

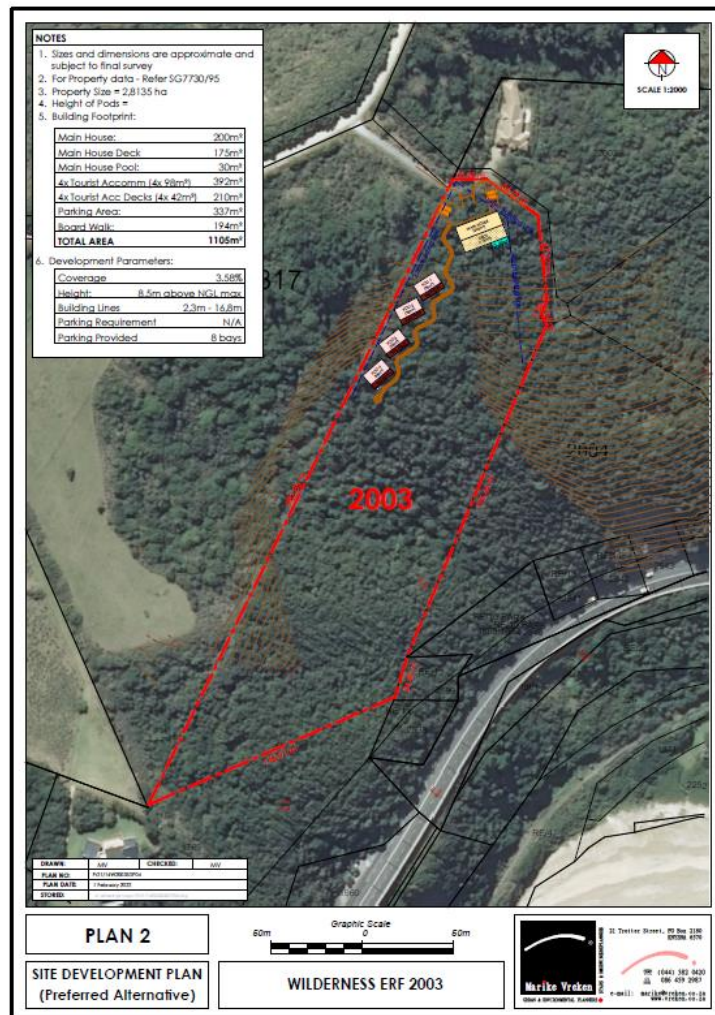


Erf 2003 NEED & DESIRABILITY

Erf 2003 is currently vacant and zoned as open Space III.

Proposed Development: Buildings and Structures:

- 1 x main dwelling house of 200 m² with a deck of 175m² and a 30m² swimming pool. Total footprint 405m².
- 4 x Self-catering guest cottages of 98m² each with a 42m² deck for each unit. Total footprint 560m².
- Parking Area of 337m² footprint
- Wooden decking walkways 0.5m above the forest floor meandering through the trees to the pods, hence no roads will be developed on the property = Total footprint 194m²



Proposed Development: Infrastructure:

- There will be designated parking areas in the northwestern section of the property that also makes provision for a total of 8x vehicles = Total footprint 337m²
- From the parking areas and the main dwelling house, there will be wooden decking walkways 0.5m above the forest floor meandering through the trees to the pods, hence no roads will be developed on the property = Total footprint 194m²
- The proposal also entails fencing the property along the western boundary with clear-vue fencing for safety for tourists and the owners. No physical boundaries will be erected along the property boundaries as per requirements from George Municipality restricting the movement of natural fauna. The remainder of the property will be preserved in its natural state.

As per the Guideline Information to be Assessed	EAPs Response
"securing ecological sustainable development and use of natural resources"	
<p>How will this development (and its separate elements/aspects) impact on the ecological integrity of the area?</p>	<p>Erf 2003 is part of Dolphins Leap which was formed in 1994 at the subdivision of erf 1. Dolphins Leap was set up primarily as a conservation area with only a single residential building allowed per erf to ensure minimum impact on the flora and fauna.</p> <p>This development will impact on the integrity of the area with the construction of an additional 4 self-catering units. Erf 2003, Wilderness was part of Erf 1 Wilderness, which was subdivided in the early 1990's. The subdivision was only considered with strict development conditions and each portion was restricted to one dwelling house. Therefore, Erf 2003 Wilderness is restricted to one dwelling house.</p> <p>The existing subdivision and rezoning was allowed with the intention that the area be mainly for conservation purposes and therefore the restrictive condition that only one dwelling house be allowed on the subdivided portions</p> <p>Dolphin's leap has been asked to comment on the proposal during the Public Participation Process. Therefore, this section will be updated in accordance to the comments received.</p> <p>Marike Vreken Town Planner has been appointed to apply for consent use of a tourist accommodation facility.</p> <p style="text-align: center;">"NATURE CONSERVATION AREA"</p> <p>Land use description: "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:</p> <p>(a) a dwelling house on a property zoned solely Open Space Zone III; but does not include tourist facilities, tourist accommodation or agriculture.</p> <p>Development parameters:</p> <p>(a) The Municipality may require an environmental conservation plan to be submitted for its approval.</p> <p>(b) The Municipality must determine the land use restrictions and the development parameters for the property based on the objectives of this zoning, the particular circumstances of the property and, where applicable, in accordance with an approved environmental management plan.</p> <p>(c) One dwelling house is allowed if no dwelling house exists on another portion of the land unit zoned for agriculture purposes or if the full extent of the land unit is zoned Open Space III.</p> <p>(d) When a consent use to provide tourist facilities in a "nature conservation area" is approved, it is subject to conditions laid down by the Municipality with regard to layout, landscaping and building design.</p> <p>(e) A site development plan must be submitted to the Municipality for its approval, clearly indicating the position of all structures, services and internal roads.</p>
<p>How were the following ecological integrity considerations taken into account?</p> <ul style="list-style-type: none"> ➤ Threatened Ecosystems 	<p>Dr David Hoare was appointed to ground-truth the vegetation found on site. His report states the following: No listed threatened or near threatened species were found on site, although there are four plant species and three animal species that could potentially occur there.</p>
<p>Sensitive, vulnerable, highly dynamic or stressed ecosystems, such as coastal shores, estuaries, wetlands, and similar systems require specific attention in management and planning procedures, especially where they are subject to significant human resource usage and development pressure</p>	<p>The development is not in close proximity to coastal shores, estuaries, wetlands, and similar systems. However, there is a drainage line on site which has been ear marked as a no-go area, with a 30-meter buffer around this area.</p>
<p>Critical Biodiversity Areas ("CBAs") and Ecological Support Areas ("ESAs")</p>	<p>The property is located in a CBA1 Area. The SDP placed the self-catering units on the margin of the CBA1 area to ensure ecological</p>

