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PRE – APPLICATION BASIC ASSESSMENT REPORT

For

PROPOSED DEVELOPMENT OF ASSISTED CAMPING FACILITIES FOR THE LOVEMORE FAMILY - PORTION 104 OF FARM 216, UITZICHT, KNYSNA, WESTERN CAPE.

PREPARED FOR:	**Lovemore Children's Secondary Trust**
PREPARED BY:	Eco Route Environmental Practitioners Joclyn Marshall (EAPASA 2022/5006) Justin Brittion (Can. EAPASA 2023/6648)
DOCUMENT REFERENCE:	2025.09.09 - Pre - Application Basic Assessment Report (version 1)
DFFE REFERENCE:	TBC
DATE:	**2025/05/29**
SUBMITTED TO:	**Department of Forestry, Fisheries, and the Environment (DFFE) – Competent Authority** **I&AP's**

"On 08 December 2014 the Minister of Environmental Affairs promulgated regulations in terms of Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA), viz, the NEMA Environmental Impact Assessment (EIA) Regulations 2014, (GN R982, R983, R984 and R985 of 04 December 2014) as amended. The NEMA EIA Regulations, 2014 and listing notices, were subsequently amended on 07 April 2017 (refer to GN R324, R325, R327 of 07 April 2017) and is being referred to as NEMA EIA Regulations, 2014, as amended. The same referencing would apply to the listing notice containing the listed activities that would require Environmental Authorisation.

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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: 

This section provides a brief overview of specific assumptions and limitations having an impact on this environmental application process:

- It is assumed that the information on which this report is based (specialist studies and project information, as well as existing information) is correct, factual and truthful.
- The proposed development is in line with the statutory planning vision for the area (namely the local Spatial Development Plan), and thus it is assumed that issues such as the cumulative impact of development in terms of character of the area and its resources, have been taken into account during the strategic planning for the area.
- It is assumed that all the relevant mitigation and management measures and agreements specified in this report will be implemented in order to ensure minimal negative impacts and maximum environmental benefits.
- It is assumed that Stakeholders and Interested and Affected Parties notified of the availability of draft reports during the PPP have submitted all relevant comments within the designated 30-days review and comment period, for inclusion in the Final BAR.

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Appendix D1	Terrestrial Biodiversity / Plant Species specialist assessment
Appendix D2	Faunal Species specialist assessment
Appendix D3	Aquatic Biodiversity specialist assessment
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Appendix E	2025.09.08 – Pre-Application Site sensitivity verification report 104-216.
Appendix F	2025.09.11 - Pre application EMPr - Lovemore - Ptn 104 of Farm 216
Appendix G1	Screening tool - 09 - 104-216 (Lovemore)-Rob Lovemore-2024-08-21 11-44 signed
Appendix G2	Screening Tool - 09 - 104-216 (Lovemore)-Rob Lovemore-2024-08-21 09-51 signed
Appendix H	JJ Marshall CV 2024
Appendix H1	CV Justin Brittion April 2025

SCOPE OF ASSESSMENT AND CONTENT OF BASIC ASSESSMENT REPORT

Appendix 1 of Regulation 982 of the 2014 EIA Regulations describes the contents required to complete a basic assessment report. The below table indicates how Appendix 1 requirements were incorporated into the basic assessment report:

Scope of assessment and content of basic assessment reports	Index
(1) A basic assessment report must contain the information that is necessary for the competent authority to consider and come to a decision on the application, and must include -	
(a) Details of – (i) The EAP who prepared the report; and (ii) The expertise of the EAP, including curriculum vitae.	**Annexure A**.
(b) The location of the activity, including – (i) The 21 digit surveyor General Code of each cadastral land parcel. (ii) Where available the physical address and farm name. (iii) Where the required information items (i) and (ii) is not available, the co-ordinates of the boundary of the property.	(i) **Section B** (ii) **Section B** (iii) **Section B**
(c) a plan which locates the proposed activity or activities applied for as well as the associated structures and infrastructure at an appropriate scale, or, if it is (i) A linear Activity, a description and coordinates of the corridor in which the proposed activity or activities is to be undertaken; or (ii) On land where the property has not been defined, the coordinates within which the activity is to be undertaken.	**Section B** (i) N/A (ii) N/A
(d) a description of the scope of the proposed activity, including – (i) All listed and specified activities triggered and being applied for; and (ii) A description of the activities to be undertaken including associated structures and infrastructure	**Section C** (i) **Section C** (ii) **Section C**
(e) A description of the policy and legislative context within which the development is proposed, including – (i) An identification of all legislation, policies, plans, guidelines, spatial tools, municipal development planning frameworks and instruments that are applicable to this activity and have been considered in preparation of the report; and (ii) How the proposed activity complies with and responds to the legislation and policy	**Section D** (i) **Section D** (ii) **Section D**

context, plans, guidelines, tools frameworks and instruments.	
(f) A motivation for the need and desirability for the proposed development, including the need and desirability of the activity in the context of the preferred location.	**Section E**
(g) A motivation for the preferred site, activity and technology alternative	**Section F**
(h) A full description of the process followed to reach the proposed preferred alternative within the site including:	
(i) Details of all alternatives considered.	**Section F**
(ii) Details of the public participation process undertaken in terms of regulation 41 of the regulations, including copies and supporting documents and inputs.	**Section G** to be completed in Draft and Final BAR.
(iii) A Summary of the issues raised by interested and affected parties, and an indication of the manner in which the issues were incorporated, or the reasons for not including them.	**Section G** to be completed in Draft and Final BAR.
(iv) The environmental attributes associated with the alternatives focusing on the geographical, physical, biological, social, economic, heritage and cultural aspects.	**Section H**
(v) The impacts and risks identified for each alternative, including the nature, significance, consequence, extent, duration and probability of the impacts, including the degree to which these impacts – (aa) can be reversed (bb) may cause irreplaceable loss of resources; and (cc) can be avoided, managed or mitigated.	**Section H**
(vi) The methodology used in determining and ranking the nature, significance, consequences, extent, duration and probability of potential environmental impacts and risks associated with the alternatives.	**Section H**
(vii) Positive and negative impacts that the proposed activity and alternatives will have on the environment and on the community that may be affected focusing on the geographical, physical, biological, social, economic, heritage and cultural aspects.	**Section H**
(viii) The possible mitigation measures that could be applied and level residual risk	**Section H** to be included in Draft and Final BAR.
(ix) The outcome of the site selection matrix	**Section H** to be included in Draft and Final BAR.

(x) If no alternatives, including alternative locations for the activity were investigated, the motivation for not considering such; and (xi) A concluding statement indicating the preferred alternatives, including the preferred location of the activity.	**Section I** to be included in Draft and Final BAR.
(i) A full description of the process undertaken to identify, assess and rank the impacts the activity will impose on the preferred location through the life of the activity, including - A description of all environmental issues and risks that were identified during the basic assessment process; and An assessment of the significance of each issue and risk and an indication of the extent to which the issue and risk could be avoided or addressed by the adoption of mitigation measures	**Section H (7)**
(j) An assessment of each identified potentially significant impact and risk, including - Cumulative impacts; The nature, significance and consequences of the impact and risk; The extent and duration of the impact and risk; The probability of the impact and risk occurring; The degree to which the impact and risk can be reversed; The degree to which the impact and risk may cause irreplaceable loss of resources; and The degree to which the impact and risk can be mitigated	**Section H (7)**
(k) Where applicable, a summary of the findings and impact management measures identified in any specialist report complying with Appendix 6 to these Regulations and an indication as to how these findings and recommendations have been included in the final assessment report.	**Section H (7)**
(l) An environmental impact statement which contains: • A summary of the key findings of the environmental impact assessment; • A map at an appropriate scale which superimposes the proposed activity and its associated structures and infrastructure on the environmental sensitivities of the preferred site indicating any areas that should be avoided, including buffers; and • A summary of the positive and negative impacts and risks of the proposed activity and identified alternatives	**Section H and I, Appendix B** **Appendix D** **Section F and H**
(m) Based on the assessment, and where applicable, impact management measures from specialist reports, the recording of proposed impact management objectives, and the impact management outcomes for the development for inclusion in the EMPr.	To be completed in Draft and Final BAR
(n) Any aspects which were conditional to the findings of the assessment either by the EAP or	To be completed in Draft and Final BAR

specialist which are to be included as conditions of authorisation.	
(o) A description of assumptions, uncertainties and gaps in knowledge which relate to the assessment and mitigation measures proposed	**Section B**
(p) A reasoned opinion as to whether the proposed activity should or should not be authorised, and if the opinion is that it should be authorised, any conditions that should be made in respect of that authorisation.	To be completed in Draft and Final BAR
(q) Where the proposed activity does not include operational aspects, the period for which the environmental authorisation is required, the date on which the activity will be concluded and the post construction monitoring requirements finalised.	To be completed in Draft and Final BAR
(r) An undertaking under oath or affirmation by the EAP in relation to: The correctness of the information provided in the reports; The inclusion of comments and inputs from stakeholders and I&APs; The inclusion of inputs and recommendations from the specialist reports where relevant; and Any information provided by the EAP to interested and affected parties and any responses by the EAP to comments or inputs made by interested and affected parties	To be included on submission of Draft BAR
(s) Where applicable, details of any financial provisions for the rehabilitation, closure and ongoing post decommissioning management of negative environmental impacts	This environmental assessment does not include application for decommissioning and closure of activities.
(t) Any specific information that may be required by the competent authority.	To be completed in Draft and Final BAR
(u) Any other matters required in terms of section 24(4)(a) and (b) of the Act.	Refer to report below in entirety.

SECTION A – ADMINISTRATIVE DETAILS

Applicant details:

Title	Mr
Name of the Applicant	Rob
Surname of the Applicant	Lovemore
Name of contact person for applicant (name and surname) (if other)	-
Company/ Trading name (if any)	Lovemore Children Secondary Trust
Company Registration Number	-
Physical address	Benmore Farm, Heatherbank Road, Theescombe
Postal address	-
Postal code	6065
Telephone	-
Cell phone	0824584475
E-mail	rob@lovemore.co.za

Landowner details:

Name of the Landowner	Lovemore Children Secondary Trust
Surname of the Landowner	-
Postal address	-
Postal code	-
Telephone	-
Cell phone	-
E-mail	-

Provincial Authority details:

Provincial Environmental Authority:	Western Cape Department of Environmental Affairs and Development Planning
Name of contact person in Environmental Section (name and surname)	Danie Swanepoel
Postal address	4th Floor, York Park Building, 93 York Street,
Postal code	6529
Telephone	0448142002
Cell phone	-
E-mail	Danie.Swanepoel@westerncape.gov.za

Local Municipal details:

Municipality	Knysna Municipality
Name of contact person in Environmental Section (name and surname)	Pam Booth
Postal address	P O Box 21. Knysna
Postal code	6570
Telephone	+27 (0)44 302 6300
Cell phone	060 9986967
E-mail:	pbooth@knysna.gov.za

Environmental Assessment Practitioner details:

Company of Environmental Assessment Practitioner (EAP)	Eco Route
EAP name and surname	Joclyn Marshall (registered EAP - 2022/5006) assisted by Justin Brittion (candidate EAP – 2023/6648)
EAP Qualifications and Professional affiliations	Joclyn Marshall – MSc Environmental Science - EAPASA Justin Brittion – BSc Honors Environmental Science with Environmental Geology – Can. EAPASA
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SECTION B – DESCRIPTIVE DETAILS

1. LOCATION DESCRIPTION

Portion 104 of Farm 216, Knysna (hereafter referred to as "the property") the Knysna Estuary on the northern boundary, and Featherbed Private Nature reserve on the western boundary. The property extends **9.96 Ha**(as per the title dead).

