



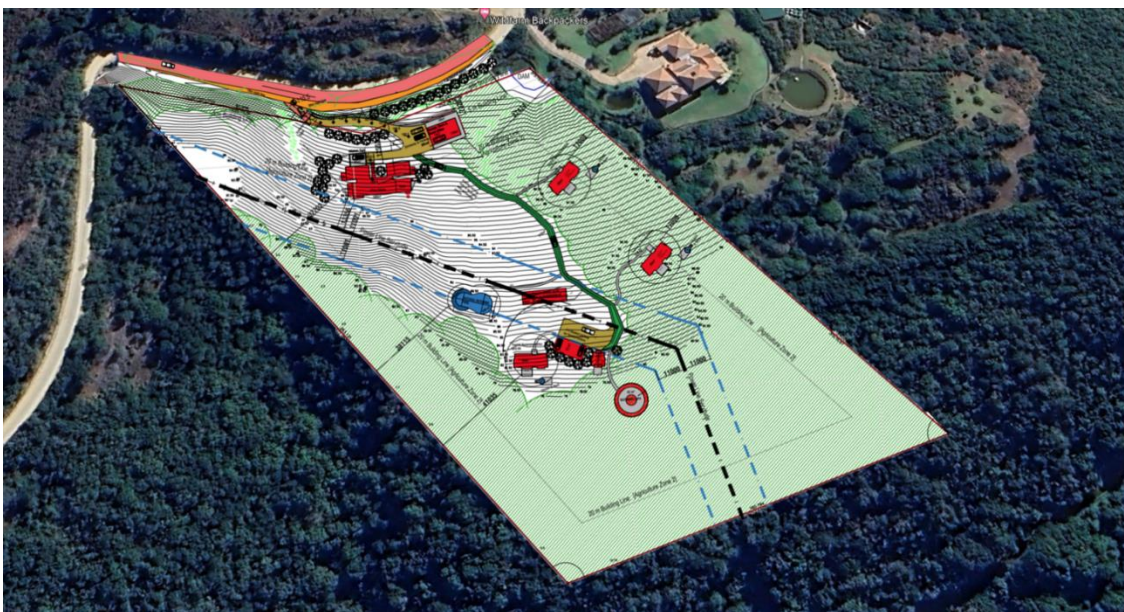
NEED AND DESIRABILITY

PROPOSED DEVELOPMENT OF ERF 1058, WHITES ROAD, HOEKWIL (WILDERNESS HEIGHTS) GEORGE MUNICIPALITY & DIVISION, WESTERN CAPE.

Erf 1058 Hoekwil is a vacant smallholding of 3.0108ha in extent, located in Hoekwil (Wilderness Heights). The zoning of the property is Agriculture Zone II in terms of the George Integrated Zoning Scheme By-law (2017). The property overlooks the Touw River and Ebb & Flow Rest Camp (Garden Route National Park) to the east, the Fairy Knowe-area and the Indian Ocean to the south, and the Village of Wilderness to the west. Access to the property is from Whites Road leading from the Village around the Wilderness Heights area with a circular route from the west to east and again reaching Heights Road in the west. The section of Whites Road passing Erf 1058 Hoekwil is a provincial road, Divisional Road 1621.

A low density residential and tourism development is proposed on Erf 1058, and will consist of the following:

- ❖ Main residential dwelling for the property owner (280m²).
- ❖ Outbuilding with home office, garage, and storage space (170m²).
- ❖ Kitchen Yards (35m²).
- ❖ Driveway and parking for main dwelling (291m²).
- ❖ Three tourist accommodation units of 80m² each (240m²).
- ❖ Three jacuzzi decks for tourist accommodation units of 16m² each (48m²).
- ❖ Outdoor Lapa (42m²).
- ❖ Sauna House (40m²).
- ❖ Natural outdoor pool (240m²).
- ❖ Access to tourist accommodation and facilities (270m²).
- ❖ Parking for tourist accommodation and facilities (72m²).
- ❖ Footpaths (95m²).
- ❖ Green House (90m²).



