



environmental affairs

Department
Environmental Affairs
REPUBLIC OF SOUTH AFRICA

Private Bag X 447 · PRETORIA · 0001 · Environment House · 473 Steve Biko Road, Arcadia · PRETORIA



DEA Reference: 14/12/16/3/3/1/2071

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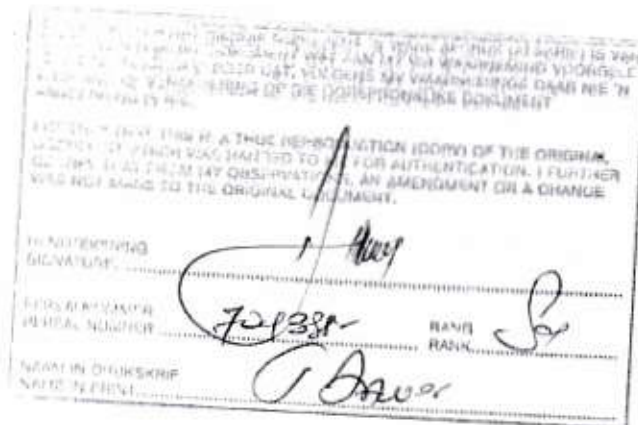
Mr Dion Romijn
Dion Romijn Family Trust
P.O Box 382
ONRUSRIVIER
7201

Cell: (082) 892 6405

E-mail: dromyn@telkomsa.net

PER E-MAIL / MAIL

Dear Mr Romijn



APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, ACT NO. 107 OF 1998, AS AMENDED: GN R982/983/985, AS AMENDED: PROPOSED DEVELOPMENT ON ERF 1262, WILDERNESS, WESTERN CAPE PROVINCE

With reference to the above application, please be advised that the Department has decided to grant authorisation. The Environmental Authorisation (EA) and reasons for the decision are attached herewith.

In terms of Regulation 4(2) of the Environmental Impact Assessment Regulations, 2014, as amended (the EIA Regulations), you are instructed to notify all registered interested and affected parties, in writing and within 14 (fourteen) days of the date of the EA, of the Department's as well as the provisions regarding the submission of appeals that are contained in the Regulations.

In terms of the Promotion of Administrative Justice Act, Act No. 3 of 2000, you are entitled to the right to fair, lawful and reasonable administrative action; and to written reasons for administrative action that affects you negatively. Further your attention is drawn to the provisions of the Protection of Personal Information Act, Act No. 4 of 2013 which stipulate that the Department should conduct itself in a responsible manner when collecting, processing, storing and sharing an individual or another entity's personal information by holding the Department accountable should the Department abuse or compromise your personal information in any way.

Your attention is drawn to Chapter 2 of National Environmental Management Act, Act No. 107 of 1998 National Appeal Regulations published under Government Notice R993 in Government Gazette No. 38303 dated 08 December 2014 (National Appeal Regulations, 2014), which prescribes the appeal procedure to be followed. Kindly include a copy of this document (National Appeal Regulations, 2014) with the letter of notification to interested and affected parties in this matter.

Should any person wish to lodge an appeal against this decision, he/she must submit the appeal to the appeal administrator, and a copy of the appeal to the applicant, any registered interested and affected party, and any organ of state with interest in the matter within 20 days from the date that the notification of the decision was

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sent to the registered interested and affected parties by the applicant; or the date that the notification of the decision was sent to the applicant by the Department, whichever is applicable.

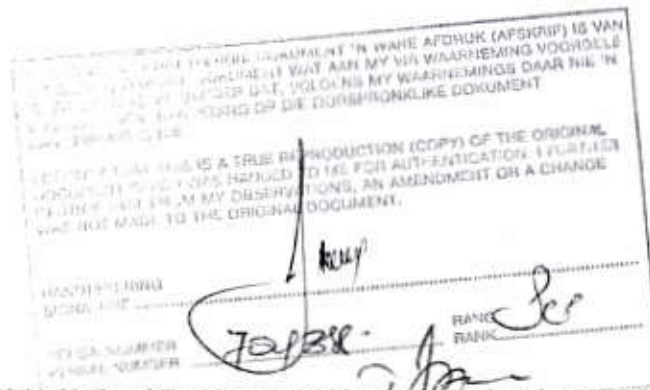
Appeals must be submitted in writing in the prescribed form to:

The Director: Appeals and Legal Review of this Department at the below mentioned addresses.

