



# Eco Route

ENVIRONMENTAL CONSULTANCY  
REGISTRATION NO. 1998/031976/23

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## PRE-APPLICATION BASIC ASSESSMENT REPORT FOR PROPOSED DEVELOPMENT OF ERF 1058, WHITES ROAD, HOEKWIL (WILDERNESS HEIGHTS), GEORGE MUNICIPALITY, WESTERN CAPE.

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



**PREPARED FOR:** MR A POLSON  
**PREPARED BY:** ECO ROUTE ENVIRONMENTAL CONSULTANCY  
**DEPARTMENT REF:** 16/3/3/6/7/1/D2/30/0241/23  
**AUTHOR:** JOCLYN MARSHALL (EAPASA REG 2022/5006)  
**DATE:** 26/09/2023

# ECO-ROUTE ENVIRONMENTAL CONSULTANCY



REGISTRATION NO. 1998/031976/23

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## STATEMENT OF INDEPENDENCE

I, **Joclyn Marshall**, of Eco Route Environmental Consultancy, in terms of section 33 of the NEMA, 1998 (Act No. 107 of 1998), as amended, hereby declare that I provide services as an independent Environmental Assessment Practitioner (EAPASA Reg: **2022/5006**) and receive remuneration for services rendered for undertaking tasks required in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998), and the Environmental Impact Assessment Regulations, 2014 (as amended). I have no financial or other vested interest in the project.

EAP SIGNATURE: \_\_\_\_\_



## PRE-APPLICATION BASIC ASSESSMENT REPORT

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

NOVEMBER 2019

(For official use only)	
Pre-application Reference Number (if applicable):	
EIA Application Reference Number:	
NEAS Reference Number:	
Exemption Reference Number (if applicable):	
Date BAR received by Department:	
Date BAR received by Directorate:	
Date BAR received by Case Officer:	

### GENERAL PROJECT DESCRIPTION

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

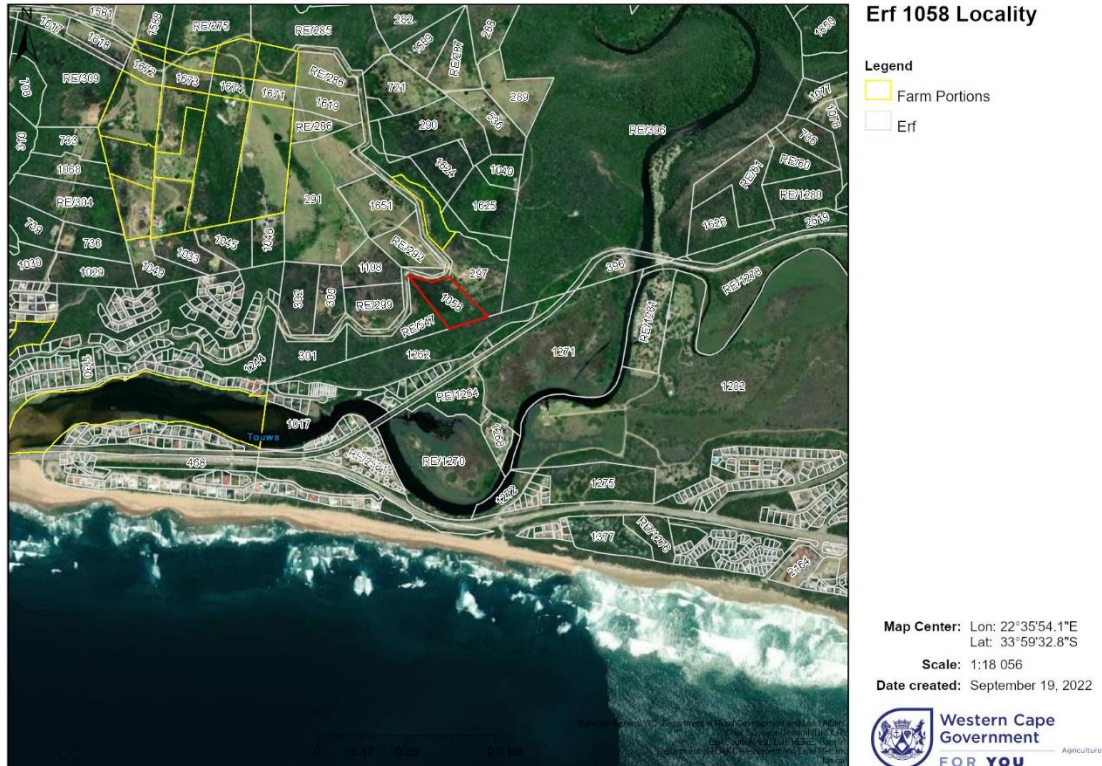
#### **PROPOSED DEVELOPMENT OF ERF 1058, WHITES ROAD, HOEKWIL (WILDERNESS HEIGHTS) GEORGE MUNICIPALITY & DIVISION, WESTERN CAPE.**

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 (280m<sup>2</sup>).
- ❖ Outbuilding with homer office, garage, and storage space (170m<sup>2</sup>).
- ❖ Kitchen Yards(35m<sup>2</sup>).
- ❖ Driveway and parking for main dwelling (291m<sup>2</sup>).
- ❖ Three tourist accommodation units of 80m<sup>2</sup> each (240m<sup>2</sup>).
- ❖ Three jacuzzi decks for tourist accommodation units of 16m<sup>2</sup> each (48m<sup>2</sup>).
- ❖ Outdoor Lapa (42m<sup>2</sup>).
- ❖ Sauna House (40m<sup>2</sup>).
- ❖ Natural outdoor pool (240m<sup>2</sup>).

- ❖ Access to tourist accommodation and facilities (270m<sup>2</sup>).
- ❖ Parking for tourist accommodation and facilities (72m<sup>2</sup>).
- ❖ Footpaths (95m<sup>2</sup>).
- ❖ Green House (90m<sup>2</sup>).



**Figure 1: Location of Erf 1058 Hoekwil in Wilderness Heights.**

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

1. **The purpose** of this template is to provide a format for the Basic Assessment report as set out in Appendix 1 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"), Environmental Impact Assessment ("EIA") Regulations, 2014 (as amended) in order to ultimately obtain Environmental Authorisation.
2. The Environmental Impact Assessment ("EIA") Regulations is defined in terms of Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") hereinafter referred to as the "NEMA EIA Regulations".
3. The required information must be typed within the spaces provided in this Basic Assessment Report ("BAR"). The sizes of the spaces provided are not necessarily indicative of the amount of information to be provided.
4. All applicable sections of this BAR must be completed.
5. Unless protected by law, all information contained in, and attached to this BAR, will become public information on receipt by the Competent Authority. If information is not submitted with this BAR due to such information being protected by law, the applicant and/or Environmental Assessment Practitioner ("EAP") must declare such non-disclosure and provide the reasons for believing that the information is protected.

6. This BAR is current as of **November 2019**. It is the responsibility of the Applicant/ EAP to ascertain whether subsequent versions of the BAR have been released by the Department. Visit this Department's website at <http://www.westerncape.gov.za/eadp> to check for the latest version of this BAR.
7. This BAR is the standard format, which must be used in all instances when preparing a BAR for Basic Assessment applications for an environmental authorisation in terms of the NEMA EIA Regulations when the Western Cape Government Department of Environmental Affairs and Development Planning ("DEA&DP") is the Competent Authority.
8. Unless otherwise indicated by the Department, one hard copy and one electronic copy of this BAR must be submitted to the Department at the postal address given below or by delivery thereof to the Registry Office of the Department. Reasonable access to copies of this Report must be provided to the relevant Organs of State for consultation purposes, which may, if so indicated by the Department, include providing a printed copy to a specific Organ of State.
9. This BAR must be duly dated and originally signed by the Applicant, EAP (if applicable) and Specialist(s) and must be submitted to the Department at the details provided below.
10. The Department's latest Circulars pertaining to the "One Environmental Management System" and the EIA Regulations, any subsequent Circulars, and guidelines must be taken into account when completing this BAR.
11. Should a water use licence application be required in terms of the National Water Act, 1998 (Act No. 36 of 1998) ("NWA"), the "One Environmental System" is applicable, specifically in terms of the synchronisation of the consideration of the application in terms of the NEMA and the NWA. Refer to this Department's Circular EADP 0028/2014: One Environmental Management System.
12. Where Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) ("NHRA") is triggered, a copy of Heritage Western Cape's final comment must be attached to the BAR.
13. The Screening Tool developed by the National Department of Environmental Affairs must be used to generate a screening report. Please use the Screening Tool link <https://screening.environment.gov.za/screeningtool> to generate the Screening Tool Report. The screening tool report must be attached to this BAR.
14. Where this Department is also identified as the Licencing Authority to decide on applications under the National Environmental Management: Air Quality Act (Act No. 29 of 2004) ("NEM:AQA"), the submission of the Report must also be made as follows, for-  
Waste Management Licence Applications, this report must also (i.e., another hard copy and electronic copy) be submitted for the attention of the Department's Waste Management Directorate (Tel: 021-483-2728/2705 and Fax: 021-483-4425) at the same postal address as the Cape Town Office.

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

## DEPARTMENTAL DETAILS

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

## MAPS

<b>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.</b>	
Locality Map:	<p>The scale of the locality map must be at least 1:50 000.</p> <p>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.</p> <p>The map must indicate the following:</p> <ul style="list-style-type: none"> <li>• an accurate indication of the project site position as well as the positions of the alternative sites, if any;</li> <li>• road names or numbers of all the major roads as well as the roads that provide access to the site(s)</li> <li>• a north arrow;</li> <li>• a legend; and</li> <li>• a linear scale.</li> </ul> <p>For ocean based or aquatic activity, the coordinates must be provided within which the activity is to be undertaken and a map at an appropriate scale clearly indicating the area within which the activity is to be undertaken.</p> <p>Where comment from the Western Cape Government: Transport and Public Works is required, a map illustrating the properties (owned by the Western Cape Government: Transport and Public Works) that will be affected by the proposed development must be included in the Report.</p>
<b>Provide a detailed site development plan / site map (see below) as Appendix B1 to this BAR; and if applicable, all alternative properties and locations.</b>	
Site Plan:	<p>Detailed site development plan(s) must be prepared for each alternative site or alternative activity. The site plans must contain or conform to the following:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• The property boundaries and numbers of all the properties within 50m of the site must be indicated on the site plan.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul>

	<ul style="list-style-type: none"> <li>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 <b>must</b> be clearly indicated on the site plan.</li> <li>Servitudes and an indication of the purpose of each servitude must be indicated on the site plan.</li> <li>Sensitive environmental elements within 100m of the site must be included on the site plan, including (but not limited to): <ul style="list-style-type: none"> <li>Watercourses / Rivers / Wetlands</li> <li>Flood lines (i.e., 1:100 year, 1:50 year and 1:10 year where applicable);</li> <li>Coastal Risk Zones as delineated for the Western Cape by the Department of Environmental Affairs and Development Planning ("DEA&amp;DP"): <ul style="list-style-type: none"> <li>Ridges;</li> <li>Cultural and historical features/landscapes;</li> <li>Areas with indigenous vegetation (even if degraded or infested with alien species).</li> </ul> </li> </ul> </li> <li>Whenever the slope of the site exceeds 1:10, a contour map of the site must be submitted.</li> <li>North arrow</li> </ul> <p>A map/site plan must also be provided at an appropriate scale, which superimposes the proposed development and its associated structures and infrastructure on the environmental sensitivities of the preferred and alternative sites indicating any areas that should be avoided, including buffer areas.</p>
Site photographs	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 <b>Appendix C</b> . 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 <b>Appendix D</b> .
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 <b>Appendix A3</b> .

## 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	✓
	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



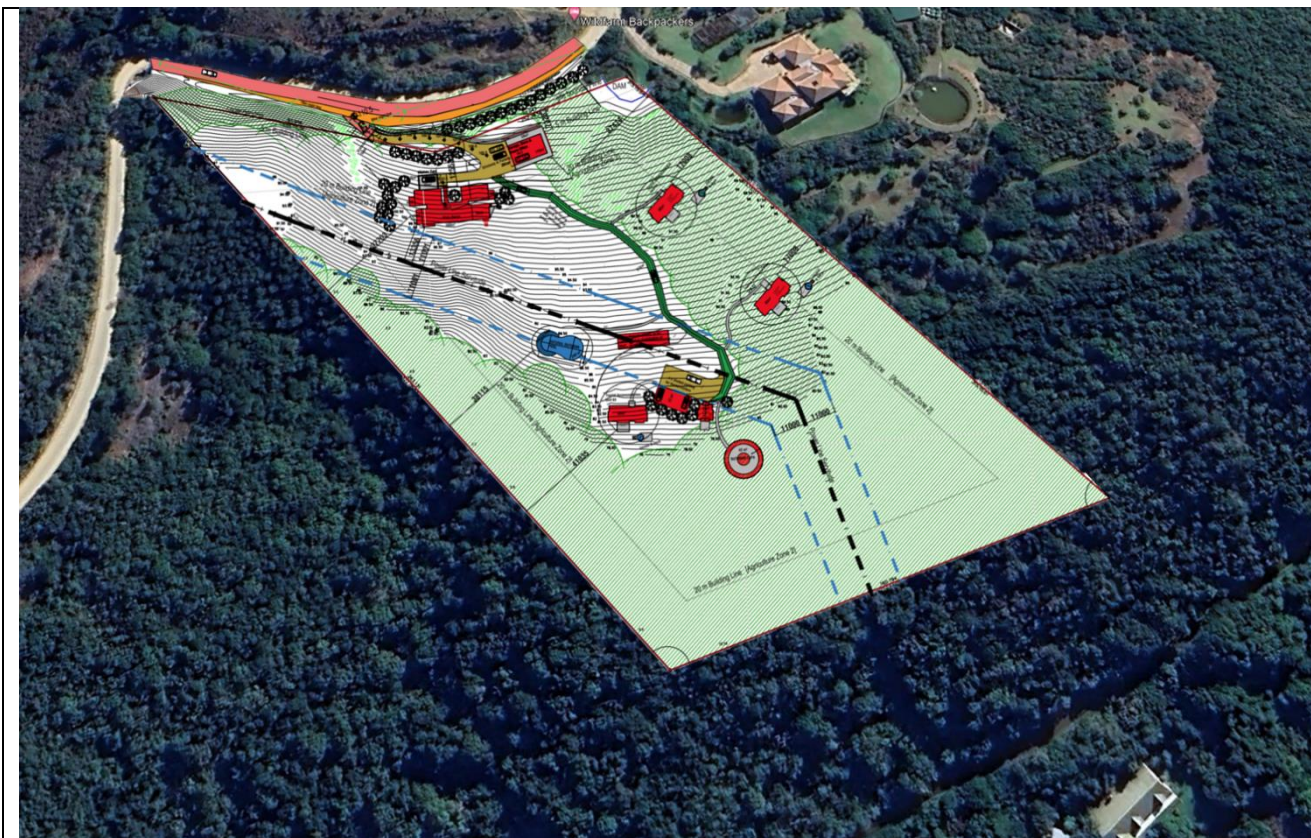
	Appendix E10:	Comment from DEA&DP: Pollution Management	X
	Appendix E11:	Comment from DEA&DP: Waste Management	X
	Appendix E12:	Comment from DEA&DP: Biodiversity	X
	Appendix E13:	Comment from DEA&DP: Air Quality	X
	Appendix E14:	Comment from DEA&DP: Coastal Management	X
	Appendix E15:	Comment from the 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	X
	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.		X
Appendix G:	Specialist Report(s)		✓
Appendix H:	EMPr		✓
Appendix I:	Screening tool report		✓
Appendix J:	The impact and risk assessment for each alternative		✓
Appendix K:	Need and desirability for the proposed activity or development in terms of this Department's guideline on Need and Desirability (March 2013)/DEA Integrated Environmental Management Guideline		✓
Appendix L:	Alien Control Plan		✓

