PRE-APPLICATION DRAFT BASIC ASSESSMENT REPORT

for

DEVELOPMENT OF SIX TOURIST ACCOMMODATION GLAMPING PODS

on

A portion of the Remainder of Portion 101 of the Farm Zwarte Jongersfontein No. 489, Jongensfontein, Hessequa Municipal District

In terms of the

National Environmental Management Act (Act No. 107 of 1998, as amended) & 2014 Environmental Impact Regulations

Prepared for Applicant:

Mayborn Investments 20 (Pty) Ltd

Date: 29 August 2024

Appointed EAP: Ms Louise-Mari van Zyl
Assisted by Candidate EAP: Ms Mariska Byleveld
Email: louise@cape-eaprac.co.za / mariska@cape-eaprac.co.za
Report Reference: HES838/05
Department Reference: 16/3/3/6/7/1/D5/8/0132/24
Case Officer: Steve Kleinhans

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APPOINTED ENVIRONMENTAL ASSESSMENT PRACTITIONER:

Cape EAPrac **Environmental Assessment Practitioners**

PO Box 2070

George

6530

Tel: 044-874 0365

Appointed EAP: Louise-Mari van Zyl (MA Geography & Environmental Science [US]; Registered Environmental Assessment Practitioner with the Environmental Assessment Practitioners of South Africa, EAPSA, Registration Number **2019/1444**. Ms van Zyl has over twenty years' experience as an environmental practitioner.

Assisted by Candidate EAP: Ms Mariska Byleveld (MSc Geology [University of the Free State]) (Candidate EAPASA Registration Number: **2023/6593**).

PURPOSE OF THIS REPORT:
Stakeholder Review & Comment

APPLICANT:
Mayborn Investments 20 (Pty) Ltd

CAPE EAPRAC REFERENCE NO:
HES838/05

SUBMISSION DATE
29 August 2024

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A portion of the Remainder of Portion 101 of Farm Zwarte Jongersfontein No. 489, Jongensfontein, Hessequa Municipal District

Submitted for:

Stakeholder Review & Comment

Report Issued by:
Cape Environmental Assessment Practitioners

Tel: 044 874 0365
Web: www.cape-eaprac.co.za

PO Box 2070
17 Progress Street
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APRIL 2024

Western Cape Government

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)

Mayborn Investments 20 (Pty) Ltd, hereafter referred to as the Proponent, intends to develop six (6) tourist accommodation glamping pods on a portion of the Remainder of Portion 101 of the Farm Zwarte Jongersfontein, Jongensfontein, Hessequa Municipal District (Figure 1).

The property is approximately 61ha in size and located immediately adjacent to- and bordering the Eastern border of Jongensfontein coastal town located approximately 9km south-west of Still Bay via Main Road (Figure 1). The main access to the pods is proposed directly off Boegspriet Road at the intersection with Kompas Close.

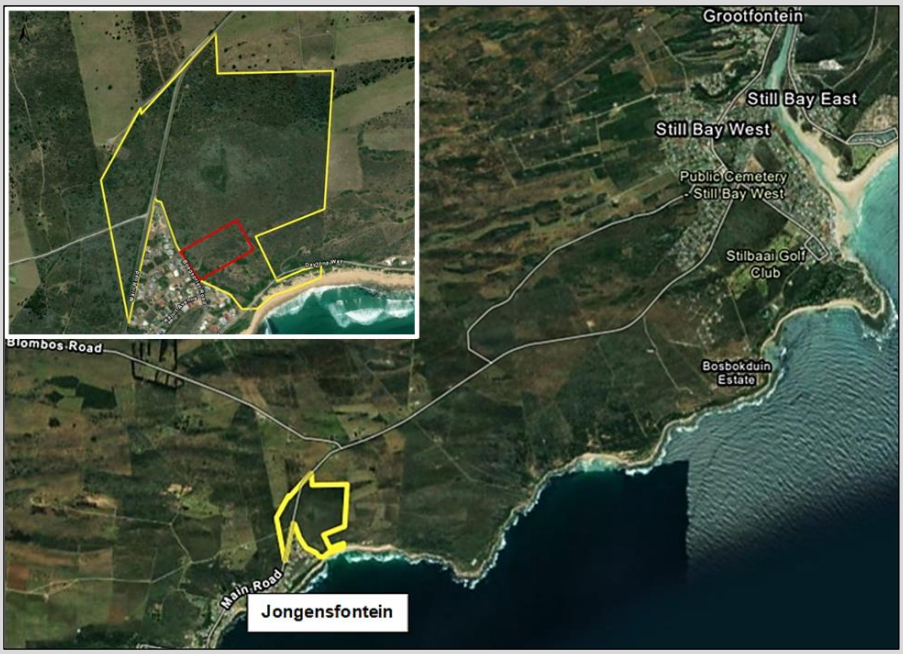


Figure 1: Location of the approximate study area (±2.24ha) for the proposed six (6) glamping pods (RED) within the greater property (YELLOW) (±61ha) in proximity to Jongensfontein to the West.

The proposal entails the following **development components** (Figure 2) (Figure 3) (Table 1):

- **Six (6)** x one-bedroom Tourist Accommodation Glamping Pods, **±26m² enclosed space** for each unit. Each with its own:
  - Deck (±34m²)
  - Carport (±18m²)
  - Water Tank
  - Underground Sewage Bioreactor
  - Limited Landscaped Area that must also serve as a fire break
  - **Total Built and Parking Area: ±468m² per pod**
- **Internal Access Roads**
  - Main Gravel Road
    - Area: ±848m²
    - Width: ±6m
  - Internal Gravel Roads
    - Area: ±699m² (extending from the Main Entrance to each Glamping Pod)

- Width: ±3m

- **Amounting to ±1 547m²**

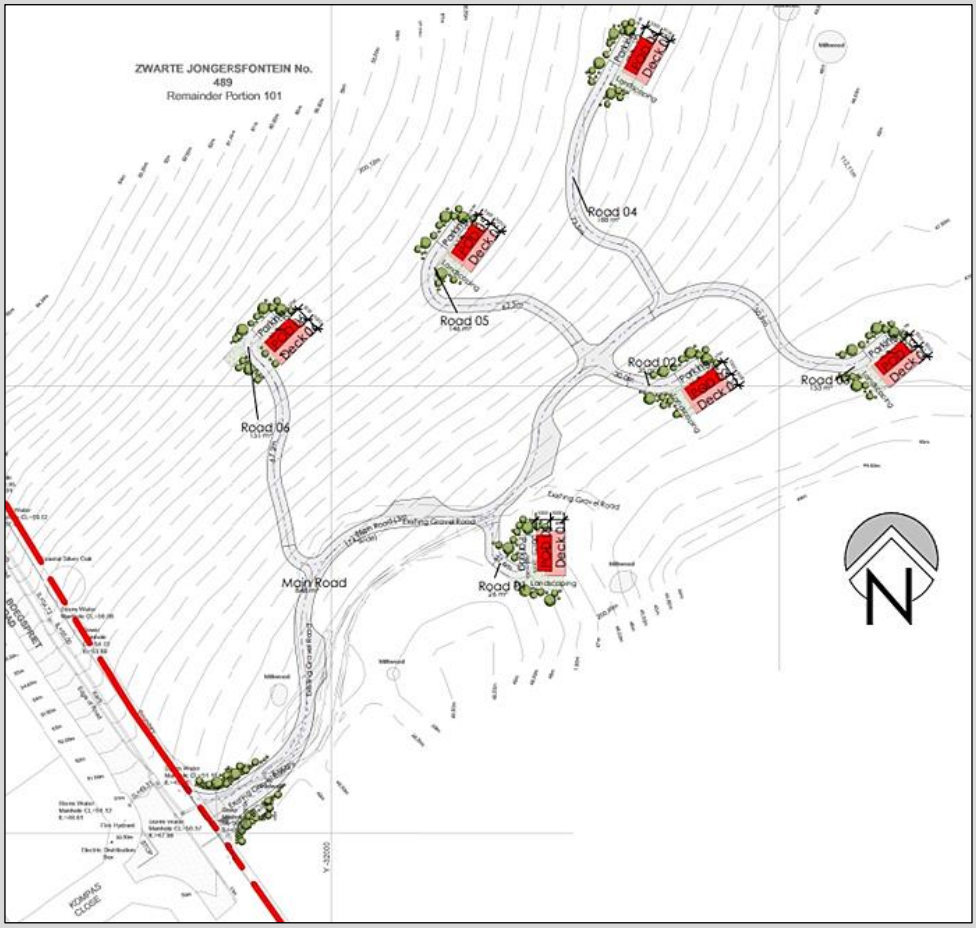


Figure 2: Site Development Plan for glamping pods within an approximate study area of 2.24ha as indicated in Figure 1 (RED).

Table 1: Breakdown per unit and total development area

ZONING:	Agricultural
OCCUPATION TYPE 1 Bed Guest Pod 2x Parking per Pod COVERED AREA:	336m²

TYPICAL POD	
Enclosed Space	26m²
Deck	34m²
TOTAL BUILT AREA	60m²
Parking	18m²

TOTAL PODS	
Enclosed Space (x6)	156m²
Deck (x6)	204m²
TOTAL BUILT AREA	360m²
Parking (6x 18m²)	108m²

ROAD LENGTHS	
Main Road	174,3m
Road 01	27,6m
Road 02	30,0m
Road 03	50,9m
Road 04	73,5m
Road 05	62,3m
Road 06	67,2m
TOTAL	485,8m

ROAD AREAS	
Main Road	848m²
Road 01	26m²
Road 02	35m²
Road 03	153m²
Road 04	188m²
Road 05	146m²
Road 06	151m²
TOTAL	1 547m²

Figure 3: Approximate overlay of the location of the six pods on the lower portion of the property.

The number of units was informed by the site constraints which identified a small portion of the property deemed less sensitive compared to the remainder of the property.

This least sensitive area demarcation, was informed by an **Aquatic Specialist** (Confluent Environmental), **Botanical/Biodiversity Specialist** (Confluent Environmental) and **Fauna Specialist** (Willem Matthee) who identified areas of various sensitivity levels i.e. low, medium, high and very high environmental sensitivity.

Each specialist compiled a **site-specific sensitivity map** (Aquatic, Botany/Biodiversity and Fauna) to **inform the least sensitive area** for consideration of the six (6) glamping pods to either avoid and/or manage potential environmental impacts (Figure 4) (Figure 5).

The most suitable / least sensitive area for the glamping pods with associated infrastructure (decks and carports included for each unit) is limited to an area of **approximately 2.21ha** of the total 61ha (Figure 1) amounting to **3.6% of the total site area**.

- The overall sensitivity of the farm portion from a **botanical/biodiversity perspective** is deemed to be 'High' consisting of **Hartenbos Dune Thicket** dominated by **Species of Conservation Concern (SCC)** & **Milkwood Dune Thicket.** Considering that there is very limited evidence of historic disturbance across the property – apart from where the existing farm access opposite Kompas Close appears, along with the municipal stormwater outlet/channel extending onto the property (Figure 4), the site is in a very good natural condition.
    - Siting of each pod, as well as the route for each of the access points were informed by the botanist to avoid milkwood clumps.
        - Micro-siting is recommended prior to construction to ensure appropriate search & rescue within the limited disturbance areas;

- As per the botanist's recommendation, the six glamping pods and access roads **avoid** the southern-most boundary of the site where the highest concentration and largest **population of SCC** were identified.

- The pods are located within an area with a '**Low-Medium' faunal sensitivity** (Figure 5). According to the fauna specialist, the proposed glamping pods & access roads will not have an impact on fauna SCC.

- While **no natural watercourses** are present on the property, the **aquatic specialist** did identify three (3) drainage areas that do serve a hydrological function with respect to stormwater management, and recommended these drainage areas be avoided (Figure 4). As per the aquatic specialist's recommendation, the proposed glamping pods and access roads are located well outside these drainage areas. The aquatic biodiversity on the property is '**Low**' and the proposed development **will not impact on any freshwater biodiversity**.
  - The existing municipal stormwater outlet and channel that discharges runoff from Boegspriet Road and Compas Road must however be formalised as part of this development to ensure that (status quo) flooding of lower lying residential areas is addressed and avoided;
  - Stormwater measures must be implemented along this existing stormwater channel to ensure that runoff does not cause unwanted erosion within the valley which drains to the coast (noted that the Jongensfontein coastline have experienced damages due to high wave action, especially along the existing gravel road that traverse the subject property in a Easterly direction).

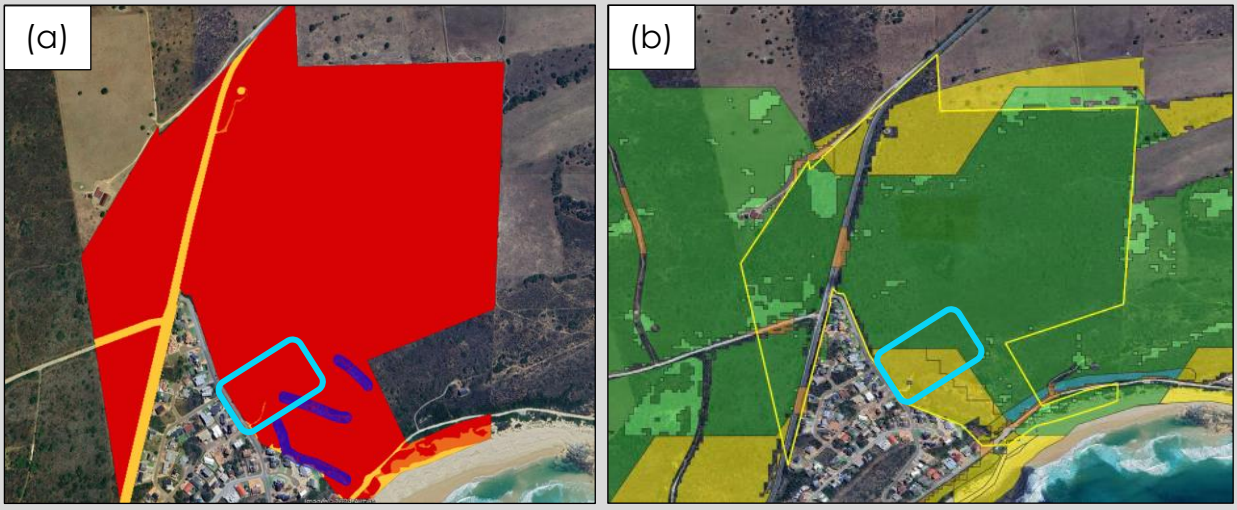


Figure 4: (a) Botanical/Biodiversity Sensitivity Layer (RED = High Sensitivity) for the total area combined with the three drainage areas (DARK BLUE). (b) Map of the total property relative to the Western Cape Biodiversity Spatial Plan (WC-BSP) with the study area (LIGHT BLUE POLYGON) partially within an ESA1 and partially within CBA1.

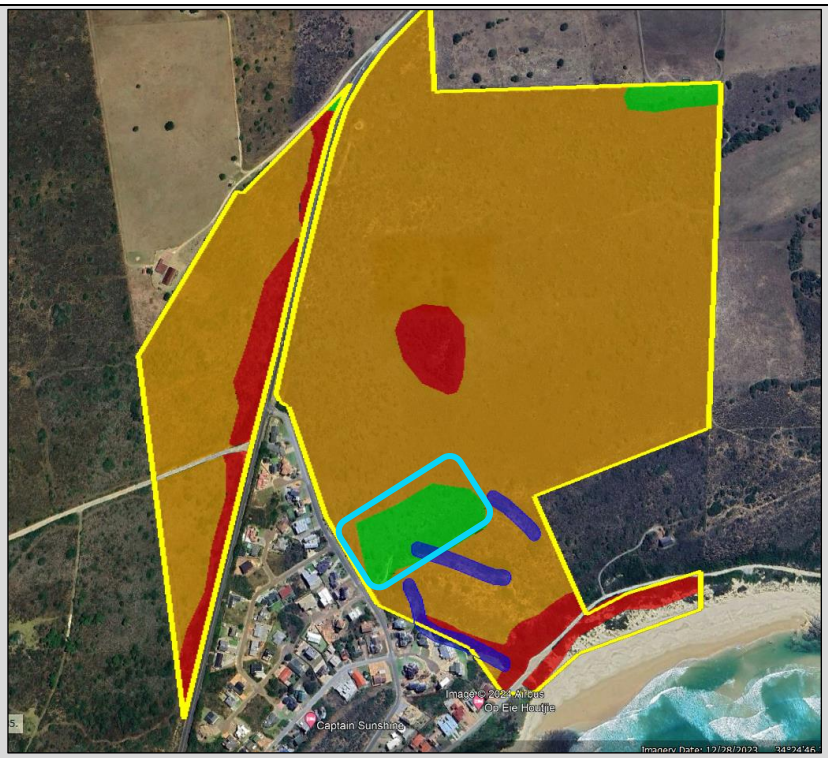


Figure 5: Combined Sensitivity Map (Fauna & Aquatic) of the study area (LIGHT BLUE POLYGON). Green: Low Sensitivity, Orange: Medium Sensitivity, Red: High Sensitivity, Blue: Drainage Areas.

SERVICES

WATER

Water for the proposed development is proposed to be obtained from an **existing borehole**, *Jongensbaai Beleggins BH1*, situated **on the property**. According to Element Engineers, the long-term sustainable yield of the borehole is **43.2kl/day** which is deemed sufficient for the **3.6kl/day** estimated use of the proposed development at full occupation.

It is proposed to install a **rising water line** from **this borehole** to the new small 10kl water reservoir on the property, from where water will then be gravity via short new waterline back to the six pods (final alignment of the routes to be confirmed to avoid milkwood thicket along the Southern Portion of the property) (Figure 6).

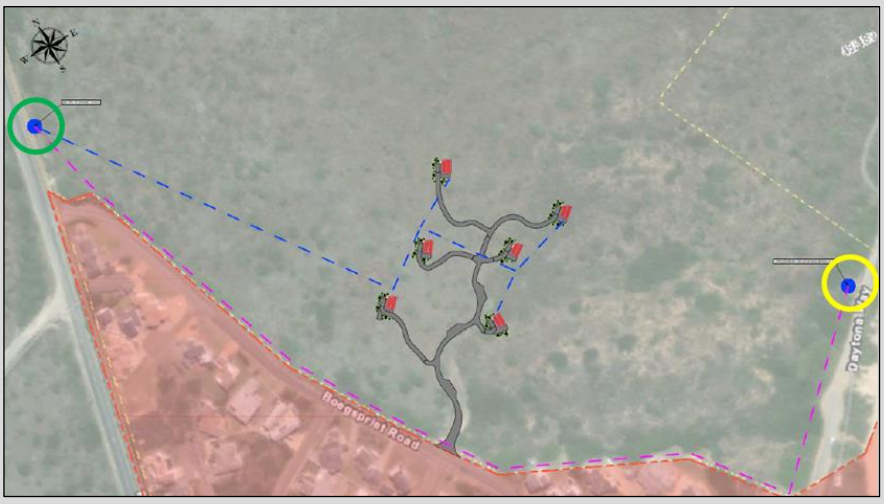


Figure 6: Rising water line (purple line) from the borehole (yellow circle) to a 10kl water reservoir (green circle) from where water will be gravity fed to the six pods (blue line) (Source: Element Engineers).

SEWER

There is no municipal waterbourne sewage system in Jongensfontein. Thus, each pod will be provided with its own Fluidco BioBloo system (Figure 7). It is a small underground system with return activated sludge allowing the treated water to be discharged back to the environment or re-used. According to Element Engineers the BioBloo is a biological reactor of which the treated effluent conforms to the Department of Water Affairs & Sanitation's General Standard limits. The water can be used for landscaping, as well a water reserve for fire risk supply.

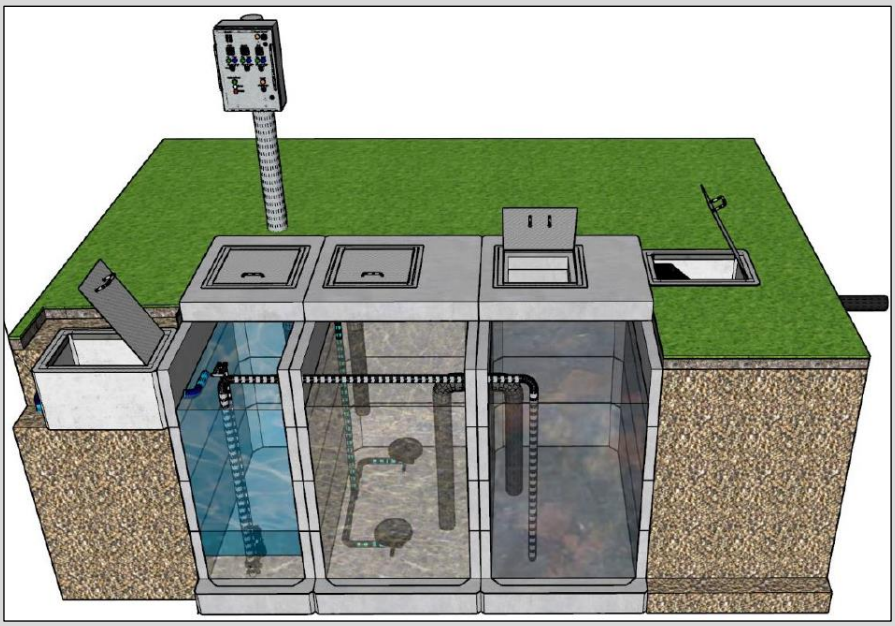


Figure 7: Sewage Bioreactor to be installed at each pod underground (Source: Element Engineers).

