George city area, a network of existing and proposed mixed use nodal centres, serving as points of high accessibility and opportunity for surrounding communities at strategic locations exists. These are the points of investment priority, where higher order facilities and business activities are concentrated and supported by a high-quality public realm. The proposed site is located within the Regional Urban Centre and the development of the proposal is aligned with the Municipal SDF's aim to develop areas of investment priority in order to drive the economy, create jobs and promote sustainability. The Municipal SDF states that this area is regarded as the Primary activity centre of the city of George, to be developed to accommodate a vibrant mix of residential, commercial, office and public facilities. The proposed development aligns with the Municipalities SDF aim to develop a mix of facilities by proposing to construct various facilities such as a nursery and associated facilities, restaurant, wine and beer tasting areas, deli, bakery, farm stall, conference facilities, hall/function room and Chapel for social events/weddings, workshops and offices, stables, staff accommodation and a tourism information centre.

The development and operation of the aforementioned facilities will directly support the local and surrounding communities and businesses by providing jobs and allowing for skills transfer, as well as the provision of facilities for which local businesses may utilise as a venue to generate income (chapel and conference facilities). The local and surrounding businesses and economies will be indirectly supported by attracting local and international tourists to the area. The facilities offer a perspective of the unique lifestyle experienced on the Garden Route and will direct tourist to other attractions within the area.

The George Spatial Development Framework (GSDF) states that the impact of developments on visual landscapes and corridors must be minimized. Therefore, the GSDF recognizes the following:

- Valuable view corridors, undeveloped ridgelines, 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 prominent hill or mountain should not degrade its aesthetics/visual value.
- Developments higher than the 280m contour line or on slopes steeper than 1:4 must be prevented.
- Scenic routes provide public access to the enjoyment of the landscapes located in the municipal area. The routes and the land use alongside these routes should be managed in such a way as to not compromise the views offered but to mark and celebrate the landscapes and the origins or nature of their significance.

5. Guidelines

List the guidelines which have been considered relevant to the proposed activity or development and explain how they have influenced the development proposal.

Guidelines	Describe how the proposed development complies with and responds:
Guideline on Public Participation (2013)	Guideline considered in the undertaking of the public participation for the proposed development. All relevant provisions contained in the guideline were adhered to in the basic assessment process as appropriate, except where an exemption/ deviation has been granted by the Competent Authority.
Guideline on Alternatives (2013)	Guideline considered when identifying and evaluating possible alternatives for the proposed development. Alternatives that were considered in the impact assessment process are reported on in this Basic Assessment Report (see section E)
Guideline on Need and Desirability (2013)	Guideline considered during the assessment of the Need and Desirability of the proposed development project.
Guideline on Environmental Management Plans (2005)	Guideline considered in the compilation of the EMP attached to this Basic Assessment Report.
Guideline for the Review of Specialist Input into the EIA Process (2005)	Guideline considered during the review and integration of specialist input into this Basic Assessment Report
External Guideline: Generic Water Use Authorization Application Process (2007)	Guideline considered during the process of applying for the required water use authorization
Integrated Environmental Management Information Series 5: Impact Significance (2002)	Guideline considering during the identification and evaluation of potential impacts associated with the proposed development, and the reporting thereof in this Basic Assessment Report
Integrated Environmental Management Information Series 7: Cumulative Effects Assessment (2004)	Guideline considering during the assessment of the cumulative effect of the identified impacts.
Circular EADP 0028/2014: One Environmental Management System	Guideline regulating multiple environmental activities under NEMA, including mining related activities.
Guideline for determining the scope of specialist involvement in EIA processes, June 2005.	Guideline considered when determining the scope of specialist involvement for this assessment.
Guideline for involving biodiversity specialists in the EIA process, June 2005.	Guideline considered to guide biodiversity specialist input in this assessment.
Guideline for involving heritage specialists in the EIA process, June 2005.	Guideline considered to guide the heritage specialist input in this assessment.
DEA&DP Guideline for Management of	Guideline adopted during the visual impact assessment.

Development on Mountains, Hills & Ridgelines	
<p>Protocols for the Specialist Assessment and Minimum Report Content Requirements for Environmental Impacts (March 2020) on:</p> <ul style="list-style-type: none"> • Agricultural Resources • Aquatic Biodiversity • Terrestrial Biodiversity <p>Protocols for the Specialist Assessment and Minimum Report Content Requirements for Environmental Impacts (October 2020) on:</p> <ul style="list-style-type: none"> • Plant Species • Animal Species 	Guideline adopted for specialist assessment and minimum reporting criteria.

6. Protocols

Explain how the proposed activity or development complies with the requirements of the protocols referred to in the NOI and/or application form

On March 20th, 2020, and August 2020, 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, was promulgated.

The following is a summary of the development footprint environmental sensitivities identified by the DEA Screening Tool (see Appendix D).

Table 4: DEA Screening Tool Results.

Theme	Very High Sensitivity	High Sensitivity	Medium Sensitivity	Low Sensitivity
Agriculture Theme		X		
Animal Species Theme			X	
Aquatic Biodiversity Theme	X			
Archaeological and Cultural Heritage Theme				X
Civil Aviation Theme		X		
Defence Theme				X
Palaeontology Theme				X
Plant Species Theme			X	
Terrestrial Biodiversity Theme	X			

Based on these results, the Screening Tool recommended the following specialist assessments be conducted:

- Landscape/Visual Impact Assessment
- Archaeological and Cultural Heritage Theme
- Palaeontology Impact Assessment
- Terrestrial Biodiversity Impact Assessment
- Aquatic Biodiversity Impact Assessment
- Socio-Economic Assessment
- Plant Species Assessment
- Animal Species Assessment

The following specialist reports will **not** be undertaken:

- Archaeological and Cultural Heritage & Palaeontology Impact Assessment
 - HWC has responded to the NID and has advised that no further studies are required (Appendix E1).
- Socio-Economic Assessment
 - No socio-economic impact assessment will be undertaken as the proposed development will be undertaken in an area that has already been earmarked for development.

In response to the above-mentioned recommendations, the following studies will be compiled for the proposed construction, which will comply with the relevant Protocols and will address the potential impact concerns:

- Aquatic Verification Compliance Statement – Debbie Fordham.
- Terrestrial Biodiversity and Plant Species Compliance Statement – Mark Berry of Mark Berry Environmental Consultants
- Agricultural Impact Assessment – Johann Lanz

Technical input:

- Visual Impact Assessment - Paul-Werner Buchholz
- Traffic Impact Assessment Report – Peter Gray
- Engineering Report – Hessequa Consulting Engineers
- Town Planning Report – Jan Vrolijk

SECTION D: APPLICABLE LISTED ACTIVITIES

List the applicable activities in terms of the NEMA EIA Regulations

Activity No(s):	Provide the relevant Basic Assessment Activity(ies) as set out in Listing Notice 1	Describe the portion of the proposed development to which the applicable listed activity relates.
12	[The development of— (ii) infrastructure or structures with a physical footprint of 100 square metres or more; where such development occurs— (c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse; —	The proposed site extent is approximately 20m's south of an identified drainage line.
27	The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for—	The proposed footprint is greater than 1 Ha. The area is currently used for horse-riding activities and horse grazing.

	<p>(i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.</p>	<p>As confirmed by a botanical specialist, no proper fynbos remains on the site, only a few pioneer or resilient species such as: <i>Erica gracilis</i>, <i>Rubus rigidus</i>, <i>Osteospermum moniliferum</i>, <i>Senecio ilicifolius</i>, <i>Helichrysum</i> sp, <i>Gymnosporia nemorosa</i>, <i>Searsia pyroides</i> and <i>S. chirindensis</i>. Buffalo grass (<i>Stenotaphrum secundatum</i>), kikuyu (<i>Pennisetum clandestinum</i>) and other weeds are the dominant groundcover species. The potential presence of any threatened species on site is highly unlikely.</p>
28	<p>Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development:</p> <p>(ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare;</p> <p>excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.</p>	<p>The proposed site is currently utilized for equestrian purposes, and is zoned as Agriculture Zone I. Furthermore, the proposed development footprint is more than 1Ha, outside an urban area.</p>
67	<p>Phased activities for all activities-</p> <p>(iii) 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; excluding the following activities listed in this Notice- 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>(iv) 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;</p> <p>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.</p>	<p>Applicable activity.</p>

Activity No(s):	Provide the relevant Basic Assessment Activity(ies) as set out in Listing Notice 3	Describe the portion of the proposed development to which the applicable listed activity relates.
4	<p>The development of a road wider than 4 metres with a reserve less than 13,5 metres.</p> <p>i. Western Cape ii. Areas outside urban areas; (aa) Areas containing indigenous vegetation;</p>	<p>The proposed internal roads will be between 5m's – 9m's wide, and will be located outside the urban area, in an area that may contain indigenous vegetation.</p>
6	<p>The development of resorts, lodges, hotels, tourism or hospitality facilities that sleeps 15 people or more.</p> <p>i. Western Cape i. Inside a protected area identified in terms of NEMPAA; ii. Outside urban areas; (aa) Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans; or (bb) Within 5km from national parks, world heritage sites, areas identified in terms of NEMPAA or from the core area of a biosphere reserve; -</p> <p>excluding the conversion of existing buildings where the development footprint will not be increased.</p>	<p>Assuming 14 hotel rooms can accommodate for 2 people, per room, this listed activity is applicable, as the site is within 5km's of the George Private Nature Reserve and Blydskap Private Nature Reserve.</p>
12	<p>The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.</p> <p>i. Western Cape ii. Within critical biodiversity areas identified in bioregional plans;</p>	<p>According to CapeFarmMapper the proposed site has been identified as partially a CBA2 (norther portions) and partially an ESA1 Terrestrial (Southern portions). There is potential for indigenous vegetation.</p> <p>As confirmed by a botanical specialist, no proper fynbos remains on the site. Although the site forms part of the larger George biodiversity network. It encroaches onto mapped terrestrial CBA2 and ESA. The reasons for its mapped status seem unsupported given the transformed state of the site (pasture).</p>
14	<p>The development of— (ii) infrastructure or structures with a physical footprint of 10 square metres or more; where such development occurs—</p>	<p>The proposed development footprint falls partially in a CBA 2 and ESA1 Terrestrial area and is located approximately 20m's south of a drainage line.</p>

	(c) if no development setback has been adopted, within 32 metres of a watercourse, measured from the edge of a watercourse; i. Western Cape i. Outside urban areas: (ff) Critical biodiversity areas or ecosystem service areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans;	
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<p>Note:</p> <ul style="list-style-type: none"> The listed activities specified above must reconcile with activities applied for in the application form. The onus is on the Applicant to ensure that all applicable listed activities are included in the application. If a specific listed activity is not included in an Environmental Authorisation, a new application for Environmental Authorisation will have to be submitted. Where additional listed activities have been identified, that have not been included in the application form, and amended application form must be submitted to the competent authority.

List the applicable waste management listed activities in terms of the NEM:WA

Activity No(s):	Provide the relevant Basic Assessment Activity(ies) as set out in Category A	Describe the portion of the proposed development to which the applicable listed activity relates.

List the applicable listed activities in terms of the NEM:AQA

Activity No(s):	Provide the relevant Listed Activity(ies)	Describe the portion of the proposed development to which the applicable listed activity relates.

SECTION E: PLANNING CONTEXT AND NEED AND DESIRABILITY

1.	Provide a description of the preferred alternative. The proponent proposes to develop Portion 278 of Farm Kraaibosch No 195, George, with some of the development overlapping Portion 282. Portion 282 is currently occupied by a filling station. For the rest of the property the proponent proposes to develop a Plaza consisting of the following: Block A: Nursery : 300m ² Block B (Ground floor): Tourist Centre (Mixed use) : 2,000m ² Block C: Outdoor function area : 300m ² Block D (Ground floor): Club House/guest rooms : 1,350m ² Block E: Chapel : 250m ² Block F: General storage : 150m ² Block G: Stables : 1,000m ² Block H: Storage : 150m ²
2.	Explain how the proposed development is in line with the existing land use rights of the property as you have indicated in the NOI and application form? Include the proof of the existing land use rights granted in Appendix E21. Rezoning of the site is required to align with the proposed development, as the site is zoned as Agriculture Zone I.
3.	Explain how potential conflict with respect to existing approvals for the proposed site (as indicated in the NOI/and or application form) and the proposed development have been resolved.

The existing 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), was awarded 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 applicant attempted to undertake an amendment, 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 approved as per Appendix E23, on the 25th of June 2021. Therefore, the potential conflict has been resolved.

4.	Explain how the proposed development will be in line with the following?
4.1	The Provincial Spatial Development Framework.

The Provincial Spatial Development Framework (PSDF) released by the Western Cape in 2014 notes the Western Cape to be the country's premier tourism destination, the sector contributes to a combined total of over 300 000 jobs, playing a key role in the improvement of people's livelihoods. The Western Cape PSDF identifies the tourism sector as a key target area to be developed. It is noted that tourism, in both urban and rural areas, based on regional tour routes, themed and focused on outdoor activities.

The applicant proposes to develop the rest of the Remainder of portion 400 of the Farm 195 into a plaza consisting of various facilities such as a nursery and associated facilities, restaurant, wine and beer tasting areas, deli, bakery, farm stall, conference facilities, hall/function room and Chapel for social events/weddings, workshops and offices, stables, staff accommodation and a tourism information centre. The location of the proposed site is situated along the popular tourist route of the Garden Route, within George. The development of the aforementioned facilities will support the local tourism industry, events industry, economic sector and recreational sector by attracting tourists along the Garden Route to experience the unique lifestyle offered by the Garden Route and its surrounds. In turn supporting the local economy, contributing to local economic revenue and provide jobs for a range of skill sets.

4.2	The Integrated Development Plan of the local municipality.
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The Reviewed Integrated Development Plan (IDP) 2021/2022 highlights the Strategic Objectives / Goals and Priorities of the IDP. The Strategic Objective too "Develop and Grow George" aims to diversify the economic base and strengthen those sectors that aren't living up to their potential. This will stimulate economic activity and result in new business sales and job creation to alleviate poverty. The IDP (2021/2022) identifies objectives to be met in order to facilitate the development and growth of George. These objectives seek to promote job creation in areas with high job absorption ratios, as well as the facilitation and creation of enabling environments in high-growth potential areas for economic development. The proposed development will create jobs during construction and operation, jobs which service a range of skill sets and industries. It is proposed that the plaza will consist of various facilities such as a nursery, restaurant, wine and beer tasting areas, deli, bakery, farm stall, conference facilities, hall/function room and Chapel for social events/weddings, workshops and offices, stables, staff accommodation and a tourism information centre. These facilities create an environment which enables and promotes trade, tourism and economic activity.

The proposed development lies within Ward 22 of the George Local Municipality. The IDP (2021/2022) places further emphasis on the need for employment opportunities by identifying the need for job

creation as part of a priority objective for Ward 22. Furthermore, in order to facilitate economic activity and business growth, the provision of Wi-Fi access is included as a priority objective for the Ward. The Plaza proposed to form a part of the proposed development includes conference facilities, a hall/function room, workshops and offices. These facilities will be able to facilitate economic activity through the provision of electricity, security, safety and internet connection.

The IDP (2021/2022) continues to express how important tourism development is in order to stimulate the local economy. The proposed development will seek to provide a facility whereby the unique culture and heritage of the surrounding areas can be portrayed in a tourism sense. The development of the aforementioned facilities will support the local tourism industry, events industry, economic sector and recreational sector by attracting tourists along the Garden Route to experience the unique lifestyle offered by the Garden Route and its surrounds. In turn supporting the local economy, contributing to local economic revenue and provide jobs for a range of skill sets.

4.3. The Spatial Development Framework of the local municipality.

The Municipal Spatial Development Framework released by the George Local Municipality in 2019 explains that within the George city area, a network of existing and proposed mixed use nodal centres, serving as points of high accessibility and opportunity for surrounding communities at strategic locations exists. These are the points of investment priority, where higher order facilities and business activities are concentrated and supported by a high-quality public realm. The proposed site is located within the Regional Urban Centre and the development of the proposal is aligned with the Municipal SDF's aim to develop areas of investment priority in order to drive the economy, create jobs and promote sustainability. The Municipal SDF states that this area is regarded as the Primary activity centre of the city of George, to be developed to accommodate a vibrant mix of residential, commercial, office and public facilities. The proposed development aligns with the Municipalities SDF aim to develop a mix of facilities by proposing to construct various facilities such as a nursery and associated facilities, restaurant, wine and beer tasting areas, deli, bakery, farm stall, conference facilities, hall/function room and Chapel for social events/weddings, workshops and offices, stables, staff accommodation and a tourism information centre.

The development and operation of the aforementioned facilities will directly support the local and surrounding communities and businesses by providing jobs and allowing for skills transfer, as well as the provision of facilities for which local businesses may utilise as a venue to generate income (chapel and conference facilities). The local and surrounding businesses and economies will be indirectly supported by attracting local and international tourists to the area. The facilities offer a perspective of the unique lifestyle experienced on the Garden Route and will direct tourist to support other attractions within the area.

4.4. The Environmental Management Framework applicable to the area.

The Garden Route Environmental Framework provides baseline data on the Topographical, Visual and 'Sense of Place' aspects in the Garden Route, the sensitivity, constraints and development guidelines for the area assist in informing decision-making.

A Visual Impact Assessment was conducted to address the management guidelines provided for Ecologically Sensitive Geographical Areas. Of particular reference, to this report are the guidelines for development in:

- Topographically Sensitive Geographical Areas.
- Conservation and Protected Areas; and
- Visually Sensitive Landscape Geographical Areas.

The Garden Route Environmental Framework identifies the landscape surrounding the N2 Highway as topographical sensitive geographical area.

Risks include:

- Erosion of steep slopes.
- The potential for visual and light pollution.
- Destruction of visual topographical quality.
- Development impact of sensitive topographical features and landscapes.
- Inappropriate large-scale development.
- Sprawling urbanization; and
- Large scale change of land use developments outside of the urban edge.

Objectives include:

- Maintain the integrity of the Garden Route Landscape.
- Limit development on steep slopes.
- Enhance and protect the topographical landscape backdrop to the Garden Route.
- Manage development on steep slopes, discouraging development.
- Limit development densities.
- Retain the 'sense of place' of villages and hamlets.
- Enforce building control and aesthetics.
- Protect the 'sense of place' of the Garden Route.
- Protect and enhance the visual quality of prominent tourism routes, meanders, and nodes.
- Protect the visual integrity of the South African National Park asset, as well as provincial nature reserves; and
- Limit and prohibit development on prominent visually sensitive and exposed features.

5.	Explain how comments from the relevant authorities and/or specialist(s) with respect to biodiversity have influenced the proposed development.
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Will be determined after public participation.

6.	Explain how the Western Cape Biodiversity Spatial Plan (including the guidelines in the handbook) has influenced the proposed development.
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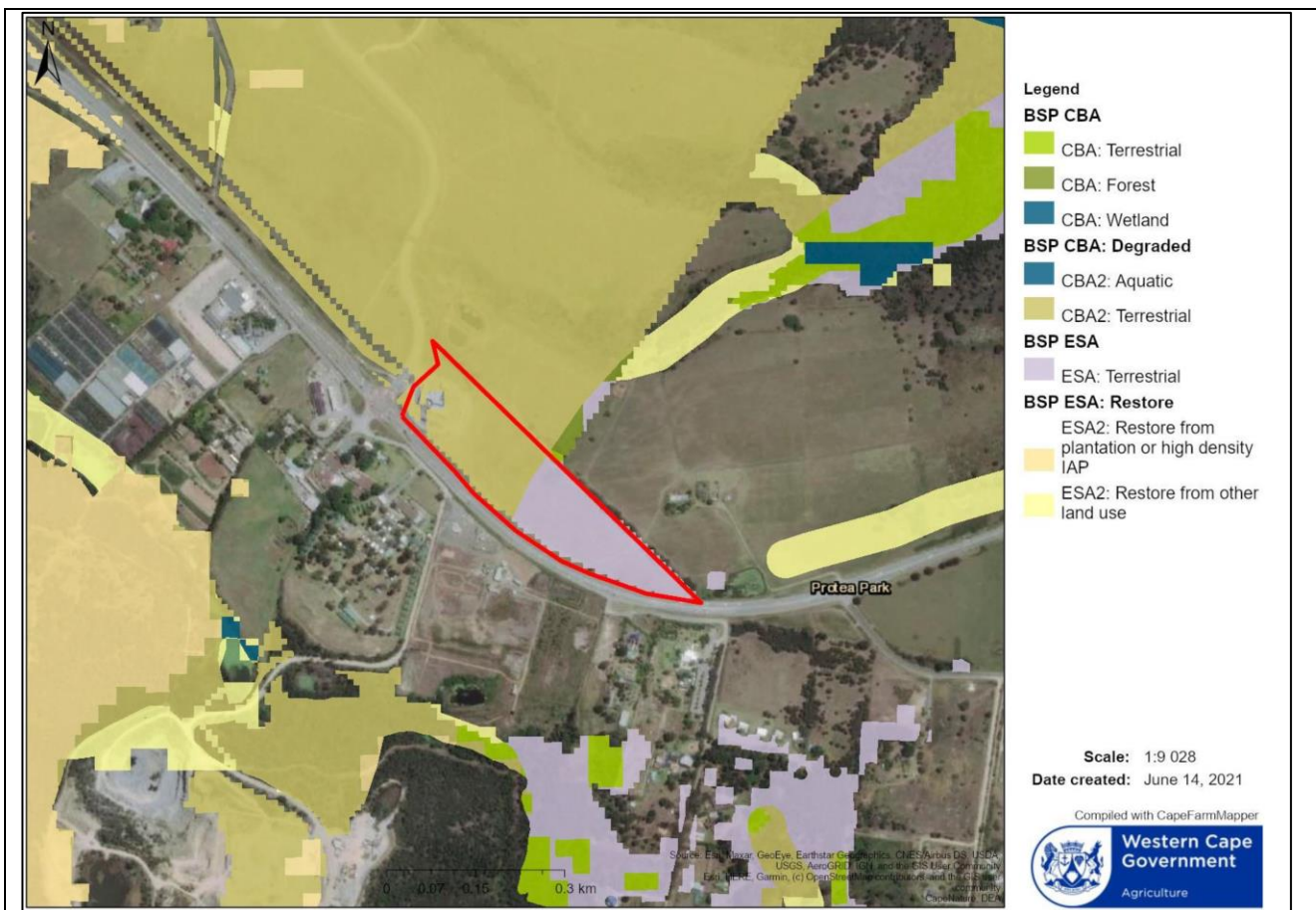


Figure 5: Biodiversity Map.