GUIDELINE ON NEED AND DESIRABILITY, EIA GUIDELINE AND INFORMATION DOCUMENT SERIES (MARCH2013)

As per the Guideline Information to be Assessed	EAPs Response
"securing ecological sustainable development and use of natural resources"	
<p>How will this development (and its separate elements/aspects) impact on the ecological integrity of the area?</p>	<p>A Terrestrial Biodiversity Compliance Statement was compiled by The Biodiversity Company, which state the following:</p> <ul style="list-style-type: none"> - The Project Area is assigned an overall Site Ecological Importance (SEI) of 'Very Low' due to the presence of intensive anthropogenic land-use, thereby resulting in a very low functional integrity and limited capacity to support Species of Conservation Concern. <p>There will therefore be a very low impact on ecological integrity of the area.</p>
<p>How were the following ecological integrity considerations taken into account?</p> <ul style="list-style-type: none"> ➤ Threatened Ecosystems 	<p>A specialist was appointed to ground truth the animal and plant biodiversity found on site. The report concluded that no listed threatened or near threatened species were found on site, and none are expected to potentially occur there.</p>
<p>Sensitive, vulnerable, highly dynamic or stressed ecosystems, such as coastal shores, estuaries, wetlands, and similar systems require specific attention in management and planning procedures, especially where they are subject to significant human resource usage and development pressure</p>	<p>The development is not in close proximity to coastal shores, estuaries, wetlands, and similar systems.</p>
<p>Critical Biodiversity Areas ("CBAs") and Ecological Support Areas ("ESAs")</p>	<p>The project area marginally overlaps a Critical Biodiversity Area 1 (CBA 1).</p>
<p>Conservation targets,</p>	<p>As per Cape Farm Mapper:</p> <p>Critical Biodiversity Areas</p> <p>Category 1: CBA: Terrestrial</p> <p>Category 2: CBA: Terrestrial</p> <p>Definition: Areas in a natural condition that are required to meet biodiversity targets, for species, ecosystems or ecological processes and infrastructure.</p> <p>Objective: Maintain in a natural or near-natural state, with no further loss of natural habitat. Degraded areas should be rehabilitated. Only low-impact, biodiversity-sensitive land uses are appropriate.</p>
<p>Ecological drivers of the ecosystem</p>	<p>The most important direct drivers of change in ecosystems are habitat change (land use change and physical modification of rivers or water withdrawal from rivers), overexploitation, invasive alien species, pollution, and climate change.</p> <p>No rivers will be impacted, and care has been taken to ensure no exploitation of natural resources.</p> <p>The vegetation on site considered to be mostly transformed due to invasive plants. As a preventative measure it has been suggested that an alien management plan be compiled to address systematic alien plant clearing.</p>

<p>Environmental attributes and management proposals contained in relevant Environmental Management Frameworks</p>	<p>The Garden Route EMF is applicable to the proposed development. The EMF states the following: Specific reference to relevant factors which should be taken into account from a sustainable development perspective is then listed in section (4)(a) to include the following:</p> <ol style="list-style-type: none"> i. That the disturbance of ecosystems and loss of biological diversity are avoided, or, where they cannot be altogether avoided, are minimised and remedied; ii. that pollution and degradation of the environment are avoided, or, where they cannot be altogether avoided, are minimised and remedied; iii. that the disturbance of landscapes and sites that constitute the nation's cultural heritage is avoided, or where it cannot be altogether avoided, is minimised and remedied; iv. that waste is avoided, or where it cannot be altogether avoided, minimised and re-used or recycled where possible and otherwise disposed of in a responsible manner; v. that the use and exploitation of non-renewable natural resources is responsible and equitable, and takes into account the consequences of the depletion of the resource; vi. that the development, use and exploitation of renewable resources and the ecosystems of which they are part do not exceed the level beyond which their integrity is jeopardised; vii. that a risk-averse and cautious approach is applied, which takes into account the limits of current knowledge about the consequences of decisions and actions; and viii. that negative impacts on the environment and on people's environmental rights be anticipated and prevented, and where they cannot be altogether prevented, are minimised and remedied. <p>The BAR will address the points above. The focus of these planning tools is on directing development and infrastructural utility service investment, as well as managing and directing ongoing private sector development applications.</p>
<p>Environmental attributes and management proposals contained in relevant Spatial Development Framework, and</p>	<p>The Wilderness-Lakes-Hoekwil Local SDF (2015) states that the landscape character and view sheds along tourism routes must be protected by appropriate guidelines and even regulations to ensure that this landscape and visual resource is protected for the generation to come. Whites Road and also Waterside Road located to the south, are tourism routes which will be supported by this development proposal Erf 1058 Hoekwil (Wilderness Heights).</p>

