GEORGE
TEL: +27 (0) 44 873 4923 **FAX:** +27 (0) 44 874 5953
EMAIL: info@sescc.net **WEBSITE:** www.sescc.net
ADDRESS: Unit 17 Cathedral Square,
Cathedral Street, George, 6530
PO BOX: 9087, George, 6530

CAPE TOWN
TEL: +27 (0) 21 554 5195 **FAX:** +27 (0) 86 575 2869
EMAIL: betsy@sescc.net **WEBSITE:** www.sescc.net
ADDRESS: Tableview, Cape Town, 7441
PO BOX: 443, Milnerton, 7435

PRE-APPLICATION BASIC ASSESSMENT REPORT

FOR THE

PROPOSED CONSTRUCTION OF A MIXED-USE DEVELOPMENT ON FARM PORTION 50, HANSMOESKRAAL FARM 202, GEORGE, WESTERN CAPE.

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

PREPARED FOR: Prakash Jivan
LB & T Property Holding
53 Troye Street
Johannesburg
2001

DATE: 2 February 2026

SES REF NO: HMK/50/202/10/25
DFFE REF.NO.: 16/3/3/6/7/5/D2/19/0340/24

Western Cape Government

Department of Environmental Affairs and Development Planning

BASIC ASSESSMENT REPORT

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

APRIL 2024

BASIC ASSESSMENT REPORT

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

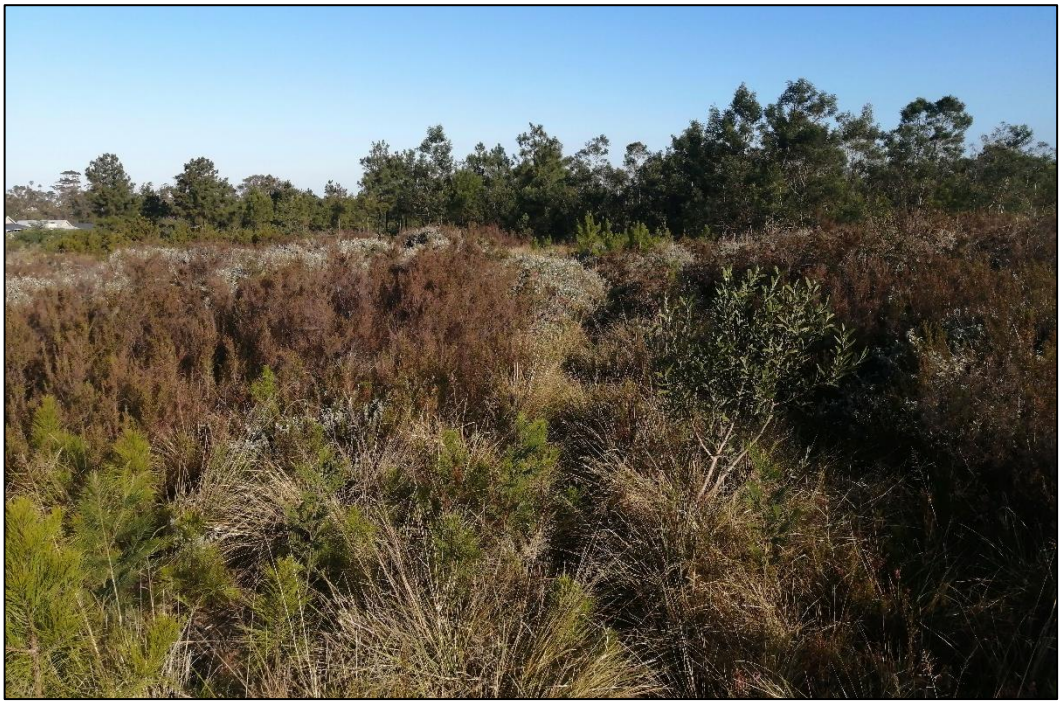
APRIL 2024

(For official use only)	
Pre-application Reference Number (if applicable):	
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 50, Hansmoeskraal Farm 202, George, Western Cape.



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, 19998 (Act No. 107 of 1998) ("NEMA") hereinafter referred to as the "NEMA EIA Regulations".

3. *Submission of documentation, reports and other correspondence:*

   The Department has adopted a digital format for corresponding with proponents/applicants or the general public. If there is a conflict between this approach and any provision in the legislation, then the provisions in the legislation prevail. If there is any uncertainty about the requirements or arrangements, the relevant Competent Authority must be consulted.

   The Directorate: Development Management has created generic e-mail addresses for the respective Regions, to centralise their administration. Please make use of the relevant general administration e-mail address below when submitting documents:

   DEADPEIAAdmin@westerncape.gov.za
   Directorate: Development Management (Region 1):
   City of Cape Town; West Coast District Municipal area;
   Cape Winelands District Municipal area and Overberg District Municipal area.

   DEADPEIAAdmin.George@westerncape.gov.za
   Directorate: Development Management (Region 3):
   Garden Route District Municipal area and Central Karoo District Municipal area

   General queries must be submitted via the general administration e-mail for EIA related queries. Where a case-officer of DEA&DP has been assigned, correspondence may be directed to such official and copied to the relevant general administration e-mail for record purposes.

   All correspondence, comments, requests and decisions in terms of applications, will be issued to either the applicant/requester in a digital format via email, with digital signatures, and copied to the Environmental Assessment Practitioner ("EAP") (where applicable).

4. 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.

5. All applicable sections of this BAR must be completed.

6. 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.

7. This BAR is current as of **April 2024**. 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 to check for the latest version of this BAR.

8. 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.

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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: **DIRECTORATE: DEVELOPMENT MANAGEMENT (REGION 1)** (City of Cape Town, West Coast District, Cape Winelands District & Overberg District)	**GEORGE REGIONAL OFFICE:** **DIRECTORATE: DEVELOPMENT MANAGEMENT (REGION 3)** (Central Karoo District & Garden Route District)
The completed Form must be sent via electronic mail to: DEADPEIAAdmin@westerncape.gov.za Queries should be directed to the Directorate: Development Management (Region 1) at: E-mail: DEADPEIAAdmin@westerncape.gov.za Tel: (021) 483-5829 Western Cape Government Department of Environmental Affairs and Development Planning Attention: Directorate: Development Management (Region 1) Private Bag X 9086 Cape Town, 8000	The completed Form must be sent via electronic mail to: DEADPEIAAdmin.George@westerncape.gov.za Queries should be directed to the Directorate: Development Management (Region 3) at: E-mail: DEADPEIAAdmin.George@westerncape.gov.za Tel: (044) 814-2006 Western Cape Government Department of Environmental Affairs and Development Planning Attention: Directorate: Development Management (Region 3) Private Bag X 6509 George, 6530

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.	
Locality Map:	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: • 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. 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. 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.
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:	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: • 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): o Watercourses / Rivers / Wetlands o 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 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.
Site photographs	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.
Biodiversity Overlay Map:	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**.
Linear activities or development and multiple properties	GPS co-ordinates must be provided in degrees, minutes and seconds using the Hartebeeshoek 94 WGS84 co-ordinate system. 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. 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**.

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
WCBSP:	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 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;**	N/A
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**	
	Appendix E3:	**Final Comment from the DWS**	
	Appendix E4:	**Comment from the DEA: Oceans and Coast**	
	Appendix E5:	**Comment from the DAFF**	
	Appendix E6:	**Comment from WCG: Transport and Public Works**	
	Appendix E7:	**Comment from WCG: DoA**	
	Appendix E8:	**Comment from WCG: DHS**	
	Appendix E9:	**Comment from WCG: DoH**	

	Appendix E10:	**Comment from DEA&DP: Pollution Management**	
	Appendix E11:	**Comment from DEA&DP: Waste Management**	
	Appendix E12:	**Comment from DEA&DP: Biodiversity**	
	Appendix E13:	**Comment from DEA&DP: Air Quality**	
	Appendix E14:	**Comment from DEA&DP: Coastal Management**	
	Appendix E15:	**Comment from the local authority**	
	Appendix E16:	**Confirmation of all services (water, electricity, sewage, solid waste management)**	TBO
	Appendix E17:	**Comment from the District Municipality**	
	Appendix E18:	**Copy of an exemption notice**	
	Appendix E19	**Pre-approval for the reclamation of land**	
	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 F:	**Register of I&AP's**		✓
Appendix G1:	**Aquatic Biodiversity Compliance Statement – Dr. J.M. Dabrowski Confluent Environmental Pty (Ltd)**		✓
Appendix G2:	**Terrestrial Faunal Species Compliance Statement - Dr Jacobus H. Visser Blue Skies Research**		✓
Appendix G3:	**Terrestrial Biodiversity Assessment – Jamie Pote**		✓
Appendix G4:	**Civil Services Report - SMEC South Africa (Pty) Ltd.**		✓
Appendix G5:	**Traffic Impact Assessment Report - SMEC South Africa (Pty) Ltd.**		✓
Appendix G6:	**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**	

SECTION A: ADMINISTRATIVE DETAILS

Highlight the Departmental Region in which the intended application will fall	CAPE TOWN OFFICE: REGION 1		**GEORGE OFFICE: BEGION 3**
	(City of Cape Town, West Coast District	(Cape Winelands District & Overberg District)	**(Central Karoo District & Garden Route District)**
Duplicate this section where there is more than one Proponent Name of Applicant/Proponent:	Prakash Jivan		
Name of contact person for Applicant/Proponent (if other):	Prakash Jivan		
Company/ Trading name/State Department/Organ of State:	LB & T Property Holding		
Company Registration Number:			
Postal address:	53 Troye Street Johannesburg		
		Postal code: 2001	
Telephone:	( )	Cell: 0724043424	
E-mail:	prakash@kirschstein.co.za	Fax: ( )	
Company of EAP:	Sharples Environmental Services cc		
EAP name:	Michael Bennett (Registered EAP) Lu-anne Beets (Candidate EAP) Christiaan Smit (Candidate EAP)		
Postal address:	PO Box 9087, George		
		Postal code: 6530	
Telephone:	044 873 4923	Cell:	
E-mail:	michael@sescc.net luanne@sescc.net Christiaan@sescc.net	Fax: ( )	
Qualifications:	Michael: BSc Environmental & Geographic Sciences and Ocean and Atmospheric Science Lu-anne: BSc Zoology & Botany BSc Honours Environmental Management		
	Christiaan: Bsc Biodiversity and Ecology PGD Environmental Management MPhil Environmental Management		
EAP registration no:	Michael: 2021/3163 Lu-anne: 2024/7962 Christiaan: 2024/8297		
Duplicate this section where there is more than one landowner Name of landowner:	Jivan Family Trust		
Name of contact person for landowner (if other):	Prakash Jivan		
Postal address:	53 Troye Street Johannesburg		
		Postal code: 2001	
Telephone:	( )	Cell: 0724043424	
E-mail:	prakash@kirschstein.co.za	Fax: ( )	
Name of Person in control of the land:	Same as above		
Name of contact person for person in control of the land:			
Postal address:			
		Postal code:	
Telephone:	( )	Cell:	
E-mail:		Fax: ( )	

Duplicate this section where there is more than one Municipal Jurisdiction	George Municipality

Municipality in whose area of jurisdiction the proposed activity will fall:		
Contact person:	Municipal Manager	
Postal address:	PO Box 19 George	
		Postal code: 6530
Telephone	( )	Cell:
E-mail:	tlduplooy@george.gov.za	Fax: ( )

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

1.	Is the proposed development (please tick):	**New**	✖	Expansion	
2.	Is the proposed site(s) a brownfield of greenfield site? Please explain.				
The proposed site is undeveloped; therefore, it is a greenfield.					
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.				m²
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):				3.43 ha
4.2.	Developed footprint of the existing facility and associated infrastructure (if applicable):				No existing footprint
4.3.	Development footprint of the proposed development and associated infrastructure size(s) for all alternatives:				Approx. 33 207m²
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).				

It is proposed to construct a mixed-use development on Farm number 50/202, Hansmoeskraal, George. This development will consist of a commercial area, residential area, private open space and internal roads.

- 8 693m² Commercial site area:
  - Ground floor: 2 983 m²
  - First floor: 735 m²

- 3475 m² of 139 parking bays
- 21 950 m² Residential site area:
  - 51 units
  - 250 m² erf sizes
- The dam located on site will be closed during construction.

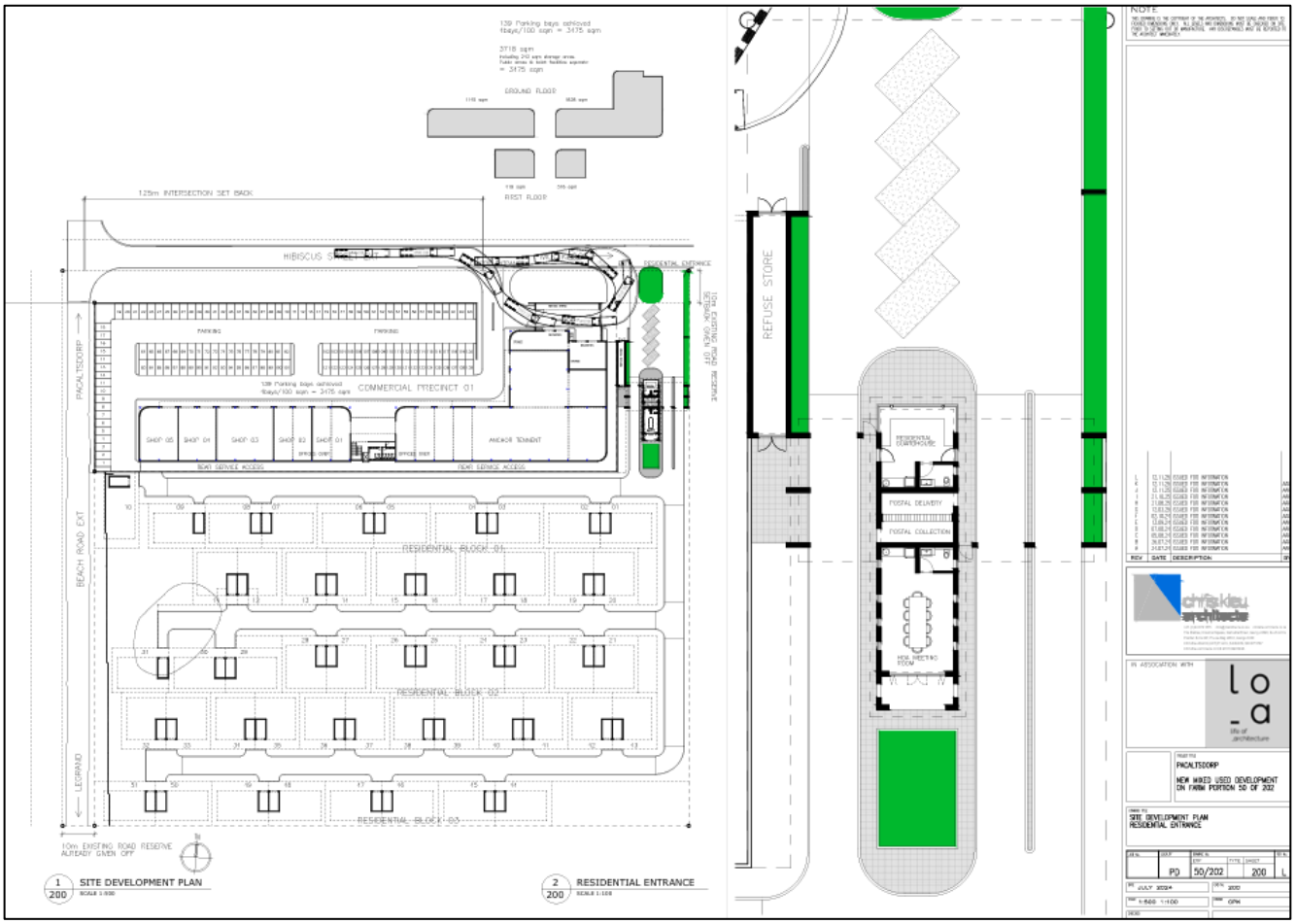


Figure 1: Proposed SDP

(Source: Civil Engineering Services Report, Mixed Use Development – Farm Portion 50 of 202, Pacaltsdorp. Prepared by SMEC South Africa (Pty) Ltd, dated 12 December 2025)

Internal Access Roads

The proposed development has two main entrances. Coming from the west on Hibiscus Street, the first entrance gives access to commercial precinct 1 and 2. The second entrance provides access for service vehicles to the back of the commercial buildings as well as access to the residential area. Although these two entrances are next to each other, they are separated by a boundary wall from the edge of the road reserve.

Table 1: Road reserves

Description	SDP Road Reserve	Comments
Main roads (running north to south)	10m (6m road width)	The road reserves seem wide enough to cater for civil services, it is proposed however that an additional 2m be added to allow for electrical and telecom services.
Secondary roads (Running East to West)	10m (5.5m road width)	Alternatively, some services such as the sewer reticulation could be positioned mid-lane. This allows for vehicles to pass should there be maintenance on the pipeline in the future.

Stormwater management

The nature of this development is such that there is a significant increase in hardened surfaces on the property. The post-development stormwater runoff would therefore be higher than the pre-development runoff as less rainwater is able to permeate the soil.

It is proposed that stormwater for minor intervals be managed via concrete pipe systems. This system will include kerbs, channels, kerb inlets, grid inlets, manholes and outlet structures leading to a detention pond.

For the major storm intervals road reserves will act as open channels to convey stormwater to a proposed detention pond. Detention ponds are designed to attenuate runoff for major storm intervals and discharge attenuated water at pre-development or lower flow rates. The system will flow from the detention pond through a stormwater swale and connect to an existing informal stormwater channel. This stormwater management system prevents flood damage and erosion from occurring downstream of the development.