The site is noted to have both an ESA1 and a CBA2, which according to the Western Cape Biodiversity Spatial Plan (WCBSP) are defined as:

(CBA2) Critical Biodiversity Areas: are areas that are required to meet biodiversity targets for species, ecosystems or ecological processes and infrastructure. In general, CBAs are areas of high biodiversity and ecological value and need to be kept in a natural or near-natural state, with no further loss of habitat or species. Degraded areas should be rehabilitated to natural or near-natural condition. Only low-impact, biodiversity-sensitive land uses are appropriate. Areas that are potentially degraded or represent secondary vegetation, area classified as a CBA2.

(ESA1) Ecological Support Areas are areas that are not essential for meeting biodiversity targets, but play an important role in supporting the functioning of PAs or CBAs, and are often vital for delivering ecosystem services. They support landscape connectivity, encompass the ecological infrastructure from which ecosystem goods and services flow, and strengthen resilience to climate change. A greater range of land-uses over wider areas is appropriate, subject to an authorisation process that ensures the underlying biodiversity objectives and ecological functioning are not compromised. Cumulative impacts should also be explicitly considered. ESAs that are still likely to be functional (i.e., in a natural, near natural or moderately degraded condition; ESA 1).

7.	Explain how the proposed development is in line with the intention/purpose of the relevant zones as defined in the ICMA.
The proposed development does not align with the ICMA, as it is not located within a coastal zone.	
8.	Explain whether the screening report has changed from the one submitted together with the application form. The screening report must be attached as Appendix I.

The application form has yet to be submitted. Therefore, the screening tool has not changed.	
9.	Explain how the proposed development will optimise vacant land available within an urban area.
<p>The proposed development is not situated within an urban area. However, the proposed development will optimise the vacant area by accommodating the need for investment to support a high-quality public realm, drive the economy, create jobs and promote sustainability. The Municipal SDF</p> <p>The Municipal Spatial Development Framework released by the George Local Municipality in 2019 explains that within the George city area, a network of existing and proposed mixed use nodal centres, serving as points of high accessibility and opportunity for surrounding communities at strategic locations exists. These are the points of investment priority, where higher order facilities and business activities are concentrated and supported by a high-quality public realm. The proposed site is located within the Regional Urban Centre and the development of the proposal is aligned with the Municipal SDF's aim to develop areas of investment priority in order to drive the economy, create jobs and promote sustainability. The Municipal SDF states that this area is regarded as the Primary activity centre of the city of George, to be developed to accommodate a vibrant mix of residential, commercial, office and public facilities.</p>	
10.	Explain how the proposed development will optimise the use of existing resources and infrastructure.
<p>The proposed development will optimise the use of the existing access point to the existing filling station development. No new access from the N2 will be required. Reducing the amount of vegetation required to be cleared. The presence and natural draw of customers to the filling station will in turn benefit the economic functioning of the proposed developed, allowing for jobs to be supported.</p> <p>Water for the proposed development will be available from the existing water reticulation, in order to optimise the use of this resource, water saving technology and methods will be incorporated into the design and operational measures and requirements described within the EMPr to conserve water. As well as in the design measures. Furthermore, electricity use will also be optimised through the incorporation of power saving and green technology, this will be noted within the design and operational measures and requirements highlighted within the EMPr. The use of such technology will improve the proposed developments efficiency.</p> <p>The proposed development will further optimise the use of water by reducing the need for water to be used for irrigation. The on-site treatment of sewage through the proposed package plant will provide treated water that is deemed suitable for irrigation. A Water Use Application will be undertaken in terms of General Authorisation, Section 39 of the National Water Act 1998.</p>	
11.	Explain whether the necessary services are available and whether the local authority has confirmed sufficient, spare, unallocated service capacity. (Confirmation of all services must be included in Appendix E16).
<p>According to the Draft Services Report for Civil Engineering Services for the Development of Portions 278 and 282 of the Farm Kraaibosch 195, undertaken by Hessequa Consulting Engineers, in September 2022, the following services were advised:</p> <p>Water:</p> <p>Water, for the proposed development, will be available from the existing water reticulation. George Municipality confirms that the development area will be serviced from the Kraaibosch water tower.</p>	

Sewage treatment and sewer mains

No municipal wastewater system is available to accommodate the waste-water generated from the proposed development. Waterborne sewerage will be provided in the development. Sewerage will gravitate to a proposed new BIOROCK/ECOROCK Sewage Package Plant (or similar) to be located on the southern side of the proposed development. The plant will be installed in phases as required and will be able to treat up to 30m³ of waste per day. The treated water will be suitable for irrigation on the surrounding grass/paddock areas where public access will be restricted. A General Authorisation as Section 39 of the National Water Act 1998, will be undertaken.

Solid Waste

Solid waste of the George Municipality is currently discharged at the Gwaaing solid waste landfill site. The site is nearing full capacity, but George Municipality is in process of the development of a new regional Solid waste site. Recycling / organic waste separation is being encouraged on site, as detailed in the EMPr, waste management is a key management measure to be implemented.

Services availability and capacity will be confirmed with the local municipality.

12.	In addition to the above, explain the need and desirability of the proposed activity or development in terms of this Department's guideline on Need and Desirability (March 2013) or the DEA's Integrated Environmental Management Guideline on Need and Desirability. This may be attached to this BAR as Appendix K.
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The need and desirability of the Proposed development aligns with the foundation of the department's guideline on Need and Desirability (March 2013) and provides a strong base for the proposed development. The guideline references the New Growth Path (NGP) (2010) when referring to the strategic context for the consideration of need and desirability. It is important to understand how the proposed development falls within the strategic context in order to fully recognise the need and desirability.

Various principles formulated by the NGP were developed to guide "the transition to an environmentally sustainable low-carbon economy, moving from policy, to process, to action", the principles listed below highlight how need and desirability of the proposed development are aligned with the NGP in terms of the Department's guideline on Need and Desirability (March 2013):

- Just, ethical and sustainable: The proposed development recognises the importance of sustainability by reducing need for water through the incorporation of on-site treatment of sewage by the proposed package plant that will provide treated water that deemed suitable for irrigation as determined in the Revision of SA General Authorisation of Section 39 of the National Water Act 1998.
- Global solidarity: The proposed development aims to justly balance national interests, such as the promotion of a range of industries, including tourism and events. Economic activity will be promoted through the development of offices within the plaza.
- Ecosystem protection: Acknowledgement that human wellbeing is dependent on the health of the planet. Through the developments reduced reliance on the water reticulation system for irrigation, water can be conserved and not wasted.
- Full cost accounting: Internalise both environmental and social costs in planning and investment decisions, recognising that the need to secure environmental assets may be weighed against the social benefits accrued from their use. In this regard, planning and analysis has gone into this project, taking into account measures to safeguard Species of Concern and Terrestrial CBA's, as much as possible.
- Opportunity focused: The proposed development has sought to identify synergies between sustainability, growth, competitiveness and employment creation, in order to attain equality

and prosperity. The construction phase of the proposed development will benefit the local economy in the short to medium term, as well as provide a base for skills transfer which will aid the socio-economic growth of the local community, as labour will be sourced from the local community. During the operational phase of the development, jobs with a range of skill set requirements will be provided.

- Effective participation of social partners: The environmental assessment will be subject to Public Participation, that would introduce the opportunity for the dialogue that will result in the identification and acknowledgment of mutual responsibilities, differences, achieve consensus through compromise.
- Accountability and transparency: Undertaking the basic assessment process allows for accountability and transparency of the proposed development in an integrated manner, as the documents will be submitted for Public Participation, to any interested and affected party, and will be subject to comments, rejections and appeals, if necessary.

In the National Framework for Sustainable Development ("NFSD") (2008), it states that "*the achievement of sustainable development is not a once-off occurrence and its objectives cannot be achieved by a single action or decision.*" As such, it is not expected that this proposed development will single handily achieve sustainable development, but it will contribute towards achieving sustainable development.

"The process to achieve sustainable development is an ongoing process that requires a particular set of values and attitudes in which economic, social and environmental assets that society has at its disposal, are managed in a manner that sustains human well-being without compromising the ability of future generations to meet their own need." The need and desirability of the proposed development is further emphasized as the proposed development forms part of the aforementioned ongoing process. The proposed development conceptualizes the particular set of values and attitudes in which economic, social and environmental assets are required to be managed in order to sustain human well-being without compromising the ability of future generations to meet their own needs and effectively achieve sustainable development. The proposed development recognises the importance of sustainability by reducing need for water through the incorporation of on-site treatment of sewage by the proposed package plant that will provide treated water that deemed suitable for irrigation as determined in the Revision of SA General Authorisation of Section 39 of the National Water Act 1998.

In the current state, developmental needs (community needs) must firstly be determined through the planning processes (IDP, SDF and EMF). The need may be at the local, regional or national level. The proposed development is aligned with the planning processes and endeavours to contribute towards efforts aimed at promoting tourism, sustaining a mixed-use culture of industries within a hub and job creation. The proposed development will form part of an ongoing process to achieve sustainable development.

The Department's Guideline on Need and Desirability (March 2013) states it is necessary to turn to the principles contained in NEMA in order to define "need" that relates to the interests and needs of the broader public. In this regard the NEMA principles specifically inter alia require that Environmental management must:

- Place people and their needs at the forefront of its concern and equitably serve their interests;
- Be integrated, acknowledging that all elements of the environment are linked and interrelated, and it must take into account the effects of decisions on all aspects of the environment and all people in the environment by pursuing the selection of the best practicable environmental option;
- Ensure that decisions take into account the interests, needs and values of all interested and affected parties; and

- Ensure that 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.

The need and desirability of the proposed development in terms of the Department's Guideline on Need and Desirability (March 2013) is further emphasised through its alignment with the NEMA principles. The proposed development incorporates a plaza whereby a range of industries will be facilitated. This will provide necessary jobs to the unemployed who work in industries such as tourism, retail, hospitality, events and landscaping. The proposed development also seeks to extend the economic support by attracting tourists to the Garden Route and contributing towards the tourism industry, which is one of the industries which generates the most employment within the Western Cape. The benefit that an income brings to an unemployed household is allows families to uplift themselves. Relative specialist reports have been completed to aid decision making and fully understand all elements of the environment on site. As the specialist reports provide an insight into the environmental elements, provisions have been made for two stringent Public Participation Phases in order to take into account the interests, Needs and values of all interested and affected parties. NEMA makes it evident that proposed developments must ensure that the environment and its resources must serve the public interest while protecting the environment.

SECTION F: PUBLIC PARTICIPATION

The Public Participation Process ("PPP") must fulfil the requirements as outlined in the NEMA EIA Regulations and must be attached as Appendix F. Please note that If the NEM: WA and/or the NEM: AQA is applicable to the proposed development, an advertisement must be placed in at least two newspapers.

1. Exclusively for linear activities: Indicate what PPP was agreed to by the competent authority. Include proof of this agreement in Appendix E22.

This is not a linear activity.

2. Confirm that the PPP as indicated in the application form has been complied with. All the PPP must be included in Appendix F.

All public participation will be confirmed in the Post-Application Draft BAR.

However, as per the agreed upon public participation plan, the proposed public participation will comply with, the National Environmental Management Act, 1998 (Act 107 of 1998), GNR 326, Chapter 6, Regulation 41(2)(a) to (d) of the EIA Regulations 2014, as amended 2017:

Table 5: Proposed public participation.

Activity in accordance with regulation 41(2)(a) to (d) of the EIA Regulations	Requirements	Proposed
(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— (i) the site where the activity to which the application or proposed application relates is or is to be undertaken; and (ii) any alternative site;	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 - ensure that, as far as is reasonably possible, taking into	Notice boards fixed at the entrance to the site.

<p>(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 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;</p> <p>and</p> <p>(vi) any other party as required by the competent authority;</p>	<p>account the specific aspects of the application-</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>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 : 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>An extensive I&AP database has been compiled, which identifies affected adjacent landowners, authorities, organs of state and other affected parties.</p> <p>Various avenues have been proposed for communication with I&AP's, including: email notification, direct telephonic calls, site notices and advertisement.</p>
<p>(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>(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</p>		

placed in an official Gazette referred to in paragraph (c) (ii)		
<p>(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> <p>(i) illiteracy;</p> <p>(ii) disability; or</p> <p>(iii) any other disadvantage</p>		<ul style="list-style-type: none"> • I&AP's who do not have access to email will be notified of the process via any contact details obtainable. Information containing all relevant facts in respect of the application or proposed application will also be circulated in this way. • If no contact details are available, a physical letter drop will be considered or registered post. The opportunity to register and comment in addition to information on how to register. Consideration must be given to the current pandemic and National State of Disaster.

The 30-day Commenting Public Participation Period for the Pre-Application Draft BAR is: 3rd October 2022 – 1st November 2022.

3. Confirm which of the State Departments and Organs of State indicated in the Notice of Intent/application form were consulted with.

The following State Departments and Organs of State will be contacted:

STATE DEPARTMENTS		
AUTHORITIES	NAME	CONTACT DETAILS
Eskom: Land Development	Mr O Peters,	PetersOw@eskom.co.za.
	Mr S Kleinhans	Steve.Kleinhans@westerncape.gov.za

Western Cape Government: Department of Environmental Affairs and Development Planning - Development Management (Region 3)	Admin	DEADPEIAAdmin.George@westerncape.gov.za	
DEA&DP: Pollution Management	Ms. A McClelland	Arabel.McClelland@westerncape.gov.za	
Breede-Gouritz Catchment Management Agency	Mr C Abrahams	cabrahams@bgcma.co.za.	
Department of Agriculture, Forestry and Fisheries	Ms. M Koen	Mkoen@environment.gov.za	
Western Cape Government: Department of Transport and Public Works	Dr H Wolff	herman.wolff@westerncape.gov.za	
Western Cape Government: Department of Agriculture	Mr C van der Walt	corvdw@elsenburg.com brandonl@elsenburg.com	
Department of Economic Development and Tourism – Economic Development	Ms M Daniels	Melanie.Daniels@westerncape.gov.za	
Department of Economic Development and Tourism	M Honjiswa	Honjiswa.Malawu@westerncape.gov.za	
Heritage Western Cape	Ms A Mdludlu	ayanda.mdludlu@westerncape.gov.za	
ORGANS OF STATE	CONTACT PERSON	CONTACT DETAILS	
CapeNature	Mr C Fordham	cfordham@capenature.co.za	
	Ms M Simons	msimons@capenature.co.za	
South African Civil Aviation Authority	Ms L Stroh	StrohL@caa.co.za	
	Ms E Shogola	ShogoleE@caa.co.za	
SANRAL	Collen Runkel	runkelc@nra.co.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	
Garden Route District Municipality: Environmental Management, Climate Change and Mitigation	Dr. N Viljoen	nina@gardenroute.gov.za	
George Municipality: Acting Municipal Manager	Dr M Gratz	fduplooy@george.gov.za	
George Municipality: Town Planning	Mr C Petersen	cpetersen@george.gov.za	

George Municipality: Community services	Mr A Pause	imlubbe@george.gov.za
George Municipality: Water and Sanitation	Mr H Jansen	hkjansen@george.gov.za
George Municipality: Environmental Services	Mr Mtila	smtila@george.gov.za
George Municipality: Planning and Development	Ms D Power	dpower@george.gov.za
Ward Councillor- Ward 22	Councillor M Kruger	maraiskruger0404@gmail.com

4. If any of the State Departments and Organs of State were not consulted, indicate which and why.

The following Departments and/or Organs of State will not be consulted, as the proposed development and/or proposed activities and impact, would have no relevance to their interests:

Departments of:

- Community Safety
- Cultural Affairs and Sport
- Education
- Human Settlements
- Provincial Treasury
- Social Development

Public Entities:

- Cape Town and Western Cape Tourism, Trade and Investment Promotion Agency (Wesgro)
- Western Cape Cultural Commission
- Western Cape Gambling and Racing Board
- Western Cape Language Committee
- Western Cape Liquor Authority
- Western Cape Police Ombudsman (WCPO)

5. if any of the State Departments and Organs of State did not respond, indicate which.

To be confirmed.

6. Provide a summary of the issues raised by I&APs and an indication of the manner in which the issues were incorporated into the development proposal.

To be confirmed.

Note:

A register of all the I&AP's notified, including the Organs of State, and all the registered I&APs must be included in Appendix F. The register must be maintained and made available to any person requesting access to the register in writing.

The EAP must notify I&AP's that all information submitted by I&AP's becomes public information.

Your attention is drawn to Regulation 40 (3) of the NEMA EIA Regulations which states that "Potential or registered interested and affected parties, including the competent authority, may be provided with an opportunity to comment on reports and plans contemplated in subregulation (1) prior to submission of an application but **must** be provided with an opportunity to comment on such reports once an application has been submitted to the competent authority."

All the comments received from I&APs on the pre -application BAR (if applicable and the draft BAR must be recorded, responded to and included in the Comments and Responses Report and must be included in Appendix F.

All information obtained during the PPP (the minutes of any meetings held by the EAP with I&APs and other role players wherein the views of the participants are recorded) and must be included in Appendix F.

Please note that proof of the PPP conducted must be included in Appendix F. In terms of the required "proof" the following is required:

- a site map showing where the site notice was displayed, dated photographs showing the notice displayed on site and a copy of the text displayed on the notice;
- in terms of the written notices given, a copy of the written notice sent, as well as:
 - if registered mail was sent, a list of the registered mail sent (showing the registered mail number, the name of the person the mail was sent to, the address of the person and the date the registered mail was sent);
 - if normal mail was sent, a list of the mail sent (showing the name of the person the mail was sent to, the address of the person, the date the mail was sent, and the signature of the post office worker or the post office stamp indicating that the letter was sent);
 - if a facsimile was sent, a copy of the facsimile Report;
 - if an electronic mail was sent, a copy of the electronic mail sent; and
 - if a "mail drop" was done, a signed register of "mail drops" received (showing the name of the person the notice was handed to, the address of the person, the date, and the signature of the person); and
- a copy of the newspaper advertisement ("newspaper clipping") that was placed, indicating the name of the newspaper and date of publication (of such quality that the wording in the advertisement is legible).

SECTION G: DESCRIPTION OF THE RECEIVING ENVIRONMENT

All specialist studies must be attached as Appendix G.

1. Groundwater

1.1.	Was a specialist study conducted?	YES	NO
1.2.	Provide the name and or company who conducted the specialist study.		
	None.		
1.3.	Indicate above which aquifer your proposed development will be located and explain how this has influenced your proposed development.		

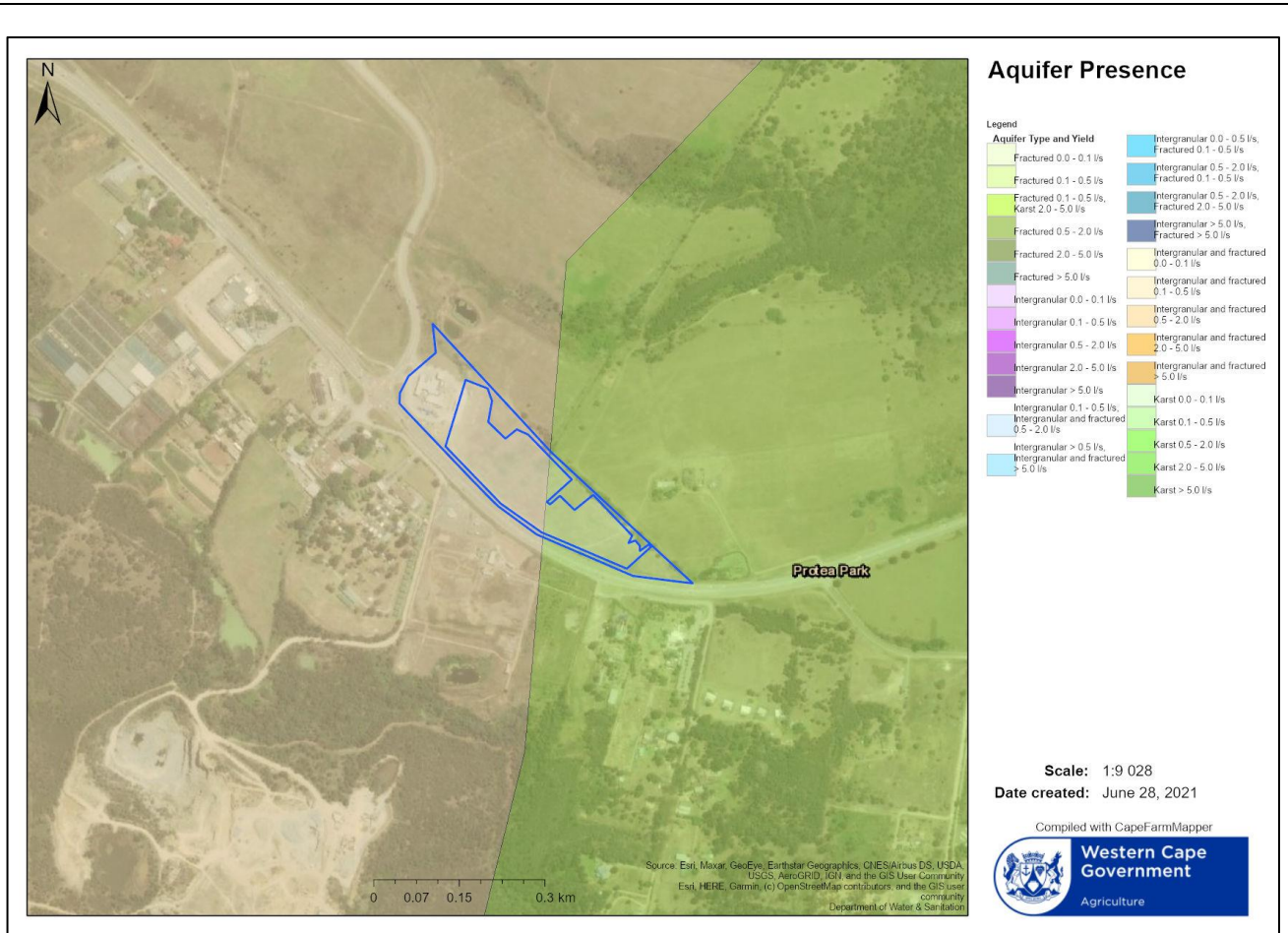


Figure 6: Aquifer presence.

According to CapeFarmMapper, the proposed site overlies two aquifers. As per Figure 2 above, the site overlies an intergranular and fractured aquifer to the west, while the eastern portion overlies a fractured aquifer. These aquifers are considered minor, and with a vulnerability and susceptibility of moderate to the east and low to the west.

This has been taken into account and cognisance will be given to the presence of these aquifers, as per the designs and depth of foundation. It should be noted that the surrounding area has been developed, with numerous and varied infrastructure, including the Garden Route Mall some 2km's west of the site, therefore this development will be aligned with the surrounding development. Planning will incorporate an appropriately designed stormwater management plan.

1.4. Indicate the depth of groundwater and explain how the depth of groundwater and type of aquifer (if present) has influenced your proposed development.