SG Region:	KNYSNA
Farm Nr:	104/216
Area (Ha):	9.96
SG Code:	C0390000000021600104

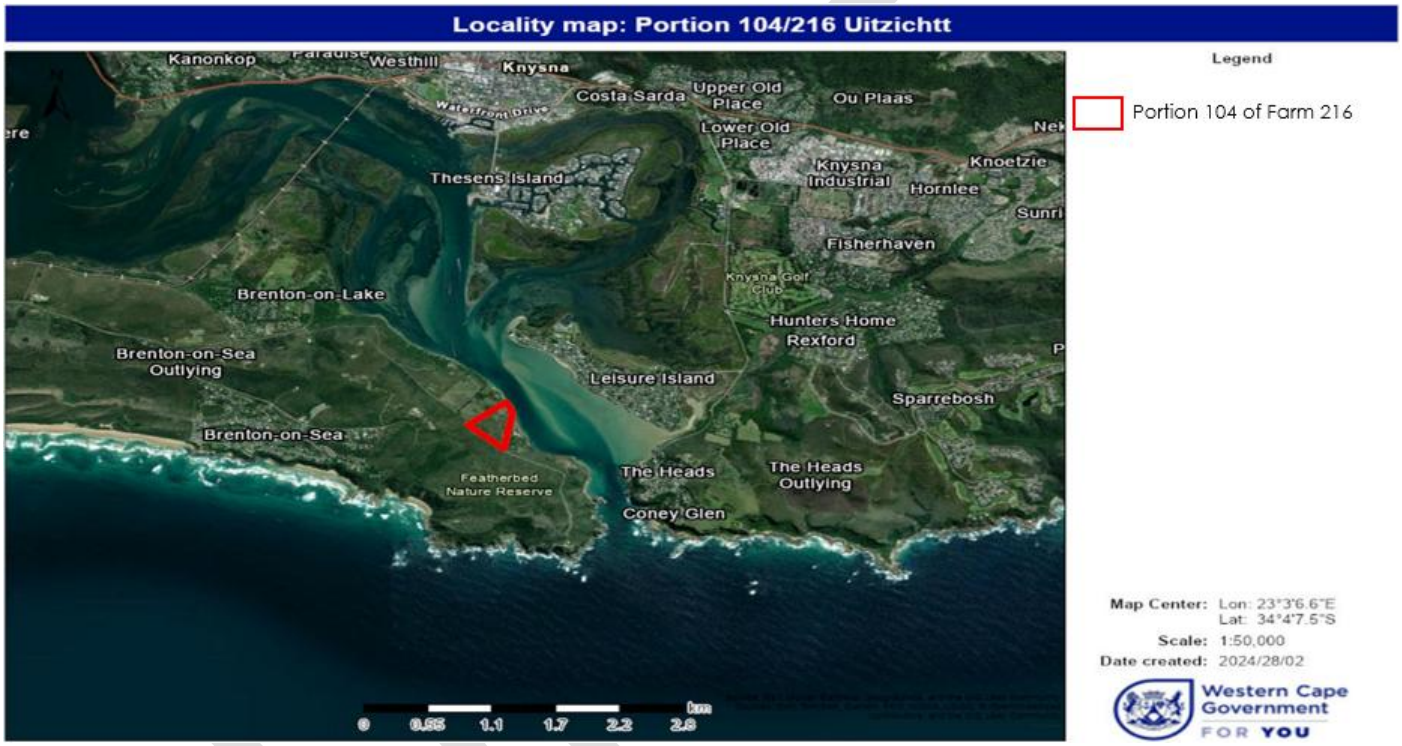


Figure 1: Locality Map of Portion 104 of Farm 216

Access to the site will be via Dolley Raats Street (a tarred road) that transitions into a gravel road, Dominee J.F. du Toit Avenue, which eventually becomes C.J. Langenhoven, leading towards the property. The following coordinates indicate the boundaries of the property (Google Earth, 2024).

FEATURE	LATITUDE (S)			LONGITUDE (E)		
	DEG	MIN	SEC	DEG	MIN	SEC
Northern Boundary	34°	04'	11.13"	23°	02'	54.85"
Eastern Boundary	34°	04'	16.84"	23°	02'	58.28"
Southern Boundary	34°	04'	26.60"	23°	02'	55.97
Western Boundary	34°	04'	17.99	23°	02'	44.04

2. PROPERTY BACKGROUND INFORMATION

Based on Google Earth imagery from 2016, the property featured an existing dirt road with two structures near its northern boundary. These structures have been recently identified on the site plan as a "building" and a "garage" (TMBA, 2023). There has also historically been a disturbed patch of grass on the property at the end of the existing dirt road. During the 2017 Knysna veld fires the property vegetation was heavily affected. During regrowth the grass patch has been retained in the same originally disturbed area.

Figure 2: Brief overview of the property between 2016 and 2024 (Google Earth Pro)

SECTION C – RECEIVING ENVRIONMENTAL CONCIDERATIONS

This section presents the available environmental data alongside specialist confirmations to assess the current state of the receiving environment. It considers historical classifications and identifications, integrating ground-truthing information to provide context for the present conditions. This approach is necessary because desktop data may not always align with the actual findings on-site.

1. VEGETATION

According to the National Vegetation Map of South Africa (SANBI, 2018) (Figure 3) the expected vegetation type on the property would be Knysna Sand Fynbos (Critically Endangered).

Figure 3: SANBI Original Ecosystem Status including Knysna Sand Fynbos

Some important features of this vegetation type are included in Table 2.

Table 2: Important Information Regarding Knysna Sand Fynbos (SANBI, 2018)

FFh 10 Knysna Sand Fynbos	VT 4 Knysna Forest (85%) (Acocks 1953). LR 2 Afromontane Forest (72%), LR 4 Dune Thicket (24%) (Low & Rebelo 1996). BHU 100 Knysna Afromontane Forest (72%) (Cowling et al. 1999b, Cowling & Heijnis 2001).
Distribution	Western Cape Province: Garden Route coastal flats from Wilderness, generally to the north of the system of lakes, several patches around the Knysna Lagoon, with more isolated patches eastwards to the Robberg peninsula near Plettenberg Bay. Altitude 40–300 m.
Vegetation & Landscape Features	Undulating hills and moderately undulating plains covered with a dense, moderately tall, microphyllous shrubland, dominated by species more typical of sandstone fynbos.
Geology & Soils	Deep, acid Tertiary sand inland of coastal dunes forming regic sands and soils of Lamotte form. Land types mainly Hb and Ga.
Climate	MAP 670–1 090 mm (mean: 850 mm), with a slight peak in autumn and spring. Mean daily maximum and minimum temperatures 27.3°C and 7.3°C for February and July, respectively. Frost incidence 2 or 3 days per year. See also climate diagram for FFd 10 Knysna Sand Fynbos (Figure 4.57).
Important Taxa	Small Tree: Widdringtonia nodiflora. Tall Shrubs: Cliffortia linearifolia, Leucadendron eucalyptifolium, Metalasia densa, Passerina corymbosa. Low Shrubs: Anthospermum aethiopicum, Berzelia intermedia, Cliffortia drepanoides, Clutia rubricaulis, Erica diaphana, E. glandulosa subsp. fourcadei, E. glumiflora, E. sessiliflora, Helichrysum asperum var. asperum, Lachnaea diosmoides, Leucadendron salignum,

	Leucospermum cuneiforme, Lobelia coronopifolia, Morella quercifolia, Muraltia squarrosa, Oedera imbricata, Protea cynaroides, Stoebe plumosa, Tephrosia capensis. Herbs: Geranium incanum, Helichrysum felinum. Graminoids: Aristida junciformis subsp. galpinii, Brachiaria serrata, Cynodon dactylon, Eragrostis capensis, Ficinia bulbosa, Heteropogon contortus, Ischyrolepis eleocharis, Tetraria cuspidata, Thamnochortus cinereus, Themeda triandra, Tristachya leucothrix.
Conservation	Endangered. Target 23%. Patches are statutorily conserved in the proposed Garden Route National Park (about 3%) as well as 2% in several private nature reserves. Almost 70% already transformed (pine and gum plantations, cultivation, Knysna urban sprawl, building of roads). Alien Acacia melanoxylon, A. mearnsii and A. longifolia occur locally at low densities. Erosion very low and moderate.
Remarks	This is a very poorly researched vegetation unit.

* Reference - Taylor (1970b), Drews (1980a).

The vegetation within the study area was mapped at a fine scale in the C.A.P.E. Fine-scale Mapping Project by Vlok, Euston-Brown, & Wolf (2008). According to this mapping, two distinct vegetation units are identified within the study area: Groenvlei Coastal Forest (Endangered) and Sedgefield Thicket-Fynbos (Least Threatened).

Taking this into consideration, together with ground truthing information (e.g. disturbance caused by alien invasive plant species and the 2017 Knysna veld fires), the proposed vegetation on the property consist of a fynbos thicket mosaic of varying degrees of degradation. This vegetation is closer in structure to Sedgefield Thicket-Fynbos and Goukamma Dune Thicket found on the property directly adjacent to the eastern side (Featherbed Nature Reserve) (Capensis, 2024).

The habitat map (Figure 4) distinguishes between dune thicket and thicket-fynbos vegetation, and their corresponding condition. The habitats mapped at the site include (1) Degraded Dune Thicket, (2) Degraded Thicket-Fynbos, and (3) Transformed vegetation.

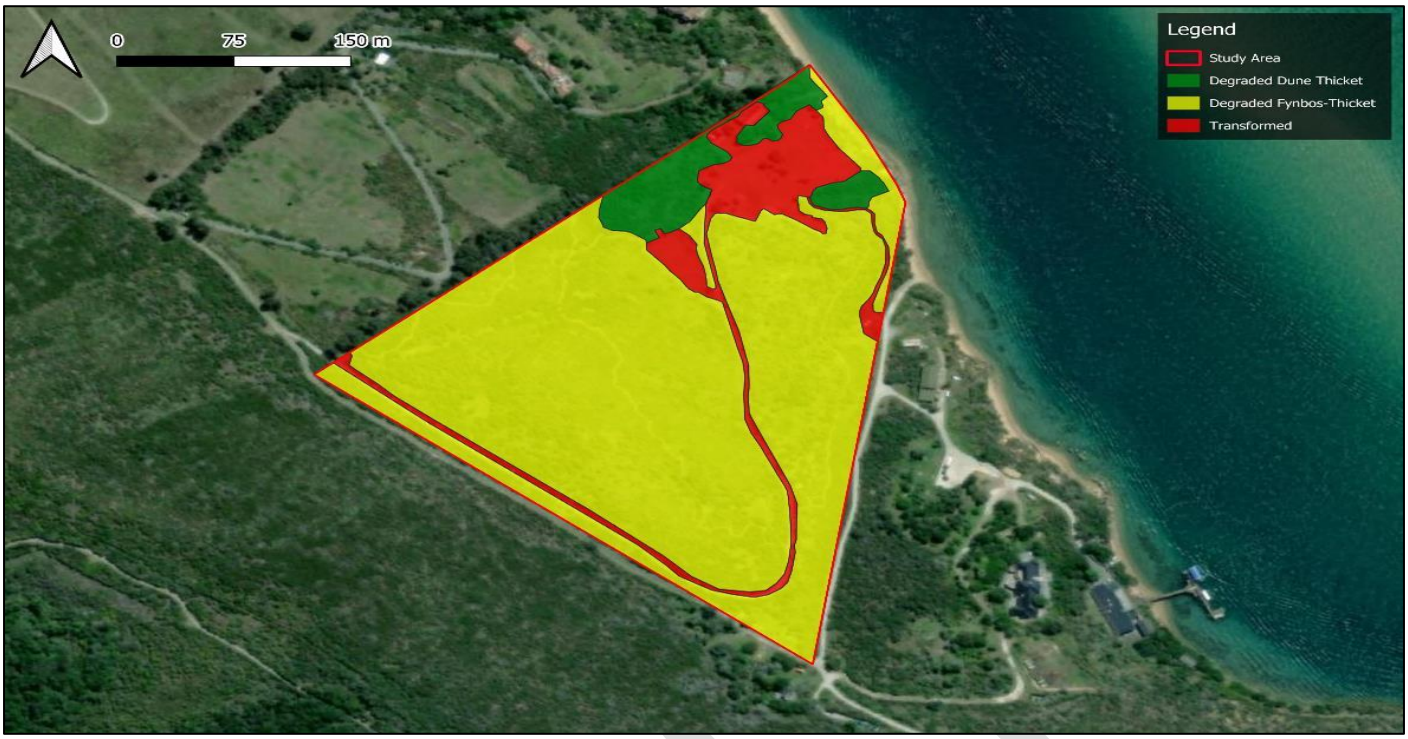


Figure 4: The habitats identified at the study area, superimposed on an ESRI TM satellite image (Capensis, 2024)

1.1. Degraded Dune Thicket

Several portions of the study area can be classified as degraded dune thicket. This habitat is found primarily on the north-western boundary of the site, with smaller areas to the north-east. The vegetation consists primarily of moderately sized thicket shrubs and small trees (2 -2.5m). The dominant species, much like the rest of the site is Osteospermum moniliferum however this vegetation type is distinguished from the thicket-fynbos vegetation by its increased diversity of thicket species and its denser structure (Capensis, 2024).

1.2. Degraded Fynbos Thicket

The majority of the site is covered in thicket-fynbos vegetation. The composition and structure of the habitat conforms more closely to the Sedgefield Fynbos-Thicket habitat described by Vlok, Euston-Brown, & Wolf (2008) than to Knysna Sand Fynbos (VEGMAP, 2018). The vegetation is dominated by Osteospermum monileferum, with other sclerophyllous shrub species forming a dense mid-canopy layer. These include Passerina corymbosa and Metalasia muricata. Thicket species such as Pterocelastrus tricuspidatus and Searsia lucida are fairly common and are likely to increase in density should fire continue to be excluded from the site. Two species of conservation concern were found in this habitat. These include Lebeckia gracilis (EN), and Selago villicaulis (VU). Within the dense fynbos-thicket vegetation there are open gaps, supporting low growing vegetation such as Helichrysum cymosum, Helichrysum foetidum, Helichrysum petiolare, Selago corymbosa, and Ficinia acuminata (Capensis, 2024).