## SECTION A: ADMINISTRATIVE DETAILS

Highlight the Departmental Region in which the intended application will fall	CAPE TOWN OFFICE:		GEORGE OFFICE:
	REGION 1 (City of Cape Town, West Coast District)	REGION 2 (Cape Winelands District & Overberg District)	REGION 3 (Central Karoo District & Garden Route District)
Name of Applicant/Proponent:	Mr Alexander G. Polson		
Name of contact person for Applicant/Proponent (if other):			
Company/ Trading name/State	Wealth Spring (Pty) Ltd		
Department/Organ of State:			
Company Registration Number:	2022/322154/07		
Postal address:	15 Ayton Street Clydesdale		
	PRETORIA	Postal code: 0002	
Telephone:	( )	Cell: 082-481-9434	
E-mail:	alexander@polsons.info	Fax: ( )	
Company of EAP:	Eco Route Environmental Consultancy		
EAP name:	Joclyn Marshall		
Postal address:	PO Box 1252		
	Sedgefield	Sedgefield	
Telephone:	( )	( )	
E-mail:	joclyn@ecoroute.co.za	joclyn@ecoroute.co.za	
Qualifications:	MSc Environmental Science		
EAPASA registration no:	2022/5006		
Name of landowner:	Wealth Spring (Pty) Ltd		
Name of contact person for landowner (if other):	Mr Alexander G. Polson (Director and Shareholder)		
Postal address:	15 Ayton Street Clydesdale		
	PRETORIA	PRETORIA	
Telephone:	( )	( )	
E-mail:	alexander@polsons.info	alexander@polsons.info	
Name of Person in control of the land:	Wealth Spring (Pty) Ltd		
Name of contact person for person in control of the land:	Mr Alexander G. Polson (Director and Shareholder)		
Postal address:	15 Ayton Street Clydesdale		
	PRETORIA	PRETORIA	
Telephone:	( )	( )	
E-mail:	alexander@polsons.info	alexander@polsons.info	
Municipality in whose area of jurisdiction the proposed activity will fall:	George Municipality		
Contact person:	Pricilla Burgoyne		
Postal address:	PO Box 19		
	George	George	
Telephone:	( 044 ) 801 9156	( 044 ) 801 9156	
E-mail:	pburgoyne@george.gov.za	pburgoyne@george.gov.za	

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

1.	Is the proposed development (please tick):	New	✓	<del>Expansion</del>	
2.	Is the proposed site(s) a brownfield of greenfield site? Please explain.				
Greenfield – property is vacant and undeveloped. Zoned as Agriculture.					
3.	<b>For Linear activities or developments</b>				
N/A					
4.	<b>Other developments</b>				
4.1.	Property size(s) of all proposed site(s):				30 100 m <sup>2</sup>
4.2.	Developed footprint of the existing facility and associated infrastructure (if applicable):				0 m <sup>2</sup>
4.3.	Development footprint of the proposed development and associated infrastructure size(s) for all alternatives:				1923 m <sup>2</sup>
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).				
<p>The proposed development will consist of 830m<sup>2</sup> of building structures (houses, accommodation units, etc), and 1093m<sup>2</sup> of landscaped areas (roads, parking, pool, deck areas, etc).</p> <p>The following is proposed on Erf 1058:</p> <ul style="list-style-type: none"> <li>❖ Main residential dwelling for the property owner (280m<sup>2</sup>).</li> <li>❖ Outbuilding with homer office, garage, and storage space (170m<sup>2</sup>).</li> <li>❖ Kitchen Yards(35m<sup>2</sup>).</li> <li>❖ Driveway and parking for main dwelling (291m<sup>2</sup>).</li> <li>❖ Three tourist accommodation units of 80m<sup>2</sup> each (240m<sup>2</sup>).</li> <li>❖ Three jacuzzi decks for tourist accommodation units of 16m<sup>2</sup> each (48m<sup>2</sup>).</li> <li>❖ Outdoor Lapa (42m<sup>2</sup>).</li> <li>❖ Sauna House (40m<sup>2</sup>).</li> <li>❖ Natural outdoor pool (240m<sup>2</sup>).</li> <li>❖ Access to tourist accommodation and facilities (270m<sup>2</sup>).</li> <li>❖ Parking for tourist accommodation and facilities (72m<sup>2</sup>).</li> <li>❖ Footpaths (95m<sup>2</sup>).</li> <li>❖ Green House (90m<sup>2</sup>).</li> </ul> <p>The property owner's home is proposed to be located on the northwestern side of the property closer to Whites Road. Abutting this primary dwelling an outbuilding with home office above is proposed which will also provide garaging and storage space. Following an existing route on the property, access is to be provided centrally for the vehicles of visitors to the proposed three tourist accommodation units which will each consist of 2 bedrooms. Each tourist accommodation unit will have a small deck with a jacuzzi. The aim is to position the tourist accommodation units with their facilities to be hidden from each other between the vegetation (Figure 1).</p> <p>A green house is proposed where plants are to be grown for the rehabilitation of the property. For the visitors to the property a communal outdoor lapa and sauna room is also proposed, close to the communal parking area. On the western side of the property in a natural clearing, a natural pool is proposed to be developed. This pool will have a double purpose as a retention pond for stormwater runoff in accordance with the recommendation contained in the 'Aquatic Compliance Statement' (Appendix J). An important aim of the draft Site Development Plan (SDP) is to use existing disturbed spaces on the property for construction and therefore providing privacy for the visitors.</p>					



**Figure 2: Proposed draft Site Development Plan (see Appendix L).**



**Figure 3: Preliminary 3D-image shows how the development proposal is expected to blend into the natural environment (Planning Statement, Marlize de Bruyn Planning, July 2023).**

It is necessary to rezone Erf 1058 from Agriculture Zone II to Open Space Zone III. The primary land use right of this proposed zoning is nature conservation area with tourist accommodation as a consent use. The rezoning and land use application will be undertaken by *Marlize de Bruyn Planning*, and comprises the following:

- ❖ Removal in terms of Section 15(2)(f) of the George Municipality: Land Use Planning By-law (2023) of restrictive title conditions E(a) & (b) in T4887/2023.
- ❖ Rezoning in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-law (2023) from Agricultural Zone II (smallholding) to Open Space Zone III (nature conservation area).
- ❖ Consent use in terms of Section 15(2)(o) of the George Municipality: Land Use Planning By-law (2023) for tourist accommodation.

**SERVICES:****Water:**

The development will connect to municipal bulk water supply available at a water connection at the north-east corner of the property. Municipal water supply will be supplemented by rainwater harvesting and if feasible, a borehole will be installed as well.

**Electricity:**

The development will make use of solar energy by installing solar panels. It is not proposed to connect to Eskom. There are various technological aspects which may be implemented as a matter of course in order to assist with overall energy saving:

- ❖ Solar geysers and geyser thermal insulation.
- ❖ Use of gas.
- ❖ Energy efficient light bulbs.
- ❖ Natural ventilation in the buildings / structures.

**Sewer:**

This will be further investigated. An Engineering Report will be made available for the Draft BAR.

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

Access will be from Whites Road. Access to the three tourist accommodation units will follow an existing route on the property.

4.6.	SG Digit code(s) of the proposed site(s) for all alternatives:	c	0	2	7	0	0	0	5	0	0	0	0	1	0	5	8	0	0	0	0	0
------	--	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

4.7.	Coordinates of the proposed site(s) for all alternatives:		
	Latitude (S)	33°	59'
	Longitude (E)	22°	35'
			20.00"S
			55.89"E

**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.	<del>YES</del>	NO
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**2. Is the following legislation applicable to the proposed activity or development.**

The National Environmental Management: Integrated Coastal Management Act, 2008 (Act No. 24 of 2008) ("ICMA"). If yes, attach a copy of the comment from the relevant competent authority as Appendix E4 and the pre-approval for the reclamation of land as Appendix E19.	<del>YES</del>	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	<del>NO</del>
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.	<del>YES</del>	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.	<del>YES</del>	NO
The National Environmental Management Waste Act (Act No. 59 of 2008) ("NEM:WA")	<del>YES</del>	NO
The National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004 ("NEMBA").	YES	<del>NO</del>
The National Environmental Management: Protected Areas Act, 2003 (Act No. 57 of 2003) ("NEMPAA").	<del>YES</del>	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.	<del>YES</del>	NO

**3. Other legislation**

List any other legislation that is applicable to the proposed activity or development.
None

#### 4. Policies

Explain which policies were considered and how the proposed activity or development complies and responds to these policies.	
The proposed development is in line with the George Municipality SDF strategies and policies as discussed in the land use planning report (Appendix G1).	
<b>POLICIES AND GUIDELINES</b>	<b>ADMINISTERING AUTHORITY</b>
DEA (2014), Companion to the EIA Regulations 2014, Integrated Environmental Management Guideline Series 5, Department of Environmental Affairs, (DEA), Pretoria, South Africa	Department of Environmental Affairs, Republic of South Africa.  All Provincial Departments that have been identified as Competent Authorities.
DEA&DP (2014) Guideline on Public Participation, EIA Guideline and Information Document Series. Western Cape Department of Environmental Affairs & Development Planning (DEA&DP)	Western Cape Department of Environmental Affairs and Development Planning (DEA&DP)
Guideline for Involving Heritage Specialists in EIA Processes June 2005	Western Cape Department of Environmental Affairs and Development Planning (DEA&DP)
Guideline for Environmental Management Plans June 2005	Western Cape Department of Environmental Affairs and Development Planning (DEA&DP)
Ecosystem Guidelines for Environmental Assessment in the Western Cape	Fynbos Forum
Guidelines for Resort Developments in the Western Cape	Western Cape Department of Environmental Affairs and Development Planning (DEA&DP)
NEMA EIA Regulations Guideline and Information Document Series: Guideline on Alternatives	Western Cape Department of Environmental Affairs and Development Planning (DEA&DP)
NEMA EIA Regulations Guideline and Information Document Series: Guideline on Appeals	Western Cape Department of Environmental Affairs and Development Planning (DEA&DP)
NEMA EIA Regulations Guideline and Information Document Series: Guideline on Exemption Applications	Western Cape Department of Environmental Affairs and Development Planning (DEA&DP)
NEMA EIA Regulations Guideline and Information Document Series: Guideline on Need and Desirability	Western Cape Department of Environmental Affairs and Development Planning (DEA&DP)

NEMA EIA Regulations Guideline and Information Document Series: Guideline on Public Participation	Western Cape Department of Environmental Affairs and Development Planning (DEA&DP)
NEMA EIA Regulations Guideline and Information Document Series: Guideline on Transitional Arrangements	Western Cape Department of Environmental Affairs and Development Planning (DEA&DP)
Guideline for determining the Scope of Specialist Involvement in EIA Processes	Western Cape Department of Environmental Affairs and Development Planning (DEA&DP)
Guideline for involving Visual and Aesthetic Specialists in EIA Processes	Western Cape Department of Environmental Affairs and Development Planning (DEA&DP)
Guideline for involving Social Assessment Specialists in EIA Processes	Western Cape Department of Environmental Affairs and Development Planning (DEA&DP)
Guideline for involving Biodiversity Specialists in EIA Processes	Western Cape Department of Environmental Affairs and Development Planning (DEA&DP)
Guideline for Environmental Management Plans	Western Cape Department of Environmental Affairs and Development Planning (DEA&DP)

## 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.
<p>WESTERN CAPE LAND USE PLANNING GUIDELINES: RURAL AREAS, 2019</p> <p>Erf 1058 Hoekwil is located in a more rural setting due to its location in Wilderness Heights and proximity to the Garden Route National Park and the Touw River. The property is also located outside of the urban edge. The Western Cape Land Use Planning Guidelines: Rural Areas (2019) applies to Erf 1058 Hoekwil (Wilderness Heights). The objectives of the Rural Areas guideline are:</p> <ul style="list-style-type: none"> <li>❖ Promote sustainable development in appropriate rural locations throughout the Western Cape and ensure the inclusive growth of the rural economy.</li> <li>❖ Safeguard priority biodiversity areas and the functionality of the province's life supporting ecological infrastructure and ecosystem services (i.e., environmental goods and services).</li> <li>❖ Maintain the integrity, authenticity and accessibility of the Western Cape's significant farming, ecological, coastal, cultural, and scenic rural landscapes, and natural resources.</li> <li>❖ Assist Western Cape municipalities to plan and manage their rural areas more effectively, and to inform the principles of their zoning schemes and spatial development frameworks in a pro-active manner.</li> <li>❖ Provide clarity to all role players and partners (public and private) on the type of development that is appropriate beyond the current built-up areas, suitable locations where it could take place, and the desirable form and scale of such development. The</li> </ul>

proposal for Erf 1058 Hoekwil is found to be compliant with the abovementioned objectives.

The proposal for Erf 1058 Hoekwil (Wilderness Heights) aims to provide accommodation for the property owner and tourists on a section of the property which is not indicated as a specific SPC. The Rural Areas guideline further states that overnight accommodation can be provided in a CBA-area with temporary structures preferred (e.g., wooden structures, tents, raised boardwalks, and/or tree canopy structures), with units carefully dispersed or clustered (depending on the landscape, habitat and existing infrastructure and access) to achieve least impact. The use of alternative porous materials and innovative eco-friendly design concepts are encouraged. As stated, the accommodation is not to be provided within the demarcated CBA-area which was found to not be CBA by the biodiversity specialist.

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 120m<sup>2</sup>. As indicated in this motivation report, the 3 tourist accommodation units is proposed to be 80m<sup>2</sup> each. The development space on the property is limited as discussed earlier. In conclusion, the development proposal for Erf 1058 Hoekwil (Wilderness Heights) holds no conflict with the Western Cape Land Use Planning Guidelines: Rural Areas (2019).

## 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

An Environmental Screening Tool Report was generated, and a Site Sensitivity Verification Report compiled (Appendix I). Specialist assessments were compiled in terms of the minimum report content requirements for Environmental Impacts with regards to specialist themes.

## SECTION D: APPLICABLE LISTED ACTIVITIES

List the applicable activities in terms of the NEMA EIA Regulations

Activity No(s):	Provide the relevant <b>Basic Assessment Activity(ies)</b> as set out in <b>Listing Notice 1</b>	Describe the portion of the proposed development to which the applicable listed activity relates.
28	Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for <u>agriculture</u> , game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development: <ul style="list-style-type: none"> <li>(i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or</li> <li>(ii) <u>will occur outside an urban area, where the total land to be developed is bigger than 1 hectare;</u></li> </ul> excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.	The current zoning of the property is Agriculture II. It is necessary to rezone Erf 1058 from Agriculture Zone II to Open Space Zone III. The primary land use right of this proposed zoning is nature conservation area with tourist accommodation as a consent use.
Activity No(s):	Provide the relevant <b>Basic Assessment Activity(ies)</b> as set out in <b>Listing Notice 3</b>	Describe the portion of the proposed development to which the applicable listed activity relates.