The depth to groundwater, as noted on CapeFarmMapper, is approximately 20.30 mbgl. As discussed previously the two aquifers identified (as per Figure 6), is an intergranular and fractured aquifer to the west and a fractured aquifer to the east. Considering the depth to groundwater is significantly deep, as well as the significant infrastructure, already in and around the site, it stands to reason that the proposed development will have minimal to negligible impact on the aquifers.

As a part of the BAR, it will still be recommended that an appropriately designed stormwater management plan be adopted for this development, and the foundation designs take into consideration the aquifers presence and depth to groundwater.

2. Surface water

2.1.	Was a specialist study conducted?	YES	NO
2.2.	Provide the name and/or company who conducted the specialist study.		
Company: Sharples Environmental Services.cc Study: Aquatic Biodiversity Verification Assessment Specialist: Ms Debbie Fordham Review Specialist: Dr Brian Colloty (Pr.Sci.Nat) Registration No.: 400268/07			
2.3.	Explain how the presence of watercourse(s) and/or wetlands on the property(ies) has influenced your proposed development.		

An Aquatic Biodiversity Verification Assessment was issued on the 11th of June 2021.



Figure 7: Aquatic features identified as per the Aquatic Compliance Statement.

It was determined that there was a lack of any aquatic habitat on the site was confirmed by a site assessment. Additionally, there is no evidence of the presence or use of any surface water from the Outeniqua SWSA, shown on the national map during desktop assessment.

The proposed site is situated at the head of a drainage basin, next to the road, which is routed on the watershed/drainage divide. The topography is relatively flat and uniform but dips slightly to the north. Surface runoff from the site moves down slope toward the north-eastern boundary, where it accumulates in a shallow channel, that is situated within the drainage line. The channel directs surface runoff from the hillslope into the wetland located approximately 180m to the north of the site. The channelled valley bottom wetland joins the Swart River to the east.

The straight earthen channel, acting like a drain, is likely to be a result of forestry activities modifying the natural form of the drainage line. Historically, the drainage line would have contained a non-perennial stream channel, with its source mid-length down the hillslope, supporting a narrow riparian zone. However, the land was cleared, and the channel was straightened. The location of the channel and its straight form is in alignment with the plantation row layout shown in the imagery from 2000.

There are a number of small livestock drinking dams in the area. The dam to the east of the site is in closest proximity, but it is separated by a drainage divide and will therefore not be impacted directly or indirectly by the development. Surface runoff from the site also does not enter the dams by the fuel station and they will be unimpacted.

It was concluded that while the proposed development of the site will result in changes to the status quo of the property. There will be an increased in hardened surfaces within the catchment and reduced infiltration on site. The infrastructure will change runoff flow patterns on site and increase the velocity of surface runoff. However, the receiving environment is significantly modified, and the

surrounding aquatic systems are not in close proximity to the infrastructure, so their ecological state will not deteriorate further. Any possibility of pollutants entering the surrounding environment must be avoided through stormwater management measures. The implementation of the storm water management plan (including the use of SUDS) will prevent any potential impact upon aquatic habitat from the activities. All risk to aquatic biodiversity can be averted.

The Aquatic Compliance Statement disputes the environmental sensitivity as identified by the national web based environmental screening tool. The assessment has determined that the development of the property will not impact upon any aquatic habitat on site or the SWSA. The site was determined to have a Low sensitivity and the project (following the adoption of the EMPr) is deemed as acceptable.

No impacts have been identified, therefore no mitigatory measures have been recommended.

E

3. Coastal Environment

3.1.	Was a specialist study conducted?	YES	NO
3.2.	Provide the name and/or company who conducted the specialist study.		
None.			
3.3.	Explain how the relevant considerations of Section 63 of the ICMA were taken into account and explain how this influenced your proposed development.		
Section 63 of the ICMA has not been taken into account, as the site does not impact on any coastal property or coastal zone.			
3.4.	Explain how estuary management plans (if applicable) has influenced the proposed development.		
No estuary management plan has been considered, as the proposed site is not located close to an estuary and will have no impact on an estuary environment.			
3.5.	Explain how the modelled coastal risk zones, the coastal protection zone, littoral active zone and estuarine functional zones, have influenced the proposed development.		
None of the aforementioned zones will be impacted by the proposed development, therefore they have not been considered.			

4. Biodiversity

4.1.	Were specialist studies conducted?	YES	NO
4.2.	Provide the name and/or company who conducted the specialist studies.		
Mark Berry Environmental Consultants Mark Berry (<i>Pr.Sci.Nat</i> – Reg. No.: 400073/98)			
4.3.	Explain which systematic conservation planning and other biodiversity informants such as vegetation maps, NFEPA, NSBA etc. have been used and how has this influenced your proposed development.		

A Compliance Statement (Appendix G.2) was found to be sufficient to address the proposed development's impacts on the Terrestrial Biodiversity and Plant Species sensitivities. The preparation of the statement is based on a site visit, undertaken on 5 June 2021 by the specialist.

The specialist applied:

- Information and photographs submitted by Sharples Environmental Services, including a Screening Report for Environmental Authorisation prepared on 24 July 2020 and Site Verification Report prepared on 29 July 2020;
- Mapping information obtained from online databases such as the Department of Agriculture's CapeFarmMapper, including vegetation maps.

The following guideline documents were considered in the assessment:

- Brownlie, S. 2005. Guideline for involving biodiversity specialists in EIA processes: Edition 1. CSIR Report No ENV-S-C 2005 053 C. Republic of South Africa, Provincial Government Western Cape, Department of Environmental Affairs and Development Planning, Cape Town.
- De Villiers C.C., Driver A., Clark B., Euston-Brown D.I.W., Day E.G., Job N., Helme N.A., Holmes P.M., Brownlie S. & Rebelo. A.B. 2016. Ecosystem Guidelines for Environmental Assessment in the Western Cape, Edition 2. Fynbos Forum, Cape Town.
- Pool-Stanvliet, R., Duffell-Canham, A., Pence, G. & Smart, R. 2017. The Western Cape Biodiversity Spatial Plan Handbook. CapeNature, Stellenbosch.
- 2018 South African National Biodiversity Assessment Report.
- Terrestrial plant species protocol for the specialist assessments prescribed under the NEMA (30 October 2020).
- CapeNature's requirements regarding development applications (9 June 2021).

4.4.

Explain how the objectives and management guidelines of the Biodiversity Spatial Plan have been used and how has this influenced your proposed development.

According to Figure 8, the site forms part of the larger George biodiversity network. The western half is mapped as a terrestrial critical biodiversity area (CBA2), recommended management objectives: to maintain in a natural or near-natural state, with no further loss of habitat. Degraded areas should be rehabilitated. Only low-impact, biodiversity-sensitive land-uses are appropriate. While the eastern half is mapped as an ecological support area (ESA), recommended management objectives: to maintain in a functional, near-natural state. Some habitat loss is acceptable, provided the underlying biodiversity objectives and ecological functioning are not compromised.

Based on this the services of an ecological specialist were appointed to assess these findings. It was determined that the reasons given for the ESA1 and CBA2, is the presence of a threatened vertebrate (Bontebok) habitat and water resource (Kaaimans River) protection. The ESA has been mapped as potentially accommodating a critically endangered or endangered vegetation type. However, given the evidence of the situation on the ground, there is no support for its mapped status. Unless actively rehabilitated and restored it is unlikely to return to natural vegetation. The area proposed for development has been transformed (pasture) with no significant fynbos elements remaining. The

protection of water sources/resources is another matter, but could possibly be handled on site by means of a sustainable stormwater management system.

This has been assessed by an aquatic specialist who has found that through the adoption of a stormwater management plan, the impact on water resources (none were found on site), will be low. This has been addressed in the BAR.

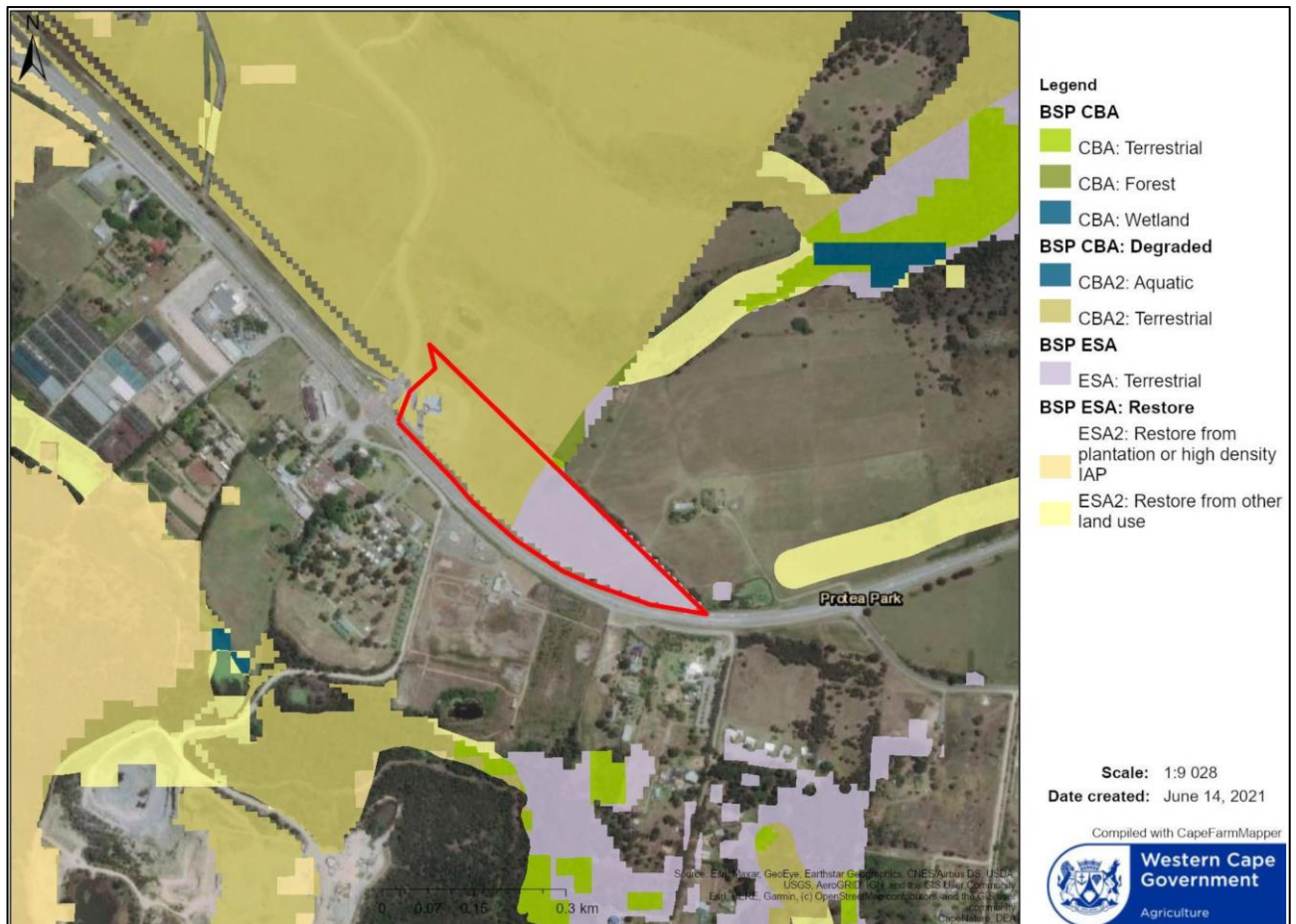
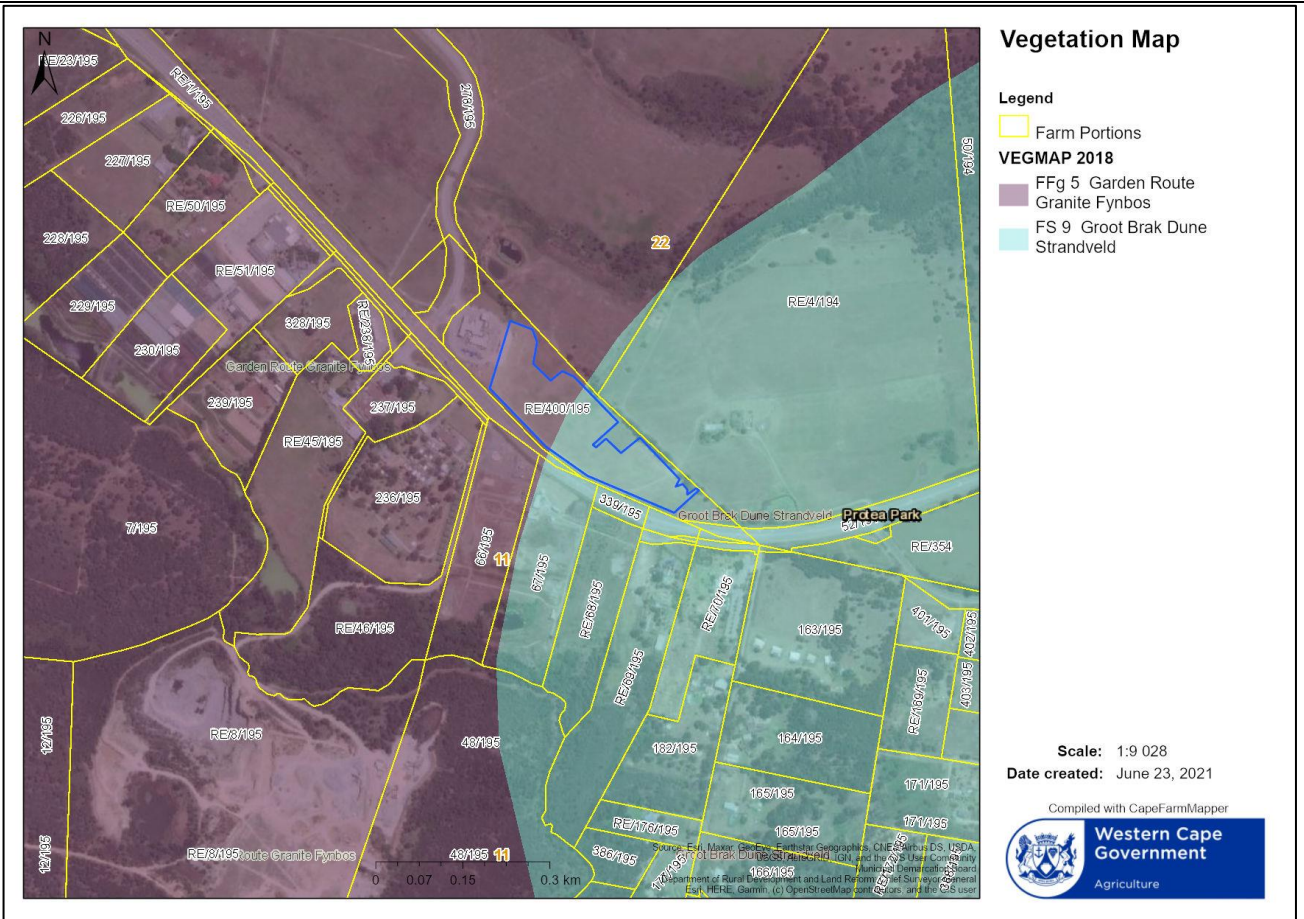


Figure 8: Biodiversity Map

4.5. Explain what impact the proposed development will have on the site-specific features and/or function of the Biodiversity Spatial Plan category and how has this influenced the proposed development.

According to the Compliance Statement (Appendix G.2), the site falls within an area mapped as Garden Route Granite Fynbos and Groot Brak Dune Strandveld. It is likely that the latter mapped area was also granite fynbos, or a transitional form between Garden Route Granite Fynbos and Garden Route Shale Fynbos. The mapping of Groot Brak Dune Strandveld is often overzealous in the larger area at the expense of other vegetation types. Garden Route Granite Fynbos is currently listed as Critically Endangered, while Groot Brak Dune Strandveld is listed as Vulnerable (Skowno et al. 2019). Nevertheless, all these vegetation types are highly transformed and poorly protected, or not protected at all (Skowno et al. 2019).



It is noted that the site is transformed by past agricultural and development activities and is currently used as a grazing area for horses, with a filling station in the north-western corner.



Figure 10: Images taken during site verification.

It has been confirmed that no proper fynbos remains, only a few pioneer or resilient species such as: *Erica gracilis*, *Rubus rigidus*, *Osteospermum moniliferum*, *Senecio ilicifolius*, *Helichrysum sp*, *Gymnosporia nemorosa*, *Searsia pyroides* and *S. chirindensis*. Buffalo grass (*Stenotaphrum secundatum*), kikuyu (*Pennisetum clandestinum*) and other weeds are the dominant groundcover species. The potential presence of any threatened species on site is highly unlikely.

Woody aliens recorded include gums (*Eucalyptus sp*) and black wattle (*Acacia mearnsii*) on the north-eastern boundary, and a single blackwood (*Acacia melanoxylon*) on the southern (N2) side. Alien clearing is currently underway along the north-eastern boundary.

The botanical specialist has confirmed that in terms of the:

Sensitive plant species:

- The site presents a very poor habitat and is highly unlikely to accommodate any Species of Conservation Concern.
- It is recommended that the sensitivity be amended from Medium to Low.

Sensitive biodiversity:

- The site forms part of the larger George biodiversity network. It encroaches onto mapped terrestrial CBA2 and ESA. Apart from the protection of important water resources/sources, the reasons for its mapped status seem unsupported given the transformed state of the site (pasture). No significant terrestrial biodiversity (fynbos) elements remain. The biodiversity component of the site is regarded as low sensitive.
- Given the above, it is recommended that the sensitivity be amended to Medium, for the sake of water source protection.

Given the findings by the botanical specialist, and the input from the aquatic specialist, advising that there would be no impacts on the closest watercourse, especially if a stormwater management plan is adopted. It is believed that the site will have minimal impact on the terrestrial biodiversity and plant species, as both were found to be lacking, as the site is dominated by alien species.

4.6. If your proposed development is located in a protected area, explain how the proposed development is in line with the protected area management plan.

It is not located in a protected area.

4.7. Explain how the presence of fauna on and adjacent to the proposed development has influenced your proposed development.

According to the DEA Screening Tool Report undertaken on the 20th September 2022. It was recommended that the proposed site had a Medium Animal Species sensitivity.

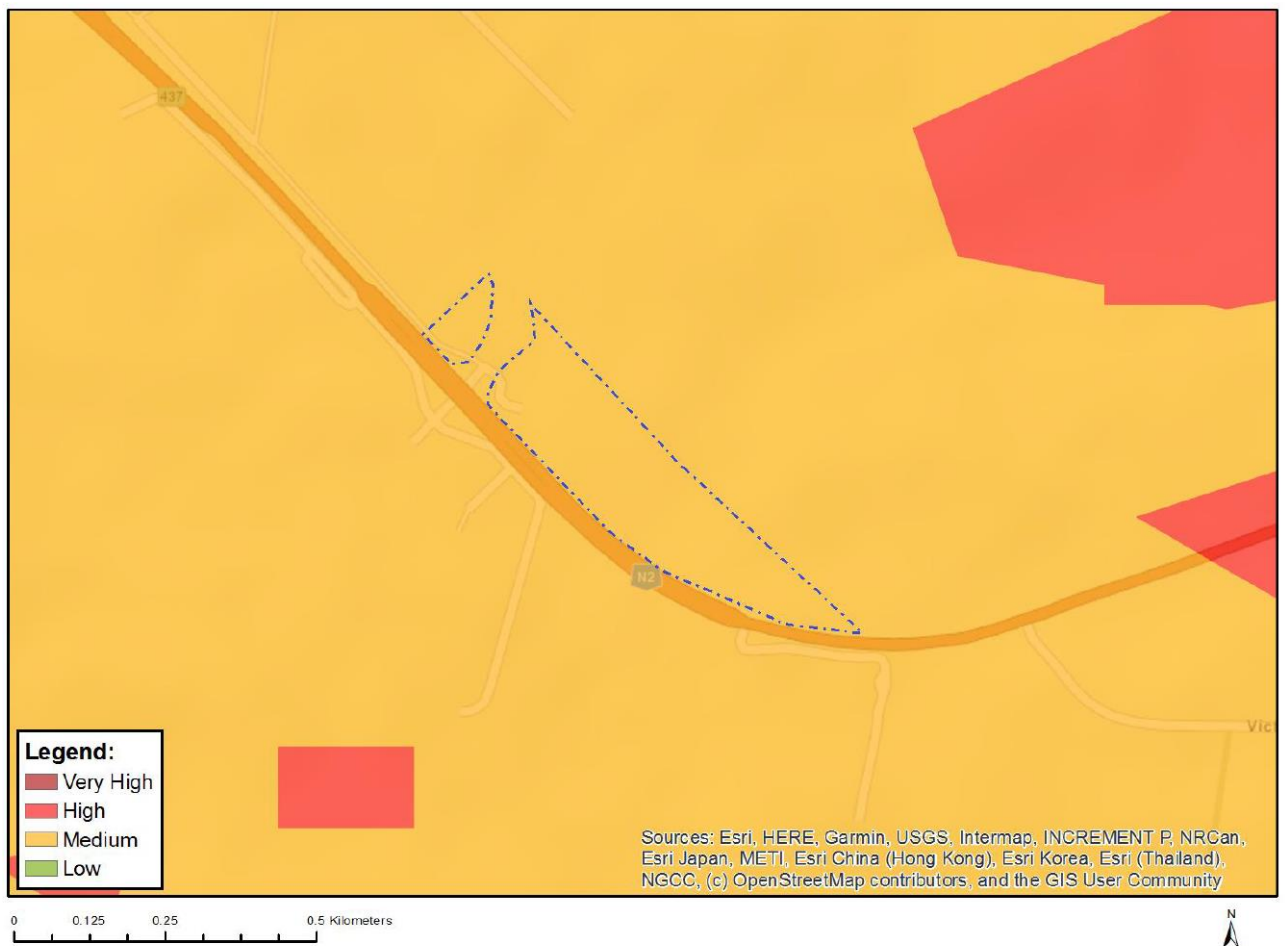


Figure 11: Screening tool indication of Animal Species sensitivity.

According to the tool, the following features were identified.

Sensitivity	Feature(s)
Medium	Amphibia-Afrixalus knysnae
Medium	Mammalia-Chlorotalpa duthieae
Medium	Sensitive species 8
Medium	Invertebrate-Aneuryphymus montanus

However, it has been noted by both the aquatic and ecological specialist, that the site is transformed, and lacks any sensitive biodiversity, plants or aquatic features. Based on this disturbance, and the use of the site for equestrian purposes, it is believed that no faunal species will be present on site. It will still be a recommendation of the EMPr, that the site should always be inspected for the encroachment of animal species, and these should be safely removed from site.

5. Geographical Aspects

Explain whether any geographical aspects will be affected and how has this influenced the proposed activity or development.