1.3. Transformed Habitat

Transformed habitat contains very little indigenous or naturally occurring vegetation and describes areas of the study area that have been converted to open grassy areas or replaced by roads and other hard infrastructure (buildings, concrete pads etc.). The vegetation is dominated by grasses such as Cynodon dactylon, Stenotaphrum secundatum, and Pennisetum clandestinum, interspersed with common ruderal species (Capensis, 2024).

1.4. Sensitivities related to the identified habitats

In the case of the study area, a **Medium sensitivity** applies to the Degraded Fynbos-thicket habitat for the following reasons (Capensis, 2024):

1. The site classified as a CBA 1 and CBA 2 in the WCBSP. The CBA 1 area would be more accurately classified as CBA 2 due to the poor condition of the vegetation.
2. Two SCC were found in this habitat (*Lebeckia gracillis* & *Selago villicaulis*).
3. The ecological functioning of this habitat is moderately modified. The historic medium to high density of IAPs and high intensity fires have depleted the species richness of the vegetation.
4. This habitat occurs on moderate to steep slopes which would be prone to erosion if developed.
5. The restoration potential of this area is moderate with appropriate active management inputs.

A **Low sensitivity** applies to the Degraded Dune Thicket habitat for the following reasons (Capensis, 2024):

1. The vegetation type present is Least Concern, however the vegetation that remains in this habitat is only marginally representative of the original ecosystem in its current condition. However, it does contain "indigenous vegetation" by definition.
2. The site classified as CBA 1 and CBA 2 in the WCBSP. The CBA 1 area would be more accurately classified as CBA 2 due to the poor condition of the vegetation.
3. Two protected tree species were found in this habitat (White Milkwood *Sideroxylon inerme* and Outeniqua yellowwood *Afrocarpus falcatus*). The white milkwood is likely naturally occurring whereas the Outeniqua yellowwood appears to have been planted.
4. The ecological functioning of this habitat is modified in its current state due to the long history of high-density IAPs and significant fire events.

5. The restoration potential of this habitat is low to moderate without active management inputs, but restoration is possible, and recommended for the areas which are not developed.

A **Very Low sensitivity** applies to the Transformed habitat for the following reasons (Capensis, 2024):

1. The indigenous vegetation has been almost completely removed from this habitat, with the dominant vegetation consisting of lawn grasses.
2. One individual of one SCC (*Selago villicaulis*)was found in this habitat however this species is fairly abundant elsewhere on the property.

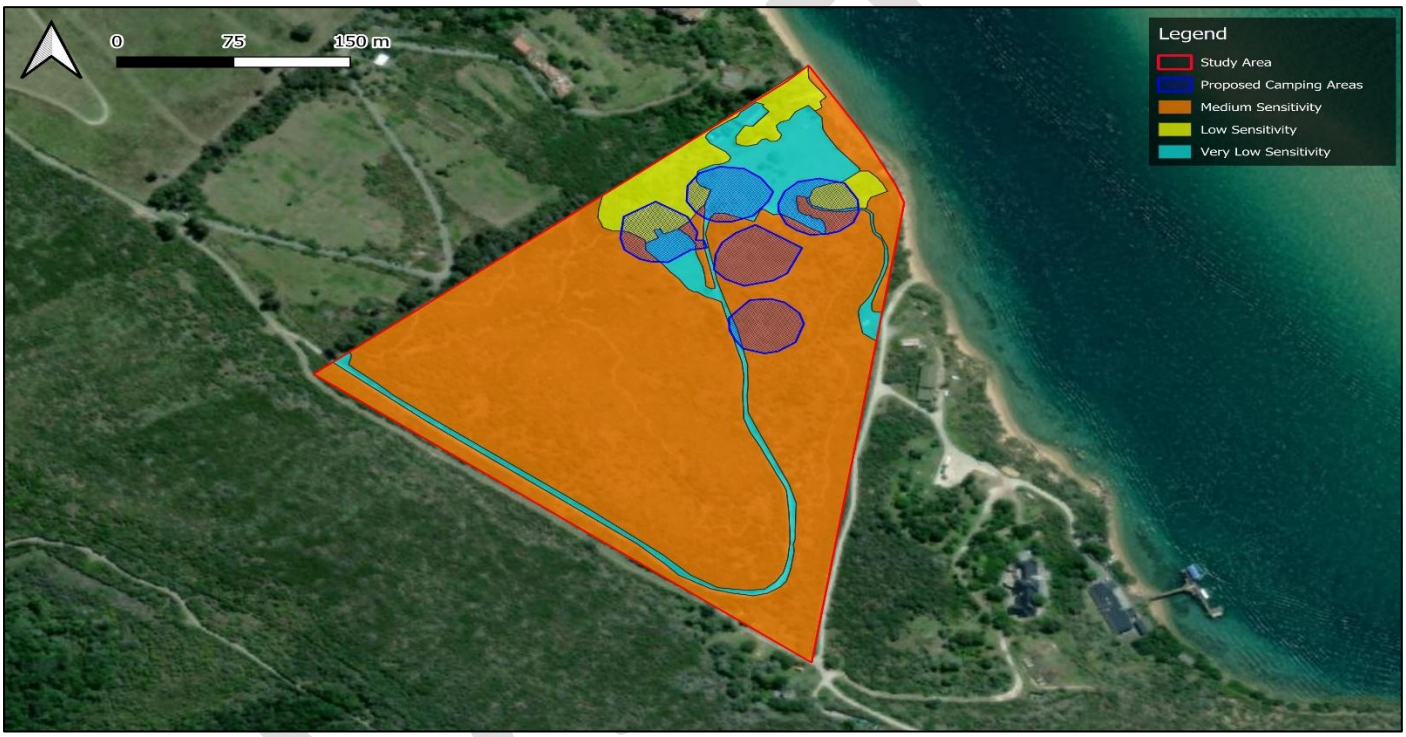


Figure 5: The sensitivities for habitats described in the study area overlaid on an ESRI ™ image.

Although a Species of Conservation Concern has been identified on the property, the architect (Tracey Mills Brink, 2025) designed the layout of the preferred alternative to avoid impacting the species. It will be recommended, as part of the mitigation measures and the Environmental Management Programme, that the location of this species be clearly demarcated and remain undisturbed throughout all phases of the development

2. SENSITIVE AREAS (CBA, ESA, and PA)

The Western Cape Biodiversity Spatial Plan (WCBSP, 2017) designated the property as situated within a Critical Biodiversity Area (CBA:1 – To maintain and CBA:2 – To restore), including terrestrial and aquatic features. An Ecological Support Area (ESA:2 – To restore) is also included on the property.

CBA1: Terrestrial – 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.

CBA1: Aquatic – Wetland

The definition and objective remain the same.

ESA 2: Restore from other land use

Definition: Areas that are not essential for meeting biodiversity targets, but that play an important role in supporting the functioning of PAs or CBAs and are often vital for delivering ecosystem services.

Objective: Restore and/or manage to minimize impact on ecological processes and ecological infrastructure functioning, especially soil and water-related services, and to allow for faunal movement.

By the 2017 Western Cape Biodiversity Spatial Plan the eastern boundary of the site abuts the Featherbed Nature Reserve whereas the north-eastern boundary borders on the Garden Route National Park, both of which as designated protected areas (Figure 6).

Figure 6: Western Cape Biodiversity Spatial Plan (WCBSP 2017) Sensitive areas

However, the new 2023 Western Cape Biodiversity Spatial Plan designated the entire property as a protected area (Figure 7).

Figure 7: Western Cape Biodiversity Spatial Plan (WCBSP 2023) Sensitive areas

Definition: Areas proclaimed as protected areas in terms of national or provincial legislation.
Objective: Must be kept in a natural state, with a management plan focused on maintaining or improving the state of biodiversity. A benchmark for biodiversity.

It should be noted that that property is not proclaimed as a protected area, but as of the introduction of the 2023 WCBSP, the entire property will be dealt with according to the general guidelines for protected areas.

Table 3: Extract from Western Cape Biodiversity Spatial Plan (2023) regarding protected areas

WCBSP category	Desires management objective	General guidelines
Protected Areas	Must be kept in a natural state, with a management plan focused on maintaining or improving the state of biodiversity. A benchmark for biodiversity.	• All operational aspects of managing these areas must be subject to their main purpose, which is to protect and maintain biodiversity and ecological integrity and should be governed by a formally approved management plan including land-use activities that support the primary function of these areas as sites for biodiversity conservation. • The management plan must identify allowable activities, which

		should be consistent at least with the CBA 1 category; the location of these allowable activities should be captured in a zonation plan in the management plan. • Activities relating to the construction of roads, administrative or tourism infrastructure and services (such as water reticulation systems, power lines, etc.) that are required to support the primary function of the protected area and its allowable activities, are subject to NEMA authorisation and the protected area management plan. • In the case of Protected Environments, a variety of agricultural land-uses may be allowed, such as livestock grazing, plantation forestry and limited cultivation. The location of these land-use activities must be informed by the WC BSP Map and should be specified in the zonation plan in the management plan for the Protected Environment. All areas of natural habitat that are zoned for conservation use, should be subject to implementation of the land-use guidelines for protected areas, CBAs, and ESAs. • Mountain Catchment Areas are also included in this category, however unlike the other types of protected area, there is no requirement for a management plan which would guide allowable land-uses and activities. Therefore, the land-use guideline should be aligned with that of Protected Areas, with the primary intention to ensure the steady supply of good quality water to downstream areas.

3. FRESHWATER SENSITIVITIES

Although the 2017 Western Cape Biodiversity Spatial Plan identifies Critical Biodiversity Areas (CBAs) associated with wetlands on the property, Cape Farm Mapper does not indicate the presence of any

wetlands or rivers (perennial or non-perennial) on the site (Figure 8). Furthermore, the aquatic specialist study conducted by Confluent (2024) confirmed that no freshwater features are present on the property.

Figure 8: Map of Freshwater Resources in proximity to Ptn 104 of farm 216

4. FAUNA

Faunal Specialist (Confluent, 2024) were consulted to provide feedback on the faunal sensitivities relevant to the proposed development property. The GPS tracking gives indication to the extent of a site visit done on 31 May 2024.

Figure 9: Habitats found on Portion104/216 Uitzigt Farm and GPS tracks of the site visits (Confluent, 2024)

4.1. Avifauna

No SCC was encountered during the site visit. Three bird counts were conducted across the property, in addition to opportunistic sightings noted throughout the meander and searching for nests/roosting sites in suspected habitat. A total of 16 bird species were identified during the site visit.

Table 4: Avifauna species observed during the site visit (Confluent, 2024)

Common name	Species Name
Speckled Mousebird	*Colius striatus*
Hadada Ibis	*Bostrychia hagedash*
Kelp Gull	*Larus dominicanus*
Pied Crow	*Corvus albus*
Cape White-eye	*Zosterops virens*
Fork-tailed Drongo	*Dicrurus adsimilis*
Bar-throated Apalis	*Apalis thoracica*
Egyptian Goose	*Alopochen aegyptiaca*
African Fish Eagle	*Icthyophaga vocifer*
Cape Bulbul	*Pycnonotus capensis*
Jackal Buzzard	*Buteo rufofuscus*
Southern Boubou	*Laniarius ferrugineus*
Sombre Greenbul	*Andropadus importunus*
Greater Double-collared Sunbird	*Cinnyris afer*
Karoo Prinia	*Prinia maculosa*
Green-backed Camaroptera	*Camaroptera brachyura*

4.2. Mammals

There was evidence of sub-surface tunnelling by golden moles found on site especially in the lawn area. A bushbuck was seen on the site and more individuals are suspected based on tracks and droppings found. Caracal scat was also found at the site. There was substantial evidence of mole rat activity, particularly on the lawn area. Rodent paths were also observed.

Table 5: Mammal species observed during the site visit (Confluent, 2024)

Common name	Species Name
Cape White-eye	Zosterops virens
Grey Heron	Ardea cinerea
Jackal Buzzard	Buteo rufofuscus
Karoo Prinia	Prinia maculosa
Kelp Gull	Larus dominicanus
Malachite Sunbird	Nectarinia famosa
Neddicky	Cisticola fulvicapilla
Olive Thrush	Turdus olivaceus
Red-eyed Dove	Streptopelia semitorquata
Sombre Greenbul	Andropadus importunus
Southern Boubou	Laniarius ferrugineus
Southern Fiscal	Lanius collaris

Western Cattle Egret	Bubulcus ibis

4.3. Terrestrial Invertebrates

No SCC were found during the site inspections. Cocktail ants (Crematogaster sp.) were found in nests. Spider webs (Araneae) were found on site as were zebra agate snails (Cochlitoma zebra). Pitfall traps did not attract the dung beetle SCC (Circellium bacchus) but many blowflies (Calliphoridae) were attracted to the bait. A pea blue butterfly (Lampides boeticus) as well as an unidentified white lepidopteran (suspected Pieridae) were found during a sweep of the site. Butterfly host plants and ant species were not found at the site.