4	<p>The development of a road wider than 4 metres with a reserve less than 13,5 metres.</p> <p><b>i. Western Cape</b></p> <ul style="list-style-type: none"> <li>i. Areas zoned for use as public open space or equivalent zoning;</li> <li>ii. <u>Areas outside urban areas:</u> <ul style="list-style-type: none"> <li>(aa) <u>Areas containing indigenous vegetation;</u></li> <li>(bb) Areas on the estuary side of the development setback line or in an estuarine functional zone where no such setback line has been determined; or</li> </ul> </li> <li>iii. Inside urban areas: <ul style="list-style-type: none"> <li>(aa) Areas zoned for conservation use; or</li> </ul> </li> </ul> <p>Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority.</p>	<p>Driveway and parking for the main dwelling will require a new access road wider than 4 metres off road DR1621, also known as Whites Road.</p>
6	<p>The development of resorts, lodges, hotels, tourism or hospitality facilities that sleeps 15 people or more.</p> <p><b>a. Western Cape</b></p> <ul style="list-style-type: none"> <li>i. Inside a protected area identified in terms of NEMPAA;</li> <li>ii. Outside urban areas; <ul style="list-style-type: none"> <li>(aa) Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans; or</li> <li>(bb) Within 5km from national parks, world heritage sites, areas identified in terms of NEMPAA or from the core area of a biosphere reserve;</li> </ul> </li> </ul>	<p>Proposal is for three 2-bedroom accommodation units which will sleep 4 people each. This amounts to a tourist accommodation that sleeps 12 people in total.</p>
12	<p>The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.</p> <p><b>i. Western Cape</b></p> <ul style="list-style-type: none"> <li>i. Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004;</li> </ul>	<p>The proposed development will consist of 830m<sup>2</sup> of building structures (houses, accommodation units, etc), and 1093m<sup>2</sup> of landscaped areas (roads, parking, pool, deck areas, etc).</p> <p>This amounts to the clearance of more than 300 square meters of indigenous vegetation within an endangered ecosystem. The Site is mapped as Garden Route Granite Fynbos (FFg 5) described as having a threat status of Critically Endangered.</p>

	ii. Within critical biodiversity areas identified in bioregional plans;	
<b>Note:</b> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>		

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

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

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

Activity No(s):	Provide the relevant <b>Listed Activity(ies)</b>	Describe the portion of the proposed development to which the applicable listed activity relates.
N/A		

## SECTION E: PLANNING CONTEXT AND NEED AND DESIRABILITY

1.	Provide a description of the preferred alternative.
<p>The proposed development will consist of 830m<sup>2</sup> of building structures (houses, accommodation units, etc), and 1093m<sup>2</sup> of landscaped areas (roads, parking, pool, deck areas, etc).</p> <p>The following is proposed on Erf 1058:</p> <ul style="list-style-type: none"> <li>❖ Main residential dwelling for the property owner (280m<sup>2</sup>).</li> <li>❖ Outbuilding with home office, garage, and storage space (170m<sup>2</sup>).</li> <li>❖ Kitchen Yards(35m<sup>2</sup>).</li> <li>❖ Driveway and parking for main dwelling (291m<sup>2</sup>).</li> <li>❖ Three tourist accommodation units of 80m<sup>2</sup> each (240m<sup>2</sup>).</li> <li>❖ Three jacuzzi decks for tourist accommodation units of 16m<sup>2</sup> each (48m<sup>2</sup>).</li> <li>❖ Outdoor Lapa (42m<sup>2</sup>).</li> <li>❖ Sauna House (40m<sup>2</sup>).</li> <li>❖ Natural outdoor pool (240m<sup>2</sup>).</li> <li>❖ Access to tourist accommodation and facilities (270m<sup>2</sup>).</li> <li>❖ Parking for tourist accommodation and facilities (72m<sup>2</sup>).</li> <li>❖ Footpaths (95m<sup>2</sup>).</li> <li>❖ Green House (90m<sup>2</sup>).</li> </ul> <p>The property owner's home is proposed to be located on the northwestern side of the property closer to Whites Road. Abutting this primary dwelling an outbuilding with home office above is proposed which will also provide garaging and storage space. Following an existing route on the property, access is to be provided centrally for the vehicles of visitors to the proposed three tourist accommodation units which will each consist of 2 bedrooms. Each tourist accommodation unit will have a small deck with a jacuzzi. The aim is to position the tourist accommodation units with their facilities to be hidden from each other between the vegetation (Figure 1).</p> <p>A green house is proposed where plants are to be grown for the rehabilitation of the property. For the visitors to the property a communal outdoor lapa and sauna room is also proposed, close to the communal parking area. On the western side of the property in a natural clearing, a natural pool is proposed to be developed. This pool will have a double purpose as a retention pond for stormwater</p>	

	runoff in accordance with the recommendation contained in the 'Aquatic Compliance Statement' (Appendix G4). An important aim of the draft Site Development Plan (SDP) is to use existing disturbed spaces on the property for construction and therefore providing privacy for the visitors.
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.
	<p>It is necessary to rezone Erf 1058 from Agriculture Zone II to Open Space Zone III. The primary land use right of this proposed zoning is nature conservation area with tourist accommodation as a consent use. The rezoning and land use application will be undertaken by <i>Marlize de Bruyn Planning</i>, and comprises the following:</p> <ul style="list-style-type: none"> <li>❖ Removal in terms of Section 15(2)(f) of the George Municipality: Land Use Planning By-law (2023) of restrictive title conditions E(a) &amp; (b) in T4887/2023.</li> <li>❖ Rezoning in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-law (2023) from Agricultural Zone II (smallholding) to Open Space Zone III (nature conservation area).</li> <li>❖ Consent use in terms of Section 15(2)(o) of the George Municipality: Land Use Planning By-law (2023) for tourist accommodation.</li> </ul>
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.
	<p>It is necessary to rezone the property from Agriculture Zone II to Open Space Zone III with consent use in terms of Section 15(2)(o) of the George Municipality: Land Use Planning By-law (2023) for tourist accommodation.</p> <ul style="list-style-type: none"> <li>❖ The primary land use right of this proposed zoning is nature conservation area with the following objective:</li> </ul> <p>The objective of this zone is to provide for the conservation of natural resources in areas that have not been proclaimed as nature areas (non-statutory conservation), in order to sustain flora and fauna and protect areas of undeveloped landscape including woodlands, ridges, wetlands and the coastline. A range of consent uses is provided to supplement and support the main objective of this zone.</p> <ul style="list-style-type: none"> <li>❖ The land use description for nature conservation area is:</li> </ul> <p>"nature conservation area" means the use and management of land with the objective of preserving the natural biophysical characteristics of that land, such as the fauna and flora and includes: (a) a dwelling house on a property zoned solely Open Space Zone III; but does not include tourist facilities, tourist accommodation or agriculture.</p>
4.	Explain how the proposed development will be in line with the following?
4.1	The Provincial Spatial Development Framework.
	The sustainable use of provincial assets is one of the main aims of the PSDF. The protection of the non-renewable natural and agricultural resources is achieved through clear settlement edges for towns by defining limits to settlements and through establishing buffers/transitions between urban and rural areas. The urban fringe must ensure that urban expansion is structured and directed away from environmentally sensitive land and farming land; agricultural resources are reserved; environmental resources are protected; appropriate levels of services are feasible to support urban fringe land uses, and land use allocations within the urban fringe are compatible and sustainable. The property is outside of the urban edge and has access to existing service networks.
4.2	The Integrated Development Plan of the local municipality.
	The proposed development is in line with the George Municipality SDF strategies and policies as discussed in the land use planning report (Appendix G1). The Municipal SDF is the spatial manifestation of the IDP. Therefore, this development proposal supports the IDP.
4.3.	The Spatial Development Framework of the local municipality.
	Erf 1058 Hoekwil (Wilderness Heights) is not addressed specifically in the George Municipality Spatial Development Framework (GMSDF) 2023. It is located in Wilderness Heights, a small holding area of the greater Wilderness. The GMSDF refers to the Wilderness – Lakes – Hoekwil Local Spatial Development Framework (WLH LSDF) 2015, in which study area the subject property is located. The function of small

holdings as a settlement type is described as low-density rural living, with an agricultural component with reference in the relevant LSDF. Wilderness Heights is one such small holding area.

The GMSDF also describes the area of the Wilderness-Lakes-Hoekwil LSDF as follows:

“Wilderness, Touwsrante, and Hoekwil Wilderness is one of the most popular tourism and residential destinations along the Garden Route, based on its unique terrestrial, aquatic and marine assets, outstanding rural and townscape qualities, and recreational amenity value. Threats to the area include the subdivision of smallholdings, expansion of poorly located and serviced informal areas, and insensitive building development.”

Tourism and recreation are ways to achieve economic growth and adds to the sense of place of the greater George municipal area as the gateway to the Garden Route. The GMSDF states that tourism accommodation and uses in varying formats in the urban and rural environments is a generally accepted principle.

The protection of natural resources is relevant to this proposal for Erf 1058 Hoekwil. The GMSDF states that the use of land in the municipal area must protect natural resources, ecological functioning, ecological services and also the rural character. The rural areas are located outside the urban edge and includes agricultural and natural areas. The rural area contributes to the economy and the sense of place with systematic erosion to be prevented.

The proposal for Erf 1058 Hoekwil aims to acknowledge the natural potential of the property while making it accessible to visitors and tourists. The new owner is already improving the property by controlling the alien vegetation found here.

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.

As Erf 1058 Hoekwil is not located on a ridge, the development can be 'hidden' in the surrounding natural vegetation. Visual impact is mitigated due to its location, building style and exterior finishes that will blend in the area. Sections of the property are steeper than 1:4 but primarily avoided.

No conflict was found between the GMSDF and the proposed development of this property as proposed. Therefore, this application is consistent with the GMSDF as required in terms of Section 19 of the Land Use Planning Act, 2014 (LUPA).

4.4. The Environmental Management Framework applicable to the area.

The EMF has been identified as the tool that can be used to alert developers and authorities to the key environmental attributes of an area that need to be considered in the planning and development process. The Garden Route Environmental Management Framework is applicable in this case.

The property can be described as disturbed urban land situated in an area that has been identified in an approved Spatial Development Framework for residential purposes. The property does not have a protected status or falls within a conservation area. There are no proclaimed heritage sites or scenic routes on the properties. The site is of no cultural or religious significance.

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

Aquatic Compliance Statement: Erf 1058, Wilderness, Western Cape. Dr. James M. Dabrowski of Confluent Environmental, June 2023: A buffer for the **non-perennial drainage line** to the west of the property is set to 36 m. Any development that occurs within the buffer would be considered to be of a

Very High aquatic sensitivity, while areas outside of the buffer are considered to be of a Low sensitivity. The development footprint (all structures and hard landscaping) falls entirely within the Low sensitivity area. All relevant comments following the Pre-application Public Participation will be taken into consideration.

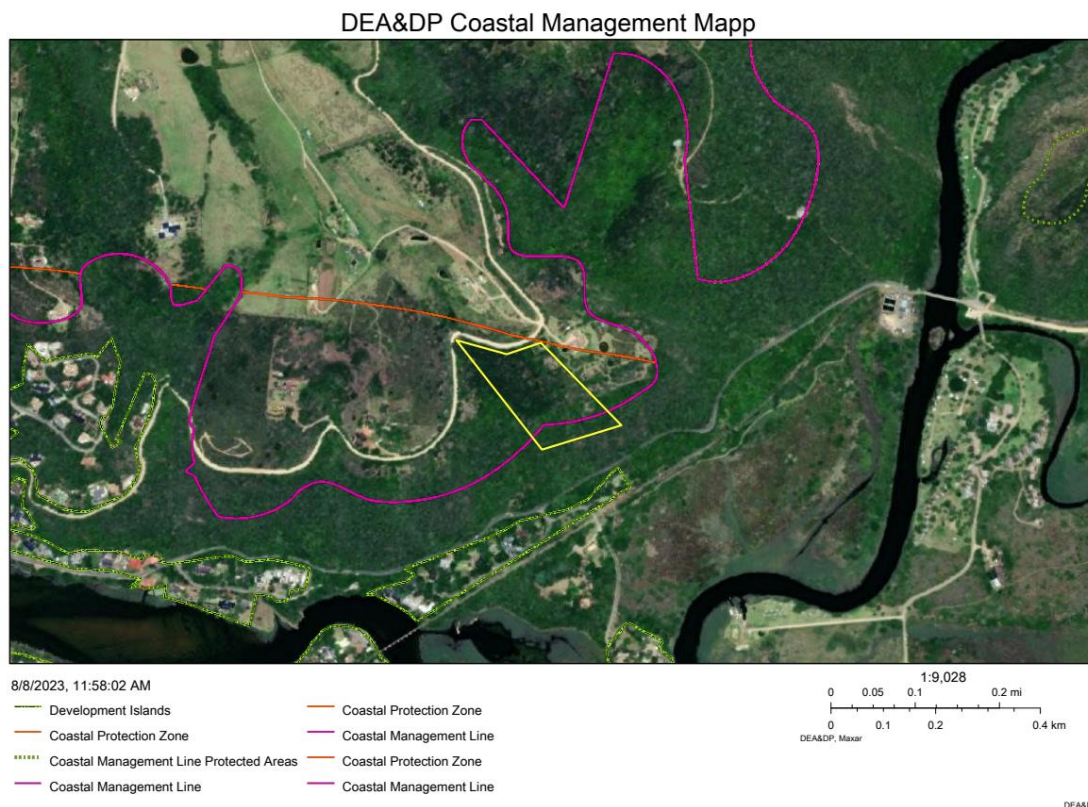
6. Explain how the Western Cape Biodiversity Spatial Plan (including the guidelines in the handbook) has influenced the proposed development.

The Western Cape Biodiversity Spatial Plan (WC BSP) was developed by Cape Nature, in collaboration with the Department of Environmental Affairs and Development Planning as a spatial tool that comprises the Biodiversity Spatial Plan Map (BSP Map) of biodiversity priority areas, accompanied by contextual information and land-use guidelines. The Biodiversity Sector Plan simply provides information on biodiversity.

In terms of these maps, the project area marginally overlaps a Critical Biodiversity Area 1 (CBA 1). Approximately 1,000m<sup>2</sup> of the CBA will be disturbed for the development. However, the remaining CBA will be managed for Alien Invasive Plants in accordance with the approved Alien Clearing Plan (Appendix L). This is in line with the objects of the Biodiversity Spatial Plan for CBA's in that degraded areas are rehabilitated or restored to near-natural state. More than 13,000m<sup>2</sup> of the heavily infested areas on the property will be left to return to near-natural state, with alien vegetation management and monitoring in place.

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

The development is outside of the Coastal Management Line but is within the Coastal Protection Zone (figure 4).



**Figure 4: Provincial Coastal Management Lines.**

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 report has not changed.

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

The property is located outside of the urban edge. Growth management of urban settlements is focused on the urban areas. As the proposal for Erf 1058 Hoekwil is compatible with its location and

	natural environment, it has no negative impact on the urban edge. It can be stated that this proposal protects the urban edge.
10.	Explain how the proposed development will optimise the use of existing resources and infrastructure.
	Regarding infrastructure it can be stated that the development of Erf 1058 Hoekwil will be self-sufficient to an extent with limited needs for municipal infrastructure.
	The existing route on the property will provide central access for vehicles of visitors to the proposed three tourist accommodation units.
	Approximately 15 000m <sup>2</sup> of the property was heavily infested with wattle (previously cleared for farming activities early- to mid-1900s), of which 80% has been legally eradicated of alien vegetation. The majority of the development footprint (1,923m <sup>2</sup> ) has been proposed within these areas in an effort to avoid undisturbed natural areas. More than 13,000m <sup>2</sup> of this area will be left to return to near-natural state, with alien vegetation management and monitoring in place.
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).
	This will be included in the Draft Basic Assessment Report.
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.
	See Appendix K.
	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.
	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 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.
	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.

## SECTION F: PUBLIC PARTICIPATION

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

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

N/A

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

PPP for the Pre-Application Basic Assessment has been undertaken in accordance with Regulation 41 of the EIA Regulations, 2014 (as amended) such that –

- ❖ Two notice boards have been placed at the site in a visible location.
- ❖ A notice has been published in a local newspaper, the George Herald.

- ❖ All identified I&AP have been notified via email, and registered mail were there is no available email address.
- ❖ A register of I&APs has been opened for the duration of the EA process.

All comments will be addressed in the Comments and Response report and included in the Draft Basic Assessment Report.

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

STATE DEPARTMENT / ORGAN OF STATE	CONTACT PERSON
Dept of Environmental Affairs & Development Planning (DEA&DP)	Danie Swanepoel
Coastal Management Unit, DEA&DP	leptieshaam Bekko
Department of Health	Nathan Jacobs
Heritage Western Cape	Noluvo Toto
Transport & Public Works / Department of Infrastructure	Vanessa Stoffels
Provincial Roads Dept	Azni November
Department of Water & Sanitation	John Roberts
Dept of Agriculture Land Use Management	Cor van der Walt
Coastal Management Unit, DEA&DP	Joy Ruiters
Department of Water & Sanitation	John Roberts
DFFE: Forestry Management	Melanie Koen
Breede-Gouritz Catchment Management Agency	R Mphahlele
Cape Nature Land Use Advice	Megan Simons
SANPARKS	Maretha Alant
Southern Cape Fire Protection Agency	Dirk Smit
SANRAL	Nicole Abrahams
South African Civil Aviation Authority	Lizell Stroh
George Municipality	Priscilla Burgoyne
Garden Route district Municipality	Dr. Nina Viljoen

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

N/A

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

To be completed following the Public Participation Period.

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

To be completed following the Public Participation Period. All comments will be addressed in the Comments and Response report and included in the Draft Basic Assessment Report.

## SECTION G: DESCRIPTION OF THE RECEIVING ENVIRONMENT

All specialist studies must be attached as Appendix G.