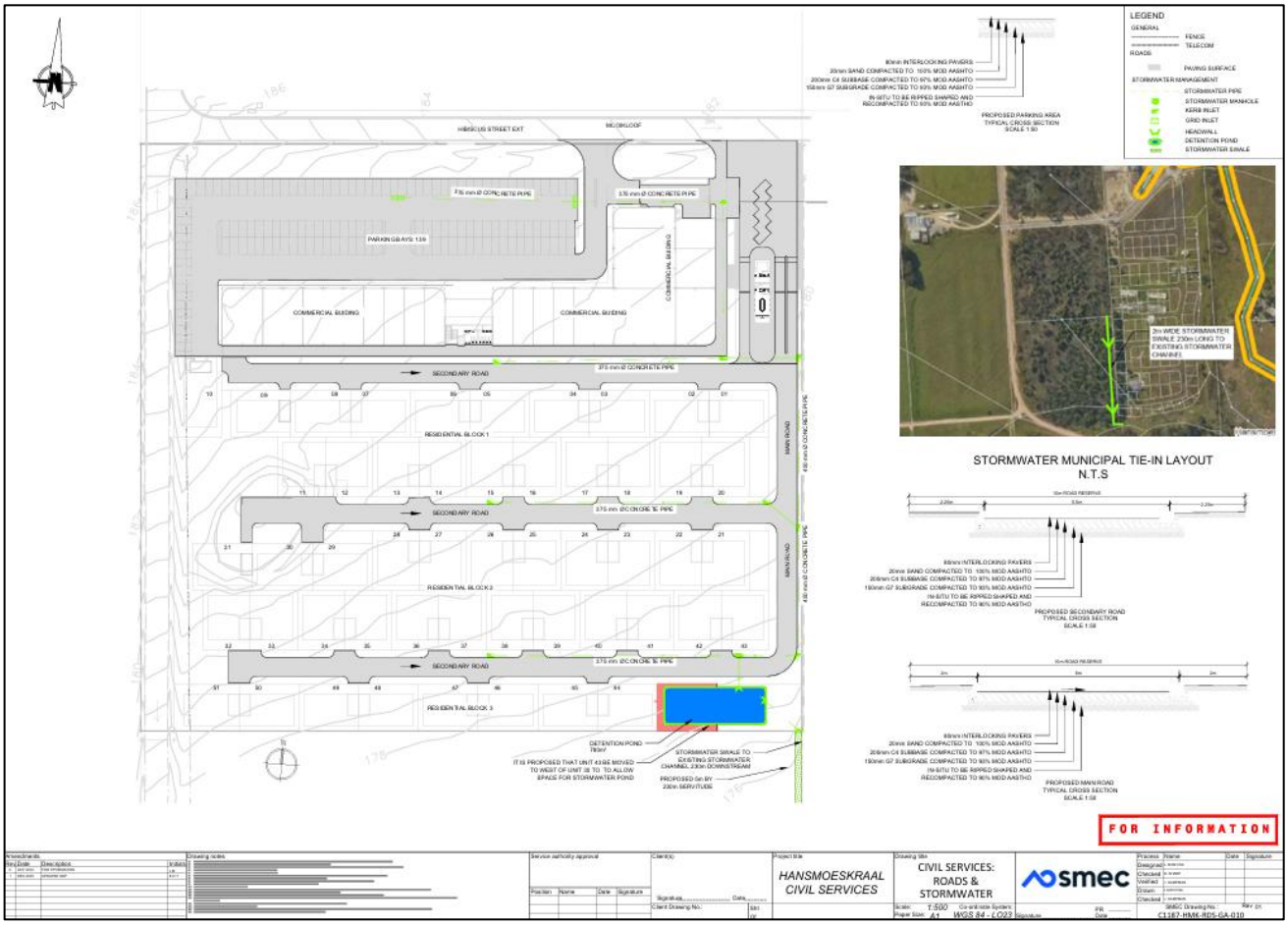


Figure 2: Roads and stormwater layout

Detention pond

One detention pond is proposed for the catchment area. The pond is located on the lowest portion of the site to allow gravitational flow without creating trapped low points. The detention pond has an estimated volume requirement of 780 m³. This translates to a 2m deep pond approximately 12m wide and 33m long.

Stormwater from both the commercial and residential zones will reach the pond by means of piped flow or in a major storm, by means of open road channels. The stormwater discharge point is located on the south-eastern corner of the site. It is further proposed that a 230m swale be constructed along the eastern border of Farm 22/202, that would discharge into a natural stream leading to an existing dam as indicated in the figure below (white). The owner of Farm 22/202 has agreed to the construction of the swale on his property.

Figure 3: Proposed Stormwater Management Swale

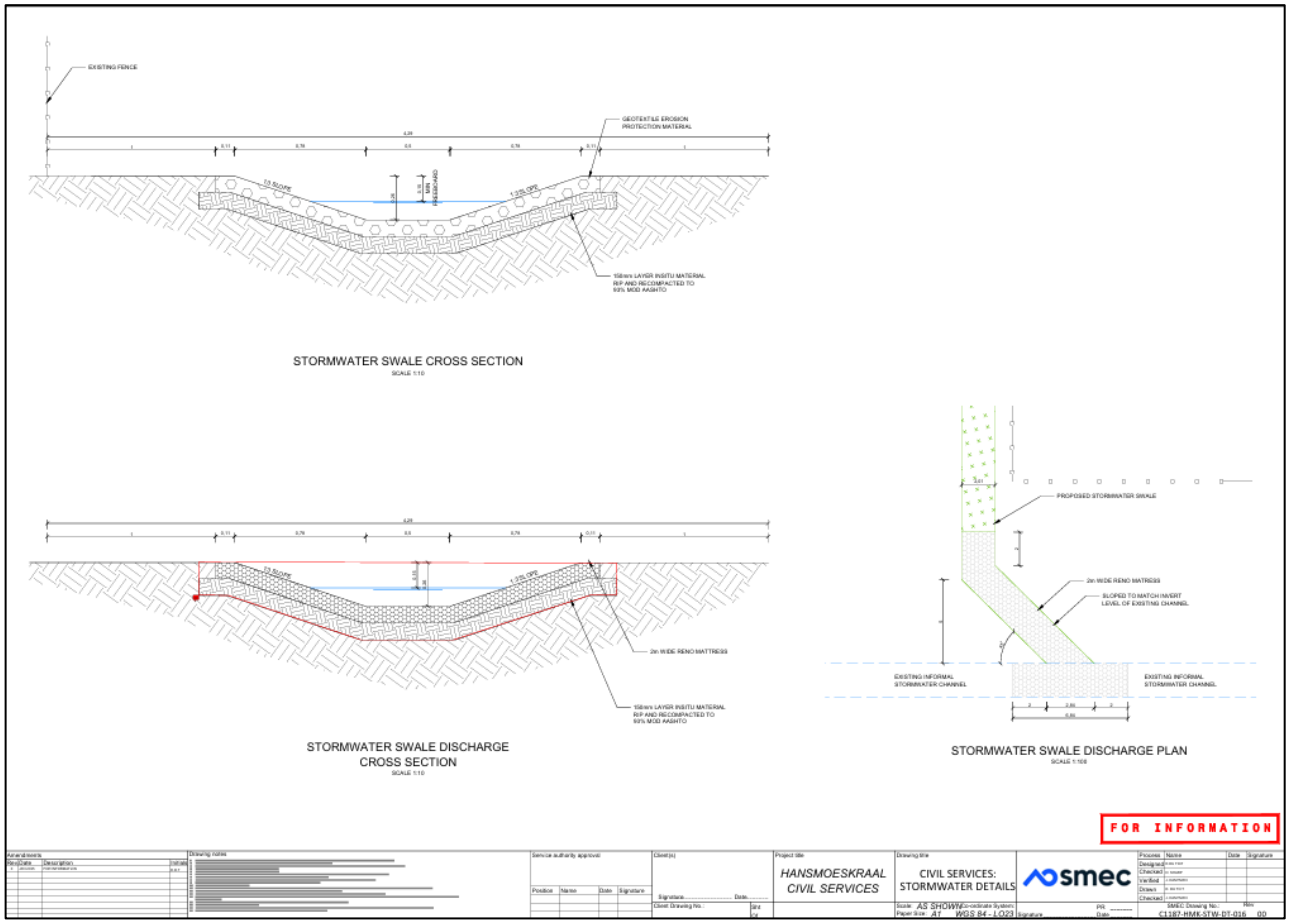


Figure 4: Stormwater swale details

Erosion Protection

To mitigate the risk of erosion at the junction between the proposed stormwater swale and the existing nonperennial stream, sections of reno mattress have been strategically placed. These mattresses extend for 5 meters within the swale channel leading up to the connection point and continue for 2 meters on either side of

the connection into the natural stream. This arrangement is designed to dissipate the energy of the water flow, reducing potential erosion effectively.

Water Reticulation

Potable water will be supplied from the Pacaltsdorp (West) Reservoir via an existing 200 mm Ø AC pipe which is located within the Beach Road extension road reserve. It is recommended that the master planners investigate if the Pacaltsdorp (West) Reservoir will be able to supply the required water demand inclusive of firefighting water. It is proposed that rainwater harvesting be implemented to reduce the demand on municipal infrastructure.

The fire risk category for this development is taken to be Moderate Risk 1 as the development has business units. A fire hydrant is proposed near the business units with a design fire flow of 50 l/s as per the guidelines. The residential areas, however, can be categorised as Moderate Risk 2 with a design fire flow of 25 l/s. This will allow for smaller pipe sizes in the reticulation network. The Client would have to allow for a mechanical engineer to design the fire requirements for the business and commercial buildings. Fire hydrants are positioned according to the guidelines to maximise accessibility and ensure that all properties can be reached in the event of a fire.

The pipes for the development are sized to accommodate both domestic and fire firefighting use. The pipe diameters range from 110mm to 200mm Ø HDPE PE100 PN10 on main lines and 25 – 50 mm Ø for dwelling connections

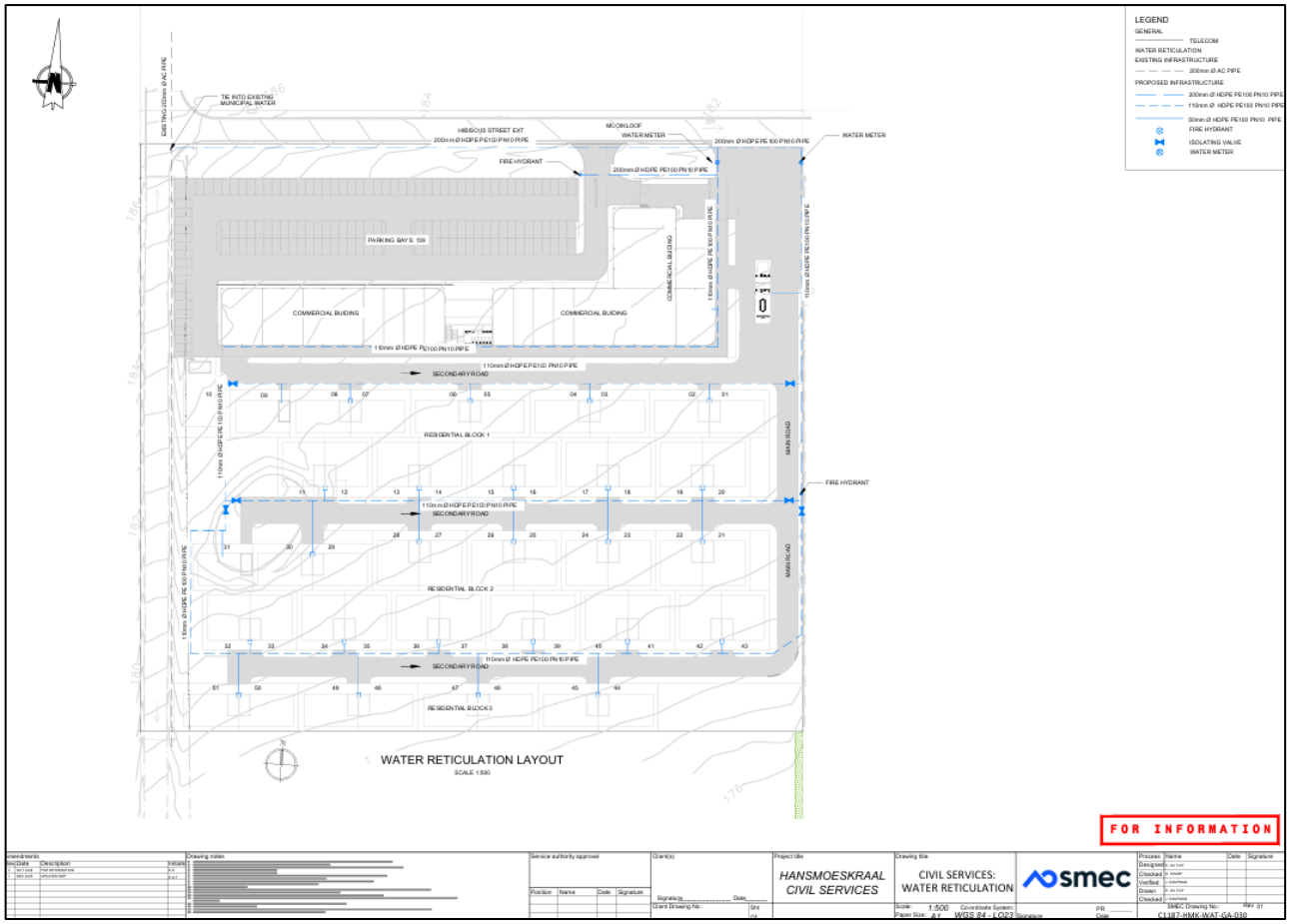


Figure 5: Water Reticulation Layout

The water demand for this development was determined using average annual daily demand (AADD) figures for different land use categories. The table below indicates the estimated water demand for the development.

Table 2: Estimated Water Demand

Building Type	Land Use	Ave Erf Size (m^2)	Estimated AADD/unit (ℓ/day/unit)	AADD (kℓ/day)	Peak demand (ℓ/s)
Precinct 1	Business / Commercial	1020	650	6,63	0,25
Precinct 2	Business / Commercial	1670	650	10,86	0,41
Guard house	Business / Commercial	97	650	0,63	0,02
Dwelling Units	Residential	51	500	25.50	0.97
			Total	**43.62**	**1.67**

The hydraulic load was calculated using a percentage of water consumption based on the annual average daily demand (AADD). The table below contains a summary of the hydraulic load expected at the development. The master planners need to confirm if the Outeniqua WWTW has sufficient capacity to treat the additional hydraulic load.

Table 3: Peak Hydraulic Load

Building Type	Avg Erf Size (m^2)	AADD (kℓ/day)	% of water consumption to sewer	ADDWF (kℓ/day)	PDWF (kℓ/day)	PWWF (ℓ/s)
Precinct 1	1020	6,63	0,80	5,30	13,26	0,18
Precinct 2	1670	10,86	0,80	8,68	21,71	0,29
Guard house	97	0,63	0,80	0,50	1,26	0,02
Dwelling Units	51	25.50	0,80	22,95	57,38	0,76
			Total	**37,43**	**93,61**	**1,25**

Wastewater

There is however a sewer manhole approximately 220m south-east of the site, connecting to the Hansmoeskraal pumpstation. Effluent is conveyed from the Hansmoeskraal pumpstation via a series of other pumpstations that discharge at the Outeniqua Wastewater Treatment Works (WWTW). It is recommended that the George Municipal appointed master planners be consulted to determine the available pumpstation and Outeniqua WWTW capacity.

Based on the peak flow, a 160 mm Ø uPVC Class 34 Heavy Duty Solid Wall pipe is proposed to reticulate wastewater. The buildings are to be connected to the main sewer line via 160 mm Ø uPVC pipes. Based on the topography of the site it is proposed that the effluent gravitate in a south-eastern direction to the lowest point which is eats of unit 44. There is no existing sewer infrastructure towards the immediate low point of the site (south-east corner).

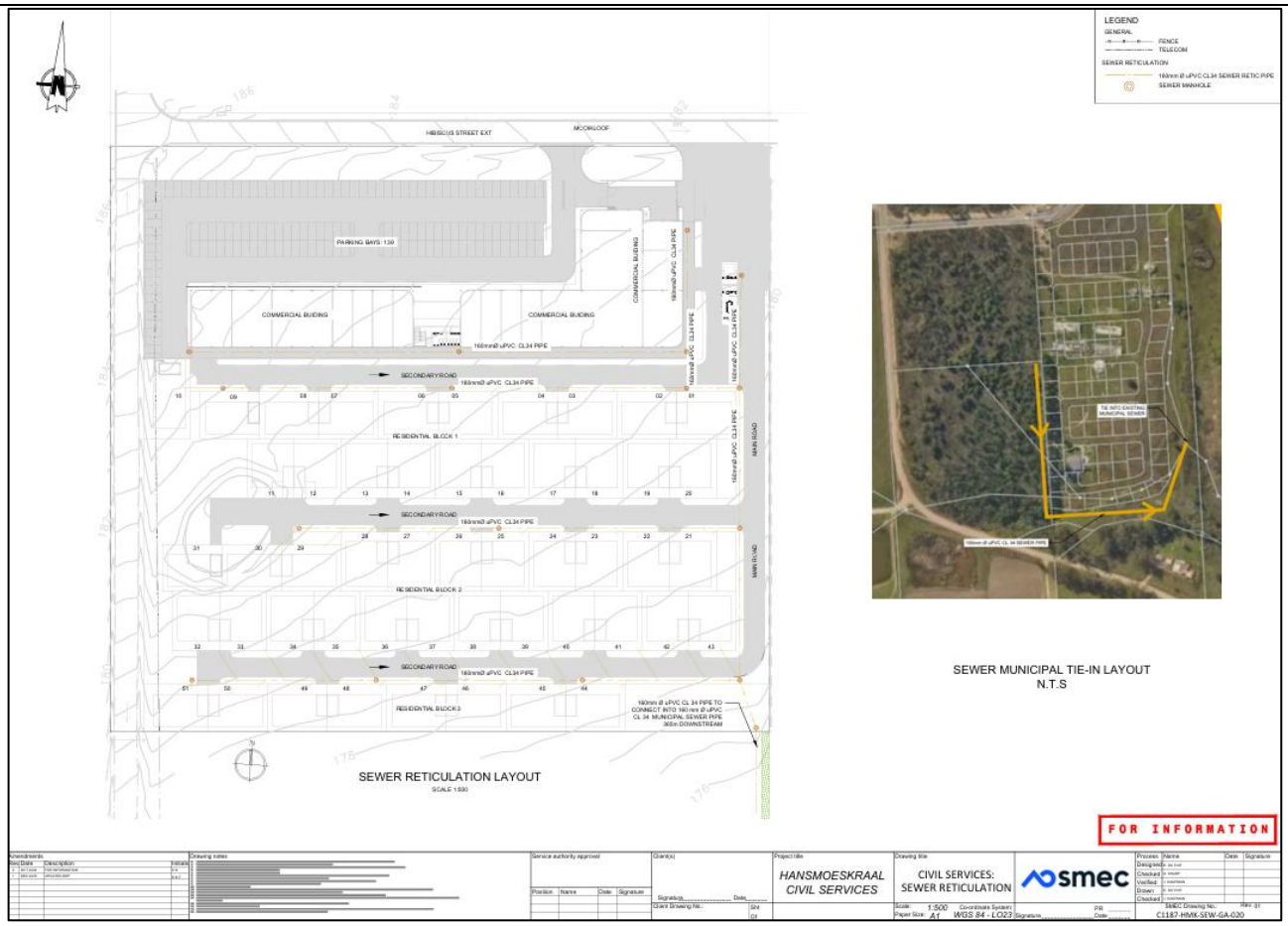


Figure 6: Sewer Reticulation Layout

It is proposed that the effluent be gravitated to the lowest point of the site and tie into the existing sewer infrastructure 365m south-east of the development. A servitude would have to be registered along the eastern border of Farm 22/202 and the northern border of erf 10137 to tie in an existing sewer manhole. From the existing sewer manhole, effluent will gravitate towards the Hansmoeskraal sewer pumpstation. Figure 7 indicates the proposed gravity main (white) that ties into the existing sewer reticulation (yellow). It is recommended that the wastewater master planners be consulted to advise on the capacity of the existing 160mm Ø municipal pipeline that the rising main will be connecting to.