4.4. Amphibians

No amphibians were found, which is not surprising given the lack of any waterbodies/watercourses present on site. Consequently, there was no suitable habitat for the SCC Knysna Leaf-folding Frog (Afrixalus knysnae).

4.5. Reptiles

No reptile SCC were highlighted for this site by the DFFE Screening Tool or any of the public platforms. As such, no targeted sampling took place for this group. However, a puffadder was found on the property during the meander.

5. COASTAL ENVIRONMENT

The property slopes down to the northeast towards the Knysna Estuary (coastal environment) which is bordered by a very steep sandy cliff. The sandy cliff shows signs of erosion that is most likely associated with surface water that flows over a large, mowed lawn area immediately adjacent to the cliff. The lawn is located at the base of a relatively steep slope and acts a poor buffer to overland surface water flows which has most likely contributed to the erosion of the cliff face. The soil on the property is very sandy and no hydro-geomorphological landscape features (depressions, confined valleys, channels etc.) indicating the presence of a watercourse (i.e. stream, river or wetland) were observed within the proposed development footprint.

Table 6: Images that show the current state of the coastal environment (Confluent, 2024)

The mitigation measures proposed by the aquatic specialist will be fully considered and incorporated into both the Basic Assessment Report and the Environmental Management Programme (EMPr). Furthermore, it is confirmed that no development activities will be introduced that could negatively affect the coastal environment.

6. HERITAGE

A Notice of Intent to Develop (NID) under Section 38(1) and (8) of the NHR Act will be submitted to Heritage Western Cape. Heritage Western Cape will determine whether the proposed development might have an impact on heritage resources. Comment will be included in this section of the final Basic Assessment Report.

SECTION D – ENVRIONMENTAL SCREENINING TOOL INPUT

A Department of Forestry, Fisheries, and the Environment (DFFE) national web-based screening tool was generated (21 August 2024) to review the environmental sensitivities for *Transformation of land / Indigenous vegetation*. It was generated once more (21 August 2024) to review the environmental sensitivities for *Infrastructure / Localised infrastructure / Infrastructure in the Sea-Estuary-Littoral Active Zone-Development Setback_100M Inland or coastal public property.*

The screening reports both list a variety of specialist studies to be undertaken based on the data informants of the tool at the study area.

The application classifications selected for the screening report was –

- *Transformation of land | Indigenous vegetation.*
- *Infrastructure / Localised infrastructure / Infrastructure in the Sea-Estuary-Littoral Active Zone-Development Setback_100M Inland or coastal public property*

1. ENVIRONMENTAL MANAGEMENT FRAMEWORKS RELEVANT TO THE APPLICATION

The Garden Route Environmental Management Framework is applicable to the proposed development. (https://screening.environment.gov.za/ScreeningDownloads/EMF/gardenroute_finalreport.pdf)

The Basic Assessment process should consider impacts on biodiversity, water resources, soil stability, air quality, and noise. It must also address socio-economic factors, such as effects on the local community and cultural significance, while ensuring compliance with the National Environmental Management Act (Act 107 of 1998) and local zoning laws. Mitigation measures should include an Environmental Management Plan and continuous monitoring. Public participation is essential to involve and address concerns from stakeholders and the community.

2. RELEVANT DEVELOPMENT INCENTIVES, RESTRICTIONS, EXCLUSIONS OR PROHIBITIONS

The Screening Tool indicated that the proposed site is within both a South African Conservation Area (SACAD) and a South African Protected Area (SAPAD). Conservation Areas have recently become regulated through national and provincial legislation. Read in conjunction with NEMA (Act 107 of 1998), these areas have been considered in the Basic Assessment. The proposed development further takes into consideration governance of protected areas and the proposed development, the coastal area of the property is within the Garden Route National Park, which is declared a Protected Area under Section 9 of the National Environmental Management Protected Areas Act (Act 57 of 2003).

In Section 50(5) it further states that –

- No **development**, construction or farming may be permitted in a national park, nature reserve or world heritage site without the prior written approval of the management authority.

In which case South African National Parks (SANParks) is the management authority. Although no development is proposed within the boundaries of the Garden Route National Park, SANParks will be consulted.

3. PROPOSED DEVELOPMENT AREA ENVIRONMENTAL SENSITIVITY

The Screening Tool Report identifies the following summary of environmental sensitivities on the property, highlighting only the areas of highest sensitivity. These sensitivities, as reflected in the Screening Tool output, are indicative and have been verified on site. While this section presents the mapped sensitivities as generated by the Screening Tool, the verified sensitivities are detailed in the accompanying Site Sensitivity Verification Report (SSVR).

Table 7: Environmental Sensitivities according to the DFFE screening tool report

Theme	Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
Agriculture		X		
Animal Species		X		
Aquatic Biodiversity	X			
Archaeological & Cultural Heritage				X
Civil Aviation			X	
Defence				X
Palaeontology			X	
Plant Species		X		
Terrestrial Biodiversity	X			

4. IDENTIFIED SPECIALIST INPUT REQUIRED

Based on both the selected classifications (*Transformation of land | Indigenous vegetation*) as well as (*Infrastructure / Localised infrastructure / Infrastructure in the Sea-Estuary-Littoral Active Zone-Development Setback_100M Inland or coastal public property*). Including considerations of the environmental sensitivities of the proposed development footprint. The following specialist assessments have been identified for inclusion in the Basic Assessment Report.

Table 8: Combined identified specialist assessments for (Transformation of land | Indigenous vegetation) as well as (Infrastructure / Localised infrastructure / Infrastructure in the Sea-Estuary-Littoral Active Zone-Development Setback_100M Inland or coastal public property).

No:	Specialist Assessment	Assessment Protocol
1	Landscape/Visual Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf
2	Archaeological and Cultural Heritage Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf

3	Palaeontology Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf
4	Terrestrial Biodiversity Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Terrestrial_Biodiversity_Assessment_Protocols.pdf
5	Aquatic Biodiversity Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Aquatic_Biodiversity_Assessment_Protocols.pdf
6	Marine Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf
7	Avian Impact Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Avifauna_Assessment_Protocols.pdf
8	Geotechnical Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf
9	Socio-Economic Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf
10	Plant Species Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Plant_Species_Assessment_Protocols.pdf
11	Animal Species Assessment	https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Animal_Species_Assessment_Protocols.pdf

It must be taken into consideration that the current use of the land and the environmental sensitivity of the site, as identified by the national web-based environmental screening tool, was first reviewed and verified (or disputed) in the SSVR. During this verification, the reasons for not including certain specialist assessments were explained. This verification may change under additional imput provided during the pre-application public participation.

SECTION E – PROJECT SCOPE

1. PROPOSED DEVELOPMENT (PREFERED ALTERNATIVE – ALTERNATIVE A)

Following feedback from the terrestrial biodiversity specialist regarding the identified Species of Conservation Concern (SCC), the original site plan was revised. The node with the highest potential impact (EUA 4) was recommended to be shifted (towards the yellow section). However, due to topography and the family's requests, it was then confirmed that the remaining mitigation measures would suffice in keeping the layout in its preferred location (study area). The SDP was adjusted to take the SCC into account. As a result, a modified layout was proposed (Figure 10). Preferred

Figure 10: Preferred Layout (Alternative A): The green nodes represent the camping areas that were not recommended for any changes. The yellow section indicates the proposed relocation area for EUA 4. Finally, the red overlay illustrates, in abstract form, the adjustment made to accommodate the identified Species of Conservation Concern (SCC), as advised by Capensis (2025).

1.1. Development Components

Since the initial alternative, which followed a more traditional camping style, the preferred alternative has evolved towards an assisted camping model. The layout still includes five (5) nodes, each consisting of five (5) platforms. The primary distinction between Alternative A (the preferred alternative) and Alternative B is that Alternative A includes two (2) platforms per node designated for indoor sleeping arrangements. One (1) platform will serve as a communal space, featuring a functional kitchen and relaxation area, while the remaining two (2) platforms will accommodate traditional tent-style camping (Figure 11). This concept will be implemented for all five (5) nodes.

Figure 11: Visual representation of the assisted camping setup (TMB Architects, 2025)

1.2. Service considerations

- Access

  It has been confirmed that the proposed development will utilise the existing dirt road solely for access during construction. The road itself will not form part of the construction activities and will not be altered, upgraded, or expanded in any way. During the rehabilitation phase, the road will be retained and, if necessary, returned to its current condition. No construction work will be undertaken on the road.

- Water / Sewage / Electrical

  Each node will make use of harvested rainwater, collected from roofs and gutters, for general use. In addition, a borehole located on the property will supplement the water supply during periods when the Lovemore family is in residence. During times of absence, the aquifer will be allowed to recharge to maintain sustainable capacity.

  One ablution facility will be provided per node, shared among family members. Wastewater from these facilities will be managed through the installation of a bio-septic treatment plant, ensuring environmentally responsible disposal.

  The proposed development is not expected to place any significant additional strain on the property's existing electricity supply. It has therefore been confirmed that the development will connect to the current electrical system servicing the property.

1.3. External Considerations

In general, the three (3) platforms designated for sleeping facilities and the communal area will be single-storey structures. They will be constructed using lightweight materials and elevated on stilts to adapt to the natural slope of the terrain, thereby minimising the need for excavation. The remaining two (2) platforms in each node will be used for traditional camping purposes and will similarly be constructed on stilts using lightweight materials.

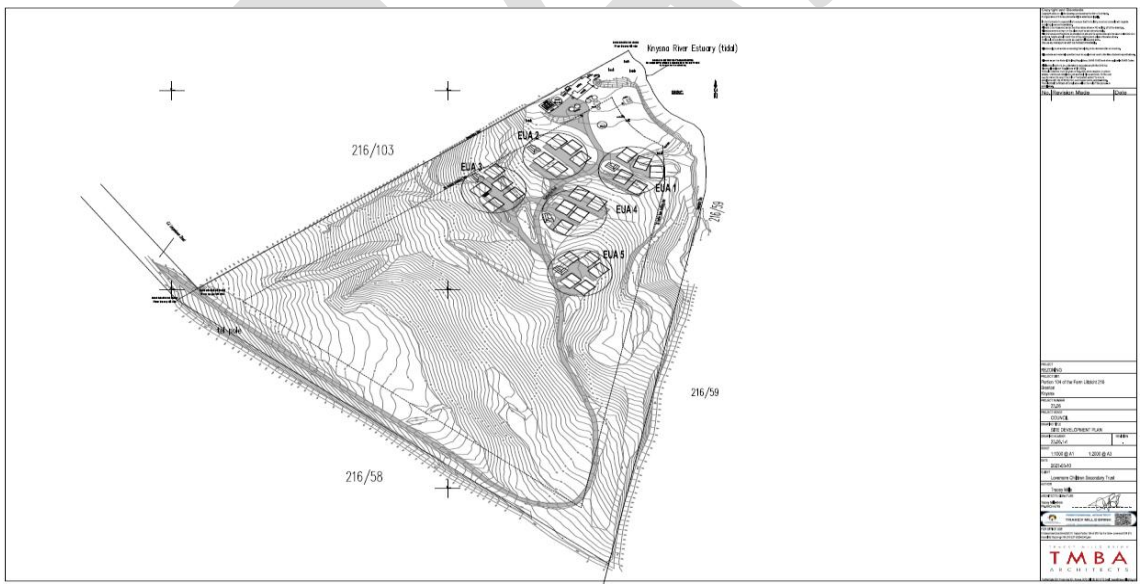
Species of Conservation Concern will be taken into account during the construction phase, and it will be further recommended in the Environmental Management Programme (EMPr) that these species remain clearly demarcated and undisturbed throughout the operational phase.

All external structures will be designed and positioned in accordance with the mitigation measures proposed by the visual specialist. Compliance with these measures will be monitored by the appointed Environmental Control Officer (ECO) throughout the construction phase.