By email: appeals@environment.gov.za;

By hand: Environment House
473 Steve Biko
Arcadia
Pretoria
0083; or

By post: Private Bag X447
Pretoria
0001



Please note that in terms of Section 43(7) of the National Environmental Management Act, Act No. 107 of 1998, as amended, the lodging of an appeal will suspend the environmental authorisation or any provision or condition attached thereto. In the instance where an appeal is lodged, you may not commence with the activity until such time that the appeal is finalised.

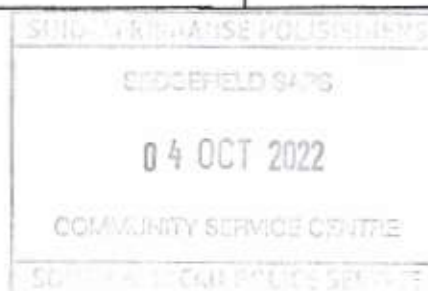
To obtain the prescribed appeal form and for guidance on the submission of appeals, please visit the Department's website at https://www.environment.gov.za/documents/forms#legal_authorisations or request a copy of the documents at appeals@environment.gov.za.

Yours faithfully

Mr Sabelo Malata
Chief Director: Integrated Environmental Authorisations
Department of Environmental Affairs

Date: 08/06/2020

CC:	Mr Andrew West	Andrew West Environmental Consultancy	Email: andrewwest@isa.co.za
	Mr Danie Swanepoel	DEA&DP	Email: cpeterson@george.gov.za





environmental affairs

Department:
Environmental Affairs
REPUBLIC OF SOUTH AFRICA



Environmental Authorisation

In terms of Regulation 25 of the Environmental Impact Assessment Regulations, 2014, as amended

The proposed development on ERF 1262 in Wilderness, in the George Local Municipality

Western Cape Province

Garden Route District Municipality

Authorisation register number:	14/12/16/3/3/1/2071
Last amended:	First issue
Holder of authorisation:	DION ROMIJN FAMILY TRUST
Location of activity:	WESTERN CAPE PROVINCE: On Erf 1262 of Wilderness in the George Local Municipality

This Environmental Authorisation does not negate the holder of the authorisation's responsibility to comply with any other statutory requirements that may be applicable to the undertaking of the activity.

I HEREBY CERTIFY THAT THIS IS A TRUE REPRODUCTION (COPY) OF THE ORIGINAL DOCUMENT WHICH WAS HANDLED TO ME FOR AUTHENTICATION. I FURTHER CERTIFY THAT FROM MY OBSERVATIONS, AN AMENDMENT OR A CHANGE WAS NOT MADE TO THE ORIGINAL DOCUMENT.

HANDTEKENING / SIGNATURE: *[Signature]*
 FISIKAANOMMER / PERSONAL NUMBER: 10133886 RANG / RANK: *[Signature]*
 NAAM IN DROKSKRIEF / NAME IN PRINT: *[Signature]*

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Decision

The Department is satisfied, on the basis of information available to it and subject to compliance with the conditions of this Environmental Authorisation, that the applicant should be authorised to undertake the activities specified below.

Non-compliance with a condition of this Environmental Authorisation may result in criminal prosecution or other actions provided for in the National Environmental Management Act, Act No. 107 of 1998, as amended and the EIA Regulations, 2014, as amended.

Details regarding the basis on which the Department reached this decision are set out in Annexure 1.