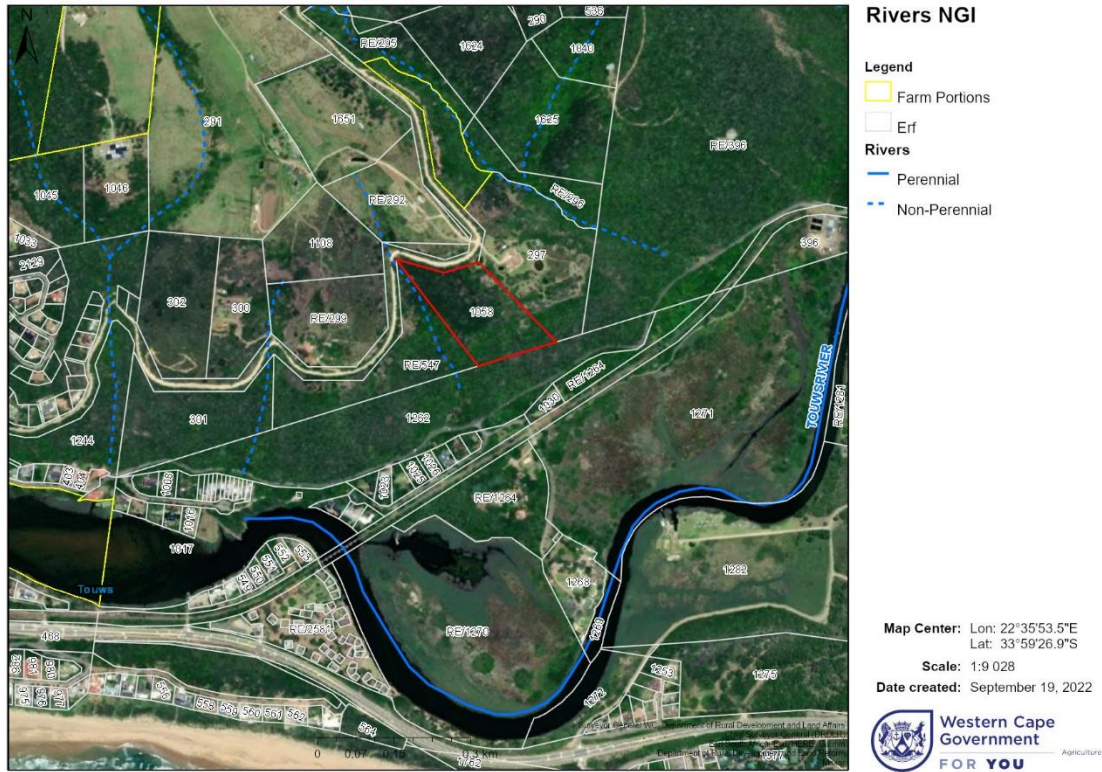
### 1. Groundwater

1.1.	Was a specialist study conducted?	YES	NO
1.2.	Provide the name and or company who conducted the specialist study.		
<p>Report on the Geotechnical Investigation undertaken for Erf 1058, Whites Avenue, Hoekwil, Wilderness in the Western Cape Province. Casper Badenhorst TESTPRO Laboratory (Pty) Ltd 24 July 2023</p>			
1.3.	Indicate above which aquifer your proposed development will be located and explain how this has influenced your proposed development.		
None			
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.		
<p>The geotechnical report prepared by Casper Badenhorst (TESTPRO Laboratory (Pty) Ltd, 24 July 2023) found that ground water was encountered at 0.64m. It was not clear if this was a permanent or perched water table. It was assumed to be permanent and subject to seasonal fluctuations. No significant problems were noted, with no refusals encountered at depths shallower than 800mm. Excavation constraints may be expected at depths exceeding 1meter.</p>			

### 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.		
<p>AQUATIC COMPLIANCE STATEMENT: Erf 1058, Wilderness, Western Cape. Dr. James M. Dabrowski Confluent Environmental June 2023</p>			
2.3.	Explain how the presence of watercourse(s) and/or wetlands on the property(ies) has influenced your proposed development.		
<p>A site visit was conducted by Confluent Environmental on 2nd of June 2023 during which time the entire extent of the proposed development footprint was traversed by foot. The property slopes down steeply to the south-east towards the Touws River and to the west towards the unnamed <b>non-perennial drainage line</b>. The drainage line is confirmed as a non-perennial drainage line, with very limited habitat development. Its primary function is to convey hydrological flows following periods of heavy rainfall and it serves limited function with respect to hosting aquatic biota. The drainage line is very narrow (less than 2 m wide) and is confined to a narrow, steep sided, heavily vegetated valley. Vegetation comprises of coastal thicket that has been heavily invaded by <i>Acacia mearnsii</i>. Apart from the drainage line there are no hydro-geomorphological landscape features (depressions, confined valleys, channels etc.) indicating the presence of a watercourse (i.e. stream, river or wetland) within the development footprint (Figure 5). In terms of legislation pertaining to the NWA, the development falls outside of the regulated area of the drainage line (i.e. outside of the riparian zone and 1:100 year floodline) and outside the regulated area of a wetland. The Freshwater Compliance Statement is attached as Appendix G4.</p>			





**Figure 5: Non- Perennial River to the west of the property.**

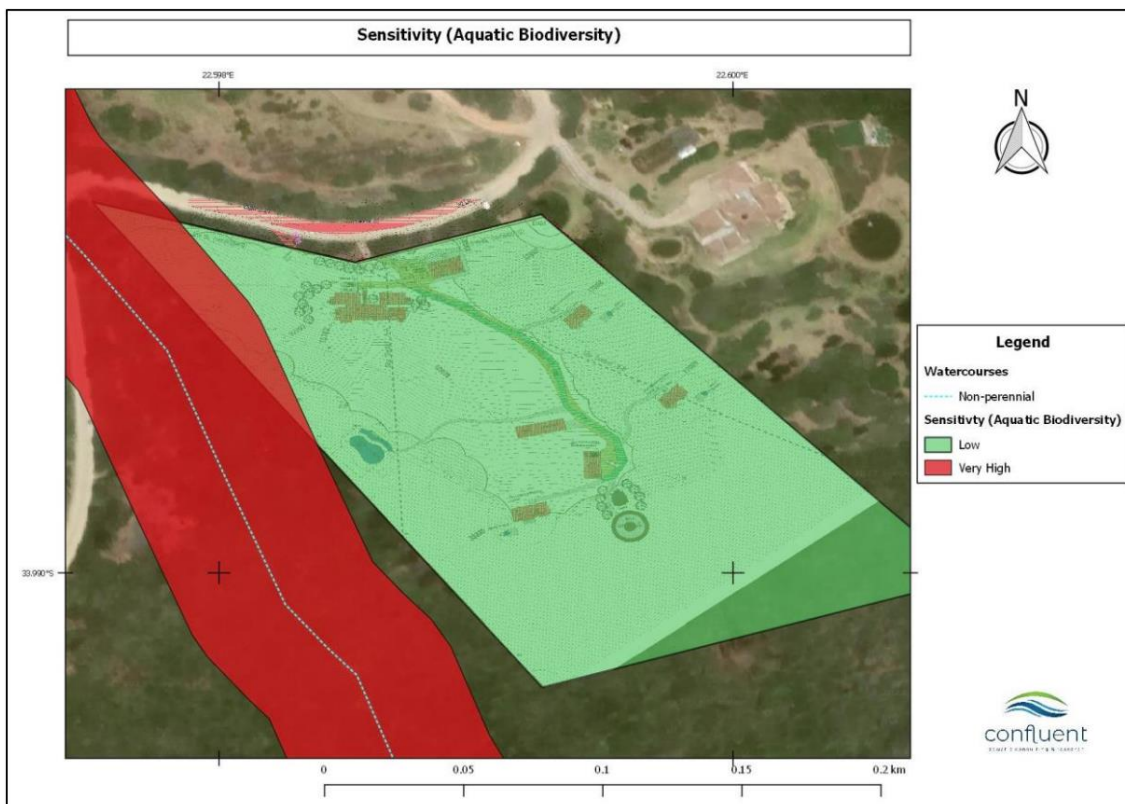


**Figure 6: Photographs of the property including view to the south (A), the densely vegetated watercourse to the west of the property (B), dense stands of *A. mearnsii* (C) poorly vegetated ground below *A. mearnsii* thickets (D) (Taken form Aquatic Compliance Statement by Confluent Environmental, June 2023).**

Buffer determination followed a conservative approach and did not consider the implementation of mitigation measures. The buffer is therefore appropriate for a worst-case development scenario, given the catchment and buffer characteristics which are summarised as follows:

- ❖ It was assumed that some form of erosion and sediment control will be implemented on site during the construction phase.
- ❖ Mean Annual Precipitation Class: 801 – 1000 mm.
- ❖ Rainfall Intensity: Zone 4.
- ❖ The inherent runoff potential of soil in the catchment area is low (A/B soils).
- ❖ Average slope of the rivers catchment is >11 %.
- ❖ Inherent erosion potential of the catchment soils is moderate (K factor 0.5 – 0.7).
- ❖ The slope of the buffer area is moderately steep (20 - 40 %).
- ❖ Interception characteristics of the vegetation is considered to be Poor (dominated by *A. mearnsii* with poor vegetation coverage beneath trees).

Based on these inputs the buffer for drainage line is set to 36 m. Any development that occurs within the buffer would be considered to be of a Very High sensitivity, while areas outside of the buffer are considered to be of a Low sensitivity. The development footprint (all structures and hard landscaping) falls entirely within the Low sensitivity area (Figure 7).

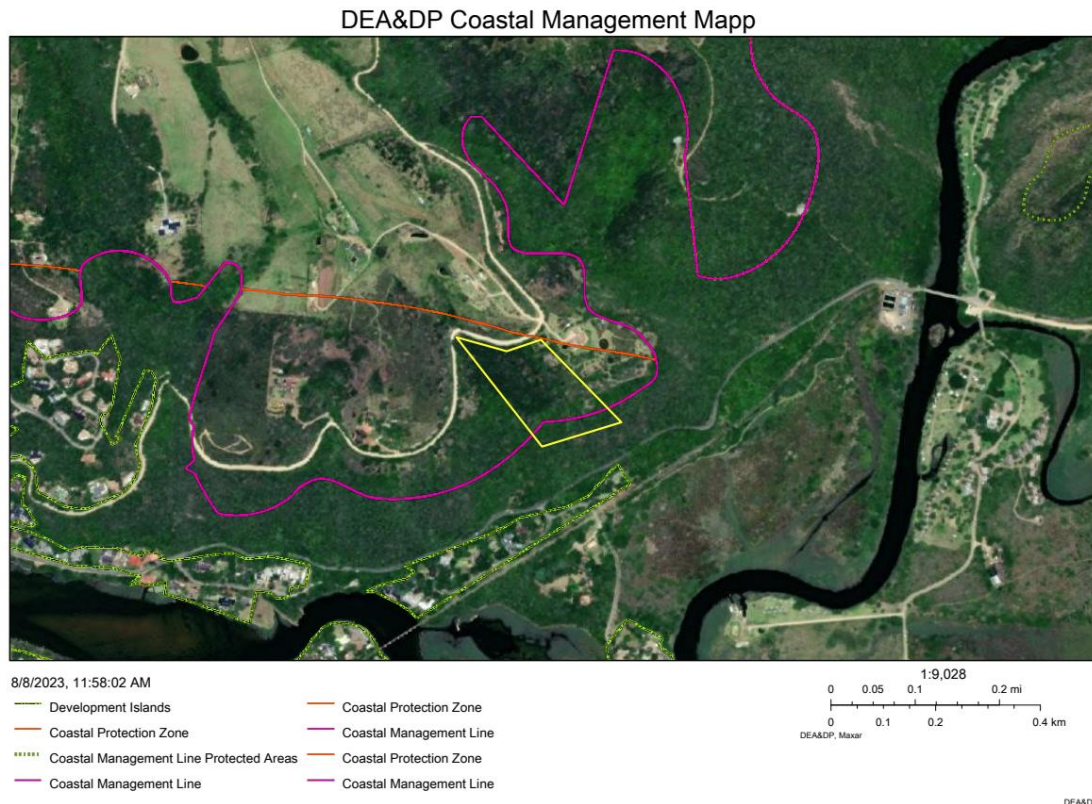


**Figure 7: Map indicating the georeferenced development footprint in relation to aquatic biodiversity.**

### 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.		
N/A			
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.		

The development area is outside of the Coastal Management Line but is within the Coastal Protection Zone (figure 8).



**Figure 8: Provincial Coastal Management Lines.**

According to Section 63(1)(c) of the ICMA, where an environmental authorisation in terms of Chapter 5 of the National Environmental Management Act is required for coastal activities, the competent authority must take into account all relevant factors, including whether coastal public property, the coastal protection zone or coastal access land will be affected, and if so, the extent to which the proposed development or activity is consistent with the purpose for establishing and protecting those areas.

The purpose for which a coastal protection zone is established as set out in section 17 of ICMA, is as follows:

*The coastal protection zone is established for enabling the use of land that is adjacent to coastal public property or that plays a significant role in a coastal ecosystem to be managed, regulated or restricted in order to -*

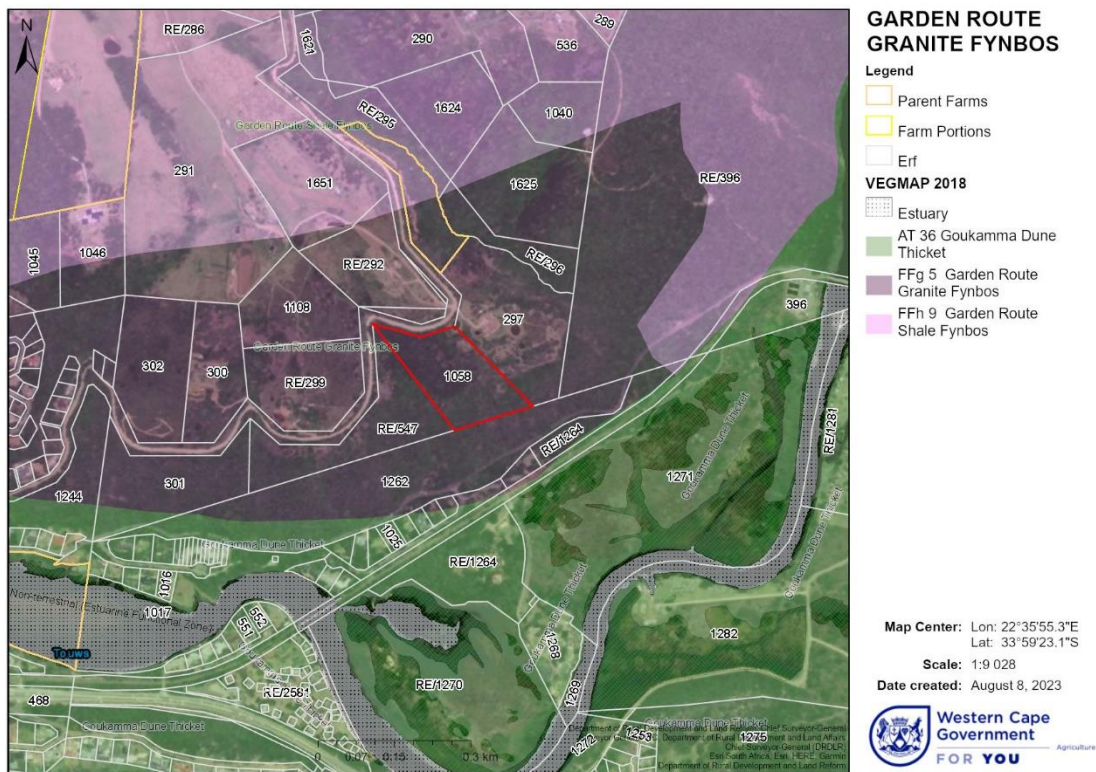
- a) *protect the ecological integrity, natural character and the economic, social and aesthetic value of coastal public property;*
- b) *avoid increasing the effect or severity of natural hazards in the coastal zone;*
- c) *protect people, property and economic activities from risks arising from dynamic coastal processes, including the risk of sea-level rise;*
- d) *maintain the natural functioning of the littoral active zone;*
- e) *maintain the productive capacity of the coastal zone by protecting the ecological integrity of the coastal environment; and*
- f) *make land near the seashore available to organs of state and other authorised persons for -*
  - (i) *performing rescue operations; or*
  - (ii) *temporarily depositing objects and materials washed up by the sea or tidal waters.*

Erf 1058 is approximately 800m from the high-water mark of the sea, and at an average height above sea level of between 64 – 110 meters. As such it is not subject to coastal erosion effects such as the risks arising from dynamic coastal processes, including the risk of sea-level rise. There are no impacts on the littoral active zone, coastal public property, or ecological integrity of the coastal environment due to its position.	
3.4.	Explain how estuary management plans (if applicable) has influenced the proposed development.
N/A	
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.
N/A – please see above.	