	<p>corridors remain intact and very little disturbance of the CBA1 are occurs. 96% of the site will be conserved and remain natural. It is suggested that the applicant forms a stewardship agreement for the conservation of the 96% of land not to be developed.</p>
Conservation targets	<p>As per CFM: Lat: -33.993581 Lon: 22.562510 Surveyor-General Resource Layers</p> <p>Critical Biodiversity Areas</p> <p>Category 1: CBA: Terrestrial Category 2: CBA: Forest</p> <p>Definition: Areas in a natural condition that are required to meet biodiversity targets, for species, ecosystems or ecological processes and infrastructure.</p> <p>Objective: Maintain in a natural or near-natural state, with no further loss of natural habitat. Degraded areas should be rehabilitated. Only low-impact, biodiversity-sensitive land uses are appropriate.</p>
Ecological drivers of the ecosystem	<p>The most important direct drivers of change in ecosystems are habitat change (land use change and physical modification of rivers or water withdrawal from rivers), overexploitation, invasive alien species, pollution, and climate change.</p> <p>The land use change Currently the Dolphins Leap was set up primarily as a conservation area with only a single residential building allowed per erf to ensure minimum impact on the flora and fauna.</p> <p>Additional units in the area, will impact on the preferred status of conserving the area. The additional four self-catering cottages have been placed on the Margin of the CBA1 area in close proximity of the road and designed to be on stilts to ensure the least impact on the receiving environment.</p> <p>No rivers will be impacted and care has been taken to ensure no exploitation of natural resources. Rain water tanks will be placed next to each unit and an on-site closed system sewage treatment plant is suggested for the sewage treatment on site.</p> <p>The vegetation on site considered to be all indigenous; however, as a preventative measure it has been suggested that an alien management plan be drawn up to pre-empt any possible alien infestation from neighbouring properties.</p>
Environmental attributes and management proposals contained in relevant Environmental Management Frameworks	<p>The Garden Route EMF is applicable to the proposed development. The EMF states the following:</p> <p>Specific reference to relevant factors which should be taken into account from a sustainable development perspective is then listed in section (4)(a) to include the following:</p> <ul style="list-style-type: none"> (i) That the disturbance of ecosystems and loss of biological diversity are avoided, or, where they cannot be altogether avoided, are minimised and remedied; (ii) that pollution and degradation of the environment are avoided, or, where they The Garden Route Environmental

	<p>Management Framework cannot be altogether avoided, are minimised and remedied;</p> <ul style="list-style-type: none"> (iii) that the disturbance of landscapes and sites that constitute the nation's cultural heritage is avoided, or where it cannot be altogether avoided, is minimised and remedied; (iv) that waste is avoided, or where it cannot be altogether avoided, minimised and re-used or recycled where possible and otherwise disposed of in a responsible manner; (v) that the use and exploitation of non-renewable natural resources is responsible and equitable, and takes into account the consequences of the depletion of the resource; (vi) that the development, use and exploitation of renewable resources and the ecosystems of which they are part do not exceed the level beyond which their integrity is jeopardised; (vii) that a risk-averse and cautious approach is applied, which takes into account the limits of current knowledge about the consequences of decisions and actions; and (viii) that negative impacts on the environment and on people's environmental rights be anticipated and prevented, and where they cannot be altogether prevented, are minimised and remedied. <p>The BAR has addressed all the points above. The focus of these planning tools is on directing development and infrastructural utility service investment in Wilderness, as well as managing and directing ongoing private sector development applications, in particular those on the edge and outside of existing urbanised areas. Employment opportunities in rural areas, FORM NO. NOI10/2019 Page 19 of 26 especially in respect of small-scale tourism development should also be considered.</p>
<p>Environmental attributes and management proposals contained in relevant Spatial Development Framework, and</p>	<p>According to the current George SDF, the application area is outside the demarcated urban edge and highlights the importance to balance the attention between the urban and rural areas, to protect the rural areas from unwanted development and urbanisation into the rural areas that would impact the character of the area. The Western Cape SDF requires compliance with the guidelines namely Rural Development Guidelines that categorises areas and appropriate land uses within these areas and guidelines for implementation. The intended land use on the application area is in line with the objectives for the categories allowed or recommended within 'natures reserves' being, one homestead (Owner's dwelling) and accommodation for tourists. These guidelines encourage 'tourist accommodation', including resorts and nature reserves and preservation and conservation of the remainder of the property. The Eden SDF emphasises sustainable development and protecting the environment which is the economy of the unique Eden area. The GSDF highlights the importance to balance the attention between the urban and rural areas, to protect the rural areas from unwanted development and urbanisation into the rural areas that would impact the character of the area. The local structure plan earmarks the application area as a 'smallholding' and has a strong emphasis to ensure that the character and ambience of these areas are protected and to prevent further development of smallholdings and in addition to the primary rights</p>

smallholdings in the area should cater for certain tourist facilities that are not harmful to the environment or the character of the area.

To summarise the requirements, needs and vision identified by the spatial development for the application area of each, the need for tourist opportunities is highlighted in all documents and a strong emphasis on sustainable suitable development within the areas such as the application area, and it is of utmost importance that the environment is protected and preserved as much as possible. To balance the attention between the urban and rural areas, to protect the rural areas from unwanted development. There is therefore a need for the proposal and implementation must be in accordance with the guidelines to protect the environment.

There is a huge need for employment opportunities in the George Municipality and Tourism opportunities in South Africa as a whole. According to the Tourism, 2020 report released by Statistics South Africa, foreign arrivals dropped by 71% from just over 15,8million in 2019 to less than 5 million in 2020. It is evident that the COVID-19 pandemic impacted the tourism industry quite hard around the world and in South Africa, mainly due to the lockdown.