Activities authorised

By virtue of the powers conferred on it by the National Environmental Management Act, Act No. 107 of 1998, as amended and the Environmental Impact Assessment Regulations, 2014, as amended, the Department hereby authorises –

DION ROMIJN FAMILY TRUST

(hereafter referred to as the **holder of the authorisation**)

with the following contact details –

Mr Dion Romijn
Dion Romijn Family Trust
P.O Box 382
ONRUSRIVIER
7201
Cell: (082) 892 6405
E-mail: dromyn@telkomsa.net

to undertake the following activities (hereafter referred to as "the activity") indicated in Listing Notice 1 and Listing Notice 3, as amended (GN R983 and R985, as amended):

Listed activities	Activity/Project description
<p><u>GN R983 Item 12:</u> The development of – <i>(x) buildings exceeding 100 square metres in size where such development occurs within 32 metres of a watercourse, measured from the edge of a watercourse</i></p>	<p>In Development Area A, the footprint of the development for the primary dwelling and the 4 Tourist Chalets as indicated will be 550 m² and in Development Area B it will be 475 m² giving a footprint development of 1 025 m² out of a total area of 95 534 m² on both the north and south side of Waterside Road.</p>
<p><u>GN R985 Item 6:</u> The development of resorts, lodges, hotels and tourism or hospitality facilities that sleeps 15 people or more (f) In Western Cape <i>i All areas outside urban areas</i> <i>ii Critical Biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans.</i></p>	<p>In Development Area A the footprint of development for the primary dwelling and the 4 Tourist Chalets (each to accommodate 5 people i.e. a maximum of 20 at any one given time) as indicated will be 550 m² and in Development Area B it will be 475 m² giving a footprint development of 1 025 m² out of a total area of 95 534 m² on both the north and south side of Waterside Road.</p>
<p><u>GN R985 Item 12:</u> The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan (a) In the Western Cape Province:</p>	<p>In Development Area A, the footprint of development for the primary dwelling and the 4 Tourist Chalets as indicated will be 550 m² out of a total area 95 534 m² on Erf 1262, the property concerned.</p>

Listed activities	Activity/Project description
i Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA ii Within critical biodiversity areas identified in bioregional plans	

as described in the Basic Assessment Report (BAR) dated February 2020 at:

Farm Name: Erf 1262

21 Digit SG code:

C	0	2	7	0	0	0	9	0	0	0	0	1	2	6	2	0	0	0	0	0
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Site Boundary Coordinates	Latitude	Longitude
	33°59 '31.65"S	22°35 '34.55"E
	33°59'24.87"S	22°36'05.08"E
	33°59'22.82"S	22°35'54.65"E
	33° 59' 32.39" S	22°35'42.84"E

the location indicated in the locality plan, attached as Annexure 2 of this authorisation for the proposed development on Erf 1262 of Wilderness, George Local Municipality in the Western Cape Province, hereafter referred to as "the property".

The infrastructure associated with this facility includes:

- Primary dwelling;
- A small scale Tourist facility with Tourist Facility/ Tourist Accommodation (consisting of 4 small units) and 2 Single Residential erven to the south of the access road.

Conditions of this Environmental Authorisation

Scope of authorisation

1. The Layout Alternative 3 (referred Alternative C on Layout Map) for the proposed development on Erf 1262 in wilderness within jurisdiction of George Local Municipality in the Western Cape Province is approved as per the geographic coordinates cited in the table above.
2. Authorisation of the activity is subject to the conditions contained in this Environmental Authorisation, which form part of the Environmental Authorisation and are binding on the holder of the authorisation.
3. The holder of the authorisation is responsible for ensuring compliance with the conditions contained in this Environmental Authorisation. This includes any person acting on the holder's behalf, including but not limited to, an agent, servant, contractor, sub-contractor, employee, consultant or person rendering a service to the holder of the authorisation.
4. The activities authorised may only be carried out at the property as described above.
5. Any changes to, or deviations from, the project description set out in this Environmental Authorisation must be approved, in writing, by the Department before such changes or deviations may be effected. In assessing whether to grant such approval or not, the Department may request such information as it deems necessary to evaluate the significance and impacts of such changes or deviations and it may be necessary for the holder of the authorisation to apply for further Environmental Authorisation in terms of the regulations.
6. The holder of an Environmental Authorisation must apply for an amendment of the Environmental Authorisation with the Competent Authority for any alienation, transfer or change of ownership rights in the property on which the activity is to take place.
7. This activity must commence within a period of five (05) years from the date of issue of this Environmental Authorisation. If commencement of the activity does not occur within that period, the authorisation lapses and a new application for Environmental Authorisation must be made in order for the activity to be undertaken.
8. Construction must be completed within five (05) years of the commencement of the activity on site.
9. Commencement with one activity listed in terms of this Environmental Authorisation constitutes commencement of all authorised activities.