ELECTRICAL

- Each pod will be supplied with individual **roof mounted PV solar** and **battery systems.**
- Each unit will be equipped with **gas stoves** and **gas geysers** to minimise electricity demand.
- Limited solar and battery operating terrain lighting along the roads and at the access gate with a backup gate motor.

SOLID WASTE

Provision will be made for a **small, enclosed solid waste collection area** at the access gate that will require the caretaker of the facility to **remove daily** to the closest Municipal landfill site, alternatively the Proponent will have to enter into a service level agreement with the Municipality/Independent Service provider for the removal of solid waste.

ACCESS & ROADS

The point of access directly across from Boegspriet Street, will be developed as a gravel access with controlled access (gate that will be opened remotely / with remotes). The position of this access point will require the existing Municipal stormwater outlet be extended further into the property because it crosses directly over it.

The entrance allows for a two (2) vehicle stacking distance

The internal road network will also be gravel tracks keeping in line with the low-key agricultural tourism concept.

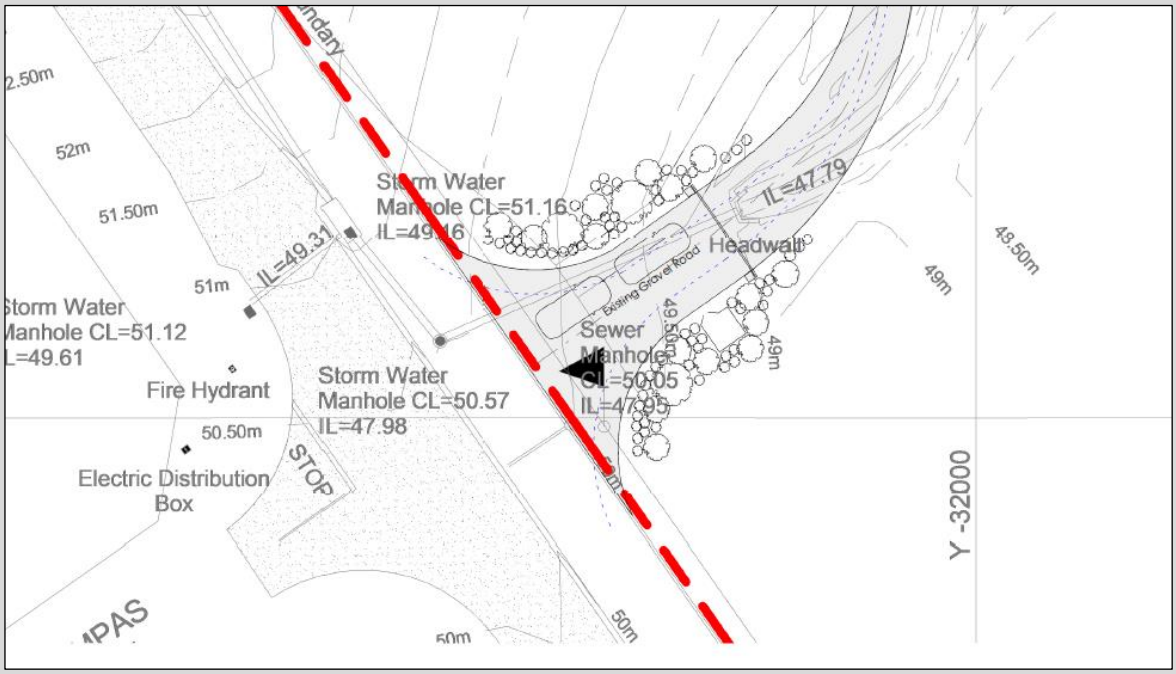


Figure 8: Proposed access gate with provision for 2-vehicle stacking distance.

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); o Coastal Risk Zones as delineated for the Western Cape by the Department of Environmental Affairs and Development Planning ("DEA&DP"): o Ridges; o Cultural and historical features/landscapes; o 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**	✓
	Appendix A3:	**Map with the GPS co-ordinates for linear activities**	X
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;**	✓
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**	X
	Appendix E2:	**Copy of comment from Cape Nature**	X
	Appendix E3:	**Final Comment from the DWS**	X
	Appendix E4:	**Comment from the DEA: Oceans and Coast**	X
	Appendix E5:	**Comment from the DAFF**	X
	Appendix E6:	**Comment from WCG: Transport and Public Works**	X
	Appendix E7:	**Comment from WCG: DoA**	X
	Appendix E8:	**Comment from WCG: DHS**	X

	Appendix E9:	**Comment from WCG: DoH**	X
	Appendix E10:	**Comment from DEA&DP: Pollution Management**	X
	Appendix E11:	**Comment from DEA&DP: Waste Management**	X
	Appendix E12:	**Comment from DEA&DP: Biodiversity**	X
	Appendix E13:	**Comment from DEA&DP: Air Quality**	X
	Appendix E14:	**Comment from DEA&DP: Coastal Management**	X
	Appendix E15:	**Comment from the local authority**	X
	Appendix E16:	**Confirmation of all services (water, electricity, sewage, solid waste management)**	X
	Appendix E17:	**Comment from the District Municipality**	X
	Appendix E18:	**Copy of an exemption notice**	X
	Appendix E19	**Pre-approval for the reclamation of land**	X
	Appendix E20:	**Proof of agreement/TOR of the specialist studies conducted.**	X
	Appendix E21:	**Proof of land use rights**	✓
	Appendix E22:	**Proof of public participation agreement for linear activities**	X
Appendix F:	**Public participation information: including a copy of the register of I&APs, the comments and responses Report, proof of notices, advertisements and any other public participation information as is required.**		✓
Appendix G:	**Specialist Report(s)**		✓
Appendix H:	**EMPr**		✓
Appendix I:	**Screening tool report**		✓
Appendix J:	**The impact and risk assessment for each alternative**		BAR
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

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:	Mayborn Investments 20 (Pty) Ltd	
Name of contact person for Applicant/Proponent (if other):	Tjaart van der Walt	
Company/ Trading name/State Department/Organ of State:		
Company Registration Number:	2007/026915/07	
Postal address:	PO BOX 88	
	Table View	Postal code: 7439
Telephone:	+27 21 827 5861	Cell: +27 82 440 5093
E-mail:	rakel@mweb.co.za	Fax:
Company of EAP:	Cape Environmental Assessment Practitioners (Cape EAPrac)	
EAP name:	Louise-Mari van Zyl (Appointed EAP) / Mariska Byleveld (Candidate EAP)	
Postal address:	PO Box 2070	
	George	Postal code: 6530
Telephone:	044 874 0365	Cell: 071 603 4132 / 084 5036 587
E-mail:	louise@cape-eaprac.co.za mariska@cape-eaprac.co.za	Fax:
Qualifications:	Louise-Mari van Zyl: MA Geography [US] | Mariska Byleveld: MSc Geology [UFS]	
EAP registration no:	Louise-Mari van Zyl: 2019/1444 | Mariska Byleveld: 2023/6593	
Duplicate this section where there is more than one landowner Name of landowner:	Mayborn Investments 20 (Pty) Ltd	
Name of contact person for landowner (if other):	Tjaart van der Walt	
Postal address:	PO BOX 88	
	Table View	Postal code: 7439
Telephone:	+27 21 827 5861	Cell: +27 82 440 5093
E-mail:	rakel@mweb.co.za	Fax:
Name of Person in control of the land:	Mayborn Investments 20 (Pty) Ltd	
Name of contact person for person in control of the land:	Tjaart van der Walt	
Postal address:	PO BOX 88	
	Table View	Postal code: 7439
Telephone:	+27 21 827 5861	Cell: +27 82 440 5093
E-mail:	rakel@mweb.co.za	Fax:

Duplicate this section where there is more than one Municipal Jurisdiction Municipality in whose area of jurisdiction the proposed activity will fall:	Hessequa Municipality
Contact person:	Hendrik Visser
Postal address:	PO Box 29

	Riversdale	Postal code: 6670
Telephone	021 713 8000	Cell:
E-mail:	hendrik@hessequa.gov.za	Fax: ( )

SECTION B: CONFIRMATION OF SPECIFIC PROJECT DETAILS AS INCLUDED 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 a **greenfield** site (Figure 9). There is an existing reservoir located on the Northern portion of the site, and an existing borehole in the central Southern portion of the property.

Figure 9: Photographs of RE/101/489 Zwarte Jongersfontein.

- An existing water reservoir is noted on the property close to Main Road leading to Jongensfontein (with direct access) (Figure 10).
- An existing informal access leads directly off Boegspriet Road onto the property opposite Compas Close.
- Municipal stormwater headwall outlet noted within the existing access point opposite Compas Close (Figure 11). Stormwater from the outlet is currently channelised and discharged onto the property (Figure 12). The stormwater outlet & channel are maintained by the Municipality.

  It is proposed to extend the existing stormwater headwall from the outlet structure, to a position outside the main access road leading to the glamping pods. Stormwater from the

existing channel will continue to be directed & discharged into the drainage area identified by the aquatic specialist.

Figure 10: Existing water reservoir on the Northern portion of the property.

Figure 11: Existing Municipal stormwater outlet with headwall at the position where the entrance is proposed on property.


Figure 12: Existing stormwater headwall outlet & earth channel maintained traversing the property, maintained by the Municipality.

3.	**For Linear activities or developments**
3.1.	Provide the Farm(s)/Farm Portion(s)/Erf number(s) for all routes:

Remainder of Portion 101 of the Farm Zwarte Jongersfontein no. 489, Jongensfontein.

3.2.	Development footprint of the proposed development for all alternatives.	<u>From borehole to reservoir</u> Length: ±700m Area: ± 850m^2 (2m disturbance envelope) <u>From reservoir to pods</u> Length: ±500m Area ±250m^2 (2m disturbance envelope)

Alternative routing for these water lines likely to be necessary to avoid the milkwood thicket patches along the Southern portion of the property.

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.

The water supply and distribution lines from the existing borehole to the property 10kl reservoir and back to the pods are deemed linear activities. These will be on the same property as the pods (Figure 13).

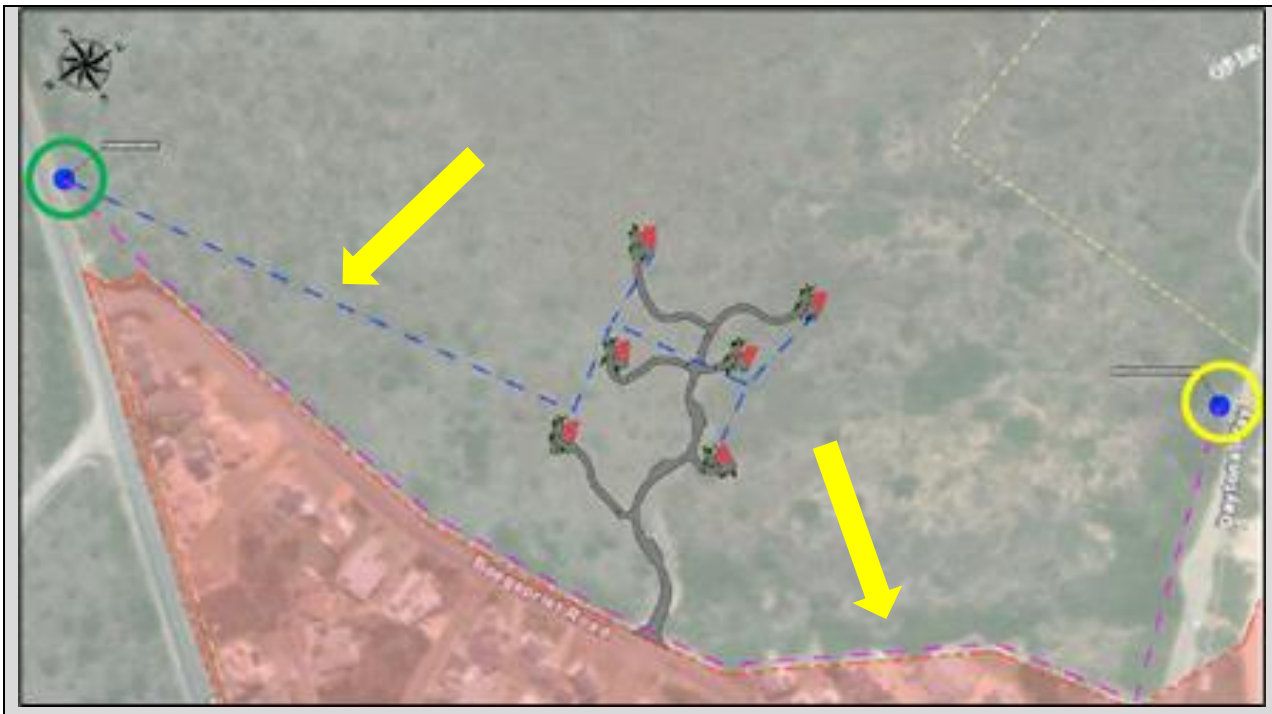


Figure 13: New water supply line, as well as water distribution line counts as linear activities.

3.4.	Indicate how access to the proposed routes will be obtained for all alternatives.

Access will be via Dayton Way, Boegspriet Road & Main Road.

3.5.	SG Digit codes of the Farms/Farm Portions/Erf numbers for all alternatives	Same as for Glamping Pods.

3.6.	**Starting point co-ordinates for water supply line from the borehole to the proposed reservoir**			
	Latitude (S)	34°25'09.72"S		
	Longitude (E)	21°21'04.05"E		
	Middle point co-ordinates for all alternatives			
	Latitude (S)	34°25'07.19"S		
	Longitude (E)	21°20'51.40"E		
	End point co-ordinates for all alternatives			
	Latitude (S)	34°24'58.41"S		
	Longitude (E)	21°20'46.64"E		
	Starting point co-ordinates for reservoir to the pods			
	Latitude (S)	34°24'58.41"S		
	Longitude (E)	21°20'46.64"E		
	Middle point co-ordinates for all alternatives			
	Latitude (S)	34°25'03.62"S		
	Longitude (E)	21°20'51.72"E		
	End point co-ordinates for all alternatives			
	Latitude (S)	34°25'05.11"S		
	Longitude (E)	21°20'57.81"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.

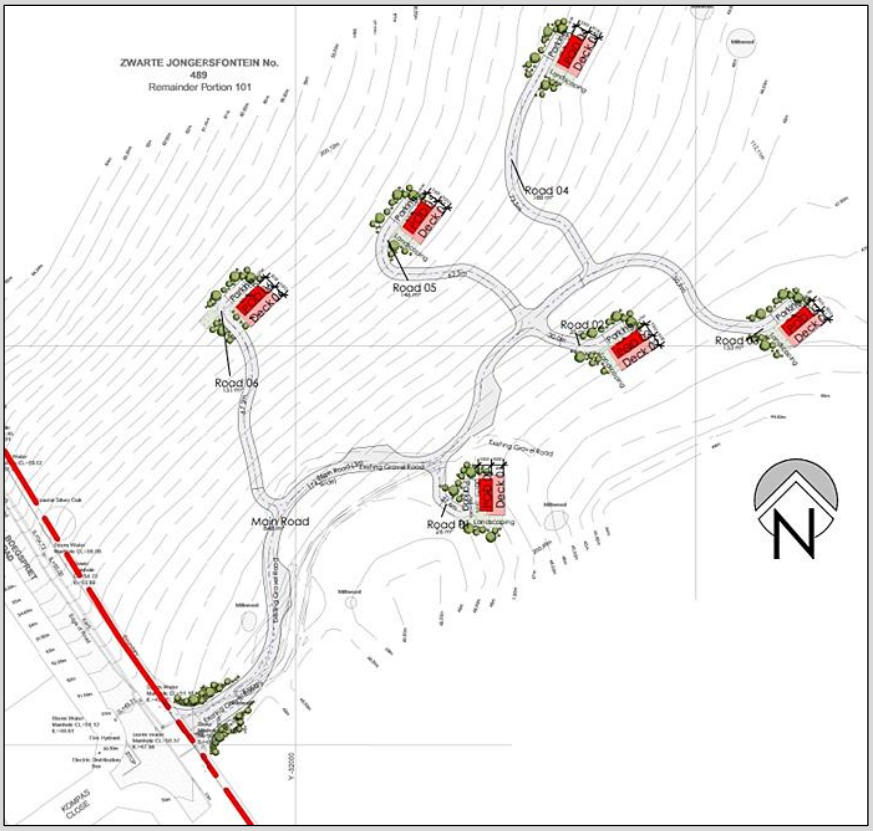
4.	**Other developments**

4.1.	Property size(s) of all proposed site(s):	± 61.08ha
4.2.	Developed footprint of the existing facility and associated infrastructure (if applicable):	Not Applicable
4.3.	Development footprint of the proposed development and associated infrastructure size(s) for all alternatives:	± 0.20ha
4.4.	Provide a detailed description of the proposed development and its associated infrastructure (This must include details of e.g. buildings, structures, infrastructure, storage facilities, sewage/effluent treatment and holding facilities).	

The proposal entails the following **development components** (Figure 14)(Figure 15):

- **Six (6)** x one-bedroom **Glamping Pods**, ±26m² each, with its own:
  - Deck (±34m²)
  - Carport (±18m²)
  - Water Tank
  - Underground Sewage bioreactor
  - Limited landscaped area which must also serve as a fire break

- **Internal Access Roads**
  - Main Gravel Entrance Road (±6m wide)
  - 6 x Internal Access tracks (±3m wide)
    - Extend from the main gravel road to each glamping pod



TOTAL PODS	
Enclosed Space (x6)	156m²
Deck (x6)	204m²
TOTAL BUILT AREA	360m²
Parking (6x 18m²)	108m²

ROAD AREAS	
Main Road	848m²
Road 01	26m²
Road 02	35m²
Road 03	153m²
Road 04	188m²
Road 05	146m²
Road 06	151m²
TOTAL	1 547m²

Figure 14: Site Development Plan for glamping pods within the designated focus area of 2.24ha as indicated in Figure 1 (RED).

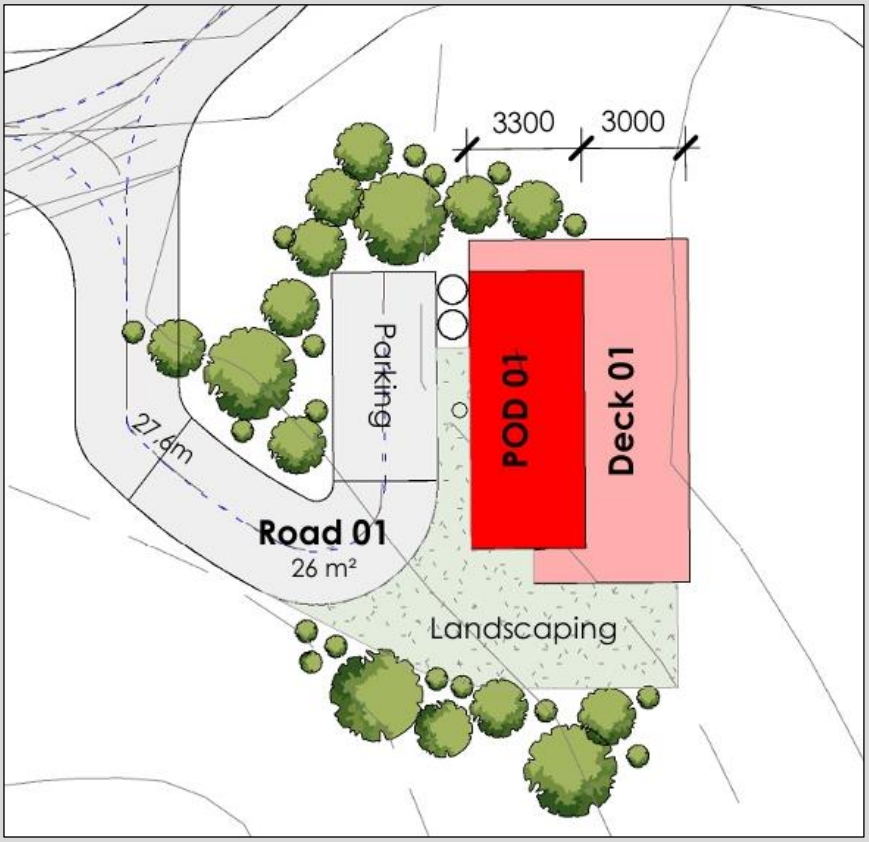


Figure 15: Glamping Pod layout with deck, parking, water tanks & limited landscaping.