The proposed development is located on Portion 278 and 282 of the Farm Kraaibosch 195. Portion 278 of the project area covers a surface area of 5.97 hectares and Portion 282 1.17 hectares with a combined area of 7.15 hectares. This portion is also referred to as the Remainder of Portion 400 of Farm Kraaibosch 195.

The project site is located approximately 1.5km east of the Garden Route Mall along the N2 highway just outside the George. The project property is located directly next to the N2 and borders onto the existing Sasol Garage. Access to the site is currently being provided by driving past the Sasol Garage and following a gravel road across the property.

According to the Visual Impact Assessment, the project is located on a gentle down sloping area from the south, west and east with the lowest portion of the property located in the middle. The lowest point on the property is located on the northern boundary where the amphitheater will be located and the remaining infrastructure such as the stables and mixed-use tourist center will be located on the flatter areas next to the N2 highway. Mass earthworks will be required to level out sites for the development of individual Blocks and open spaces and to ensure slopes for the free draining of storm water. Localized depressions will be filled with G7 material from commercial sources and compacted to 93% MAASTO

6. Heritage Resources

6.1.	Was a specialist study conducted?	YES	NO
6.2.	Provide the name and/or company who conducted the specialist study.	Visual Impact Assessment – Paul Buchholz	
6.3.	Explain how areas that contain sensitive heritage resources have influenced the proposed development.		

A Visual Impact Assessment was undertaken, in September 2020. According to The Heritage and Scenic Resources: Inventory and Policy Framework for the Western Cape, the greatest threats to scenic routes and passes are:

- The intrusion of commercial development next to scenic routes.
- Insensitive road improvements, road widenings, street furniture, lighting, etc.

These threats can lead to the loss of scenic values, wilderness experience and rural character. It also states that incremental erosion by developments along scenic routes through rural landscapes should be avoided.

It was determined that the in terms of:

View Catchment:

- Although the site can be seen from the Outeniqua Mountains and the Nelson Mandela University in the north, Wilderness Heights in the east and the Thembalethu township in the south. However, distance, infrastructure, vegetation and topography will reduce the actual view catchment that the project will have, to a much smaller area.

Zone of visual influence

- The zone of visual influence of the proposed development spans an area of approximately 500 meters south, 700 west, 3km north and 500 meters to the east. According to the specific criteria for visual impact assessments, the visibility of the site is local, being visible from the area less than 5km away.

Receptors

- Highly sensitive receptors of the site and proposed development include vehicles passing the proposed development on the N2 highway but will only have brief glimpses (short viewing time) of the proposed development. Views from the Welgelegen housing estate will be of moderate sensitivity and the surrounding degraded and agricultural areas will have a low sensitivity.

Visual Sensitivity

- The visual sensitivity was found to be moderate visual sensitivity, indicating that the site has moderately visible areas in the landscape.

It was concluded that there will be no loss of the vegetation visual resource, and as the proposed development is located next to a garage with a restaurant and surrounded by smallholdings, housing estates, accommodation and other businesses, it is concluded that there will not be a change to the visual character of the surrounding landscape.

Furthermore, according to the SAHRIS Paleo Map, the site is indicated to have an insignificant to low paleontological sensitivity, therefore no palaeontology study is required. No Heritage GIS cases have been identified on the site or within immediate vicinity of the site. Further to this the DEA Screening Tool has recommended that cultural, heritage and palaeontology theme are deemed **low sensitivity**. No heritage resources were identified on site.

Heritage Western Cape confirmed that based on the NID submitted on 26th July 2021, no further specialist studies would be required (Appendix E1).

7. Historical and Cultural Aspects

Explain whether there are any culturally or historically significant elements as defined in Section 2 of the NHRA that will be affected and how has this influenced the proposed development.

A Visual Impact Assessment was undertaken, in September 2020. According to The Heritage and Scenic Resources: Inventory and Policy Framework for the Western Cape, the greatest threats to scenic routes and passes are:

- The intrusion of commercial development next to scenic routes.
- Insensitive road improvements, road widenings, street furniture, lighting, etc.

These threats can lead to the loss of scenic values, wilderness experience and rural character. It also states that incremental erosion by developments along scenic routes through rural landscapes should be avoided.

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Heritage Western Cape confirmed that based on the NID submitted on 26th July 2021, no further specialist studies would be required (Appendix E1).

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8. Socio/Economic Aspects

8.1.	Describe the existing social and economic characteristics of the community in the vicinity of the proposed site.
<p>The Integrated Development Plan (2021-2022) released by the George Local Municipality noted that the population of George is 218 318 people in 2020, making it the most populated municipal area in the Garden Route District (GRD). This total is expected to grow to 228 999 by 2024, equating to an average annual growth rate of 1.2 per cent.</p> <p>The proposed development lies within Ward 22 of the Local Municipality, according to the Census completed in 2011, Ward 22 is noted to have a population of 8 277. The household size was noted to be on a downward trend from 3.7 people per household in 2020 to 3.6 in 2024. Contributing factors to a reduction in household size could include, but are not limited to, lower fertility rates, ageing population, construction of smaller households, etc. The Census (2011) notes that 2 580 households are present within Ward 22. Amidst rapid urbanisation across the Western Cape, in 2020, the population density of the George municipal area was 42 persons per square kilometre.</p> <p>The highest density within the GRD. According to the Census (2011), the population density for Ward 22 is 21.2 per square kilometre. In terms of education, George's matric outcomes have exceeded 80 per cent in 2017 and 2019 and dropped slightly to 79.9 per cent in 2018. The United Nations uses the Human Development Index (HDI) to assess the relative level of socioeconomic development in countries. The HDI is represented by a number between 0 and 1, where 1 indicates a high level of human development and 0 represents no human development. There has been a general increase in the HDI in the George municipal area from 0.72 in 2012 to 0.76 in 2018. The trend for the Garden Route District has been similar. The rise in the HDI is attributed to an increase in the GDP per capita, literacy rates and life expectancy since 2012. The Census (2011) notes that 68.1% of the population</p>	

within Ward 22 is employed, the Formal sector contributed towards 80% of the employment within the Ward, while the informal sector accounted for 8% of employment.

Within the direct vicinity of the proposed site, a wildlife park, country resort, nursery, retreat and wine estate exists.

8.2. Explain the socio-economic value/contribution of the proposed development.

The IDP (2021/2022) expresses how important tourism development is in order to stimulate the local economy. The proposed development will seek to provide a facility whereby the unique culture and heritage of the surrounding areas can be portrayed in a tourism sense. The proposed development will support the local tourism industry, events industry, economic sector and recreational sector by attracting tourists along the Garden Route to experience the unique lifestyle offered by the Garden Route and its surroundings. In turn supporting the local economy, contributing to local economic revenue and provide jobs for a range of skill sets.

The proposed development incorporates a plaza whereby a range of industries will be facilitated. This will provide necessary jobs to the unemployed who work in industries such as tourism, retail, hospitality, agriculture and events. The proposed development also seeks to extend the economic support by attracting tourists to the Garden Route and contributing towards the tourism industry, which is one of the industries which generates the most employment within the Western Cape. The benefit that an income brings to an unemployed household allows families to uplift themselves. Further to this, the development will adopt a resort type aspect, by offering overnight accommodation (hotel/guesthouse), which would further add to the tourism aspect and permanent employment for staff both night and day, for a long-term basis.

The proposal will further provide the following attractive features: a nursery, Tourist Centre (Mixed use), Outdoor function area, Club House/guest rooms, Chapel, General storage and Stables. All conveniently located adjacent to the N2, which makes accessibility an attractive feature of this development.

Although the site is currently utilized for equestrian purposes, it lacks the supportive facilities such as the stables, which will be accommodated as per the proposal, thereby, not taking away the current attraction of the site, but enhancing this feature through the accommodation of support facilities.

The surrounding community consists of farms, and multiple businesses that offer overnight accommodation, restaurants, retail etc. The proposed development offers a conference facility, and chapel, which means the development will attract people seeking an attractive and convenient location for functions. As the facility will only accommodate 14 rooms (preferred alternative) if there is an overflow of visitors they would seek accommodation as close as possible to the venue, thereby creating business for other businesses in the surrounding area.

8.3. Explain what social initiatives will be implemented by applicant to address the needs of the community and to uplift the area.

The applicant will seek to employ individuals from historically disadvantaged backgrounds, during both the construction and operational portions of the development. Employees will also be trained when working at the facility, this will allow for skills transfer and growth of knowledge. The proposed development also seeks to extend the economic support by attracting tourists to the Garden Route and contributing towards the tourism industry, which is one of the industries which generates the most employment within the Western Cape.

The benefit that an income brings to an unemployed household is allows families to uplift themselves.

8.4.

Explain whether the proposed development will impact on people's health and well-being (e.g. in terms of noise, odours, visual character and sense of place etc) and how has this influenced the proposed development.

With regard to the health and well-being of people surrounding the development, no significant negative impacts are expected, during construction phase. The minor impacts during this phase will be temporary. The expected impacts in terms of noise, odours, visual character and sense of place are briefly explained:

Construction:

- General construction nuisances are expected, including noise, and dust, with minimal opportunity for change in odour. Given the existing development surrounding the proposed site, noise will not pose a significant impact, as long as mitigation measures are applied.
- The alteration of sense of place, particularly adjacent to a scenic route, may create temporary disturbance. However, given that the surroundings are developed, and the proposed development is intended to align with the surrounding character, this will not be considered a significant impact.

Operational:

- General construction nuisances will have reduced significantly. Noise may be increased from the original state of the site, however, based on the surrounding development, this will not be significant.
- The proposed development seeks to emphasize the unique sense of place by developing the required infrastructure to support tourist facilities and portray the sense of place associated with the area. The area between the infrastructure and N2 is intended to accommodate crops of hops, vineyards and olive trees, creating a visually pleasing aesthetic.
- The proposed development will have a positive impact on people's well-being due to the support generated for the local economy and jobs created by the development during operational phase, which will be long-term.

While the development will cause disturbance during construction this is temporary and outweighed by the positive socio-economic benefits that this project will create, which will positively contribute to people's well-being, by creating multiple job opportunities and align with the surrounding character of the site. It is not anticipated that the development will cause an increase in noise in the area, as the development will take place in an area adjacent to a national road (N2) and it is located on an area receiving high volumes of traffic. An increase in noise may be experienced during construction (temporary) and times of peak hour traffic during operation.

Odour: No change in odour is expected.

Sense of place: The proposed development seeks to emphasize the unique sense of place by developing the required infrastructure to support tourist facilities and portray the sense of place

associated with the area. This will have a positive impact on peoples' well-being due to the support generated for the local economy and jobs created by the development during operational phase.

Visual: The visual character of the proposed development site will change from currently being undeveloped to being developed. Since portions of the surrounding area is already developed it is not likely that the development will have a negative impact on the visual character, as it will fit in with the surrounding uses.

SECTION H: ALTERNATIVES, METHODOLOGY AND ASSESSMENT OF ALTERNATIVES

1. Details of the alternatives identified and considered

1.1.	Property and site alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.
Provide a description of the preferred property and site site alternative.	
<p>The preferred site was previously identified and authorized for development, it was referred to as Portion 1 of Farm Kraaibosch 195, according to the title deeds it is referred to as Portion 278 and 282 of the Farm Kraaibosch 195. Portion 278 of the project area covers a surface area of 5.97 hectares and Portion 282 1.17 hectares with a combined area of 7.15 hectares. However, as per updated information on CapeFarmMapper, the combined site is referred to as Remainder of Portion 400 of Farm Kraaibosch 195.</p>	
<p>The north-western position of the site is occupied by a service station, that was authorized in 2002 along with a caravan 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, and is referred to as "Sasol George Highway" on google maps, and is fully operational, however, the resort component was not undertaken.</p>	
<p>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 not to continue with the approved development and 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.</p>	
<p>The applicant attempted to initiate an amendment, however, as indicated by the ministry in their letter (ref: 14/3/10/D2/19/0500/21, dated 29 March 2021), the applicant was instructed to 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. The amendment was approved on the 25th of June 2021.</p>	
<p>The project site is located approximately 1.5km east of the Garden Route Mall along the N2 highway just outside the George. The project property is located directly next to the N2 and borders onto the existing Sasol Garage. Access to the site currently being provided by driving past the Sasol Garage and following a gravel road across the property.</p>	
<p>According to the Visual Impact Assessment, the area is characterised by a mountainous area to the far north and flat grassy areas incised by valleys infested with invasive alien plants. Housing estates are</p>	

located to the north-west and smallholdings mixed with business developments are located on the opposite side (south) of the N2. The site is currently vacant and being utilised for recreational activities, including equestrian activities.

According to the aquatic and ecological specialist input, the site lacks plant, terrestrial biodiversity and aquatic sensitivity, and is dominated by pastures, and alien invasive vegetation.

Provide a description of any other property and site alternatives investigated.

None.

Provide a motivation for the preferred property and site alternative including the outcome of the site selection matrix.

The landowner is the applicant. The site can efficiently accommodate the proposed development that is aligned with the surrounding land use. The site is visually appealing, as it is positioned adjacent to the N2 and Sasol garage, it is easily accessible, and close to George central. The site contains existing parking infrastructure (east of the Sasol Garage), that will be utilized for the proposed development as well as provide improvements to the equestrian activities on site by providing stables. The site has been earmarked for development for the past 20 years'.

Provide a full description of the process followed to reach the preferred alternative within the site.

The landowner is the applicant, and therefore desires to develop the site for the proposed purpose, that will align with the surrounding land uses, and compliment the character of the area. The site was approved for development, prior to this application, however, the current proposal is better suited to the surrounding land use.

Provide a detailed motivation if no property and site alternatives were considered.

The landowner is the applicant, and therefore desires to develop the site for the proposed purpose, that will align with the surrounding land uses, and compliment the character of the area. Furthermore, given the lack of terrestrial and aquatic sensitivity, the site is further found to be appealing and suited for development.

List the positive and negative impacts that the property and site alternatives will have on the environment.

Positive Impacts on the Environment:

- Area has been previously approved for development and has received Environmental Authorization and town planning approval
- The site presents a very poor habitat and does not accommodate any Species of Conservation Concern, therefore no SCC's will be harmed.
- The site is transformed and holds no significant terrestrial biodiversity (fynbos) elements, therefore none will be disturbed.
- There are no aquatic features at risk, on site.
- Alien invasive species dominating the site will be cleared.
- Adoption of indigenous vegetation, where landscaping is planned.
- The development will provide jobs to the unskilled and semi-skilled market in terms of construction jobs.
- In terms of operational jobs, craft and stall holders many of whom are in the lower income group, will have a place to trade their wares, especially to tourists. There are currently few opportunities of this type in this area.
- There will also be jobs in the equestrian sector as well as hospitality and nursery industry.

- Although these jobs do not bring in a big income, every person who will be employed will support a number of dependants.
- Injection of income flow into the economy for the construction phase
- Injection of income flow into the economy for the operational phase

Negative Impacts on the Environment:

- Change of sense of place although this could be viewed as positive if one considers well known similar types of developments which become a destination in themselves.
- Clearance of vegetation although the vegetation is not sensitive and the areas that are cleared will be paved or constructed on.
- Increase in hardened surfaces.
- Stormwater management must be a priority.

1.2.	Activity alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.
Provide a description of the preferred activity alternative.	
Provide a description of any other activity alternatives investigated.	
Provide a motivation for the preferred activity alternative.	
Provide a detailed motivation if no activity alternatives exist.	
List the positive and negative impacts that the activity alternatives will have on the environment.	

1.3.	Design or layout alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts
Provide a description of the preferred design or layout alternative.	

The original layout plan was as depicted below, which is what the specialist reports had been based on.

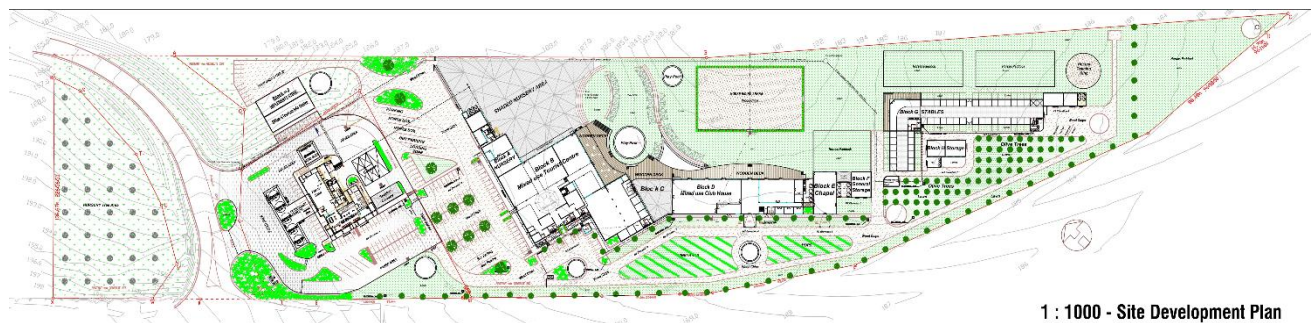


Figure 12: Previously proposed layout plan.

This proposal included a nursery and associated facilities, restaurant, wine and beer tasting areas, deli, bakery, farm stall, conference facilities, hall/function room and Chapel for social events/weddings, workshops and offices, stables, staff accommodation and a tourism information centre and a also include a Sewage Package Plant.

However, consideration was given to the boosting of the hospitality aspect of the development. Therefore, the layout was revised resulting in Figure 13, which will be the Proposed Alternative 1 layout plan. This differs from the previous layout, by now accommodating an additional hotel feature, within the existing proposal, which will offer 14 suites, further boosting the attraction of this development that already had a chapel, conference facilities and hall/function room.

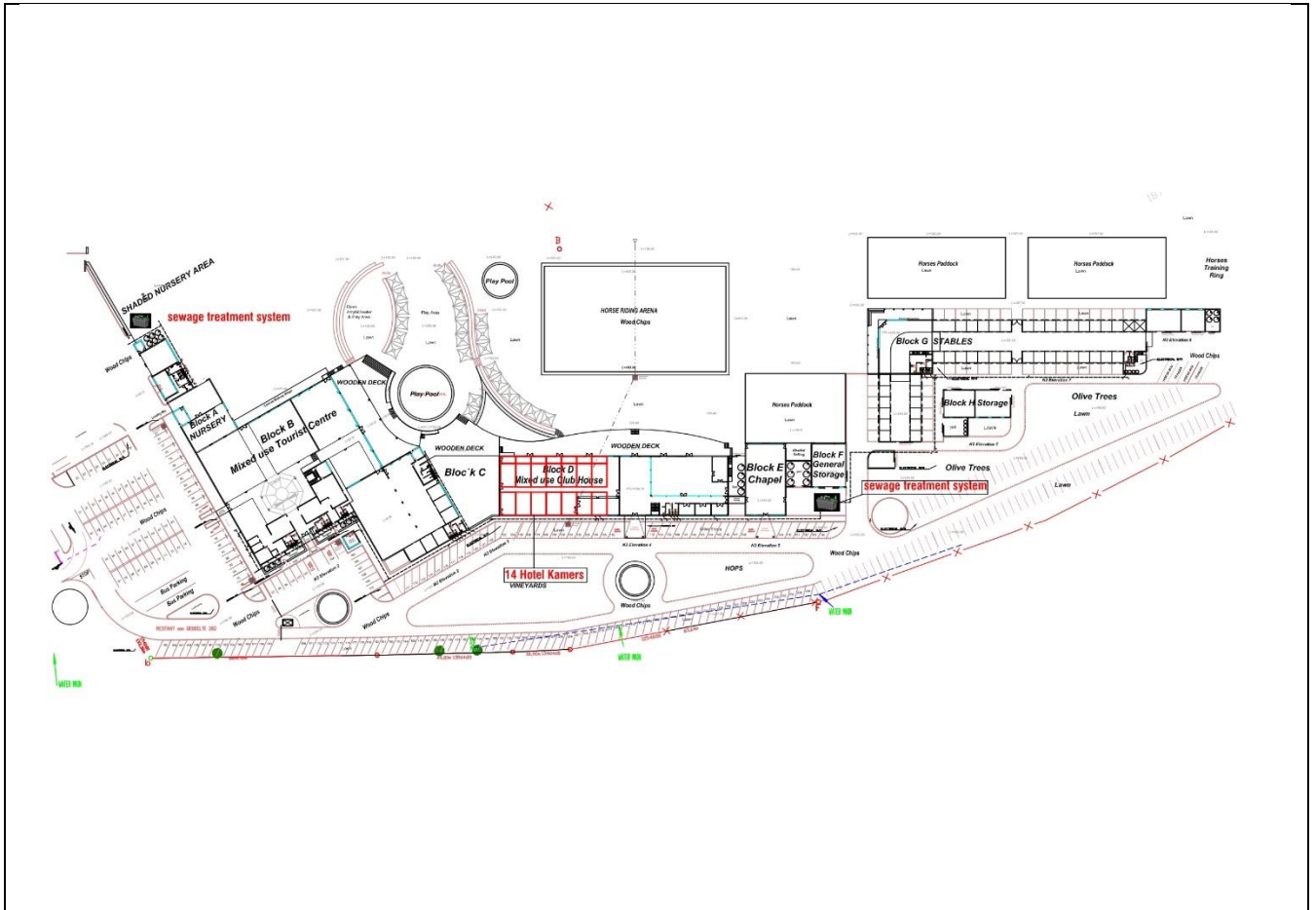


Figure 13: Proposed Alternative 1 Layout.

Provide a description of any other design or layout alternatives investigated.

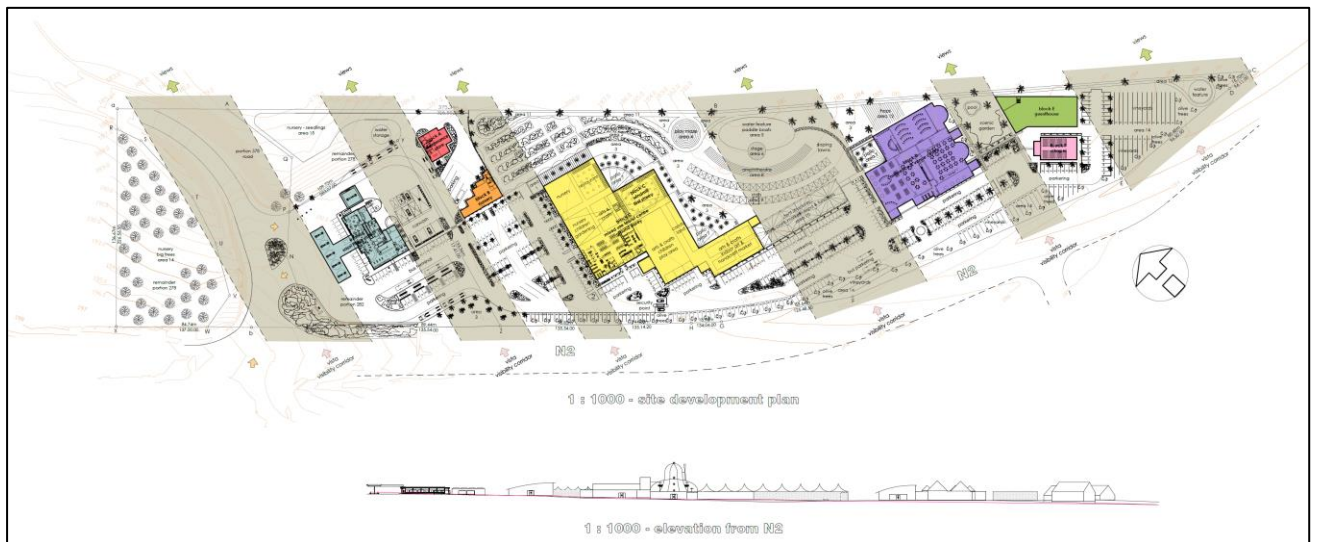


Figure 14: Proposed alternative 2 layout plan.