	<p>The GMSDF states that Open Space Zone III is encouraged in CBA/ESA areas and where steep slopes are found. Erf 1058 Hoekwil is also located abutting the Wilderness Lakes Protected Area of the Garden Route National Park. A property also bordering onto Erf 1058 Hoekwil was recently rezoned to Open Space Zone III. Properties surrounding the Garden Route National Park are slowly reflecting the character of the area and the importance of its location. Through appropriate management the natural environment of this property is being restored.</p> <p>The proposed zoning complements the Wilderness National Park (part of the Garden Route National Park). The limited number of tourist accommodation units will also provide access to the Wilderness character & sense of place. Importantly, the skyline will not be negatively affected as shown in the supporting documentation.</p>
<p>Global and international responsibilities relating to the environment (e.g. RAMSAR sites, Climate Change, etc.)</p>	<p>This is not a RAMSAR site, climate change has been taken into consideration with the possibility of increased storm activity. The negative result may be that stormwater from hardened surfaces may lead to soil erosion. This has been addressed by implementing the SUDs principals on site to manage the stormwater.</p>
<p>The Impact Mitigation Hierarchy</p>	
<p>How will this development pollute and/or degrade the biophysical environment? What measures were explored to firstly avoid these impacts, and where impacts could not be avoided altogether, what measures were explored to minimise and remedy (including offsetting) the impacts? What measures were explored to enhance positive impacts?</p>	<p>The negative impacts on the receiving environment that may have resulted in degradation or pollution are as follow:</p> <ol style="list-style-type: none"> i. Disturbance of vegetation ii. Ecological corridors iii. Stormwater iv. Erosion <p>All aspects have been addressed in the BAR and EMPr, with associated mitigation measures. Specialist studies were conducted that recommended mitigation measures in regard to the negative impacts on the receiving environment.</p>
<p>What waste will be generated by this development? What measures were explored to firstly avoid waste, and where waste could not be avoided altogether, what measures were explored to minimise, reuse and/or recycle the waste? What measures have been explored to safely treat and/or dispose of unavoidable waste?</p>	<p>General waste generated through the construction and operational phase of the project is the responsibility of the contractor / landowner. Refuse such as container bags, gravel, rubble, cans, plastic, wire, etc. generated during the execution of any works must be separated out and stored in appropriately designated areas, removed on a regular basis for disposal at a permitted waste disposal site. All recyclable waste must be separated out with separate containers for paper products, glass, plastic, etc.</p> <p>Any <u>possible</u> hazardous waste generated on the site during construction must be kept in a suitably banded area and removed appropriately.</p>
<p>How will this development use and/or impact on non-renewable natural resources? What measures were explored to ensure responsible and equitable</p>	<p>There are four major types of non-renewable resources: oil, natural gas, coal, and nuclear energy.</p>