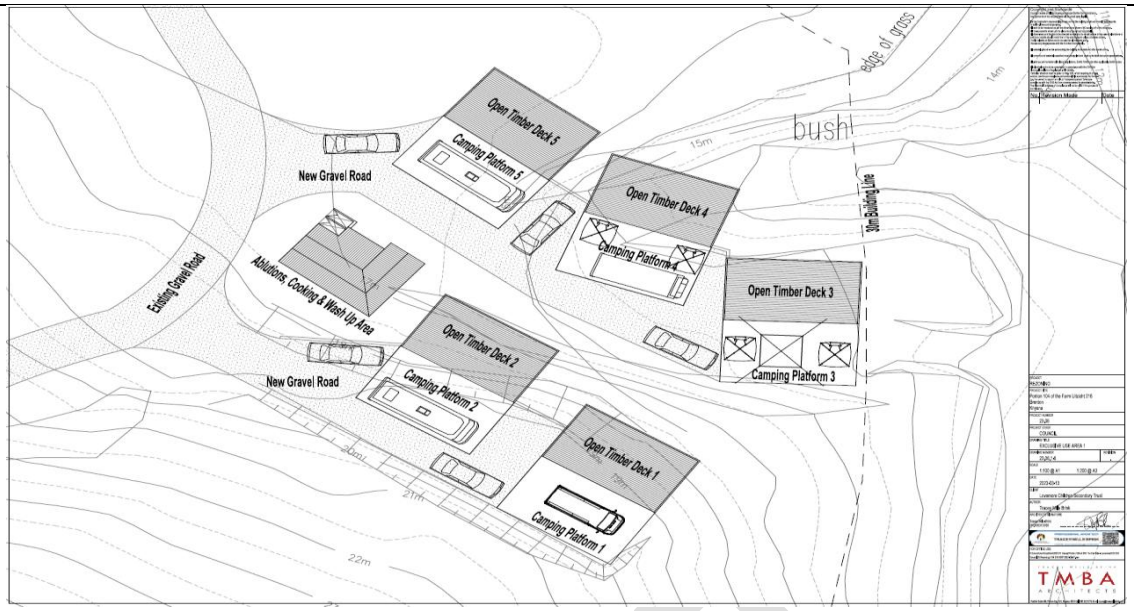
2. DETAILS OF DEVELOPMENT ALTERNATIVE(S)

The first alternative was based on a more traditional camping style and formed the basis for the original concept, which included five (5) camping sites—each comprising five (5) platforms. These platforms would typically have consisted of a concrete base, a wooden deck, and access to shared ablution and cooking facilities.

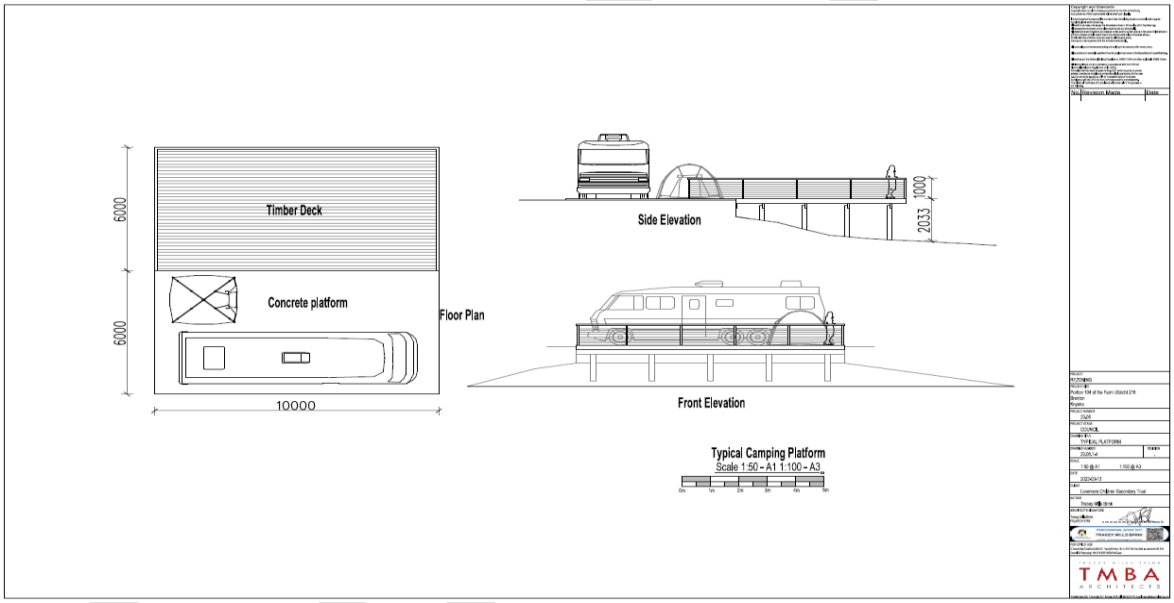
Table 9: Details of the first site development plan (TMB Architects, 2023) (now referred to as alternative B)



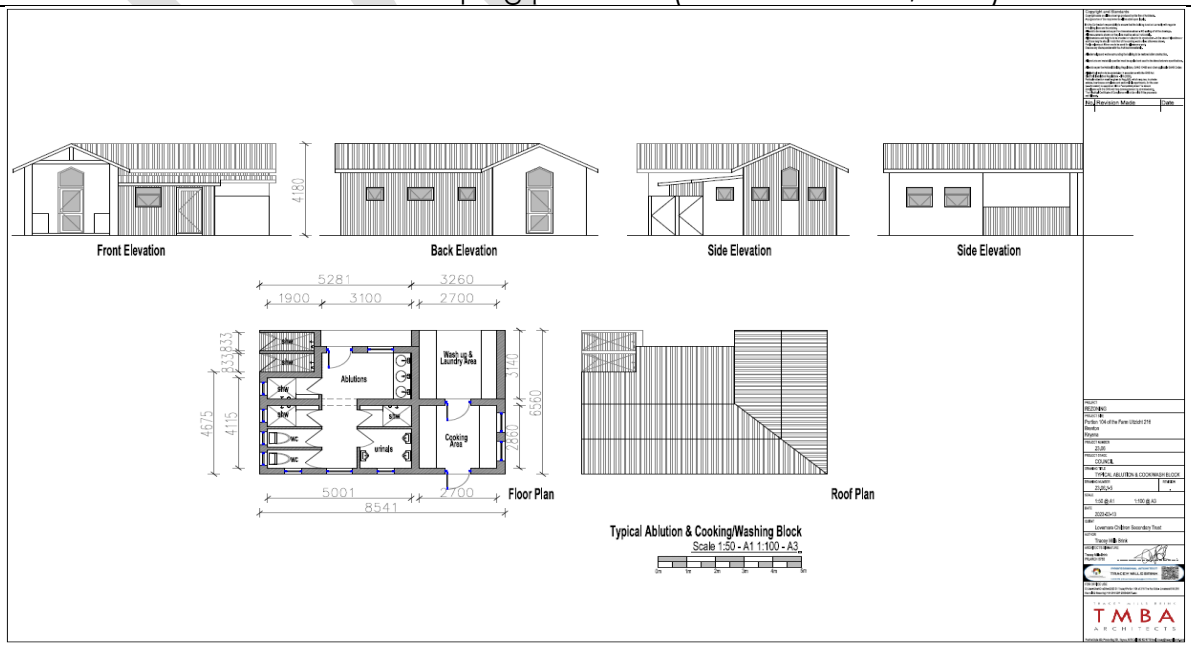
General Layout – Alternative B (TMBA architects, 2023)



Closeup of layout at Area 1 (TMBA architects, 2023)



Dimensions of camping platforms (TMBA architects, 2023)



Layout of Ablution / Cooking / Washing block (TMBA, 2023)

Alternative B was one of the initial layout options considered prior to receiving input from specialists. This version followed a more traditional camping layout and formed the basis of the original Site Development Plan (SDP). Following the identification of a Species of Conservation Concern (SCC) by the terrestrial biodiversity specialist, a discussion was initiated to relocate one of the nodes (EUA 4) to avoid impacting the sensitive area. However, due to the steep slopes on the property, no alternative location was found that would both avoid the SCC and support the communal layout preferred by the Lovemore family. The terrestrial biodiversity specialists (Capensis, 2024) advised that it would be acceptable to retain the node in its original location, provided that all recommended mitigation measures were strictly implemented. Based on this guidance, the preferred alternative (Alternative A) was subsequently developed.

3. MOTIVATION FOR PREFERED ALTERNATIVE

Alternative A was developed in response to ecological constraints identified during the specialist assessment phase, particularly the presence of a Species of Conservation Concern (SCC). The initial layout (Alternative B) followed a more traditional camping model but posed a potential impact to sensitive ecological features, specifically at node EUA 4. As part of the iterative design process, the layout was revised to minimise ecological disturbance by repositioning EUA 4 to a less sensitive area, while still preserving the project's functional objectives. Following further consultation, the terrestrial biodiversity specialists (Capensis, 2024) confirmed that, with strict implementation of all recommended mitigation measures, EUA 4 could be retained in its original location without compromising the conservation goals. This allowed for a hybrid layout that integrates conservation priorities with site usability and operational efficiency. Consequently, Alternative A is considered the environmentally and operationally preferred option, as it aligns with specialist guidance, avoids unnecessary habitat disturbance, and supports a sustainable, low-impact model, that will meet the requirements of the Lovemore family.

4. NEED AND DESIREABILITY

Based on the Integrated Environmental Management Guideline from the Department of Environmental Affairs (DEA), the proposed development on Portion 104 of Farm 216 in Knysna would need to align with the principles of sustainability and consider the need and desirability as outlined in the Guidelines.

Key points to consider:

Principle	Development Response
Ecological Sustainability	The site development planning has taken into consideration all specialist findings and recommendations.
Justifiable Economic and Social Development	Development of assisted camping facilities for the Lovemore family in Knysna will bolster the local economy through job creation in construction and related sectors, thereby stimulating economic activity. Increased property values and generated tax revenue from the development will contribute to the municipality, supporting further community investment and growth.

Furthermore, the proposed development must adhere to the strategic context set by various policies and plans, such as the National Development Plan 2030 (NDP) and comply with statutory requirements. The development should serve the public interest, align with the local Integrated Development Plans (IDP), Spatial Development Frameworks (SDF), and Environmental Management Frameworks (EMF), and reflect the broader community's needs and interests.

Based on these key considerations, several assessment points will be addressed as part of this Basic Assessment Report (Table 10).

Table 10: Assessment of need and desirability

1.	Explain how the proposed development is in line with the existing land use rights of the property?
The existing land use rights are agriculture with consent use for camping facilities. The new proposal is to expand the camping facilities in line with the growth of the family, so that each sibling and their family can have their own dedicated camping facility.	
2.	Explain how potential conflict with respect to existing approvals for the proposed site.
There is no conflict of interest.	
3.	Explain how the proposed development will be in line with the following?
3.1.	The Provincial Spatial Development Framework (Western Cape Provincial Spatial Development Framework; WCPSDF).
See motivation from TMB Architects (2023) (Annexure X)	
3.2.	The Integrated Development Plan of the local municipality.
See motivation from TMB Architects (2023) (Annexure X)	
3.3.	The Spatial Development Framework of the local municipality.
See motivation from TMB Architects (2023) (Annexure X)	
3.4.	The Environmental Management Framework applicable to the area.
The most recent Environmental Management Framework (EMF) for the Garden Route outlines overarching principles binding all state organs, including local authorities and officials. These principles emphasize the avoidance or minimization and remediation of ecosystem disturbances and biodiversity loss. Specifically, ecosystems like coastal shores, estuaries, and wetlands, which are sensitive or under stress, require careful management and planning consideration. Additionally, the sustainable use of renewable resources must not exceed thresholds that jeopardize ecosystem integrity. In the context of the proposed development, adherence to these principles mandates comprehensive environmental assessments. These assessments, conducted by specialists, analyse environmental sensitivities such as botanical and aquatic aspects, crucial for informing Environmental Authorisation decisions. This process ensures that potential impacts are identified and mitigated through strategies like no-go areas, buffer zones, and ongoing management measures, safeguarding sensitive environments throughout the project's lifecycle. All these identifications and mitigations are highlighted in this report, thus falling in line with the Garden Route Environmental Management Framework.	

SECTION F – APPLICABLE LISTED ACTIVITIES

In accordance with the National Environmental Management Act (Act 107 of 1998) (NEMA) and its amendments any proposal that triggers listed activities under Listing Notices 1 and 3 (R 327 & R 324) requires an Environmental Impact Assessment (EIA) process to secure Environmental Authorisation (EA) from the Department of Forestry, Fisheries, and the Environment (DFFE), prior to commencement.