SERVICES

WATER

Water for the proposed development will be obtained from an existing borehole, *Jongensbaai Beleggins BH1*, situated on the property. According to Element Engineers, the long-term sustainable yield of the borehole is 43.2kl/day which is deemed sufficient for the 3.6kl/day estimated use of the proposed development at full occupation.

It is proposed to install a new rising water line from this borehole to a new 10kl water reservoir on the property, from where water will be gravity fed via a new water line to the six pods (final alignment of the routes to be confirmed) (Figure 16).

Figure 16: Rising water line (purple line) from the borehole (yellow circle) to a 10kl water reservoir (green circle) from where water will be gravity fed to the six pods (blue line) (Source: Element Engineers).

SEWER

Each pod will be provided with its own Fluidco BioBloo system (Figure 17). It is a small underground system with return activated sludge allowing the treated water to be discharged back to the environment or re-used. According to Element Engineers the BioBloo is a biological reactor of which the treated effluent conforms to the Department of Water Affairs & Sanitation's General Standard limits.

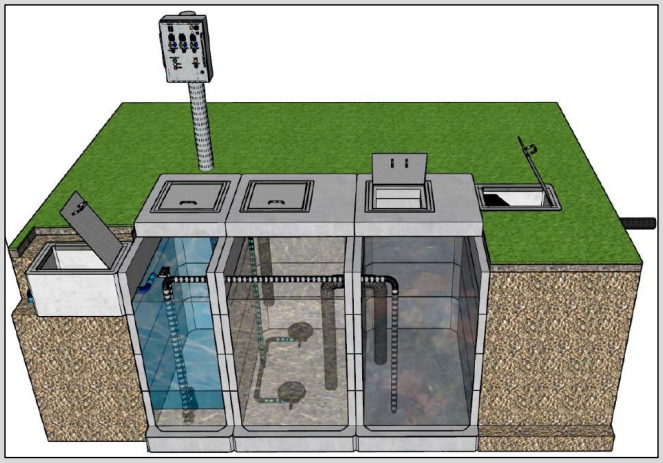


Figure 17: Sewage Bioreactor to be installed at each pod underground (Source: Element Engineers).

ELECTRICAL

- Each pod will be supplied with individual roof mounted PV solar and battery systems.
- Each unit will be equipped with gas stoves and gas geysers to minimise electricity demand.
- Solar and battery operating terrain lighting along the roads and at the access gate with a backup gate motor.

SOLID WASTE

Provision will be made for a solid waste collection area at the access gate that will require the caretaker or manager of the facility to remove it daily to the closest Municipal landfill site, alternatively the Proponent will have to enter into a service level agreement with the Municipality of a third party service provider, for the removal of solid waste on a regular basis (Figure 18).

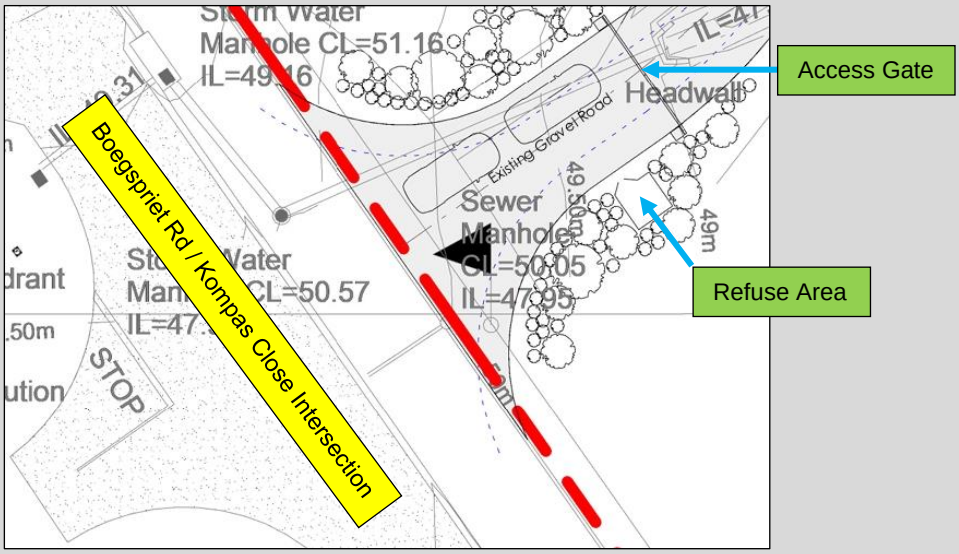


Figure 18: Proposed refuse area at the access gate.

STORMWATER

- Each pod will be equipped with rainwater harvesting tanks.
- Stormwater from each pod will be discharged into adjacent landscaping & natural areas considering the small roof space and hardened surfaces.
- Existing municipal stormwater headwall outlet to be extended and positioned outside the main access road to the glamping pods (Figure 19).

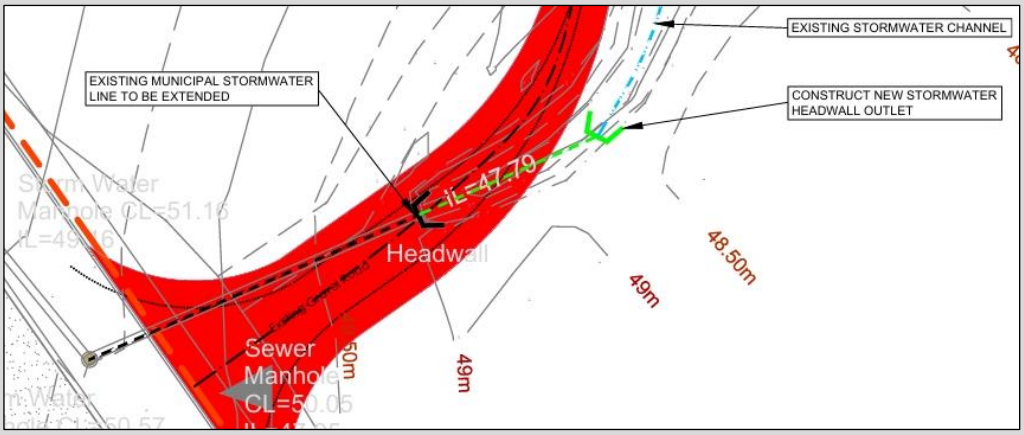


Figure 19: Existing municipal stormwater outlet to be extended.

- Stormwater from the existing municipal outlet will continue to be directed via the existing gravel stormwater channel and discharged into the drainage area identified by the aquatic specialist. To address existing erosion from this channel, the stormwater outfall into the

drainage line, will be equipped with a 3m wide gabion mattress for erosion control (Figure 20).

- Crossing the existing stormwater channel with the new internal access track will require piping underneath to allow vehicle access to the unit.

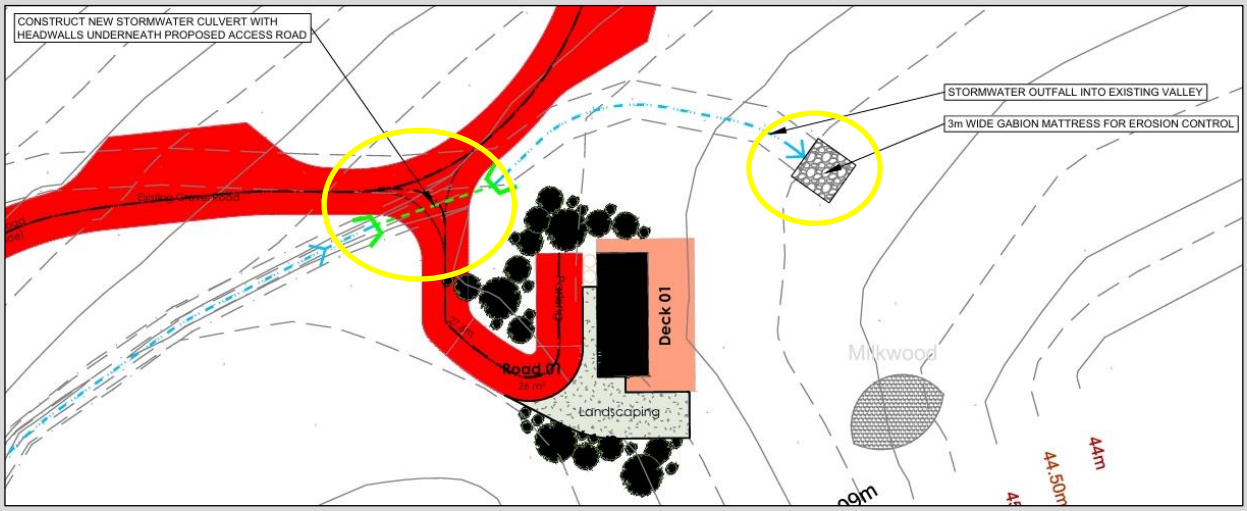


Figure 20: Stormwater outfall into 3m wide gabion mattress for erosion control.

It is understood from residents that the existing Municipal inlet at Boegspriet Road is either too small (under capacity), or it gets blocked/silted closed, which causes intermitted flooding of especially lower lying properties.

For this reason it is important that the existing outfall not be blocked by the proposed entrance, hence the engineer's proposal to extend this outfall and furthermore the Applicant will have to ensure that the stormwater channel traversing the property remains functional at all times to provide similar stormwater flooding of the proposed glamping pods.

4.5.	Indicate how access to the proposed site(s) will be obtained for all alternatives.

ACCESS & INTERNAL ROADS

- The main access (6m wide) is proposed directly off Boegspriet Road at the intersection with Kompas Close.
- Access will be controlled by a remote-controlled sliding gate which will allow for stacking distance for two (2) vehicles at any one time (Figure 21).
- The internal tracks will not exceed 3m in width and will be gravel surfacing.
- It has been noted through input from residents residing along Boegspriet Road that vehicles do speed downhil (towards the coast) and vehicle drive fast coming uphill with the intersection position effectively being on a 'blind' corner, making it a dangerous intersection . There is concern from residents that vehicles accessing / leaving the development will contribute to this problem at this location without further intervension i.e. making provision for speed reducing measures and/or converting the intersection into a four-way stop.
    - The project engineer must liaise with the Hessequa Municipality to investigate these options to ensure continued intersection safety.

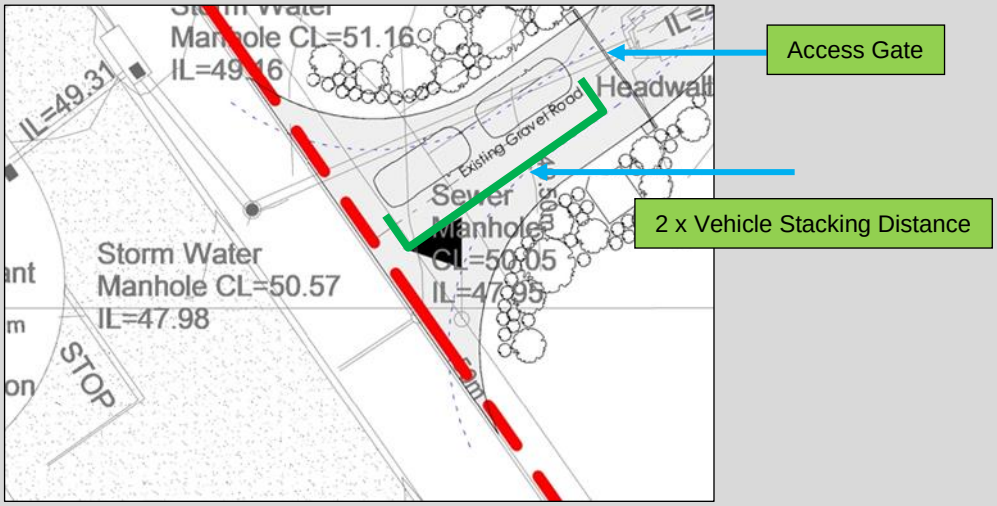


Figure 21: Proposed access point with 2-vehicle stacking distance.

4.6.	SG Digit code(s) of the proposed site(s) for all alternatives:	C	0	6	4	0	0	0	0	0	0	0	0	0	4	8	9	0	0	1	0	1

4.7.	Coordinates of the proposed site(s) for all alternatives:			
	Latitude (S)	34°	25'	07.80"
	Longitude (E)	21°	20'	52.74"

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.

National Forestry Act (Act 84 of 1998)

Milkwood thicket clumps are dispersed on the southern portion of the property especially.

Although the SDP has been Mitigated to avoid the protected tree species, a Forestry Permit must be obtained should these trees be trimmed or removed for installation of infrastructure (where it cannot be avoided altogether).

A Forestry Permit can take 4 – 5 months to obtain once building plans are approved. Applications must therefore be submitted well in advance of when a tree must be trimmed/removed.

4. Policies

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

4.1. Western Cape Provincial SDF (2014)

The Western Cape Provincial Spatial Development Framework (PSDF) was approved in 2014 by the Western Cape Parliament and serves as a strategic spatial planning tool that "communicates the provinces spatial planning agenda". 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 Department Programmes.
- Support municipalities to fulfil their mandates in line with national and provincial agendas.
- Communicates government's spatial development agenda.

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

(i) Greater productivity, competitiveness and opportunities within the spatial economy,

(ii) More inclusive development and strengthening the economy in rural areas;

(iii) Strengthening resilience and sustainable development.

The proposed activity complies with:

1. **Policy R1** (Protect Biodiversity and Ecosystem Services).

The **Site Development Plan** was informed by an Aquatic Specialist (Confluent Environmental), Botanical/Biodiversity Specialist (Confluent Environmental) and Fauna Specialist (Willem Matthee) who identified areas of low, medium, high and very high **environmental sensitivity**.

Each specialist compiled a site-specific sensitivity map (Aquatic, Botany/Biodiversity and Fauna) to inform the most suitable localities of the six (6) glamping pods to either avoid and/or manage potential environmental impacts:

- The six glamping pods are located within areas identified as having a low-medium fauna sensitivity although it remains within the botanical high sensitivity area. The faunal specialist confirmed a low likelihood that any of the fauna SCC are likely to occur near the proposed development or will be affected by this proposed development.
- Although the glamping pods are located within an area with a high Site Ecological Importance, micro-siting of each pod as well as the final route for each of the access points have been done to avoid milkwood clumps/SCCs and further micro-siting prior to construction can further reduce impact through effective search & rescue where applicable.
- The glamping pods and access roads avoid the southern-most boundary of the site where the highest concentration and largest population of SCC were identified.
- No formal watercourses are present on the property. However, three natural drainage areas, that do have a hydrological function in terms of stormwater management, were mapped by the aquatic specialist. To mitigate potential erosion, the proposed Site Development Plan avoids these areas and introduces additional measures to counter potential erosion i.e. new gabion at the existing stormwater channel traversing the property.
- The development footprint is very small and very limited. Only 0.20ha of the total 61ha will be developed i.e., ~ 0.3% of the property.
- The remainder of the property will maintain its status quo, and the removal of alien invasive plants will continue to avoid degradation of the Critical Biodiversity Areas which constitutes most of the property.

The proposed tourist accommodation also contributes to the Western Cape's Space-Economy which is made up of the diverse economic activities in both the province's urban centres and rural areas (e.g. farming, eco and tourism).

4.2. Eden Spatial Development Framework (2017)

The Eden District Spatial Development Framework was approved in 2017 and 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.

This vision and strategic direction identify the four key drivers of spatial change within the district. These drivers are defined in terms of spatial legacies, current challenges, future risks and prospects.

The proposed development is regarded as being consistent with the Eden District SDF by supporting tourism as a key economic driver of the Garden Route whilst the low-key scale of the proposal is deemed to be acceptable.

4.3. Draft Hessequa Spatial Development Framework (2024/2025)

The Spatial Development Framework (SDF) is one of the sectoral plans of an integrated Development Plan.

The proposed development is regarded as being consistent with the key spatial planning guidelines for Jongensfontein:

- Implement restrictions on the scale and intensity of development to prevent overcrowding and mainly the town's low-key atmosphere. Consider establishing building height limits, and setback requirements to preserve views and open spaces.
    - *The proposed activity involves low-key tourism accommodation (6 x one-bedroom glamping pods with associated infrastructure).*
- Encourage tourism activities that are compatible with the town's character and natural surroundings. Develop eco-friendly tourism infrastructure.
    - *Each glamping pod will only be ±26m² enclosed space with additional deck, parking and limited landscaping. The glamping pod will be off the grid in terms of electricity (PV Solar & Batteries), water (existing borehole on the property & rainwater harvesting tanks) and sewage (each pod will have its own underground sewage bioreactor).*
    - *Consent Use tourist accommodation is permitted under Consent Use of Agriculture Zone II.*

According to the SDF, the community opposes mix-use development due to low demand; rather, tourism-related projects should be prioritized. It is believed that the consent use tourist accommodation Glamping Pods at low density is aligned with this provision.

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.

1. Guideline on Need and Desirability, DEA (2017)
   Refer to section E(12) for a detailed Need & Desirability project description.

2. Guideline for the Review of Specialist input in the EIA process (June 2005)
   The guideline was followed to:
   - Ensure that the specialists inputs meet the terms of reference.
   - Ensure that specialist inputs are provided in a form and quality that can be incorporated into the integrated report and can be understood by non-specialists.

3. Guideline for Environmental Management Plans (June 2005)
   The EMPr has been included with this Pre-App Draft Basic Assessment to provide practical and implementable actions to ensure that the development maintains sustainability and minimise impacts through all its phases. The document is finalised as per the Guidelines and requirements of NEMA.

4. Guideline on generic terms of Reference for EAPs and Project Schedules (March 2013)
   Followed guidance on:
   - Generic Requirements for EAPs (what an EAP must manage).
   - Generic Requirements for persons compiling a specialist report.
   - Scope of Work (project description, primary responsibility, anticipated inputs etc.).

5. Guideline for determining the scope of specialist involvement in the EIA process, June 2005
This Guideline was used to determine the timing, scope and quality of specialist inputs in the EIA process.

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

According to the DE&ADP series of guidelines for the involvement of specialists in the EIA process (2005), one of the underpinning generic principles is to **eliminate the unnecessary specialist involvement** through proactive project planning and design to avoid or sufficiently reduce negative impacts.

Another is to **maximise the use of existing relevant information** prior to involving a specialist. This includes the input from the EAP and specialists, in the form of site photographs and site inspections. These principles apply to the specialist studies that have been identified in the screening tool and motivated as not necessary in this report.

The Screening Tool identified the following studies as potentially being applicable to the proposed development:

Theme	Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
Agriculture Theme		X		
Animal Species Theme		X		
Aquatic Biodiversity Theme	X			
Archaeological and Cultural Heritage Theme				X
Defence Theme				X
Paleontology Theme			X	
Plant Species Theme			X	
Terrestrial Biodiversity Theme				

Agriculture Theme

The Screening Tool identifies the agricultural sensitivity for the entire property as "high". However, the proposed development site will be within areas with low-medium sensitivity. In accordance with the protocol an **Agricultural Compliance Statement** has been undertaken by SoilZa to inform the Basic Assessment Report (Appendix G1).

In summary –

- The site is below the threshold for needing to be conserved as agricultural production land and consist of natural habitat.
- The limited development of the site for non-agricultural purposes will cause zero loss of agricultural production potential in terms of national food security.
- The overall negative agricultural impact of the proposed development is assessed as being of very low significance.

The **Western Cape Department of Agriculture** (WC-DoA) has been approached for comment on the Pre-App DBAR.

Animal Species Theme

According to the Screening Tool Report, almost the entire property has a High Fauna Sensitivity. The fauna specialist confirms the overall High Sensitivity of the property. However, identified

certain areas on the property where development can take place without impacting on any Fauna SCC identified elsewhere on the site.

Furthermore, given the very limited scale of the pods and the fact that the study area is restricted to the 'low-medium' area of sensitivity only, the fauna specialist confirmed a low likelihood of impact.

A **Fauna Compliance Statement** is compiled to inform the Basic Assessment Report (Appendix G2).

In summary –

- The proposed development has a **Low Fauna Sensitivity** due to:
  - The proximity of the proposed development to the urban area.
  - The disturbed nature of the vegetation within the development footprint.
  - The absence of Fauna Species of Conservation Concern (SCC) recorded.
  - The lack of suitable habitat for Fauna SCC within the development footprint.
  - The low likelihood that SCC are likely to occur within the development footprint.

CapeNature has been approached for comment on the Pre-App DBAR.

Aquatic Biodiversity Theme

According to the Screening Tool Report, almost the entire property has a Very High Aquatic Sensitivity for the following sensitivity features:

- One (1) non-perennial stream flow on the property in a south-westerly direction.
- One (1) seep wetland is located at the bottom of the southern slope of the property.

However, having inspected the property, the aquatic specialist **disputes** the overall very high sensitivity and confirms it should indeed be **Low**.

An **Aquatic Compliance Statement** is compiled to inform the Basic Assessment Report (Appendix G3).