<p>use of the resources? How have the consequences of the depletion of the non-renewable natural resources been considered? What measures were explored to firstly avoid these impacts, and where impacts could not be avoided altogether, what measures were explored to minimise and remedy (including offsetting) the impacts? What measures were explored to enhance positive impacts?</p>	<p>The following technologies are proposed:</p> <ul style="list-style-type: none"> • Solar geysers and geyser thermal insulation • Solar panels • Use of gas • Energy efficient light bulbs • Low bollard-type lighting • Natural ventilation in certain buildings • Roof water tanks
<p>How will this development use and/or impact on renewable natural resources and the ecosystem of which they are part? Will the use of the resources and/or impact on the ecosystem jeopardise the integrity of the resource and/or system taking into account carrying capacity restrictions, limits of acceptable change, and thresholds? What measures were explored to firstly avoid the use of resources, or if avoidance is not possible, to minimise the use of resources? What measures were taken to ensure responsible and equitable use of the resources? What measures were explored to enhance positive impacts?</p>	<p>Renewable resources include biomass energy (such as ethanol), hydropower, geothermal power, wind energy, and solar energy.</p> <p>The following technologies are proposed:</p> <ul style="list-style-type: none"> • Solar geysers and geyser thermal insulation • Solar panels • Use of gas • Energy efficient light bulbs • Low bollard-type lighting • Natural ventilation in certain buildings • Roof water tanks
<p>Does the proposed development exacerbate the increased dependency on increased use of resources to maintain economic growth or does it reduce resource dependency (i.e. de-materialised growth)? (note: sustainability requires that settlements reduce their ecological footprint by using less material and energy demands and reduce the amount of waste they generate, without compromising their quest to improve their quality of life)</p>	<p>Local labour and materials will be used as far as possible during the construction of the development.</p> <p>Water, electricity and sewage services will be acquired from the municipality. There is adequate service availability for the development.</p>
<p>Does the proposed use of natural resources constitute the best use thereof? Is the use justifiable when considering intra- and intergenerational equity, and are there more important priorities for which the resources should be used (i.e. what are the opportunity costs of using these resources for the proposed development alternative?).</p>	<p>Rainwater will be collected from roofs and stored in rainwater tanks to be used as grey water, if a filter system is added the water can be used as potable water. Electricity provision will also be augmented with solar power. The opportunity costs are positive as it will reduce the amount of municipal water supply.</p>
<p>Intra- and inter-generational equity in the context of sustainability"</p>	
<p>Do the proposed location, type and scale of development promote a reduced dependency on resources? For example, can the development be located more appropriately to reduce the dependency of resources needed for service infrastructure?</p>	<p>There is existing water and electricity available that will be utilised and be adequate. Electricity provision will also be augmented with solar power as well as rainwater harvesting complying with these criteria. It is envisaged that the development will be off grid.</p>
<p>How were a risk-averse and cautious approach applied in terms of ecological impacts?</p>	<p>The EAP, Town Planner, Biodiversity Specialists, and Aquatic Specialists conducted site visits and completed reports based on best possible option to prevent negative ecological impacts, and the SDP was designed accordingly.</p>
<p>What are the limits of current knowledge (note: the gaps, uncertainties and assumptions must be clearly stated)?</p>	<p>There are currently no known gaps in knowledge pertaining to Intra- and inter-generational equity.</p>
<p>What is the level of risk associated with the limits of current knowledge?</p>	<p>Low level of risk.</p>
<p>Based on the limits of knowledge and the level of risk, how and to what extent was a risk-averse and cautious approach applied to the development?</p>	<p>A Town Planning report was compiled to assess these issues.</p>
<p>A risk averse and cautious approach</p>	