Table 11: Relevant listed activities that require environmental authorisation

Listing Notice 1: GN No. R.327 of 2014 (as amended 2017)		
Activity	**Description**	**Development applicability**
17	Development— (i) in the sea; (ii) in an estuary; (iii) within the littoral active zone; (iv) in front of a development setback; or (v) if no development setback exists, within a **distance of 100 metres inland** of the high-water mark of the sea **or an estuary**, whichever is the greater; in respect of— (a) fixed or floating jetties and slipways; (b) tidal pools; (c) embankments; (d) rock revetments or stabilising structures including stabilising walls; or (e) **infrastructure or structures with a development footprint of 50 square metres or more** — but excluding— (aa) the development of infrastructure and structures within existing ports or harbours that will not increase the development footprint of the port or harbour; (bb) where such development is related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies;	The proposed development will exceed the minimum threshold for this listed activity and will therefore require environmental authorisation. **Applicable.**

	(cc) the development of temporary infrastructure or structures where such structures will be removed within 6 weeks of the commencement of development and where coral or indigenous vegetation will not be cleared; or (dd) where such development occurs within an urban area.	
19A	The infilling or depositing of any material of more than 5 cubic metres into, or the **dredging, excavation, removal or moving of** soil, sand, shells, shell grit, pebbles or rock of more than **5 cubic metres** from— (i) the seashore; (ii) the littoral active zone, an estuary or a distance of **100 metres inland** of the high-water mark of the sea or an **estuary**, whichever distance is the greater; or (iii) the sea; — but excluding where such infilling, depositing , dredging, excavation, removal or moving— (a) will occur behind a development setback; (b) is for maintenance purposes undertaken in accordance with a maintenance management plan; (c) falls within the ambit of activity 21 in this Notice, in which case that activity applies; (d) occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or i. where such development is related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies.	Excavation quantities are to exceed the minimum threshold. **Applicable.**
Listing Notice 3: GN No. R.324 of 2014 (as amended 2017)		
Activity	**Description**	**Development Applicability**

12	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. Western Cape: 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; ii. Within critical biodiversity areas identified in bioregional plans; iii. Within the littoral active zone or **100 metres inland from** high water mark of the sea or an **estuarine functional zone**, whichever distance is the greater, excluding where such removal will occur behind the development setback line on erven in urban areas; iv. On land, where, at the time of the coming into effect of this Notice or thereafter such land was zoned open space, conservation or had an equivalent zoning; or v. On land designated for protection or conservation purposes in an Environmental Management Framework adopted in the prescribed manner, or a Spatial Development Framework adopted by the MEC or Minister.	It is anticipated that more than 300m^2 Knysna Sand Fynbos (CR) will be cleared within 100 meters of the Knysna Estuary. **Applicable.**

* This list is not exhaustive within the pre-application Basic Assessment Report (BAR). It should be noted that additional listed activities may be identified by organs of state, stakeholders, or the competent authorities during the public participation processes.

SECTION G – ADDITIONAL POLICIES AND LEGISLATIVE CONTEXT

The applicant is required to comply with all the required legislation and policies for the proposed development. The following table below indicates the legislation, and guidelines of all spheres of government that are applicable to the application as contemplated in the EIA regulations

LEGISLATION	ADMINISTERING AUTHORITY	TYPE Permit license authorization comment relevant consideration	DEVELOPMENT APPLICABILITY
NATIONAL ENVIRONMENTAL MANAGEMENT ACT (ACT 107 OF 1998) AND THE 2014 EIA REGULATIONS AS AMENDED IN 2017	Department of Environmental Affairs, Republic of South Africa. All State and Provincial Departments as well as Local Authorities that have been identified as relevant Competent Authorities.	~~PERMIT / LICENSE/~~ **AUTHORIZATION** / ~~COMMENT/ RELEVANT CONSIDERATION~~	As per the identified listed activities in NEMA EIA Regulations 2014 as amended April 2017 (GN R324, R325, R326, R327). An application will be submitted to DFFE for Environmental Authorisation.
NATIONAL ENVIRONMENTAL MANAGEMENT: BIODIVERSITY ACT (ACT NO 10 OF 2004)	Department of Environmental Affairs, Republic of South Africa. All State and Provincial Departments as well as Local Authorities that have been identified as relevant Competent Authorities.	~~PERMIT / LICENSE/ AUTHORIZATION~~ / **COMMENT**/ ~~RELEVANT CONSIDERATION~~	SANParks and CapeNature will be consulted. The applicant is reminded of his duty to comply with the NEM:BA Act and remove alien vegetation regardless of Environmental Authorisation being granted.
NATIONAL ENVIRONMENTAL MANAGEMENT: INTEGRATED COASTAL MANAGEMENT ACT (ACT NO 24 OF 2008)	Department of Environmental Affairs, Republic of South Africa. All State and Provincial Departments as well as Local Authorities that have been identified as relevant Competent Authorities.	~~PERMIT / LICENSE/ AUTHORIZATION /~~ **COMMENT**/ ~~RELEVANT CONSIDERATION~~	The ICM Act is a specific environmental management act under the umbrella of NEMA.
NATIONAL ENVIRONMENTAL MANAGEMENT: WASTE ACT (ACT 59 OF 2008)	Department of Environmental Affairs, Republic of South Africa. All State and Provincial Departments as well as Local Authorities that have been identified as relevant Competent Authorities.	~~PERMIT / LICENSE/ AUTHORIZATION / COMMENT/~~ **RELEVANT CONSIDERATION**	The Waste Hierarchy will be adhered too during the construction and operational phase.

NATIONAL FORESTS ACT (ACT 84 OF 1998)	Department of Environmental Affairs, Republic of South Africa. All State and Provincial Departments as well as Local Authorities that have been identified as relevant Competent Authorities.	~~PERMIT / LICENSE/ AUTHORIZATION /~~ **COMMENT/ RELEVANT CONSIDERATION**	No protected trees will be cut, destroyed or damaged.
NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)	Department of Environmental Affairs, Republic of South Africa. All State and Provincial Departments as well as Local Authorities that have been identified as relevant Competent Authorities.	~~PERMIT / LICENSE/ AUTHORIZATION /~~ **COMMENT/ RELEVANT CONSIDERATION**	A Notice of Intent to Develop will be sent to Heritage Western Cape to confirm heritage resources are present on site.
NATIONAL HEALTH ACT (ACT 61 OF 2003)	Department of Environmental Affairs, Republic of South Africa. All State and Provincial Departments as well as Local Authorities that have been identified as relevant Competent Authorities. *Dept. of Health Jurisdiction*	~~PERMIT / LICENSE/ AUTHORIZATION / COMMENT/~~ **RELEVANT CONSIDERATION**	In terms of this Act, a Health and Safety Officer and protocol must be implemented during the construction phase, this is addressed in the EMPr.
NATIONAL ENVIRONMENTAL MANAGEMENT: PROTECTED AREAS ACT (ACT NO 57 OF 2003)	Department of Environmental Affairs, Republic of South Africa.	~~PERMIT / LICENSE/ AUTHORIZATION /~~ **COMMENT**~~/ RELEVANT CONSIDERATION~~	Under the Regulations for the Proper Administration of the Knysna Protected Environment, SANParks will be consulted.

SECTION H – IMPACT ASSESSMENT

According to the DFFE Screening Tool report, potential impacts on the receiving environment were identified (Table 7), along with the necessary specialist input required (Table 8) for assessment. Site sensitivity verification can be found in **APPENDIX E,** based on the specialist input. It should be noted that the primary difference between the impact assessment of Alternative A and Alternative B, is that Alternative A has a slightly less impact on the identified SCC than Alternative B.

1. METHODOLOGY FOR ASSESSMENT OF IMPACTS

To assess the impact of the development on the receiving environment, the environmental considerations of the area were identified. This was followed by a detailed review of the project scope, an evaluation of its need and desirability within the Knysna region. The implications of the National Environmental Management Act (Act 107 of 1998) were accounted for, which necessitated environmental authorization based on the triggered listed activities.

Together with the with specialist input presented in APPENDIX D, the impact will be assessed with the mentioned considerations in mind, and according to the following criteria –

Each potential environmental impact and risk identified was assessed according to specific criteria. These included the nature, extent, duration, consequence, probability and frequency of identified impacts, including the degree to which these impacts can be reversed, may cause irreplaceable loss of resources, and can be avoided, managed or mitigated. The criteria are 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.

Mitigation Measures

Ways in which an impact can be avoided, minimised, or managed to reduce its environmental significance.

Extent of the impact - the scale of the impact	
Rating	**Definition of Rating**
Very Limited	Extending only as far as the development site area
Limited	Limited to the site and its immediate surroundings
Local	Extending across the site and to nearby settlements
Regional	The region, which may be defined in various ways, e.g. cadastral, catchment, topographic.
National	National scale or across international borders

Duration of the impact - the lifespan or length of time the impact will last

Rating	**Definition of Rating**
Brief	Impact will not last longer than 1 year
Short term	Impact will last between 1 and 2 years
Medium Term	Impact will last between 2 and 15 years
Long Term	Impact will last more than 15 years
Permanent	Impact may be permanent, or in excess of 20 years
Very High	Natural and/ or social functions and/ or processes are severely altered

Intensity - the severity of the impact	
Rating	**Definition of Rating**
Negligible	Natural and/ or social functions and/ or processes are negligibly altered
Low	Natural and/or social functions and/or processes are slightly altered
Medium	Natural and/or social functions and/or processes are notably altered
High	Natural and/ or social functions and/ or processes are significantly altered
Very High	Natural and/ or social functions and/ or processes are severely altered

Probability of occurrence - the probability of the impact occurring	
Rating	**Definition of Rating**
Improbable	Conceivable, but only in extreme circumstances, and/or might occur for this project although this has rarely been known to result elsewhere
Possible	Has occurred here or elsewhere and could therefore occur
Probable	It is most likely that the impact will occur
Definite	There are sound scientific reasons to expect that the impact will occur

Reversibility - the ability of the impacted environment to return to its pre-impacted state	
Rating	**Definition of Rating**
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 - the degree to which resources will be irreplaceably lost	
Rating	**Definition of Rating**
Negligible	No loss of resources
Low	Marginal loss, the resource is not damaged irreparably or is not scarce
Medium	the resource is damaged irreparably but is represented

	elsewhere
High	Irreparable damage and is not represented elsewhere

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.	
Rating	**Definition of Rating**
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

Confidence - the level of confidence in the assessment rating	
Low	Judgement is based on intuition
Medium	Determination is based on common sense and general knowledge
High	Substantive supportive data exists to verify the assessment

Significance - Significance of impacts are determined through a synthesis of the assessment criteria		
Rating		**Definition of Rating**
	Very high negative (-)	The impact will have highly significant effects and are unlikely to be able to be mitigated adequately
	High negative (-)	The impact will have significant effects and will require significant mitigation measures to achieve an accepted level of impact
	Medium negative (-)	The impact will have moderate negative effects and will require moderate mitigation
	Low negative (-)	The impact will have minimal effects and would require little mitigation
	Negligible	The impact will have negligible effects and would require little or no mitigation
	Low positive (+)	The impact will have minor positive effects
	Medium positive (+)	The impact will have moderate positive effects
	High positive (+)	The impact will have significant positive effects
	Very High positive (+)	The impact will have highly significant positive effects.

2. (ALTERNATIVE A – PREFERRED) IMPACTS ASSOCIATED WITH THE CONSTRUCTION PHASE

Here follows impacts that may result from the construction phase for Alternative A (preferred). A brief description of potential impact, significance rating of impacts, proposed mitigation, and significance rating of impacts after mitigation will be provided.

Here follows impacts that may result from the construction phase for Alternative B. A brief description of potential impact, significance rating of impacts, proposed mitigation, and significance rating of impacts after mitigation will be provided.

Project Phase	**Construction**			
Impact	**Loss of terrestrial biodiversity**			
Description of impact	Loss of indigenous vegetation, sensitive vegetation, ecological processes, ecologically important species, ecological connectivity, and terrestrial biodiversity.			
Potential for mitigation	Low	Mitigation measures are unlikely to be effective or necessary, with minimal chance of significantly reducing the impact.		
Potential mitigation	• The vegetation in areas of thicket fynbos habitat that are not earmarked for development must be rehabilitated to a state that is at least partially representative of the original fynbos ecosystem and capable of supporting moderate to high levels of ecological functioning. • Rehabilitation must be implemented in a phased manner, guided by a formal rehabilitation plan and overseen by a qualified botanist or restoration ecologist. • The first step involves the removal and control of all invasive alien plant species (IAPs) on the property, with erosion control measures implemented where necessary. • Passive rehabilitation is recommended for areas where no earthworks have taken place. These areas should be allowed to recover for one winter season following IAP removal. • After this period, the site must be assessed by the restoration contractor to determine the appropriate level of active rehabilitation, which will be required in areas where topsoil has been disturbed or removed. • Follow-up clearing of all exotic and listed IAPs must occur every six months for the first three years, and annually thereafter, to prevent re-establishment and dominance within the fynbos vegetation. • Areas that will not be developed must be clearly marked before the commencement of any works to prevent unnecessary disturbance to adjacent vegetation. • Locations for storing building materials, vehicles, toilets, and other infrastructure must be clearly demarcated and restricted to within the building footprint, existing roads, or previously disturbed areas.			
Assessment	**Without mitigation**		**With mitigation**	
Nature	Negative		Negative	
Duration	Permanent	Impact may be permanent, or in excess of 20 years	Permanent	Impact may be permanent, or in excess of 20 years
Extent	Limited	Limited to the site and its immediate surroundings	Very limited	Limited to the site and its immediate surroundings
Intensity	Medium	Natural and/or social functions and/or processes are notably altered	Low	Natural and/or social functions and/or processes are slightly altered
Probability	Definite	Has occurred here or elsewhere and could therefore occur	Probable	It is most likely that the impact will occur

Confidence	High	Substantive supportive data exists to verify the assessment	High	Substantive supportive data exists to verify the assessment
Reversibility	Barely reversible	The affected environment will only recover from the impact with significant intervention	Medium	The affected environment will only recover from the impact with significant intervention
Resource irreplaceability	Low	The impact is unlikely to be reversed even with intense mitigation measures	Low	The impact is unlikely to be reversed even with intense mitigation measures
Significance	**Low – negative (-)**		**Low – negative (-)**	
Comment on significance	The significance of the impact is assessed to be low. Implementation of the recommended mitigation measures will promote environmental best practice and further support the viability of the proposed development.			
Cumulative impacts	The impact would result in very low cumulative effects.			