In summary –

- No sign of a wetland seep was observed on site:
  - No evidence of seeping water or any obvious geological/lithological formations that would cause groundwater or rain-derived water to seep down-slope were observed.
  - The soils are very sandy and well drained, with limited pedological development.
  - No characteristic hydrophilic wetland plant species.
- Natural areas of drainage with poorly defined channels, that partly coincided with the mapped non-perennial drainage line, were observed. However, there are no obvious bed or banks, or any sign of aquatic habitat associated with these drainage lines and cannot be considered as 'natural watercourses'.
- These drainage lines do however play a role in local hydrology and care must be taken to ensure that stormwater from this property does not contribute or cause unwanted erosion on the lower portions of the property towards the coastline.
- The property falls outside of the regulated area of any nearby watercourses. No Section 21 (c) and (i) water use authorisation is required.

BOCMA has been approached for comment on the Pre-App DBAR.

Archaeological and Cultural Heritage Theme & Palaeontology Theme

The heritage theme is indicated as 'low', whilst palaeontology and archaeology are indicated as 'medium' and 'low' sensitivity respectively.

Although the development itself does not trigger Section 38 of the NHRA, the associated infrastructure namely the water rising main and water gravity line from the water tank back to the pods will exceed 300m in length.

Heritage Western Cape has been approached for comment on the Pre-App DBAR to indicate whether any studies are applicable to the proposed glamping pods/linear components.

Civil Aviation

The structures proposed (six glamping pods) will not exceed any of the Civil Aviation Regulations in terms of height and does not pose a threat to air traffic in terms of any obstruction. The only reason for Civil Aviation being highlighted in the Screening Tool is because the site falls within the FAR147: Overberg. The development of six (6) pods does not pose a threat to air traffic, there are no reasonable grounds to conduct any specialist studies to confirm this and no need for consultation with SACAA.

No formal approval is required from SACAA.

Defence

The development will pose no threat to military or defence forces of South Africa. The site is not situated near any military facilities and the Screening Tool has indicated that the sensitivity is low. There are no reasonable grounds to conduct any specialists' studies to affirm this and further consultation with the Department of Defence is **not** necessary.

Plant Species Theme & Terrestrial Biodiversity Theme

According to the Screening Tool Report, the property has a Medium Botanical Sensitivity and (we assume because the Tool does not indicate it) that Biodiversity would be Very High. Bianke Fouché confirms the sensitivity ratings for both themes given the confirmed presence of SSC.

A **Botanical/Biodiversity Impact Assessment** is compiled to inform the Basic Assessment Report (Appendix G4).

CapeNature has been approached for comment on the Pre-App DBAR.

Other technical studies

- Engineering Services Report (2024)
- Planning Statement (2024)
- Stormwater Management Plan (2024)

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.
17	Development (v) within 100m from the highwater mark of the sea in respect of (f) infrastructure or structures with a development footprint of 50 square metres or more.	Equipping the borehole and installing a portion of the water rising main from the borehole to the new 10kl water rank.
19A	The infilling or depositing of any material of more than 5 cubic metres from (ii) a distance of 100m inland of the highwater mark of the sea.	Equipping the borehole and installing a portion of the water rising main from the borehole to the new 10kl water rank.
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 4m with a reserve less than 13.5m (ii) areas outside urban areas, (aa) containing indigenous vegetation.	Main access road will be 6m wide and the internal access roads will not exceed 3m in width.
12	The clearance of an area of 300m^2 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) Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEM:BA or prior to the publication of such as 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.	The clearance of an area of 300m^2 or more of indigenous vegetation (transformed vegetation & invaded thicket) within an Endangered Ecosystem & CBA for development of 6 glamping pods with associated services/infrastructure.

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~~

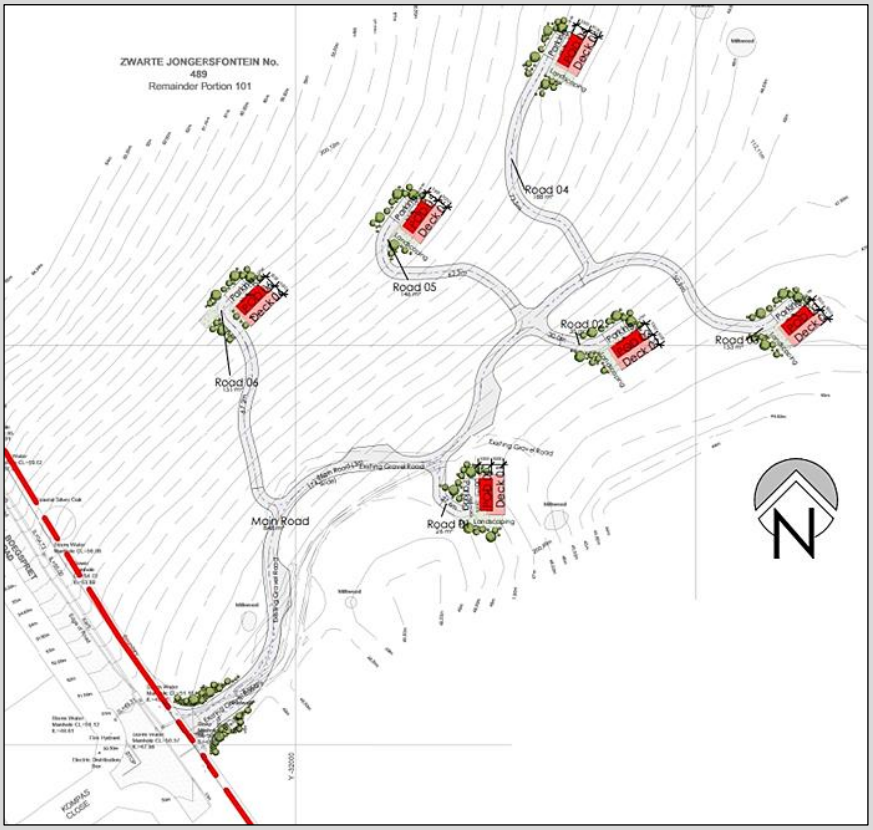
~~Activity No(s):~~	~~Provide the relevant **Listed Activity(ies)**~~	~~Describe the portion of the proposed development to which the applicable listed activity relates.~~

SECTION E: PLANNING CONTEXT AND NEED AND DESIRABILITY

1.	Provide a description of the preferred alternative.

The proposal entails the following **development components** (Figure 22):

- **Six (6)** x one-bedroom **Glamping Pods**, ±26m² enclosed space each, with its own additional:
  - Deck (±34m²)
  - Carport (±18m²)
  - Water Tank
  - Underground Sewage Bioreactor
  - Limited Landscapes Area also acting as fire break
- **Internal Access Roads**
  - Main Gravel Road (±6m wide)
  - Internal Gravel Roads (±3m wide)



TOTAL PODS	
Enclosed Space (x6)	156m²
Deck (x6)	204m²
TOTAL BUILT AREA	360m²
Parking (6x 18m²)	108m²

ROAD AREAS	
Main Road	848m²
Road 01	26m²
Road 02	35m²
Road 03	153m²
Road 04	188m²
Road 05	146m²
Road 06	151m²
TOTAL	1 547m²

Figure 22: Site Development Plan for glamping pods within an approximate study area of 2.24ha as indicated in Figure 1 (RED).

Water for the proposed development will be obtained from an existing borehole, *Jongensbaai Beleggings BH1*, situated on the property. It is proposed to install a new rising water line from the borehole to a new 10kl water reservoir on the property from where water will be gravity via a new water line fed to the six pods. The final routing for these pipelines will be informed by specialist consultation.

Each pod will be provided with its own underground **Sewage** Bioreactor (Fluidco BioBloo) with return activated sludge allowing the treated water to be discharged back to the environment or re-used.

Electricity: Each pod will be supplied with individual roof mounted PV solar and battery systems.

Provision will be made for a **solid waste** collection area at the access gate that will require the caretaker or manager of the facility to remove it daily to the closest Municipal landfill site, alternatively the Proponent will have to enter into a service level agreement for the removal of solid waste on a regular basis.

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.

The property is zoned Agriculture II.

No rezoning is required and the property will continue to maintain its Agriculture II zoning since it falls outside of the adopted 'urban edge' of Jongensfontein as per the Hessequa Spatial Development Framework (SDF).

Town Planner, Nel & De Kock Urban & Regional Planners, will be applying for 'tourist accommodation' as a **consent use** under the current zoning of AGZII.

For the purposes of 'Tourist Accommodation' it is not necessary to be within the 'Urban Edge'.

The building line restriction applicable to Agricultural Zone II is 5.0m from the property boundary. The unit closest to Boegsprietlaan's boundary is 67m away.

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.

Existing Approvals: Not to the knowledge of the EAP.

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

The Western Cape Provincial Spatial Development Framework (PSDF) was approved in 2014 by the Western Cape Parliament and serves as a strategic spatial planning tool that "communicates the provinces spatial planning agenda". 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 Department Programmes.
- Support municipalities to fulfil their mandates in line with national and provincial agendas.
- Communicates government's spatial development agenda.

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

(i) Greater productivity, competitiveness and opportunities within the spatial economy,

(ii) More inclusive development and strengthening the economy in rural areas;

(iii) Strengthening resilience and sustainable development.

The proposed activity complies with:

1. **Policy R1** (Protect Biodiversity and Ecosystem Services).

Site selection was informed through various specialist investigations including Aquatic Specialist (Confluent Environmental), Botanical/Biodiversity Specialist (Confluent Environmental) and Fauna Specialist (Willem Matthee) who ultimately identified areas of low, medium, high and very high **environmental sensitivity**.

Each specialist compiled a **site-specific sensitivity map** (Aquatic, Botany/Biodiversity and Fauna) which was overlayed to inform the most suitable area that is deemed to be least sensitive, for

accommodating the six (6) glamping pods to either avoid and/or manage potential environmental impacts:

- The six glamping pods are located within areas identified as having a **low-medium fauna** sensitivity. The faunal specialist confirmed a low likelihood that any of the fauna SCC are likely to occur near the proposed development or will be affected by this proposed development.
- Although the glamping pods are located within an area with a **high Site Ecological Importance,** micro-siting of each pod as well as the final route for each of the access points can be further informed by the botanist to ensure effective search & rescue of species. The site development plan already avoids protected milkwood clumps and most plant SCC.
- No formal watercourses are present on the property. However, three natural drainage areas, that do have a hydrological function in terms of stormwater management, were mapped by the aquatic specialist. To mitigate potential erosion, the proposed Site Development Plan avoids these areas.
- The development footprint is very limited. Only 0.20ha of the total 61ha will be developed with approval i.e., ~ 0.3% of the property.
- The remainder of the property will remain as per the Status Quo because if falls outside of the 'urban edge' of Jongensfontein and the areas outside of the identified 'development areas' that is deemed suitable for (limited) development is considered to be highly sensitive.

The proposed tourist accommodation also contributes to the Western Cape's Space-Economy which is made up of the diverse economic activities in both the province's urban centres and rural areas (e.g. farming, eco and tourism).

4.2	The Integrated Development Plan of the local municipality.

The IDP supports local economic development and investment in support of socio-economic upliftment and growth in tourism.

The key pillars of sustainability for the Hessequa Municipality are Social Well-Being, Economic Viability and Environmental Integrity.

According to the IDP, tourism is not an economic sector on its own, but rather a combination of various sectors and forms part of other sectors i.e., trade, transport, **accommodation** and finance.

4.3.	The Spatial Development Framework of the local municipality.

The Spatial Development Framework (SDF) is one of the sectoral plans of an integrated Development Plan.

The proposed development is regarded as being consistent with the key spatial planning guidelines for Jongensfontein:

- Implement restrictions on the scale and intensity of development to prevent overcrowding and main the town's low-key atmosphere. Consider establishing building height limits, and setback requirements to preserve views and open spaces.
    - *The proposed activity involves low-key tourism accommodation (6 x one-bedroom glamping pods).*
- Encourage tourism activities that are compatible with the town's character and natural surroundings. Develop eco-friendly tourism infrastructure.
    - *Each glamping pod will only be ±26m^2 (enclosed area) in size with aadditional deck, parking and limited landscaping. The glamping pod will be off the grid in terms of electricity (PV Solar & Batteries), water (existing borehole on the property & rainwater*

harvesting tanks) and sewage (each pod will have its own underground sewage bioreactor).

According to the SDF, the community opposes mix-use development due to low demand and services restrictions; instead, tourism-related residential projects should be prioritized.

4.4.	The Environmental Management Framework applicable to the area.

Not applicable.

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

Comments from relevant authorities and specialists with respect to biodiversity in response to the Pre-App Draft BAR will be included in the Draft BAR and Final BAR.

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

According to the Botanical/Biodiversity Specialist, the following Biodiversity Spatial Plan (BSP) layers are assigned to the proposed development (please see below figure):

- Endangered (EN) Albertinia Sand Fynbos.
  - *This **vegetation type is not mapped** on the site. However, Endangered **Hartenbos Dune Thicket** is mapped according to the vegetation map of South Africa.*
- Blombos Strandveld, and Foredune
  - *The southern section of the site is part of the coastline, which is protected in South Africa. This area is located **outside the proposed development footprint**.*
- Watercourse Protection
  - *This **BSP trigger falls outside the scope** of this study. No formal watercourses were found on the property. The property also does not fall within a regulated area of a watercourse.*
- South Strandveld Western Strandveld Channelled & Uncharnelled Valley Bottom Wetlands.
  - *This **BSP trigger falls outside the scope** of this study. According to the Aquatic Specialist, no wetlands are found on the property.*
- Bontebok natural & extended distribution range
  - This **BSP trigger also falls outside the scope** of this study.

7.	Explain how the proposed development is in line with the intention/purpose of the relevant zones as defined in the ICMA.

The proposed development does not fall within the Coastal Protection Zone although care must be taken with regards to stormwater drainage towards the southern portion of the property (i.e. the coastline) as this coastal area is exposed to wave action and have suffered coastal erosion.

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 report has not changed from the one submitted with the Notice of Intent form.

9.	Explain how the proposed development will optimise vacant land available within an urban area.

The proposed development is not within an urban area or urban edge of Jongensfontein.

No rezoning is required to accommodate the tourist accommodation units.

However, Town Planner, Nel & de Kock Urban & Regional Planners, will be applying for tourist accommodation as a **consent use** under the current zoning of AGZII.

For the purposes of 'Tourist Accommodation' it is not necessary to be within the 'Urban Edge'.

The unit proposal (location and density) has been informed by the site conditions restricting the available area that can be considered for this low level proposal.

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

- Access to the proposed development will be from existing public streets/servitudes.
- Water for the development will be extracted from an existing borehole on the property.

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).

The proposed development is not dependant on municipal services such as water, sewer and electricity.

Water for the proposed development will be obtained from an existing borehole, Jongensbaai Beleggings BH1, situated on the property. It is proposed to install a rising water line from the borehole to a 10kl water reservoir on the property from where water will be gravity fed to the six pods.

Each pod will be provided with its own, small underground **Sewage** Bioreactor (Fluidco BioBloo) with return activated sludge allowing the treated water to be discharged back to the environment or re-used.

Electricity: Each pod will be supplied with individual roof mounted PV solar and battery systems.

Provision will be made for a **solid waste** collection area at the access gate that will require the caretaker or manager of the facility to remove it daily to the closest Municipal landfill site, alternatively the Proponent will have to enter into a service level agreement for the removal of solid waste on a regular basis.

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.

Need', as defined by DEADP refers to the timing of the proposal and the 'Desirability' refers to the 'placing' of the proposed development.

Questions to be engaged with when considering need & desirability

1. How will this development impact on the ecological integrity of the area?

   Botanical Biodiversity Impacts:

   - The proposed development will lead to a **loss of approximately 0.20ha of indigenous vegetation**: (a) Hartenbos Dune Thicket within a Fynbos matrix (b) Hartenbos Dune Thicket dominated by plant SCC.
   - The proposed development will have an impact plant SCC, *Agathosma muirii*, as the dominant species, but according to the botanist, these species are common elsewhere on the farm portion and not threatened by the current development. The significance of impact can be reduced from moderate to minor after implementing mitigation measures such as plant search-and-rescue and micro-siting on the site prior to construction.
   - It may lead to long-term fragmentation, habitat loss, loss of SCC and diversity from inappropriate landscaping. However, these impacts can also be mitigated to reduce the significance of impact from moderate to minor with the majority of the property remaining in a natural condition.

   Only 0.20ha of the total 61ha will be developed through his proposal. The remainder of the property will remain Agriculture II and undeveloped under the status quo conditions. As per the recommendation from the botanist, the glamping pods are located outside a 200 m buffer from the southern-most boundary where the highest concentration and largest

population of plant SCC were found. The glamping pods also avoids surveyed milkwood clumps / trees dispersed on the property.

All the impacts assessed are likely to have a Moderately negative significance if no mitigation is applied. However, both **construction and operational phase impacts** can be improved to **Minor/Low negative impacts with mitigation**. The botanist confirmed that the proposed development is small enough that all impacts can be mitigated to **Minor negative impacts**, which is not significantly different from the no-go scenario (status quo). Because of this, the glamping development proposed will **not trigger a biodiversity offset**.

2. How will this development enhance ecosystems and/or result in the loss or protection of biological diversity? What measures were explored to avoid negative impacts and enhance positive impacts?

   Only 0.20ha of the total 61ha will be developed. The remainder of the property will remain Agriculture II under the status quo and will be maintained by implementing ongoing alien management as described in the Environmental Management Plan.

3. How will this development pollute and/or degrade the biophysical environment? What measures were explored to avoid or minimise these impacts.

   An experienced and suitably qualified **Environmental Control Officer** will be appointed to oversee as-so-far-as the construction phase of the proposed development to ensure that the biophysical environment will not be polluted by construction activities.

4. What waste will be generated by this development? Measures to avoid waste.

   Construction & household waste (paper, plastic etc.) that must be collected and removed by the appointed contractors to a registered solid waste site (records must be kept and provided to the ECO for auditing purposes).

   Provision will be made for a solid waste collection area at the access gate that will require the caretaker or manager of the facility to remove it daily to the closest Municipal landfill site, alternatively the Proponent will have to enter into a service level agreement for the removal of solid waste on a regular basis

5. How will this development use and/or impact on non-renewable resources?

   The proposed development is not dependant on municipal services such as water, sewer and electricity.

   Water for the proposed development will be obtained from an existing borehole, Jongensbaai Beleggings BH1, situated on the property. It is proposed to install a rising water line from the borehole to a 10kl water reservoir on the property from where water will be gravity fed to the six pods.

   Each pod will be provided with its own underground **Sewage** Bioreactor (Fluidco BioBloo) with return activated sludge allowing the treated water to be discharged back to the environment or re-used. **Electricity:** Each pod will be supplied with individual roof mounted PV solar and battery systems.

   Energy saving technologies such as load control, the use of energy efficient lighting, alternative means of water heating to be implemented. Duel flush toilets, low flow shower heads and the utilisation of rainwater.

6. How will this development use and/or impact on renewable resources?

   It is recommended by the Engineer that all houses be fitted with rainwater collection tanks for landscaping and washing of vehicles. These rainwater tanks must have solar pumps to supply the units more effectively. Each pod will be supplied with individual roof mounted PV solar and battery systems.

7. How will the **ecological impacts** result from this development impact on people's environmental right in terms of the following:

   - Negative impacts (temporary noise during construction – refer to EMPr for mitigation measures).
   - Positive impacts (optimise vacant land & create temporary / permanent job opportunities).
   - Positive & negative ecological impacts (Result in loss of vegetation. The remainder of the property and landscaped areas will be actively maintained).
   - Developing the area may introduce an additional fire risk (visitors braaing for instance) which must be mitigated through not permitting any veld-fires (only fires permitted in designated areas on the deck of the unit), as well as ensuring that the pods have a fire break around the area that must be maintained (mowed) to keep vegetation around the units low and enables effective fire fighting;
     - It is also recommended that rainwater tanks for each unit have an external house pipe for watering of surrounding areas;
     - The units may not be fitted with thatch roofs and building material must be fire resistant where possible;
     - It is noted that the road reserve along Boegspriet Road at the point where the development is proposed is maintained with grass and aloes mostly, coupled with the existing Boegspriet Road which forms a reasonable fire break towards the existing residential area of Jongensfontein.

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.~~

(a)	fixing a notice board at a place conspicuous to and accessible by the public at the boundary, on the fence or along the corridor of -			
(i)	the site where the activity to which the application relates is or is to be undertaken; and		YES	EXEMPTION
(ii)	any alternative site.		YES	EXEMPTION
(b)	giving written notice, in any manner provided for in section 47D of the NEMA, to –			
(i)	the occupiers of the site and, if the applicant is not the owner or person in control of the site on which the activity is to be undertaken, the owner or person in control of the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;		YES	EXEMPTION
(ii)	owners, persons in control of, and occupiers of land adjacent to the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;		YES	EXEMPTION
(iii)	the municipal councillor of the ward in which the site or alternative site is situated and any organisation of ratepayers that represent the community in the area;		YES	EXEMPTION
(iv)	the municipality (Local and District Municipality) which has jurisdiction in the area;		YES	EXEMPTION
(v)	any organ of state having jurisdiction in respect of any aspect of the activity; and		YES	EXEMPTION
(vi)	any other party as required by the competent authority;	N/A	YES	EXEMPTION
(c)	placing an advertisement in -			
(i)	one local newspaper; or		YES	EXEMPTION
(ii)	any official *Gazette* that is published specifically for the purpose of providing public notice of applications or other submissions made in terms of these Regulations;	N/A	YES	EXEMPTION
(d)	placing an advertisement in at least one provincial newspaper or national newspaper, if the activity has or may have an impact that extends beyond the boundaries of the metropolitan or district municipality in which it is or will be undertaken.	N/A	YES	EXEMPTION
(e)	using reasonable alternative methods, as agreed to by the Department, in those instances where a person is desirous of but unable to participate in the process due to— (i) illiteracy; (ii) disability; or (iii) any other disadvantage.	N/A	YES	EXEMPTION

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

Refer to Appendix F for copies of notifications & stakeholder register. Report will be updated with comments received once the comment period on Pre-App Draft BAR ends.