Figure 7: Wastewater Management Layout Plan

Recommendations:
Based on the findings, investigations, and conceptual designs in this report it is recommended that:

- The road reserves seem wide enough to cater for civil services, it is proposed however that an additional 2mbe added to allow for electrical and telecom services. Alternatively, some services such as the sewer reticulation could be positioned mid-lane. This allows for vehicles to pass should there be maintenance on the pipeline in the future.
- Wastewater generated by the development be conveyed to the nearest municipal sewer manhole via a lifting station and rising main where it will follow a series of pumpstation and rising mains to the Outeniqua WWTW.
- The master planners be consulted to determine confirm if the Outeniqua WWTW and pump stations have sufficient treatment capacity to cater for the hydraulic load from the development.
- The master planners be consulted to confirm if the Pacaltsdorp West reservoir and distribution main have sufficient spare capacity to serve the development.

(Source: Traffic Impact Assessment Report, Mixed Use Development – Farm Portion 50 of 202, Pacaltsdorp. Prepared by SMEC South Africa Pty Ltd, dated 4 December 2025)

It is planned for the development to be served by two accesses along Hibuscus Street. Access 1 will be located approx. 125 metres to the east of the unsignalized full intersection with Beach Road and Access 2 to be approx. 50 metres the east Access 1. Refer to Figure 8.

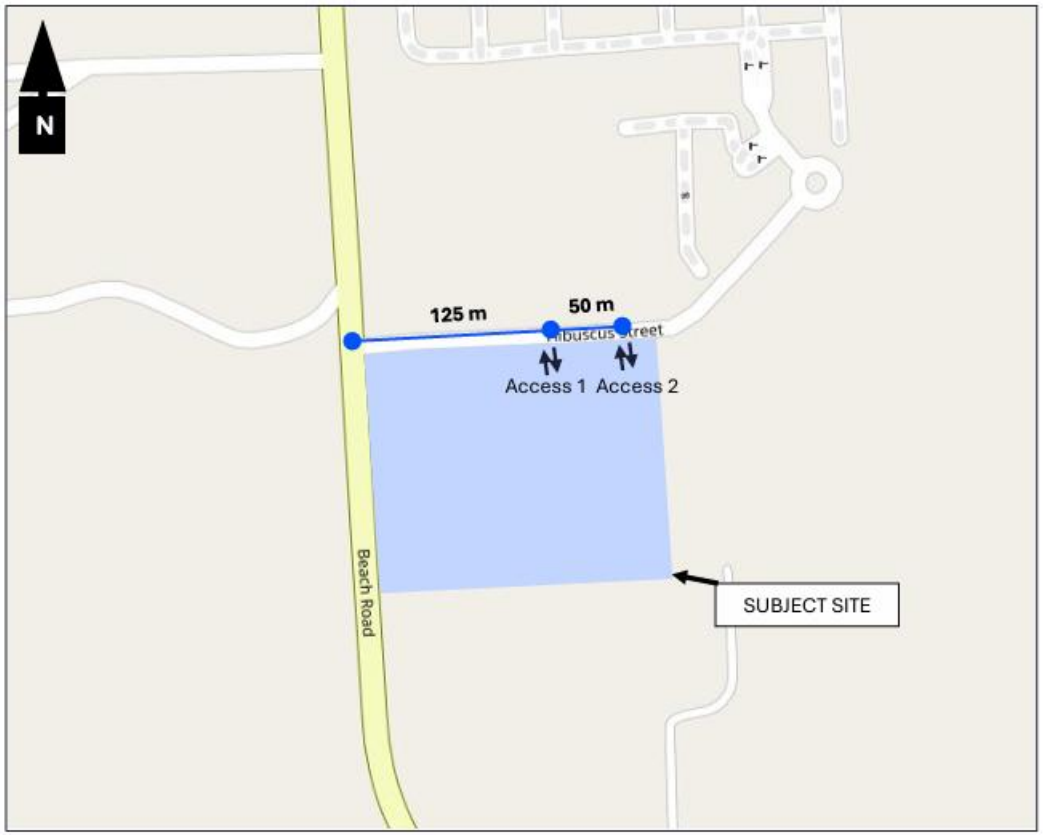


Figure 8: Proposed Site Access

Site Access 1 is classified as an equivalent collector driveway as it is anticipated to serve 100 – 625 vehicles per hour per direction, whereas Site Access 2 is classified as a low-volume driveway as it is anticipated to serve 5 – 30 vehicles per hour per direction.

The minimum spacing requirement for a Class 5 Road within an intermediate roadside development environment are as follows:

- 125 metres from an unsignalized full intersection (equivalent collector driveway) to an unsignalized full intersection
- 40 metres from the second last driveway (Site Access 2) to the last driveway (Site Access 1)

Taking the above into consideration, the spacing of Access 1 and Access 2 does conform to the WCG access spacing requirements.

Beach Road and Heather Street

The existing intersection of Beach Road and Heather Street takes the form of a priority-controlled (all way a stop controlled) T-junction. The northern approach comprises of a through lane and a left-turn lane. The eastern and southern approaches comprise of a single lane serving all movements. The intersection currently functions adequately, but with development and future growth, delays worsen to unacceptable levels 2030. The new proposed intersection of Beach Road and Heather Street will take the form of a priority-controlled (all way a stop-controlled) T-junction. The northern approach will comprise of a through lane and a shared through and left turn lane. The eastern and southern approaches comprise of a single lane serving all movements. In addition, a short lane will be added to the southern Exit.

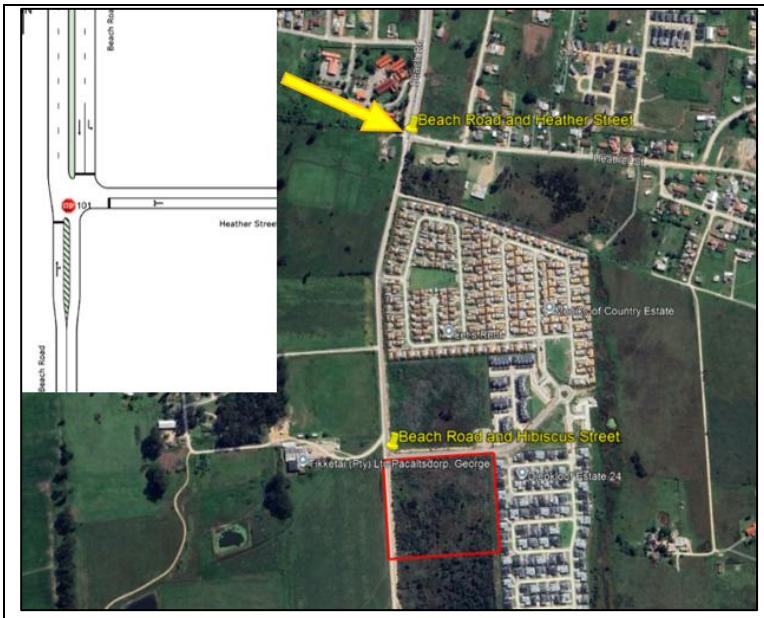


Figure 9: Existing Intersection Layout: Beach Road and Heather Street

Beach Road and Hibiscus Street

The existing intersection of Beach Road and Hibiscus Street takes the form of a priority-controlled T-junction, with the east approach subject to stop control. The northern approach comprises of a through lane and a short left turn lane. The eastern and southern approaches comprise of a single lane serving all movements. It is concluded that the existing intersection configuration is able to accommodate the 2030 Forecast Year traffic flows plus the anticipated development trips at an acceptable Level of Service.

Figure 10: Existing Intersection Layout: Beach Road & Hibiscus Street

Hibiscus Street and Proposed Site Access 1

It is proposed that the proposed Site Access 1 along Hibiscus Street take the form of a priority-controlled T-junction, with the south approach subject to stop control. It is proposed that all approaches comprise of a single lane serving all movements. It is concluded that the proposed intersection configuration would be able to accommodate the 2030 Forecast Year traffic flows plus the anticipated development trips at an acceptable Level of Service.

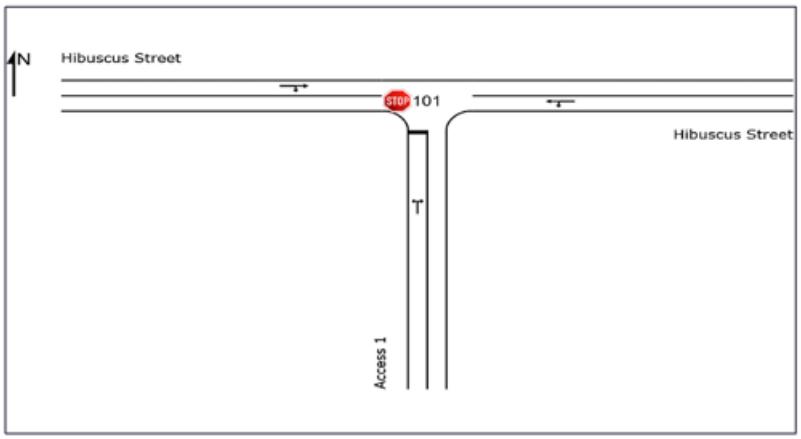


Figure 11: Proposed Site Access 1

Hibiscus Street and Proposed Site Access 2

It is proposed that the proposed Site Access 2 along Hibiscus Street take the form of a priority-controlled T-junction, with the south approach subject to stop control. It is proposed that all approaches comprise of a single lane serving all movements. It is concluded that the proposed intersection configuration would be able to accommodate the 2030 Forecast Year traffic flows plus the anticipated development trips at an acceptable Level of Service.

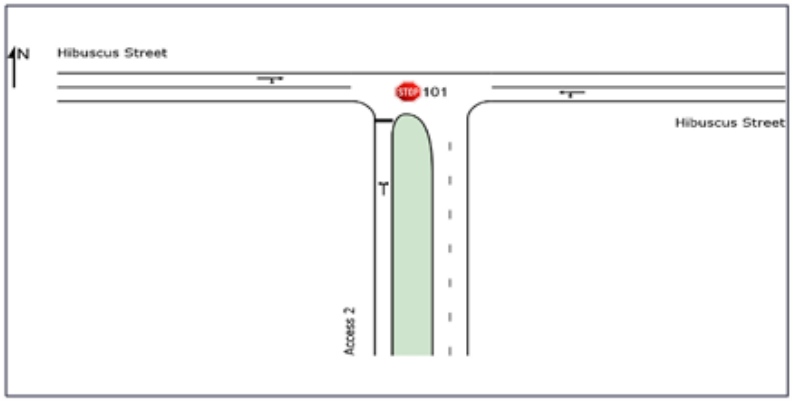


Figure 12: Proposed Site Access 2

Internal roads

The internal layout of the planned development should be designed in such a way to promote ease of movement. A minimum 12-metre bellmouth radius is recommended for use at all internal road junctions. The access and internal road layout should be such to allow for the swept path of fire trucks. Should the internal roads not be designed to cater for moving company vehicles, suitable provision should be made outside the development, in the direct vicinity of the access.

Parking

It is concluded that 64 parking bays would need to be provided to serve the residential component of the development and that 91 parking bays would need to be provided for the commercial component of the development, of which 2 parking bays would need to be accessible to the physically disabled. The Site Development Plan makes provision for 139 parking bays for the commercial component of the development; therefore, sufficient provision is made to meet the requirements.

Loading

The George Integrated Zoning Scheme By-Law (2023) was used to ascertain the loading bay requirements to be adhered to. Taking into consideration the planned floor area of the shopping centre, three (3 No.) loading bays would be required to serve the development. The three (3 No.) loading bays on the Site Development Plan would be sufficient for the requirements of the commercial component of the proposed development.

Throat Length

Site Access 1 will take the form of a priority-controlled access onto a Class 5b Residential Local Street. The minimum requirement for an ingress throat length is 10 metres and for an egress throat length is 15 metres.

Site Access 2 will be served by a security-controlled access to the residential component of the planned development. A minimum ingress and egress throat length of 12 metres is required for the proposed Site Access 2. It is, however, recommended that a minimum ingress and egress throat length of 18 metres be provided to accommodate a truck accessing the development.

The access road for the residential component of the development should be designed in such a way to ensure that all access lanes are accessible with consideration of the anticipated queue lengths.

The throat lengths provided for Access 1 and Access 2 meet the minimum requirements.

Proposed Capacity Improvements

- A pedestrian access to the site, allowing patrons to reach the shop frontages safely. It is also recommended that a pedestrian walkway be provided to the south of Hibiscus Street along the extent of the property boundary in an aim to serve the anticipated pedestrian traffic.

This development is supported from a traffic engineering perspective, provided that the site-specific requirements are implemented as per the applicable design standards.

4.5.	Indicate how access to the proposed site(s) will be obtained for all alternatives.			
The site is directly accessed via Beach Road and/or Hibiscus Road.				
4.6.	SG Digit code(s) of the proposed site(s) for all alternatives:	C02700000000020200050		
4.7.	Coordinates of the proposed site(s) for all alternatives:			
	Latitude (S)	34°	1'	43.69"
	Longitude (E)	22°	27'	5.88"

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**

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.

- Amended Environmental Impact Assessment Regulations, GN No. R. 324 – 327 (7 April 2017)
- The Constitution of the Republic of South Africa, 1996 (Act 108 of 1996)
- Spatial Planning and Land Use Management Act, No. 16 of 2013 (SPLUMA)
- The National Environmental Management Laws Amendment Act, 2022
- Natural Scientific Professions Act, 2003 (Act 27 of 2003)
- Regulation 41 of the EIA Regulations, 2014 (as amended)
- Section 24O (2) and (3) of NEMA and Regulations 7(2) and 43(2) of the EIA Regulations, 2014
- National Environmental Management Act (NEMA) (Act No 107 of 1998, as amended)
- Western Cape Land Use Planning Act, (Act 3 of 2014) (LUPA)
- George Municipality: By-law on Municipal Land Use Planning (2015)

4. Policies

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

Western Cape Provincial SDF (2014)

The PSDF puts in place a coherent framework for the Province's urban and rural areas that:

- Gives spatial expression to National and provincial development agendas.
- Serves as basis for coordinated and integrated planning alignment on National and Provincial Departmental Programmes.
- Supports municipalities to fulfil their mandates in line with national and provincial Agendas.
- Communicates government's spatial development agenda.

The proposed development is in line with the SDF's spatial goals that aim to take the Western Cape on a path towards:

- Greater productivity, competitiveness and opportunities within the spatial economy.
- Strengthening resilience and sustainable development.

Eden Spatial Development Framework (2017)

The Eden District Spatial Development Framework aims to establish a strong strategic direction and vision, towards increasing levels of detail in the spatial recommendations that are directive rather than prescriptive and providing guidance to local municipalities in the District regarding future spatial planning, strategic decision making and regional integration. The vision and strategic direction identify four key drivers of spatial change within the District. These four strategies lie at the heart of this SDF and the problem statement, spatial concept, spatial proposals and implementation are organised around these directives.

George Municipality Integrated Development Plan (22022-2027)

The property is located within the urban edge of the George Municipality and has been earmarked for residential development.

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.

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.

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

GN 1150 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

The screening tool report identified the following specialist assessments to be conducted.

Archaeological and Cultural Heritage Impact Assessment	General Requirement Protocol
Palaeontology Impact Assessment	Palaeontology Impact Assessment Protocol
Landscape/Visual Impact Assessment	General Requirement Protocol
Defence Theme	General Requirement Protocol
Terrestrial Biodiversity Theme	Terrestrial Biodiversity Assessment Protocol
Plant Species Theme	Plant Species Assessment Protocol
Civil Aviation Theme	General Requirement Protocol
Socio-Economic Assessment	General Requirement Protocol
Animal Species Theme	Animal Species Assessment Protocol
Agriculture Theme	General Requirement Protocol
Aquatic Biodiversity Theme	Aquatic Biodiversity Assessment Protocol

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.
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 area to be cleared will be approx. 3.43 ha. Therefore, this activity will be triggered.

	(i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.	
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	**The development of a road wider than 4 metres with a reserve less than 13,5 metres.** **i. Western Cape** i. Areas zoned for use as public open space or equivalent zoning; ii. Areas outside urban areas; **(aa) Areas containing indigenous vegetation;** (bb) Areas on the estuary side of the development setback line or in an estuarine functional zone where no such setback line has been determined; or iii. Inside urban areas: (aa) Areas zoned for conservation use; or (bb) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority.	The internal roads will be 5.5m and 6m. with a 10m road reserve. The site is located outside an urban area and contains some indigenous vegetation. Therefore, this activity will be triggered.
12	**The clearance of an area of 300 square metres or more of indigenous vegetation** except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan. **i. Western Cape** **i. Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004;** ii. Within critical biodiversity areas identified in bioregional plans; iii. Within the littoral active zone or 100 metres inland from high water mark of the sea or an estuarine functional zone, whichever distance is the greater, excluding where such removal will occur behind the development setback line on erven in urban areas; iv. On land, where, at the time of the coming into effect of this Notice or thereafter such land was zoned open space, conservation or had an equivalent zoning; or v. On land designated for protection or conservation purposes in an Environmental Management Framework adopted in the prescribed manner, or a	The proposed area to be cleared will be approx. 3.43 ha. The site is mapped as Garden Route Granite Fynbos which has an ecosystem threat status of critically endangered. Therefore, this activity will be triggered.

	Spatial Development Framework adopted by the MEC or Minister.	

Note:

- 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 preferred alternative is to construct a mixed-use development on the Hansmoeskraal Farm number 50/202.

It is proposed to construct a mixed-use development on Farm number 50/202, Hansmoeskraal, George. This development will consist of a commercial area, residential area, private open space and internal roads.

- 8 693m² Commercial site area:
  - Ground floor: 2 983 m²
  - First floor: 735 m²
  - o 3475 m² of 139 parking bays
- 21 950 m² Residential site area:
  - 51 units
  - o 250 m² erf sizes
- The dam located on site will be closed during construction.