<p>How will the ecological impacts be resulting from this development impact on people's environmental right in terms following</p>	<p>No foreseeable impacts.</p>
<p>Negative impacts: e.g. access to resources, opportunity costs, loss of amenity (e.g. open space), air and water quality impacts, nuisance (noise, odour, etc.), health impacts, visual impacts, etc. What measures were taken to firstly avoid negative impacts, but if avoidance is not possible, to minimise, manage and remedy negative impacts?</p>	<p>Access to resources: N/A</p> <p>Opportunity costs:</p> <p>Loss of amenity: The area is earmarked for development.</p> <p>Air and Water quality impacts: No negative impacts are expected.</p> <p>Health Impacts: No health impacts are expected</p>
<p>Positive impacts: e.g. improved access to resources, improved amenity, improved air or water quality, etc. What measures were taken to enhance positive impacts?</p>	<p>Improved access to resources: N/A</p> <p>Improved amenity: Due to the location a residential/tourism development was most suitable for this area.</p> <p>Improved air or water quality: N/A</p> <p>Communities: The proposal will enhance the value of the area and support local industry by bringing tourists to the area. The proposal will result in employment opportunities.</p>
<p>Describe the linkages and dependencies between human wellbeing, livelihoods and ecosystem services applicable to the area in question and how the development's ecological impacts will result in socio-economic impacts (e.g. on livelihoods, loss of heritage site, opportunity costs, etc.)</p>	<p>Ecosystem goods and services (ES) simply are the benefits that humans receive from nature. These benefits support many aspects of human well-being, including our food and water, security, health and economy.</p> <p>The proposal will enhance the value of the area and supplement the surrounding land uses. The proposal will result in new employment opportunities.</p>
<p>Based on all of the above, how will this development positively or negatively impact on ecological integrity objectives/targets/considerations of the area?</p>	
<p>Considering the need to secure ecological integrity and a healthy biophysical environment, describe how the alternatives identified (in terms of all the different elements of the development and all the different impacts being proposed), resulted in the selection of the "best practicable environmental option" in terms of ecological considerations?</p>	<p>The consideration of alternatives land use options provides a framework for sound decision-making based on the principles of sustainable development. Key criteria for consideration when identifying alternatives are that they should be "practicable", "feasible", "relevant", "reasonable" and "viable".</p> <p>Status Quo: Undeveloped land will be little benefit for the landowner, the community, or the municipality. The property may pose a fire and security risk to the surrounding areas if left vacant and not maintained.</p> <p>Agriculture: The primary right of the property is Agriculture. An Agricultural Compliance Statement will inform this option.</p> <p>Alternative Layouts: Contemplating alternative layouts was the only alternatives that were considered relevant.</p>

	<p>Alternative 1 (Preferred Alternative) as presented offers the best option from a socio-economic and environmental perspective, as well as best use of the land for achieving a positive conservation outcome through the restoration of previously degraded areas and limiting encroachment into undisturbed areas. It is also supported by the specialists appointed in the field of expertise pertaining to the environment.</p>
<p>Describe the positive and negative cumulative ecological/biophysical impacts bearing in mind the size, scale, scope and nature of the project in relation to its location and existing and other planned developments in the area?</p>	<p>There are no cumulative impacts expected if all mitigation measures are adhered to.</p>
<p>"Promoting justifiable economic and social development"</p>	
<p>What is the socio-economic context of the area, based on, amongst other considerations, the following considerations?</p>	
<p>The IDP (and its sector plans' vision, objectives, strategies, indicators, and targets) and any other strategic plans, frameworks of policies applicable to the area</p>	<p>The proposed development is in line with the George Municipality SDF strategies and policies as discussed in the land use planning report. The Municipal SDF is the spatial manifestation of the IDP. Therefore, this development proposal supports the IDP.</p> <p>The GMSDF describes the Wilderness-Lakes-Hoekwil area a one of the most popular tourism and residential destinations in the Garden Route (South Cape).</p> <p>The proposal for Erf 1058 Hoekwil is found to support the 5 normative development principles of SPLUMA, namely spatial justice, spatial sustainability, efficiency, spatial resilience, and good administration. The application to create a property zoned for nature conservation purposes with a primary dwelling and a few tourist accommodation units will support the spatial development vision for George as per the GMSDF.</p> <p>This application is consistent with the GMSDF as required in terms of Section 19 of the Land Use Planning Act, 2014 (LUPA).</p> <p>The Wilderness-Lakes-Hoekwil Local SDF (2015) states that the landscape character and view sheds along tourism routes must be protected by appropriate guidelines and even regulations to ensure that this landscape and visual resource is protected for the generation to come. Whites Road and also Waterside Road located to the south, are tourism routes which will be supported by this development proposal Erf 1058 Hoekwil (Wilderness Heights).</p> <p>The proposed zoning complements the Wilderness National Park (part of the Garden Route National Park). The limited number of tourist accommodation units will also provide access to the Wilderness</p>