The proposed accommodation units and associated uses will contribute to the growth of the tourism industry and result in various new, permanent, skilled, and unskilled employment opportunities as well as temporary employment opportunities outlined below.

Permanent employment of staff to manage the day-to-day work at the cottages will be created. Temporary construction jobs will be created during the construction phase at all levels of skills.

A focusing feature of the project will be the provision of training opportunities for students and individuals researching within the application areas environments being natural forests. Additional tourists and visitors in the area will also support the existing tourism facilities and activities such as farm stalls, wine farms, eco-tourism initiatives, etc. Downstream economic opportunities as a result of this proposed new development include:

- Built Environment professionals;
- Continuous alien clearing on the protected areas;
- Maintenance of infrastructure;
- Management Services; and
- Tour guide services, etc.

The long-term investment of tourists to the area. From car hire, fuel stations, restaurants, food stores, souvenirs and adventure excursions. There is a need to create these additional, new jobs in George / Wilderness for the tourism industry.

2. Desirability

The desirability of a proposed development also relies heavily on consistency with policy documentation but has a distinctly spatial focus. The guideline on Need and Desirability specifically poses the question “Would the approval of this application compromise the integrity of the existing approved and credible municipal IDP and SDF as agreed to by the relevant authorities?”

NEMA also links the desirability of development to the concept of the "best practicable environmental option"; this refers to the option that provides the most benefit and causes the least damage to the environment, at a cost acceptable to society, in the long term as well as in the short term. The consideration of alternatives is therefore closely related to this concept.

The proposal is in line with the applicable policy documentation (Western Cape Provincial SDF, Western Cape Rural Development Guidelines, Eden SDF, George SDF, Wilderness Lakes Hoekwil SDF and the George IDP) meaning that it is in line with the spatial proposal and vision for the area whilst complying to the development guidelines for the current proposal. Therefore, the approval of this application would not compromise the integrity of the applicable policy documents agreed to by the relevant authorities.

A focusing feature of the project will be the provision of training opportunities for students and individuals researching within the application areas environments being natural forests. Additional tourists and visitors in the area will also support the existing tourism facilities and activities such as farm stalls, wine farms, eco-tourism initiatives, etc.

Another defining factor when considering the desirability specifically for the proposal is in the public interest. The criteria as set out in the Relevant Considerations: Provincial Support Document covers the aspects to consider when determining whether a proposal is in the public interest or not.

CRITERIA	COMPLIANCE
The degree to which development principles & norms and standards will be promoted or prejudiced	<ul style="list-style-type: none"> • <i>The development of tourism-related uses within the rural landscape such as the proposal has not been promoted properly. A very strong approach is being taken regarding this and up to now on a local level it is being treated on a case-to-case basis, but clearly, it has been outlined that more similar developments are encouraged with sustainable and appropriate densification.</i> • <i>The proposal meets the criteria set out on the provincial and national level for densification and adheres to these principles, hence promoting these principles norms and standards.</i>

	CRITERIA	COMPLIANCE
	Degree of risk / potential risk	<ul style="list-style-type: none"> The applicant does not foresee any potential risk by allowing the proposal from a planning perspective. This unique portion of land with its unique locational factors can be fully utilised by allowing for the proposal. The potential risk to the general public could be the impact on the surrounding area and impact on their current land use rights, privacy and degree of disturbance. However, the surrounding properties and the current land uses as indicated on Plan 4: Land Use Pla indicates that the proposal will, in fact, compliment the surrounding area.
	Impact on existing and surrounding land uses	The surrounding properties include similar land uses and various other tourist attractions. The proposal will not impact the surrounding land uses, in fact, it will complement the area and surrounding land uses.
	Long term benefits (rather than short terms gains)	The vision as mentioned from national to provincial spatial policies is eventually to promote additional tourism developments, in a manner that is sustainable and that would not impact the charter of the area. Providing sought after facilities and amenities. That will be beneficial for the economy of George municipal area and the Eden District as a whole. The proposal will complement the surrounding land uses.
Global and international responsibilities relating to the environment (e.g. RAMSAR sites, Climate Change, etc.)	This is not a RAMSAR site, climate change has been taken into consideration with the possibility of increased storm activity. The negative result may be that stormwater from hardened surfaces may lead to soil erosion. This has been addressed by implementing the SUDs principals on site to manage the stormwater.	
The Impact Mitigation Hierarchy		
How will this development pollute and/or degrade the biophysical environment? What measures were explored to firstly avoid these impacts, and where impacts could not be avoided altogether, what measures were explored to minimise and remedy (including offsetting) the impacts? What measures were explored to enhance positive impacts?	<p>The negative impacts on the receiving environment that may result in degradation or pollution are as follow:</p> <ol style="list-style-type: none"> Disturbance to Natural Forests Sewage Erosion as a result of Foundations of 4 Self Catering Units, residential dwelling and a board walk and associated parking areas and access roads. <p>Disturbance of Natural Forest</p> <p>A site visit by the Biodiversity Specialist, the Town Planner and the EAP was conducted in order to look for “gaps” in the natural forest to design the proposed SDP.</p> <p>The Biodiversity Report was first compiled and the following recommendations were taken into consideration before plotting the infrastructure on the SDP:</p> <ul style="list-style-type: none"> The proposed development will result in loss of relatively small areas of natural habitat. This is not considered to be a significant threat to the habitat or threatened plant or animal species on site or in neighbouring areas. On the basis of having a minimal impact on natural features, it is recommended that the proposed development be approved but on condition that surrounding indigenous forest is ecologically managed to enhance the biodiversity value and protected from damage. 	

- Remaining areas of thicket in surrounding areas is dominated by the protected tree, *Sideroxylon inerme*, and also contains individuals of the protected tree, *Pittosporum viridiflorum* and *Curtisia dentata*. In the event that there are any impacts on individuals of any of these species, it would require a permit in terms of the National Forests Act.
- If possible, no significant trees must be damaged by the proposed development. The proposal to raise units above the forest floor is supported, especially if these footprint areas are allowed to return to forest understorey. It would be preferable if no formal gardens are developed around the proposed units, but that the indigenous forest vegetation is retained as a feature of the development.
- The drainage area, as well as a buffer of 30 m, should not be impacted upon.
- It is recommended that pre-emptive control of alien invasive species is undertaken using registered control methods and that an Alien Invasive Management Plan is implemented to control potential invasions on site and in neighbouring areas, especially within areas of remaining natural habitat.