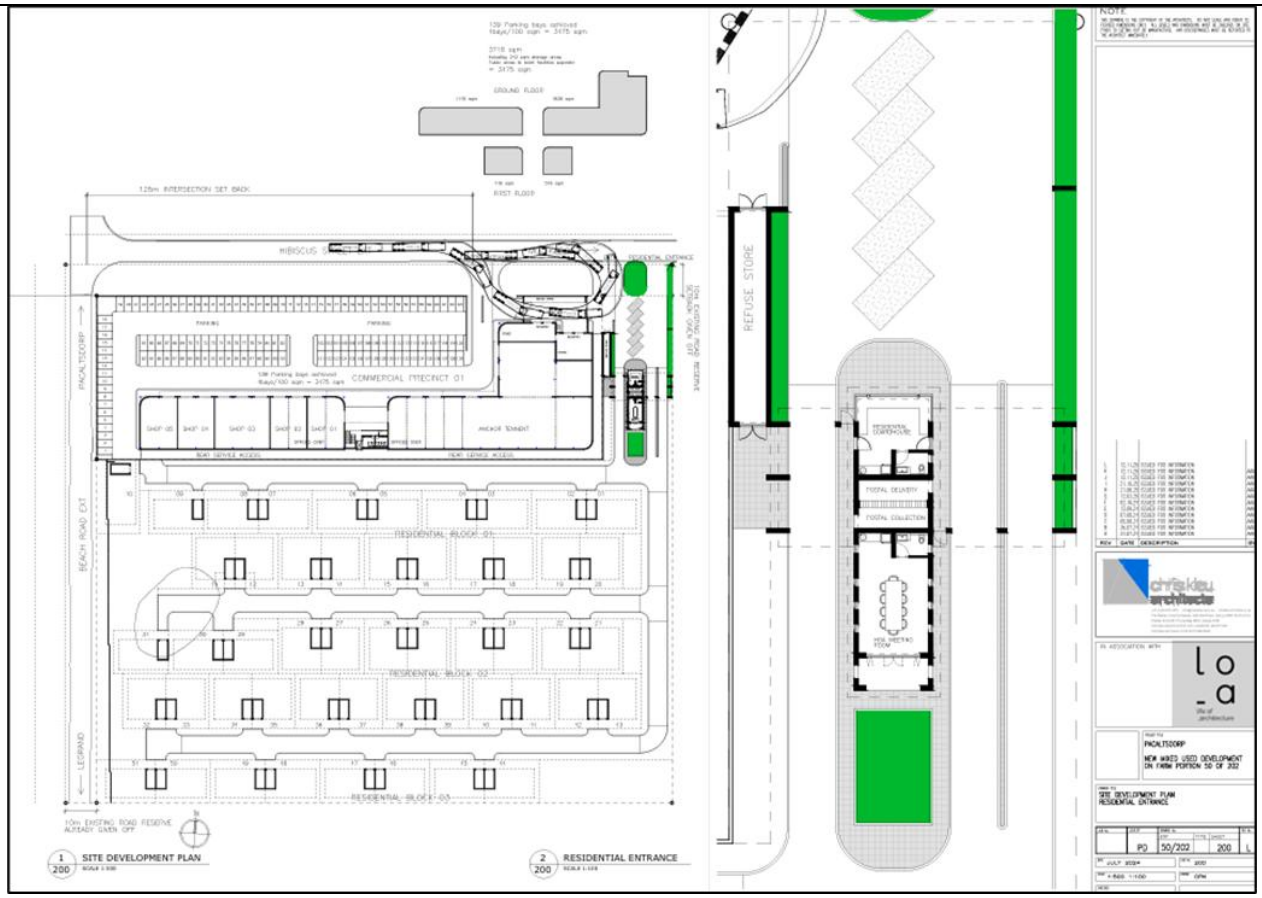


Figure 13: Proposed SDP

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.

At the time of the NOI submission the property was zoned as Subdivisional Area Overlay Zone. At the time of compiling this Pre-Application BAR the property is zoned as Agricultural Zone I. The Property is vacant and has not been used for intensive agricultural purposes for many years. The zoning and land use is proposed to change following this land use application.

An Agriculture compliance statement was compiled by Johann Lanz and concluded that proposed development is acceptable because it leads to no loss of future agricultural production potential. This assessment therefore disputes the high sensitivity classification of the site by the screening tool and verifies the entire site as being of medium agricultural sensitivity because of its assessed cropping potential.

Furthermore, factors other than soil capability also constrain the potential of the property to practically deliver agricultural produce and therefore influence its agricultural production potential. These factors include:

- the small size of the property (3.4 ha) prevents economies of scale,
- municipal ownership of the land which would also discourage the necessary investment to establish cropland,
- the fact that land use planning designates the site for non-agricultural use.

For these reasons, the site will never be viably utilised for agricultural production and its potential is therefore assessed here as non-existent.

From an agricultural impact point of view, it is recommended that the proposed development be approved. The conclusion of this assessment on the acceptability of the proposed development and the recommendation for its approval is not subject to any conditions.

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.

No existing approvals.

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

According to the PSDF, higher densities and prevention of urban sprawl can be achieved through various development opportunities i.e., subdivision of properties, development of additional dwelling units including sectional title development, demolition and redevelopment, high density suburbs, flats, and infilling. These can be used as means to achieve higher density.

Thus, this application is found not to be in conflict with the PSDF.

Spatial planning and development must conform to and apply the national directives in the Spatial Planning and Land Use Management Act, Act 16 of 2013, (SPLUMA). These principles were taken up in the Western Cape planning documents, i.e., the WC Provincial SDF and the WC Land Use Planning Act, Act 3 of 2014 (LUPA) as well.

The spatial principles have to provide the framework for decision-making. These are briefly listed below together with their applicability to the proposal concerned:

Principle Criteria Compliance	Principle Criteria Compliance	Principle Criteria Compliance
Spatial Justice	Historic segregation to be eliminated and uneven allocation of public resources to be rectified.	Not directly applicable to one site only, as the principle has to be applied on a town-wide scale to have an effect. The project will provide housing and commercial opportunities for a variety of income groups for which there is a demand.
Spatial Sustainability	Sustainable urban living patterns that do not damage the natural environment are promoted	Sustainability will be ensured through the conditions imposed by the EA, Heritage Authorisation and rezoning approval.
Spatial Efficiency	Optimizing the use of existing resources, infrastructure and land is one of the objectives of spatial efficiency. Integrated cities form part of this strategy.	The proposed development seen in the context of the Hansmoeskraal residential area, contributes toward the optimum use of land and supplies in the market demand.
Spatial Resilience	Flexibility in spatial plans and land use management systems must ensure sustainable livelihood in communities most likely to suffer the impacts of economic and environmental shocks.	The proposal is in line with the GSDF and Zoning Bylaw and its resilience must be evaluated in the context of the neighbourhoods in this area.
Good Administration	The requirements of any law relating to land development and land use must be met timeously. All decision-making must be aligned with sound policies in terms of national, provincial and local policies.	The process prescribed by the municipal bylaws is followed for approval.

4.2	The Integrated Development Plan of the local municipality.

According to the George Municipality IDM, 2022-2027:

Strategic Objective 01: Develop and Grow George

The National Outcome associated with SO1, is to have decent employment through inclusive growth. The National Key Performance Area recognised Local Economic Development which is addressed through the Municipal Key Performance Area -Local Economic Development. The strategic objective to be met is to Develop and Grow George. To grow the local economy of George, the Municipality must create an enabling environment which will attract investment into the area.

The proposed development will enable an environment for diverse economic development in George. It will provide job opportunities during the construction and operational phase and additional housing since George's population is expected to grow from 224 015 to 209 854 by 2025.

4.3.	The Spatial Development Framework of the local municipality.

Policy C:
Maintain a compact settlement form to achieve better efficiency in service delivery and resource use, and to facilitate inclusion and integration.

Policy C2: Restructure settlement patterns through infill development of vacant and underutilised land in the settlements in the George Municipal Area.

Policy D
Manage the use of land in the Municipal area in a manner which protects natural ecosystem functioning and values ecosystem services, respecting that these are assets that underpin the economy and settlement and their resilience.

Policy D1: Support and maintain the functionality of biodiversity areas.

Policy E
Safeguard the municipality's farming and forestry areas as productive landscapes, equal in value to urban land

4.4.	The Environmental Management Framework applicable to the area.

No EMF has been adopted for George.

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

Comment from the relevant authorities will be obtained during the Pre-Application public participation process and will be included in the final BAR.

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

The Western Cape Biodiversity Spatial Plan (WCBSP) identifies biodiversity priority areas, Critical Biodiversity Areas (CBAs) and Ecological Support Areas (ESAs), which, together with Protected Areas, are important for the persistence of a viable representative sample of all ecosystem types and species, as well as the long-term ecological functioning of the landscape as a whole. The primary purpose of a map of Critical Biodiversity Areas and Ecological Support Areas is to guide decision-making about where best to locate development. Critical Biodiversity Areas (CBA's) are required to meet biodiversity targets. According to the WCBSP, these areas have high biodiversity and ecological value and therefore must be kept in a natural state without further loss of habitat or species.
(Source: TERRESTRIAL FAUNAL SPECIES COMPLIANCE STATEMENT REPORT FOR THE PROPOSED COMMERCIAL AND RESIDENTIAL DEVELOPMENT ON PORTION 50 OF FARM HANSMOESKRAAL 202, GEORGE LOCAL MUNICIPALITY. Prepared by Dr Jacobus H. Visser, dated September 2025)

Critical Biodiversity Areas (CBAs) are areas required to meet biodiversity targets for ecosystems, species and ecological processes, as identified in a systematic biodiversity plan (Purves and Holmes, 2015). Ecological Support Areas (ESAs) are not essential for meeting biodiversity targets but play an important role in supporting the ecological functioning of CBAs and/or in delivering ecosystem services. Because the site exists in a relatively degraded state, the entire area is retrieved as a degraded terrestrial Critical Biodiversity Area 2 (CBA2), with no Ecological Support Areas (ESAs) being present.

The site currently overlaps with a degraded Critical Biodiversity Area (CBA2), which is defined as "Areas in a degraded or secondary condition that are required to meet biodiversity targets, for species, ecosystems or ecological processes and infrastructure". While the site does exist in a relatively degraded state, it is unlikely that it will be crucial to meet biodiversity targets for several reasons:

- Faunal habitats on the site exist in a relatively degraded state with only remnant stands of Fynbos and infestations of alien and invasive and pioneer Helichrysum shrubs and Brambles.
- The site displays poor connectivity to natural areas in the surrounding landscape due to surrounding settlements and agricultural land uses.
- The site supports a relatively impaired faunal and avifaunal diversity with only relatively common species of "Least Concern" (IUCN, 2021) being present.
- The site does not contain any notable or significant subpopulations of any terrestrial faunal SCC.
- The site is retrieved as having a "Very low" SEI.

Taken together, habitats and faunal components on the site do not constitute a significant link in the biodiversity and ecological patterns and processes within the study area landscape, and loss of habitats and species here should not adversely impinge on local, regional or national biodiversity targets. From a faunal biodiversity perspective therefore, there is no reason why development of the entire study area should not proceed.

(Source: Terrestrial Biodiversity Assessment Hansmoeskraal Farm 202 Portion 50. Prepared by Jamie Pote, dated 17 September 2025)

The Western Cape Biodiversity Spatial Plan (2017) indicates that the site overlaps with a designated Critical Biodiversity Area (CBA 2), which is associated with the site having natural vegetation and being undeveloped in an otherwise significantly fragmented landscape, where the vegetation unit is deemed not be under threat. It is noted that in the broader area, several undeveloped erven within or surrounding the urban area are designated such, many of which, including the site in question, are isolated patches and would thus serve limited (if any) conservation function, not being part of a broader interconnected conservation network. A Critical Biodiversity Area 2 designation (supported by observations) also implies also implies the site would be in a degraded or secondary context and thus may also not provide a meaningful conservation contribution as an isolated site, without being part of a broader conservation initiative.

7.	Explain how the proposed development is in line with the intention/purpose of the relevant zones as defined in the ICMA.
N/A	
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 screening tool has not changed. The Application form will be submitted after the Pre-Application Public Participation Process.	
9.	Explain how the proposed development will optimise vacant land available within an urban area.

"Urban areas" means areas situated within the urban edge (as defined or adopted by the competent authority), or in instances where no urban edge or boundary has been defined or adopted, it refers to areas situated within the edge of built-up areas. It also refers to erven that were already rezoned or lawfully services prior to the date of the NEMA EIA circular 1 of 2012.

Therefore, the proposed site is not located within in Urban Area, it is however within the Urban Edge, therefore earmarked for residential development.

The proposed site:

- Does not constitute a significant link in the biodiversity and ecological patterns and processes within the study area landscape
- Does not adversely impinge on local, regional or national biodiversity targets
- Will not affect the delivery of relatively high volumes of good quality water
- Has no direct impact on natural water resources
- Has no endemic and range restricted species
- Has little to no natural vegetation remaining

- Does not require further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999)

The proposed development:

- Will result in construction phase employment opportunities
- Will result in operational employment opportunities
- Prevent fire hazards
- Will contribute to the increase in available housing units
- Capital investments
- Will reduce the potential for undesirable activities impacting local authority and neighbouring residential developments.
- Will provide capital influx for service and municipal providers of the Construction and Operational Phases
- Will provide capital contributions to the municipality which contributes to the upkeep of George.

Taking the above points into consideration along with the location of the property and the socio-economic benefits the development would provide, it would be a good use of vacant land available within the Urban Edge.

10.	Explain how the proposed development will optimise the use of existing resources and infrastructure.

N/A – There are currently no existing resources and infrastructure. The necessary infrastructure will be developed.

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).

To be included in the FBAR

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.

George Municipality's Economic Overview

In 2020, the economy of George was valued at R20.684 billion (current prices) and employed 76 126 people. Historical trends in GDP between 2016 and 2020 indicate that the municipal economy remained stagnant from 2016 to 2020.

George's population totals 224 015 persons in 2022, this total is expected to grow to 209 854 by 2025, The George municipal area is home to 35.4% of the Garden Route's population. In 2022, there are 224 015 people living in the municipal area and by 2026, that number is expected to rise to 236 737. This translates to a projected average annual growth rate for the period of 1.4%. George's expected population growth rate is 0.4% percentage points greater than the district's predicted 1.0% average yearly population growth rate.

Unemployment

George (estimated at 19.5 % (Percent)in 2021 had the third lowest unemployment rate in the Garden Route District and is below the district 21.1 per cent) and the Western Cape 25.1 per cent) unemployment rate. Unemployment has been on an upward trend from 2015 13.1 per cent) to 2021 largely driven by the job losses as a result of the drought, loadshedding and economic recession over this period the not economically active population has also increased from 2020 to 2021 as job losses and an insufficient supply of jobs have led to an increasing number of discouraged work seekers Unfortunately, most job losses affected low skilled and informal workers who are more vulnerable to living in poverty during times of economic decline.

The proposed development is likely to have positive socio-economic impacts:

- The development will create significantly more jobs during the construction and operational phases than is currently offered by the property as an agriculture concern.
- It will create a range of housing opportunities in George

It will create access to services and goods in close proximity to residents in the Hansmoeskraal area thus reducing the need for and cost of transport.

The construction of the proposed development will lead to the expansion of business sales for existing business located within the area. For example, materials used in construction such as bricks, pipes, concrete, etc. will be purchased, as well as services such as engineers, plumbers, electricians etc. These changes will be measured in terms of new business sales, i.e., new sales that will be generated in the economy as a direct result of the capital investment in the development. Business sales will be generated because of capital investment by the developer for each of the development activities which is said to take place as mentioned above.

Constructing the proposed development will result in direct jobs being created for the construction of the various facilities and the operation of these facilities. Indirect jobs are also created in industries that provide goods, materials and services. For example, an additional amount of goods used in the construction sector will be required from businesses and industries related to the construction sector. This could lead to an increased number of jobs being created in these businesses, i.e., in order to increase the output of these businesses.

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.

N/A

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

To be included in the Final BAR.

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

- Carlo Abrahams - Breede-Gouritz Catchment Management Agency
- Megan Simons - Cape Nature
- Lizelle Stroh - South African Civil Aviation Authority
- Stephanie-Ann Barnardt - Heritage Western Cape
- Browen Johnson - George Municipality: Ward 23 Councillor
- Gavin Benjamin - Western Cape Government: DEADP
- Brandon Laymen - Department of Agriculture
- Xander Smuts - Western Cape Government: Department of Transport and Public Works
- Melanie Koen - Department of Agriculture, Forestry and Fisheries (DAFF)
- Paulina Saaiman - Ward committee operations
- Clinton Petersen - George Municipality: Town Planning
- Nina Viljoen - Garden Route District Municipality

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

Only relevant authorities are included.

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

To be included in the Final BAR.

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 included in the Final BAR.

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.		
1.3.	Indicate above which aquifer your proposed development will be located and explain how this has influenced your proposed development.		
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.		

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.		
Dr. J.M. Dabrowski (PhD) – Confluent Environmental Pty (Ltd)			
2.3.	Explain how the presence of watercourse(s) and/or wetlands on the property(ies) has influenced your proposed development.		
(Source: Proposed Mixed-Use Development on Portion 50 of Farm 202 Hansmoeskraal, George, Western Cape. Aquatic Biodiversity Compliance Statement, prepared by Dr. J.M. Dabrowski (PhD) Confluent Environmental Pty (Ltd), dated 8 October 2025)			

Desktop Survey

The site falls within Primary Catchment K (Kromme) area and in quaternary catchment K30B. The main river draining this catchment is Gwaing River which originates from the Outeniqua Mountains to the north. The project area falls within the Southern Coastal Belt (22) Level 1 ecoregion (22.02 Level 2 Ecoregion). According to geospatial data sources no freshwater features are indicated to occur within the footprint of the property or within close proximity to the property. A small section of an aquatic CBA1 wetland is however mapped to occur in the south-eastern most corner of the property.

The site does not fall within a sub-quaternary catchment (SQC) that has been categorised as a Freshwater Ecosystem Priority Area (FEPA). The site does however fall within the Outeniqua Strategic Water Source Area (SWSA) which is considered to be of national importance. SWSAs are vital for water and food security in South Africa and also provide the water used to sustain the economy. Given this context, management and implementation guidelines have been developed with the objective of facilitating and supporting well-informed and proactive land management, land-use and development planning in these nationally important and critical areas. The primary principle behind this objective is to protect the quantity and quality of the water they produce by maintaining or improving their condition. The proposed development footprint falls within an urban 'working landscape' and in this context the management objectives are to maintain at least the present condition and ecological functioning of these landscapes, to restore where necessary, and to limit or avoid further adverse impacts on the sustained production of high-quality water.

Figure 14: Map indicating the location of the property relative to the quaternary catchment area.

Site Visit

The site visit was conducted on 10 September 2024 during which time the entire extent of the property was traversed by foot. The property is relatively flat and there are no clear areas of natural drainage on the property and no natural hydro-geomorphological landscape features (depressions, confined valleys, channels etc.) indicating the presence of a natural watercourse (i.e. stream, river or wetland).

A small man-made dam (approximately 500 m²) is present mid-way along the western boundary of the of the property (Figure 15). The dam is an excavated depression (with no inflow or outflow) and has a relatively low wall (approximately 1.5 m) around the southern perimeter. The dam is clearly visible in historical imagery from the year 2000 (Figure 16). Since then, the dam has become

increasingly vegetated by wetland plants. At the time of the visit the water level was shallow (< 30 cm) and Typha capensis and Juncus effusus were the most common species present. As there is no visible inflow to the dam, periods of inundation are likely to be temporary following periods of sustained rainfall.

It can be concluded, with a high degree of confidence, that no natural freshwater features occur within the footprint of the property. In terms of legislation pertaining to the NWA, the property falls outside of the regulated area of any nearby watercourses (i.e. greater than 100m and 500 m away from a river/stream and natural wetland, respectively).