Project Phase	**Construction**			
Impact	**Loss of species of conservation concern**			
Description of impact	Loss of indigenous vegetation pertaining to species of conservation concern.			
Potential for mitigation	Medium	There is a moderate probability that mitigation measures can be effectively implemented to reduce or manage the identified impact.		
Potential mitigation	• In cases where camping areas are located near SCC or protected trees and cannot be relocated, site layout and infrastructure placement must be carefully designed to avoid direct disturbance to these individuals. • All construction activities in proximity to SCCs must incorporate strict mitigation measures, including physical demarcation of the SCC locations, the establishment of no-go buffer zones, and supervision by a suitably qualified Environmental Control Officer (ECO) during construction. • Micro-siting of platforms and pathways must be adapted on-site to ensure minimal impact, and no excavation, vegetation clearing, or material storage may occur within the buffer zones surrounding SCCs or protected trees.			
Assessment	**Without mitigation**		**With mitigation**	
Nature	Negative		Negative	
Duration	Permanent	Impact may be permanent, or in excess of 20 years	Short term	Impact will last between 1 and 2 years
Extent	Limited	Limited to the site and its immediate surroundings	Very limited	Limited to the site and its immediate surroundings
Intensity	Medium	Natural and/or social functions and/or processes are notably altered	Low	Natural and/or social functions and/or processes are slightly altered
Probability	Definite	Has occurred here or elsewhere and could therefore occur	Possible	Has occurred here or elsewhere and could therefore occur
Confidence	High	Substantive supportive data exists to verify the assessment	High	Substantive supportive data exists to verify the assessment
Reversibility	Partly reversible	the impact is reversible, but more intense mitigation measures are required	Completely reversible	the impact can be reversed with the implementation of minor mitigation measures.
Resource irreplaceability	Low	The impact is unlikely to be reversed even with intense mitigation measures	Low	The impact is unlikely to be reversed even with intense mitigation measures
Significance	**Low – negative (-)**		**Negligible – negative (-)**	

Comment on significance	The impact will have negligible effects and would require little or no mitigation
Cumulative impacts	Regardless of whether the proposed mitigation measures are implemented, the cumulative impact has been assessed as very low.

Project Phase	**Construction**			
Impact	**Disturbance / loss of faunal habitat**			
Description of impact	The proposed development will result in some loss of faunal habitat space.			
Potential for mitigation	Low	Mitigation measures are unlikely to be effective or necessary, with minimal chance of significantly reducing the impact.		
Potential mitigation	• Prior to construction, the disturbance footprint of the development should be clearly defined and demarcated to prevent unnecessary additional damage to the surrounding environment. • Where vegetation will be cleared to make way for construction, filled sandbags, silt socks or a silt fence must be used to reduce the intensity of water runoff and flow over the site and thereby reduce erosion potential. • Protection and reuse of topsoil can be critical for the success of rehabilitation of vegetation following construction processes as it contains valuable seedbank of indigenous plants that regenerate after the soil is replaced. Topsoil removed during construction should be treated with care for all the proposed developments on the property.			
Assessment	**Without mitigation**		**With mitigation**	
Nature	Negative		Negative	
Duration	Permanent	Impact may be permanent, or in excess of 20 years	Permanent	Impact may be permanent, or in excess of 20 years
Extent	Limited	Limited to the site and its immediate surroundings	Very limited	Limited to the site and its immediate surroundings
Intensity	High	Natural and/ or social functions and/ or processes are significantly altered	Negligible	Natural and/ or social functions and/ or processes are negligibly altered
Probability	Definite	Has occurred here or elsewhere and could therefore occur	Probable	It is most likely that the impact will occur
Confidence	High	Substantive supportive data exists to verify the assessment	High	Substantive supportive data exists to verify the assessment
Reversibility	Barely reversible	The affected environment will only recover from the impact with significant intervention	Partly reversible	the impact is reversible, but more intense mitigation measures are required
Resource irreplaceability	Low	The impact is unlikely to be reversed even with intense mitigation measures	Low	The impact is unlikely to be reversed even with intense mitigation measures
Significance	**Medium – negative (-)**		**Low – negative (-)**	
Comment on significance	The impact will have minimal effects and would require little mitigation			
Cumulative impacts	The impact would result in very low cumulative effects.			

Project Phase	**Construction**
Impact	**Loss of fauna**
Description of impact	Fauna may occur on site and be killed or seriously harmed during construction related activities.

Potential for mitigation	Low	Mitigation measures are unlikely to be effective or necessary, with minimal chance of significantly reducing the impact.		
Potential mitigation	• Construction should happen in phases, such that construction related activities are confined to one area at a time on the property and can be monitored for faunal impacts appropriately. • Before construction commences at the start of new phase, an ECO should do a walk-through of the demarcated area and access roads that will be used to look fauna with limited mobility.			
Assessment	**Without mitigation**		**With mitigation**	
Nature	Negative		Negative	
Duration	Short term	Impact will last between 1 and 2 years	Brief	Impact will not last longer than 1 year
Extent	Limited	Limited to the site and its immediate surroundings	Very limited	Limited to the site and its immediate surroundings
Intensity	High	Natural and/ or social functions and/ or processes are significantly altered	Negligible	Natural and/ or social functions and/ or processes are negligibly altered
Probability	Definite	Has occurred here or elsewhere and could therefore occur	Probable	It is most likely that the impact will occur
Confidence	High	Substantive supportive data exists to verify the assessment	High	Substantive supportive data exists to verify the assessment
Reversibility	Barely reversible	The affected environment will only recover from the impact with significant intervention	Partly reversible	the impact is reversible, but more intense mitigation measures are required
Resource irreplaceability	Low	The impact is unlikely to be reversed even with intense mitigation measures	Low	The impact is unlikely to be reversed even with intense mitigation measures
Significance	**Low – negative (-)**		**Negligible – negative (-)**	
Comment on significance	The impact will have minimal effects and would require little mitigation			
Cumulative impacts	The impact would result in very low cumulative effects.			

Project Phase	**Construction**	
Impact	**Sedimentation of estuarine habitat caused by removal of vegetation and erosion of soil.**	
Description of impact	As vegetation is cleared for construction, the highly erodible soils will be exposed to the elements, which will result in a short-term increase in the likelihood of erosion and runoff of sediments and other pollutants down the slope towards the estuary.	
Potential for mitigation	High	Mitigation exists and will considerably reduce the significance of impacts
Potential mitigation	• Do not clear vegetation outside the proposed development footprint. • Only use one access road for each camp unit. • Use the existing road as far as possible. • Install silt fences or sediment barriers around the perimeter of the construction site to trap sediment-laden runoff and prevent it from entering the estuary. • Implement phased construction to minimise the area of exposed soil at any given time and reduce the potential for erosion. • Apply mulch or erosion control mats on exposed slopes and disturbed areas to stabilise soils and reduce erosion rates. • A 36 m buffer from the Knysna Estuary must be maintained and demarcated as a no-go area. • The laydown areas must be constructed on flat surfaces with a minimum distance of 20 m from the buffer.	

	• All stockpiles must be covered at the end of the day. • Install temporary drainage controls such as swales or berms to manage runoff where necessary. • All materials used during construction must follow the best practice guidelines set out for each product. • Check weather reports ahead and prepare the site when rainfall is predicted. Discontinue any earthworks on the site during rainfall.			
Assessment	**Without mitigation**		**With mitigation**	
Nature	Negative		Low Negative	
Duration	Short term	Impact will last between 1 and 5 years	Brief	Impact will not last longer than 1 year
Extent	Very limited	Limited to specific isolated parts of the site	Very limited	Limited to specific isolated parts of the site
Intensity	High	Natural and/ or social functions and/ or processes are significantly altered	Negligible	Natural and/ or social functions and/ or processes are negligibly altered
Probability	Probable	It is most likely that the impact will occur	Improbable	Conceivable, but only in extreme circumstances, and/or might occur for this project although this has rarely been known to result elsewhere
Confidence	High	Substantive supportive data exists to verify the assessment	High	Substantive supportive data exists to verify the assessment
Reversibility	Medium	The affected environment will only recover from the impact with significant intervention	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	**Low – negative (-)**		**Negligible – negative (-)**	
Comment on significance	The impact will have negligible effects and would require little or no mitigation.			
Cumulative impacts	Without mitigation this impact could result in the loss of faunal species and cause potential erosion.			

Project Phase	**Construction**			
Impact	**Visual Impact**			
Description of impact	The proposed development might have an aesthetic impact on the surrounding			
Potential for mitigation	High	Mitigation exists and will considerably reduce the significance of impacts		
Potential mitigation	• Minimise vegetation clearance to only what is essential for construction and access. • Retain existing vegetation where possible to act as a natural screen, especially from key viewpoints (e.g. Leisure Island, Knysna Heads). • Define strict construction boundaries with visible demarcation to prevent accidental disturbance. • Use non-reflective, natural tones (earthy browns, greens) on all visible infrastructure (walls, roofs, decks) to blend with the landscape.			
Assessment	**Without mitigation**		**With mitigation**	
Nature	Negative		Low Negative	
Duration	Short term	Impact will last between 1 and 5 years	Short term	Impact will last between 1 and 5 years

Extent	Local	Extending across the site and to nearby settlements	Local	Extending across the site and to nearby settlements
Intensity	Medium	Natural and/or social functions and/or processes are notably altered	Medium	Natural and/or social functions and/or processes are notably altered
Probability	Probable	It is most likely that the impact will occur	Probable	It is most likely that the impact will occur
Confidence	High	Substantive supportive data exists to verify the assessment	High	Substantive supportive data exists to verify the assessment
Reversibility	Partly reversible	the impact is reversible, but more intense mitigation measures are required	Partly reversible	the impact is reversible, but more intense mitigation measures are required
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	**Low – negative (-)**		**Negligible – negative (-)**	
Comment on significance	The impact will have negligible effects and would require little or no mitigation.			
Cumulative impacts	Without mitigation this impact could result in the loss of faunal species and cause potential erosion.			

Project Phase	**Construction**			
Impact	**Waste Pollution**			
Description of impact	Pollution caused by waste generated by the construction process.			
Potential for mitigation	High	Mitigation exists and will considerably reduce significance of impacts		
Potential mitigation	• All construction waste generated on-site during construction must be adequately managed. Separation and recycling of different waste materials should be supported. • All construction waste materials must be collected and disposed of at a suitable waste facility. • No dumping of construction material within the site and surrounding areas may take place. • The site must be monitored on a weekly basis to clean-up any waste that may have been blown from the construction site. • Adequate sanitary facilities and ablutions must be provided for all personnel throughout the project area. Use of these facilities must be enforced.			
Assessment	**Without mitigation**		**With mitigation**	
Nature	Negative		Low negative	
Duration	Short term	Impact will last between 1 and 5 years	Brief	Impact will not last longer than 1 year
Extent	Very limited	Limited to the site and its immediate surroundings	Very limited	Limited to the site and its immediate surroundings
Intensity	Low	Natural and/or social functions and/or processes are somewhat altered	Very low	Natural and/or social functions and/or processes are slightly altered
Probability	Likely	The impact may occur	Rare / improbable	Conceivable, but only in extreme circumstances, and/or might occur for this project although this has rarely been known to result elsewhere

Confidence	High	Substantive supportive data exists to verify the assessment	High	Substantive supportive data exists to verify the assessment
Reversibility	High	The affected environmental will be able to recover from the impact	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	**Low- negative (-)**		**Negligible – negative (-)**	
Comment on significance	Construction activities are likely to generate significant quantities of solid waste that could pollute natural areas. In addition, the high numbers of construction workers present on site will generate a significant amount of human waste, which could pollute the environment.			
Cumulative impacts	The impact would result in insignificant cumulative effects.			