Sewage

Two options were initially explored:

1. Septic Tanks utilizing the municipal honey sucker to remove from site and
2. A soak away

Septic tanks are not a feasible option as a result of the steep driveway to access the property and the lack of knowledge if the honey sucker will be able to access the property.

Soak aways has the potential to pollute underground water.

In light of this it is proposed that a closed system sewage treatment plant is installed to accommodate the sewerage generated on site. The Clarus Fusion® system promotes good nitrification, denitrification, and biological phosphate removal, with foreign solids removal at the head of the works and final disinfection available in an Ultraviolet lamp process or chlorine. With no soak aways to pollute your ground-water and no bulky septic tanks to be emptied (which will end up in the municipal waste stream).

Some benefits of the Fusion sewage treatment plant are:

- Superior performance as evidenced in widespread usage in Japan, USA etc.
- Factory assembled and delivered to site for direct installation with no site assembly.
- Installed underground integrating magnificently into the environment.

- Compact and space efficient with minimal civil works required.
- Fully enclosed slow and quiet process which minimises unpleasant odours.
- Plentiful supply of oxygenation despite low power consumption
- Low running costs.

Erosion

As per the Geotechnical report:

The investigation indicated that the site is potentially suitable for development but there are some geotechnical constraints, such as difficult access, restricted construction space, steep slopes and shallow/irregular rock, which may have an impact on the engineering design and construction costs. Some recommendations are offered for consideration by the structural engineer.

Instead of providing vehicle access to each self-catering unit, it was proposed to designate parking areas along the eastern boundary of the property that will also be accessed from the current servitude road in the north eastern corner of the property (Gate#2) and makes provision for 6x parking bays.

The main dwelling will be accessed from the current servitude road in the north western corner of the property as indicated on the Site Development Plan (Gate #1). can be accommodated on-site adjacent to the main dwelling house.

From the parking areas and the main dwelling house, there will be wooden decking walkways 1.5m above the forest floor meandering through the trees to the cottages.

*note – Gate 2 has been omitted from the current preferred SDP

The Engineer made the following recommendations:

Earthworks & materials:

The site is moderately sloping, becoming steep towards the west, and access/vegetation clearing will be challenging unless and minimal footprint area is adopted. Earthworks required to create level platforms (if any) may encounter shallow rock, mainly on the western side of the proposed development. Shallow excavations for the proposed development are unlikely to have any significant effect on the general stability of the site, but excavations should be assessed by a competent person as excavations progress. Excavations shallower than 1.5m are likely to be fairly stable at near-vertical angles for short periods (temporary works).

In situ granular soils (sandy/gravelly soils, not clay), less any large rock fragments >150mm diameter, obtained from excavations may be suitable for reuse as bulk filling material under floors and behind retaining walls but should be approved by the engineer before placement. Any unsuitable soil obtained from excavations should be spoiled in suitable location on site (e.g. as landscaping fill). Allowance should be made for imported high quality materials (e.g. G5) for final selected fill layers under concrete surface beds. Imported free-draining

	<p>fill material (coarse sand/crusher run/stone) will be required for drainage medium behind retaining walls (if any).</p> <p>Foundations & floors: The recommended foundation type for single or double storey masonry or timber structures is reinforced strip and/or pad foundations placed on dense/stiff soil horizons or preferably bedrock at minimum nominal depth of 0.8m below NGL. The recommended maximum bearing pressure for foundations is 125kPa. Structures founded at the correct levels on suitable bedrock or stiff/dense soil horizons are unlikely to induce or become susceptible to slope instability. Competent supervision in this regard is important. All foundations should be inspected by the engineer before placing reinforcement.</p> <p>Driveway & parking areas: The proposed driveway onto the site with parking area will be a challenge due to the dense indigenous vegetation, which may be environmentally sensitive. Construction of the driveway may involve minor cutting and filling to achieve the correct line and levels. The insitu soils are generally poor quality in terms of road-building and it is recommended that an allowance is made for the importation of SSG gravel material to improve access during construction, in addition to the final subbase and paving layer works.</p> <p>Drainage: The soil has a low permeability and vertical infiltration will be restricted by the presence of shallow rock and dense soils, so stormwater will tend run off site after heavy rainfall. Effective stormwater management systems are required to collect and discharge stormwater in controlled manner down slopes. Subsoil drains are recommended behind retaining walls as standard.</p> <p>This is considered to be a light weight development on the receiving environment. The impacts would be biophysical therefor all 4 self-catering cottages/boardwalk and residential dwelling has been placed on stilts in order to promote understory forest vegetation to continue growing on site. Pad foundations are suggested to prevent the impact on trees in the natural forest. All large trees to be avoided when placing the footprints.</p> <p>Only 3.42% coverage of the property will be disturbed, the remainder of the property will remain natural.</p> <p>Rain water tanks to be placed next to each structure for re-use as potable/grey water.</p> <p>The waste hierarchy to be followed during construction and operational phase.</p>
<p>What waste will be generated by this development? What measures were explored to firstly avoid waste, and where waste could not be avoided altogether, what measures were explored to minimise, reuse and/or recycle the waste? What measures have</p>	<p>Normal construction waste during the construction phase and normal household waste during the operational phase. The waste hierarchy needs to be followed in both phases.</p> <p>Currently there is no sewer reticulation in close proximity to the site. In light of this it is proposed that a closed system sewage treatment plant is installed to accommodate the sewerage generated on site.</p>