Alternative Layout 2 was proposed prior to the Proposed Alternative 1 Layout and previous layout plan, and was addressed in a Town Planning Report, dated 2015, undertaken by Jan Vrolijk Town Planner. The proposal entailed the following development on Portion 278, and an overlap onto Portion 282, of the Farm Kraaibosch 195:

- A nursery that has an open-air large-tree storage space, seedling space, butterfly space, nursery under shade net, strawberry / berry nursery, workshop, ablution facilities, rest room for staff and a retail sales space for indoor plants, pots, garden beds, garden plots, garden beds include ornaments.
 - A security guard / caretaker rest room.
 - Tourist facilities - outdoor children's play area that includes an outdoor toddler playground, water playground, maze and children's train.
 - Tourist facilities - indoor children's party rooms, children's party supplies, children's play area with "Candyland".
 - Tourist facilities - open air amphitheatre.
 - Tourist facilities - Tents that will be erected next to Block C which will be used for 'arts and craft' stalls as well as for hosting outdoor entertainment, functions, singing and other festivals.
 - Tourist facility - outdoor and indoor stalls for the manufacture and sale of products and articles as well as handmade local and homemade products and articles including "arts and crafts".
 - Tourist facility - restaurants / deli / bakery / farm stall / farm shop.
 - Tourist facility - a 56-seat, 4-by-10-seat and a 144-seat facility for hosting conferences, receptions for weddings and other functions.
 - Tourist facility - small-scale wine and beer processing / storage / exhibition / tasting space aimed at the tourist.
 - Sixteen-bedroom guest house with pool.
- In addition, a farm store was to be erected on Portion 278 of the Farm Kraaibosch 195 as a chapel for hosting weddings.
- Further to this a relaxation of the southern erf boundary building line from 30 metres to 20 metres, and the northern side boundary building line from 30 metres to 5 metres, was proposed, in order to enable the erection of the structures as indicated on the site development plan.

Provide a motivation for the preferred design or layout alternative.

The Proposed Alternative 1 Layout integrates the existing equestrian features of the current site, with the new development, and confines the development to Portion 278, away from the drainage area, downslope to the north of the site.

Alternative layout 2 does not make provision for stables and proposes encroachment into the northern drainage area (with the proposed nursery).

Therefore, the Proposed Alternative Layout 1 is the preferred layout.

Provide a detailed motivation if no design or layout alternatives exist.

An alternative exists.

List the positive and negative impacts that the design alternatives will have on the environment.

Positive impacts of the Preferred Alternative:

- Utilization of vacant space.
- Improved stormwater management.
- Temporary and permanent employment opportunities.
- Local economic growth.
- Accommodation of hotel features to further support and boost economic value and contribution to the local economy.
- Integration of support facilities to serve the existing land use of the site (stables for equestrian purposes), thereby not disregarding or displacing the current land use, but actually enhancing it.

Negative impacts of the Preferred Alternative:

- Clearance of vegetation.
- Soil exposure.
- Temporary construction nuisances.
- Increase in hardened surface.
- Increase in traffic within the area, not significant.

Positive impacts of the Alternative Layout 2:

- Improved stormwater management.
- Utilization of vacant space.
- Temporary and permanent employment opportunities.
- Local economic growth.
- Accommodation of guesthouse feature to further support and boost economic value and contribution to the local economy.

Negative impacts of the Alternative Layout 2:

- Clearance of vegetation.
- Soil exposure.
- Temporary construction nuisances.
- Increase in hardened surface.
- Encroachment onto drainage area, north of the site.
- Potential for pollutants to enter the aquatic environment.

Increase in traffic within the area, not significant.

Disregard and displacement of the current land use, as there are no stables or other support facilities for equestrian purposes.

1.4.	Technology alternatives (e.g., to reduce resource demand and increase resource use efficiency) to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.
Provide a description of the preferred technology alternative:	
Provide a description of any other technology alternatives investigated.	
Provide a motivation for the preferred technology alternative.	
Provide a detailed motivation if no alternatives exist.	
List the positive and negative impacts that the technology alternatives will have on the environment.	
1.5.	Operational alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.
Provide a description of the preferred operational alternative.	
Provide a description of any other operational alternatives investigated.	
Provide a motivation for the preferred operational alternative.	

Provide a detailed motivation if no alternatives exist.	
List the positive and negative impacts that the operational alternatives will have on the environment.	
1.6.	The option of not implementing the activity (the 'No-Go' Option). Provide an explanation as to why the 'No-Go' Option is not preferred.
<p>The "No-Go" option will allow for the status quo to persist. While the site can continue to be utilized for equestrian purposes, there will be no economic benefits which will occur if the proposal is authorised.</p> <p>Without this development there will be no contribution to the local economy, at a significant scale, there will be no employment (both temporary and permanent), and the various services planned for, as per the proposal will not be provided. There will be no destination for the tourists and locals to visit which leads to a less vibrant economy.</p> <p>Furthermore, the attractive accommodation and potential to be utilized for conference or wedding purposes will not exist. This feature not only contributes to the proposed development, but also supports other businesses and accommodation in the surrounding area, of which there are quite a few.</p>	
1.7.	Provide an explanation as to whether any other alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts, or detailed motivation if no reasonable or feasible alternatives exist.
All alternatives were explored, as above.	
1.8.	Provide a concluding statement indicating the preferred alternatives, including the preferred location of the activity.
<p>The preferred site holds limited environmental sensitivity and can therefore accommodate the proposed development with minimal negative impact on the environment. The Preferred Alternative Layout 1 makes provision for improved tourism opportunities and retail facilities. This is similar to the Alternative 2, however, Alternative 1 makes better use of the property in terms of the current use of retail space, integrates the equestrian support facilities, and includes a hotel feature to boost the hospitality aspect of the development. Further to this the preferred alternative will limit encroachment into the drainage area located to the north, and downslope area.</p> <p>According to the Town Planner, the Alternative Layout 2 was rejected by the municipality due to issues pertaining to traffic. An addendum to the TIA addressed the issues raised and concluded that the present approved access is not substandard as it regards the most important traffic safety requirement for accesses to properties.</p> <p>The preferred alternatives will create multiple job opportunities during construction and operational phases, for people of various skillsets and levels. This will greatly contribute to the local economy and will bring about acceptable and favourable land use within close proximity to the urban area and key access routes in George.</p>	

2. "No-Go" areas

Explain what "no-go" area(s) have been identified during identification of the alternatives and provide the co-ordinates of the "no-go" area(s).
There are no "No-Go" areas designated by the Specialists. However, during construction all areas beyond the proposed site footprint, should be considered No-Go areas. In particular, the area where the wetland is located should be seen as a no-go area. The EMPr will also recommend that only the

area to be developed will be cleared in order to ensure there is no open areas, which will be subject to dust and wind and water erosion.

3. Methodology to determine the significance ratings of the potential environmental impacts and risks associated with the alternatives.

Describe the methodology to be used in determining and ranking the nature, significance, consequences, extent, duration of the potential environmental impacts and risks associated with the proposed activity or development and alternatives, the degree to which the impact or risk can be reversed and the degree to which the impact and risk may cause irreplaceable loss of resources.

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

Determination of Extent (Scale):

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

Determination of Duration:

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

Determination of Probability:

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

Determination of Significance (without mitigation):

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

Determination of Significance (with mitigation):

No significance	The impact will be mitigated to the point where it is regarded to be insubstantial.
Low	The impact will be mitigated to the point where it is of limited importance.
Medium	Notwithstanding the successful implementation of the mitigation measures, the impact will remain of significance. However, taken within the overall context of the project, such a persistent impact does not constitute a fatal flaw.
High	Mitigation of the impact is not possible on a cost-effective basis. The impact continues to be of great importance, and, taken within the overall context of the project, is considered to be a fatal flaw in the project proposal.

Determination of Reversibility:

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

Determination of Degree to which an Impact can be Mitigated:

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

Determination of Loss of Resources:

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

Determination of Degree to which an Impact can be avoided:

High	The impact is completely avoidable
Medium	The impact is avoidable with moderate mitigation
Low	The impact is difficult to avoid and will require significant mitigation
Unavoidable	The impact cannot be avoided

Determination of Degree to which an Impact can be managed:

High	The impact is completely manageable
Medium	The impact is manageable with moderate mitigation
Low	The impact is difficult to manage and will require significant mitigation
Unmanageable	The impact cannot be managed

Determination of Cumulative Impact:

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

4. Assessment of each impact and risk identified for each alternative

Note: The following table serves as a guide for summarising each alternative. The table should be repeated for each alternative to ensure a comparative assessment. The EAP may decide to include this section as Appendix J to this BAR.

	PREFERRED ALTERNATIVE 1 (LAYOUT)	ALTERNATIVE 2 (LAYOUT)	NO-GO ALTERNATIVE (LAYOUT)
PLANNING, DESIGN AND DEVELOPMENT PHASE			
Potential impact and risk:	<p>VISUAL IMPACTS</p> <p>Pre-Construction: Removal of some vegetation will be required for earthworks and increase the visibility of the project area, but the property is covered predominantly in grass with no remaining indigenous vegetation due to agricultural activities over many years. There will therefore be no loss of the vegetation visual resource. A few years ago, the applicant had to cut down the tall blue gums on his property. This was a far higher visual impact disruption than removal of the current vegetation, in addition during the cutting of the blue gums there was no reported negative impact on the well-being of passing motorists due to the change in visual impact.</p> <p>Construction: Due to the gently sloping nature of the project area, there will be very little cut and fill operations that create visual scarring. During the construction of buildings, there will be a temporary visual impact created by materials and construction activities.</p> <p>No-Go Alternative: No visual impacts.</p>		
Nature of Impact:	Negative	Negative	None, as the status quo of the site will persist, and no development or further transformation of the site will occur.
Extent and duration of impact:	Local and short-medium term	Local and short-medium term	
Consequence of impact or risk:	<ul style="list-style-type: none"> • Change of visual aesthetics, due to construction disturbance. • Exposure of soils, earth works, construction machinery movement. 		
Probability of occurrence:	Low	Low	
Degree to which the impact may cause irreplaceable loss of resources:	Marginal	Marginal	
Degree to which the impact can be reversed:	Partly reversible	Partly reversible	
Indirect impacts:			
Cumulative impact prior to mitigation:	Medium	Medium	

Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium	Medium	
Degree to which the impact can be avoided:	Medium	Medium	
Degree to which the impact can be managed:	Medium	Medium	
Degree to which the impact can be mitigated:	Medium	Medium	
Proposed mitigation:	<p>Design Considerations:</p> <ul style="list-style-type: none"> • Ensure that the proposed development is sensitive to the natural beauty and consider the following aspects when planning the development. <ul style="list-style-type: none"> - Infrastructure should be visually unobtrusive; - Materials and colours used for the development should blend into the surrounding landscape; - Infrastructure should be grouped in clusters with open spaces between clusters; - Infrastructure should not interfere with the skyline (ridgelines), landmarks, major views and vistas; - The development should not increase light, noise or effluent pollution; - The development should correspond to the historical, architectural and landscape style of surrounding layout and buildings. <p>Vegetation:</p> <ul style="list-style-type: none"> • Utilize indigenous vegetation as much as possible and where practical to screen construction activities from key viewing locations. • Establish limits of disturbance that reflect the minimum area required for construction. • Existing vegetation should be retained where possible through the use of retaining walls. 		

	<p>Earthworks</p> <ul style="list-style-type: none"> • The scars left by excessive cut and fill activities during construction often leave long-lasting negative visual impacts. Where possible fitting the proposed project infrastructure to the existing landforms in a manner that minimizes the size of cuts and fills will greatly reduce visual impacts from earthwork. • The dumping of excess rock and earth on downhill slopes should be limited. <p>Landscaping</p> <ul style="list-style-type: none"> • Landscaping and the maintenance of such should be integrated into the planning process, long-term maintenance should be a priority. <p>Lighting design</p> <ul style="list-style-type: none"> • Measures can be implemented to reduce light pollution and those relevant to the project are as follows: <ul style="list-style-type: none"> - Where possible construction activities should be conducted behind noise/light barriers that could include vegetation screens. - Low flux lamps and direction of fixed lights toward the ground should be implemented where practical. Choose "full-cut off shielded" fixtures that keep light from going uselessly up or sideways. Full cut-off light fixtures produce minimum glare. They also increase safety because they illuminated people, cars, and terrain. Bright light bulbs can be seen from a distance. • The site camp, toilets, storage facilities, stockpiles, waste bins, and any other temporary structures on site should be located in such a way that they will present as little visual impact to surrounding residents and road users as possible. • Utilize shade cloth, or other suitable material, along the fence perimeter of the site camp. • Work on site must be well-planned and well-managed so that work proceeds quickly and efficiently, thus minimizing the disturbance time. • Special attention should be given to the screening of highly reflective material. • Construction vehicles must enter and leave the site during working hours. 	
Residual impacts:		

Cumulative impacts post mitigation:	Low	Low - Medium	
Significance rating of impact post mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low	Low	
Potential impact and risk:	<p>EROSION AND LAND CLEARANCE</p> <p>Earthworks will result in levelling of clearance of vegetation, excavations and stockpiling of material including soils. Impractical positioning of stockpiles and loose soils, close to the northern edge of the site, can result in erosional events and runoff downslope, particularly in the event of rain. Bare soils that remain unvegetated for extended periods of time can result in alien invasive encroachment. Alien invasive species are noted fire hazards.</p> <p>In the case of Alternative Layout 2, a portion of the proposed development is located north of Sasol Garage, of RE/400/195. Given the positioning of this portion of the development, the potential for erosion and runoff is high, and will impact upon the downslope environment. This can be exacerbated during rain events.</p> <p>No-Go Alternative: No potential for erosion/sedimentation, however, as the site is currently transformed, and contains alien invasive species, this will persist.</p>		
Nature of Impact:	Negative	Negative	Negative
Extent and duration of impact:	Local and long-term	Local and long-term	Local and long-term
Consequence of impact or risk:	<ul style="list-style-type: none"> Bare exposed soils. Negligent stockpiling of materials. 		<ul style="list-style-type: none"> Alien invasive species located on site will persist.
Probability of occurrence:	Low - Medium	Medium - High	Likely
Degree to which the impact may cause irreplaceable loss of resources:	Low	Medium	Medium
Degree to which the impact can be reversed:	Partly reversible	Partly reversible	Partly reversible
Indirect impacts:	<ul style="list-style-type: none"> Alien invasive encroachment. 		

Cumulative impact prior to mitigation:			
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low - Medium	Medium - High	Medium - High
Degree to which the impact can be avoided:	Medium - High	Medium	Low
Degree to which the impact can be managed:	Medium	Low - Medium	Medium
Degree to which the impact can be mitigated:	Medium	Low - Medium	Low
Proposed mitigation:	<p>General:</p> <ul style="list-style-type: none"> • Ensure the site is demarcated and fenced appropriately. • Where construction is to occur toward the northern boundary of the site, planning should take into account the slope, and the labour should be made aware that caution must be taken. • A stormwater management plan should be compiled for the proposed development and adopted. • Be mindful of rainfall events, and plan construction works during dry season. <p>Stockpiling:</p> <ul style="list-style-type: none"> • Ensure stockpiles do not exceed 2m's in height. • Prohibit stockpiling of material close to slopes. • Ensure stockpiles are bunded. <p>Exposed surfaces:</p> <ul style="list-style-type: none"> • Revegetate disturbed areas as soon as possible. • Ensure dust creation is controlled. <p>Alien invasive management:</p>		<ul style="list-style-type: none"> • In terms of NEMA Section 28, Duty of Care, the landowner must ensure that the management of alien invasive species is undertaken.

	<ul style="list-style-type: none"> • Ensure that alien invasive species are identified, and measures are taken to consistently remove alien invasive species from within the development footprint. • Stockpiled alien invasive species cleared from site, should be contained and removed from site as soon as possible, so as to not allow dispersal. • Indigenous vegetation should be considered for all open space and land scaped areas. <p>Stormwater Management:</p> <ul style="list-style-type: none"> • Implement final Stormwater Management Plan as per Engineering report , "The minor storm water control system will be affected through a sustainable drainage system (SUDS) i.e. wetlands, balancing ponds, drainage areas and open diversion channels will be implemented where practical. The proposed drainage system will in addition to the ecological and aesthetical purposes function as filters that will obviate pollution from / onto surrounding areas. The existing topography and water features will be utilized and minimal earthworks and disturbance of natural areas are anticipated." • Ensure time and finances are allocated to appropriate planning and implementation 		
Residual impacts:			
Cumulative impacts post mitigation:			
Significance rating of impact post mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low	Low - Medium	Low - Medium
Potential impact and risk:	<p>SOIL CONTAMINATION</p> <p>Construction activities such as cement mixing, leaking vehicles, maintenance of vehicles, oil spills from various activities, etc, can result in contamination of the soil. While the site will be utilized mostly transformed, and hardened surfaces will be constructed, in the event of rainfall events, the contaminated soils can be dispersed into the surrounding environment.</p>		

	<p>Portable toilets supplied for use by labour, can pose a risk to the environment. If exposed, erratic and extreme weather conditions can cause toilets to be blown over, and spill waste. This can be washed into the surrounding environment.</p> <p>No-Go Alternative: As no construction activities will occur there will be no further impact on the site.</p>	
Nature of Impact:	Negative	Negative
Extent and duration of impact:	Local and long-term	Local and long-term
Consequence of impact or risk:	<ul style="list-style-type: none"> Contaminated soil 	
Probability of occurrence:	Likely	Likely
Degree to which the impact may cause irreplaceable loss of resources:	Low	Low
Degree to which the impact can be reversed:	Irreversible	Irreversible
Indirect impacts:		
Cumulative impact prior to mitigation:	<ul style="list-style-type: none"> Dispersal of contaminated soil to the surrounding environment. 	
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium	Medium
Degree to which the impact can be avoided:	Medium	Medium
Degree to which the impact can be managed:	Medium	Medium
Degree to which the impact can be mitigated:	Medium	Medium
Proposed mitigation:	<p>General:</p> <ul style="list-style-type: none"> Ensure maintenance of vehicles occurs off-site or within a bunded impermeable area. Cement mixing should be undertaken on an impermeable, bunded surface. 	

	<ul style="list-style-type: none"> • Ensure vehicles are maintained, to avoid oil leaks. • Ensure machinery that requires drip trays, have them, and they are utilized. • Ensure that an appropriately designed stormwater management plan is adopted. • Take cognisance of rainfall events, and plan construction in erosion prone areas for non-rainfall days. <p>Toilets:</p> <ul style="list-style-type: none"> • Position toilets on level ground. • Ensure toilets are screened and secured, so as to not be affected by heavy wind, or rainfall. • Ensure toilets are cleaned by a registered service provider. • Ensure waste disposal slips are filed on site. 		
Residual impacts:			
Cumulative impacts post mitigation:			
Significance rating of impact post mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low	Low	
Potential impact and risk:	<p>WASTE MANAGEMENT</p> <p>The proposed construction activities will result in the creation of construction waste and litter. Construction waste may be dispersed if not managed and contained properly.</p> <p>No-Go Alternative: no construction waste will be created.</p>		
Nature of Impact:	Negative	Negative	
Extent and duration of impact:	Local and Short-term	Local and Short-term	
Consequence of impact or risk:	<ul style="list-style-type: none"> • Litter and waste from construction activities, and daily movement of labour. 		
Probability of occurrence:	Likely	Likely	
Degree to which the impact may cause	Low	Low	

irreplaceable loss of resources:			
Degree to which the impact can be reversed:	Reversible	Reversible	
Indirect impacts:	<ul style="list-style-type: none"> • Dispersal of waste into the surrounding environment. 		
Cumulative impact prior to mitigation:			
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium	Medium	
Degree to which the impact can be avoided:	Low	Low	
Degree to which the impact can be managed:	High	High	
Degree to which the impact can be mitigated:	High	High	
Proposed mitigation:	<p>General:</p> <ul style="list-style-type: none"> • Ensure labour undergoes environmental inductions. • Where necessary signage should be erected, indicating bins, prohibiting littering, etc. <p>Bins:</p> <ul style="list-style-type: none"> • Ensure bins are established on site. • Bins should be screened and secured. • Multiple bins should be provided, in order to achieve separation of waste. • Bins should contain lids, that are weighted, so that they are not easily toppled and they are able to contain waste and limit dispersal. • Skips can be used as an alternative, however, this should not be permitted to overflow, and should be removed as soon as possible, so as to not allow dispersal of waste. • Disposal should occur at a registered waste disposal site. 		