- Neighbouring property owners were identified using CapeFarmMapper,
- Select neighbouring property owners were compiled into a list sent to the Hessequa Municipality for confirmation of contact details as 'direct neighbours',
- Key Authorities were identified according to whether or not they have a mandated interest in the area/site;
- Local Councillor was verified with the Hessequa Municipality and in consultation requested to engage with the Residents Association of Jongensfontein;
- Site Notices were placed at the proposed entrance and at the top farm gat near the existing reservoir, calling for I&APs to register and review the Pre-App DBAR;
- Written notifications were sent to all potential I&APs via email/post informing of the availability of the Pre-App DBAR and the opportunity to register as an I&AP;
- Advert appears in the *Suid-Kaap Forum* for I&AP's to register and submit comment on the Pre-App DBAR.

Comments received in response to the **Pre-App DBAR** will be considered and incorporated in the Draft Basic Assessment Report. Comments received in response to the **Draft BAR** will be considered and incorporated 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.

- Garden Route District Municipality
    - Fire Department
    - Environmental Department
- Cape Nature
- Department of Transport: Provincial
- Heritage Western Cape
- Department of Agriculture
- BOCMA (Breede-Olifants Management Catchment Agency – Water Affairs)
- Hessequa Municipality
    - Planning Department
    - Engineering/Services Department
- DEA&DP: Coastal Management
- Department of Forestry
- South Cape Fire Protection Agency
- Ward Councillor of Jongensfontein

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

Department of Defence – The EAP is of the opinion that the theme is not applicable to this application. Since there is no provision in the Protocols for 'not applicable' the lowest possible rating level of Low remains. There are no reasonable grounds to conduct any specialists' studies to affirm this and further consultation with the Department of Defence is not necessary.

SACAA – The development of six (6) pods will not exceed any of the Civil Aviation Regulations in terms of height and does not pose a threat to air traffic in terms of any obstruction. The only reason for Civil Aviation being highlighted in the Screening Tool is because the site falls within the FAR147: Overberg. The development of six (6) pods does not pose a threat to air traffic, there are no reasonable grounds to conduct any specialist studies to confirm this and no need for consultation with SACAA.

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

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.

All issues raised by I&APs will be summarised in the Draft 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.		
A specific study was not conducted for this application. According to Element Engineers however John Weaver Geohydrologist (2006) conducted a geohydrological study when a number of boreholes (inclusive of the one located on this property) was investigated for drilling. Element Engineers have relied on the results from this study to inform their calculations and provisions on water supply for this development.			
1.3.	Indicate above which aquifer your proposed development will be located and explain how this has influenced your proposed development.		
According to CapeFarmMapper, the proposed development is located on an Intergranular 0.5 – 2.0 l/s aquifer. Water for the proposed glamping pods will be obtained from the existing borehole situated on the property. According to Element Consulting Engineers, John Weaver conducted a Geohydrological study at the time of establishment of this borehole, to investigate the long-term sustainable yield of this and other boreholes located on the property and in proximity to the property/Jongensfontein. The long-term yield of the borehole is 43.2kl/day which is more than sufficient for the 3.6kl/day water demand for the 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.		

Depth (mbgl): 36.15 (CapeFarmMapper, 2024).

According to Element Consulting Engineers, the quality of the water abstracted from the borehole is acceptable for domestic use. Water will be filtered and stored in a 10kl tank from where it will be gravity fed to the proposed glamping pods.

The borehole will need to be formally registered in terms of the Water Act.

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.		
Confluent Environmental (Dr James Dabrowski).			
2.3.	Explain how the presence of watercourse(s) and/or wetlands on the property(ies) has influenced your proposed development.		

According to a **desktop survey** conducted by the aquatic specialist, the site falls within the Primary Catchment H (Breede) area and in a quaternary Catchment H80F (Figure 23). According to the aquatic specialist, the catchment is poorly developed from a hydrological perspective and there are no major perennial river systems draining the catchment.

According to CapeFarmMapper, one (1) non-perennial drainage line flows on the property in a south-westerly direction and one (1) seep wetland is located at the bottom of the southern slope of the property (Figure 24).

The following **site observations** were made by the aquatic specialist:

- **No evidence of any seeping water** or any geological/lithological formations that would cause groundwater or rain-derived water to seep down-slope as subsurface interflow were found on site.

- The soils on site are **very sandy** and **well drained**, with **limited pedological development** (soil profiles were augured up to a depth of 50cm).
- **No characteristic hydrophilic wetland plant species** were found on site.
- Three (3) natural drainage areas were found on site that partly coincide with the mapped non-perennial drainage line (Figure 24) (Figure 25) (Figure 26). However, these drainage areas not considered as watercourses for the following reasons:
    - **No obvious bed or banks** or any sign of aquatic habitat are associated with these drainage lines.
    - These areas do not transmit high volumes of water.
    - **No signs of hydrophilic wetland vegetation** were observed.
    - Given the sandy soil it is unlikely that water would accumulate to encourage the establishment of wetland vegetation.
- The property falls **outside the regulated area of any nearby watercourses** i.e., greater than 100m and 500m away from a river/stream and natural wetland, respectively.
- **No Section 21(c) and (i) water use authorisation** is required for the proposed development.
- In Conclusion: The proposed development will **not impact** any freshwater biodiversity, and the aquatic biodiversity sensitivity is regarded as **LOW**.

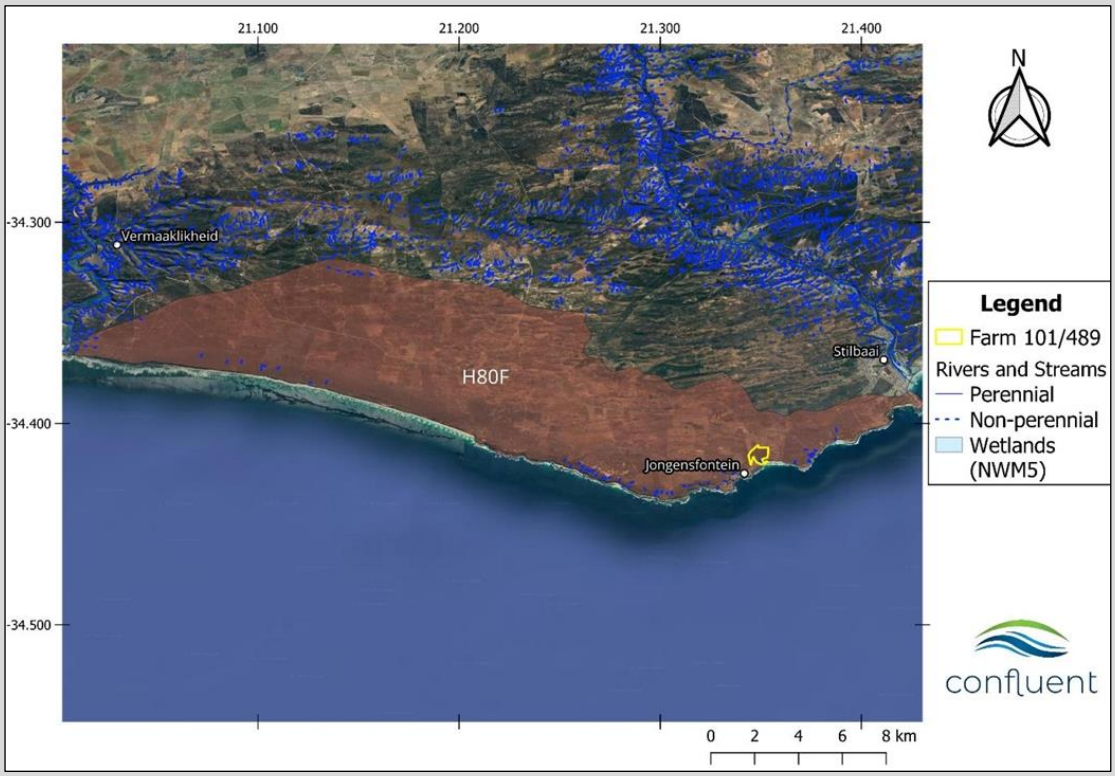


Figure 23: Map indicating the location of the property (YELLOW) relative to the quaternary catchment area.

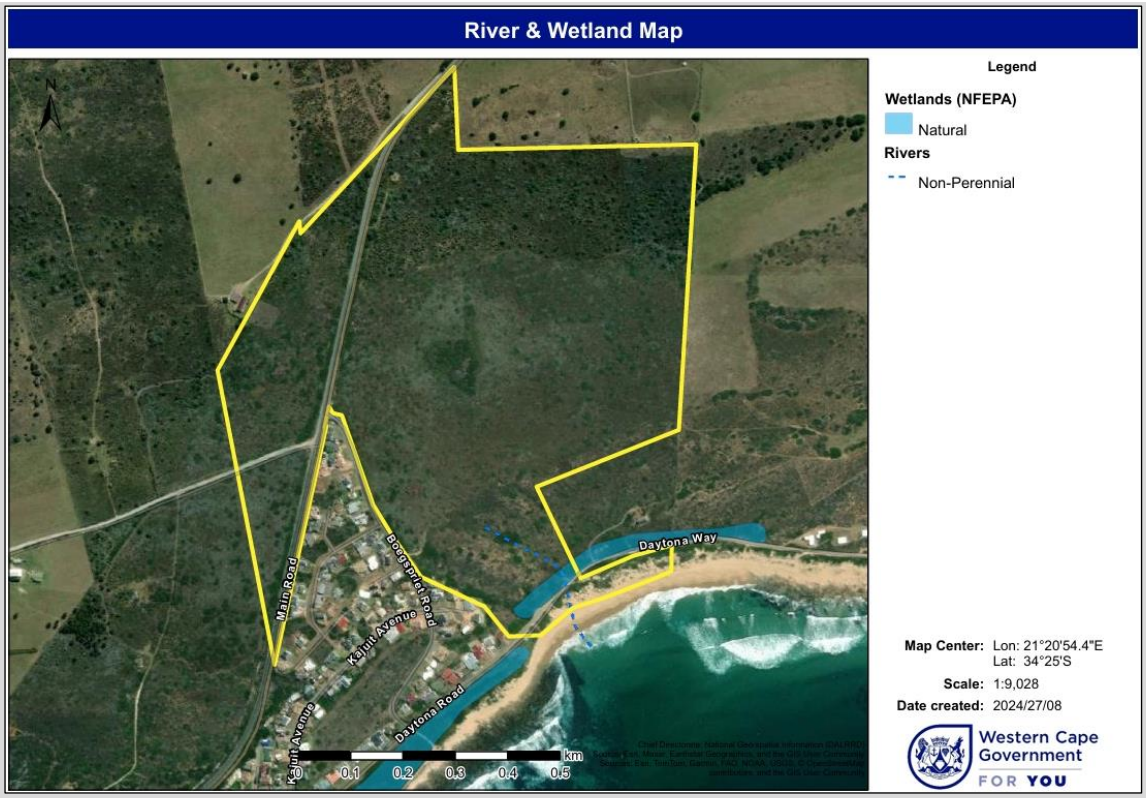


Figure 24: Mapped River & Wetland Map (CapeFarmMapper, 2024).

Figure 25: Photographs taken by the aquatic specialist on-site:
(A) View from the top of the foredune down to the coastline (B & C) Topographical areas of drainage (D) Depression at the dop of the foredune.

According to the aquatic specialist, while **no natural watercourses** are present on the property, the three (3) drainage areas do serve a hydrological function and recommended that the proposed glamping pods are located outside these drainage lines to avoid erosion. The Site Development Plan was informed the aquatic specialist who confirmed that the glamping pods are located outside the drainage areas and therefore no impacts are anticipated (Figure 266).

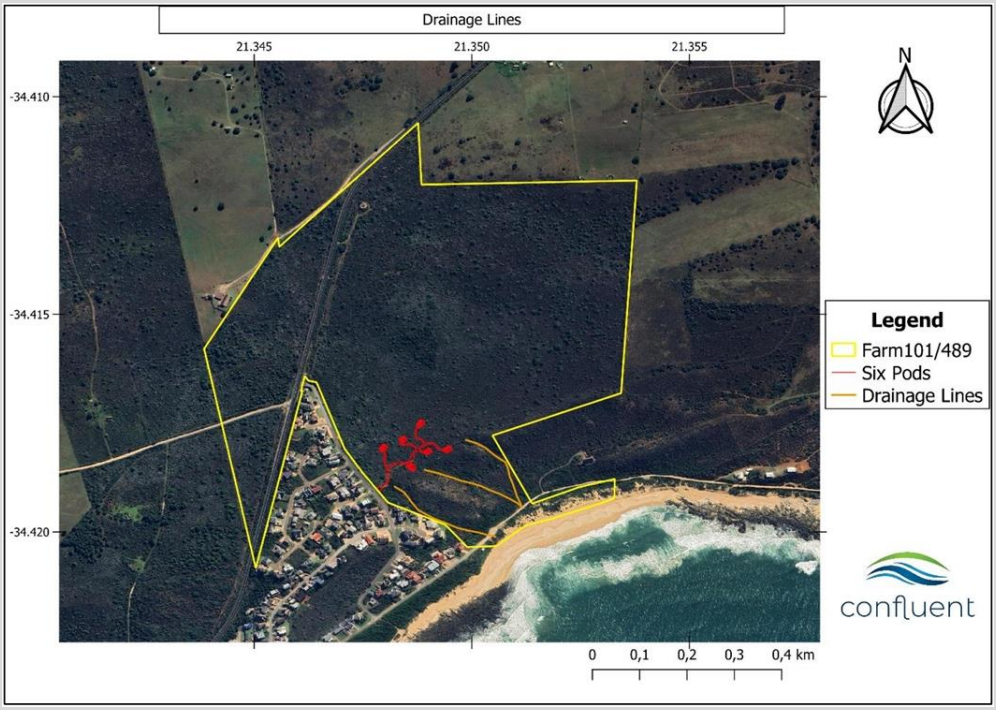


Figure 26: Map indicating drainage lines (ORANGE) that will be avoided under Preferred Design Alternative (RED).

The aquatic specialist provided the following **recommendations** to consider during the Pre-Construction Design Phase:

- Rainwater harvesting tanks must be installed
  - *Each glamping pod will be equipped with rainwater harvesting tanks as indicated on the SDP to supplement landscaping/fire management requirements.*
- Use of swales, detention ponds, retention ponds and artificial wetlands to attenuate stormwater runoff.
  - *Included in the Draft EMPr.*
- Use of permeable paving to encourage infiltration.
  - *Included in the Draft EMPr.*

The aquatic specialist provided the following erosion control measures to be implemented during the Construction Phase (included in the Draft EMPr):

- Clearly demarcate the construction area.
- Ensure that:
  - construction activities do not impede drainage areas,
  - construction activities do not cause any flow paths and concentrated surface runoff,
  - vegetation clearing is conducted parallel with construction progress,
  - stormwater and runoff generated is discharged in retention areas,
  - heavy machinery does not compact soil or disturb vegetation outside demarcated areas.
- Reduce transport of sediment through use of silt fences and biodegradable coir logs.
- Revegetate exposed areas once construction has been completed.

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.		
Confluent Environmental (Bianke Fouche).			
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.		

Biodiversity Informants used by the Botanical/Biodiversity Specialist:

- DFFE Screening Tool Listed SCC
- SANBI's Botanical Research and Herbarium Management System (BRAHMS)
- iNaturalist
- The 2018 updated South African National Vegetation Map from SANBI's Biodiversity GIS (BGIS)
- Shapefiles for the WC-BSP
- Cape Farm Mapper
- CD:NGI Geospatial Portal and Google Earth
- Revised National List of Ecosystems

Site- and species-specific surveys conducted by the specialist to determine applicability and correctness of the Screening Tool.

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

According to the Botanical/Biodiversity Specialist, the following Biodiversity Spatial Plan (BSP) layers are assigned to the proposed development:

- Endangered (EN) Albertinia Sand Fynbos.
    - *This **vegetation type is not mapped** on the site. However, EN Hartenbos Dune Thicket is mapped according to the vegetation map of South Africa.*
- Blombos Strandveld, and Foredune
    - *The southern section of the site is part of the coastline, which is protected in South Africa. This area is located **outside the proposed development footprint**.*
- Watercourse Protection
    - *This **BSP trigger falls outside the scope** of this study. No formal watercourses were found on the property. The property also does not fall within a regulated area of a watercourse.*
- South Strandveld Western Strandveld Channelled & Uncharnelled Valley Bottom Wetlands.
    - *This **BSP trigger falls outside the scope** of this study. According to the Aquatic Specialist, no wetlands are found on the property.*

- Bontebok natural & extended distribution range
    - This **BSP trigger also falls outside the scope** of this study.

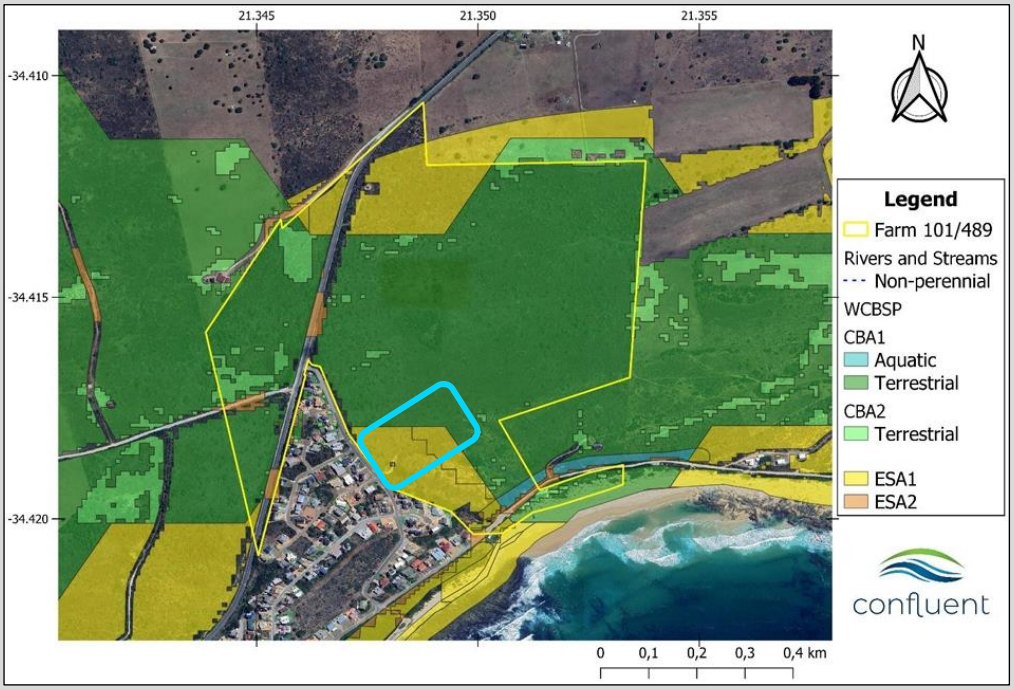


Figure 27: The mapped Western Cape Biodiversity Spatial Plan (WC-BSP) categories for Jongersfontein Farm (source: Confluent Environmental).

Majority of the proposed development site falls within a ESA1 and a small portion within a CBA1: Terrestrial. According to the specialist, the Terrestrial Biodiversity for the proposed development site is **Very High** given its location next to the coastline and the status of the Hartenbos Dune Thicket Habitat.

Given the sensitivity of the site, the specialist compiled a detailed site-specific vegetation map to inform the layout to reduce any potential impact on Hartenbos Dune Thicket, Milkwood Dune Thicket and Plant SCC (Figure 28).