<p>been explored to safely treat and/or dispose of unavoidable waste?</p>	<p>Two options were initially explored:</p> <ul style="list-style-type: none"> • Septic Tanks utilizing the municipal honey sucker to remove from site and • A soak away <p>Septic tanks are not a feasible option as a result of the steep driveway to access the property and the lack of knowledge if the honey sucker will be able to access the property.</p> <p>Soak aways has the potential to pollute underground water.</p> <p>Some benefits of the Fusion sewage treatment plant are:</p> <ul style="list-style-type: none"> • Superior performance as evidenced in widespread usage in Japan, USA etc. • Factory assembled and delivered to site for direct installation with no site assembly. • Installed underground integrating magnificently into the environment. • Compact and space efficient with minimal civil works required. • Fully enclosed slow and quiet process which minimises unpleasant odours. • Plentiful supply of oxygenation despite low power consumption • Low running costs. <p>General household waste generated will be sorted according to the waste hierarchy (re-use/recycle) the remainder of the waste will be disposed of through the municipal waste system.</p>
<p>How will this development use and/or impact on non-renewable natural resources? What measures were explored to ensure responsible and equitable use of the resources? How have the consequences of the depletion of the non-renewable natural resources been considered? What measures were explored to firstly avoid these impacts, and where impacts could not be avoided altogether, what measures were explored to minimise and remedy (including offsetting) the impacts? What measures were explored to enhance positive impacts?</p>	<p>There are four major types of non-renewable resources: oil, natural gas, coal, and nuclear energy.</p> <p>As a result of the forest canopy the solar energy option will be limited, however it is suggested to install energy efficient lights and where possible to aid solar systems. Energy efficient equipment is also suggested to be placed in the 4 self-catering units and residential dwelling.</p>
<p>How will this development use and/or impact on renewable natural resources and the ecosystem of which they are part? Will the use of the resources and/or impact on the ecosystem jeopardise the integrity of the resource and/or system taking into account carrying capacity restrictions, limits of acceptable change, and thresholds? What measures were explored to firstly</p>	<p>Renewable resources include biomass energy (such as ethanol), hydropower, geothermal power, wind energy, and solar energy</p> <p>As a result of the forest canopy the solar and wind energy option will be limited, however it is suggested to install energy efficient lights and where possible to aid solar systems. Energy efficient equipment is also suggested to be placed in the 4 self-catering units and residential dwelling.</p>

avoid the use of resources, or if avoidance is not possible, to minimise the use of resources? What measures were taken to ensure responsible and equitable use of the resources? What measures were explored to enhance positive impacts?	
Does the proposed development exacerbate the increased dependency on increased use of resources to maintain economic growth or does it reduce resource dependency (i.e. dematerialised growth)? (note: sustainability requires that settlements reduce their ecological footprint by using less material and energy demands and reduce the amount of waste they generate, without compromising their quest to improve their quality of life)	As a result of the forest canopy the solar energy option will be limited, however it is suggested to install energy efficient lights and where possible to aid solar systems. Energy efficient equipment is also suggested to be placed in the 4 self-catering units and residential dwelling
Does the proposed use of natural resources constitute the best use thereof? Is the use justifiable when considering intra- and intergenerational equity, and are there more important priorities for which the resources should be used (i.e. what are the opportunity costs of using these resources for the proposed development alternative?).	Rainwater will be collected from roofs and stored in rain water tanks to be used as grey water. If a filter system is added the water can be used as potable water. The opportunity costs are positive as it will reduce the amount of municipal water supply.
Intra- and inter-generational equity in the context of sustainability”	
Do the proposed location, type and scale of development promote a reduced dependency on resources? For example, can the development be located more appropriately to reduce the dependency of resources needed for service infrastructure?	There is existing water and electricity available that will be utilised and be adequate. Electricity provision will also be augmented with solar power as well as rainwater harvesting complying with these criteria.
How were a risk-averse and cautious approach applied in terms of ecological impacts?	The, EAP, Town Planner, Biodiversity Specialist, Geotech Engineer, Services Engineer all conducted site visits and completed reports based on best possible option to prevent negative ecological impacts, and the SDP was designed accordingly.
What are the limits of current knowledge (note: the gaps, uncertainties and assumptions must be clearly stated)?	As per DEA&DP the Department is concerned about the visual impact and requested a visual impact statement. The success of placing solar panels on the roofs will only be determined during the operational phase. Obtaining consent use for a tourist facility on site and the success of this is questioned as only 1 residential dwelling permitted on site. Please refer to town planning documents.
What is the level of risk associated with the limits of current knowledge?	Low level of risk

Based on the limits of knowledge and the level of risk, how and to what extent was a risk-averse and cautious approach applied to the development?	<p>A visual impact statement will be commissioned.</p> <p>A pre-application meeting was conducted with George Municipality</p>
A risk averse and cautious approach	
How will the ecological impacts be resulting from this development impact on people’s environmental right in terms following:	
Negative impacts: e.g. access to resources, opportunity costs, loss of amenity (e.g. open space), air and water quality impacts, nuisance (noise, odour, etc.), health impacts, visual impacts, etc. What measures were taken to firstly avoid negative impacts, but if avoidance is not possible, to minimise, manage and remedy negative impacts?	<p>Access to resources: N/A</p> <p>Opportunity costs: The neighbouring properties were only allowed to construct a residential dwelling and no other infrastructure. However, if they wished to proceed with a different option (other than residential dwelling), you had the opportunity to follow the town planning and environmental procedures to obtain authorisation.</p> <p>Loss of amenity: The area is earmarked for conservation.</p> <p>Air and Water quality impacts: No negative impacts are expected.</p> <p>Health Impacts: No health impacts are expected</p>
Positive impacts: e.g. improved access to resources, improved amenity, improved air or water quality, etc. What measures were taken to enhance positive impacts?	<p>Improved access to resources: N/A</p> <p>Improved amenity: The area is earmarked for conservation, this development focuses on conservation enhanced tourism, allowing the general public the opportunity to live within the tree tops and nature.</p> <p>Improved air or water quality: N/A</p> <p>Communities: The proposal will provide opportunities and amenities that were not available in the area before creating a more viable community, allowing members of the community with new economic and employment opportunities.</p> <p>The proposal will enhance the character of the area and supplement the surrounding land uses.</p> <p>The proposal will result in new, permanent employment opportunities.</p>
Describe the linkages and dependencies between human wellbeing, livelihoods and ecosystem services applicable to the area in question and how the development’s ecological impacts will result in socio-economic impacts (e.g. on livelihoods, loss of heritage site, opportunity costs, etc.)	<p>Ecosystem goods and services (ES), simply are the benefits that humans receive from nature. These benefits support many aspects of human well-being, including our food and water, security, health and economy.</p> <p>The proposal will provide opportunities and amenities that were not available in the area before creating a more viable community,</p>