Notification of authorisation and right to appeal

10. The holder of the authorisation must notify every registered interested and affected party, in writing and within 14 (fourteen) calendar days of the date of this Environmental Authorisation, of the decision to authorise the activity.
11. The notification referred to must –
 - 11.1. specify the date on which the authorisation was issued;
 - 11.2. inform the interested and affected party of the appeal procedure provided for in the National Appeal Regulations, 2014;
 - 11.3. advise the interested and affected party that a copy of the authorisation will be furnished on request; and
 - 11.4. give the reasons of the Competent Authority for the decision.

Commencement of the activity

12. The authorised activity shall not commence until the period for the submission of appeals has lapsed as per the National Appeal Regulations, 2014, and no appeal has been lodged against the decision. In terms of Section 43(7), an appeal under Section 43 of the National Environmental Management Act, Act No. 107 of 1998, as amended will suspend the Environmental Authorisation or any provision or condition attached thereto. In the instance where an appeal is lodged you may not commence with the activity until such time that the appeal has been finalised.

Management of the activity

13. The Environmental Management Programme (EMPr) submitted as part of the Application for EA is hereby approved. This EMPr must be implemented and strictly adhered to.

Frequency and process of updating the EMPr

14. The EMPr must be updated where the findings of the environmental audit reports, contemplated in Condition 23 below, indicate insufficient mitigation of environmental impacts associated with the undertaking of the activity, or insufficient levels of compliance with the Environmental Authorisation or EMPr.

15. The updated EMPr must contain recommendations to rectify the shortcomings identified in the environmental audit report.
16. The updated EMPr must be submitted to the Department for approval together with the environmental audit report, as per Regulation 34 of GN R982 of 04 December 2014, as amended. The updated EMPr must have been subjected to a public participation process, which process has been agreed to by the Department, prior to submission of the updated EMPr to the Department for approval.
17. In assessing whether to grant approval of an EMPr which has been updated as a result of an audit, the Department will consider the processes prescribed in Regulation 35 of GN R982 of 04 December 2014, as amended. Prior to approving an amended EMPr, the Department may request such amendments to the EMPr as it deems appropriate to ensure that the EMPr sufficiently provides for avoidance, management and mitigation of environmental impacts associated with the undertaking of the activity.
18. The holder of the authorisation may apply for an amendment of an EMPr, if such amendment is required before an audit is required. In assessing whether to grant such approval or not, the Department will consider the processes and requirements prescribed in Regulation 37 of GN R982 of 04 December 2014, as amended.

Monitoring

19. The holder of the authorisation must appoint an experienced independent Environmental Control Officer (ECO) for the construction phase of the development that will have the responsibility to ensure that the mitigation/rehabilitation measures and recommendations referred to in this environmental authorisation are implemented and to ensure compliance with the provisions of the approved EMPr.
 - 19.1. The ECO must be appointed before commencement of any authorised activities.
 - 19.2. Once appointed, the name and contact details of the ECO must be submitted to the *Director: Compliance Monitoring* of the Department.
 - 19.3. The ECO must keep record of all activities on site, problems identified, transgressions noted and a task schedule of tasks undertaken by the ECO.
 - 19.4. The ECO must remain employed until all rehabilitation measures, as required for implementation due to construction damage, are completed and the site is ready for operation.

26. A written notification of commencement must be given to the Department no later than fourteen (14) days prior to the commencement of the activity. Commencement for the purposes of this condition includes site preparation. The notice must include a date on which it is anticipated that the activity will commence, as well as a reference number.