	<ul style="list-style-type: none"> Disposal slips should be obtained every time waste is disposed off-site. Disposal slips should be kept on record in the environmental file. No waste may be stored on site for more than 90-days. Re-use and recycling of all waste should be taken into consideration prior to disposal. If possible, the opportunity for waste exchange should be explored during operation. 	
Residual impacts:		
Cumulative impacts post mitigation:		
Significance rating of impact post mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low (-)	Low (-)
Potential impact and risk:	<p>SOCIAL IMPACT: SENSE OF PLACE (NOISE, DUST AND LIFESTYLE)</p> <p>The proposed development will create temporary construction related disturbances, such as noise and dust. The transformation of the site will lead to a change in the sense of place.</p> <p>No-Go Alternative: There will be no change of sense of place, and no related construction nuisances.</p>	
Nature of Impact:	Negative.	Negative.
Extent and duration of impact:	Local and temporary.	Local and temporary.
Consequence of impact or risk:	<ul style="list-style-type: none"> General construction nuisances i.e. dust, noise, odour, etc. will impact on the sense of place, although mainly temporary in nature. Potential dust creation from movement on unsurfaced roads. 	<ul style="list-style-type: none"> General construction nuisances i.e. dust, noise, odour, etc. will impact on the sense of place, although mainly temporary in nature. Potential dust creation from movement on unsurfaced roads.
Probability of occurrence:	Definite.	Definite.
Degree to which the impact may cause	No loss of resource.	No loss of resource.
		None, as the status quo of the site will persist, and no development or further transformation of the site will occur.

irreplaceable loss of resources:			
Degree to which the impact can be reversed:	Partly reversible.	Partly reversible.	
Indirect impacts:	None.	None.	
Cumulative impact prior to mitigation:	Negligible.	Negligible.	
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium	Medium	
Degree to which the impact can be avoided:	Low-Medium.	Medium.	
Degree to which the impact can be managed:	Medium.	Medium.	
Degree to which the impact can be mitigated:	Can be Partly mitigated.	Can be Partly mitigated.	
Proposed mitigation:	<u>Dust Mitigation:</u> <ul style="list-style-type: none"> • Land clearing and earthmoving activities should not be undertaken during strong winds, where possible. • Cleared areas should be provided with a suitable cover as soon as possible, and not left exposed for extended periods of time. • Stockpiles of topsoil, spoil material and other material that may generate dust must be protected from wind erosion (e.g. covered with netting, tarpaulin or other appropriate measures. Note that topsoil should not be covered with tarpaulin as this may kill the seedbank). 	<u>Dust Mitigation:</u> <ul style="list-style-type: none"> • Land clearing and earthmoving activities should not be undertaken during strong winds, where possible. • Cleared areas should be provided with a suitable cover as soon as possible, and not left exposed for extended periods of time. • Stockpiles of topsoil, spoil material and other material that may generate dust must be protected from wind erosion (e.g. covered with netting, tarpaulin or other appropriate measures. Note that topsoil should not be covered with tarpaulin as this may kill the seedbank). 	

	<ul style="list-style-type: none"> • The location of stockpiles must take into account, the prevailing wind direction, and should be situated so as to have the least possible dust impact to surrounding residents, road-users and other land-users. • Speed limits must be enforced in all areas, including public roads and private property to limit the levels of dust pollution. • The speed limit should be set at 20-40km/h. • Dust must be suppressed on access roads and the construction site during dry periods by the regular application of non-potable water or a biodegradable soil stabilisation agent. Water used for this purpose must be used in quantities that will not result in the generation of excessive run off. • Dust suppression measures such as the wetting down of sand heaps as well as exposed areas around the site must be implemented especially on windy days. • The use of straw worked into the sandy areas may also help and the ECO must advise when this is necessary. • If dust appears to be a continuous problem the option of using shade cloth to cover open areas may be necessary or the erecting of shade 	<ul style="list-style-type: none"> • The location of stockpiles must take into account, the prevailing wind direction, and should be situated so as to have the least possible dust impact to surrounding residents, road-users and other land-users. • Speed limits must be enforced in all areas, including public roads and private property to limit the levels of dust pollution. • The speed limit should be set at 20-40km/h. • Dust must be suppressed on access roads and the construction site during dry periods by the regular application of non-potable water or a biodegradable soil stabilisation agent. Water used for this purpose must be used in quantities that will not result in the generation of excessive run off. • Dust suppression measures such as the wetting down of sand heaps as well as exposed areas around the site must be implemented especially on windy days. • The use of straw worked into the sandy areas may also help and the ECO must advise when this is necessary. • If dust appears to be a continuous problem the option of using shade cloth to cover open areas may be necessary or the erecting of shade 	
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	<p>netting above the fenced off are may need to be explored.</p> <ul style="list-style-type: none"> • Work on site must be well-planned and should proceed efficiently so as to minimise the handling of dust generating material. • Material loads should be properly covered during transportation. • Dust levels specified in the National Dust Control Regulations (GN 827 of November 2013) may not be exceeded. i.e. dust fall in residential areas may not exceed 600mg/m²/day, measured using reference method ASTM D1739; • A Complaints Register must be available at the site office for inspection by the ECO of dust complaints that may have been received. • The appointed Environmental Control Officer (ECO) must undertake a site inspection once per week, for the duration of the construction phase, and to produce a short monthly ECO monitoring audit report, auditing on the compliance of the property developer with the conditions of the Environmental Authorisation and the approved EMP. <p><u>Noise Mitigation:</u></p> <ul style="list-style-type: none"> • A complaints register will be opened. 	<p>netting above the fenced off are may need to be explored.</p> <ul style="list-style-type: none"> • Work on site must be well-planned and should proceed efficiently so as to minimise the handling of dust generating material. • Material loads should be properly covered during transportation. • Dust levels specified in the National Dust Control Regulations (GN 827 of November 2013) may not be exceeded. i.e. dust fall in residential areas may not exceed 600mg/m²/day, measured using reference method ASTM D1739; • A Complaints Register must be available at the site office for inspection by the ECO of dust complaints that may have been received. • The appointed Environmental Control Officer (ECO) must undertake a site inspection once per week, for the duration of the construction phase, and to produce a short monthly ECO monitoring audit report, auditing on the compliance of the property developer with the conditions of the Environmental Authorisation and the approved EMP. <p><u>Noise Mitigation:</u></p> <ul style="list-style-type: none"> • A complaints register will be opened. 	
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	<ul style="list-style-type: none"> Excavations and earth-moving activities must be restricted to normal construction working hours (7:30 – 17:30) as far as possible. Work on site must be well-planned and should proceed efficiently so as to limit the duration of the disturbance. Vehicles and equipment must be kept in good working condition. If deemed necessary, machinery and equipment should be fitted with mufflers/ exhaust silencers. No unnecessary disturbances should be allowed to emanate from the construction site. Noise levels must comply with the relevant health & safety regulations and SANS codes and should be monitored by the Health & Safety Officer as necessary and appropriate. 	<ul style="list-style-type: none"> Excavations and earth-moving activities must be restricted to normal construction working hours (7:30 – 17:30) as far as possible. Work on site must be well-planned and should proceed efficiently so as to limit the duration of the disturbance. Vehicles and equipment must be kept in good working condition. If deemed necessary, machinery and equipment should be fitted with mufflers/ exhaust silencers. No unnecessary disturbances should be allowed to emanate from the construction site. Noise levels must comply with the relevant health & safety regulations and SANS codes and should be monitored by the Health & Safety Officer as necessary and appropriate. 	
Residual impacts:	None.	None.	
Cumulative impacts post mitigation:	Low.	Low.	
Significance rating of impact post mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low	Low	
Potential impact and risk:	<p>SOCIAL IMPACT: TRAFFIC</p> <p>The traffic patterns may be altered temporarily during the construction phase, due to the movement of construction vehicles, transporting materials to and from the site, particularly as the Sasol entrance will be utilized for both patrons and construction personnel and vehicles.</p>		

	No-Go Alternative: No impacts are expected, as no construction activities will occur.		None, as the status quo of the site will persist, and no development or further transformation of the site will occur.
Nature of Impact:	Negative.	Negative.	
Extent and duration of impact:	Local and medium term.	Local and medium term.	
Consequence of impact or risk:	<ul style="list-style-type: none"> Temporary disruptions/congestion along entrance to Sasol Garage 		
Probability of occurrence:	Definite.	Definite.	
Degree to which the impact may cause irreplaceable loss of resources:	No loss of resource.	No loss of resource.	
Degree to which the impact can be reversed:	Barely	Barely	
Indirect impacts:	<ul style="list-style-type: none"> Accidents due to impatient drivers. 		
Cumulative impact prior to mitigation:			
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low - Medium	Low - Medium	
Degree to which the impact can be avoided:	Medium	Low	
Degree to which the impact can be managed:	Medium	Medium	
Degree to which the impact can be mitigated:	Can be mitigated	Can be mitigated	
Proposed mitigation:	<ul style="list-style-type: none"> All construction vehicles need to adhere to traffic laws. The speed of construction vehicles and other heavy vehicles must be strictly controlled to avoid dangerous conditions for other road users. As far as possible care should be taken to ensure that the local traffic flow pattern is not significantly disrupted. All vehicle operators need to be educated in terms of "best-practice" operations to minimise unnecessary traffic congestion or dangers. Construction vehicles should 		

	<p>therefore, not unnecessarily obstruct the access point or traffic lanes used to access the site.</p> <ul style="list-style-type: none"> • Adequate signage, that is both informative and cautionary to passing traffic (motorists and pedestrians), warning them of the construction activities must be suitably located in the area where the construction is occurring and must be easily visible by all road users. Signage needs to be clearly visible and needs to include, among others, the following: <ul style="list-style-type: none"> ○ Identifying working area as a construction site; ○ Cautioning against relevant construction activities; ○ Prohibiting access to construction site; ○ Clearly specifying possible detour routes and/or delay periods; ○ Possible indications of time frames attached to the construction activities, and; ○ Listings of which contractors and engineers are working on the site. • If needed, appropriate traffic management measures and/ or points men (traffic marshals) should be utilized to assist vehicles entering/ exiting the site, particularly where vehicles must cross the path of oncoming traffic. • Speed of construction vehicles and other heavy vehicles must be strictly controlled to avoid dangerous conditions for other road users. • The Contractor must ensure that any large or abnormal loads (including hazardous materials) that must be transported to/ from the site are routed appropriately, and that appropriate safety precautions are taken. • Ensure any damage done by vehicle movement is identified and reinstated as soon as possible. • Avoid existing unsurfaced roads, particularly during periods of rainfall. 	
Residual impacts:	None.	None.
Cumulative impacts post mitigation:	Negligible.	Negligible.
Significance rating of impact post mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low	Low.

Potential impact and risk:	SOCIO-ECONOMIC IMPACTS – CREATION OF MULTIPLE JOB OPPORTUNITIES & CAPITAL EXPENDITURE		
	Creation of temporary job opportunities for skilled and unskilled labour, with potential for skills transfer, for members of the local community. Goods, materials and services, should be sourced from local businesses.		
Nature of Impact:	Positive	Positive	No creation of employment, that is any different from the current upkeep of the site. No significant contribution to the economy.
Extent and duration of impact:	Local and medium - term.	Local and medium - term.	
Consequence of impact or risk:	<ul style="list-style-type: none"> • Positive. • Labourers (skilled and unskilled), will be able to earn a living, and improve/build their skills. • Improved quality of life for these labourers, by establishing an income. 		
Probability of occurrence:	Definite	Definite	
Degree to which the impact may cause irreplaceable loss of resources:	No loss of a resource.	No loss of a resource.	
Degree to which the impact can be reversed:	Irreversible	Irreversible	
Indirect impacts:	<ul style="list-style-type: none"> • Income generated by labourer will benefit their families/households, will improve quality of their lives. • There will be opportunities to transfer skills from more experienced workers to less experienced workers. This happens in any event on a construction site. The more construction that takes place the more labour learn about proper construction. • The local community/shops will benefit, as labour purchases goods through income generated. 		
Cumulative impact prior to mitigation:	Medium	Medium	
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium (+)	Medium (+)	

Degree to which the impact can be avoided:	Unavoidable	Unavoidable	
Degree to which the impact can be managed:	Not applicable	Not applicable	
Degree to which the impact can be mitigated:	No mitigation proposed, as it is a positive impact.	No mitigation proposed, as it is a positive impact.	
Proposed mitigation:	<ul style="list-style-type: none"> Positive, therefore no mitigation necessary. It should be noted that this impact will benefit the local community, and in a small way address the issue of unemployment within the Western Cape, and country of South Africa. Local sourcing of suppliers, for the relevant construction material, is advised. 		
Residual impacts:	Identification of able and employable labour, with a skillset, from the local community, who can be offered jobs for future developments.		
Cumulative impacts post mitigation:	Not applicable	Not applicable	
Significance rating of impact post mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium (+)	Medium (+)	
OPERATIONAL PHASE:			
	PREFERRED ALTERNATIVE 1 (LAYOUT)	ALTERNATIVE 2 (LAYOUT)	NO-GO ALTERNATIVE (LAYOUT)
Potential impact and risk:	<p>SOCIO-ECONOMIC IMPACTS: LOCAL ECONOMIC REVENUE</p> <p>The proposed development will provide local economic growth, as the proposed development is aimed at boosting tourism and business growth, ideally located adjacent to the N2, that compliments the existing service station by providing attractive amenities including stores, workshops and office areas, in-door nursery, deli, bakery, restaurant, conference facility, etc. The proposal will create opportunity for handmade local products and articles including "arts and crafts", to be sold by small local vendors, within the tourism centre. Furthermore, the integration of a hotel (Alternative 1) / guesthouse (Alternative 2),</p>		

	<p>will aim to boost the attraction of this development, particularly coupled with the chapel and conference centre, which provides opportunities for functions to be accommodated. The development is limited to 14 hotel rooms/16 guest suites, therefore if there is an overflow of guests, guests will search for amenities and accommodation in close proximity to the venue, allowing other surrounding businesses to benefit.</p> <p>Proposed Alternative 1: Will specifically accommodate for equestrian support facilities, of which Alternative 2 does not, while still accommodating key attractions.</p>		
Nature of Impact:	Positive.	Positive.	Not applicable, as no development means there will be no improvement to the local rates base.
Extent and duration of impact:	Regional and permanent.	Regional and permanent.	
Consequence of impact or risk:	<ul style="list-style-type: none"> Increased revenue to the George Municipality. Increase in local business revenue. 		
Probability of occurrence:	Definite	Definite	
Degree to which the impact may cause irreplaceable loss of resources:	No loss of a resources	No loss of a resources	
Degree to which the impact can be reversed:	Irreversible	Irreversible	
Indirect impacts:	<ul style="list-style-type: none"> Better service delivery within the municipal area as a result of the increased revenue. Employment opportunities may increase outside of the development as businesses grow. 	<ul style="list-style-type: none"> Better service delivery within the municipal area as a result of the increased revenue. Employment opportunities may increase outside of the development as businesses grow. 	
Cumulative impact prior to mitigation:	<ul style="list-style-type: none"> High. 	<ul style="list-style-type: none"> High. 	
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	High (+)	Medium (+)	
Degree to which the impact can be avoided:	<ul style="list-style-type: none"> Not applicable. 		

Degree to which the impact can be managed:	<ul style="list-style-type: none"> It remains a highly significant, positive impact, that will benefit the local economy, promoting development and growth for both the George area, and the local municipality. 		
Degree to which the impact can be mitigated:			
Proposed mitigation:			
Residual impacts:			
Cumulative impacts post mitigation:			
Significance rating of impact post mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)			
Potential impact and risk:	<p>SOCIO-ECONOMIC IMPACTS: JOB CREATION</p> <p>Multiple long-term job opportunities will arise, for people of various skill levels, from various sectors, including hospitality. It is highly likely that these employees will be sourced from the local community, which will contribute to the local economic growth and improvement of the quality of people's lives, in a country where the unemployment rate is significantly high. Given that there is a hotel/guesthouse aspect integrated into these designs, this would have a significantly higher positive impact, in terms of job creation, as this is a 24/7 business, which will require staff around the clock, from various skill-levels.</p> <p>Proposed Alternative 1 Layout: will specifically create additional jobs for employees in the equestrian industry. Considering that this is what the site is currently used for, with the proposed addition of stables, multiple jobs will be created.</p>		
Nature of Impact:	Positive	Positive	No change from the current status quo.
Extent and duration of impact:	Regional and Long term	Regional and Long term	
Consequence of impact or risk:	<ul style="list-style-type: none"> Long-term employment available to the local community. Employees earn salaries that will contribute to their quality of life. Multiple opportunities will be created inside the development. 		
Probability of occurrence:	Definite	Definite	
Degree to which the impact may cause	No loss of resources	No loss of resources	

irreplaceable loss of resources:			
Degree to which the impact can be reversed:	Irreversible	Irreversible	
Indirect impacts:	<ul style="list-style-type: none"> Local employees will purchase from local stores/businesses, stimulating the local economy to grow and thrive. 	<ul style="list-style-type: none"> Local employees will purchase from local stores/businesses, stimulating the local economy to grow and thrive. 	
Cumulative impact prior to mitigation:	<ul style="list-style-type: none"> Employees will earn a living to improve the lives, health and safety of their family members and households. Employees are able to afford to educate their children. Employees are able to provide food and shelter for themselves and their families. Employment created with the development will have a positive influence on members in the community previously unemployed. 	<ul style="list-style-type: none"> Employees will earn a living to improve the lives, health and safety of their family members and households. Employees are able to afford to educate their children. Employees are able to provide food and shelter for themselves and their families. Employment created with the development will have a positive influence on members in the community previously unemployed. 	
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	High (+)	Medium (+)	
Degree to which the impact can be avoided:	Not applicable, it remains a positive impact, that will benefit the development, the surrounding community and the local economy.		
Degree to which the impact can be managed:			
Degree to which the impact can be mitigated:			

Proposed mitigation:			
Residual impacts:			
Cumulative impacts post mitigation:			
Significance rating of impact post mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)			
Potential impact and risk:	VISUAL IMPACTS INCLUDING CHANGE OF SENSE OF PLACE (NOISE AND LIFESTYLE)		
	As per the Visual Impact Assessment undertaken, as the proposed development is located next to a garage with a restaurant and surrounded by smallholdings, housing estates, accommodation and other businesses, it is concluded that there will not be a change to the visual character of the surrounding landscape.		
	No-Go Alternative: The status quo will persist.		
Nature of Impact:	Negative.	Negative.	Not applicable, as the development will not take place, the site will remain as per the status quo.
Extent and duration of impact:	Local and Permanent.	Local and Permanent.	
Consequence of impact or risk:	<ul style="list-style-type: none"> • Change of site from undeveloped to developed. • Increased lighting. • Increased hardened surfaces. • Increase extruding infrastructure, noise and activity from the site. 		
Probability of occurrence:	Definite.	Definite.	
Degree to which the impact may cause irreplaceable loss of resources:	No Loss of Resources.	No Loss of Resources.	
Degree to which the impact can be reversed:	Irreversible	Irreversible	
Indirect impacts:			
Cumulative impact prior to mitigation:			
Significance rating of impact prior to mitigation	Low - Medium	Low - Medium	

(e.g. Low, Medium, Medium-High, High, or Very-High)			
Degree to which the impact can be avoided:	Unavoidable	Unavoidable	
Degree to which the impact can be managed:	Medium	Medium	
Degree to which the impact can be mitigated:	Can be partly mitigated.	Can be partly mitigated.	
Proposed mitigation:	<ul style="list-style-type: none"> • The development is predicted to have minimal nuisances in terms of sense of place, as the development will complement the surrounding land uses. <p>Design:</p> <ul style="list-style-type: none"> • Colour selection <ul style="list-style-type: none"> - The selection of colours that blend with or are in harmony with the surrounding landscape will drastically reduce the visual impact of the project. Such colours would include tonal variations of existing colours in the surrounding landscape. Contrasting but discordant colours that stand out in the landscape should be avoided. - Select colours for smooth structures that are two or three shades darker than the background colours to compensate for shadow patterns created by natural textures that make colours appear darker. - Galvanized steel on structures should be darkened to prevent glare. Low lustre paints should be used wherever possible to reduce glare. • Limiting the footprints and heights of structures <ul style="list-style-type: none"> - Limit the footprint of the buildings and hardscaping as well as the heights of buildings. - Limit the footprint of infrastructure, so as to provide more greening areas in between buildings which will assist with screening and visual absorption of structures. - The height of structures should be kept as low as possible to keep infrastructure unobtrusive as possible and allow scenic views (Outeniqua mountain range). 		

- Development and architectural guidelines
 - Development and building guidelines need to address procedural, planning and aesthetic considerations required for the successful design and development of the property and the architectural ethos of the development.
 - The purpose of design guidelines is to protect and safeguard the environment and scenic resources and guide the appropriate architectural character to protect the investment value of the development.
 - The guidelines should not be restrictive conditions but should promote an overall design sensitivity whilst allowing flexibility for individual expression.
 - The buildings should aim to be as visually recessive as possible. Of importance to visual impact, aspects will be height, finishes and form, with the grouping of components in separate but linked forms providing a better visual impact than one larger component. Orientation, materials, low pitch roofscape will all contribute to visual mitigation.
 - Colours of walls should be muted earth colours excluding white, beige and cream. Roof colour should be dark grey. Windows should be recessed with overhangs to prevent reflection of the sun.

- Landscape Plan, in terms of Operational Maintenance must include:
 - The planting of lawns alone will exacerbate the visibility of the development. The mix of lawn, shrubs and trees should be carefully designed with the importance of trees and large shrubs emphasized, to provide further greening of the built environment.
 - To manage the open spaces effectively.
 - To provide guidelines on visually permeable boundary treatments, using fencing for the most part and walls at entrances only.

- Lighting design
 - Effective light management needs to be incorporated into the design of the lighting to ensure that the visual influence is limited.

- Several measures can be implemented to reduce light pollution and those relevant to the project are as follows:
 - Where possible construction activities should be conducted behind noise/light barriers that could include vegetation screens.
 - Low lux lamps and direction of fixed lights toward the ground should be implemented where practical. Choose “full-cut off shielded” fixtures that keep light from going uselessly up or sideways. Full cut-off light fixtures produce minimum glare. They also increase safety because they illuminated people, cars, and terrain. Bright light bulbs can be seen from a distance.
 - The design of night lighting should be kept to a minimum level required for operations and safety.
 - Where feasible, put lights on timers to turn them off each night after they are no longer needed

Restoration and reclamation

- The objective of restoration and reclamation efforts is to reduce the long-term visual impacts by decreasing the amount of disturbed area and blending the disturbed area into the natural environment while still providing for project operations.
- Topsoil should be stripped, saved, and replaced on earth surfaces disturbed by construction activities.
- Planting holes should be established on cut/fill slopes to retain water and seeds.
- Indigenous plant species should be selected to rehabilitate disturbed areas.
- Where possible rehabilitation efforts such should emulate surrounding landscape patterns in terms of colour, texture and vegetation continuums that historically occurred in the area.
- Replacing soil, brush, rocks and forest debris over disturbed earth surfaces when appropriate, thus allowing for natural regeneration rather than introducing an unnatural looking grass cover.
- Revegetation of disturbed areas should occur as soon as practicable possible after the completion of various construction activities.

	Stormwater Management: <ul style="list-style-type: none"> • Ensure all recommendations are integrated and functioning in an acceptable manner: <ul style="list-style-type: none"> - a) Installation of 24 x 5,000 kℓ and 10 x 10,000 kℓ water tanks scattered throughout the development site collecting rain water from the different roofs. - b) Open Spaces will be utilised as recreation areas as well as stormwater detention areas where the concentration of stormwater runoff will be minimised through the application of landscaping techniques, i.e. by creating grass lined swales, undulations and depressions. - c) Post development runoffs will be attenuated by constructing stilling basins and energy dissipaters at outlet structures. 		
Residual impacts:			
Cumulative impacts post mitigation:			
Significance rating of impact post mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low	Low	
Potential impact and risk:	TRAFFIC IMPACT: During operational phase, as confirmed in the Traffic Impact Assessment, it has been confirmed that the proposed developments (consent uses) for portion 278 will have an insignificant impact on the capacity and level of service of the existing roundabout situated on the N2 adjacent to the site. As the proposed consent uses (change in land use) on portion 278 will have an insignificant impact on the existing transportation infrastructure in the area it is recommended that the proposed consent uses be approved without any mitigating measures.		
Nature of Impact:	Negative.	Negative.	No impact, as no development will take place.
Extent and duration of impact:	Local and long-term	Local and long-term	
Consequence of impact or risk:	<ul style="list-style-type: none"> • Insignificant capacity and level of service of existing roundabout. 		
Probability of occurrence:	Probable	Probable.	