	<p>allowing members of the community with new economic and employment opportunities.</p> <p>The proposal will enhance the character of the area and supplement the surrounding land uses.</p> <p>The proposal will result in new, permanent employment opportunities.</p> <p>A focusing feature of the project will be the provision of training opportunities for students and individuals researching within the application areas environments being natural forests.</p> <p>Additional tourists and visitors in the area will also support the existing tourism facilities and activities such as farm stalls, wine farms, eco-tourism initiatives, etc. Downstream economic opportunities as a result of this proposed new development include:</p> <ul style="list-style-type: none"> ➤ Built Environment professionals; ➤ Continuous alien clearing on the protected areas; ➤ Maintenance of infrastructure; ➤ Management Services; and ➤ Tour guide services, etc
<p>Based on all of the above, how will this development positively or negatively impact on ecological integrity objectives/targets/considerations of the area?</p>	<p>As per the town planning report:</p> <p>The proposal is in line with the provisions of this spatial document and is consistent with the strategic objectives and policies as set out by the Western Cape Spatial Development Framework.</p> <p>The IDP is a municipal planning tool to integrate municipal planning and allocate municipal funding to achieve strategic objectives that will contribute to the overall municipal vision. The proposal will provide new and additional economic growth prospects.</p> <p>This project will start with investment into local construction companies and their workforce. All local suppliers involved. Permanent employment of staff to manage the day-to-day operations of the guest cottages. The proposal will also secure long-term investment of tourists to the area as well as temporary and permanent employment opportunities for the ward. The socio-economic impacts of the proposed development will also contribute to the municipal revenue base. The proposal can be considered to be in line with the IDP enabling an economic environment through local economic development initiatives.</p> <p>According to the current George SDF, the application area is outside the demarcated urban edge and highlights the importance to balance the attention between the urban and rural areas, to protect the rural areas from unwanted development and urbanisation into the rural areas that would impact the character of the area. The Western Cape SDF requires compliance with the guidelines namely Rural Development Guidelines that categories areas and appropriate land uses within these areas and guidelines for implementation. The intended land use on the application area is in line with the objectives for the categories allowed or recommended within 'natures reserves' being, one homestead (Owner's dwelling) and accommodation for tourists. These guidelines encourage 'tourist accommodation',</p>

	<p>including resorts and nature reserves and preservation and conservation of the remainder of the property.</p> <p>The Eden SDF emphasises sustainable development and protecting the environment which is the economy of the unique Eden area. The GSDF highlights the importance to balance the attention between the urban and rural areas, to protect the rural areas from unwanted development and urbanisation into the rural areas that would impact the character of the area. The local structure plan earmarks the application area as a ‘smallholding’ and has a strong emphasis to ensure that the character and ambience of these areas are protected and to prevent further development of smallholdings and in addition to the primary rights smallholdings in the area should cater for certain tourist facilities that are not harmful to the environment or the character of the area.</p> <p>To summarise the requirements, needs and vision identified by the spatial development for the application area of each, the need for tourist opportunities is highlighted in all documents and a strong emphasis on sustainable suitable development within the areas such as the application area, and it is of utmost importance that the environment is protected and preserved as much as possible. To balance the attention between the urban and rural areas, to protect the rural areas from unwanted development. There is therefore a need for the proposal and implementation must be in accordance with the guidelines to protect the environment.</p>
<p>Considering the need to secure ecological integrity and a healthy biophysical environment, describe how the alternatives identified (in terms of all the different elements of the development and all the different impacts being proposed), resulted in the selection of the “best practicable environmental option” in terms of ecological considerations?</p>	<p>The preferred alternative was decided upon as a result of the following probable impacts on site:</p> <ul style="list-style-type: none"> ➤ Impact on the CBA1 area – Minimize the units to 4 units and place the units on the margin of the CBA1 area, and to conserve 96% of the property. This will ensure ecological corridors are maintained. ➤ Impact on the natural drainage line – Establish a 30-meter buffer from the drainage line. ➤ Impact from parking next to self-catering units- move parking bays to the northwestern side of property and link the cottages and parking area with a boardwalk raised 0.5 meters from NGL, to allow understory vegetation to establish underneath the boardwalk. ➤ Impact from Septic tanks- install a closed system sewage treatment plant. ➤ Impact on probable erosion – install rain water tanks to be used as grey / potable water.
<p>Describe the positive and negative cumulative ecological/biophysical impacts bearing in mind the size, scale, scope and nature of the project in relation to its location and existing and other planned developments in the area?</p>	<p>There are no cumulative impacts expected if all mitigation measures are adhered too.</p>
<p>“Promoting justifiable economic and social development”</p>	
<p>What is the socio-economic context of the area, based on, amongst other considerations, the following considerations?</p>	

<p>The IDP (and its sector plans' vision, objectives, strategies, indicators and targets) and any other strategic plans, frameworks of policies applicable to the area</p>	<p>Please refer to the town planning report.</p>
<p>Spatial priorities and desired spatial patterns (e.g. need for integrated of segregated communities, need to upgrade informal settlements, need for densification, etc.)</p>	<p>The proposal will impact the functioning of the market in the area, by attracting investment to the area and will be beneficial to the area.</p> <p>The functioning of the land markets in the area will not be impacted in such a way that any of the surrounding properties landowners will be unfairly impacted and negatively impact the 'functioning of land markets</p>
<p>Spatial characteristics (e.g. existing land uses, planned land uses, cultural landscapes, etc.), and</p>	<p>The proposal is in line with 'suitable development' outside the urban edge as well as the demarcation as per the various spatial planning documents.</p> <p>The application area is earmarked as a "small holding area" in the spatial plans, and no subdivision of further expansion of the mall holding area is proposed</p>
<p>Municipal Economic Development Strategy ("LED Strategy")</p>	<p>George Municipality's vision is to establish a regionally connected city within a responsive and enabling environment and provide client-centred services to facilitate investment, small business development, employment, and skills opportunities which will lead to an equitable and sustainable city of the future.</p> <p>Economic Growth</p> <p>The Economic Growth division provides an enabling and conducive economic environment to facilitate sustainable economic empowerment for all communities within George through the implementation of economic development projects, programmes and initiatives.</p> <p><u>George Economic Overview</u></p> <p>The division is responsible for the implementation of the following projects, programmes and initiatives to ensure economic growth:</p> <ul style="list-style-type: none"> • The promotion of the development of priority sectors which include agriculture, the informal sector, manufacturing, technology, business processing outsourcing, transport and logistics; • Facilitate investment promotion in the key sectors to diversify the economy; • Build skills for the future through responding to investor needs and matching skills with jobs;