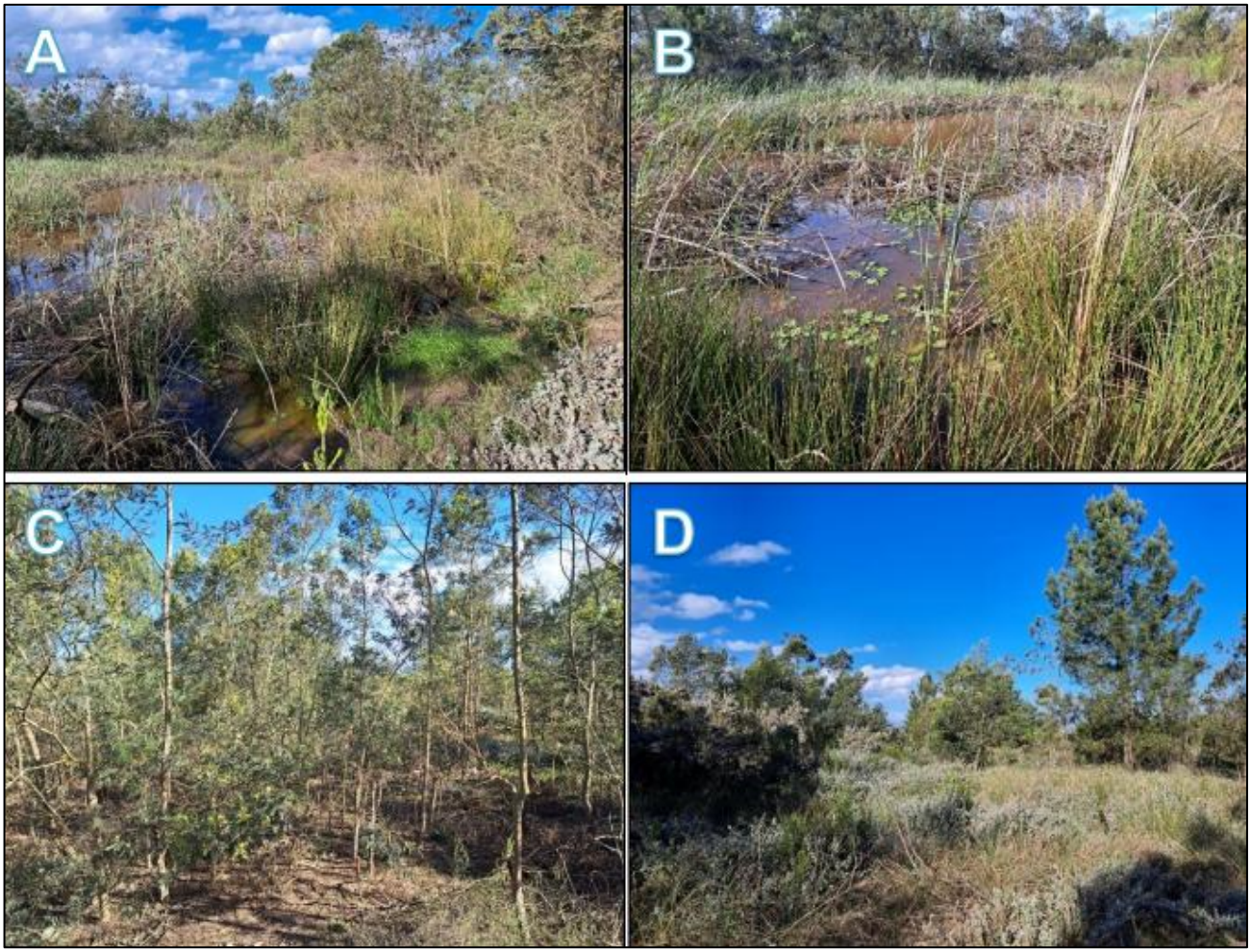


Figure 15: Photographs illustrating the shallow dam with patches of T. capensis, J. effusus and Eleocharis limosa (A & B) and surrounding vegetation invaded by A. mearnsi, Pinus sp. (C &D).

Figure 16: Aerial Google Earth images from 2003 (left) and 2024 (right) indicating the progressive increase in vegetation in the dam (indicated by red arrow).

Ecological Importance

The SDP proposes to close the dam on the property. While the small dam is artificial, it may possibly fulfil an important ecological function.

The dam offers some limited biodiversity maintenance services through providing some temporary aquatic habitat. Otherwise, given its small size and isolation from any natural hydrological network it provides very few regulating and supporting services. Apart from serving as a storage unit for water for human use, the dam provides no provisioning or cultural services. The demand for ecosystem services is also negligible as the dam is currently not utilised to support any agricultural or subsistence activities and is not part of a larger hydrological network that is impacted by pollution or flow regulation. Overall, the importance of all ecosystem services provided by the dam (including biodiversity maintenance) is Very Low. Closure of the dam is therefore unlikely to impact on biodiversity and will have very little effect on the supply of beneficial ecosystem services.

Management Recommendations

A key impact related to large residential developments is the generation of large volumes of stormwater associated with an increased area of impermeable surfaces (i.e. roads, roofs and other infrastructure). Stormwater is typically conveyed into watercourses, where high volumes (and associated high energy) cause degradation of watercourses, mainly due to the erosion of the bed and banks. These watercourses may not necessarily fall within the development footprint but may still ultimately receive stormwater by connecting the development into an existing stormwater network that discharges into the watercourse. In this way, stormwater generated from the site can still affect watercourses located far outside of the development footprint.

It is therefore important that stormwater generated on site should be managed according to Sustainable Drainage System (SuDS) principles. This requires that as much stormwater as possible should be attenuated within the development footprint. For example, the City of Cape Town guideline is that developments must provide for 24-hour extended detention of the 1-year return interval 24-hour storm event. In this respect the following measures, inter alia, should be considered:

- Rainwater harvesting tanks be installed at all buildings;
- Use of swales and detention ponds to attenuate stormwater runoff, encourage infiltration and reduce the speed, energy and volumes at which stormwater is discharged from the site;
- Use of permeable paving to encourage infiltration into the soil; and
- Use of retention ponds and artificial wetlands to capture stormwater runoff and prevent its discharge from the site.

Conclusion

While the development is located within a SWSA it will not affect the delivery of relatively high volumes of good quality water and has no direct impact on natural water resources. The implementation of an appropriate stormwater management system is recommended to help to attenuate and filter pollutants on site and to regulate stormwater flows to offsite natural watercourses.

Based on the results of the desktop review and the site verification, it can be concluded that the development will not impact on any freshwater biodiversity and that the sensitivity of aquatic biodiversity on the property can be regarded as Low. This statement is applicable to both Alternative A and B.

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.		
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.		
3.4.	Explain how estuary management plans (if applicable) has influenced the proposed development.		
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.		

4. Biodiversity

4.1.	Were specialist studies conducted?	**YES**	NO
4.2.	Provide the name and/or company who conducted the specialist studies.		
Dr Jacobus H. Visser - Blue Skies Research			
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.		

Vegetation map: A product of The Vegetation of South Africa, Lesotho and Swaziland (VEGMAP) (Mucina & Rutherford, 2006). The South African National Biodiversity Institute (SANBI) has updated the VEGMAP (2018). These shapefiles were used. In addition, the National Web-based Environmental Screening Tool was applied to determine the Relative Plant Species Theme Sensitivity as is required of botanical specialists.

The National Vegetation Type indicated for the site and surrounding area are Garden Route Granite Fynbos, having a Critically Endangered status, as per National Biodiversity Red Listed Ecosystems Assessment (NBA/RLE, 2022). Only about 1% conserved in the proposed Garden Route National Park. About 70% has been transformed for, cultivation (56%), pine plantations (7%) and by urban development (6%). Remnants are largely confined to isolated pockets on steeper slopes.

Vegetation on site as described by Mr J Pote (Appendix G3):
The site is comprised predominantly of a patchy mozaic of transformed, densely invaded and secondary fynbos habitat that is bounded by a developed urban and/or transformed agricultural (farming) landscape on all sides. On site observations indicate that the site has a history of dense alien infestation (primarily wattle species), which being prone to excessive and hot fire, tends to result in biochemical and soil changes, as well as vegetation composition changes. The fynbos elements seen on site are thus deemed to be secondary and comprised primarily of what would be considered to be pioneer fynbos species, with many groups typical of mature or intact fynbos being absent. The species composition is thus comprised of a limited number of species that are typical of such disturbed habitat, with elements that would be characteristic of the specific fynbos unit (Garden Route Granite Fynbos), in a natural context, being absent. This is typical of sites that have significant historical disturbance but are also now isolated from natural 'seed-source' areas, where the regenerating plants species are limited to a few pioneer and widespread species that may be common to disturbed areas such as road verges and such. Because the site is isolated, the potential for the site to rehabilitate to a functioning ecosystem with representative species of conservation concern, is thus limited, since there would be no natural seed source in adequate proximity to the site.

Common secondary Fynbos species, that do occur within the site include *Passerina corymbosa, Cliffortia serpyllifolia, Anthospermum prostratum, Eriocephalus africanus, Metalasia pungens, Brachiaria serrata, Eragrostis capensis, Heteropogon contortus, Restio triticeus & Themeda triandra*, as well as several species in the general *Helichrysum and Senecio*.

Invasive (exotic) tree species include *Pinus spp., Acacia mearnsii, Acacia cyclops* & *Acacia dealbata*.

Ecosystem threat status: Informed by (1) The National List of Threatened Terrestrial Ecosystems (Government Gazette, 2011), (2) The Western Cape State of Biodiversity 2017 Report (Turner, 2017), and (3) The National Biodiversity Assessment (2018) (SANBI, 2019).

The Western Cape BSP Ecosystem Threat Status (2016) and the SANBI Red List of Ecosytems: Original designates a Critically Endangered status to the Garden Route Granite Fynbos vegetation type.

Biodiversity planning: The 2017 Western Cape Biodiversity Spatial Plan (CapeNature, 2017) GIS (Geographical Information System) shapefiles for the George Municipality is important for determining the conservation importance of the designated habitat. Ground-truthing is an essential component in terms of determining the habitat condition.

Important species: The presence or absence of threatened (i.e., species of conservation concern) and ecologically important species informs the ecological condition and sensitivity of the site. The latest conservation status of species is checked in the Red List of South African Plants (Raimondo et al. 2009) (www.redlist.sanbi.org).

Site boundary: these and other resource layers were used to define the site boundary and to compile several maps. This information is available on the CapeFarmMapper website (Department of Agriculture: gis.elsenberg.com).

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.

(Source: Terrestrial Biodiversity Assessment Hansmoeskraal Farm 202 Portion 50. Prepared by Jamie Pote, dated 17 September 2025)
The Western Cape Biodiversity Spatial Plan (2017) indicates that the site overlaps with a designated Critical Biodiversity Area (CBA 2), which is associated with the site having natural vegetation and being undeveloped in an otherwise significantly fragmented landscape, where the vegetation unit is deemed to be under threat. It is noted that in the broader area, several undeveloped erven within or surrounding the urban area are designated such, many of which, including the site in question, are isolated patches and would thus serve limited (if any) conservation function, not being part of a broader interconnected conservation network. A Critical Biodiversity Area 2 designation (supported by observations) also implies the site would be in a degraded or secondary context and thus may also not provide a meaningful conservation contribution as an isolated site, without being part of a broader conservation initiative.

(Source: TERRESTRIAL FAUNAL SPECIES COMPLIANCE STATEMENT REPORT FOR THE PROPOSED COMMERCIAL AND RESIDENTIAL DEVELOPMENT ON PORTION 50 OF FARM HANSMOESKRAAL 202, GEORGE LOCAL MUNICIPALITY. Prepared by Dr Jacobus H. Visser, dated September 2025)
Because the site exists in a relatively degraded state, the entire area is retrieved as a degraded terrestrial Critical Biodiversity Area 2 (CBA2), with no Ecological Support Areas (ESAs) being present.

The site currently overlaps with a degraded Critical Biodiversity Area (CBA2), which is defined as "Areas in a degraded or secondary condition that are required to meet biodiversity targets, for species, ecosystems or ecological processes and infrastructure". While the site does exist in a relatively degraded state, it is unlikely that it will be crucial to meet biodiversity targets for several reasons:

- Faunal habitats on the site exist in a relatively degraded state with only remnant stands of Fynbos and infestations of alien and invasive and pioneer Helichrysum shrubs and Brambles.
- The site displays poor connectivity to natural areas in the surrounding landscape due to surrounding settlements and agricultural land uses.
- The site supports a relatively impaired faunal and avifaunal diversity with only relatively common species of "Least Concern" (IUCN, 2021) being present.
- The site does not contain any notable or significant subpopulations of any terrestrial faunal SCC.

- The site is retrieved as having a "Very low" SEI

Taken together, habitats and faunal components on the site do not constitute a significant link in the biodiversity and ecological patterns and processes within the study area landscape, and loss of habitats and species here should no adversely impinge on local, regional or national biodiversity targets. From a faunal biodiversity perspective therefore, there is no reason why development of the entire study area should not proceed under either alternatives A or B.

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 TERRESTRIAL FAUNAL SPECIES COMPLIANCE STATEMENT REPORT FOR THE PROPOSED COMMERCIAL AND RESIDENTIAL DEVELOPMENT ON PORTION 50 OF FARM HANSMOESKRAAL 202, GEORGE LOCAL MUNICIPALITY. Prepared by Dr Jacobus H. Visser, dated September 2025:

The SEI results for habitats within the study area are given in Table 4 with the spatial representation for each habitat and its concomitant SEI category portrayed in Figure 17. None of the on-site habitats currently harbour any notable or significant subpopulations of faunal SCC with the site being of a limited in spatial extent and isolated nature in a peri-urban setting, and with significant daily signs of disturbances and of a relatively degraded nature. As such, the entire site is retrieved as having a "Very low" SEI where minimisation mitigation is acceptable and allowing for development activities of medium to high impact without restoration activities being required. To this end, this renders the entire site as developable from a faunal sensitivity perspective.

Table 4: Evaluation of SEI for habitats within the study area. BI = Biodiversity Importance = Receptor Resilience.

Habitat type	Conservation Importance	Functional Integrity	Receptor Resilience	Site Ecological Importance
Remnant Fynbos	**Very low** - No confirmed and a highly unlikely presence of populations of terrestrial faunal SCC.	**Low** - Small area (>1ha but <5ha) with several minor and major current negative ecological impact (alien and invasive plants, a degraded structure and daily disturbances).	**Very high** - Because this habitat is relatively small and of a peri-urban and relatively degraded nature, it will be able to recover its original faunal species diversity relatively quickly (less than 5 years).	Very low - BI = Very low; RR = Very high
Wetland / wet depression	**Low** - No confirmed or highly unlikely presence of populations of terrestrial faunal SCC.	**Very low** - Very small area (<1ha) of an apparent artificial nature.	**Very high** - Because this habitat appears of an artificial nature, it may be replicated to produce similar habitat characteristics relatively quickly (less than 5 years).	Very low - BI = Very low; RR = Very high
Alien vegetation	**Very low** - No confirmed and a highly unlikely presence of populations of terrestrial faunal SCC.	**Very low** - Very small area (<1ha) with several major current negative ecological impacts (alien and invasive vegetation).	**Very high** - Because this habitat comprises alien and invasive vegetation, it can recover to this degraded state relatively quickly (less than 5 years).	Very low - BI = Very low; RR = Very high

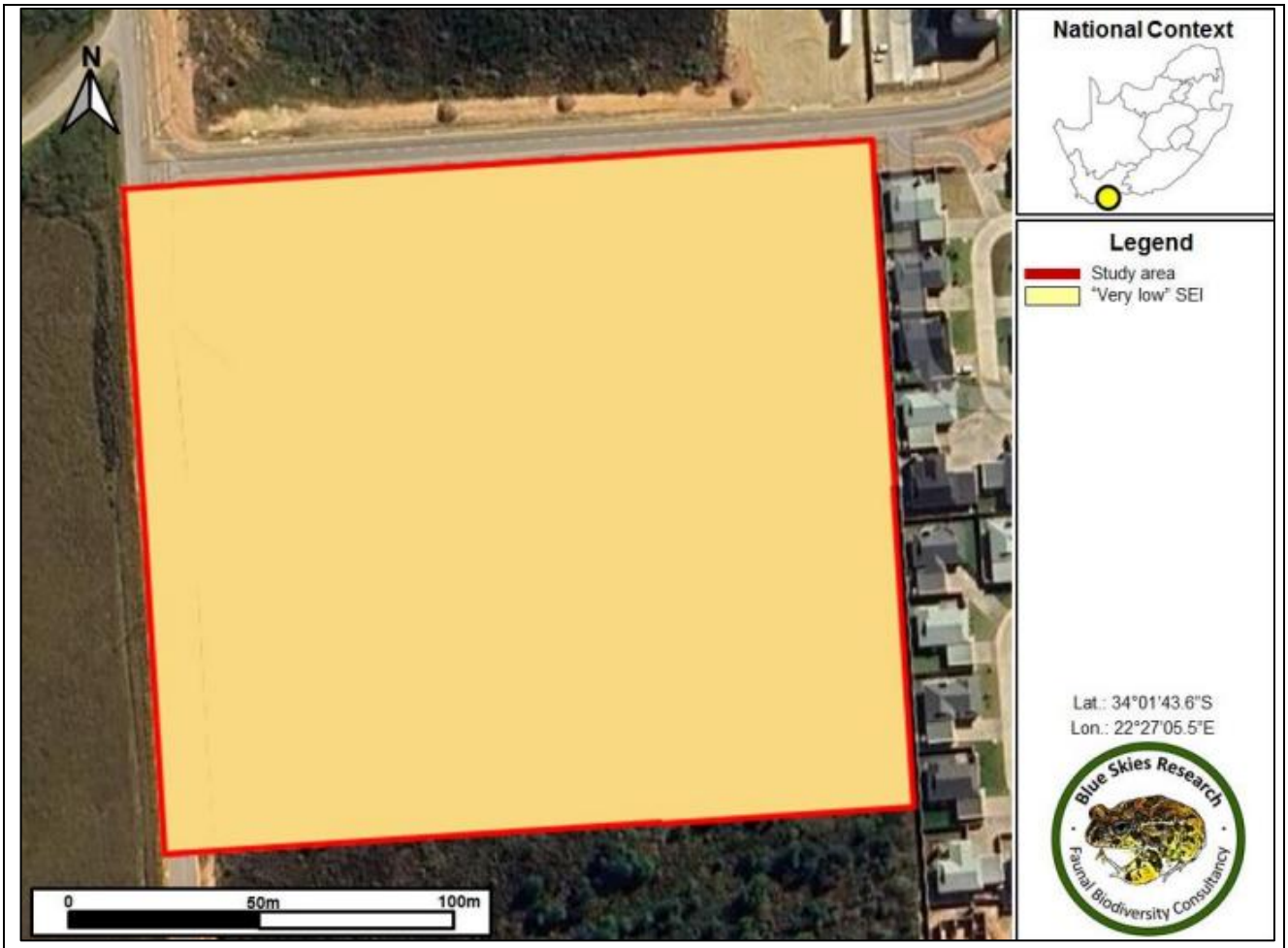


Figure 17: Spatial representation of the SEI of habitat types within the study area

According to the Terrestrial Biodiversity Assessment Hansmoeskraal Farm 202 Portion 50. Prepared by Jamie Pote, dated 17 September 2025:

The area surrounding the site is completely transformed and/or degraded as a result of urban and agricultural development and roads, with the occasional remnant scattered indigenous species. Vegetation on the site would be considered to be mostly secondary Fynbos, with some commonly occurring and widespread species dominating the habitat, as result of dense alien invasion historically as well as other unknow land-use, which may have included historical vegetation clearing, but cannot be confirmed. The entire vegetated and transformed area within the site is thus deemed to have a low plant species sensitivity, due to absence of any flagged species of conservation concern. Alien invasion on the site, primarily comprising wattle trees, is patchy with areas being high to very high, where there is little to no natural vegetation remaining. Ecological processes are thus significantly modified, as natural and indigenous vegetation elements that would be typical of mature climax fynbos area absent from within the site.