Degree to which the impact may cause irreplaceable loss of resources:	No irreplaceable loss of resources.	No irreplaceable loss of resources.	
Degree to which the impact can be reversed:	Irreversible.	Irreversible.	
Indirect impacts:	<ul style="list-style-type: none"> Increased Carbon Emissions. Possible increase in noise, as more activity will surround the service station. 		
Cumulative impact prior to mitigation:			
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low	Low	
Degree to which the impact can be avoided:	Low	Low	
Degree to which the impact can be managed:	Low	Low	
Degree to which the impact can be mitigated:	Not applicable	Not applicable	
Proposed mitigation:	None recommended as per the TIA.		
Residual impacts:			
Cumulative impacts post mitigation:	Low	Low	
Significance rating of impact post mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low	Low	
Potential impact and risk:	<p>ALIEN INVASIVE SPECIES</p> <p>All open spaces should be maintained, and alien invasive species should not be permitted to thrive.</p>		

	No-Go Alternative: Alien invasive species are highly likely to remain on site, as no construction activity means no immediate commitment to clear the site of alien invasive species.		
Nature of Impact:	Positive	Positive	No change from the current status quo, and upkeep of the site.
Extent and duration of impact:	Local and long-term		
Consequence of impact or risk:	<ul style="list-style-type: none"> • Alien invasive species. 		
Probability of occurrence:	Medium		
Degree to which the impact may cause irreplaceable loss of resources:	Unlikely		
Degree to which the impact can be reversed:	Reversible		
Indirect impacts:			
Cumulative impact prior to mitigation:			
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low (+)	Low (+)	
Degree to which the impact can be avoided:	Positive: <ul style="list-style-type: none"> • Ensure there is ongoing maintenance of open spaces, in terms of removal of alien invasive vegetation. • Utilize indigenous vegetation for landscaping. • Establish awareness charts of common alien invasive species that can educate the public, and the maintenance team. 		
Degree to which the impact can be managed:			
Degree to which the impact can be mitigated:			
Proposed mitigation:			
Residual impacts:			
Cumulative impacts post mitigation:			
Significance rating of impact post mitigation			

(e.g. Low, Medium, Medium-High, High, or Very-High)		

SECTION I: FINDINGS, IMPACT MANAGEMENT AND MITIGATION MEASURES

1.	Provide a summary of the findings and impact management measures identified by all Specialist and an indication of how these findings and recommendations have influenced the proposed development.
<p><u>Aquatic Biodiversity Verification Assessment:</u></p> <p>Summary of Findings: It was concluded that no aquatic habitat was identified within the boundaries of the proposed site. There are no watercourses on the site and if storm water infrastructure is appropriately designed, to prevent concentrated runoff from the development, then there will be no impacts upon aquatic biodiversity.</p> <p>The study has disputed the environmental sensitivity as identified by the national web based environmental screening tool. The assessment has determined that the development of the property will not impact upon any aquatic habitat on site or the SWSA. The site was determined to have a Low sensitivity and the project (following the adoption of the EMPr) is deemed as acceptable.</p> <p>Summary of Impacts: None.</p> <p>Summary of Management Measures: None.</p> <p>Recommendations and Influence on Proposed Development:</p> <ul style="list-style-type: none">• Adoption of an appropriately designed stormwater management plan and inclusion of soft infrastructure.• The adoption of this plan and appropriately designed infrastructure to prevent concentrated runoff from the development, will result in no impacts upon aquatic biodiversity. <p><u>Environmental Compliance Statement (Terrestrial Biodiversity and Botanical):</u></p> <p>Summary of Findings: It was established that the site presents a very poor habitat and is highly unlikely to accommodate any Species of Conservation Concern, and this theme sensitivity should be amended from Medium to Low.</p> <p>The site forms part of the larger George biodiversity network. It encroaches onto mapped terrestrial CBA2 and ESA. Apart from the protection of important water resources/sources, the reasons for its mapped status seem unsupported given the transformed state of the site (pasture). No significant terrestrial biodiversity (fynbos) elements remain. The biodiversity component of the site is regarded as low sensitive. Therefore, the sensitivity should be amended to Medium, for the sake of water source protection.</p> <p>Summary of Impacts: None.</p> <p>Summary of Management Measures: None.</p> <p>Recommendations and Influence on Proposed Development: It was determined by the specialist, that the site does not seem to pose any terrestrial biodiversity constraints for development. However, cognisance must be taken of water source/resource protection and the necessary design and monitoring must be implemented in this regard.</p>	

Agricultural Compliance Statement:

Summary of Findings:

It was confirmed that the site is of medium sensitivity for impacts on agricultural resources because of its land capability. The site is not used for productive agriculture and its location limits its potential future agricultural use.

The conclusion of this assessment is that the proposed development will not have an unacceptable negative impact on the agricultural production capability of the site. This is substantiated by the fact that the proposed development will occupy land that is not currently utilised for any agricultural production, and has limitations on future production potential. The limitations are due to the small size of the land parcel, which makes agriculture non economically viable, and its location amongst small parcels of land with non-agricultural land use.

The entire site will be excluded from agricultural use. Therefore, the protocol requirement of confirmation that all reasonable measures have been taken through micro-siting to avoid or minimise fragmentation and disturbance of agricultural activities, is not relevant in this case. For the same reason, there are no Environmental Management Programme inputs required for the protection of agricultural potential on the site.

Summary of Impacts:

None.

Summary of Management Measures:

None.

Recommendations and Influence on Proposed Development:

The proposed development is therefore acceptable, and from an agricultural impact point of view, it is recommended that the development be approved.

Visual Impact Assessment:

Summary of Findings:

According to the Visual Impact Assessment, it has been determined that in terms of the:

View Catchment:

- Although the site can be seen from the Outeniqua Mountains and the Nelson Mandela University in the north, Wilderness Heights in the east and the Thembalethu township in the south. However, distance, infrastructure, vegetation and topography will reduce the actual view catchment that the project will have, to a much smaller area.

Zone of visual influence

- The zone of visual influence of the proposed development spans an area of approximately 500 meters south, 700 west, 3km north and 500 meters to the east. According to the specific criteria for visual impact assessments, the visibility of the site is local, being visible from the area less than 5km away.

Receptors

- Highly sensitive receptors of the site and proposed development include vehicles passing the proposed development on the N2 highway but will only have brief glimpses (short viewing time) of the proposed development. Views from the Welgelegen housing estate will be of moderate sensitivity and the surrounding degraded and agricultural areas will have a low sensitivity.

Visual Sensitivity

- The visual sensitivity was found to be moderate visual sensitivity, indicating that the site has moderately visible areas in the landscape.

Mitigation measures have been identified and if applied can reduce the impacts to low.

Summary of Impacts:

- Pre-Construction: Vegetation Visual Resource: Removal of some vegetation will be required for earthworks and increase the visibility of the project area, but the property is covered predominantly in grass with no remaining indigenous vegetation due to agricultural activities over many years.
- Construction: Due to the gently sloping nature of the project area, there will be very little cut and fill operations that create visual scarring. During the construction of buildings, there will be a temporary visual impact created by materials and construction activities.
- Operational: As per the Visual Impact Assessment undertaken, as the proposed development is located next to a garage with a restaurant and surrounded by smallholdings, housing estates, accommodation and other businesses, it is concluded that there will not be a change to the visual character of the surrounding landscape.

Summary of Management Measures:

Design Considerations:

- Ensure that the proposed development is sensitive to the natural beauty and consider the following aspects when planning the development.
 - Infrastructure should be visually unobtrusive;
 - Materials and colours used for the development should blend into the surrounding landscape;
 - Infrastructure should be grouped in clusters with open spaces between clusters;
 - Infrastructure should not interfere with the skyline (ridgelines), landmarks, major views and vistas;
 - The development should not increase light, noise or effluent pollution;
 - The development should correspond to the historical, architectural and landscape style of surrounding layout and buildings.

Vegetation:

- Retain as much of the existing vegetation as possible and where practical to screen construction activities from key viewing locations. This is also referred to as vegetation manipulation.
- Establish limits of disturbance that reflect the minimum area required for construction.
- Existing vegetation should be retained where possible through the use of retaining walls.

Earthworks

- The scars left by excessive cut and fill activities during construction often leave long-lasting negative visual impacts. Where possible fitting the proposed project infrastructure to the existing landforms in a manner that minimizes the size of cuts and fills will greatly reduce visual impacts from earthwork.
- The dumping of excess rock and earth on downhill slopes should be limited.

Lighting design

- Measures can be implemented to reduce light pollution and those relevant to the project are as follows:
 - Where possible construction activities should be conducted behind noise/light barriers that could include vegetation screens.
 - Low lux lamps and direction of fixed lights toward the ground should be implemented where practical. Choose "full-cut off shielded" fixtures that keep light from going uselessly up or sideways. Full cut-off light fixtures produce minimum glare. They also increase safety because they illuminated people, cars, and terrain. Bright light bulbs can be seen from a distance.

Design:

- Colour selection
 - The selection of colours that blend with or are in harmony with the surrounding landscape will drastically reduce the visual impact of the project. Such colours would include tonal variations of existing colours in the surrounding landscape. Contrasting but discordant colours that stand out in the landscape should be avoided.
 - Select colours for smooth structures that are two or three shades darker than the background colours to compensate for shadow patterns created by natural textures that make colours appear darker.
 - Galvanized steel on structures should be darkened to prevent glare. Low lustre paints should be used wherever possible to reduce glare.
- Limiting the footprints and heights of structures
 - Limit the footprint of the buildings and hardscaping as well as the heights of buildings.
 - Limit the footprint of infrastructure, so as to provide more greening areas in between buildings which will assist with screening and visual absorption of structures.
 - The height of structures should be kept as low as possible to keep infrastructure unobtrusive as possible and allow scenic views (Outeniqua mountain range).
- Development and architectural guidelines
 -
 - Development and building guidelines need to address procedural, planning and aesthetic considerations required for the successful design and development of the property and the architectural ethos of the development.
 - The purpose of design guidelines is to protect and safeguard the environment and scenic resources and guide the appropriate architectural character to protect the investment value of the development.
 - The guidelines should not be restrictive conditions but should promote an overall design sensitivity whilst allowing flexibility for individual expression.
 - The buildings should aim to be as visually recessive as possible. Of importance to visual impact, aspects will be height, finishes and form, with the grouping of components in separate but linked forms providing a better visual impact than one larger component. Orientation, materials, low pitch roofscape will all contribute to visual mitigation.
 - Colours of walls should be muted earth colours excluding white, beige and cream. Roof colour should be dark grey. Windows should be recessed with overhangs to prevent reflection of the sun.
- Landscape Plan, in terms of Operational Maintenance must include:
 - The planting of lawns alone will exacerbate the visibility of the development. The mix of lawn, shrubs and trees should be carefully designed with the importance of trees and large shrubs emphasized, to provide further greening of the built environment.
 - To manage the open spaces effectively.
 - To provide guidelines on visually permeable boundary treatments, using fencing for the most part and walls at entrances only.
- Lighting design
 - Effective light management needs to be incorporated into the design of the lighting to ensure that the visual influence is limited.
 - Several measures can be implemented to reduce light pollution and those relevant to the project are as follows:
 - Where possible construction activities should be conducted behind noise/light barriers that could include vegetation screens.

- Low flux lamps and direction of fixed lights toward the ground should be implemented where practical. Choose “full-cut off shielded” fixtures that keep light from going uselessly up or sideways. Full cut-off light fixtures produce minimum glare. They also increase safety because they illuminated people, cars, and terrain. Bright light bulbs can be seen from a distance.
 - The design of night lighting should be kept to a minimum level required for operations and safety
 - The utilisation of specific frequency LED lighting with a green hue on perimeter security fencing.
 - Where feasible, put lights on timers to turn them off each night after they are no longer needed
- Restoration and reclamation
 - The objective of restoration and reclamation efforts is to reduce the long-term visual impacts by decreasing the amount of disturbed area and blending the disturbed area into the natural environment while still providing for project operations.
 - Topsoil should be stripped, saved, and replaced on earth surfaces disturbed by construction activities.
 - Planting holes should be established on cut/fill slopes to retain water and seeds.
 - Indigenous plant species should be selected to rehabilitate disturbed areas.
 - Where possible rehabilitation efforts such should emulate surrounding landscape patterns in terms of colour, texture and vegetation continuums that historically occurred in the area.
 - Replacing soil, brush, rocks and forest debris over disturbed earth surfaces when appropriate, thus allowing for natural regeneration rather than introducing an unnatural looking grass cover.
 - Revegetation of disturbed areas should occur as soon as practically possible after the completion of various construction activities.

Recommendations and Influence on Proposed Development:

It has been concluded that as the proposed development is located next to a garage with a restaurant and surrounded by smallholdings, housing estates, accommodation and other businesses, it is concluded that there will not be a change to the visual character of the surrounding landscape.

2.	List the impact management measures that were identified by all Specialist that will be included in the EMPr
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VISUAL IMPACT ASSESSMENT:

Summary of Management Measures:

Design Considerations:

- Ensure that the proposed development is sensitive to the natural beauty and consider the following aspects when planning the development.
 - Infrastructure should be visually unobtrusive;
 - Materials and colours used for the development should blend into the surrounding landscape;
 - Infrastructure should be grouped in clusters with open spaces between clusters;
 - Infrastructure should not interfere with the skyline (ridgelines), landmarks, major views and vistas;
 - The development should not increase light, noise or effluent pollution;
 - The development should correspond to the historical, architectural and landscape style of surrounding layout and buildings.

Vegetation:

- Retain as much of the existing vegetation as possible and where practical to screen construction activities from key viewing locations. This is also referred to as vegetation manipulation.
- Establish limits of disturbance that reflect the minimum area required for construction.
- Existing vegetation should be retained where possible through the use of retaining walls.

Earthworks

- The scars left by excessive cut and fill activities during construction often leave long-lasting negative visual impacts. Where possible fitting the proposed project infrastructure to the existing landforms in a manner that minimizes the size of cuts and fills will greatly reduce visual impacts from earthwork.
- The dumping of excess rock and earth on downhill slopes should be limited.

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- Colour selection
 - The selection of colours that blend with or are in harmony with the surrounding landscape will drastically reduce the visual impact of the project. Such colours would include tonal variations of existing colours in the surrounding landscape. Contrasting but discordant colours that stand out in the landscape should be avoided.
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 - Limit the footprint of infrastructure, so as to provide more greening areas in between buildings which will assist with screening and visual absorption of structures.
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 - The purpose of design guidelines is to protect and safeguard the environment and scenic resources and guide the appropriate architectural character to protect the investment value of the development.
 - The guidelines should not be restrictive conditions but should promote an overall design sensitivity whilst allowing flexibility for individual expression.
 - The buildings should aim to be as visually recessive as possible. Of importance to visual impact, aspects will be height, finishes and form, with the grouping of components in separate but linked forms providing a better visual impact than one larger component. Orientation, materials, low pitch roofscape will all contribute to visual mitigation.
 - Colours of walls should be muted earth colours excluding white, beige and cream. Roof colour should be dark grey. Windows should be recessed with overhangs to prevent reflection of the sun.

- The planting of lawns alone will exacerbate the visibility of the development. The mix of lawn, shrubs and trees should be carefully designed with the importance of trees and large shrubs emphasized, to provide further greening of the built environment.
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 - Replacing soil, brush, rocks and forest debris over disturbed earth surfaces when appropriate, thus allowing for natural regeneration rather than introducing an unnatural looking grass cover.
 - Revegetation of disturbed areas should occur as soon as practicable possible after the completion of various construction activities.

3.	List the specialist investigations and the impact management measures that will not be implemented and provide an explanation as to why these measures will not be implemented.
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As per the visual impact assessment, the recommendations for landscaping included the following:

- A Landscape Plan must be drawn up by a professionally registered Landscape Architect. The objective of the Landscape Plan must be:
 - To identify and retain indigenous trees and shrubs that will visually screen the development.
 - To provide a planting plan of indigenous trees and shrubs for streets and open spaces that will allow for the medium – long-term visual screening of the development and enhance the living environment of the development.
 - To draw up a management plan for phasing in indigenous trees and phasing out of invasive alien trees such that the proposed development will always be screened from sensitive receptors, by trees. The plan should include the planting of fast-growing, pioneer type trees, trees with a medium growth rate and those that have a slower growth rate.

- This management plan should be for a minimum of 20 years and should be monitored and revised every 5 years.

A landscape plan will be recommended, in the EMP, however, it will not be required to be drawn up by a landscape architect. In addition, the recommendation as above is not entirely plausible, for the following reasons:

- As confirmed by the Botanical specialist there is a lack of indigenous trees and shrubs to retain.
- There is no need to enhance the living environment of the development, given that this development is not for residential purposes.
- As confirmed by the Visual Specialist the visual impact is negligible. Landscaping will be a key factor in the development and long-term maintenance, as aesthetics and functionality play a role for the success of the proposed development. The developer and town planner has given reasonable thought to the landscaping, as is reflected in the layout plan, incorporating green spaces, for a vineyard, fig trees, olive trees etc. to beautify the area, and ensure the development compliments the surroundings and is attractive to visitors.

4. Explain how the proposed development will impact the surrounding communities.

The proposed development has the ability to impact upon the surrounding community in both positive and negative ways, these include:

Positive Impacts:

- Temporary job creation of skilled and unskilled labour, it is recommended that the labour be sourced locally, particularly for members of the community from historically disadvantaged backgrounds.
- Local economy will benefit during construction through job creation of local labour.
- Materials will be sourced from local suppliers.
- Access exists, via the N2, and Sasol garage access road. This accessibility makes it attractive as a tourism centre, conveniently adjacent to the existing Sasol garage, and located close to George Central.
- The site has been earmarked for development, however, this proposal will align with the updated development vision for George, as compared to the original approved development.
- The site is currently being used for equestrian purposes, and will continue to be used for this purpose, with improved facilities such as stables.
- Utilization of vacant land for a purpose that aligns with the adjacent urban context.
- Additional facilities such as the chapel and conference venue and amphitheatre can be utilized for functions, and people attending these functions can utilize other businesses in the surrounding area, such as restaurants, and overnight accommodation.
- The equestrian facilities on site will not be displaced or disregarded, it will be enhanced, as additional paddocks and stable facilities will be established.

Negative Impacts

- Change of sense of place.
- Temporary noise and dust impacts during construction.

5. Explain how the risk of climate change may influence the proposed activity or development and how has the potential impacts of climate change been considered and addressed.

Table 6: Climate change impacts, and their consideration in the proposed development.

According to the Western Cape Department of Environmental Affairs and Development	How has the potential climate change impacts been integrated in proposed development.
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<p>Planning, climate change will affect the Western Cape in the following ways:</p>	
<p>Higher average annual temperature Higher maximum temperatures More hot days and more heat waves Higher minimum temperatures Fewer cold days and frost days</p>	<ul style="list-style-type: none"> • Daily assessment of weather conditions should be completed during construction stage, to ensure conditions are viable for labourers to be working outside (ie: temperatures are not excessive). • Potable water should be available for consumption during construction, to keep labourers hydrated.
<p>Reduced average rainfall in the Western Cape, particularly the western parts</p>	<ul style="list-style-type: none"> • As confirmed by the engineers consideration will be given to water saving methods e.g. rainwater harvesting, stormwater harvesting, rainwater tanks, low flow shower heads etc., (where possible). A package plant has been adopted for this development, allowing for the collection, treatment and reuse of wastewater for irrigation purposes, on site.
<p>Rising sea levels</p>	<ul style="list-style-type: none"> • The development occurs more than a km from the coastline.
<p>Increased fire risks</p>	<ul style="list-style-type: none"> • During construction fires should be strictly prohibited, smoking should be discouraged on site, if it is allowed, there should be a designated area, with an appropriate bin to contain discarded cigarettes, with an appropriately heavy cover. • As confirmed by the engineers, fire flow has been taken into consideration, and health and safety aspects will be integrated during development.
<p>Increase in the frequency and intensity of extreme weather events, including floods, droughts, and storm surges</p>	<ul style="list-style-type: none"> • It is recognized that the effects of climate change as a result of alternating extreme weather events, are a very real impact upon this development, and long-term resilience planning is required. This should be considered in the stormwater recommendations and mitigation measures. • As confirmed by the engineers the stormwater system forms an integral part of the site development plan. • Recommendations, integrated into the EMPr and the BAR, from the Engineers includes: <ul style="list-style-type: none"> - a) Installation of 24 x 5,000 kℓ and 10 x 10,000 kℓ water tanks scattered through-out the development site collecting rain water from the different roofs.

	<ul style="list-style-type: none"> - b) Open Spaces will be utilised as recreation areas as well as stormwater detention areas where the concentration of stormwater runoff will be minimised through the application of landscaping techniques, i.e. by creating grass lined swales, undulations and depressions. - c) Post development runoffs will be attenuated by constructing stilling basins and energy dissipaters at outlet structures.
6.	<p>Explain whether there are any conflicting recommendations between the specialists. If so, explain how these have been addressed and resolved.</p>
<p>According to the Environmental Compliance Statement (Terrestrial Biodiversity and Plant Species), it was recommended that cognisance must be taken of water source/resource protection and the necessary design and monitoring must be implemented in this regard.</p> <p>An aquatic compliance statement has confirmed that there are no proposed impacts on aquatic habitats, and therefore no mitigation is required, as long as an appropriate Stormwater Management Plan, which has been recommended to be included as a condition of the EA and included in the EMPr.</p> <p>Design specifications have been recommended as per the visual impact assessment, where appropriate to this project, and have been included in the BAR and EMPr.</p>	
7.	<p>Explain how the findings and recommendations of the different specialist studies have been integrated to inform the most appropriate mitigation measures that should be implemented to manage the potential impacts of the proposed activity or development.</p>
<p>The proposed impacts and appropriate mitigation measures were included into the EMPr for implementation during the pre-construction, construction and post-construction phases of the project.</p>	
8.	<p>Explain how the mitigation hierarchy has been applied to arrive at the best practicable environmental option.</p>

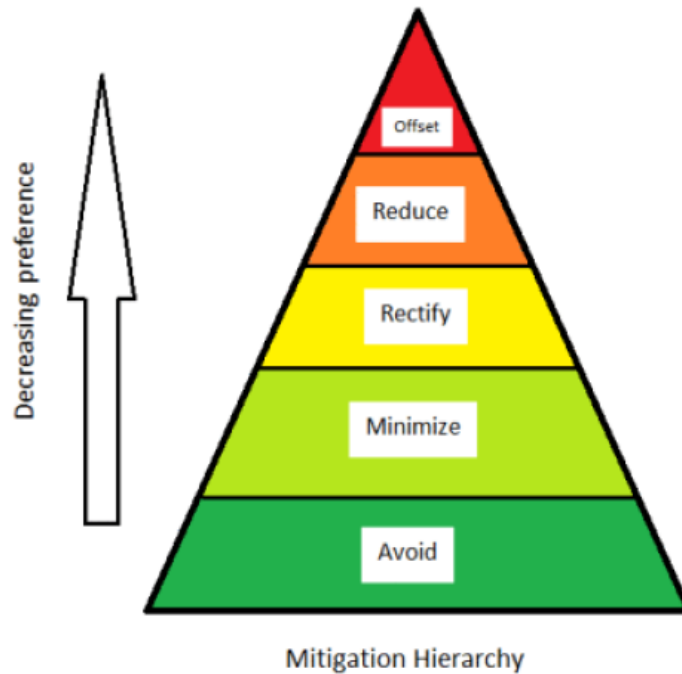


Figure 15: Mitigation Hierarchy.