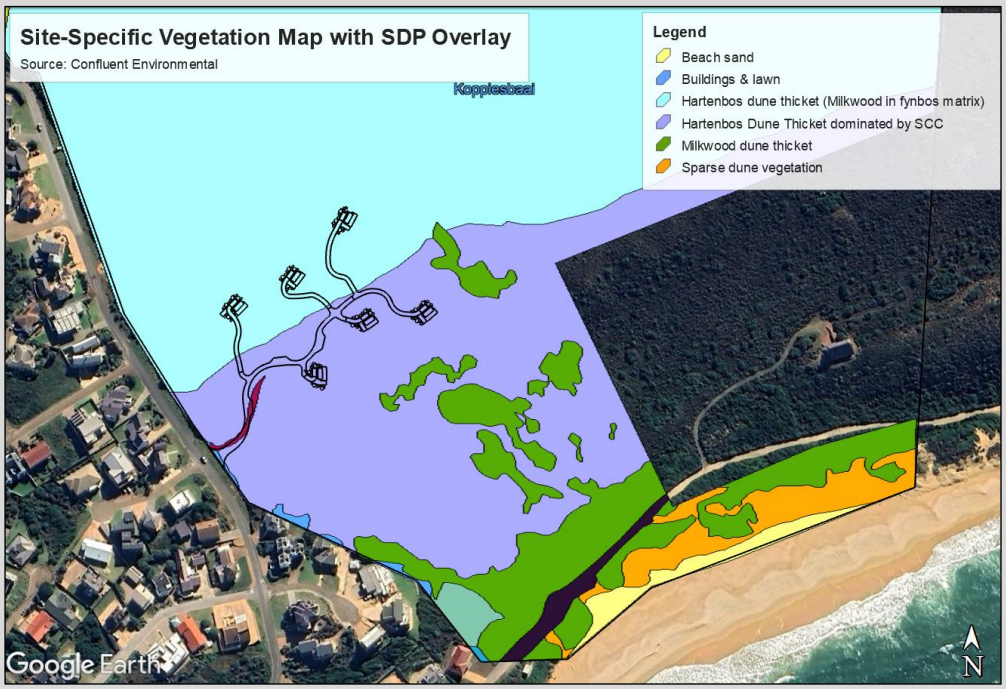


Figure 28: Vegetation Map with SDP overlay (source: Confluent Environmental).

Micro siting of each pod, as well as the final route for each of the access points were informed by the botanist to avoid milkwood clumps and must be redone prior to construction (Figure 28).

As per the recommendation from the botanist, the glamping pods are located outside the 200 m buffer from the southern-most boundary where the highest concentration and largest population of plant SCC were found (Figure 29). Only one (1) plant SCC, *Agathosma muirii*, as the dominant species, will be impacted. However, according to the botanist, this plant SCC is common elsewhere on the farm portion and not threatened by the current development (Figure 29).

Figure 29: Map showing the distribution of the observed SCC, as well as the track walked during the site assessment. Photo of dominant Agathosma muirii is illustrated below the map.

All the impacts assessed are likely to have a Moderately negative significance if no mitigation is applied. However, both **construction and operational phase impacts** can be improved to minor negative impacts. The botanist confirmed that the proposed development is small enough that all impacts can be mitigated to **Low/Minor negative impacts**, which is not significantly different from the no-go scenario (status quo). Because of this, the glamping development proposed will **not trigger a biodiversity offset**.

The mitigation measures provided by the Botanist are included in the Draft EMPr.

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.

The proposed development will lead to a **loss of approximately 0.20ha of indigenous vegetation**: (a) Hartenbos Dune Thicket within a Fynbos matrix (b) Hartenbos Dune Thicket dominated by plant SCC.

It will impact plant SCC, *Agathosma muirii*, as the dominant species, but according to the botanist, common elsewhere on the farm portion and not threatened by the current development.

It may lead to long-term fragmentation, habitat loss, loss of SCC and diversity from inappropriate landscaping.

Only 0.20ha of the total 61ha will be developed. The remainder of the property will remain Agriculture.

As per the recommendation from the botanist, the glamping pods are located outside the 200 m buffer from the southern-most boundary where the highest concentration and largest population of plant SCC were found. The glamping pods also avoids milkwood clumps dispersed on the property.

All the impacts assessed are likely to have a Moderately negative significance if no mitigation is applied. However, both **construction and operational phase impacts** can be improved to minor negative impacts. The botanist confirmed that the proposed development is small enough that all impacts can be mitigated to **Low/Minor negative impacts**, which is not significantly different from the no-go scenario (status quo). Because of this, the glamping development proposed will **not trigger a biodiversity offset**.

The mitigation measures provided by the Botanist are included in the Draft EMPr.

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.

The proposed development is not located in a protected area.

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

According to the fauna specialist, the development footprint for the proposed development has a **Low Sensitivity**, while the rest of the property is a mixture of medium and high sensitivity.

The low fauna sensitivity is due to:

- The proximity of the proposed development to the urban area.
- The disturbed nature of the vegetation within the development footprint.
- The absence of Fauna Species of Conservation Concern (SCC) recorded.
- The lack of suitable habitat for Fauna SCC within the development footprint.
- The low likelihood that SCC are likely to occur within the development footprint.

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 by the proposed development.

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.		
6.3.	Explain how areas that contain sensitive heritage resources have influenced the proposed development.		
Linear activities in the form of a single new water pipeline will be installed from the existing borehole in the southern portion of the property to the proposed new 10kl reservoir, as well as a gravity fed water line from this reservoir back to the pods. The final routing of these pipelines will be confirmed with the specialists and a potential NiD may be required with input from Heritage Western Cape.			

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.
None will be affected.

8. Socio/Economic Aspects

8.1.	Describe the existing social and economic characteristics of the community in the vicinity of the proposed site.

The proposed site is located immediately adjacent to- and bordering the Eastern border of Jongensfontein, a small coastal town approximately 9km south-west of Still Bay via Main Road

Hessequa SDF (2024/2025): Jongensfontein

Nodal Function: Coastal Residence

Growth Rate: 4.82% from 2016 to 2022

Land Use Function: Low-Density Residential Village & Conservation Area

Social Facility Needs:

- Educational institutions
- Health facilities
- Community Services

Human settlement development (Figure 30)**:**

The housing development forecast for Jongensfontein indicates a small increase in land requirements to meet future population growth. By 2030, approximately 1 ha hectares of land will be needed, distributed across various densities, rising to 2,5 hectares by 2040. Additionally, a total of 23 and 57 houses will be required for 2030 and 2040 respectively.

Proposed Spatial Structuring:

- Mixed-Use Corridor (MU1)
- Institutional Development Zone
- Speciality Node (Tourism)

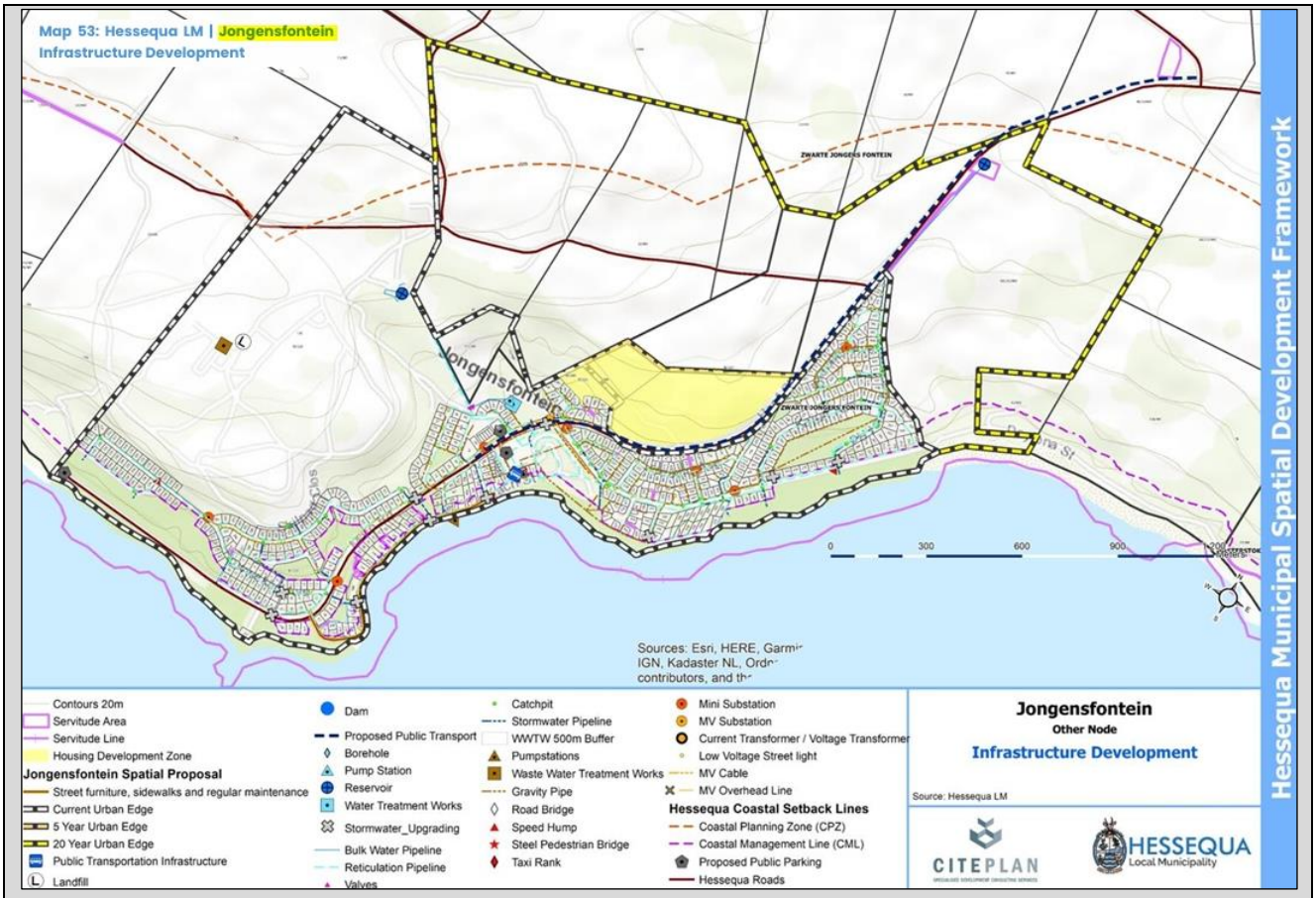


Figure 30: Infrastructure Development for Jongensfontein (source: Hessequa SDF, 2024/2025).

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

The proposed tourism accommodation will contribute to the key spatial planning guidelines for Jongensfontein and in turn the socio-economic values:

- Implement restrictions on the scale and intensity of development to prevent overcrowding and main the town's low-key atmosphere. Consider establishing building height limits, and setback requirements to preserve views and open spaces.
    - *The proposed activity involves low-key tourism accommodation (6 x one-bedroom glamping pods).*
- Encourage tourism activities that are compatible with the town's character and natural surroundings. Develop eco-friendly tourism infrastructure.
    - *Each glamping pod will only be ±26m² enclosed in size with a deck, parking and limited landscaping. The glamping pod will be off the grid in terms of electricity (PV Solar & Batteries), water (existing borehole on the property & rainwater harvesting tanks) and sewage (each pod will have its own underground sewage bioreactor).*

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

It is recommended that the Applicant optimise local labour and suppliers (Hessequa Municipal district) during the construction phase.

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 development will result in temporary impacts during the construction phase such as noise and dust. These impacts must be managed in accordance with the Environmental Management Plan.

The Applicant must appoint an Environmental Control Officer (ECO) for the duration of the construction phase of the glamping pods.

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.

Preferred Property: Remainder of Portion 101 of Farm Zwarte Jongersfontein no. 489 within the designated development footprint area.

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

No other property and site alternatives were investigated. The site constraints have been used to inform the optimal location for the glamping pods. It is noted that the water pipelines may still be re-routed depending on specialist guidance.

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

Preferred Property:

- Planning
  - Tourist accommodation is allowed as a consent use under the property's current zoning. (Agriculture Zone II). No rezoning required.
  - Low-key tourism development is consistent with the key spatial planning guidelines for Jongensfontein.
- Location
  - The property is located directly adjacent to- and bordering the eastern border of the residential town Jongensfontein.
  - The property cannot be viably utilised for agricultural production and its potential is assessed as low. Although there are climate, terrain and soil (low water holding capacity) constraints on the site's agricultural production potential, the main constraint is its location, which is impractical considering that the property is close to residential and non-agricultural land uses.
- Environment
  - The property has areas of low-medium environmental sensitivities where development can take place.
  - The property does not have a potential impact on view corridors, ridgelines, cultural landscape assets and existing vistas.
  - There are no watercourses within or adjacent to the site.
  - The property is not located within a regulated area of a watercourse.

No site alternative.

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

The **Preferred Property** is owned by the Proponent.

The preferred development site within the preferred property was informed by an Aquatic Specialist (Confluent Environmental), Botanical/Biodiversity Specialist (Confluent Environmental) and Fauna Specialist (Willem Matthee) who identified areas of low, medium, high and very high **environmental sensitivity**.

Each specialist compiled a site-specific sensitivity map (Aquatic, Botany/Biodiversity and Fauna) to inform the most suitable localities of the six (6) glamping pods to either avoid and/or manage potential environmental impacts.

The proposed development footprint for the glamping pods and associated infrastructure (decks and carports) are limited to an area of approximately 2.20ha of the total 61ha

- The overall sensitivity from a **botanical/biodiversity perspective** is high for most of the site with Hartenbos Dune Thicket dominated by Species of Conservation Concern (SCC) & Milkwood Dune Thicket.
    - Micro siting of each pod, as well as the final route for each of the access points were informed by the botanist to avoid milkwood clumps.
    - As per the botanists' recommendation, the six glamping pods and access roads avoid the southern-most boundary of the site where the highest concentration and largest population of SCC were identified.

- The pods are located within an area with a **low-medium faunal sensitivity** (Figure 5). According to the fauna specialist, the proposed glamping pods & access roads will not have an impact on any fauna SCC.

- While **no formal watercourses** are present on the property, the **aquatic specialist** did identify three (3) drainage areas that do serve a hydrological function with respect to stormwater management and recommended these drainage areas are avoided (Figure 4). As per the aquatic specialists' recommendation, the proposed glamping pods and access roads are located well outside these drainage areas. The aquatic biodiversity on the property is **Low**. The proposed development **will not impact on any freshwater biodiversity**.

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

No alternative site was considered because the site is owned by the Applicant.

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

Preferred Property (RE/101.489 Zwarte Jongersfontein) – no site alternatives	
Positive	**Negative**
The property currently has no land use other than being vacant and fenced-off. It does not contribute to any socio-economic aspects. The proposed development on the preferred property will therefore optimize vacant land in an urban context given that the property is located directly adjacent to Jongensfontein	Temporary noise, dust and safety impacts associated with the movement of construction vehicles. These impacts can be mitigated by implementing the mitigation measures as described in the Environmental Management Programme.
The location of the preferred alternative does not have potential impacts on view corridors, ridgelines and landscape assets. It will also not impact on any watercourses.	Development on the preferred property will result in the loss of natural vegetation i.e., Hartenbos Dune Thicket (~0.20ha).
The remaining natural vegetation on site will be actively monitored and maintained.	Temporary risk of increase crime and vehicular traffic during construction.
Alien clearing of the property can be put forward as a condition of approval which will help improve the already established ecological sensitivity of the property.	Introducing accommodation on the property does increase the risk of wild fires through allowing open fires (braai's). Braai's must be restricted to on the decks only and provision must be made for sufficient fire fighting equipment, fire

		breaks and rain water tanks must be equipped with external water houses.	

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

Provide a description of the preferred activity alternative.

Limited tourist accommodation instead of its current land use (vacant).

Provide a description of any other activity alternatives investigated.

The **No-Go Activity Alternative** (status quo) was also considered as an alternative albeit not deemed feasible as the property, being zoned Agriculture II, cannot be viably utilised for agricultural production considering the site sensitivity and other constraints (climate, soil, terrain and location) identified by the specialists.

In addition, the botanist confirmed that the proposed development is small enough that all impacts can be mitigated to Minor negative impacts, which is not significantly different from the no-go scenario (status quo).

Provide a motivation for the preferred activity alternative.

The preferred activity alternative will contribute to the spatial planning guidelines for Jongensfontein by encouraging limited tourism activities that are compatible with the town's character (low-key tourist accommodation) and natural surroundings. The glamping pods will be eco-friendly by being completely off the grid in terms of electricity (PV Solar & Batteries), water (existing borehole) and sewage (each pod will have its own underground sewage bioreactor).

Provide a detailed motivation if no activity alternatives exist.

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

Preferred activity alternative

Positive:

- Accessibility with the property being directly adjacent to Jongensfontein with existing infrastructure i.e. roads and services i.e. shop/coastline.
- The preferred activity will create temporary and permanent employment opportunities.
- The preferred activity will not cause additional pressures on non-renewable resources by being completely off the grid in terms of water, electricity and sewer.

Negative:

- Loss of ±0.20ha of natural vegetation/habitat.
- Temporary impacts including noise, dust and traffic during construction (construction vehicles).
- The traffic impact of the proposed development will be negligible (estimated 4 trips for the peak hour). However, according to the residents the intersection at Boegspriet Rd and Kompas Close (proposed access to the glamping pods) is quite dangerous (not due to sight distance but due to the steepness of Boegspriet Rd and drivers speeding along this road). The intersection sits on a small flat area, but from there it is downhill and uphill and according to the residents there are frequent accidents caused by people rushing uphill to gain momentum and coming downhill without slowing down.
- Existing stormwater flooding of lower lying residences due to blocked/insufficient municipal stormwater infrastructure that can be exacerbated by the proposed development.
- Increased wildfire risk associated with occupation of the property.

No-Go Alternative

Positive:

- No direct impact on indigenous vegetation i.e., removal of ±0.20ha of Hartenbos Dune Thicket.
- No direct impact on plant SCC, *Agathosma muirii.*
- No temporary impacts (noise, dust and traffic).
- Status quo fire risk albeit slightly lower without occupation.

Negative:

- The No-go scenario also has a minor negative impact the vegetation and habitats are threatened by large established invasives, mainly Rooikrans, as well as garden escapees from the surrounding Jongensfontein residential area.
- SCC are affected by the lack of active consideration of fire management.
- Continued challenges with stormwater flooding of lower lying residents without potential improvement of the inlet/outlet/drainage channel.
- Continued challenges with traffic (speeding mostly) along Boegspriet Road which can potentially be addressed conditionally as part of the proposed new intersection requirements.

1.3.	Design or layout alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts

Provide a description of the preferred design or layout alternative.

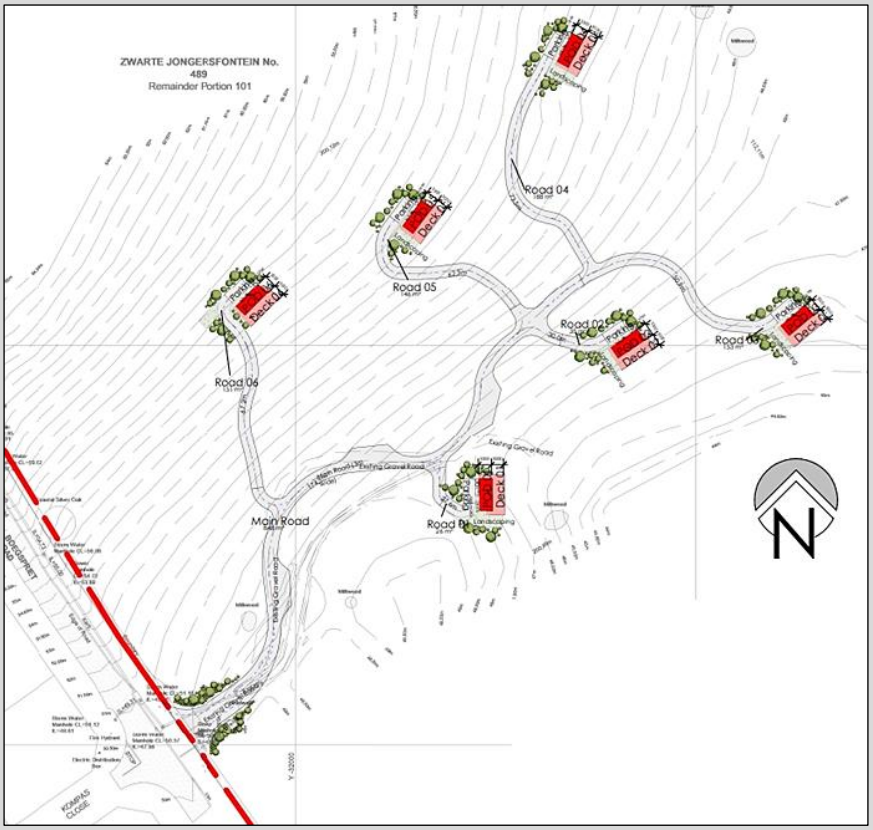
The proposal entails the following **development components** (Figure 29):

- **Six (6)** x one-bedroom **Glamping Pods**, ±26m^2 enclosed space each, with its own:
    - Deck (±34m^2)
    - Carport (±18m^2)
    - Water Tank
    - Underground Sewage Bioreactor

- Limited Lawn Area

- **<u>Internal Access Roads</u>**
  - Main Gravel Road (±6m wide)
  - Internal Gravel Tracks (±3m wide)

- **Water pipeline & reservoir**
  - Potentially affecting milkwood patches in the southern portion of the property – rerouting is an option to be confirmed by specialist input



TOTAL PODS	
Enclosed Space (x6)	156m²
Deck (x6)	204m²
TOTAL BUILT AREA	360m²
Parking (6x 18m²)	108m²

ROAD AREAS	
Main Road	848m²
Road 01	26m²
Road 02	35m²
Road 03	153m²
Road 04	188m²
Road 05	146m²
Road 06	151m²
TOTAL	1 547m²

Figure 31: Site Development Plan for glamping pods within an approximate study area of 2.24ha as indicated in Figure 1 (RED).