No endemic and range restricted species were recorded to be present. Several species are known from the surrounding area, but unlikely to be affected by the proposed activity. No Endangered or Critically Endangered flora species were confirmed to be present nor are known to be present in the affected area.

Figure 18: Plant Species Sensitivity.

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.

According to the Agricultural Compliance Statement compiled by Johann Lanz & David Lakey, dated 12 March 2025:

The site is within a Protected Agricultural Area (PAA) (DALRRD, 2020). A PAA is a demarcated area in which the climate, terrain, and soil are generally conducive for agricultural production and which, historically, or in a regional context, has made important contributions to the production of the various crops that are grown across South Africa. Within PAAs, the protection of viable, arable land is considered a priority for the protection of food security in South Africa. However, PAAs are demarcated broadly, not at a fine scale, and there may therefore be much variation of agricultural production potential within a PAA. All land within these demarcated areas is not necessarily of sufficient agricultural potential to be suitable for crop production, due to finer scale terrain, soil, and other constraints. The proposed development footprint is located on land that is not viable for cropland. This land does not therefore deserve prioritised protection as agricultural production land, even though it is within a demarcated PAA.

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

According to the TERRESTRIAL FAUNAL SPECIES COMPLIANCE STATEMENT REPORT FOR THE PROPOSED COMMERCIAL AND RESIDENTIAL DEVELOPMENT ON PORTION 50 OF FARM HANSMOESKRAAL 202, GEORGE LOCAL MUNICIPALITY. Prepared by Dr Jacobus H. Visser, dated September 2025:

Mammals

Only three mammal species were recovered within the study area, all of which are currently classified as "Least concern" by the IUCN. The site harbours single signs of the presence of two small antelope species, the Cape Grysbok (*Raphicerus melanotis*) and Common Duiker (*Sylvicapra grimmia*) which appear to ephemerally traverse the area, likely given suitable cover to lay up in during the day. The presence of one small mammal predator, the Marsh Mongoose (Atilax paludinosus) was also noted, and may similarly follow suitable cover along with the presence of a likely small vertebrate and invertebrate prey base. Overall, mammal diversity on the site appears impaired and may be linked to its small spatial extent, isolated nature, per-urban setting and relatively degraded habitat structure.

Figure 19: Spatial locations of the different mammal species recorded within the study area.

Figure 20: Photographic evidence of the different mammal species recorded in the study area. A) Track of the Cape Grysbok (Raphicerus melanotis). B) Track of the Common Duiker(Sylvicapra grimmia). C) Tracks of the Marsh Mongoose (Atilax paludinosus).

Amphibians

Only a single species, the Painted Reed Frog (*Hyperolius marmoratus*) which is currently classified as "Least concern" by the IUCN, was detected at the small artificial wetland / wet depression in the south-west of the site. This mesic area harbours standing water along with emergent reed vegetation, thereby offering a suitable breeding area for this common species.

Figure 21: Spatial location of the one frog species recorded in the study area.

Butterflies

Only a single butterfly species, the Rainforest Brown (*Cassionympha cassius),* was located in the study area, which is currently classified as "Least concern" by the IUCN. This lack of butterfly diversity may be attributed to a lack of flowering plants along with the colder Winter conditions but may also be due to the remnant and degraded nature of the Fynbos habitats on the site.

Figure 22: Spatial locations of the one butterfly species recorded within the study area.

Figure 23: Photographic evidence of the one butterfly species recorded in the study area. A)Rainforest Brown (Cassionympha cassius).

Avifauna

In total, 24 bird species were recorded within the study area, all of which are currently classified as "Least concern" by the IUCN. These all represent relatively common species associated with Fynbos environments and are likely present due to a suitable remnant Fynbos structure on the site. Although the site is of an isolated nature in the landscape, it appears to offer a stepping stone for these flying

species through providing suitable perching opportunities. It is also likely that the area provides a suitable prey base for insectivorous species, with some plants also providing nectar for nectar-feeding avifauna. To this end, the site supports a moderate avifaunal diversity.

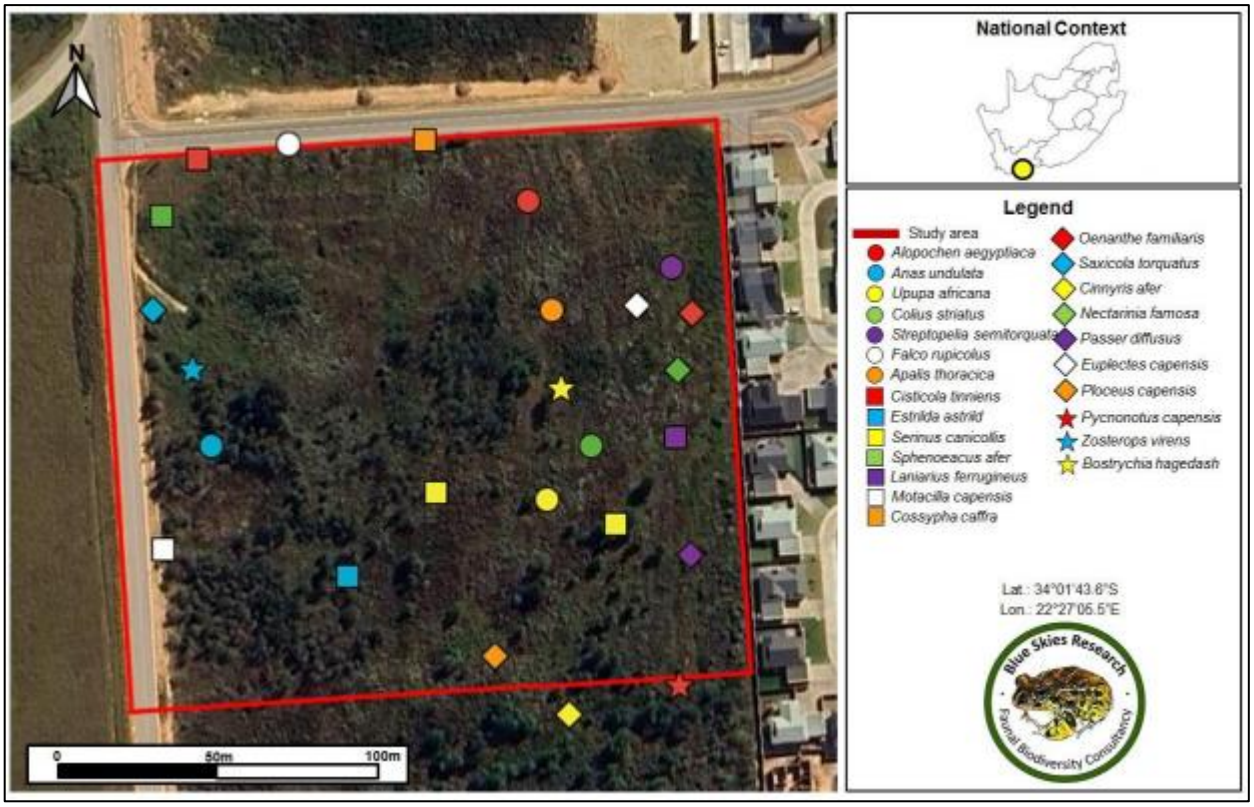


Figure 24: Spatial locations of the different avifaunal species recorded within the study area.

Figure 25: Photographic evidence of different avifaunal species recorded in the study area. A) Egyptian Goose (Alopochen aegyptiaca). B) Speckled Mousebird (Colius striatus). C)Red-eyed Dove (Streptopelia semitorquata). D) Rock Kestrel (Falco rupicolus). E) Levaillant's Cisticola (Cisticola tinniens). F) Cape Canary (Serinus canicollis). G) Cape Grassbird (Sphenoeacus afer). H) Cape Wagtail (Motacilla capensis). I) African Stonechat(Saxicola torquatus). J) Greater Double-collared Sunbird (Cinnyris afer). K) Malachite Sunbird (Nectarinia famosa). L) Southern Grey-headed Sparrow (Passer 46iffuses). M) Yellow Bishop (Euplectes capensis). N) Cape Weaver (Ploceus capensis). O) Cape Bulbul (Pycnonotus capensis). P) Cape White-eye (Zosterops virens). Q) Hadada Ibis(Bostrychia hagedash).

5. Geographical Aspects

Explain whether any geographical aspects will be affected and how has this influenced the proposed activity or development.
No geographical aspects will be affected.

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.		
Jonathan Kaplan			
6.3.	Explain how areas that contain sensitive heritage resources have influenced the proposed development.		
	A NID was submitted on the 14th of August 2024. Heritage Western Cape commented that there is no reason to believe that the proposed development for a gated estate consisting of 51 housing units, shopping centre, and associated infrastructure on Farm 20/250, Hansmoeskraal, Pacaltsdorp, George, will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.		

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 NID was submitted on the 14th of August 2024. Heritage Western Cape commented that there is no reason to believe that the proposed development for a gated estate consisting of 51 housing units, shopping centre, and associated infrastructure on Farm 20/250, Hansmoeskraal, Pacaltsdorp, George, will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.

8. Socio/Economic Aspects

8.1.	Describe the existing social and economic characteristics of the community in the vicinity of the proposed site.
	George Municipality's Economic Overview In 2020, the economy of George was valued at R20.684 billion (current prices) and employed 76 126 people. Historical trends in GDP between 2016 and 2020 indicate that the municipal economy remained stagnant from 2016 to 2020. George's population totals 224 015 persons in 2022, this total is expected to grow to 209 854 by 2025, The George municipal area is home to 35.4% of the Garden Route's population. In 2022, there are 224 015 people living in the municipal area and by 2026, that number is expected to rise to 236 737. This translates to a projected average annual growth rate for the period of 1.4%. George's expected population growth rate is 0.4% percentage points greater than the district's predicted 1.0% average yearly population growth rate. **Unemployment** George (estimated at 19.5 % (Percent)in 2021 had the third lowest unemployment rate in the Garden Route District and is below the district 21.1 per cent) and the Western Cape 25.1 per cent) unemployment rate. Unemployment has been on an upward trend from 2015 13.1 per cent) to 2021 largely driven by the job losses as a result of the drought, loadshedding and economic recession over this period the not economically active population has also increased from 2020 to 2021 as job losses and an insufficient supply of jobs have led to an increasing number of discouraged work seekers Unfortunately, most job losses affected low skilled and informal workers who are more vulnerable to living in poverty during times of economic decline
8.2.	Explain the socio-economic value/contribution of the proposed development.
	The proposed development is likely to have positive socio-economic impacts: • The development will create significantly more jobs during the construction and operational phases than is currently offered by the property as an agriculture concern. • It will create a range of housing opportunities in George

	• It will create access to services and goods in close proximity to residents in the Hansmoeskraal area thus reducing the need for and cost of transport.
8.3.	Explain what social initiatives will be implemented by applicant to address the needs of the community and to uplift the area.
The construction of the proposed development will lead to the expansion of business sales for existing business located within the area. For example, materials used in construction such as bricks, pipes, concrete, etc. will be purchased, as well as services such as engineers, plumbers, electricians etc. These changes will be measured in terms of new business sales, i.e., new sales that will be generated in the economy as a direct result of the capital investment in the development. Business sales will be generated because of capital investment by the developer for each of the development activities which is said to take place as mentioned above. Constructing the proposed development will result in direct jobs being created for the construction of the various facilities and the operation of these facilities. Indirect jobs are also created in industries that provide goods, materials and services. For example, an additional amount of goods used in the construction sector will be required from businesses and industries related to the construction sector. This could lead to an increased number of jobs being created in these businesses, i.e., in order to increase the output of these businesses	
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.
The proposed development will not impact on people's well-being. Noise and dust may be generated during the construction phase, but it will be very temporary and can be mitigated by implementing the EMPr.	

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 alternative.	
The preferred and only property alternative is the Hansmoeskraal Farm Number 50/202, George and is located within the Urban Edge. The property can be accessed via Beach Road or Hibiscus Road and is undeveloped.	
Provide a description of any other property and site alternatives investigated.	
N/A – No property or site alternatives were investigated.	
Provide a motivation for the preferred property and site alternative including the outcome of the site selectin matrix.	
N/A	
Provide a full description of the process followed to reach the preferred alternative within the site.	
N/A	
Provide a detailed motivation if no property and site alternatives were considered.	
The preferred activity is to construct a mixed-use development on the Hansmoeskraal Farm 50/202. The property is undeveloped and borders other residential development. As seen from the specialist reports, the property does not form an important ecological link within the surrounding landscape, and does not provide vital ecosystem services, therefor it would be a loss of undeveloped land.	
List the positive and negative impacts that the property and site alternatives will have on the environment.	
Positive: • Utilising vacant land within the George Urban Edge. • Capital contributions to the municipality which contributes to the upkeep of George. • Capital influx for service and municipal providers of the Construction and Operational Phases. • Increased tax and levies income for municipality. • Housing in an expanding city • Local Labour and increase in job opportunities. • Some of the site contains alien invasive vegetation. Everything will be cleared to allow for the construction of the residential estate, in accordance with the EMPr. Some open spaces will be maintained with indigenous vegetation and alien species will be controlled and removed in these areas.	

- Once developed, it will enable more efficient and economical service delivery by the local authority
- Reduce pollution on site by implementing a stormwater management plan

Negative:

- Transformation of an undeveloped area
- Additional temporary negative construction phase impacts (noise, visual, vibration, potential dust, traffic).
- Additional minor pressure on bulk municipal services.

1.2.	Activity alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.

Provide a description of the preferred activity alternative.

The preferred alternative is to construct an 8693 m² commercial area, 21950 m² residential area on the Hansmoeskraal Farm 50/202.

Provide a description of any other activity alternatives investigated.

Incorporating a filling station into the commercial precinct was discussed but not investigated since it is not a viable alternative.

Provide a motivation for the preferred activity alternative.

The proposed property is located within the urban edge and is surrounded by residential areas and agricultural areas. The construction of a fuelling station at the outer edge of the urban edge undermines spatial planning and is a wastes infrastructure investment. The proposed residential and commercial development strengthens the urban edge, supports compact growth, creates jobs and housing and is aligned with sustainable development principles.

Provide a detailed motivation if no activity alternatives exist.

N/A

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

N/A

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.

It is proposed to construct a mixed-use development on Farm number 50/202, Hansmoeskraal, George. This development will consist of a commercial area and residential area.

- 8 693m² Commercial site area:
  - Ground floor: 2 983 m²
  - First floor: 735 m²
  - 3475 m² of 139 parking bays
- 21 950 m² Residential site area:
  - 51 units
  - 250 m² erf sizes
- The dam located on site will be closed during construction.

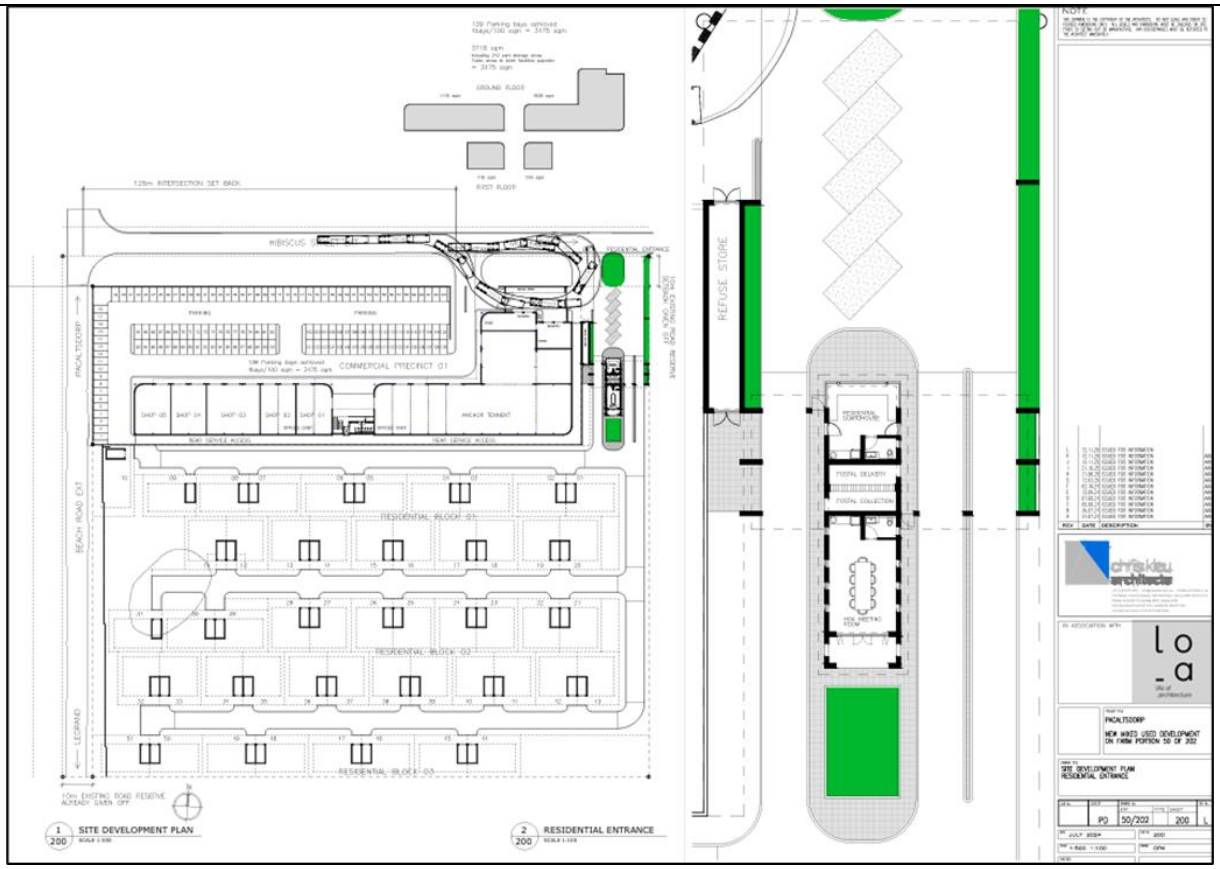


Figure 26: Proposed SD (Alternative A).

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

Alternative B below shows the proposal before the civil engineering recommendations: moving unit 43 west of unit 30 to allow space for the stormwater pond.