This hierarchy was considered while determining the best practicable environmental option for the proposed development. Activities related to the proposed development have been considered. Where possible activities have been avoided, therefore all activities included in the proposal of this development are essential for the successful implementation and operation of this development.

Therefore, mitigation measures for the proposed development activities, have been established to firstly minimize and rectify, where possible or radically reduce the predicted impacts, through the inclusion of additional mitigation measures, as further detailed in the EMP.

No offsets are required for the proposed development.

SECTION J: GENERAL

1. Environmental Impact Statement

1.1.	Provide a summary of the key findings of the EIA.
<p>The key findings of the EIA indicate that the proposed development, can have a positive socio-economic and environmental impact in terms of:</p> <ul style="list-style-type: none"> • No aquatic habitats have been identified on site, and the proposal will not pose a threat to any aquatic habitats. • No sensitive terrestrial biodiversity or plant species have been identified on site. • The proposed development will not have an unacceptable negative impact on the agricultural production capability of the site. • There will therefore be no loss of the vegetation visual resource. • The proposed development will not change the visual character of the surrounding landscape. • Creating employment, in both a temporary manner and permanent. • Providing an opportunity to clear the existing alien invasive vegetation, found to dominate the site. • An appropriately designed stormwater management plan will support the proposed development and minimise potential impacts. 	

- Landscaping will allow for the establishment of indigenous vegetation, and the utilization of disturbed areas.
- It has been confirmed in a TIA (Traffic Impact Assessment), that the proposed developments (consent uses) for portion 278 will have an insignificant impact on the capacity and LOS (Level of Service) of the existing roundabout situated on the N2 adjacent to the site.
- The proposed consent uses (change in land use) on portion 278 will have an insignificant impact on the existing transportation infrastructure in no mitigating measures are recommended.
- Contribution to the local economy, boost to tourism services, and hospitality industry.
- Improvement to existing equestrian support facilities.

While negative impacts, have been found, practical mitigation measures can reduce the impact significance on the environment. These impacts include:

- Construction related impacts such as noise, dust, pollution, traffic, all temporary.
- Alteration of sense of place.
- Vandalism/theft.

As per the findings from both environmental specialist input and technical input has established that the proposed development will have minimal impacts, to a point that mitigation measures are not required.

1.2.	Provide a map that that superimposes the preferred activity and its associated structures and infrastructure on the environmental sensitivities of the preferred site indicating any areas that should be avoided, including buffers. (Attach map to this BAR as Appendix B2)
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Not applicable, there are no environmental sensitivities on site.

1.3.	Provide a summary of the positive and negative impacts and risks that the proposed activity or development and alternatives will have on the environment and community.
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Table 7: Summary of positive and negative impacts and risks.

CONSTRUCTION PHASE IMPACTS				
	PREFERRED ALTERNATIVE 1: LAYOUT		ALTERNATIVE LAYOUT 2:	
IMPACT	IMPACT SIGNIFICANCE BEFORE MITIGATION	IMPACT SIGNIFICANCE AFTER MITIGATION	IMPACT SIGNIFICANCE BEFORE MITIGATION	IMPACT SIGNIFICANCE AFTER MITIGATION
Visual	Medium (-)	Low	Medium (-)	Low
Erosion and Land Clearance	Low - Medium (-)	Low	Medium - High (-)	Low - Medium
Soil Contamination	Medium (-)	Low	Medium (-)	Low
Waste Management	Medium (-)	Low	Medium (-)	Low
Social Impact: Traffic	Low - Medium	Low	Low - Medium	Low
Socio-Economic Impacts – Creation of	Medium (+)		Medium (+)	

Multiple Job Opportunities & Capital Expenditure				
OPERATIONAL PHASE IMPACTS				
	PREFERRED ALTERNATIVE 1: LAYOUT		ALTERNATIVE LAYOUT 2:	
IMPACT	IMPACT SIGNIFICANCE BEFORE MITIGATION	IMPACT SIGNIFICANCE AFTER MITIGATION	IMPACT SIGNIFICANCE BEFORE MITIGATION	IMPACT SIGNIFICANCE AFTER MITIGATION
Socio-Economic Impacts: Local Economic Revenue	High (+)		Medium (+)	
Socio-Economic Impacts: Job Creation			Medium (+)	
Visual Impacts including change of sense of place (Noise and Lifestyle)	Low		Low	
Traffic Impact	Low - Medium	Low	Low - Medium	Low
Alien Invasive Species	Low (+)		Low (+)	

2. Recommendation of the Environmental Assessment Practitioner ("EAP")

2.1.	Provide Impact management outcomes (based on the assessment and where applicable, specialist assessments) for the proposed activity or development for inclusion in the EMP
<p>Objective: Protection of the Surrounding Aquatic Features</p> <p>Impacts to avoid:</p> <ul style="list-style-type: none"> • Stockpiling close to the edge slopes • Runoff with excessive amounts of sediment and contaminated soil entering the northern drainage line. • Concentrated runoff downslope. • Excessively high and uncovered stockpiles. • Exposing bare soils for excessive periods of time. <p>Impact Management Actions:</p> <ul style="list-style-type: none"> • Implement stormwater management plan for construction and operational phases, this should include appropriately designed infrastructure and protection measures where necessary. • Cleared areas and any other area susceptible to erosion must be provided with a suitable cover as soon as possible and/or stabilised via the implementation of appropriate erosion control measures i.e. silt fences. • Bund stockpiles and locate stockpiles away from sloped areas. • Only the minimum area required to accommodate construction may be cleared of vegetation, to limit unnecessary exposure of surfaces. • All disturbed areas must be rehabilitated after construction to the satisfaction of the Environmental Control Officer. • Integrate indigenous vegetation into the landscape, where possible. <p>Objective: Avoid Significant Visual Impacts</p>	

	<p>Impacts to avoid:</p> <ul style="list-style-type: none"> - Increase in exposure of disturbed construction project area, materials and construction activities. <p>Impact Management Actions:</p> <ul style="list-style-type: none"> - Ensure that the proposed development is sensitive to the natural beauty and consider aspects and measures recommended as per the visual impact assessment when finalizing designs and planning. - Retain as much of the existing vegetation as possible and where practical and screen construction activities from key viewing locations. - Reduce size of cuts and fills. - Utilise designated, screened areas for stockpiling. - Implement recommended measures to reduce light pollution. - Give thought to design selections such as colour, lighting, materials, footprints and heights of structures, and restoration and reclamation (to reduce the long-term visual impacts by decreasing the amount of disturbed area and blending the disturbed area into the natural environment while still providing for project operations). - Development and building guidelines need to address procedural, planning and aesthetic considerations required for the successful design and development of the property and the architectural ethos of the development.
2.2.	<p>Provide a description of any aspects that were conditional to the findings of the assessment either by the EAP or specialist that must be included as conditions of the authorisation.</p> <ul style="list-style-type: none"> • An Environmental Control Officer must be appointed to monitor the compliance and implementation of the Environmental Management Programme, mitigation measures and the Environmental Authorization conditions. • A Stormwater Management system with appropriately designed stormwater infrastructure, and inclusive of appropriate measures and controls, should be compiled and adopted for construction. The local authority will in any event insist on this aspect and will ensure compliance with this as part of their approval and monitoring process.
2.3.	<p>Provide a reasoned opinion as to whether the proposed activity or development should or should not be authorised, and if the opinion is that it should be authorised, any conditions that should be included in the authorisation.</p> <p>The proposed development should be authorized, given the multitude of socio-economic benefits and lack of true environmental sensitivity on the site. It has been determined that through proper planning and designs, any identified environmental impacts can be mitigated. It was concluded that there is a lack of potential impacts identified by the aquatic, botanical and agricultural specialist investigations of the site.</p> <p>This site has been earmarked for development since the original environmental authorization, in 2002. The current proposal, as compared to the original environmental authorization is significantly better, as it aligns with the current surrounding land uses and development objectives for George. The tourism aspect of this development is a key contributor to the local economy. The site is appropriately located adjacent to the N2, providing accessibility, and visual appeal.</p> <p>Recommended conditions for inclusion in environmental authorization:</p> <ul style="list-style-type: none"> • An Environmental Control Officer must be appointed to monitor the compliance and implementation of the Environmental Management Programme, mitigation measures and the Environmental Authorization conditions. • A Stormwater Management Plan with appropriately designed stormwater infrastructure, and inclusive of appropriate measures and controls, should be compiled and adopted for construction.

2.4.	Provide a description of any assumptions, uncertainties and gaps in knowledge that relate to the assessment and mitigation measures proposed.
<p>The following assumptions and limitations are relevant to the Aquatic Biodiversity Verification Assessment:</p> <ul style="list-style-type: none"> • Aquatic ecosystems vary both temporally and spatially. Once-off surveys such as this are therefore likely to miss certain ecological information due to seasonality, thus limiting accuracy and confidence. That said, the entire property was ground-truthed on foot, and the level of confidence in the findings is high. • Infield soil and vegetation sampling was only undertaken within a specific focal area around the proposed site, while the remaining aquatic features were delineated at a desktop level. • No detailed assessment of aquatic fauna/biota was undertaken. • The vegetation information provided is based on observation not formal vegetation plots. • While disturbance and transformation of habitats can lead to shifts in the type and extent of freshwater ecosystems, it is important to note that the current extent and classification is reported on here. <p>The following assumptions and limitations are relevant to the Environmental Compliance Statement (Terrestrial Biodiversity and Botanical):</p> <ul style="list-style-type: none"> • With regards to seasonality, the site is located in a climatic transition zone and any time of the year is considered suitable for botanical surveys. Geophytes are the only species that may be difficult to identify, if not in flower. Flowering times of these can vary significantly. Given the transformed state of the site, it is not considered an issue. No follow-up surveys are needed. <p>In terms of the Agricultural Compliance Statement, the conclusion of this assessment on the acceptability of the proposed development and the recommendation for its approval is not subject to any conditions. In completing this statement, no assumptions were made and there are no uncertainties or gaps in knowledge or data that are relevant to it. No further agricultural assessment of any kind is required for this application.</p> <p>The following assumptions and limitations are relevant to the Visual Impact Assessment Report:</p> <p>It should be noted that the 'experiencing' of visual impacts is subjective and largely based on the perception of the viewer or receptor. The presence of a receptor in an area potentially affected by the proposed development does not thus necessarily mean that a visual impact would be experienced.</p> <p>Value can be placed in a landscape in terms of its aesthetic quality, or in terms of its sense of identity or sense of place with which it is associated. If no such values are held with respect to a landscape, there is less likely to be a perception of a visual impact if the landscape becomes subject to visual alteration. Development within a landscape may not be perceived negatively at all if the development is associated with progress or upliftment of the human condition.</p> <p>The perception of visual impacts is thus highly subjective and a involves 'value judgements' on behalf of the receptor. The context of the landscape character, the scenic / aesthetic value of an area, and the types of land use practised tending to affect the perception of whether landscape change (through development) would be considered an unwelcome intrusion.</p> <p>The abovementioned landscape values can be interlinked, but can also be conflicting, e.g. amenity values associated with a landscape held by a certain group of people as described above may conflict with economic values associated with the market or development possibility of the landscape that is held by others. It is in this context that visual impact associated with a potential development often arises as an issue in environmental impact assessments.</p> <p>- <i>Data</i></p>	

The best currently and readily available datasets were utilized for the visual impact assessment. It is important to note that variations in the quality, format and scale of available datasets could limit the scientific confidence levels of the visual impact assessment outcomes.

- *Viewshed analysis (view catchment)*

Slope and aspect are very important in the context of views. Topography expressed in the form of slope and aspect can perform an important role in limiting views or 'focusing' views in a certain direction. Viewers located low down within an enclosed valley would experience a limited visual envelope or viewshed, as the rising topography around them would prevent wider views of the surrounding terrain beyond the immediate valley.

Similarly, an object placed lower down in such an enclosed valley would have a limited viewshed, being shielded or partly shielded by the terrain surrounding it. A viewer located on a hill slope with a certain aspect would only be able to view the surrounding terrain in the direction of the aspect of the slope. Conversely, a viewer on a higher-lying interfluvium will be exposed to potentially wide-ranging views over the surrounding terrain, and large objects placed in these terrain settings could similarly be visible from a wide area.

The micro-topography within the landscape setting in which the viewer and object are located is also important. The presence of micro-topographical features and objects such as buildings or vegetation that would screen views from a receptor position to an object can remove any visual impact factor associated with it.

Fischer (1995) analysed the effects of data errors on viewsheds calculated by Geographic Information Systems and has shown that the calculations are extremely sensitive to small errors in the data and the resolution of the data and the errors in viewer location and elevation. Other studies have also shown that a view-shed calculated using the same data but with eight different Geographic Information Systems can produce eight different results.

Hankinson (1999) also states that view-sheds are never accurate, and they contain several sources of error and may not always be feasible to separate these errors or to estimate their size and potential effects. It is, therefore, better to describe a view-shed analysis as a probable view-shed that must be subjected to subsequent field testing and verification.

A probable viewshed can be based on topography only and shows areas that will be screened by intervening hills, mountains etc. A probable topographic view-shed does not consider heterogeneous and complex natural and man-made elements in the surrounding landscape. Intervening vegetation, buildings or small variations in topography, such as road cuttings are therefore not considered.

Therefore, it is a conservative assessment of those areas that may be visually impacted by the planned infrastructure. Increasing sophistication/accuracy of the probable view-shed by the addition of data on complex natural and man-made elements in the landscape is desirable, but it will introduce further errors of detail and interpretation in the view-shed analysis.

- *Visualisation*

It must be remembered that any visualisation (3D models, photomontages, photos and maps) of complex natural and man-made elements produce perceptions, interpretations and value judgements that are not always consistent with those that would be produced by actual encounters with the elements represented. Visualisations should, therefore, be considered an approximation of the three-dimensional visual experiences that an observer would receive in the field and must be subjected to subsequent field testing and verification.

The focusing mechanisms of human eyes and camera lenses are different. Human vision is binocular, and dynamic compared to a camera that tends to flatten an image.

2.5. The period for which the EA is required, the date the activity will be concluded and when the post construction monitoring requirements should be finalised.

- The period for which the EA is required = 10 years.
- The date the activity will be concluded = 10 years.
- When the post construction monitoring requirements should be finalised = 10 years.

3. Water

Since the Western Cape is a water scarce area explain what measures will be implemented to avoid the use of potable water during the development and operational phase and what measures will be implemented to reduce your water demand, save water and measures to reuse or recycle water.

Development, Design and Construction.

- Use buckets of water to clean tools and machinery, rather than running water to preserve water.
- Rainwater harvesting, stormwater harvesting, rainwater tanks will be considered.
- On-going clearance of alien invasive vegetation, that grow faster, and use more water than indigenous vegetation.
- Establish indigenous vegetation, where possible.
- During operation, consideration will be given to water saving designs, such as low flow shower heads ,etc.

4. Waste

Explain what measures have been taken to reduce, reuse or recycle waste.

The EMPr has encouraged waste management through the various phases of the project.

Construction Phase:

- An integrated waste management approach (AVOID first, then REDUCE, then REUSE, then RECYCLE, then DISPOSAL) must be adopted.
- Adequate waste receptacles, bins and skips should be available for the collection and removal of waste.
- Individual recycling bins for the various categories (paper, glass, plastic, etc.) must be provided, labelled and have a designated area on site, close to access points (for easy removal), away from any natural areas, and should have appropriately weighted lids, to prevent the wind from toppling the bins, resulting in waste dispersal.
- These bins must be emptied on a weekly basis and dropped off at a collection point for recycling, by recycling companies, ensure that a waste slip is obtained as proof of this, and have this filed in the Environmental File.
- Infographics and educational notices to create awareness around sustainable waste management should be provided.
- Environmental awareness training will be conducted for all site workers to create awareness.
- Any solid waste intended for disposal must be disposed of at a landfill site, licensed in terms of section 20 of the Environment Conservation Act, 1989 (Act No. 73 of 1989) or the National Environmental Management: Waste Act (Act No. 59 of 2008).

Operational Phase:

- Appropriate waste receptacles should be established, for permanent use during operational phase.
- Separation of waste, in separate, labelled waste receptacles, should be encouraged.
- Littering should be restricted, and signage should be erected accordingly.
- On-going monitoring of stormwater infrastructure should be undertaken.

5. Energy Efficiency

8.1.	Explain what design measures have been taken to ensure that the development proposal will be energy efficient.
<ul style="list-style-type: none"> • The principle of efficiency highlights the need for optimal utilisation of existing resources and infrastructure. Green Building technologies will be used in the design and construction of the storage facility such as lighting, road materials (if possible) etc., should be taken into consideration. • The utilization of energy efficient LED type luminaires should be considered and integrated into the final design. 	

DECLARATION OF THE APPLICANT

Note: Duplicate this section where there is more than one Applicant.

I, A.J. CALITZ, ID number 5705025105080 in my personal capacity or duly authorised thereto hereby declare/affirm that all the information submitted or to be submitted as part of this application form is true and correct, and that:

- I am fully aware of my responsibilities in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"), the Environmental Impact Assessment ("EIA") Regulations, and any relevant Specific Environmental Management Act and that failure to comply with these requirements may constitute an offence in terms of relevant environmental legislation;
- I am aware of my general duty of care in terms of Section 28 of the NEMA;
- I am aware that it is an offence in terms of Section 24F of the NEMA should I commence with a listed activity prior to obtaining an Environmental Authorisation;
- I appointed the Environmental Assessment Practitioner ("EAP") (if not exempted from this requirement) which:
 - o meets all the requirements in terms of Regulation 13 of the NEMA EIA Regulations; or
 - o meets all the requirements other than the requirement to be independent in terms of Regulation 13 of the NEMA EIA Regulations, but a review EAP has been appointed who does meet all the requirements of Regulation 13 of the NEMA EIA Regulations;
- I will provide the EAP and any specialist, where applicable, and the Competent Authority with access to all information at my disposal that is relevant to the application;
- I will be responsible for the costs incurred in complying with the NEMA EIA Regulations and other environmental legislation including but not limited to –
 - o costs incurred for the appointment of the EAP or any legitimately person contracted by the EAP;
 - o costs in respect of any fee prescribed by the Minister or MEC in respect of the NEMA EIA Regulations;
 - o Legitimate costs in respect of specialist(s) reviews; and
 - o the provision of security to ensure compliance with applicable management and mitigation measures;
- I am responsible for complying with conditions that may be attached to any decision(s) issued by the Competent Authority, hereby indemnify, the government of the Republic, the Competent Authority and all its officers, agents and employees, from any liability arising out of the content of any report, any procedure or any action for which I or the EAP is responsible in terms of the NEMA EIA Regulations and any Specific Environmental Management Act.

Note: If acting in a representative capacity, a certified copy of the resolution or power of attorney must be attached.


Signature of the Applicant:


29-09-2022
Date:

GARDEN ROUTE GATEWAY PLAZA (PTY) LTD
Name of company (if applicable):

DECLARATION OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER (“EAP”)

I, AMEESHA SANKER....., EAPASA Registration number as the appointed EAP hereby declare/affirm the correctness of the:

- Information provided in this BAR and any other documents/reports submitted in support of this BAR;
- The inclusion of comments and inputs from stakeholders and I&APs;
- The inclusion of inputs and recommendations from the specialist reports where relevant; and
- Any information provided by the EAP to interested and affected parties and any responses by the EAP to comments or inputs made by interested and affected parties, and that:
- In terms of the general requirement to be independent:
 - other than fair remuneration for work performed in terms of this application, have no business, financial, personal or other interest in the activity or application and that there are no circumstances that may compromise my objectivity; or
 - am not independent, but another EAP that meets the general requirements set out in Regulation 13 of NEMA EIA Regulations has been appointed to review my work (Note: a declaration by the review EAP must be submitted);
- In terms of the remainder of the general requirements for an EAP, am fully aware of and meet all of the requirements and that failure to comply with any the requirements may result in disqualification;
- I have disclosed, to the Applicant, the specialist (if any), the Competent Authority and registered interested and affected parties, all material information that have or may have the potential to influence the decision of the Competent Authority or the objectivity of any report, plan or document prepared or to be prepared as part of this application;
- I have ensured that information containing all relevant facts in respect of the application was distributed or was made available to registered interested and affected parties and that participation will be facilitated in such a manner that all interested and affected parties were provided with a reasonable opportunity to participate and to provide comments;
- I have ensured that the comments of all interested and affected parties were considered, recorded, responded to and submitted to the Competent Authority in respect of this application;
- I have ensured the inclusion of inputs and recommendations from the specialist reports in respect of the application, where relevant;
- I have kept a register of all interested and affected parties that participated in the public participation process; and
- I am aware that a false declaration is an offence in terms of Regulation 48 of the NEMA EIA Regulations;

29/09/2022

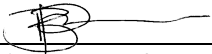
Signature of the EAP: Date:

Sharples Environmental Services.cc
Name of company (if applicable):

DECLARATION OF THE REVIEW EAP

I Betsy-Jane Ditcham, EAPASA Registration number 1480 as the appointed Review EAP hereby declare/affirm that:

- I have reviewed all the work produced by the EAP;
- I have reviewed the correctness of the information provided as part of this Report;
- I meet all of the general requirements of EAPs as set out in Regulation 13 of the NEMA EIA Regulations;
- I have disclosed to the applicant, the EAP, the specialist (if any), the review specialist (if any), the Department and I&APs, all material information that has or may have the potential to influence the decision of the Department or the objectivity of any Report, plan or document prepared as part of the application; and
- I am aware that a false declaration is an offence in terms of Regulation 48 of the NEMA EIA Regulations.


Signature of the EAP:

27/09/2022

Date:

Sharples Environmental Services cc
Name of company (if applicable):