	<p>character & sense of place. Importantly, the skyline will not be negatively affected as shown in the supporting documentation.</p> <p>See land use planning report for more in-depth analysis of the application in terms of the WLH SDF. The nature of the proposed development of Erf 1058 Hoekwil is not in conflict with the WLH LSDF.</p> <p>The Western Cape Land Use Planning Guidelines for Rural Areas (2019) is also considered in the land use planning report.</p> <p>As only 3 tourist accommodation units are proposed, the Rural Areas guideline regard it as a small resort where the floor area of a unit can be up to 120m². As indicated in this motivation report, the 3 tourist accommodation units is proposed to be ±80m² each. The development space on the property is limited as discussed earlier.</p> <p>The development proposal for Erf 1058 Hoekwil (Wilderness Heights) holds no conflict with the Western Cape Land Use Planning Guidelines: Rural Areas (2019).</p>
<p>Spatial priorities and desired spatial patterns (e.g. need for integrated or segregated communities, need to upgrade informal settlements, need for densification, etc.)</p>	<p>N/A</p>
<p>Spatial characteristics (e.g. existing land uses, planned land uses, cultural landscapes, etc.), and</p>	<p>Erf 1058 Hoekwil (Wilderness Heights) is currently zoned Agricultural Zone II (smallholding) and vacant.</p> <p>It is intended to rezone the property to Open Space Zone III (nature conservation area) and to develop a primary dwelling and 3 tourist accommodation units thereon.</p> <p>The greater area is characterised by tourist accommodation, outdoor recreational activities, tourist attractions, and nature reserves.</p> <p>The proposed land use will be in line with the existing and evolving character of the greater Wilderness.</p>
<p>Municipal Economic Development Strategy ("LED Strategy")</p>	<p>N/A</p>
<p>Considering the socio-economic context, what will the socio-economic impacts be of the development (and its separate elements/aspects), and specifically also on the socio-economic objectives of the area?</p>	
<p>Will the development complement the local socio-economic initiatives (such as local economic development (LED) initiatives), or skills development programs?</p>	<p>Establishing tourist accommodation units on Erf 1058 Hoekwil can contribute to economic growth in the area indirectly through the increase in demand for goods and services from local businesses such as restaurants, shops, transportation services, and recreational activities.</p> <p>Additional tourist accommodation units will mean more tourists will reside in the area, especially during peak season, and will lead to increased tourism income in the greater Wilderness area. Tourists who stay in these units will contribute to the local</p>

	<p>economy by spending money on dining, shopping, and participating in recreational activities. This revenue can have a positive multiplier effect, benefiting other businesses in the area thus also contributing to community development.</p> <p>Overall, tourist accommodation units in a popular holiday destination can have numerous socio-economic benefits, including economic growth, increased tourism income, job creation, community development, and diversification of the local economy.</p>
How will this development disturb or enhance landscapes and/or sites that constitute the nation's cultural heritage? What measures were explored to firstly avoid these impacts, and where impacts could not be avoided altogether, what measures were explored to minimise and remedy (including offsetting) the impacts? What measures were explored to enhance positive impacts	N/A
How will this development address the specific physical, psychological, developmental, cultural, and social needs and interests of the relevant communities? • Will the development result in equitable (intra- and inter-generational) impact distribution, in the short- and long-term? Will the impact be socially and economically sustainable in the short- and long-term?	N/A
In terms of location, describe how the placement of the proposed development will:	
result in the creation of residential and employment opportunities in close proximity to or integrated with each other	N/A
reduce the need for transport of people and goods,	N/A
result in access to public transport or enable non-motorised and pedestrian transport (e.g., will the development result in densification and the achievement of thresholds in terms public transport),	N/A
compliment other uses in the area,	The proposed land uses on Erf 1058 Hoekwil will align with the conservation character as well as the tourism character of the area and will contribute to the local economy that is largely dependent on tourism.
be in line with the planning for the area,	The proposed land development on Erf 1058 Hoekwil will support the spatial objectives and the existing tourism structure of the greater Wilderness.
for urban related development, make use of underutilised land available within the urban edge	N/A. The proposed land uses are rural and the property is located outside the urban edge.
optimise the use of existing resources and infrastructure,	N/A. No resources or infrastructure is currently available to the property.
consider opportunity costs in terms of bulk infrastructure expansions in non-priority areas (e.g., not aligned with the bulk infrastructure planning for the settlement that reflects the spatial reconstruction priorities of the settlement),	N/A. The proposed development will be independent from municipal provisions and will not affect or be affected by the bulk infrastructure plan.