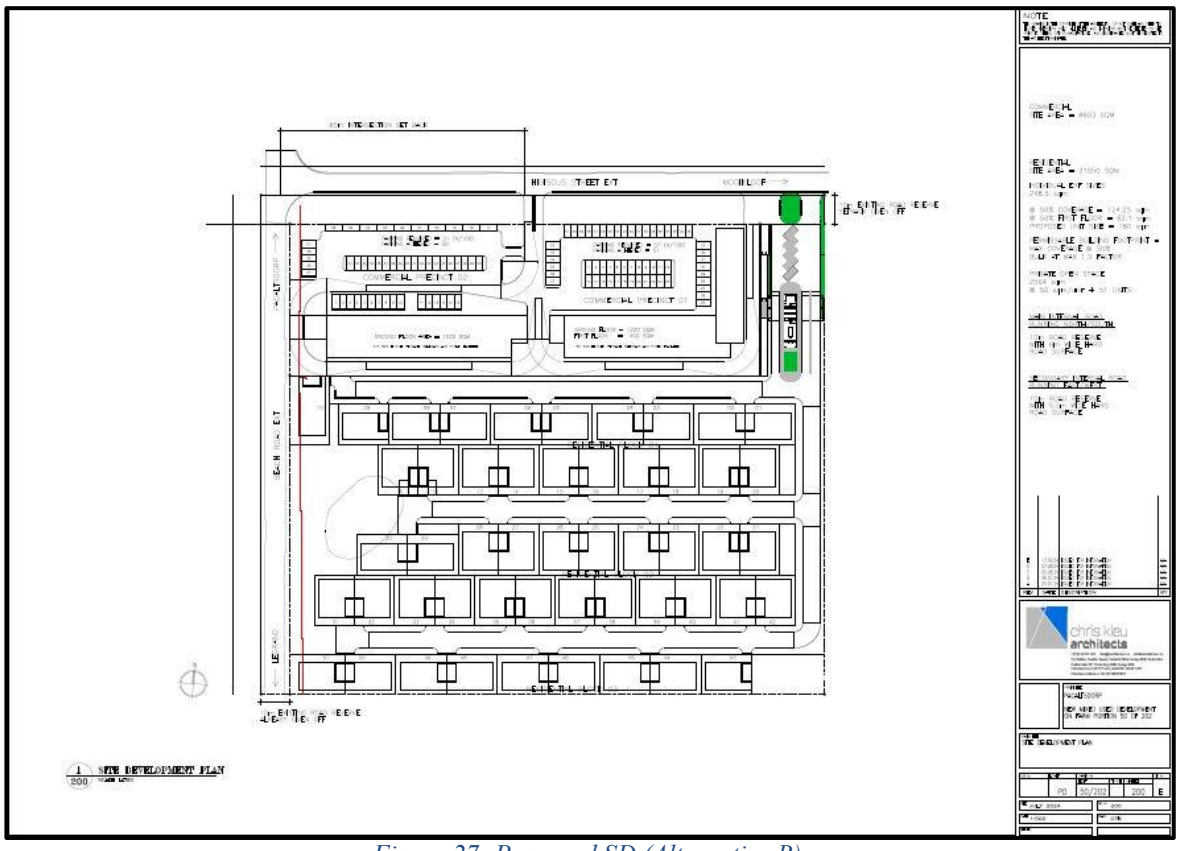


Figure 27: Proposed SD (Alternative B).

Provide a motivation for the preferred design or layout alternative.
The preferred layout has moved unit 43 west of unit 30 to accommodate the detention pond.
Provide a detailed motivation if no design or layout alternatives exist.
N/A
List the positive and negative impacts that the design alternatives will have on the environment.
All impacts are the same for both alternatives.

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:
Not applicable
Provide a description of any other technology alternatives investigated.
Not applicable
Provide a motivation for the preferred technology alternative.
Not applicable
Provide a detailed motivation if no alternatives exist.
Not applicable
List the positive and negative impacts that the technology alternatives will have on the environment.
Not applicable

1.5.	Operational alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.

Provide a description of the preferred operational alternative.
Not applicable
Provide a description of any other operational alternatives investigated.
Not applicable
Provide a motivation for the preferred operational alternative.
Not applicable
Provide a detailed motivation if no alternatives exist.
Not applicable
List the positive and negative impacts that the operational alternatives will have on the environment.
Not applicable

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.

The option of not implementing the activity means that the development will not be established and none of the impacts, positive or negative, associated with the construction and operation of the development will be experienced.

Should the proposed development not take place, and the site remain as is, the following disadvantages and advantages could be expected:

Potential disadvantages:

- No construction phase employment opportunities would result.
- Ineffective service delivery by local authority with undeveloped open space between multiple other developments.
- Potential for undesirable activities impacting local authority and neighbouring residential developments.
- Fire hazards.
- No project related expenditure would take place; therefore, the anticipated capital investment would not result.
- The property will not contribute to the increase in available housing units.
- The site has already been transformed from its natural state. Also, it is unlikely that the ecological functioning of the property would improve substantially as a result of this alternative.

Potential advantages:

- No construction phase: therefore, no potential for any construction related nuisances (i.e., noise, visual disturbance, dust, heavy vehicles on the road, etc.).

- The ecological functioning of the property could be improved, only if the site is rehabilitated (i.e., encouraged to re-vegetate with natural vegetation), all alien vegetation is removed on an ongoing basis and the natural areas are managed in the long term so that the indigenous plant species can return. However, the owner is not going to revegetate the farm with natural indigenous vegetation.

In light of the above, the No-Go Alternative is not considered favourable from a socio-economic point of view as no benefit would be gained for the local and district communities. It is unlikely that the developer or current landowner would rehabilitate and manage the site on an ongoing basis, without being able to generate any funds out of the property. It would also contribute to more land being developed elsewhere and eventually put more pressure on the urban edge.

1.7.	Provide and 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.

Taking the findings of the specialists into account, the impacts associated with Alternatives A and B are the same. As such the deciding factor for the Preferred Alternative A extends the civil engineers' recommendations being implemented into the layout.

1.8.	Provide a concluding statement indicating the preferred alternatives, including the preferred location of the activity.

The property is situated within the urban edge of George in a popular and growing neighbourhood. The property has no natural conservation value, and the development of a residential estate will optimise the available vacant land within the urban edge of the City of George.

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).

No-go areas are not identified within the site. Only the development footprint and the smallest reasonable working area around the footprint must be used. All areas outside of the development footprint which contains indigenous vegetation, or triggers listed activities which are not authorised, must be regarded as No-Go areas.

Figure 28: Proposed No-Go Areas

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

Determination of Extent (Scale):

Site specific	On site or within 100 m of the site boundary, but not beyond the property boundaries.
Local	The impacted area includes the whole or a measurable portion of the site and property, 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 8 months after the completion of the construction phase.
Medium term	The impact will last up to the end of the construction phase, where after it will be entirely negated in a period shorter than 3 years after the completion of construction activities.
Long term	The impact will continue for the entire operational lifetime of the development but will be mitigated by direct human action or by natural processes thereafter.
Permanent	This is the only class of impact that will be non-transitory. Such impacts are regarded to be irreversible, irrespective of what mitigation is applied.

Determination of Probability:

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

Determination of Significance (without mitigation):

No significance	The impact is not substantial and does not require any mitigation action.
Low	The impact is of little importance but may require limited mitigation.

Medium	The impact is of sufficient importance and is therefore considered to have a negative impact. Mitigation is required to reduce the negative impacts to acceptable levels.
Medium-High	The impact is of high importance and is therefore considered to have a negative impact. Mitigation is required to manage the negative impacts to acceptable levels.
High	The impact is of great importance. Failure to mitigate, with the objective of reducing the impact to acceptable levels, could render the entire development option or entire project proposal unacceptable. Mitigation is therefore essential.
Very High	The impact is critical. Mitigation measures cannot reduce the impact to acceptable levels. As such the impact renders the proposal unacceptable.

Determination of Significance (with mitigation):

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

Determination of Reversibility:

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

Determination of Degree to which an Impact can be Mitigated:

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

Determination of Loss of Resources:

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

Determination of Cumulative Impact:

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

Determination of Consequence significance:

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

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.

Aquatic Biodiversity Compliance Statement, prepared by Dr. J.M. Dabrowski (PhD) Confluent Environmental Pty (Ltd), dated 8 October 2025	
Impacts	• Closure of the dam is unlikely to impact on biodiversity and will have very little effect on the supply of beneficial ecosystem services. • A key impact related to large residential developments is the generation of large volumes of stormwater associated with an increased area of impermeable surfaces • The development will not affect the delivery of relatively high volumes of good quality water and has no direct impact on natural water resources. • Based on the results of the desktop review and the site verification, it can be concluded that the development will not impact on any freshwater biodiversity and that the sensitivity of aquatic biodiversity on the property can be regarded as Low. This statement is applicable to both Alternative A and B.
Recommendations	• According to the SDP almost the entire property will be transformed with very little open space planned. This leaves minimal area for attenuating and managing stormwater on site. Given the challenges associated with managing stormwater runoff, the existing dam can provide a useful stormwater attenuation function and it is recommended that the dam be incorporated into the SDP for this purpose.

	Alternatively, a detailed stormwater management plan must demonstrate attenuation through other methods (e.g. rainwater harvesting tanks etc.). • In the event that the dam is to be closed, the following duty of care intervention must be implemented, prior to closure of the dam: o An opening in the wall of the dam must be made to allow any accumulated water to slowly exit the dam. This is to allow any biota that may be inhabiting the dam to migrate from the dam prior to infilling. The dam must ideally be emptied during the winter season (from May to September outside of the breeding season for most biota) at least 3 weeks prior to infilling the dam. • Rainwater harvesting tanks be installed at all buildings; • Use of swales and detention ponds to attenuate stormwater runoff, encourage infiltration and reduce the speed, energy and volumes at which stormwater is discharged from the site; • Use of permeable paving to encourage infiltration into the soil; and • Use of retention ponds and artificial wetlands to capture stormwater runoff and prevent its discharge from the site.
TERRESTRIAL FAUNAL SPECIES COMPLIANCE STATEMENT REPORT FOR THE PROPOSED COMMERCIAL AND RESIDENTIAL DEVELOPMENT ON PORTION 50 OF FARM HANSMOESKRAAL 202, GEORGE LOCAL MUNICIPALITY. Prepared by Dr Jacobus H. Visser, dated September 2025.	
Impacts	**Construction Phase:** • Destruction of habitat, • Direct mortality or displacement of fauna, • Vibration and noise (through machinery and people), and • Contamination of ground water through chemical spills (e.g., fuel, oil and hazardous materials). **Operational Phase:** • Increase vehicle and foot traffic to the area, • Increased collision of fauna with vehicles, and • Increased pollution of the surrounding environment.

Recommendations	• The project footprint should be kept at an absolute minimum (i.e. minimisation mitigation) so as not to degrade or compromise any habitats outside of the receiving environment. Site clearing activities (including for contractor laydown areas) are to remain within the authorised footprint. • Storage of fuel, chemicals and other hazardous substances should be done in suitable secure weatherproof containers with impermeable and bunded floors to limit pilferage or spillage into the environment. • Clean-up of any spillages (e.g. oil, fuel) should proceed immediately and the contaminated soil should be removed and disposed of appropriately. • Every effort should be made to save and relocate any mammal, reptile, amphibian, bird, or invertebrate that cannot flee of its own accord, encountered during site preparation (i.e., to avoid and minimise the direct mortality of faunal species). These animals should be relocated to an area immediately outside of the project footprint, but under no circumstances any further away.

Alternative:	**Preferred alternative A**	**Alternative B**	**No-Go Alternative**
PLANNING, DESIGN AND DEVELOPMENT PHASE			
TERRESTRIAL BIODIVERSITY IMPACT 1			
Potential impact and risk:	**LOSS OF FLORA SPECIES OF CONSERVATION**		
Nature of impact:	Loss of flora Species of Conservation Concern during pre-construction site clearing activities. Several special of concern are known from surrounding areas, which could be destroyed during site preparation, none of which were confirmed to be present.		No Impact
Extent and duration of impact:	• Local and limited to site • Short term (1-5 years)		
Consequence of impact or risk:	Loss of Flora Species of Conservation Concern		
Probability of occurrence:	Probable		
Degree to which the impact may cause irreplaceable loss of resources:	Low		
Degree to which the impact can be reversed:	High		No impact
Indirect impacts:	None identified		
Cumulative impact prior to mitigation:	None		

Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	**Low (-)**	**No Impact**
Degree to which the impact can be avoided:	Low – No Species of Conservation Concern (as per screening tool) found on site. Widespread SCC protected ito PNCO include several species for which permits will be required only.	
Degree to which the impact can be managed:	Manageable	
Degree to which the impact can be mitigated:	Can be mitigated	
Proposed mitigation:	A flora search and rescue is unlikely to be required, but recommended as a precautionary measure. PNCO permits will be required for several species, which are generally not amenable to relocation (such as Erica spp.)	
Residual impacts:	None	
Cumulative impact post mitigation:	None	
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	**Very Low (-)**	**No Impact**

Mitigation measures to reduce residual risk or enhance opportunities:

- No clearing outside of development footprint to take place.
- Areas surrounding the footprints should be revegetated on completion of construction where disturbed during construction (e.g. for installation of services).
- A flora search and rescue is recommended before construction commences, including PNCO protected flora species.

Alternative:	**Preferred alternative A**	**Alternative B**	**No-Go Alternative**
PLANNING, DESIGN AND DEVELOPMENT PHASE			
IMPACT GENERATED BY CONSTRUCTION ACTIVITIES			
Potential impact and risk:	**TEMPORARY JOB CREATION – THE DEVELOPMENT PHASE IS EXPECTED TO PROVIDE JOBS FOR UNSKILLED AND SKILLED LABOURERS.**		
Nature of impact:	Positive		**No Impact**
Extent and duration of impact:	• Local • Short term	• Local • Short term	
Consequence of impact or risk:	Capital influx for businesses involved and knock on effect as the businesses that will supply services and materials for the development will benefit from the capital influx. Temporary income for those employed during the construction phase. Skill building for first time construction labourers		
Probability of occurrence:	Definite		
Degree to which the impact may cause irreplaceable loss of resources:	Not applicable		
Degree to which the impact can be reversed:	Not applicable		
Indirect impacts:	Growth for business involved in the development and general influx of capital into the construction sector support industries. Quality of life for labourers is temporarily uplifted. Capital influx for households		
Cumulative impact prior to mitigation:	Not applicable		
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	**Medium (+)**		**No Impact**
Degree to which the impact can be avoided:	Unavoidable		

Degree to which the impact can be managed:	Can be managed by encouraging proponent to support local business and employ local residents.	
Degree to which the impact can be mitigated:	Support of local businesses and employment of local residents can be encouraged but not guaranteed.	
Proposed mitigation:	Local business and employment of local residents should be supported as far as possible	
Residual impacts:	Certain services or materials may need to be sourced from outside of the George Municipal area	
Cumulative impact post mitigation:	None	
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	**Medium (+)**	**No Impact**

Alternative:	**Preferred alternative A**	**Alternative B**	**No-Go Alternative**
PLANNING, DESIGN AND DEVELOPMENT PHASE			
IMPACT GENERATED BY CONSTRUCTION ACTIVITIES			
Potential impact and risk:	**CONSTRUCTION RELATED NOISE, TRAFFIC AND DUST**		
Nature of impact:	Negative		No Impact
Extent and duration of impact:	• Local • Temporary		
Consequence of impact or risk:	Negligible • Frustrations and disruptions experienced by surrounding landowners • Detract from sense of place (peacefulness)		
Probability of occurrence:	Definite		
Degree to which the impact may cause irreplaceable loss of resources:	No loss of resource		
Degree to which the impact can be reversed:	High		No impact
Indirect impacts:	None identified		
Cumulative impact prior to mitigation:	• Nuisance from construction noise at inappropriate hours		
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	**Medium (-)**		**No Impact**
Degree to which the impact can be avoided:	Not avoidable		
Degree to which the impact can be managed:	Medium		
Degree to which the impact can be mitigated:	Medium		
Proposed mitigation:	• Restricting construction activities to normal construction hours.		
Residual impacts:	Non-identified		
Cumulative impact post mitigation:	• Less noise disturbance		
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	**Low (-)**		**No Impact**

Alternative:	Preferred alternative A	Alternative B	No-Go Alternative
PLANNING, DESIGN AND DEVELOPMENT PHASE			
Operational related job opportunities			
Potential impact and risk:	**Post-construction, the mixed-use development will require staff**		
Nature of impact:	Post-construction, the proposed commercial precinct will require additional staff for various roles such as housekeeping, maintenance, management, food and general workforce. This will lead to long-term employment opportunities for local residents.		**No Impact**
Extent and duration of impact:	• Local • Long term	• Local • Long term	
Consequence of impact or risk:	Long term job opportunities		
Probability of occurrence:	Definite		
Degree to which the impact may cause irreplaceable loss of resources:	No loss of resources		
Degree to which the impact can be reversed:	Not applicable		
Indirect impacts:	Improved quality of life for community members.		
Cumulative impact prior to mitigation:	None		
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	**Medium (+)**		**No Impact**
Degree to which the impact can be avoided:	Unavoidable		
Degree to which the impact can be managed:	Can be managed by encouraging proponent to employ local residents.		
Degree to which the impact can be mitigated:	Support of employment of local residents can be encouraged but not guaranteed.		
Proposed mitigation:	Employment of local residents should be supported as far as possible		
Residual impacts:			
Cumulative impact post mitigation:	None	None	
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	**Medium (+)**		**No Impact**

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.

Table 5 below summarises the potential Impacts associated with the proposed construction of a mixed-use development, post mitigation. Please refer to the Section I (2) for the proposed mitigation measures to ensure the corresponding rating post mitigation.

Table 5: Summary of Impacts Post Mitigation

Impact	Preferred Alternative A	Alternative B	No-Go Alternative
Construction Phase			
Loss of flora species of conservation concern	**Very Low (-)**	**Very Low (-)**	**No Impact**

Construction related job opportunities	**Medium (+)**	**Medium (+)**	**No Impact**
Noise disturbance due to construction activities	**Low (-)**	**Low (-)**	**No Impact**
Operational Phase			
Operational related job opportunities	**Medium (+)**	**Medium (+)**	**No Impact**

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

Aquatic Biodiversity Compliance Statement mitigation measures:

- Rainwater harvesting tanks be installed at all buildings;
- Use of swales and detention ponds to attenuate stormwater runoff, encourage infiltration and reduce the speed, energy and volumes at which stormwater is discharged from the site;
- Use of permeable paving to encourage infiltration into the soil; and
- Use of retention ponds and artificial wetlands to capture stormwater runoff and prevent its discharge from the site.
- A detailed stormwater management plan must demonstrate attenuation through other methods (e.g. rainwater harvesting tanks etc.).
- In the event that the dam is to be closed, the following duty of care intervention must be implemented, prior to closure of the dam:
    - An opening in the wall of the dam must be made to allow any accumulated water to slowly exit the dam. This is to allow any biota that may be inhabiting the dam to migrate from the dam prior to infilling. The dam must ideally be emptied during the winter season (from May to September outside of the breeding season for most biota) at least 3 weeks prior to infilling the dam.

Terrestrial Faunal Species Compliance Statement mitigation measures:

- The project footprint should be kept at an absolute minimum (i.e. minimisation mitigation) so as not to degrade or compromise any habitats outside of the receiving environment. Site clearing activities (including for contractor laydown areas) are to remain within the authorised footprint.
- Storage of fuel, chemicals and other hazardous substances should be done in suitable secure weatherproof containers with impermeable and bunded floors to limit pilferage or spillage into the environment.
- Clean-up of any spillages (e.g. oil, fuel) should proceed immediately and the contaminated soil should be removed and disposed of appropriately.
- Every effort should be made to save and relocate any mammal, reptile, amphibian, bird, or invertebrate that cannot flee of its own accord, encountered during site preparation (i.e., to avoid and minimise the direct mortality of faunal species). These animals should be relocated to an area immediately outside of the project footprint, but under no circumstances any further away.