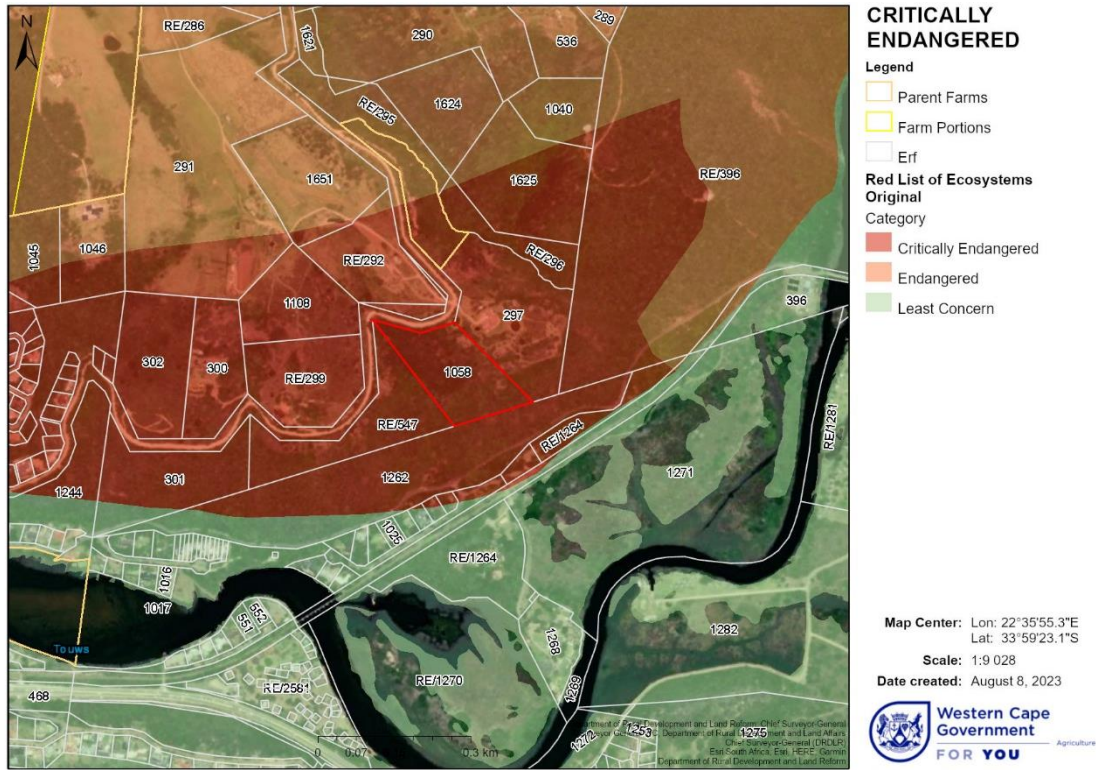
#### 4. Biodiversity

4.1.	Were specialist studies conducted?	YES	NO
4.2.	Provide the name and/or company who conducted the specialist studies.		
The Terrestrial Ecology Compliance Statement for the proposed development on Erf 1058, Whites Road, Hoekwil. The Biodiversity Company July 2023			
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.		
<p>The Site is mapped as Garden Route Granite Fynbos (figure 9) described as having a threat status of Critically Endangered. The identified Ecosystem Threat Status is Critically Endangered in terms of the revised list of terrestrial ecosystems that are threatened and in need of protection (Red List of Ecosystems 2022) (figure 10).</p> <p>The Terrestrial Ecology Compliance Statement by The Biodiversity Company (July 2023) concluded that the Project Area presently comprises of modified and severely degraded habitat types. This habitat unit is characterised by high levels of disturbance owing to its proximity to historical land-use and anthropogenic activities and main roads. Accordingly, the landcover is not congruent with the expected natural vegetation and therefore possesses low biodiversity value. The Project Area has been cleared for agricultural purposes and consequently does not possess natural primary vegetation. The Project Area was assigned an overall Site Ecological Importance 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> <p><b>Garden Route Granite Fynbos (FFg 5):</b></p> <ul style="list-style-type: none"> <li>❖ Distribution - Western Cape Province: Garden Route—three main blocks south of the Outeniqua Mountains on the coastal plain from Botterberg west of Brandwaghoogte (south of Robinson Pass) to Groot Brak River; the largest block from Groot Brak River to Woodfield near the Wilderness (with a few strips along the coast from Bothastrand to the Wilderness); lastly, north of the lakes from Woodville to Hoogekraal Pass, west of Karatara. Altitude 0–300m.</li> <li>❖ Vegetation &amp; Landscape Features - Moderately undulating plains and undulating hills on the coastal forelands. Dense proteoid and ericoid shrubby grassland. Proteoid and graminoid fynbos are dominant with ericaceous fynbos in seeps. In the west, most remnants of this type are dominated by proteas. Eastwards graminoid and ericaceous fynbos are dominant on the flat plateaus, with proteas confined to the steep slopes.</li> <li>❖ Geology &amp; Soils - George Batholith of the Cape Granite Suite. Deep, prisma-cutanic- and pedocutanic-dominated soils typical of Db land types (mainly).</li> <li>❖ Climate - MAP 350–880 mm (mean: 600 mm), with a slight low in early winter. Mean daily maximum and minimum temperatures 27.8°C and 6.8°C for January–February and July, respectively. Frost incidence 2 or 3 days per year.</li> </ul>			

- ❖ Important Taxa - Tall Shrubs: *Passerina corymbosa* (d), *Cliffortia serpyllifolia*, *Protea coronata*, *P. lanceolata*, *P. neriifolia*. Low Shrubs: *Erica discolor* variant 'speciosa' (d), *E. peltata* (d), *Phylica confusa* (d), *Syncarpha paniculata* (d), *Agathosma ovata*, *Anthospermum prostratum*, *Aspalathus asparagoides*, *Cliffortia falcata*, *Cullumia bisulca*, *Erica canaliculata*, *E. diaphana*, *E. formosa*, *Eriocephalus africanus*, *Hermannia angularis*, *Leucadendron salignum*, *Lobelia tomentosa*, *Metalasia pungens*, *Mimetes cucullatus*, *Pelargonium fruticosum*, *Relhania calycina*. Succulent Shrub: *Lampranthus sociorum*. Semiparasitic Shrubs: *Osyris compressa*, *Thesium virgatum*. Semiparasitic Epiphytic Shrub: *Viscum capense*. Geophytic Herb: *Schizaea pectinata*. Graminoids: *Tetraria cuspidata* (d), *Brachiaria serrata*, *Eragrostis capensis*, *Ficinia nigrescens*, *Heteropogon contortus*, *Pentaschistis eriostoma*, *Restio triticeus*, *Themeda triandra*.
- ❖ Conservation - Endangered. Target 23%. Only about 1% conserved in the proposed Garden Route National Park. About 70% has been transformed for cultivation (56%), pine plantations (7%) and by urban development (6%). Remnants are largely confined to isolated pockets on steeper slopes. Erosion moderate and high. Very few patches of this type remain in a pristine condition as most of it has been converted to pasture by liming, bush-cutting and frequent burning, and augmented with pasture grasses. Western remnants suggest that proteoid fynbos might have been dominant historically. It is easily converted to graminoid fynbos by regular fires and augmentation with pasture grasses.



**Figure 9: Vegetation type according to VegMap 2018.**



**Figure 10: Ecosystem Threat Status based on the Red List of Ecosystems 2022.**

The property was densely infested with wattle and pine, especially in areas previously cleared for farming activities which commenced by at least the early- to mid-1900s and possibly as early as the early 1800s (Nilssen 2022) (figure 11). Alien plant removal by hand pulling, handsaw, and chainsaw (no topsoil disturbance) was carried out by the previous owner of Erf 1058. Subsequently, an approved Alien Clearing Plan dated 23/03/2023, and an OSCAE Permit as issued by George Municipality (Appendix L) was attained by the Applicant.

Approximately 15 000m<sup>2</sup> of the property was heavily infested with wattle, as shown in the right image of figure 11 below, of which 80% has been eradicated of alien vegetation as described above. The majority of the development footprint (1,923m<sup>2</sup>) has been proposed within this area in an effort to avoid undisturbed natural areas. More than 13,000m<sup>2</sup> of this area will be left to return to near-natural state, with alien vegetation management and monitoring in place.



**Figure 11: Left - aerial imagery using Google Earth showing area cleared of vegetation for agricultural purposes in 1936 (DALRRD). Right – area with high level of wattle infestation in 2023 (CFM).**

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.

The project area marginally overlaps a Critical Biodiversity Area 1 (CBA 1) (figure 12). Approximately 1,000m<sup>2</sup> of the CBA will be disturbed for the development. However, the remaining CBA will be managed for Alien Invasive Plants in accordance with the approved Alien Clearing Plan (Appendix L). This is in line with the objects of the Biodiversity Spatial Plan for CBA's in that degraded areas are rehabilitated or restored to near-natural state. More than 13,000m<sup>2</sup> of the heavily infested areas on the property will be left to return to near-natural state, with alien vegetation management and monitoring in place.

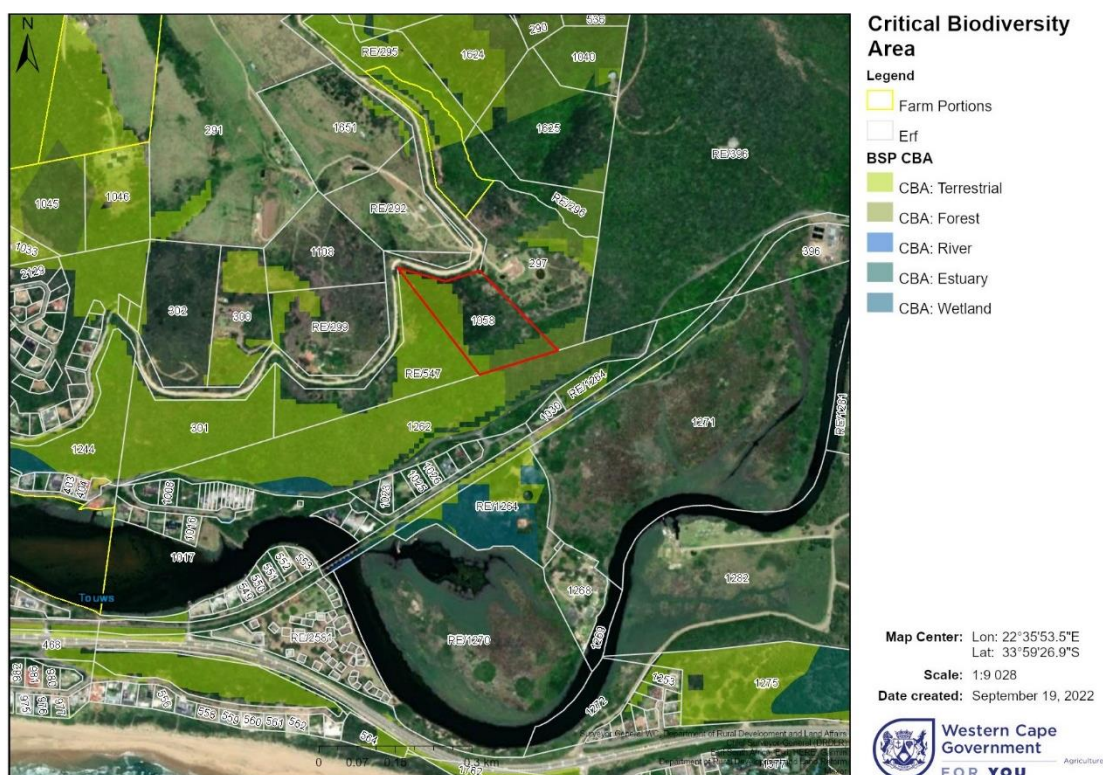
**Critical Biodiversity Areas:**

Category1 CBA: Terrestrial

Category2 CBA: Terrestrial

Definition: Areas in a natural condition that are required to meet biodiversity targets, for species, ecosystems or ecological processes and infrastructure.

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.



**Figure 12: Critical Biodiversity Areas and Ecological Support Areas.**

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 Terrestrial Ecology Compliance Statement for the proposed development on Erf 1058, Whites Road, Hoekwil. The Biodiversity Company, July 2023:

The Project Area presently comprises modified and severely degraded habitat types. This habitat unit is characterised by high levels of disturbance classified as Secondary thickets or Forestry owing to its proximity to historical land use, anthropogenic activities, and main roads. Therefore, the entire site has been classified as a very low SEI and needs to align with the current database (NVM2018\_AEA\_V22) classified as Garden Route Granite Fynbos. Accordingly, the land cover is

incompatible with the expected natural vegetation and has low biodiversity value. The Project Area has been cleared for agricultural purposes and consequently does not possess natural primary vegetation.

Completion of the assessment led to a disputing of the 'Very High' classification for the Combined Terrestrial Biodiversity Theme Sensitivity, the 'Medium' Plant Theme Sensitivity, and the 'High' Animal Theme Sensitivity as allocated by the National Environmental Screening Tool. Contrariwise, the Project Area is assigned an overall 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 (SCC).

Summary of Site Ecological Importance (SEI) for the Project Area according to the Terrestrial Ecology Compliance Statement by The Biodiversity Company (July 2023) (Appendix G3).

**Secondary thicket Habitat Unit:**

- ❖ Secondary thicket was regenerative pioneer vegetation in areas where historical forestry had been cleared. Dominant flora species included *Scutia myrtina*, *Putterlickia pyracantha*, *Diospyros dicrophylla* and *Agathosma ovata*.
- ❖ Low Conservation Importance: No confirmed or highly likely populations of Species of Conservation Concern (SCC). No confirmed or highly likely populations of range-restricted species. < 50% of receptor contains natural habitat with limited potential to support SCC.
- ❖ Low Functional Integrity: Almost no habitat connectivity but migrations still possible across some modified or degraded natural habitat and a very busy used road network surrounds the area. Several minor and major current negative ecological impacts.
- ❖ Low Biodiversity importance.
- ❖ Very High Receptor Resilience: Habitat that can recover rapidly (~ less than 5 years) to restore > 75% of the original species composition and functionality of the receptor functionality, or species that have a very high likelihood of: (i) remaining at a site even when a disturbance or impact is occurring, or (ii) returning to a site once the disturbance or impact has been removed.
- ❖ Very Low Site Ecological Importance: Minimisation mitigation – development activities of medium to high impact acceptable and restoration activities may not be required.

**Forestry Habitat Unit:**

- ❖ Plantation comprising of *Acacia mearnsii*.
- ❖ Very Low Conservation Importance: No confirmed and highly unlikely populations of SCC. No confirmed and highly unlikely populations of rangerestricted species. No natural habitat remaining.
- ❖ Very Low Functional Integrity: No habitat connectivity except for flying species or flora with wind-dispersed seeds.
- ❖ Very Low Biodiversity importance.
- ❖ Very High Receptor Resilience: Habitat that can recover rapidly (~ less than 5 years) to restore > 75% of the original species composition and functionality of the receptor functionality, or species that have a very high likelihood of: (i) remaining at a site even when a disturbance or impact is occurring, or (ii) returning to a site once the disturbance or impact has been removed.
- ❖ Very Low Site Ecological Importance: Minimisation mitigation – development activities of medium to high impact acceptable and restoration activities may not be required.





**Figure 13: Photographs illustrating overall habitat physiognomy within the Project Area (Terrestrial Ecology Compliance Statement by The Biodiversity Company).**

It is the opinion of the Terrestrial biodiversity specialists that the proposed development may be favourably considered, provided that the recommended mitigation measures are implemented, along with the recommendations. The location, ecological state and size of the habitats within the Project Area denotes that it is unlikely that any functional habitat or SCC will be lost as a result of the impacts arising from the proposed development. Landscaping with indigenous plant species will contribute towards a potential positive biodiversity gain.

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.
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The site is not within a Protected Area. It should be noted that the property is located within the Garden Route Biosphere Reserve and approximately 50m from the Garden Route National Park. The Wilderness National Lake Area is situated approximately 550m east of the property at its closest point.

4.7.	Explain how the presence of fauna on and adjacent to the proposed development has influenced your proposed development.
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The Terrestrial Ecology Compliance Statement by The Biodiversity Company did not find any fauna of conservation concern on the property, or any significant affects to ecological connectivity. The report recommended mitigation measures to reduce the negative fragmentation effects of the development and enable the safe movement of fauna species. Areas of indigenous vegetation, even secondary communities outside of the direct project footprint, should not be fragmented or disturbed further during the construction phase.