Notification to authorities

24. The environmental audit reports must be compiled in accordance with Appendix 7 of the EIA Regulations, 2014, as amended, and must indicate the date of the audit, the name of the auditor and the outcome of the audit in terms of compliance with the Environmental Authorisation conditions as well as the requirements of the approved EMP.
25. Records relating to monitoring and auditing must be kept on site and made available for inspection to any relevant and Competent Authority in respect of this development.
23. The holder of the authorisation must, in addition, submit an environmental audit reports to the Department within 30 days of completion of the construction phase (i.e. within 30 days of site handover) and a final environmental audit report within 30 days of completion of rehabilitation activities.
22. The frequency of auditing and of submission of the environmental audit reports must be as per the frequency indicated in the EMP, taking into account the processes for such auditing as prescribed in Regulation 34 of GN R982 of 04 December 2014, as amended.
21. The holder of the Environmental Authorisation must, for the period during which the Environmental Authorisation and EMP remain valid, ensure that project compliance with the conditions of the Environmental Authorisation and the EMP are audited, and that the audit reports are submitted to the Director: *Compliance Monitoring* of the Department at Directorcompliance@environment.gov.za.
20. All documentation e.g. audit/monitoring/compliance reports and notifications, required to be submitted to the Department in terms of this Environmental Authorisation, must be submitted to the Director: *Compliance Monitoring* of the Department at Directorcompliance@environment.gov.za.

Recording and reporting to the Department

Operation of the activity

27. A written notification of operation must be given to the Department no later than fourteen (14) days prior to the commencement of the activity operational phase.

Site closure and decommissioning

28. Should the activity ever cease or become redundant, the holder of the authorisation must undertake the required actions as prescribed by legislation at the time and comply with all relevant legal requirements administered by any relevant and Competent Authority at that time.

Specific conditions

29. No activities will be allowed to encroach into a water resource without a water use authorisation being in place from the Department of Water and Sanitation.
30. No structures should be erected outside the boundaries of Area A.
31. No indigenous trees with a diameter at breast height (d.b.h.) of more than 200 mm should be removed from areas A – C.
32. No concrete foundations for structures or any hard surfaces (e.g. parking) may be established under the canopies of any of the remaining trees (with d.b.h. > 300 mm). The flooring of all the housing units and recreational areas that occur amongst the remaining trees should ideally be lifted > 500 mm above ground level to ensure that root development of remaining trees is not impaired.
33. All the alien vegetation that occurs within Areas A – C must be eradicated.
34. Soil erosion along the water channel at the eastern boundary of Area A must be curbed.
35. The undeveloped portion of the property must be rezoned to Open Space III and the management thereof must be aligned with those of the abutting National Park to act as an east-west corridor.
36. No exotic plants may be used for rehabilitation purposes. Only indigenous plants of the area may be utilised.
37. A permit must be obtained from the relevant nature conservation agency for the removal or destruction of indigenous, protected or endangered plant or animal species and a copy of such permit/s must be submitted to the Department for record keeping. Copies of the permit/s must be included in the EMPr.

38. Vegetation clearing must be kept to an absolute minimum. Mitigation measures as specified in the Botanical Study / BAR dated February 2020 must be implemented to reduce the risk of erosion and the invasion of alien species.
39. Construction must include design measures that allow surface and subsurface movement of water along drainage lines so as not to impede natural surface and subsurface flows. Drainage measures must promote the dissipation of storm water run-off.
40. An integrated waste management approach must be implemented that is based on waste minimisation and must incorporate reduction, recycling, re-use and disposal where appropriate. Any solid waste must be disposed of at a landfill licensed in terms of Section 20 (b) of the National Environment Management Waste Act, 2008 (Act No.59 of 2008).
41. Ensure that "Duty of Care" to the environment in terms of Section 28 of the National Environmental Management Act (Act 107 of 1998) is implemented.
42. Protect and manage the ecological corridors as far as possible in order to ensure that there is landscape wildlife connectivity.
43. The development will not include a restaurant, coffee shop or any other such commercial venture and no such venture will in future be allowed on the property.
44. Waste, which is not authorised for disposal on site as part of the approved development, must be dealt with according to relevant legislation or the Department's policies and practices.
45. The holder of Environmental Authorisation must prevent the occurrence of nuisance conditions or health hazards.
46. No effluent must be discharged into any storm water drain or furrow, whether by commission or by omission.
47. The applicant must limit the commercial activities of potential tourists in the development area (reduction of noise impact)