Terrestrial Biodiversity Assessment mitigation measures:

- No clearing outside of development footprint to take place.
- Areas surrounding the footprints should be revegetated on completion of construction where disturbed during construction (e.g. for installation of services).
- A flora search and rescue is recommended before construction commences, including PNCO protected flora species.

Agricultural Compliance statement mitigation measures:

The most important and effective mitigation of agricultural impacts for any development is avoidance of viable croplands. This development has already applied this mitigation by selecting a site on which

there are not viable croplands. No mitigation measures are required for the protection of agricultural production potential on the site because the development poses no degradation risk to agricultural resources.

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.

Mitigation measure to be excluded	Reason for exclusion
While all efforts have been made to identify any plant species of conservation concern, factors outside of the control of the specialist, which include the state of vegetation (moribund) and time since previous burn, there is a residual risk that a species of conservation concern could being present. A pre-construction flora search and rescue (with permits) is recommended before construction commences.	The specialist has stated in his report that no Sensitive Plant species identified as per the National Environmental Screening Tool were found to be present or likely to be present on site.
According to the SDP almost the entire property will be transformed with very little open space planned. This leaves minimal area for attenuating and managing stormwater on site. Given the challenges associated with managing stormwater runoff, the existing dam can provide a useful stormwater attenuation function and it is recommended that the dam be incorporated into the SDP for this purpose.	The dam will be closed.

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

There will be some temporary noise, visual (construction site) and potential dust impacts during the construction phase which will be managed and mitigated by the EMPr and ECO during the construction phase.

The development will provide temporary jobs during the construction phase in the form of labour and casual work opportunities during the operational phase in the form of security, general shop worker's, house cleaning, etc.

Please refer to the Need and Desirability in Section E, point 12 for a more detailed description of the impact on socio-economic context of the proposed development.

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.

Climate change should not directly influence the proposed activity however, the Garden Route Region is a water scarce region currently implementing water restrictions, should the prominence of droughts increase in the area, rainwater harvesting tanks will be installed at all buildings as recommended by the aquatic specialist to accommodate increased water demands.

6.	Explain whether there are any conflicting recommendations between the specialists. If so, explain how these have been addressed and resolved.

No conflicting recommendations.

7.	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.

The recommendation of the specialists has been incorporated into the EMPr, except for those mentioned in Section I 3 and compliance will be monitored by the appointed ECO during the construction phase.

8.	Explain how the mitigation hierarchy has been applied to arrive at the best practicable environmental option.

MITIGATION HIERARCHY		
1	AVOID IMPACTS	A stormwater management plan will be implemented to help to attenuate and filter pollutants on site and to regulate stormwater flows to offsite natural watercourses.

2	MINIMISE IMPACTS	The recommended mitigation measures of the specialists reports in addition to the compressive mitigation measures contained in the EMPr will minimise the impact of the development.
3	RECTIFY	The disturbances created by the construction phase will be rehabilitated in accordance with the EMPr.
4	OFFSET	None necessary.

SECTION J: GENERAL

1. Environmental Impact Statement

1.1.	Provide a summary of the key findings of the EIA.

Aquatic Biodiversity Compliance Statement, Appendix G1:
While the development is located within a SWSA it will not affect the delivery of relatively high volumes of good quality water and has no direct impact on natural water resources. The implementation of an appropriate stormwater management system is recommended to help to attenuate and filter pollutants on site and to regulate stormwater flows to offsite natural watercourses.

Based on the results of the desktop review and the site verification, it can be concluded that the development will not impact on any freshwater biodiversity and that the sensitivity of aquatic biodiversity on the property can be regarded as Low.

Terrestrial Faunal Species Compliance Statement, Appendix G2:
The study area has been identified as being of a "Medium Sensitivity" under the "Relative Animal Species Sensitivity Theme" DFFE Screening Tool Report, however considering the results from the current report, the site may be considered as of "Low Sensitivity". This follows from the relatively degraded habitat structure on the site which harbours an impaired faunal diversity and does not constitute suitable habitat for any of the SCC considered. Furthermore, the site does not form an important ecological link in the surrounding landscape given its small size and isolated nature.

The site currently overlaps with a degraded Critical Biodiversity Area (CBA2). While the site does exist in a relatively degraded state, it is unlikely that it will be crucial to meet biodiversity targets for several reasons:

- Faunal habitats on the site exist in a relatively degraded state with only remnant stands of Fynbos and infestations of alien and invasive and pioneer Helichrysum shrubs and Brambles.
- The site displays poor connectivity to natural areas in the surrounding landscape due to surrounding settlements and agricultural land uses.
- The site supports a relatively impaired faunal and avifaunal diversity with only relatively common species of "Least Concern" (IUCN, 2021) being present.
- The site does not contain any notable or significant subpopulations of any terrestrial faunal SCC.
- The site is retrieved as having a "Very low" SEI.

Taken together, habitats and faunal components on the site do not constitute a significant link in the biodiversity and ecological patterns and processes within the study area landscape, and loss of habitats and species here should not adversely impinge on local, regional or national biodiversity targets. From a faunal biodiversity perspective therefore, there is no reason why development of the entire study area should not proceed.

Terrestrial Biodiversity Assessment, Appendix G3:
The site verification disputes that any of the screening tool flagged flora species of conservation concern are present nor likely to be affected by the proposed activity within a degraded, secondary and modified (transformed) landscape. The specialist plant species sensitivity designation for the site is thus low.

The vegetation on site is generally modified, degraded, transformed and/or secondary fynbos. No Sensitive Plant species identified as per the National Environmental Screening Tool were found to be present or likely to be present. The entire vegetated and transformed area within the site is thus deemed to have a low plant species sensitivity, due to absence of any flagged species of conservation concern. No No-go areas are identified within the site footprint. No significant direct, indirect or cumulative impacts are anticipated. While all efforts have been made to identify any plant species of conservation concern, factors outside of the control of the specialist, which include the state of vegetation (moribund) and time since previous burn, there is a residual risk that a species of conservation concern could being present. A pre-construction flora search and rescue (with permits) is recommended before construction commences.

Agricultural Compliance Statement, Appendix G6:
The overall conclusion of this assessment is that the proposed development is acceptable because it leads to no loss of future agricultural production potential. This assessment therefore disputes the high sensitivity classification of the site by the screening tool and verifies the entire site as being of medium agricultural sensitivity because of its assessed cropping potential.

Furthermore, factors other than soil capability also constrain the potential of the property to practically deliver agricultural produce and therefore influence its agricultural production potential. These factors include:

- the small size of the property (3.4 ha) prevents economies of scale,
- municipal ownership of the land which would also discourage the necessary investment to establish cropland,
- the fact that land use planning designates the site for non-agricultural use.

For these reasons, the site will never be viably utilised for agricultural production and its potential is therefore assessed here as non-existent.

The entire property boundary is considered to be below the threshold for needing to be conserved as agricultural production land because of the limitations that make it unsuitable as viable cropland. The proposed development on this land will result in no loss of future agricultural production potential in terms of national food security. The overall negative agricultural impact of the development (loss of future agricultural production potential) is assessed here as being of low significance and as acceptable. From an agricultural impact point of view, it is recommended that the proposed development be approved. The conclusion of this assessment on the acceptability of the proposed development and the recommendation for its approval is not subject to any conditions.

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)

Figure 29: Terrestrial CBAs.

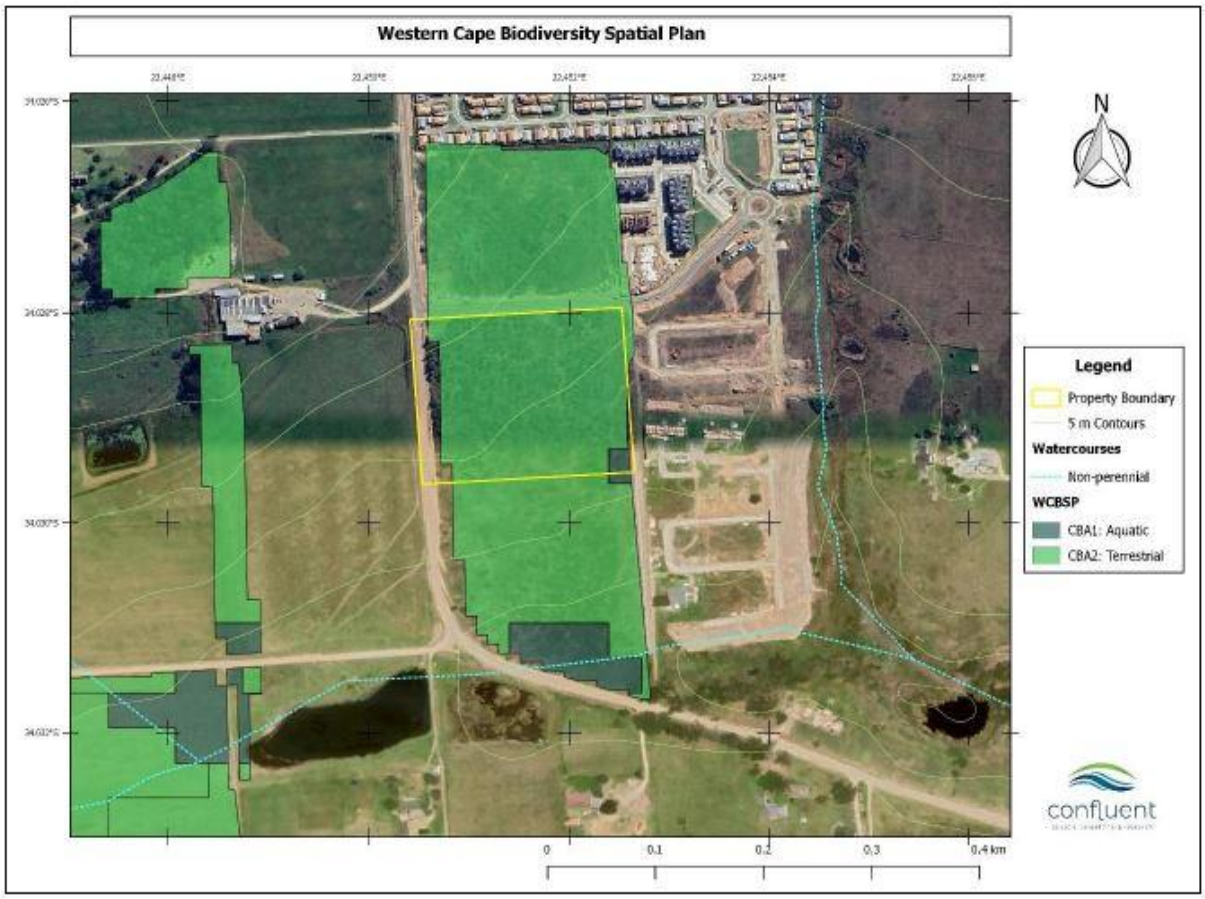


Figure 30: Aquatic CBAs and watercourses.

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.

Positive:

- Utilising vacant land within the George Urban Edge.
- Capital contributions to the municipality which contributes to the upkeep of George.
- Capital influx for service and municipal providers of the Construction and Operational Phases.
- Increased tax and levies income for municipality.
- Housing in an expanding city
- Local Labour and increase in job opportunities.
- Some of the site contains alien invasive vegetation. Everything will be cleared to allow for the construction of the residential estate, in accordance with the EMPr. Some open spaces will be maintained with indigenous vegetation and alien species will be controlled and removed in these areas.
- Once developed, it will enable more efficient and economical service delivery by the local authority
- Reduce pollution on site by implementing a stormwater management plan

Negative:

- Transformation of an undeveloped area
- Additional temporary negative construction phase impacts (noise, visual, vibration, potential dust, traffic).
- Additional minor pressure on bulk municipal services.

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 EMPr

In order to obtain/reach the impact management objects the corresponding mitigation measures prescribed in the BAR and EMPr must be implemented. Potential impacts were assessed and mitigation measures to minimise the negative impacts were explored in greater depth Section G of this BAR. Within the Environmental Management Programme (attached as Appendix H) the Environmental Impact Management has been separated into 3 sections, Pre-construction Phase, Construction Phase and Post Construction Rehabilitation Phase.

IMPACT MANAGEMENT OBJECTIVES	IMPACT MANAGEMENT OUTCOMES
PRE-CONSTRUCTION PHASE	
Identify and demarcate no-go areas, working areas and site facilities	Future construction activities will be restricted to within the designated areas & environmentally sensitive areas (no-go areas) will be protected from disturbance
To set up and equip the site camp and associated site facilities in a manner that will promote good environmental management.	Site camp facilities do not impact significantly on environment. The equipment required to implement the provisions of the EMPr are provided on site.
Environmental Control Officer to conduct an inspection prior to the commencement of construction activities on site	Good environmental management is promoted and enforced by the ECO during the full pre-construction and construction phases. Site facilities are appropriately located on site. Construction workers receive environmental awareness training before commencing work on site

CONSTRUCTION PHASE	
Prevent the loss of Flora SCC	None present on site during the site visit conducted by J Pote.
Limit habitat destruction and direct mortality of fauna	No fauna mortality or loss of natural habitats as a results of construction activities.
To limit noise and vibration generated by construction activities	No avoidable noise or vibration impacts emanate from the site during the construction phase
To create employment opportunities with potential for skills transfer, for members of the local community	The Bitou Municipality labourers benefits from the employment opportunities created during the construction phase.
POST CONSTRUCTION REHABILITATION PHASE	
Prevent alien vegetation establishment on the site	Only indigenous vegetation species establish on the disturbed areas
Prevent loss of indigenous vegetation	No indigenous vegetation outside the developmental footprint is disturbed
Prevent loss of SCC	No SCC are disturbed or lost
Prevent disturbances to faunal processes	Faunal processes are not disturbed

2.2.	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.

The EMPr must be implemented, this is however a standard condition of Environmental Authorisation.

All mitigation measures from the specialists, expect those highlighted in Section I.3 have been incorporated into the EMPr and as such are conditional to the environmental authorisation.

2.3.	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.

Considering the specialist reports, all impacts can be mitigated to Low or Very low significance. The economic and social benefits that the George Municipality will gain from this proposal outweighs the low negative impacts identified. As seen in the specialists' reports, the proposed site does not form an important ecological link within the surrounding landscape, and does not provide vital ecosystem services, therefor it would be a loss of undeveloped land.

The Preferred Layout 1 should be authorised for development as it optimises the available area within the property to be developed.

2.4.	Provide a description of any assumptions, uncertainties and gaps in knowledge that relate to the assessment and mitigation measures proposed.

Assumptions, Uncertainties and Gaps in Knowledge related to the Aquatic Biodiversity Compliance Statement:

- The assessment of the site visit represents a brief temporal snapshot of conditions on the site. Changes in season or short-term changes in climatic conditions may possibly result in the formation of aquatic habitats (e.g. temporary or seasonal wetlands) under significantly wetter conditions. Despite this limitation the sensitivity of aquatic biodiversity on the site was determined with a very high level of confidence.

Assumptions, Uncertainties and Gaps in Knowledge related to the Terrestrial Faunal Species Compliance Statement:

- Considering the field survey, it is possible that the surveying period did not correspond to the activity period or activity season of some species. Coupled to this, the thick and tangled nature of the remaining Fynbos habitats affected sampling efforts as not all areas on the site could be surveyed, and not all cryptic species (especially small mammals) could be observed. Taken together therefore, the current rendering of the faunal composition within the study area only partly reflects the true faunal species richness of, and faunal abundances on the site. Even so, the desktop species lists for the study area (Appendices A and B) utilized the most up to-date and representative distributional data available, and therefore all SCC within these faunal groups which have distributions overlapping the study area were considered in this report. Furthermore, ecosystem

	integrity on the site is deduced based on its spatial location, habitat conditions and observed faunal biodiversity patterns. **Assumptions, Uncertainties and Gaps in Knowledge related to the Terrestrial Biodiversity Assessment:** • No assessment has been made of aquatic aspects relating to any wetlands, pans, and rivers/seeps and/or estuaries or marine ecosystems outside of the scope of a terrestrial biodiversity report. Refer to separate reporting. • No assessment has been made of terrestrial biodiversity or animal species, being outside the scope of this plant species assessment. • Any botanical surveys based upon a limited sampling time-period, may not reflect the actual species composition of the site due to seasonal variations in flowering times. Additionally, the composition of fire adapted vegetation at any time may vary, depending on level of maturity or time since last burn. Species that are visible in an area having mature fynbos may differ from species that are visible in the months after a burn, where they would have been dormant in the seed bank during the mature period. As far as possible, site collected data has been supplemented with desktop and database centred distribution data, as well as 20 plus years' experience in the associated vegetation. • As far as possible, site collected data has been supplemented with desktop and database-centred distribution data as well as previous studies undertaken in the area. **Assumptions, Uncertainties and Gaps in Knowledge related to the Agricultural Compliance Statement:** • There are no specific assumptions, uncertainties or gaps in knowledge or data that affect the findings of this study.
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.
Time required to undertake the activities: 1 year for appointment and planning purposes 2 years construction and rehabilitation phase 2 years for follow up alien clearing and rehabilitation monitoring Total proposed validity period of EA: **5 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.
As standard all houses and developments will install rainwater harvesting tanks and low flow water fixtures.

4. Waste

Explain what measures have been taken to reduce, reuse or recycle waste.
The EMPr requires and Integrated waste management programme. The system must be based on waste minimisation and must incorporate reduction, recycling, re-use and disposal where appropriate. Waste bins for the different categories of recyclable waste (i.e., paper, plastic, metal) must be provided on site and during the operational phase houses and commercial buildings are required to recycle.

5. Energy Efficiency

8.1.	Explain what design measures have been taken to ensure that the development proposal will be energy efficient.

The use of the following equipment will be made mandatory:

- Water and sewage pumps to be supplied with energy efficient motors and vsd motor control
- Water heating to be done using gas or heat pumps
- Lighting to make use of LED lamps only
- Use of motion sensor lighting control
- Photovoltaic System will be encouraged

SECTION K: DECLARATIONS

DECLARATION OF THE APPLICANT

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

I, PRAKASH JIVAN, ID number 5409285071088 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:
  - meets all the requirements in terms of Regulation 13 of the NEMA EIA Regulations; or
  - 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 –
  - costs incurred for the appointment of the EAP or any legitimately person contracted by the EAP;
  - costs in respect of any fee prescribed by the Minister or MEC in respect of the NEMA EIA Regulations;
  - Legitimate costs in respect of specialist(s) reviews; and
  - 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: Date: 3/02/2026.

L. B. & T. PROPERTY.

Name of company (if applicable):

DECLARATION OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER ("EAP")

I Michael Jon Bennett, EAP Registration number 2021/3163 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;

Signature of the EAP: Date: 4 February 2026

Sharples Environmental Serivces cc

Name of company (if applicable):