## 5. Geographical Aspects

Explain whether any geographical aspects will be affected and how has this influenced the proposed activity or development.
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The proposed development site is located on a steep west-facing slope. Two prominent ridgelines are located towards the west and the east of the property. The average height above sea level varies between 64 – 110 meters. Sections of the property that are steeper than 1:4 will primarily be avoided.
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## 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.		
<p>Heritage Statement in support of Heritage Western Cape Notification of Intent to Develop (HWC NID – Section 38[8]): Proposed Development on Erf 1058, Hoekwil, Wilderness, Western Cape Province.            Dr. Peter Nilssen            18 July 2023</p>			
6.3.	Explain how areas that contain sensitive heritage resources have influenced the proposed development.		
<p>According to the SAHRIS Paleo Sensitivity Map the palaeontological sensitivity of Erf 1058 is low and no palaeontological studies are required.</p> <p>The proposed development footprint on Erf 1058 has been impacted by farming activities (ploughing, cultivation, and possible grazing) during the colonial period. As a result, the context of pre-colonial heritage resources in surface sediments was damaged, disturbed or destroyed. No colonial period heritage resources were identified on record or on the property.</p> <p>Even though none were identified, if present on the property, then isolated Stone Age pieces are considered to be of low heritage value and are Not Conservation Worthy.</p> <p>Due to the absence of significant heritage resources, the proposed activity will have negligible to no cumulative impacts on the archaeological or heritage value of the area.</p> <p>This baseline investigation has shown that, if present, heritage resources on the affected part of the property would be of low significance and given a field rating of Not Conservation Worthy. Since there are no significant heritage resources associated with the proposed development footprint, it does not meaningfully contribute to the cultural landscape of the area.</p> <p>For reasons given above and on heritage grounds, the proposed activity will have negligible to no negative impact on the scenic route (N2) or aesthetic value of the area. A Visual Impact Assessment is being done in terms of NEMA but is not warranted in terms of the NHRA.</p> <p>The positive socio-economic impact, including some short-, medium- and long-term jobs as well as the provision of accommodation for the tourism industry outweigh the negligible to zero negative impacts this project may have on heritage resources.</p> <p>Because of the above, and because there is no reason to believe that significant heritage resources will be impacted by the proposed development on Erf 1058, it is recommended that no further heritage-related specialist studies (as listed in the NID - HWC Case No.: HWC23083106) are required and that a Heritage Impact Assessment is not warranted for the project.</p> <p>Nevertheless, it is recommended that Heritage Western Cape consider and/or require that the following be included in the Environmental Authorisation / Environmental Management Program, if the project is approved:</p> <ul style="list-style-type: none"> <li>❖ if any human remains or significant archaeological materials are exposed during mining activities, then the find should be protected from further disturbance and work in the immediate area should be halted and Heritage Western Cape must be notified immediately. These heritage resources are protected by Section 36(3)(a) and Section 35(4) of the NHRA (Act 25 of 1999) respectively and may not be damaged or disturbed in any way without a permit from the heritage authorities. Any work in mitigation, if deemed appropriate, should be commissioned and completed before construction continues in the affected area and will be at the expense of the developer.</li> </ul>			

## 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.
No culturally or historically significant elements will be affected, as described above.

## 8. Socio/Economic Aspects

8.1.	Describe the existing social and economic characteristics of the community in the vicinity of the proposed site.
<p>Erf 1058 Hoekwil is located in Wilderness Heights, a small holding area of the greater Wilderness. The GMSDF refers to the Wilderness – Lakes – Hoekwil Local Spatial Development Framework (WLH LSDF) (2015) in which study area the subject property is located. The function of small holdings as a settlement type is described as low-density rural living, with an agricultural component with reference in the relevant LSDF. Wilderness Heights is one such small holding area.</p> <p>The GMSDF also describes the area of the Wilderness-Lakes-Hoekwil LSDF as follows:          "Wilderness, Touwsrante, and Hoekwil Wilderness is one of the most popular tourism and residential destinations along the Garden Route, based on its unique terrestrial, aquatic and marine assets, outstanding rural and townscape qualities, and recreational amenity value. Threats to the area include the subdivision of smallholdings, expansion of poorly located and serviced informal areas, and insensitive building development."</p>	
8.2.	Explain the socio-economic value/contribution of the proposed development.
<p>Tourism and recreation are ways to achieve economic growth and adds to the sense of place of the greater George municipal area as the gateway to the Garden Route. The GMSDF states that tourism accommodation and uses in varying formats in the urban and rural environments is a generally accepted principle.</p>	
8.3.	Explain what social initiatives will be implemented by applicant to address the needs of the community and to uplift the area.
<p>The visitors to this property will support economic opportunities created in the nodes and precincts, e.g. restaurants and recreational facilities in the Wilderness area.</p> <p>The proposal will have socio-economic benefits in maintaining the natural environment and creating employment opportunities for the local communities.</p>	
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.
<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>As Erf 1058 Hoekwil is not located on a ridge, the development can be 'hidden' in the surrounding natural vegetation. Visual impact is mitigated due to its location, building style and exterior finishes that will blend in the area. Sections of the property are steeper than 1:4 but primarily avoided.</p>	

## SECTION H: ALTERNATIVES, METHODOLOGY AND ASSESSMENT OF ALTERNATIVES

### 1. Details of the alternatives identified and considered

1.1.	Property and site alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.
Provide a description of the preferred property and site alternative.	
The preferred site is Erf 1058 Hoekwil, located in Wilderness Heights in the George Municipal area.	
Provide a description of any other property and site alternatives investigated.	
There are no other site alternatives available.	
Provide a motivation for the preferred property and site alternative including the outcome of the site selectin matrix.	
N/A	
Provide a full description of the process followed to reach the preferred alternative within the site.	
N/A	
Provide a detailed motivation if no property and site alternatives were considered.	
In the consideration of alternative land, the principles of sustainable development should be practicable, feasible, reasonable, and viable. As the Applicant does not own any alternative properties in the area suitable for the proposed development, it is not feasible to consider another property as an alternative.	
List the positive and negative impacts that the property and site alternatives will have on the environment.	
See Table 1 below.	
1.2.	Activity alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.
Provide a description of the preferred activity alternative.	
Single residential dwelling and tourist accommodation units.	
Provide a description of any other activity alternatives investigated.	
No activity alternatives have been investigated for this development.	
Provide a motivation for the preferred activity alternative.	
N/A	
Provide a detailed motivation if no activity alternatives exist.	
The activity 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.	
List the positive and negative impacts that the activity alternatives will have on the environment.	
N/A	
1.3.	Design or layout alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts
Provide a description of the preferred design or layout alternative.	
The proposed development will consist of 830m <sup>2</sup> of building structures (houses, accommodation units, etc), and 1093m <sup>2</sup> of landscaped areas (roads, parking, pool, deck areas, etc). The total disturbance area will be <b>1923m<sup>2</sup></b> .	
The following is proposed for <b>Alternative Layout 1</b> (Preferred Alternative) on Erf 1058:	
<ul style="list-style-type: none"> <li>❖ Main residential dwelling for the property owner (280m<sup>2</sup>).</li> <li>❖ Outbuilding with homer office, garage, and storage space (170m<sup>2</sup>).</li> <li>❖ Kitchen Yards(35m<sup>2</sup>).</li> <li>❖ Driveway and parking for main dwelling (291m<sup>2</sup>).</li> <li>❖ Three tourist accommodation units of 80m<sup>2</sup> each (240m<sup>2</sup>).</li> <li>❖ Three jacuzzi decks for tourist accommodation units of 16m<sup>2</sup> each (48m<sup>2</sup>).</li> <li>❖ Outdoor Lapa (42m<sup>2</sup>).</li> <li>❖ Sauna House (40m<sup>2</sup>).</li> <li>❖ Natural outdoor pool (240m<sup>2</sup>).</li> <li>❖ Access to tourist accommodation and facilities (270m<sup>2</sup>).</li> <li>❖ Parking for tourist accommodation and facilities (72m<sup>2</sup>).</li> </ul>	

- ❖ Footpaths (95m<sup>2</sup>).
- ❖ Green House (90m<sup>2</sup>).

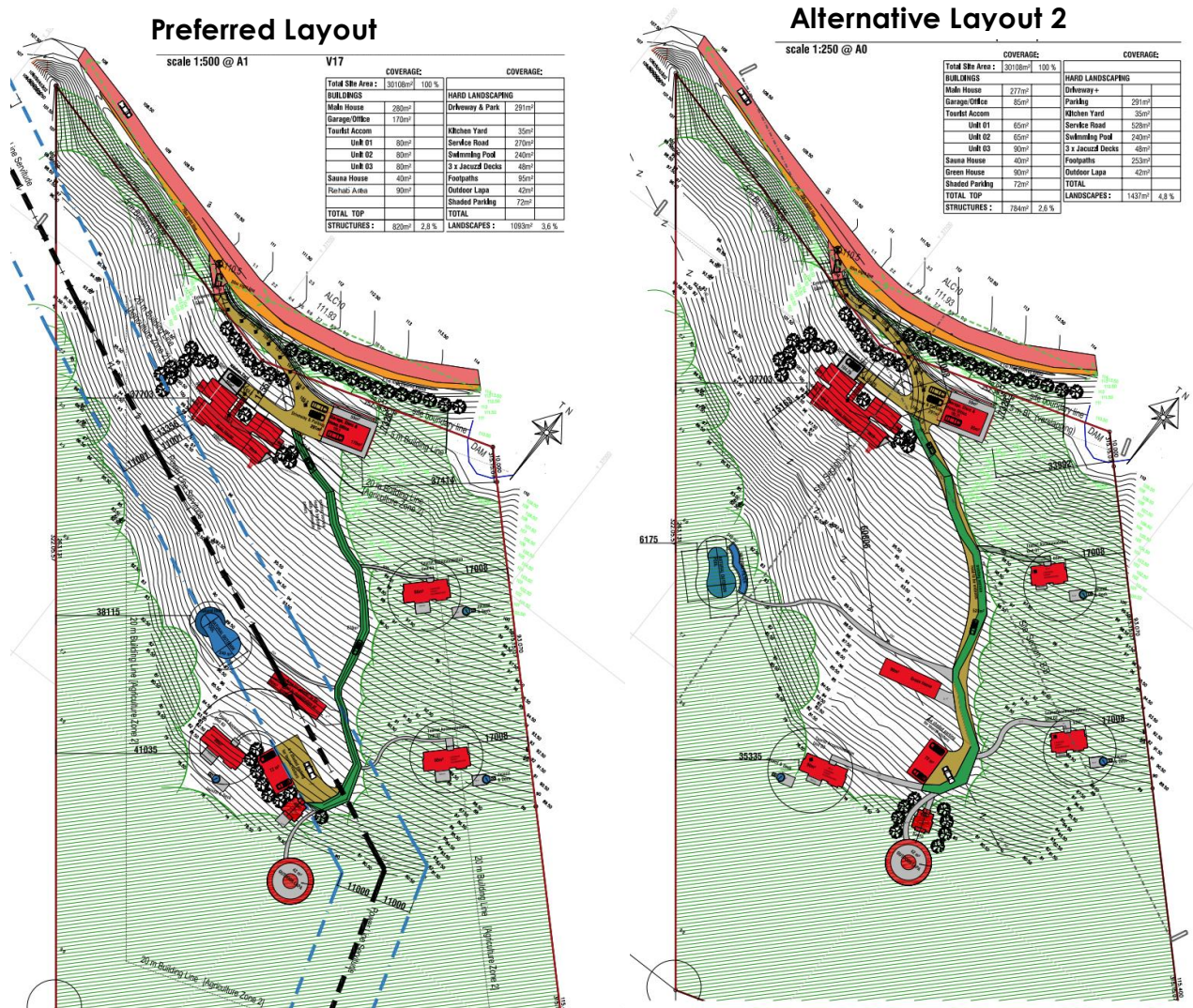


Figure 14: Alternative Layout 1 (Preferred Layout) and Alternative Layout 2.

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

The proposed development will consist of 784m<sup>2</sup> of building structures (houses, accommodation units, etc), and 1437m<sup>2</sup> of landscaped areas (roads, parking, pool, deck areas, etc). The total disturbance area will be **2221m<sup>2</sup>**.

The following is proposed for **Alternative Layout 2** on Erf 1058:

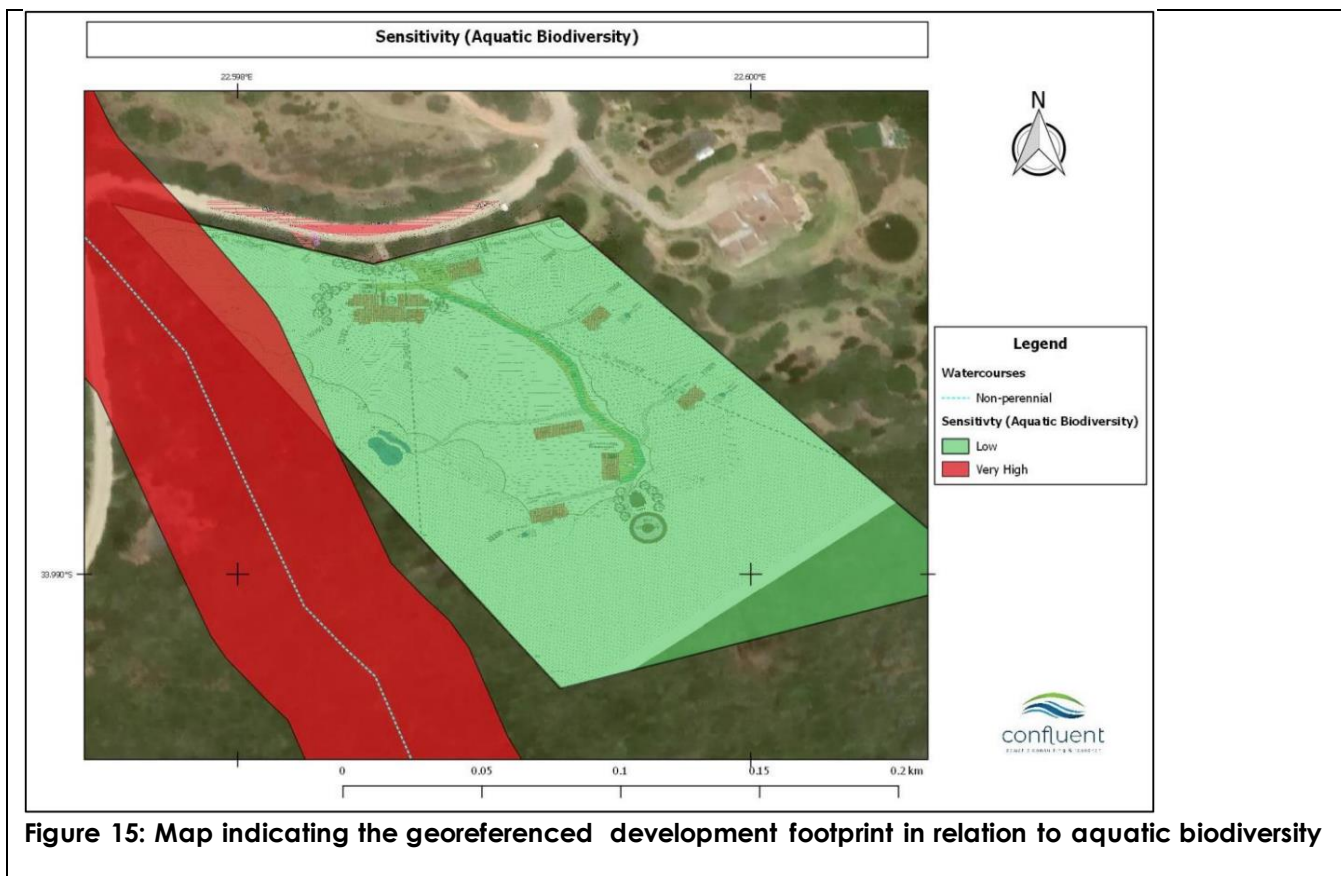
- ❖ Main residential dwelling for the property owner (277m<sup>2</sup>).
- ❖ Outbuilding with homer office, garage, and storage space (85m<sup>2</sup>).
- ❖ Kitchen Yards(35m<sup>2</sup>).
- ❖ Driveway and parking for main dwelling (291m<sup>2</sup>).
- ❖ Two tourist accommodation units of 65m<sup>2</sup> each (130m<sup>2</sup>).
- ❖ One tourist accommodation unit of 90m<sup>2</sup>.
- ❖ Three jacuzzi decks for tourist accommodation units of 16m<sup>2</sup> each (48m<sup>2</sup>).
- ❖ Outdoor Lapa (42m<sup>2</sup>).
- ❖ Sauna House (40m<sup>2</sup>).
- ❖ Natural outdoor pool (240m<sup>2</sup>).
- ❖ Access to tourist accommodation and facilities (528m<sup>2</sup>).
- ❖ Parking for tourist accommodation and facilities (72m<sup>2</sup>).