discourage "urban sprawl" and contribute to compaction/densification,	The proposed development is not urban and will not contribute to densification. The property is located outside the urban edge.
contribute to the correction of the historically distorted spatial patterns of settlements and to the optimum use of existing infrastructure in excess of current needs,	N/A
encourage environmentally sustainable land development practices and processes	Yes.
take into account special locational factors that might favour the specific location (e.g., the location of a strategic mineral resource, access to the port, access to rail, etc.)	Erf 1058 Hoekwil is located ideally for a combination of conservation and tourist land uses as it is centrally located in a popular tourism area and offers access to the entire Wilderness-Lakes-Hoekwil region.
result in investment in the settlement or area in question that will generate the highest socio-economic returns (i.e., an area with high economic potential),	N/A
impact on the sense of history, sense of place and heritage of the area and the socio-cultural and cultural-historic characteristics and sensitivities of the area, and	The proposed development is sensitive to the existing character of the area and considers the physical character of the property. The proposed development complements Wilderness special character and sense of place. The rezoning of the property to Open Space Zone III (nature conservation area) will contribute to the conservation of the property and support the abutting Wilderness Lakes Protected Area.
in terms of the nature, scale, and location of the development, promote or act as a catalyst to create a more integrated settlement?	
How were a risk-averse and cautious approach applied in terms of socio-economic impacts?	
What are the limits of current knowledge (note: the gaps, uncertainties and assumptions must be clearly stated)?	N/A.
What is the level of risk (note: related to inequality, social fabric, livelihoods, vulnerable communities, critical resources, economic vulnerability, and sustainability) associated with the limits of current knowledge?	No level of risk. The development proposed on Erf 1058 Hoekwil does not contribute to inequality, it will not impact on vulnerable communities and critical resources, and it will not negatively affect the social fabric or livelihoods of any surrounding "communities".
Based on the limits of knowledge and the level of risk, how and to what extent was a risk-averse and cautious approach applied to the development (and its alternatives)?	N/A.
How will the socio-economic impacts be resulting from this development impact on people's environmental right in terms following:	
Negative impacts: e.g. health (e.g. HIV-Aids), safety, social ills, etc. What measures were taken to firstly avoid negative impacts, but if avoidance is not possible, to minimise, manage and remedy negative impacts?	The proposed development will not impact on this.
Positive impacts. What measures were taken to enhance positive impacts?	Local labour will be used and assist in developing skills.
Considering the linkages and dependencies between human wellbeing, livelihoods and ecosystem services, describe the linkages and dependencies applicable to the area in question	No ecosystem services will be impacted upon.