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

Provide a motivation for the preferred design or layout alternative.

The **preferred design alternative**:

- Unit positioning informed by multi-disciplinary specialist input to help identify the most suitable area on the property that is deemed to be **least sensitive**,
- accommodates for improved **stormwater management**,
- avoidance of **Milkwood Dune Thicket/Milkwood Trees,**
- avoids drainage areas identified by the aquatic specialist,
- **avoids** areas with a high fauna sensitivity,
- remain outside the **200m botanical buffer** from the property's southern-most boundary to avoid areas with a high concentration of plant SCC.
- can be mitigated from **moderate negative significance and low/minor negative**.
- does not trigger a **biodiversity offset**.

- Compatible as a type of development that can be accommodated outside the urban edge as a **'consent use'** and does not require rezoning/moving of the urban edge.

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

The **Site Development Plan** was informed by an Aquatic Specialist (Confluent Environmental), Botanical/Biodiversity Specialist (Confluent Environmental) and Fauna Specialist (Willem Matthee) who identified areas of low, medium, high and very high **environmental sensitivity**.

Each specialist compiled a site-specific sensitivity map (Aquatic, Botany/Biodiversity and Fauna) to inform the most suitable localities of the six (6) glamping pods to either avoid and/or manage potential environmental impacts.

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

Preferred Design Alternative

Positive

- very limited footprint design,
- accommodates for sufficient **stormwater management**,
- avoids **Milkwood Dune Thicket,**
- avoids drainage areas identified by the aquatic specialist,
- avoids areas with a high fauna sensitivity,
- must relay on building materials that are fire resistant where possible,
- incorporate rain water harvesting.

Negative

- Impact on Biodiversity:
  - Loss of ±0.20ha of Hartenbos Dune Thicket.
  - Loss of Plant SCC.
  - Loss of CBA & ESA.
- Design of final water pipeline routes must be confirmed.

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:

- Rooftop solar and/or heat pumps and/or gas geysers (or similar) for heating of water
- Rainwater tanks at each glamping pod
- LED lights only
- Dual flush toilets
- Low flow shower heads
- Low flow faucets
- Gas stoves optional, recommended for individual homes by Developer.
- Re-use of filtered grey water for irrigation and landscaping
- Final routing of new water pipelines must be confirmed by specialists

Provide a description of any other technology alternatives investigated.

Provide a motivation for the preferred technology alternative.

The use of solar/heat pumps/gas geysers reduces the demand on (municipal) electricity. The use of rainwater tanks provides households with water for gardening or other uses that reduces the demand on municipal water supply. The use of LED lights reduces the demand for municipal electricity. Use of low flow shower heads and duel flush toilets reduces the pressure on municipal potable water supply. The use of gas stoves in households reduces the demand on municipal electricity supply.

Provide a detailed motivation if no alternatives exist.

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

Positive

- Reduce water demand on borehole supply with rainwater tanks, duel flush toilets and low flow shower heads.
- Reduced electricity demand with use of alternatives such as solar or heat pumps/gas geysers.

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

Provide a description of the preferred operational alternative.

Recycling is recommended during operational phase.

Indigenous landscaping only within limited landscaping areas at each glamping pod.

Invasive alien vegetation control always.

Provide a description of any other operational alternatives investigated.

Provide a motivation for the preferred operational alternative.

Recycle at source to reduce pressure on landfill sites.

Indigenous landscaping within open space creates micro habitats within the development which ultimately reduces the carbon footprint of the development, it helps maintain the microclimate of the development and it encourages the return of fauna such as birds and a variety of insects/pollinators.

Long-term invasive alien control ensures that sensitive indigenous habitat does not get invaded and replaced by faster growing invasive plant species.

Provide a detailed motivation if no alternatives exist.

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

Positive

Recycling will reduce pressure on landfill sites.

Indigenous landscaping will enhance the biodiversity of the site.

Negative

N/A

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 **No-Go Activity Alternative** (status quo) was also considered as an alternative albeit not deemed feasible as the property, being zoned Agriculture II, cannot be viably utilised for agricultural production considering constraints (climate, soil, terrain and location) identified by the soil specialist.

In addition, the botanist confirmed that the proposed development is small enough that all impacts can be mitigated to Minor negative impacts, which is not significantly different from the no-go scenario (status quo).

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.

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

Preferred Property: RE/101/489

Preferred Activity: Limited tourist accommodation instead of its current land use (vacant).

Preferred Design: 6 x one bedroom glamping pods with associated infrastructure (deck, parking, limited landscaping & water tanks).

Preferred Services: Existing borehole, PV Solar & Batteries, Sewage Bioreactor (water pipeline routes to be confirmed).

Preferred Technology: Rooftop solar and/or heat pumps and/or gas geysers (or similar) for heating of water, rainwater tanks at each glamping pod, LED lights only, dual flush toilets, low flow shower heads, low flow faucets, gas stoves optional, re-use of filtered grey water for irrigation and landscaping.

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).

The proposed glamping pods and associated infrastructure (decks, carports, lawn, refuse) are limited to an area of approximately 2.214ha of the total 61ha. All areas outside the 2.214ha is deemed "no-go" areas during construction and will maintain its status quo natural condition under the current zoning of Agriculture Zone II as it falls outside of the urban edge of Jongensfontein.

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.

Criteria for Assessment

These criteria are drawn from the EIA Regulations, published by the Department of Environmental Affairs and Tourism (April 1998) in terms of the Environmental Conservation Act No. 73 of 1989.

These criteria include:

- **Nature of the impact**

This is the appraisal of the type of effect the construction, operation and maintenance of a development would have on the affected environment. This description should include what is to be affected and how.

- **Extent of the impact**

Describe whether the impact will be local extending only as far as the development site area; or limited to the site and its immediate surroundings; or will have an impact on the region or will have an impact on a national scale or across international borders.

- **Duration of the impact**

The specialist / EAP should indicate whether the lifespan of the impact would be short term (0-5 years), medium term (5-15 years), long term (16-30 years) or permanent.

- **Intensity**

The specialist / EAP should establish whether the impact is destructive or benign and should be qualified as low, medium or high. The study must attempt to quantify the magnitude of the impacts and outline the rationale used.

- **Probability of occurrence**

The specialist / EAP should describe the probability of the impact occurring and should be described as improbable (low likelihood), probable (distinct possibility), highly probable (most likely) or definite (impact will occur regardless of any prevention measures).

The impacts should also be assessed in terms of the following aspects:

- **Legal requirements**

The specialist / EAP should identify and list the relevant South African legislation and permit requirements pertaining to the development proposals. He / she should provide reference to the procedures required to obtain permits and describe whether the development proposals contravene the applicable legislation.

- **Status of the impact**

The specialist / EAP should determine whether the impacts are negative, positive or neutral ("cost – benefit" analysis). The impacts are to be assessed in terms of their effect on the project and the environment. For example, an impact that is positive for the proposed development may be negative for the environment. It is important that this distinction is made in the analysis.

- **Accumulative impact**

Consideration must be given to the extent of any accumulative impact that may occur due to the proposed development. Such impacts must be evaluated with an assessment of similar developments already in the environment. Such impacts will be either positive or negative, and will be graded as being of negligible, low, medium or high impact.

- **Degree of confidence in predictions**

The specialist / EAP should state what degree of confidence (low, medium or high) is there in the predictions based on the available information and level of knowledge and expertise.

Based on a synthesis of the information contained in the above-described procedure, you are required to assess the potential impacts in terms of the following significance criteria:

No significance: the impacts do not influence the proposed development and/or environment in any way.

Low significance: the impacts will have a minor influence on the proposed development and/or environment. These impacts require some attention to modification of the project design where possible, or alternative mitigation.

Moderate significance: the impacts will have a moderate influence on the proposed development and/or environment. The impact can be ameliorated by a modification in the project design or implementation of effective mitigation measures.

High significance: the impacts will have a major influence on the proposed development and/or environment and will result in the "no-go" option on the development or portions of the development regardless of any mitigation measures that could be implemented. This level of significance must be well motivated.

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.

Alternative:	**Preferred Alternative**
~~**PLANNING, DESIGN AND** **DEVELOPMENT PHASE** **& OPERATIONAL PHASE**~~	
Potential impact and risk:	Permanent Loss of Terrestrial Biodiversity and Habitats
Nature of impact:	Negative

Extent and duration of impact:	Extend with and without mitigation: Very limited Duration with and without mitigation: Permanent
Consequence of impact or risk:	The permanent loss of the fynbos mosaic (Hartenbos Dune Thicket which is EN).
Probability of occurrence:	With and without mitigation: Certain
Degree to which the impact may cause irreplaceable loss of resources:	With and without mitigation: Moderate
Degree to which the impact can be reversed:	With and without mitigation: Low
Indirect impacts:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Moderate Negative: - 84
Degree to which the impact can be avoided:	
Degree to which the impact can be managed:	
Degree to which the impact can be mitigated:	From Moderate Negative (-84) to Minor Negative (-70)
Proposed mitigation:	Prior to construction: The disturbance footprint of proposed developments should be clearly defined and demarcated to prevent unnecessary damage to the surrounding environment. Prior to construction: With the aid of an experienced ECO, install protective barriers around protected tree stands (Milkwood, Sideroxylon inerme inerme) and other significant stands of SCC to prevent damage from construction activities. During construction: Protection and re-use of topsoil.
Residual impacts:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Minor Negative: - 70

Alternative:	**Preferred Alternative**
~~**PLANNING, DESIGN AND** **DEVELOPMENT PHASE** **& OPERATIONAL PHASE**~~	
Potential impact and risk:	Permanent Loss of Stands of SCC and Important Plants
Nature of impact:	Negative
Extent and duration of impact:	Extend with and without mitigation: Very limited Duration with and without mitigation: Permanent

Consequence of impact or risk:	The permanent loss of SCC and other important plant species of the property because of earthworks and other construction related activities for the proposed development.
Probability of occurrence:	With and without mitigation: Certain
Degree to which the impact may cause irreplaceable loss of resources:	With and without mitigation: Moderate
Degree to which the impact can be reversed:	With and without mitigation: Low
Indirect impacts:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Moderate Negative: - 77
Degree to which the impact can be avoided:	
Degree to which the impact can be managed:	
Degree to which the impact can be mitigated:	From Moderate Negative (-77) to Minor Negative (-63)
Proposed mitigation:	Prior to construction: A plant search and rescue must be conducted by an experienced ECO with botanical knowledge. During construction: Materials used during construction must be sourced and transported responsibly to minimise the risk of new invasive plants. During construction: Staff, if suspected may be checked when they leave to ensure no plants have been poached from the natural surrounding environment. Staff should also be told that plants may not be collected outside of the search and rescue operation. Post construction: Undertake revegetation of the disturbance envelope outside of the permanent disturbance footprint. If more plants are required for successful coverage of disturbed areas, augmentation with sourced plants can be done.
Residual impacts:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Minor Negative: - 63

Alternative:	**Preferred Alternative**
~~PLANNING, DESIGN AND DEVELOPMENT PHASE &~~ OPERATIONAL PHASE	

Potential impact and risk:	Long-term Fragmentation & Habitat Loss from Landscaping.
Nature of impact:	Negative
Extent and duration of impact:	Extend (without mitigation): Limited Extend (with mitigation): Very Limited Duration (without mitigation): Ongoing Duration (with mitigation): Short term
Consequence of impact or risk:	Ongoing and long-term habitat loss caused by landscaping and gardens.
Probability of occurrence:	Without mitigation: Certain With mitigation: Almost Certain
Degree to which the impact may cause irreplaceable loss of resources:	With and without mitigation: Moderate
Degree to which the impact can be reversed:	With and without mitigation: Low
Indirect impacts:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Moderate Negative: - 84
Degree to which the impact can be avoided:	
Degree to which the impact can be managed:	
Degree to which the impact can be mitigated:	From Moderate Negative (-84) to Minor Negative (-63)
Proposed mitigation:	• Protection of biodiversity where the habitat is becoming increasingly invaded in EN habitat (Hartenbos Dune Thicket & fynbos). • If gardens need to be considered, they can be designed to be water & fire wise (avoid erosion) and friendly to wildlife and the greater natural habitat.
Residual impacts:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Minor Negative: - 63

Alternative:	**Preferred Alternative**
~~**PLANNING, DESIGN AND DEVELOPMENT PHASE &**~~ **OPERATIONAL PHASE**	
Potential impact and risk:	Loss of SCC and Diversity from Inappropriate Landscape Management and Use.

Nature of impact:	Negative
Extent and duration of impact:	Extend (without mitigation): Limited Extend (with mitigation): Limited Duration (without mitigation): Ongoing Duration (with mitigation): Brief
Consequence of impact or risk:	Landscape management that negatively affects the vegetation and SCC of the property mainly includes inappropriate, or lacking fire management, inappropriate recreational use of the natural spaces, and road maintenance.
Probability of occurrence:	Without mitigation: Certain With mitigation: Certain
Degree to which the impact may cause irreplaceable loss of resources:	With and without mitigation: Moderate
Degree to which the impact can be reversed:	With and without mitigation: Low
Indirect impacts:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Moderate Negative: - 91
Degree to which the impact can be avoided:	
Degree to which the impact can be managed:	
Degree to which the impact can be mitigated:	From Moderate Negative (-91) to Minor Negative (-49)
Proposed mitigation:	The owner of the property will need to join a Fire Protection Association (FPA).
Residual impacts:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Minor Negative: - 49

Alternative:	**No-Go Alternative**
~~**PLANNING, DESIGN AND DEVELOPMENT PHASE &**~~ **OPERATIONAL PHASE**	
Potential impact and risk:	Long-term Fragmentation & Habitat Loss from Landscaping.
Nature of impact:	Negative
Extent and duration of impact:	Very Limited

Consequence of impact or risk:	Ongoing and long-term habitat loss caused by landscaping and gardens.
Probability of occurrence:	Almost Certain
Degree to which the impact may cause irreplaceable loss of resources:	Moderate
Degree to which the impact can be reversed:	Low
Indirect impacts:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Minor negative (-54)
Degree to which the impact can be avoided:	
Degree to which the impact can be managed:	
Degree to which the impact can be mitigated:	
Proposed mitigation:	• Protection of biodiversity where the habitat is becoming increasingly invaded in EN habitat (Hartenbos Dune Thicket & fynbos). • If gardens need to be considered, they can be designed to be water wise (avoid erosion) and friendly to wildlife and the greater natural habitat.
Residual impacts:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Minor negative (-54)

Alternative:	**No-Go Alternative**
~~**PLANNING, DESIGN AND DEVELOPMENT PHASE &**~~ **OPERATIONAL PHASE**	
Potential impact and risk:	Loss of SCC and Diversity from Inappropriate Landscape Management and Use.
Nature of impact:	Negative
Extent and duration of impact:	Very Limited
Consequence of impact or risk:	Landscape management that negatively affects the vegetation and SCC of the property mainly includes inappropriate, or lacking fire management, inappropriate recreational use of the natural spaces, and road maintenance.
Probability of occurrence:	Probably
Degree to which the impact may cause irreplaceable loss of resources:	Moderate

Degree to which the impact can be reversed:	Low
Indirect impacts:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Minor Negative: -40
Degree to which the impact can be avoided:	
Degree to which the impact can be managed:	
Degree to which the impact can be mitigated:	
Proposed mitigation:	The owner of the property will need to join a Fire Protection Association (FPA).
Residual impacts:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Minor Negative: -40

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.

Agricultural Findings

- The site is below the threshold for needing to be conserved as agricultural production land.
- The development of the site for non-agricultural purposes will cause zero loss of future agricultural production potential in terms of national food security.
- The overall negative agricultural impact of the proposed development is assessed as being of very low significance.

Fauna Findings

- The proposed development has a **Low Fauna Sensitivity** due to:
  - The proximity of the proposed development to the urban area.
  - The disturbed nature of the vegetation within the development footprint.
  - The absence of Fauna Species of Conservation Concern (SCC) recorded.
  - The lack of suitable habitat for Fauna SCC within the development footprint.
  - The low likelihood that SCC are likely to occur within the development footprint.

Fauna Recommendations

- Due to the high likelihood of C. maurus, B. sylvaticus, P. bellicosus, A. afra, N. denhami, C. brooksi tearei and A. thyra orientis occurring in the rest of the property (outside the development footprint), it is important that the rest of the property is not disturbed.
  - *The rest of the property i.e., outside the development footprint and disturbance envelope is considered a 'no-go' area during the construction phase of the project.*
- The removal of alien invasive plants on the property should be a priority.

Aquatic Findings

- No sign of a wetland seep was observed on site:
    - No evidence of seeping water or any obvious geological/lithological formations that would cause groundwater or rain-derived water to seep down-slope were observed.
    - The soils are very sandy and well drained, with limited pedological development.
    - No characteristic hydrophilic wetland plant species.
- Natural areas of drainage with poorly defined channels, that partly coincided with the mapped non-perennial drainage line, were observed. However, there are no obvious bed or banks, or any sign of aquatic habitat associated with these drainage lines and cannot be considered as watercourses.
- The property falls outside of the regulated area of any nearby watercourses. No Section 21 (c) and (i) water use authorisation is required.

Aquatic Recommendations / Mitigation Measures

- Rainwater harvesting tanks must be installed
- Use of permeable paving to encourage infiltration.
- Clearly demarcate the construction area.
- Ensure that:
    - construction activities do not impede drainage areas,
    - construction activities do not cause any flow paths and concentrated surface runoff,
    - vegetation clearing is conducted parallel with construction progress,
    - stormwater and runoff generated is discharged in retention areas,
    - heavy machinery does not compact soil or disturb vegetation outside demarcated areas.
- Reduce transport of sediment through use of silt fences and biodegradable coir logs.
- Revegetate exposed areas once construction has been completed.

Botanical/Biodiversity Findings

The overall sensitivity from a **biodiversity perspective** is high for most of the site with Hartenbos Dune Thicket dominated by Species of Conservation Concern (SCC) & Milkwood Dune Thicket (there is very limited evidence of historic disturbance across the property – apart from where the existing farm access opposite Kompas Close appears to have been formalised in early 2022).

All the impacts assessed are likely to have a Moderately negative significance if no mitigation is applied. However, both **construction and operational phase impacts** can be improved to minor negative impacts. The botanist confirmed that the proposed development is small enough that all impacts can be mitigated to **Low/Minor negative impacts**, which is not significantly different from the no-go scenario (status quo). Because of this, the glamping development proposed will **not trigger a biodiversity offset**.

Botanical/Biodiversity Mitigation Measures / Recommendations

1. Prior to construction: The disturbance footprint of proposed glamping pods should be clearly defined and demarcated to prevent unnecessary damage to the surrounding environment.

    - The proposed development must have a maximum disturbance envelope of 2m around the proposed development (this is already illustrated in the PAOI presented in this report).
    - Construction netting and fencing must be used to clearly indicate construction areas.
    - Shade cloth used as fencing should be hammered into the ground using wooden pegs.
    - Clear signs for "no-go" areas for vehicles and personnel should be placed strategically on the site. No-go areas are anywhere outside of the direct area of influence of the construction phase.

- A turning and parking area for construction and delivery vehicles may only take place in areas that are already cleared or part of the permanent disturbance footprint of the development plan.

2. Prior to construction: With the aid of the ECO or botanist (a botanist is preferred if the ECO is unsure of the species on the site), install protective barriers around protected , *Sideroxylon inerme inerme*) and other significant stands of SCC to prevent damage from construction activities.

3. Prior to construction: Schedule vegetation clearance during the winter to minimize impact on plant life cycles & pollination.

4. During construction: Protection and re-use of topsoil.

    - The topsoil will be vital for the success of rehabilitation of fynbos vegetation following construction processes and must therefore be treated with care.
    - Topsoil from fynbos vegetation on the site (excluding topsoil under dense stands of invasive plants) in new excavation areas must be stripped to a depth of ca. 30cm and kept in designated piles.
    - Topsoil piles must be suitably covered and bunded (e.g., with sandbags). This will prevent the material from washing away and contaminating the substrate of the site which likely still contains useful seeds and soil organisms.
    - If the SDP of the proposed development does not have enough space for the storage and protection of topsoil within the disturbance envelope, then the Contractor must identify an alternative temporary stockpile area that is already transformed and where it can easily be retrieved for post-construction rehabilitation.
    - The topsoil piles must be clearly labelled so that it does not mix with subsoils excavated or any other construction material for the site.

5. During construction: New roads need to be made using semi-permeable materials.

6. Prior to construction: A plant search and rescue must be conducted (with a botanist/ecologist on the site to provide guidance on best practice).