	❖ Footpaths (253m <sup>2</sup> ). ❖ Green House (90m <sup>2</sup> ).
	Provide a motivation for the preferred design or layout alternative.
	The development proposal is guided by the topography, vegetation of the property and the owner's need to create accommodation that offers guests the feeling of remoteness in nature. An important objective of the site layout is that it uses existing previously disturbed areas on the property for the proposed structures, while also providing privacy for visitors. The proposed site layout therefore provides the best fit into the landscape that is also considerate of environmental features.
	Provide a detailed motivation if no design or layout alternatives exist.
	N/A
	List the positive and negative impacts that the design alternatives will have on the environment.
	See Table 1 below.
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:
	Make use of rainwater tanks, water-saving devices such as low-flow shower heads and energy saving device such as heat pumps and solar geysers and panels. Each house is required by local law to provide at least one 5000 litre rainwater collection tank.
	Provide a description of any other technology alternatives investigated.
	There are various technological aspects which must be implemented as a matter of course in order to assist with overall energy saving: <ul style="list-style-type: none"> <li>- Solar geysers and geyser thermal insulation.</li> <li>- Use of gas.</li> <li>- Energy efficient light bulbs.</li> <li>- Natural ventilation in the buildings / structures.</li> <li>- Rainwater tanks.</li> <li>- Solar panels.</li> </ul>
	Provide a motivation for the preferred technology alternative.
	The use of energy saving, and eco-friendly technology will not only alleviate the pressure on the national electricity grid, which is under severe strain, but will also make use of natural, renewable energy.
	Provide a detailed motivation if no alternatives exist.
	N/A
	List the positive and negative impacts that the technology alternatives will have on the environment.
	Positive impacts include energy and water saving, and reduced impacts on the environment. There are no foreseeable negative impacts to use alternative technologies other than financial.
1.5.	Operational alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.
	Provide a description of the preferred operational alternative.
	No operational alternatives were considered.
	Provide a description of any other operational alternatives investigated.
	N/A
	Provide a motivation for the preferred operational alternative.
	Single residential dwelling and accommodation units.
	Provide a detailed motivation if no alternatives exist.
	Operational alternatives were not considered applicable to the general purpose of this development as it will be for residential use with a small tourist accommodation aspect.
	List the positive and negative impacts that the operational alternatives will have on the environment.
	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.
	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.
1.7.	Provide an explanation as to whether any other alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts, or detailed motivation if no reasonable or feasible alternatives exist.
	None.

1.8.	Provide a concluding statement indicating the preferred alternatives, including the preferred location of the activity.
<p>Alternative Layout 1 utilises the secondary vegetation for structures in areas that were previously disturbed by farming activities. The layout significantly reduces the area of footpaths and access roads to tourist accommodation.</p> <p>Alternative Layout 2 has a slightly smaller footprint for structures, however the landscape features such as footpaths and access roads are increased due to the position of the tourist accommodation units and natural outdoor pool.</p> <p>Alternative Layout 1 (Preferred Layout) was therefore considered to align better with environmental features by utilising previously disturbed areas (farming activities) that were highly infested with invasive alien vegetation. The footprint of Alternative Layout 1 (1923m<sup>2</sup>) is also slightly smaller than Alternative Layout 2 (2221m<sup>2</sup>). The overall objectives of creating a small development that fits into the landscape and that focuses on conservation outcomes through rehabilitation and restoration of habitats is achieved with Alternative 1 layout.</p>	

## 2. “No-Go” areas

<p>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).</p>	
<p>A “no-go” area as identified by the Freshwater Specialist in the Aquatic Compliance Statement by Confluent Environmental is as follows -</p> <p>Buffer determination followed a conservative approach and did not consider the implementation of mitigation measures. The buffer is therefore appropriate for a worst-case development scenario, given the catchment and buffer characteristics which are summarised as follows:</p> <ul style="list-style-type: none"> <li>• It was assumed that some form of erosion and sediment control will be implemented on site during the construction phase.</li> <li>• Mean Annual Precipitation Class: 801 – 1000 mm.</li> <li>• Rainfall Intensity: Zone 4.</li> <li>• The inherent runoff potential of soil in the catchment area is low (A/B soils).</li> <li>• Average slope of the rivers catchment is &gt;11 %.</li> <li>• Inherent erosion potential of the catchment soils is moderate (K factor 0.5 – 0.7).</li> <li>• The slope of the buffer area is moderately steep (20 - 40 %).</li> <li>• Interception characteristics of the vegetation is considered to be Poor (dominated by <i>A. meansii</i> with poor vegetation coverage beneath trees).</li> </ul> <p>Based on these inputs the buffer for drainage line is set to 36 m. Any development that occurs within the buffer would be considered to be of a Very High sensitivity, while areas outside of the buffer are considered to be of a Low sensitivity. The development footprint (all structures and hard landscaping) falls entirely within the Low sensitivity area (Figure 16).</p>	



**Figure 15: Map indicating the georeferenced development footprint in relation to aquatic biodiversity**

**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.

**Assessment Criteria are based on the following:**

- NEMA Act 107 of 1998
- NEMA: EIA Regulations 2014 as amended

The criteria are also based on the EIA Regulations, published by the Department of Forestry, Fisheries and the Environment (April 1998) in terms of the Environmental Conservation Act No. 73 of 1989. These criteria include:

Nature of the impact

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

### Probability of occurrence

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

### Reversibility

- Completely reversible – the impact can be reversed with the implementation of minor mitigation measures.
- Partly reversible – the impact is reversible but more intense mitigation measures are required.
- Barely reversible – the impact is unlikely to be reversed even with intense mitigation measures.
- Irreversible – the impact is irreversible, and no mitigation measures exist.

### Irreplaceable loss of resources

Describes the degree to which resources will be irreplaceably lost due to the proposed activity. It can be no loss of resources, marginal loss, significant loss or complete loss of resources.

### Cumulative effect

An effect which in itself may not be significant but may become significant if added to other existing or potential impacts that may result from activities associated with the proposed development. The cumulative effect can be:

- Negligible – the impact would result in negligible to no cumulative effect.
- Low – the impact would result in insignificant cumulative effects.
- Medium – the impact would result in minor cumulative effects.
- High – the impact would result in significant cumulative effects.

### Significance

Significance of impacts are determined through a synthesis of the assessment criteria and is described as –

- Low negative– where it would have negligible effects and would require little or no mitigation
- Low positive – the impact will have minor positive effects
- Medium negative – the impact will have moderate negative effects and will require moderate mitigation
- Medium positive – the impact will have moderate positive effects

- High negative – the impact will have significant effects and will require significant mitigation measures to achieve an accepted level of impact
- High positive – the impact will have significant positive effects
- Very high negative – the impact will have highly significant effects and are unlikely to be able to be mitigated adequately
- High positive – the impact will have highly significant positive effects.

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

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

See Appendix J.

## SECTION I: FINDINGS, IMPACT MANAGEMENT AND MITIGATION MEASURES

1.	Provide a summary of the findings and impact management measures identified by all Specialist and an indication of how these findings and recommendations have influenced the proposed development.
<p><b>Aquatic Compliance Statement: Erf 1058, Wilderness, Western Cape. Dr. James M. Dabrowski of Confluent Environmental, June 2023:</b></p> <p>Buffer determination followed a conservative approach and did not consider the implementation of mitigation measures. The buffer is therefore appropriate for a worst-case development scenario, given the catchment and buffer characteristics. Based on these inputs the buffer for drainage line is set to 36m. Any development that occurs within the buffer would be considered to be of a Very High sensitivity, while areas outside of the buffer are considered to be of a Low sensitivity. The development footprint (all structures and hard landscaping) falls entirely within the Low sensitivity area.</p> <p>While the development is located within a FEPA and SWSA, the implementation of the proposed management recommendations, together with the implementation (and maintenance) of the recommended buffer will prevent impacts to aquatic biodiversity and the ability of the land to continue to produce high quantities of good quality water. Given that the entire footprint is located outside of the watercourse and its associated buffer, the sensitivity of aquatic biodiversity on the property can be regarded as Low.</p> <p><b>The Terrestrial Ecology Compliance Statement for the proposed development on Erf 1058, Whites Road, Hoekwil. The Biodiversity Company, July 2023:0</b></p> <p>The Project Area presently comprises modified and severely degraded habitat types. This habitat unit is characterised by high levels of disturbance classified as Secondary thickets or Forestry owing to its proximity to historical land use, anthropogenic activities, and main roads. Therefore, the entire site has been classified as a very low SEI and needs to align with the current database (NVM2018_AEA_V22) classified as Garden Route Granite Fynbos. Accordingly, the land cover is incompatible with the expected natural vegetation and has low biodiversity value. The Project Area has been cleared for agricultural purposes and consequently does not possess natural primary vegetation.</p> <p>Completion of the assessment led to a disputing of the 'Very High' classification for the Combined Terrestrial Biodiversity Theme Sensitivity, the 'Medium' Plant Theme Sensitivity, and the 'High' Animal Theme Sensitivity as allocated by the National Environmental Screening Tool. Contrariwise, the Project Area is assigned an overall 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 SCC.</p>	

It is the opinion of the specialists that the proposed development may be favourably considered, provided that the mitigation measures presented in this report be implemented, along with the recommendations below. The location, ecological state and size of the habitats within the Project Area denotes that it is unlikely that any functional habitat or SCC will be lost as a result of the impacts arising from the proposed development. Landscaping with indigenous plant species will contribute towards a potential positive biodiversity gain.

**Heritage Statement in support of Heritage Western Cape Notification of Intent to Develop (HWC NID – Section 38[8]): Proposed Development on Erf 1058, Hoekwil, Wilderness, Western Cape Province. Dr. Peter Nilssen, 18 July 2023:**

According to the SAHRIS PalaeoSensitivity Map the palaeontological sensitivity of Erf 1058 is low and no palaeontological studies are required.

The proposed development footprint on Erf 1058 has been impacted by farming activities (ploughing, cultivation and possible grazing) during the colonial period. As a result, the context of pre-colonial heritage resources in surface sediments was damaged, disturbed or destroyed. No colonial period heritage resources were identified on record or on the property.

Even though none were identified, if present on the property, then isolated Stone Age pieces are considered to be of low heritage value and are Not Conservation Worthy.

Due to the absence of significant heritage resources, the proposed activity will have negligible to no cumulative impacts on the archaeological or heritage value of the area.

This baseline investigation has shown that, if present, heritage resources on the affected part of the property would be of low significance and given a field rating of Not Conservation Worthy.

Since there are no significant heritage resources associated with the proposed development footprint, it does not meaningfully contribute to the cultural landscape of the area.

For reasons given above and on heritage grounds, the proposed activity will have negligible to no negative impact on the scenic route (N2) or aesthetic value of the area. A Visual Impact Assessment is being done in terms of NEMA, but is not warranted in terms of the NHRA.

The positive socio-economic impact, including some short, medium and long term jobs as well as the provision of accommodation for the tourism industry outweigh the negligible to zero negative impacts this project may have on heritage resources.

Because of the above, and because there is no reason to believe that significant heritage resources will be impacted by the proposed development on Erf 1058, it is recommended that no further heritage-related specialist studies (as listed in the NID) are required and that a Heritage Impact Assessment is not warranted for the project.

**Visual impact assessment reports for the proposed development of erf 1058, Wilderness Heights. Paul Buchholz, 1 August 2023:**

The well positioned and designed development infrastructure allows for it to blend in very well with its surroundings and create minimal contrast in the landscape. With the effective implementation of mitigation measures, the visual impact of the proposed development will be further reduced.

**Planning Statement for the Proposed Development of Erf 1058, Whites Road, Hoekwil (Wilderness Heights) George Municipality. Marlize de Bruyn Planning, July 2023:**

The Wilderness-Lakes-Hoekwil area is one of the most popular tourism and residential destinations along the Garden Route, based on its unique terrestrial, aquatic and marine assets, outstanding rural and townscape qualities, and recreational amenity value. The proposed development of a residential house, 3 tourist accommodation units, and recreational facilities on Erf 1058 Hoekwil is directly in line with the character of the area.

The development proposal is guided by the topography, vegetation of the property and the owner's need to create accommodation that offers guests the feeling of remoteness in nature.

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.

From this motivation report, it is our opinion that the proposed land use application for Erf 1058 Hoekwil is consistent with all relevant considerations as prescribed by the planning legislation. It does not create conflict with the overall spatial objectives for the area.

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

**Aquatic Compliance Statement: Erf 1058, Wilderness, Western Cape. Dr. James M. Dabrowski of Confluent Environmental, June 2023:**

❖ Stormwater Management

A key impact related to residential developments is the generation of large volumes of stormwater associated with an increased area of impermeable surfaces (i.e. roads, roofs and other infrastructure). Stormwater is typically conveyed into watercourses, where high volumes (and associated high energy) cause degradation of watercourses, mainly due to the erosion of the bed and banks. In this respect given the steep slopes within the property, even though the drainage line is located outside of the development footprint, it is potentially vulnerable to stormwater impacts.

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

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

❖ Erosion Management

The steep slopes of the property will be vulnerable to erosion during clearance of the site and the construction phase. It is therefore important that appropriate erosion control measures are implemented, which include inter alia, the following:

- Ensure that construction activities do not cause any preferential flow paths and concentrated surface runoff during rainfall events.
- Clearly demarcate the construction area and ensure that heavy machinery does not compact soil or disturb vegetation outside of these demarcated areas.
- Reduce transport of sediment through use of structures such as silt fences and biodegradable coir logs placed along a contour below the development footprint.
- Ensure that vegetation clearing is conducted in parallel with the construction progress to minimise erosion and runoff.
- Revegetate exposed areas once construction has been completed.
- Ensure that stormwater and runoff generated by hardened surfaces is discharged in retention areas (i.e. swales or retention ponds), to avoid concentrated runoff and associated erosion.

**The Terrestrial Ecology Compliance Statement for the proposed development on Erf 1058, Whites Road, Hoekwil. The Biodiversity Company, July 2023:**

Project specific mitigation measures including requirements for timeframes, roles and responsibilities.

- ❖ Management outcome: Vegetation and Habitats
  - Laydown and construction preparation activities (such as cement mixing, temporary toilets, etc.) must be limited to already modified areas and should take up the smallest footprint possible.
  - It is recommended that areas to be developed/disturbed be specifically demarcated so that during the construction/activity phase, only the demarcated areas be impacted upon.
  - Areas of indigenous vegetation, even secondary communities outside of the direct project footprint, should not be fragmented or disturbed further..
  - Any materials may not be stored for extended periods of time and must be removed from the Project Area once the construction phase has been concluded.
  - A hydrocarbon spill management plan must be put in place to ensure that should there be any chemical spill out or over that it does not run into the surrounding areas. The Contractor shall be in possession of an emergency spill kit that must always be complete and available on site.
    - Drip trays or any form of oil absorbent material must be placed underneath vehicles/machinery and equipment when not in use.
    - All contaminated soil / yard stone shall be treated in situ or removed and be placed in containers.
    - Appropriately contain any generator diesel storage tanks, machinery spills (e.g., accidental spills of hydrocarbons oils, diesel etc.) in such a way as to prevent them from leaking and entering the environment.
    - Construction activities and vehicles could cause spillages of lubricants, fuels and waste material negatively affecting the functioning of the ecosystem.
    - All vehicles and equipment must be maintained, and all re-fuelling and servicing of equipment is to take place in demarcated areas.
  - A Fire Management Plan needs to be implemented to restrict the impact any potential fires would have on the surrounding areas.
  - All construction waste must be removed from site and disposed off in a legal manner.
  - Precautions must be taken against erosion damage that would be caused by rainfall over cleared areas. Temporary measures include the use of bunds, silt fences/sediment traps and geo-textiles.
  - All landscaping must comprise of flora species indigenous to the region. The sole use of exotics and the planting of NEMBA listed Alien Invasive Plants is prohibited.