and how the development's socio-economic impacts will result in ecological impacts (e.g. over utilisation of natural resources, etc.)?	
What measures were taken to pursue the selection of the "best practicable environmental option" in terms of socio-economic considerations?	The planned development will create construction jobs for local contractors and laborers. Local labour will be used and assist in developing skills.
What measures were taken to pursue environmental justice so that adverse environmental impacts shall not be distributed in such a manner as to unfairly discriminate against any person, particularly vulnerable and disadvantaged persons (who are the beneficiaries and is the development located appropriately)?	Use of local labour and materials. The construction industry is an important player in job creation, not only in the construction sector but in other sectors of the economy as well. The construction industry uses a wide range of inputs such as manufacturing of construction materials and equipment, mining of raw materials, forestry, transportation, real estate, finance, and professional services which all contribute indirectly to more jobs that are created across several sectors.
Considering the need for social equity and justice, do the alternatives identified, allow the "best practicable environmental option" to be selected, or is there a need for other alternatives to be considered?	The alternative allows the best practicable option, there is no need to assess another alternative.
What measures were taken to pursue equitable access to environmental resources, benefits, and services to meet basic human needs and ensure human wellbeing, and what special measures were taken to ensure access thereto by categories of persons disadvantaged by unfair discrimination?	No environmental resources will be impacted. The proposal will not deplete scarce natural and agricultural resources and will not have a negative impact on the surrounding built environment.
What measures were taken to ensure that the responsibility for the environmental health and safety consequences of the development has been addressed throughout the development's life cycle? 62 o What measures were taken to: ensure that the interests, needs and values of all interested and affected parties were considered, and that adequate recognition were given to all forms of knowledge, including traditional and ordinary knowledge?	No traditional or ordinary knowledge is applicable. A public participation process is in process to ensure all needs and values of affected parties are being taken into consideration
Opportunity Cost: Describe how the development will impact on job creation in terms of, amongst other aspects:	
the number of temporary versus permanent jobs that will be created	Temporary jobs will be created during the construction phase. Permanent job opportunities will exist throughout the operation phase.
whether the labour available in the area will be able to take up the job opportunities (i.e. do the required skills match the skills available in the area)	Only local labour will be used.
the distance from where labourers will have to travel	Approximately 2.5km from centre of Wilderness.
the location of jobs opportunities versus the location of impacts (i.e. equitable distribution of costs and benefits), and	Local labours within the vicinity will be used.
the opportunity costs in terms of job creation (e.g. a mine might create 100 jobs in the short and medium term, but impact on 1000 permanent agricultural jobs, etc.).	There would have been no employment opportunity, the alternative allows for temporary employment opportunity during construction phase and permanent employment opportunities during operational phase.
What measures were taken to ensure	
that there were intergovernmental coordination and harmonisation of policies, legislation and actions relating to the environment, and	A town planner was appointed.

<p>that actual or potential conflicts of interest between organs of state were resolved through conflict resolution procedures?</p>	<p>At this stage there is no conflicts, the PPP still needs to be completed to address this section.</p>
<p>What measures were taken to ensure that the environment will be held in public trust for the people, that the beneficial use of environmental resources will serve the public interest, and that the environment will be protected as the people's common heritage?</p>	<p>The development is on private property.</p>
<p>Are the mitigation measures proposed realistic and what long-term environmental legacy and managed burden will be left?</p>	<p>Yes, no long-term burden is expected.</p>
<p>What measures were taken to ensure that the costs of remedying pollution, environmental degradation, and consequent adverse health effects and of preventing, controlling or minimising further pollution, environmental damage or adverse health effects will be borne by those responsible for harming the environment?</p>	<p>During construction phase an EMPr will be applicable, environmental training will be provided and an ECO appointed. A yearly audit is recommended to ensure compliance with Environmental Authorisation if granted.</p>
<p>Considering the need to secure ecological integrity and a healthy bio-physical environment, describe how the alternatives identified (in terms of all the different elements of the development and all the different impacts being proposed), resulted in the selection of the best practicable environmental option in terms of socio-economic considerations?</p>	<p>Employment opportunities will be created for skilled and unskilled labour. Several communities reside in the area who will be able to benefit from employment opportunities during construction phase and operational phase.</p>
<p>Describe the positive and negative cumulative socio-economic impacts bearing in mind the size, scale, scope, and nature of the project in relation to its location and other planned developments in the area?</p>	<p>Empowerment of the local community members living in the area relating to temporary employment opportunities:</p> <ul style="list-style-type: none"> • Use existing social structures and communication channels to ensure social representation. • The planned development will create construction jobs for local contractors and laborers. <p>The construction industry is an important player in job creation, not only in the construction sector but in other sectors of the economy as well. The construction industry uses a wide range of inputs such as manufacturing of construction materials and equipment, mining of raw materials, forestry, transportation, real estate, finance, and professional services which all contribute indirectly to more jobs that are created across several sectors.</p>