    - Plants with a high likelihood of survival (Geophytes, succulents, and tree seedlings) in the 2m disturbance strip must be rescued, and specific important sections in the permanent disturbance footprint must be identified and added to the rescue operation prior to the commencement construction.
    - Stands of plants could be removed carefully with an excavator to preserve as much as possible of the soil around the roots of the plants. These could then be temporarily planted elsewhere for the duration of the construction phase.
    - The rescued plants must be kept in a nursery that should preferably be set up on the site in an existing disturbed area. Alternatively, arrangements with a suitable nursery / available receptor site should be made to keep and care for removed plants during the construction phase of the project.
    - The rescued plants must be planted back with the aid of botanists and / or horticultural specialists within the 2m disturbance footprint around the permanent disturbance footprints. This will promote the regeneration of natural fynbos abound the developments and reduce the possibility of negative edge effects on the site.

- Any additional SCC and plants with a high survival likelihood that are observed during construction within a development footprint must be rescued (soil in-tact) and added to the rescued plants in the indigenous nursery.

7. During construction: Materials used during construction must be sourced and transported responsibly to minimise the risk new invasive plants.

8. During construction: Staff, if suspected may be checked when they leave to ensure no plants have been poached from the natural surrounding environment. Staff should also be told that plants may not be collected outside of the search and rescue operation.

    - Geophytes are at a large risk of poaching, and this is an important reason why SANBI has a list of sensitive species for plants (i.e., their identities are unknown) in South Africa.
    - However, some LC and Near Threatened species, especially geophytes, can also be targeted by plant poachers despite not being listed as sensitive species.

9. Post construction: Undertake revegetation of the disturbance envelope outside of the permanent disturbance footprint.
    - Start with the plants that have been rescued on the site
        - Site preparation – remove all non-native weeds from the site of revegetation to reduce competition with native plant species.
        - Planting - Plant during the cooler, wetter months to reduce transplant shock and ensure moisture availability. This would ideally be during winter (June, July). Space plants according to their natural distribution & spacing, which will be visible in the surrounding remaining natural vegetation on the site. So not add any additional organic matter to the soil, as some fynbos species are sensitive to nutrient stress in a way most typical garden species are not.
        - Post planting care - Regularly water & monitor the newly planted fynbos, particularly during the establishment phase. Apply a thin layer of mulch to conserve moisture and suppress weeds. Continue removing any invasive species that may reappear.
    - If more plants are required for successful coverage of disturbed areas, augmentation with sourced plants can be done.
        - Prior & during construction: Collect seeds from healthy fynbos populations, ensuring a diverse genetic pool. This is an optional step, as this will require a lot of effort, cost, & planning.
        - Species selection – Choose a mix of pioneer species and slower-growing species to ensure quick coverage and long-term sustainability. Some species that could be considered include: Helichrysum petiolare, Metalasia muricata, Osteospermum moniliferum, Searsia crenata, Senecio elegans, Tetragonia decumbens, Thamnochortus insignis, Agathosma apiculata, A. capensis, A. muirii, Chironia baccifera, Watsonia pillansii, Chasmanthe aethiopica, Restio leptoclados, Passerina corymbosa, etc.
        - Adaptive management – Be prepared to adapt strategies based on monitoring results and environmental conditions.

10. The rehabilitation of the 2m disturbance footprint with topsoil and plants rescued on the site, must occur as soon as possible after the conclusion of construction.

11. If gardens need to be considered, they can be designed to be water wise (avoid erosion) and friendly to wildlife and the greater natural habitat.

- Gardens & the built environment should be planned with rainfall, slope/aspect, wind direction, & microclimates in mind. Gardens could be planned to capture rainfall & slow water loss. Create a grey-water wetland if there is a need for water filtration & absorption of extra nutrients.
- No garden waste may be dumped in any remaining natural area and must be disposed of in a responsible manner.
- Make sure not to plant NEMBA listed invasive plants (e.g., kikuyu grass) in your garden.
- Select locally indigenous plants for gardens, making use of as many of the rescued plant species as possible. Avoid plants that are hybrids and cultivars.
- Plant during the rainy season (early winter May/June) and add a 10cm thick layer of wood chip to keep in moisture.
- Reduce or replace lawns with water-wise groundcovers or enlarging shrub beds.
- Add local edible and aromatic plants to avoid water & nutrient intensive vegetable gardens.
- Ensure soft landscaping is used as opposed to hard landscaping.

13. Fire-proof hedges (Esler et al., 2014) can be made with indigenous species to reduce fire risk around the built environment. Some of the species that could be planted for this purpose include Osteospermum moniliferum (Bietou), Diospyros dichrophylla, Searsia glauca, Pterocelastrus tricuspidatus (Candlewood), Ekebergia capensis (Cape Ash), Grewia occidentalis (Crossberry), Carissa bispinosa, and Euclea racemosa (Gwarrie).

14. The owner of the property will need to join a Fire Protection Association (FPA) to ensure assistance in the event of wild fires on this property.

15. The development area on Portion 101 of 489 must have a Fire Management Plan. A fire management plan starts with a fire risk assessment; however, it is also important to understand that fynbos is a fire driven and fire dependent system.

- Risk management:
    - Wildfire prevention measures, such as , mechanical thinning, and the removal of dead or invasive vegetation must be included in the plan. Prevention measures also include firebreaks and establishing defendable spaces around buildings and infrastructure to protect from wildfire.
    - Wildfire response strategies include emergency planning & procedures, training & drills, and ensuring that firefighting resources are adequate and available.

- Ecological Management:
    - Consider the readiness of the fynbos for a fire, as well as the ecological impacts on species when planning a controlled fire.
    - Recovery strategies post-fire that are included in a Fire Management Plan includes rehabilitation plans for burned areas, monitoring and evaluation of the landscape.

16. Path design and maintenance must be done in an ecologically friendly manner.

- Plan paths to avoid areas with rare or endangered species, wetlands, or fragile ecosystems. Utilize less sensitive areas where the vegetation is more resilient.
- Align paths to follow natural contours of the land, reducing erosion and water runoff, which can damage fynbos vegetation.
- Regularly maintain paths to avoid widening them, or too frequent repairs that leads to additional clearance of vegetation. A width of 50-60 cm is often sufficient for walking paths.

    - Use natural, permeable materials like clean crushed stone or gravel to stabilize the path surface, reducing erosion while blending with the environment.
    - Apply a thin layer of organic mulch (e.g., wood chips) on the path to protect the soil, retain moisture, and prevent compaction. Ensure the mulch is free of seeds to avoid introducing non-native species.
    - Use rocks, or logs, to deter visitors from stepping off the path and trampling sensitive vegetation. Dense shrubbery may be a fire hazard, and visitors must be made aware of the risk of fire.
    - In areas prone to waterlogging, use stepping stones or flat rocks embedded in the soil to provide a stable surface without covering large areas.
    - Allow for natural regrowth of fynbos species along the edges of the path. This helps to integrate the path into the environment over time.

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

All mitigation management measures except for those listed under point # 3 were identified by the specialists are included in the EMPr.

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.

Civil Aviation Theme

The site does not exceed the minimum height threshold as stipulated in the CAA Obstacle Guideline and therefore it is not necessary to conduct any studies in this regard. **SACAA has been approached for comment as part of the public participation process.**

Defence Theme

This theme is not relevant nor applicable to township expansion of a town. **No study is required.**

Botanical / Biodiversity Mitigation Measures

- Prior to construction: Schedule vegetation clearance during the winter to minimize impact on plant life cycles & pollination.
- The rescued plants must be planted back with the aid of botanists and / or horticultural specialists within the 2m disturbance footprint around the permanent disturbance footprints.
    - All rescued plants will be planted back with the aid of an Environmental Control Officer with botanical experience.
- During construction: New roads need to be made using semi-permeable materials.
    - All new internal roads will be gravel roads.
- Plant during the cooler, wetter months to reduce transplant shock and ensure moisture availability. This would ideally be during winter (June, July).
- Portion 101 of 489 will require a Fire Management Plan. A fire management plan starts with a fire risk assessment; however, it is also important to understand that fynbos is a fire driven and fire dependent system.

- It is understood that fynbos is a fire driven and fire dependent system. The Fire Protection Association (FPA) will be consulted with regards to fire management including fire breaks on-site.
- It is further proposed to maintain a 4 - 6m fire break along the western boundary of the property (boundary directly adjacent to the residential neighbourhood).
- It is also proposed to allow for a 4m – 6m strip around each glamping pod to be 'bossiekapped' to act as a fire break to prevent potential fires.

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

Impacts are mostly temporary impacts associated with the construction phase, namely noise and potentially dust pollution. The following key mitigation measures are submitted as part of the DBAR (refer to the EMPr for more details):

- Construction activity times must adhere to applicable Municipal By-Laws;
- Work may not take place on Sunday's or public holidays;
- Vegetation clearing must be done in phases to avoid large pieces of land being exposed to wind (which could result in unnecessary dust pollution);
- Make use of wetting agents should dust be a problem;
- Rehabilitation of work areas to take place as soon as possible to minimise dust pollution;
- An ECO must be appointed to oversee construction and must keep record of any complaints regarding noise/dust pollution
- Construction material must be stored on-site and construction vehicles must not obstruct traffic flows.

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.

- Water will become a very scares resource as periods of drought will be longer. The use of mandatory rainwater tanks for each house is important.
- Rainfall intervals will become less, but downpours may be more severe. Stormwater management on the site is important to prevent unnecessary erosion and/or flooding.
- Re-use of filtered grey water for landscaping/irrigation and re-use in toilets/washing contributes to resource management to conserve potable water resources.
- The use of locally indigenous and endemic vegetation for landscaping and gardening will reduce the need for increased irrigation in future when dryer climate spells affect the area.
- The use of rainwater tanks will assist with reducing flooding as it will help to retain water.

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

There are no conflicting recommendations between specialists.

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.

All findings and recommendations by the specialists have been incorporated into the preferred alternative.

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

1. AVOID IMPACTS

Avoid protected tree species and thicket areas deemed sensitive during construction (avoidance mitigation has been applied to preferred design alternative).

Landscape with indigenous plants and incorporate endemic plants from the area into the landscaping to recreate natural areas within the open space areas of the development.

2. MINIMISE IMPACTS

Limit construction activities to specified days and times.

Clear the site in a phased manner to minimise dust pollution i.e. clear house footprints instead of entire erven and only when a house will be constructed.

Only indigenous vegetation permitted in lieu of the loss of remaining on-site natural habitat/vegetation.

Appointing an ECO to oversee construction to further minimise the potential for unnecessarily direct or indirect impacts.

Implement resource conservation measures as part of the design, construction and operational phase.

Ensure that all external lighting is low level lighting to reduce the visual and night time impact on fauna and insects.
Implement the Environmental Management Plan under ECO supervision.

3. RECTIFY, REDUCE & OFF-SITE

None necessary.

SECTION J: GENERAL

1. Environmental Impact Statement

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

- The site is below the threshold for needing to be conserved as agricultural production land.
- The development of the site for non-agricultural purposes will cause zero loss of future agricultural production potential in terms of national food security.
- The overall negative agricultural impact of the proposed development is assessed as being of very low significance.
- The proposed development has a **Low Fauna Sensitivity** due to:
    - The proximity of the proposed development to the urban area.
    - The disturbed nature of the vegetation within the development footprint.
    - The absence of Fauna Species of Conservation Concern (SCC) recorded.
    - The lack of suitable habitat for Fauna SCC within the development footprint.
    - The low likelihood that SCC are likely to occur within the development footprint.
- No sign of a wetland seep was observed on site:
    - No evidence of seeping water or any obvious geological/lithological formations that would cause groundwater or rain-derived water to seep down-slope were observed.
    - The soils are very sandy and well drained, with limited pedological development.
    - No characteristic hydrophilic wetland plant species.
- Natural areas of drainage with poorly defined channels, that partly coincided with the mapped non-perennial drainage line, were observed. However, there are no obvious bed or banks, or any sign of aquatic habitat associated with these drainage lines and cannot be considered as watercourses.
- The property falls outside of the regulated area of any nearby watercourses. No Section 21 (c) and (i) water use authorisation is required.
- Tourist accommodation is allowed as a consent use under the property's current zoning. (Agriculture Zone II). No rezoning required.
- Low-key tourism development is consistent with the key spatial planning guidelines for Jongensfontein.

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)

Kindly refer to appendix B2.

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	Negative
The property currently has no land use other than being vacant and fenced-off. It does not contribute to any socio-economic aspects. The proposed development on the preferred property will therefore optimize vacant land in an urban context given that the property is located directly adjacent to Jongensfontein	Temporary noise, dust and safety impacts associated with the movement of construction vehicles. These impacts can be mitigated by implementing the mitigation measures as described in the Environmental Management Programme.
The location of the preferred alternative does not have potential impacts on view corridors, ridgelines and landscape assets. It will also not impact on any watercourses.	Development on the preferred property will result in the loss of natural vegetation i.e., Hartenbos Dune Thicket (~0.20ha).
The remaining natural vegetation on site will be actively monitored and maintained.	Temporary risk of increase crime and vehicular traffic during construction.

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

- Planting of any protected trees as part of landscaping in open space areas, must be in areas where they will not have to be trimmed/removed in the future and where they will have the best chance of survival.
- Appoint an Environmental Control Officer (ECO) to oversee the construction phase for the proposed glamping pods.
- Implement and adhere to an approved Environmental Management Plan.
- Apply for Forestry Permits if any trimming/roots of protected trees may be required during construction.
- Each glamping pod must be fitted with a rainwater tank.
- Each glamping pod must be fitted with solar or heat pumps/solar panels (optional) to reduce demand on electrical supply.
- All landscaping must be indigenous vegetation in lieu of the loss of natural vegetation/habitat and fire-scaping is supported due to the location of the units within a larger fynbos habitat.
- Ensure that the development does not contribute to existing stormwater flooding by designing the entrance to accommodate the Municipal stormwater outlet and stormwater channel;
- Ensure that the new intersection required for this development proposal, improves rather than worsens the existing speeding/traffic safety issues raised by residents around Boegspriet Road.
- Ensure that stormwater discharge does not result in unwanted erosion along the drainage line or at the lower lying areas closer to the beach which is known for coastal erosion challenges.
- Restrict working times and hours to minimise noise/dust pollution.
- Resource conservation measures must be implemented.

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.

Please refer to 2.1, 2.3, as well as sections 3,4 & 5 below.	
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.

The following conditions must be considered:

- Development may not proceed until such time as all approvals are obtained.
- Local employment must be a priority to ensure maximum social benefit to the wider community.
- An ECO must be appointed prior to construction to oversee site preparation, vegetation removal and construction.
- DAFF permits must be obtained prior to removal/trimming/cutting of any protected trees on the property.
- EMP must be implemented.
- Appropriate fire management must be ensured.
- Traffic safety at the intersection must be ensured through mitigation measures.
- Stormwater flooding may not be exacerbated by the development.
- Resource conservation measures must be implemented.

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

The EAP assumes that the necessary approvals such as planning approvals / forestry permits / building plan approvals and contracts i.e., service level agreements, will be finalised within the initial **five (5) year commencement** period.

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.

Five (5) years for completion of the activity from date of implementation.

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.

- Each housing unit must be fitted with rainwater tanks for operational phase to supplement municipal portable water for external use and/or household use (apartments excluded).
- Potable water may not be used during construction.
- Water use from the on-site borehole must be monitored and measured as per conditions that may be associated with the registration thereof ito the Water Act.

4. Waste

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

- The contractor must provide recycle bins on the property during construction and must ensure that staff is aware of what products can be recycled/reused.
- At-source separation of waste must be implemented.
- The Managing Agent must ensure that private collection or own transport of recyclable materials from the site during /construction operational phase.

5. Energy Efficiency

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

- Only LED lights must be used within the development.

- Heat and/or solar pumps and/or gas geysers (or similar) must be used throughout the development.
- Use of gas stoves is optional.
- Use of solar panels on roofs.
- Low level lighting must be used for external lighting and lighting must be limited considering the natural environment the development is proposed in.

SECTION K: DECLARATIONS

DECLARATION OF THE APPLICANT

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

I……**TJAART VAN DER WALT**……., ID number ……**5711135075080**……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.

28/08/2024

Signature of the Applicant: Date:

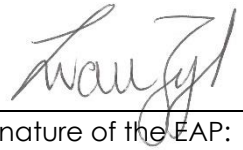
Mayborn Investments 20 (Pty) Ltd

Name of company (if applicable):

DECLARATION OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER ("EAP")

I ……**Louise-Mari van Zyl**……, EAP Registration number ……**2019/1444**…….. 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;



28/08/2024

Signature of the EAP: Date:

Cape Environmental Assessment Practitioners

Name of company (if applicable):

DECLARATION OF THE CANDIDATE ENVIRONMENTAL ASSESSMENT PRACTITIONER ("EAP")

I ……**Mariska Byleveld**……, EAP Registration number ……**2023/6593**…….. 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;

MByleveld — 28/08/2024

Signature of the EAP: Date:

Cape Environmental Assessment Practitioners

Name of company (if applicable):

DECLARATION OF THE REVIEW EAP

I ……, EAP Registration number …… as the appointed Review EAP hereby declare/affirm that:

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

Signature of the EAP: Date:

Name of company (if applicable):

DECLARATION OF THE SPECIALIST

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

I …Johann Lanz……, as the appointed Specialist hereby declare/affirm the correctness of the information provided or to be provided as part of the application, 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 development proposal or application and that there are no circumstances that may compromise my objectivity; or

  - am not independent, but another specialist (the "Review Specialist") that meets the general requirements set out in Regulation 13 of the NEMA EIA Regulations has been appointed to review my work (Note: a declaration by the review specialist must be submitted);

- In terms of the remainder of the general requirements for a specialist, have throughout this EIA process met all of the requirements;

- I have disclosed to the applicant, the EAP, the Review EAP (if applicable), the Department and I&APs all material information that has or may have the potential to influence the decision of the Department or the objectivity of any Report, plan or document prepared or to be prepared as part of the application; and

- I am aware that a false declaration is an offence in terms of Regulation 48 of the EIA Regulations.

28 August 2024

Signature: Date:

SoilZA

Name of company (if applicable):

DECLARATION OF THE SPECIALIST

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

I Mr Willem Matthee, as the appointed Specialist hereby declare/affirm the correctness of the information provided or to be provided as part of the application, 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 development proposal or application and that there are no circumstances that may compromise my objectivity; or

  - am not independent, but another specialist (the "Review Specialist") that meets the general requirements set out in Regulation 13 of the NEMA EIA Regulations has been appointed to review my work (Note: a declaration by the review specialist must be submitted);

- In terms of the remainder of the general requirements for a specialist, have throughout this EIA process met all of the requirements;

- I have disclosed to the applicant, the EAP, the Review EAP (if applicable), the Department and I&APs all material information that has or may have the potential to influence the decision of the Department or the objectivity of any Report, plan or document prepared or to be prepared as part of the application; and

- I am aware that a false declaration is an offence in terms of Regulation 48 of the EIA Regulations.

Signature: Date: 26 August 2024

N/A

Name of company (if applicable):

DECLARATION OF THE SPECIALIST

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

I Bianke Fouche....., as the appointed Specialist hereby declare/affirm the correctness of the information provided or to be provided as part of the application, 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 development proposal or application and that there are no circumstances that may compromise my objectivity; or

  - am not independent, but another specialist (the "Review Specialist") that meets the general requirements set out in Regulation 13 of the NEMA EIA Regulations has been appointed to review my work (Note: a declaration by the review specialist must be submitted);

- In terms of the remainder of the general requirements for a specialist, have throughout this EIA process met all of the requirements;

- I have disclosed to the applicant, the EAP, the Review EAP (if applicable), the Department and I&APs all material information that has or may have the potential to influence the decision of the Department or the objectivity of any Report, plan or document prepared or to be prepared as part of the application; and

- I am aware that a false declaration is an offence in terms of Regulation 48 of the EIA Regulations.

Signature:  Date: 28 August 2024

Confluent Environmental

Name of company (if applicable):

DECLARATION OF THE SPECIALIST

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

I Dr. JM Dabrowski....., as the appointed Specialist hereby declare/affirm the correctness of the information provided or to be provided as part of the application, 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 development proposal or application and that there are no circumstances that may compromise my objectivity; or

  - am not independent, but another specialist (the "Review Specialist") that meets the general requirements set out in Regulation 13 of the NEMA EIA Regulations has been appointed to review my work (Note: a declaration by the review specialist must be submitted);

- In terms of the remainder of the general requirements for a specialist, have throughout this EIA process met all of the requirements;

- I have disclosed to the applicant, the EAP, the Review EAP (if applicable), the Department and I&APs all material information that has or may have the potential to influence the decision of the Department or the objectivity of any Report, plan or document prepared or to be prepared as part of the application; and

- I am aware that a false declaration is an offence in terms of Regulation 48 of the EIA Regulations.

28 August 2024

Signature: Date:

Confluent Environmental

Name of company (if applicable):

DECLARATION OF THE REVIEW SPECIALIST

I ……, as the appointed Review Specialist hereby declare/affirm that:

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

Signature of the EAP: Date:

Name of company (if applicable):