General

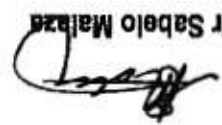
48. A copy of this Environmental Authorisation, the audit and compliance monitoring reports, and the approved EMPr, must be made available for inspection and copying-
 - 48.1. at the site of the authorised activity;
 - 48.2. to anyone on request; and
 - 48.3. where the holder of the Environmental Authorisation has a website, on such publicly accessible website.

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49. National government, provincial government, local authorities or committees appointed in terms of the conditions of this authorisation or any other public authority shall not be held responsible for any damages or losses suffered by the holder of the authorisation or his/her successor in title in any instance where construction or operation subsequent to construction be temporarily or permanently stopped for reasons of non-compliance by the holder of the authorisation with the conditions of authorisation as set out in this document or any other subsequent document emanating from these conditions of authorisation.

Date of Environmental Authorisation: 08/06/2020


Mr Sabelo Malaza

Chief Director: Integrated Environmental Authorisations
Department of Environmental Affairs

Annexure 1: Reasons for Decision

1. Information considered in making the decision

In reaching its decision, the Department took, *inter alia*, the following into consideration -

- a) The information contained in the BAR dated February 2020;
- b) The comments received from South African National Parks, Department of Environmental Affairs and Development Planning, Department of Agriculture, Forest and Fisheries, Breede-Gouritz Catchment Management Agency, Cape Nature, George Municipality and interested and affected parties as included in the BAR dated February 2020;
- c) Mitigation measures as proposed in the BAR dated February 2020 and the EMPr;
- d) The information contained in the specialist studies contained within Appendix 5 of the BAR; and
- e) The objectives and requirements of relevant legislation, policies and guidelines, including Section 2 of the National Environmental Management Act, Act No.107 of 1998, as amended.

2. Key factors considered in making the decision

All information presented to the Department was taken into account in the Department's consideration of the application. A summary of the issues which, in the Department's view, were of the most significance is set out below.

- a) The findings of all the specialist studies conducted and their recommended mitigation measures.
- b) There is a need for affordable holiday accommodation in the wilderness area and this development seeks to address this need.
- c) The BAR dated February 2020 identified all legislation and guidelines that have been considered in the preparation of the BAR dated February 2020.
- d) The methodology used in assessing the potential impacts identified in the BAR dated February 2020 and the specialist studies have been adequately indicated.
- e) A sufficient public participation process was undertaken and the applicant has satisfied the minimum requirements as prescribed in the EIA Regulations, 2014, as amended, for public involvement.

3. Findings

After consideration of the information and factors listed above, the Department made the following findings -

- a) The identification and assessment of impacts are detailed in the BAR dated February 2020 and sufficient assessment of the key identified issues and impacts have been completed.
- b) The procedure followed for impact assessment is adequate for the decision-making process.
- c) The proposed mitigation of impacts identified and assessed adequately curtails the identified impacts.
- d) The information contained in the BAR dated February 2020 is accurate and credible.
- e) EMPr measures for the pre-construction, construction and rehabilitation phases of the development were proposed and included in the BAR and will be implemented to manage the identified environmental impacts during the construction phase.

In view of the above, the Department is satisfied that, subject to compliance with the conditions contained in the Environmental Authorisation, the authorised activities will not conflict with the general objectives of integrated environmental management laid down in Chapter 5 of the National Environmental Management Act, Act No. 107 of 1998, as amended, and that any potentially detrimental environmental impacts resulting from the authorised activities can be mitigated to acceptable levels. The Environmental Authorisation is accordingly granted.

Annexure 2: Layout Plan