	<ul style="list-style-type: none"> • Facilitate meaningful job creation; and • Provide business support for thriving entrepreneurs in both the formal and informal economy; <p>The proposed accommodation units and associated uses will contribute to the growth of the tourism industry and result in various new, permanent, skilled, and unskilled employment opportunities as well as temporary employment opportunities outlined below. Permanent employment of staff to manage the day-to-day work at the cottages will be created. Temporary construction jobs will be created during the construction phase at all levels of skills. A focusing feature of the project will be the provision of training opportunities for students and individuals researching within the application areas environments being natural forests. Additional tourists and visitors in the area will also support the existing tourism facilities and activities such as farm stalls, wine farms, eco-tourism initiatives, etc. Downstream economic opportunities as a result of this proposed new development include:</p> <ul style="list-style-type: none"> ➤ Built Environment professionals; ➤ Continuous alien clearing on the protected areas; ➤ Maintenance of infrastructure; ➤ Management Services; and ➤ Tour guide services, etc <p>The long-term investment of tourists to the area. From car hire, fuel stations, restaurants, food stores, souvenirs and adventure excursions. There is a need to create these additional, new jobs in George / Wilderness for the tourism industry.</p>
<p>Considering the socio-economic context, what will the socio-economic impacts be of the development (and its separate elements/aspects), and specifically also on the socio-economic objectives of the area?</p>	
<p>Will the development complement the local socio-economic initiatives (such as local economic development (LED) initiatives), or skills development programs?</p>	<p>Yes, as described above</p>
<p>How will this development disturb or enhance landscapes and/or sites that constitute the nation's cultural heritage? What measures were explored to firstly avoid these impacts, and where impacts could not be avoided altogether, what measures were explored to minimise and remedy (including offsetting) the impacts? What measures were explored to enhance positive impacts</p>	<p>The nations cultural heritage will not be impacted upon. However, a NID has been submitted to the Department Western Cape Heritage for further approval.</p>
<p>How will this development address the specific physical, psychological, developmental, cultural and social needs and interests of the relevant communities?</p> <ul style="list-style-type: none"> • Will the development result in equitable (intra- and inter-generational) 	<p>The proposed accommodation units and associated uses will contribute to the growth of the tourism industry and result in various new, permanent, skilled, and unskilled employment opportunities as well as temporary employment opportunities outlined below. Permanent employment of staff to manage the day-to-day work at the cottages will be created. Temporary construction jobs will be created during the construction phase at all levels of skills. A focusing feature</p>

impact distribution, in the short- and long-term? Will the impact be socially and economically sustainable in the short- and long-term? N/A	of the project will be the provision of training opportunities for students and individuals researching within the application areas environments being natural forests.
In terms of location, describe how the placement of the proposed development will:	
result in the creation of residential and employment opportunities in close proximity to or integrated with each other	Employment opportunities will be created for skilled and unskilled labour. Several communities reside in the area who will be able to benefit from employment opportunities.
reduce the need for transport of people and goods,	N/A
result in access to public transport or enable non-motorised and pedestrian transport (e.g. will the development result in densification and the achievement of thresholds in terms public transport),	No
complement other uses in the area,	Yes, the surrounding land uses are predominantly rural, with a mixture of tourist facilities, tourist accommodation, rural residential, agricultural, vacant sites.
be in line with the planning for the area,	Yes. Accordingly, the WCG approach to Rural Accommodation is to facilitate the provision of a variety of short-term tourism accommodation across the rural landscape, that is in keeping with the local character. Towards integrated rural development and sustainable settlements in the Western Cape, new housing development beyond the current extent of urban development needs to be curtailed. The WCG approach to Rural Accommodation is to channel pressures for residential development to existing towns, villages and hamlets. On-the-farm accommodation for Agri workers should be provided in a sustainable manner that does not compromise the functionality and integrity of farming practices. The WCG approach is to prevent further development of extensive residential lifestyle properties (i.e. smallholdings) in the rural landscape. New smallholdings can be established on suitable land on the urban fringe. Accommodation in the rural areas cater for: <ul style="list-style-type: none"> ➤ Tourist Accommodation, including resorts and nature reserves; and ➤ Agri worker housing
for urban related development, make use of underutilised land available within the urban edge	The site is not in an urban area
optimise the use of existing resources and infrastructure,	Yes, Eskom power and the municipal water availability will be used.
consider opportunity costs in terms of bulk infrastructure expansions in non-priority areas (e.g. not aligned with the bulk infrastructure planning for the settlement that reflects the spatial reconstruction priorities of the settlement),	N/A
discourage “urban sprawl” and contribute to compaction/densification,	N/A