- ❖ Management outcome: Fauna
  - Laydown and construction preparation activities (such as cement mixing, temporary toilets, etc.) must be limited to already modified areas and should take up the smallest footprint possible.
  - It is recommended that areas to be developed/disturbed be specifically demarcated so that during the construction/activity phase, only the demarcated areas be impacted upon.
  - Areas of indigenous vegetation, even secondary communities outside of the direct project footprint, should not be fragmented or disturbed further.
  - Any materials may not be stored for extended periods of time and must be removed from the Project Area once the construction phase has been concluded.
  
- ❖ Management outcome: Alien species
  - Alien Invasive Plants must be controlled within the Project Area.
  
- ❖ Management outcome: Waste Management
  - Waste management must be a priority and all waste must be collected and stored effectively and responsibly. Refuse bins will be responsibly emptied and secured. Temporary storage of domestic waste shall be in covered and secured waste skips. Dangerous waste such as metal wires and glass must be safely stored before being moved off site as soon as possible. Under no circumstances may domestic waste be burned on site or buried on open pits.
  - Litter, spills, fuels, chemical and human waste in and around the Project Area must be minimised and controlled.
  - Cement mixing may not be performed on the ground. It is recommended that only closed side drum or pan type concrete mixers be utilised. Any spills must be immediately contained and isolated from the natural environment, before being removed from site.
  - Toilets at the recommended Health and Safety standards must be provided. Portable toilets must be emptied regularly to prevent overflow. Once no longer required, they must be pumped dry to prevent leakage into the surrounding environment and removed from site.
  - Where a registered disposal facility is not available close to the Project Area, the Contractor shall provide a method statement with regards to waste management.
  
- ❖ Management outcome: Environmental Awareness training
  - All personnel and contractors are to undergo Environmental Awareness Training. Discussions are required on sensitive environmental receptors surrounding the Project Area to inform contractors and site staff of the presence of avoidance areas.
  
- ❖ Management outcome: Erosion
  - A sustainable stormwater design must be implemented to prevent excessive run-off that will lead to erosion of the surrounding landscape.
  - All landscaping must comprise of flora species indigenous to the region. The sole use of exotics and the planting of NEMBA listed Alien Invasive Plants is prohibited.

**Heritage Statement in support of Heritage Western Cape Notification of Intent to Develop (HWC NID – Section 38[8]): Proposed Development on Erf 1058, Hoekwil, Wilderness, Western Cape Province. Dr. Peter Nilssen, 18 July 2023:**

It is recommended that Heritage Western Cape consider and/or require that the following be included in the Environmental Authorisation / Environmental Management Program, if the project is approved:

- ❖ if any human remains or significant archaeological materials are exposed during mining activities, then the find should be protected from further disturbance and work in the immediate area should be halted and Heritage Western Cape must be notified immediately. These heritage resources are protected by Section 36(3)(a) and Section 35(4) of the NHRA (Act 25 of 1999) respectively and may not be damaged or disturbed in any way without a permit from the heritage authorities. Any work in mitigation, if deemed appropriate, should be commissioned and completed before construction continues in the affected area and will be at the expense of the developer.

**Visual impact assessment reports for the proposed development of erf 1058, Wilderness Heights. Paul Buchholz, 1 August 2023:**

The potential visual impacts and proposed mitigation thereof must be undertaken by a professionally registered landscape architect that must be part of the design team (including engineers and architects). The brief of the landscape architect (LA) must include:

- ❖ The LA must consult with both engineers and architects to ensure that sensitive earthwork and building design development occurs, which will allow for reducing the construction and operation phase visual impacts.
- ❖ The LA must work with the project surveyor, arborist and planners in establishing which trees are to remain on site for visual screening and taking this information into the design development of the civil and building works.
- ❖ The LA must prepare a landscape plan, design development thereof and monitoring implementation and thereafter maintenance. The plan must include the tree survey and what trees are, what indigenous vegetation is, to be retained, what is to be removed, the planting of indigenous trees, new trees and shrub planting along roadways and in open spaces in the built areas and a guideline document for private gardens within the development.

3.	List the specialist investigations and the impact management measures that will <b>not</b> be implemented and provide an explanation as to why these measures will not be implemented.
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None – all recommended mitigation measures will be implemented.

4.	Explain how the proposed development will impact the surrounding communities.
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Tourism and recreation are ways to achieve economic growth and adds to the sense of place of the greater George municipal area as the gateway to the Garden Route. The GMSDF states that tourism accommodation and uses in varying formats in the urban and rural environments is a generally accepted principle. The visitors to this property will support economic opportunities created in the nodes and precincts, e.g. restaurants and recreational facilities in the Wilderness area.

The proposal will have socio-economic benefits in maintaining the natural environment and creating employment opportunities for the local communities.

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.
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Erf 1058 is approximately 800m from the high-water mark of the sea, and at an average height above sea level of between 64 – 110 meters. As such it is not subject to coastal erosion effects such as the risks arising from dynamic coastal processes, including the risk of sea-level rise. The development also falls outside of the coastal erosion risk lines (20-, 50-, and 100-year erosion) as determined by the Western cape Government (DEA&DP Coastal Management App).

In terms of legislation pertaining to the National Water Act, the development falls outside of the regulated area of the drainage line (i.e. outside of the riparian zone and 1:100 year floodline) and outside the regulated area of a wetland (Aquatic Compliance Statement).

6.	Explain whether there are any conflicting recommendations between the specialists. If so, explain how these have been addressed and resolved.
There are no conflicts between specialist recommendations.	
7.	Explain how the findings and recommendations of the different specialist studies have been integrated to inform the most appropriate mitigation measures that should be implemented to manage the potential impacts of the proposed activity or development.
Mitigation measures recommended by the specialists have been included in the Environmental Management Programme (EMPr) (Appendix H).	
8.	Explain how the mitigation hierarchy has been applied to arrive at the best practicable environmental option.
The layout and design of the site development plan took into account the topography of the property, the vegetation found on the property, and made use of existing disturbed areas on the property for the proposed structures, while also providing privacy for visitors. The proposed site layout therefore provides the best fit into the landscape that is also considerate of environmental features.	

## SECTION J: GENERAL

### 1. Environmental Impact Statement

1.1.	Provide a summary of the key findings of the EIA.
<ul style="list-style-type: none"> <li>❖ Project Area marginally overlaps a CBA 1.</li> <li>❖ Project Area located in a 'Critically Endangered' ecosystem.</li> <li>❖ The Site is mapped as Garden Route Granite Fynbos described as having a threat status of Critically Endangered.</li> <li>❖ The Project Area presently comprises modified and severely degraded habitat types. This habitat unit is characterised by high levels of disturbance classified as Secondary thickets or Forestry owing to its proximity to historical land use, anthropogenic activities, and main roads.</li> <li>❖ The Project Area is assigned an overall 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 SCC.</li> <li>❖ Secondary thicket was regenerative pioneer vegetation in areas where historical forestry had been cleared. Dominant flora species included <i>Scutia myrtina</i>, <i>Putterlickia pyracantha</i>, <i>Diospyros dicrophylla</i> and <i>Agathosma ovata</i>.</li> <li>❖ No confirmed or highly likely populations of SCC. No confirmed or highly likely populations of range-restricted species. &lt; 50% of receptor contains natural habitat with limited potential to support SCC.</li> <li>❖ Almost no habitat connectivity but migrations still possible across some modified or degraded natural habitat and a very busy used road network surrounds the area. Several minor and major current negative ecological impacts.</li> <li>❖ The site falls within Primary Catchment K (Kromme) area and in quaternary catchment K30D.</li> <li>❖ The property falls within sub-quaternary catchment (SQC) 9173, which, according to the National Freshwater Ecosystem Priority Atlas (NFEP, Nel et al., 2011), has been classified as a Freshwater Ecosystem Priority Area (FEPA).</li> <li>❖ The site does fall within the Outeniqua Strategic Water Source Area (SWSA) (Figure 1) which is considered to be of national importance.</li> <li>❖ According to geospatial data sources a non-perennial drainage line runs just outside of the western boundary of the property. The drainage line is confirmed as a non-perennial drainage line, with very limited habitat development.</li> <li>❖ No other watercourse are mapped to occur within the property boundaries.</li> <li>❖ No aquatic features have been included in the Western Cape Biodiversity Spatial Plan (WCBS) covering the property.</li> </ul>	



- ❖ In terms of legislation pertaining to the NWA, the development falls outside of the regulated area of the drainage line (i.e. outside of the riparian zone and 1:100 year floodline) and outside the regulated area of a wetland.
- ❖ Given that the entire footprint is located outside of the watercourse and its associated buffer, the sensitivity of aquatic biodiversity on the property can be regarded as Low.
- ❖ No significant heritage resources will be impacted by the proposed development.
- ❖ 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.
- ❖ The proposed development (as per the Planning Statement) is consistent with all relevant considerations as prescribed by the planning legislation. It does not create conflict with the overall spatial objectives for the area.

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)

See 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.

**Table 1: Positive and Negative Aspects of the Project.**

Specific Aspect of Proposal	Positive	Negative
Planning Policy, Documentation and Urban Edge.	The proposal aims to provide accommodation for the property owner and tourists on a section of the property which is not indicated as a specific spatial planning category. The Western Cape Land Use Planning Guidelines: Rural Areas (2019) states that overnight accommodation can be provided in a CBA-area with temporary structures preferred (e.g., wooden structures, tents, raised boardwalks, and/or tree canopy structures), with units carefully dispersed or clustered (depending on the landscape, habitat and existing infrastructure and access) to achieve least impact. The use of alternative porous materials and innovative eco-friendly design concepts are encouraged. The accommodation units are not to be provided within the demarcated CBA-areas.	
Rezoning	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.	The function of small holdings as a settlement type is described as low-density rural living, with an agricultural component with reference in the relevant LSDF. Wilderness Heights is one such small holding area.

		Loss of agricultural component of a small holding is not considered to be significant.
Bulk Services supply	There already is a connection point for the proposed development and there should be no pressure / demand on the current system. Access to the property is currently available through the existing roads network.	All wastewater, water supply and stormwater will need to be managed but this is achievable with all the correct mechanisms and mitigation in place.
Conservation Status / value	This habitat unit is characterised by high levels of disturbance owing to its proximity to historical land-use and anthropogenic activities and main roads. Accordingly, the landcover is not congruent with the expected natural vegetation and therefore possesses low biodiversity value.	The development is partially within a CBA. Loss of a small area identified as a CBA.
Vegetation and Habitats	The location, ecological state, and size of the habitats within the Project Area denotes that it is unlikely that any functional habitat or SCC will be lost as a result of the impacts arising from the proposed development. Landscaping with indigenous plant species will contribute towards a potential positive biodiversity gain.	Loss of vegetation and potential habitats. This can be managed and mitigated to limit the disturbance of vegetation.
Fauna / ecological corridors	Faunal species of conservation concern were not identified on the property. The development does not pose a significant impact to ecological connectivity. Clearing of AIP and landscaping with indigenous plant species will contribute towards a potential positive biodiversity gain and increased habitat for indigenous fauna.	Potential fragmentation of areas of indigenous vegetation. Recommended mitigation measures to reduce the negative fragmentation effects of the development and enable the safe movement of fauna species. Areas of indigenous vegetation, even secondary communities outside of the direct project footprint, should not be fragmented or disturbed further during the construction phase
Erosion	Rehabilitation of disturbed areas with indigenous vegetation.	The steep slopes of the property will be vulnerable to erosion during clearance of the site and the construction phase. Appropriate erosion control measures will be implemented.
Noise and Visibility	The scale and location of the development should not result in these forms of pollution.	Visual and noise Impacts to adjacent residents during construction phase.
Alien Vegetation	Systematically remove invasive alien vegetation (also in the operational	Loss of natural vegetation and increased fire risk if not removed.

	phase).	Restoration of indigenous vegetation where there is heavy AIP infestation.
Fire risk	Removal of alien vegetation to reduce fuel load.	Fire risk may be high if alien vegetation is not removed.
Storm water	Stormwater generated on site will be managed according to Sustainable Drainage System (SuDS) principles – swales, detention ponds, permeable paving, and artificial wetlands.	Although the drainage line is located outside of the development footprint, it is potentially vulnerable to stormwater impacts given the steep slopes within the property.
Site Access	Access to the property is currently available through the existing roads network.	Potential increased vehicle movement.

## 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
See Appendix J – Impact Assessment Table.	
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.
<p>This section will be completed following the Public Participation Process. The following conditions must be considered:</p> <ul style="list-style-type: none"> <li>❖ THE APPLICANT IS RESPONSIBLE, WITH THE INPUT OF A QUALIFIED ENVIRONMENTAL CONSULTANT / PRACTITIONER, TO IMPLEMENT AN ACCEPTABLE CONSTRUCTION AND OPERATIONAL PHASE EMPr WHICH ADDRESSES ENVIRONMENTAL CONTROL AND MITIGATION OF POTENTIAL IMPACTS.</li> <li>❖ APPOINT AN ENVIRONMENTAL CONTROL OFFICER (ECO) TO ENSURE THAT CONTRACTORS COMPLY WITH THE RECOMMENDATIONS IN THE APPROVED EMP AND THE ENVIRONMENTAL AUTHORISATION.</li> <li>❖ THE ENVIRONMENTAL INTEGRITY (INCLUDING VISUAL IMPACT) OF THE SITE IS OF IMPORTANCE AND WHERE ALIEN VEGETATION HAS BEEN REMOVED, THE REHABILITATION / RE-PLANTING WITH SUITABLE INDIGENOUS VEGETATION MUST TAKE PLACE.</li> <li>❖ ANY RECOMMENDATIONS MADE BY SPECIALIST’S IN A PARTICULAR FIELD OF EXPERTISE MUST BE ADHERED TO SO THAT A CONCERTED EFFORT IS MADE TO PROTECT IT AND MITIGATE FOR ENVIRONMENTAL IMPACTS.</li> <li>❖ IMPLEMENTATION AND MAINTENANCE OF THE RECOMMENDED 36 METER BUFFER FROM THE NON-PERENNIAL DRAINAGE LINE.</li> <li>❖ STORMWATER MUST BE WELL-MANAGED IN ORDER TO ENSURE THAT NO UNNECESSARY POLLUTION OR EROSION OCCURS ON AND OFF THE SITE AND THAT THE INTEGRITY OF THE ENVIRONS IS MAINTAINED. THIS MUST BE MANAGED ACCORDING TO SUSTAINABLE DRAINAGED SYSTEM (SUDS) PRINCIPLES.</li> <li>❖ REHABILITATION OF ANY EXISTING DISTURBANCE AREAS / EROSION POTENTIAL ON SITE USING APPROPRIATE METHODS.</li> <li>❖ REHABILITATION AND RE-VEGETATION WITH SUITABLE ENDEMIC INDIGENOUS SPECIES; ACCEPTABLE LANDSCAPING METHODS TO ENHANCE THE AREA AND ENSURE COMPATIBILITY WITH THE ENVIRONS.</li> </ul>	

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.
This will be addressed following the Public Participation Process.	
2.4.	Provide a description of any assumptions, uncertainties and gaps in knowledge that relate to the assessment and mitigation measures proposed.
It is assumed that there will be I&AP input during the Public Participation Process to facilitate effective planning and decision making.	
2.5.	The period for which the EA is required, the date the activity will be concluded and when the post construction monitoring requirements should be finalised.
The EA is required for a period of ten (10) years. Dates to be determined at the Draft BAR phase.	

### 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.

The development will connect to municipal bulk water supply available at a water connection at the north-east corner of the property. Municipal water supply will be supplemented by rainwater harvesting and if feasible, a borehole will be installed as well.

### 4. Waste

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

This will be further investigated. An Engineering Report will be made available for the Draft BAR.

### 5. Energy Efficiency

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

The development will make use of solar energy by installing solar panels. It is not proposed to connect to Eskom. There are various technological aspects which may be implemented as a matter of course in order to assist with overall energy saving:

- ❖ Solar geysers and geyser thermal insulation.
- ❖ Use of gas.
- ❖ Energy efficient light bulbs.
- ❖ Natural ventilation in the buildings / structures.