contribute to the correction of the historically distorted spatial patterns of settlements and to the optimum use of existing infrastructure in excess of current needs,	N/A
encourage environmentally sustainable land development practices and processes	Yes
take into account special locational factors that might favour the specific location (e.g. the location of a strategic mineral resource, access to the port, access to rail, etc.)	The tourist attractions in the area favours the location.
result in investment in the settlement or area in question that will generate the highest socio- economic returns (i.e. an area with high economic potential),	Yes, promotion of tourism
impact on the sense of history, sense of place and heritage of the area and the socio-cultural and cultural-historic characteristics and sensitivities of the area, and	No, this development is seen as a light footprint on the area and will only enhance the tourist attractions in the area i.e. Map of Africa and the paragliding site.
in terms of the nature, scale and location of the development, promote or act as a catalyst to create a more integrated settlement?	Yes, providing tourist accommodation facilities.
How were a risk-averse and cautious approach applied in terms of socio-economic impacts?	
What are the limits of current knowledge (note: the gaps, uncertainties and assumptions must be clearly stated)?	There are no gaps in knowledge.
What is the level of risk (note: related to inequality, social fabric, livelihoods, vulnerable communities, critical resources, economic vulnerability and sustainability) associated with the limits of current knowledge?	None
Based on the limits of knowledge and the level of risk, how and to what extent was a risk-averse and cautious approach applied to the development (and its alternatives)?	N/A
How will the socio-economic impacts be resulting from this development impact on people's environmental right in terms following:	
Negative impacts: e.g. health (e.g. HIV-Aids), safety, social ills, etc. What measures were taken to firstly avoid negative impacts, but if avoidance is not possible, to minimise, manage and remedy negative impacts?	The proposed development will not impact on this.
Positive impacts. What measures were taken to enhance positive impacts?	Local labour will be used and assist in developing skills
Considering the linkages and dependencies between human wellbeing, livelihoods and ecosystem	No ecosystem services will be impacted upon

services, describe the linkages and dependencies applicable to the area in question and how the development's socio-economic impacts will result in ecological impacts (e.g. over utilisation of natural resources, etc.)?	
What measures were taken to pursue the selection of the "best practicable environmental option" in terms of socio-economic considerations?	Providing an opportunity for tourists to book accommodation in an environmentally friendly conservation area that would otherwise be solely for private use.
What measures were taken to pursue environmental justice so that adverse environmental impacts shall not be distributed in such a manner as to unfairly discriminate against any person, particularly vulnerable and disadvantaged persons (who are the beneficiaries and is the development located appropriately)?	Providing an opportunity for tourists to book accommodation in an environmentally friendly conservation area that would otherwise be solely for private use.
Considering the need for social equity and justice, do the alternatives identified, allow the "best practicable environmental option" to be selected, or is there a need for other alternatives to be considered?	Yes, the alternatives allow the best practicable option, there is no need to assess another alternative.
What measures were taken to pursue equitable access to environmental resources, benefits and services to meet basic human needs and ensure human wellbeing, and what special measures were taken to ensure access thereto by categories of persons disadvantaged by unfair discrimination?	No environmental resources will be impacted. Providing an opportunity for tourists to book accommodation in an environmentally friendly conservation area that would otherwise be solely for private use.
What measures were taken to ensure that the responsibility for the environmental health and safety consequences of the development has been addressed throughout the development's life cycle? What measures were taken to ensure that the interests, needs and values of all interested and affected parties were taken into account, and that adequate recognition were given to all forms of knowledge, including traditional and ordinary knowledge?	No traditional or ordinary knowledge is applicable. Health and safety were addressed through a closed system sewage treatment plant. A public participation process is in process to ensure all needs and values of affected parties are being taken into consideration.
Opportunity Cost: Describe how the development will impact on job creation in terms of, amongst other aspects:	
the number of temporary versus permanent jobs that will be created,	8 -15 people during construction phase. 2 - 4 permanent positions during operational phase.
whether the labour available in the area will be able to take up the job opportunities (i.e. do the required skills match the skills available in the area)	Yes, only local labour will be used.
the distance from where labourers will have to travel	Approximately 2 km during operational phase construction phase labourers will in all probability come from the municipal area.

the location of jobs opportunities versus the location of impacts (i.e. equitable distribution of costs and benefits), and	Local labourers within the vicinity will be used.
the opportunity costs in terms of job creation (e.g. a mine might create 100 jobs in the short and medium term, but impact on 1000 permanent agricultural jobs, etc.).	There would be no employment opportunity, the alternative allows for temporary employment opportunity during construction phase and permanent employment opportunities during operational phase.
What measures were taken to ensure	
that there were intergovernmental coordination and harmonisation of policies, legislation and actions relating to the environment, and	A town planner was appointed.
that actual or potential conflicts of interest between organs of state were resolved through conflict resolution procedures?	The PPP still needs to be completed to address this section.
What measures were taken to ensure that the environment will be held in public trust for the people, that the beneficial use of environmental resources will serve the public interest, and that the environment will be protected as the people's common heritage?	It is proposed that the applicant forms a stewardship agreement with SANParks in conserving the remaining 96% of the property.
Are the mitigation measures proposed realistic and what long-term environmental legacy and managed burden will be left?	Yes, no long-term burden is expected.
What measures were taken to ensure that the costs of remedying pollution, environmental degradation and consequent adverse health effects and of preventing, controlling or minimising further pollution, environmental damage or adverse health effects will be borne by those responsible for harming the environment?	During construction phase an EMPr will be applicable, environmental training will be provided and an ECO appointed. A yearly audit is recommended to ensure compliance with Environmental Authorisation if granted.
Considering the need to secure ecological integrity and a healthy bio-physical environment, describe how the alternatives identified (in terms of all the different elements of the development and all the different impacts being proposed), resulted in the selection of the best practicable environmental option in terms of socio-economic considerations?	<p>Providing an opportunity for tourist to book accommodation in an environmentally friendly conservation area that would otherwise just have been for private use.</p> <p>Employment opportunities will be created for skilled and unskilled labour. Several communities reside in the area who will be able to benefit from employment opportunities during construction phase and operational phase.</p>
Describe the positive and negative cumulative socio-economic impacts bearing in mind the size, scale, scope and nature of the project in relation to its location and other planned developments in the area?	A focusing feature of the project will be the provision of training opportunities for students and individuals researching within the application areas environments being natural forests. Additional tourists and visitors in the area will also support the existing tourism facilities and activities such as farm stalls, wine farms, eco-tourism initiatives, etc.

	<p>“Downstream” economic opportunities as a result of this proposed new development include:</p> <ul style="list-style-type: none">➤ Built Environment professionals;➤ Continuous alien clearing on the protected areas;➤ Maintenance of infrastructure;➤ Management Services; and➤ Tour guide services, etc <p>The long-term investment of tourists to the area. From car hire, fuel stations, restaurants, food stores, souvenirs and adventure excursions. There is a need to create these additional, new jobs in George / Wilderness for the tourism industry</p>
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