Project Phase	**Construction**			
Impact	**Construction Vehicles**			
Description of impact	Pollution caused by the operation of vehicles and heavy machinery.			
Potential for mitigation	High	Mitigation exists and will considerably reduce significance of impacts		
Potential mitigation	• Construction activities must be confined to clearly demarcated areas so as to prevent unnecessary disturbance the surrounding environment. • No vehicles are to park or operate within "no-go" areas. • Excavators and all other machinery and vehicles must be checked for oil and fuel leaks daily. No machinery or vehicles with leaks are permitted to work on site. • Refuelling and fuel storage areas, and areas used for the servicing or parking of vehicles and machinery, must be located on impervious bases and should have bunds around them (sized to contain 110 % of the tank capacity) to contain any possible spills. • The contractors used for the project should have spill kits available to ensure that any fuel or oil spills are clean-up and discarded correctly.			
Assessment	**Without mitigation**		**With mitigation**	
Nature	Negative		Low negative	
Duration	Short term	Impact will last between 1 and 5 years	Brief	Impact will not last longer than 1 year
Extent	Very limited	Limited to the site and its immediate surroundings	Very limited	Limited to the site and its immediate surroundings
Intensity	Low	Natural and/or social functions and/or processes are somewhat altered	Very low	Natural and/or social functions and/or processes are slightly altered
Probability	Likely	The impact may occur	Rare / improbable	Conceivable, but only in extreme circumstances, and/or might occur for this project although this has rarely been known to result elsewhere
Confidence	High	Substantive supportive data exists to verify the assessment	High	Substantive supportive data exists to verify the assessment
Reversibility	High	The affected environmental will be able to recover from the impact	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	**Low- negative (-)**		**Negligible – negative (-)**	

Comment on significance	Operation of vehicles could result in spillages or leaks of hydrocarbons (fuel and oil) and could lead to unnecessary disturbance of natural areas.
Cumulative impacts	The impact would result in insignificant cumulative effects.

Project Phase	**Construction**			
Impact	**Noise pollution**			
Description of impact	Noise caused by machinery and staff			
Potential for mitigation	Low	Mitigation does not exist; or mitigation will slightly reduce the significance of impacts		
Potential mitigation	• Construction activities must only take place during normal working times between 07:00-17:00 on weekdays. • Machinery may be fitted with silences to dampen noise. • Staff must be reminded that they are working within a residential area and noise levels must be kept low.			
Assessment	**Without mitigation**		**With mitigation**	
Nature	Negative		Negative	
Duration	Brief	Impact will not last longer than 1 year	Brief	Impact will not last longer than 1 year
Extent	Limited	Limited to the site and its immediate surroundings	Limited	Limited to the site and its immediate surroundings
Intensity	Very low	Natural and/ or social functions and/ or processes are slightly altered	Negligible	Natural and/ or social functions and/ or processes are negligibly altered
Probability	Almost certain / Highly probable	It is most likely that the impact will occur	Almost certain / Highly probable	It is most likely that the impact will occur
Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge
Reversibility	High	The affected environmental will be able to recover from the impact	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Not relevant		Not relevant	
Significance	**Low- negative (-)**		**Negligible – negative (-)**	
Comment on significance	Some extent of noise pollution during construction is expected; however, with mitigation the impact will be reduced.			
Cumulative impacts	No cumulative impacts exist.			

Project Phase	**Construction**		
Impact	**Employment**		
Description of impact	Empowerment of the local community members living in the area relating to temporary employment opportunities		
Potential for mitigation	Medium	Mitigation only exists to ensure that the positive impact is followed through.	
Potential mitigation	• Use existing social structures and communication channels to ensure social representation. • Use local labour and source local materials as far as possible.		
Assessment	**Without mitigation**		**With mitigation**
Nature	Negative		Positive

Duration	Short term	Impact will last between 1 and 5 years	Short term	Impact will last between 1 and 5 years
Extent	Local	Extending across the site and to nearby settlements	Local	Extending across the site and to nearby settlements
Intensity	Low	Natural and/ or social functions and/ or processes are somewhat altered	Low	Natural and/ or social functions and/ or processes are somewhat altered
Probability	Rare / improbable	Conceivable, but only in extreme circumstances, and/or might occur for this project although this has rarely been known to result elsewhere	Almost certain / Highly probable	It is most likely that the impact will occur
Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge
Reversibility	Not relevant		Not relevant	
Resource irreplaceability	Not relevant		Not relevant	
Significance	**Low – negative (-)**		**Negligible – positive (+)**	
Comment on significance	The impact will have negligible effects and would require little or no mitigation			
Cumulative impacts	Minor upliftment for the local community.			

3. (ALTERNATIVE A - PREFERRED) IMPACTS ASSOCIATED WITH THE OPERATIONAL PHASE

Project Phase	**Operational**	
Impact	**Loss of terrestrial biodiversity**	
Description of impact	Loss of indigenous vegetation, sensitive vegetation, ecological processes, ecologically important species, ecological connectivity, and terrestrial biodiversity.	
Potential for mitigation	Low	Mitigation measures are unlikely to be effective or necessary, with minimal chance of significantly reducing the impact.
Potential mitigation	• All operational-phase activities must remain strictly confined to the approved development footprint and previously disturbed areas. While informal footpaths may form naturally through use during hiking, no additional vegetation clearing should be permitted during the operational phase. • The vegetation from the thicket fynbos habitat that is not developed must be rehabilitated to a state where it is at least partially representative of the original fynbos ecosystem and supports ecological functioning to a moderate or high level. This rehabilitation must be undertaken in a phased approach, according to a rehabilitation plan and undertaken by a qualified botanist or restoration ecologist. • The initial step is to ensure that all IAPs on the property are removed, with erosion control implemented where necessary. Passive rehabilitation is recommended on the parts of the site where no earthworks have taken place. The site must be assessed by the restoration contractor to determine the level of active rehabilitation input. Active rehabilitation will be required for areas where topsoil has been removed. • Follow-up clearing of all exotic and listed IAPs is required every 6 months for the first three years, and annually thereafter to ensure that the IAPs do not dominate the fynbos.	
Assessment	**Without mitigation**	**With mitigation**

Nature	Negative		Negative	
Duration	Medium Term	Impact will last between 2 and 15 years	Medium Term	Impact will last between 2 and 15 years
Extent	Limited	Limited to the site and its immediate surroundings	Very limited	Limited to the site and its immediate surroundings
Intensity	Low	Natural and/or social functions and/or processes are slightly altered	Low	Natural and/or social functions and/or processes are slightly altered
Probability	Probable	It is most likely that the impact will occur	Probable	It is most likely that the impact will occur
Confidence	High	Substantive supportive data exists to verify the assessment	High	Substantive supportive data exists to verify the assessment
Reversibility	Barely reversible	The affected environment will only recover from the impact with significant intervention	Barely reversible	The affected environment will only recover from the impact with significant intervention
Resource irreplaceability	Low	The impact is unlikely to be reversed even with intense mitigation measures	Low	The impact is unlikely to be reversed even with intense mitigation measures
Significance	**Negligible – negative (-)**		**Negligible – negative (-)**	
Comment on significance	The impact will have negligible effects and would require little or no mitigation			
Cumulative impacts	The impact would result in very low cumulative effects.			

Project Phase	**Operational**			
Impact	**Loss of species of conservation concern**			
Description of impact	Loss of indigenous vegetation pertaining to species of conservation concern.			
Potential for mitigation	Low	Mitigation measures are unlikely to be effective or necessary, with minimal chance of significantly reducing the impact.		
Potential mitigation	• All operational-phase activities must remain strictly confined to the approved development footprint and previously disturbed areas. While informal footpaths may form naturally through use during hiking, no additional vegetation clearing should be permitted during the operational phase. • All identified SCC locations must be demarcated as permanent no-go zones. These areas must be visibly marked on site. No foot traffic, landscaping, firewood collection, or infrastructure maintenance may occur within these zones.			
Assessment	**Without mitigation**		**With mitigation**	
Nature	Negative		Negative	
Duration	Medium Term	Impact will last between 2 and 15 years	Medium Term	Impact will last between 2 and 15 years
Extent	Limited	Limited to the site and its immediate surroundings	Very limited	Limited to the site and its immediate surroundings
Intensity	Low	Natural and/or social functions and/or processes are slightly altered	Low	Natural and/or social functions and/or processes are slightly altered
Probability	Probable	It is most likely that the impact will occur	Probable	It is most likely that the impact will occur
Confidence	High	Substantive supportive data exists to verify the assessment	High	Substantive supportive data exists to verify the assessment
Reversibility	Barely reversible	The affected environment will only recover from the	Barely reversible	The affected environment will only recover from the

		impact with significant intervention		impact with significant intervention
Resource irreplaceability	Low	The impact is unlikely to be reversed even with intense mitigation measures	Low	The impact is unlikely to be reversed even with intense mitigation measures
Significance	**Negligible – negative (-)**		**Negligible – negative (-)**	
Comment on significance	The impact will have negligible effects and would require little or no mitigation			
Cumulative impacts	The impact would result in very low cumulative effects.			

Project Phase	**Operational**			
Impact	**Disturbance of fauna due to noise and lighting**			
Description of impact	The development on the site will alter the disturbance regime of the largely natural area on the property through changes in noise and artificial lighting levels. For the most part, these disturbances will be restricted to the immediate surroundings of the road (i.e. traffic noise) and camping units (i.e. people talking/shouting, music). However, this can have a significant impact on biodiversity and alter the way fauna use the landscape (i.e. the creation of a landscape of fear resulting in animals avoiding certain habitats/areas around human disturbances; insects attracted to lights decreases their survival, negatively impacts on the ecosystem services they provide and has negative knock-on consequences for their associated predators).			
Potential for mitigation	Low	Mitigation measures are unlikely to be effective or necessary, with minimal chance of significantly reducing the impact.		
Potential mitigation	• Light pollution must be reduced and avoided wherever possible during the operational phase of the project. White LED lights have the worst negative effects for the environment, therefore dimmer lights with more natural warm light colours must be used. This must be outlined for guests making use of the camping facilities as well by means of visible signage. • Permanent lighting along roads must be avoided. Given the low traffic volumes expected for this development, road-side lighting along the access roads is unnecessary and will cause avoidable impacts on biodiversity, particularly increasing the risk of roadkill. • Noise should be minimised on the site and loud sirens/alarms must not be permitted. Guests are to be informed of this measure by signage.			
Assessment	**Without mitigation**		**With mitigation**	
Nature	Negative		Negative	
Duration	On-going		On-gong	
Extent	Limited	Limited to the site and its immediate surroundings	Very limited	Limited to the site and its immediate surroundings
Intensity	Very High	Natural and/ or social functions and/ or processes are severely altered	Low	Natural and/or social functions and/or processes are slightly altered
Probability	Definite	There are sound scientific reasons to expect that the impact will occur	Definite	There are sound scientific reasons to expect that the impact will occur
Confidence	High	Substantive supportive data exists to verify the assessment	High	Substantive supportive data exists to verify the assessment
Reversibility	Partly reversible	The impact is reversible, but more intense mitigation measures are required	Partly reversible	The impact is reversible, but more intense mitigation measures are required
Resource irreplaceability	Low	The impact is unlikely to be reversed even with intense mitigation measures	Low	The impact is unlikely to be reversed even with intense mitigation measures
Significance	**Medium – negative (-)**		**Low – negative (-)**	

Comment on significance	The impact will have minimal effects and would require little mitigation
Cumulative impacts	The impact would result in very low cumulative effects.

Project Phase	**Construction**			
Impact	**Sedimentation of estuarine habitat due to erosion of soil caused by increased stormwater volumes.**			
Description of impact	The addition of hardened, impermeable surfaces (e.g. camping platforms, paving, roof of ablution blocks etc.) will lead to an increase in stormwater runoff which can increase the likelihood of erosion along the sandy cliff.			
Potential for mitigation	High	Mitigation exists and will considerably reduce the significance of impacts		
Potential mitigation	• Rainwater harvesting tanks should be installed at each ablution block. The tanks should be connected with the plumbing of the building (e.g. toilets and showers) to reduce the likelihood of the tanks overflowing and to save water. • Use of permeable paving must be implemented in all new paving area to encourage infiltration of water into the soil. • Maintain good vegetation cover around camp areas. • Maintain the 36 m buffer area. • Control of alien invasive plant species must be carried out within buffer areas to encourage recolonisation by indigenous vegetation and improve the structural integrity of the buffer. • Only use the existing access road for access to the camp areas. • Only use the existing staircase to access the beach. • Control of alien invasive plant species must be carried out within the buffer area to encourage recolonisation by indigenous vegetation and improve the structural integrity of the buffer.			
Assessment	**Without mitigation**		**With mitigation**	
Nature	Negative		Low Negative	
Duration	Permanent	Impact may be permanent, or in excess of 20 years	Permanent	Impact may be permanent, or in excess of 20 years
Extent	Very limited	Limited to specific isolated parts of the site	Very limited	Limited to specific isolated parts of the site
Intensity	High	Natural and/ or social functions and/ or processes are significantly altered	Negligible	Natural and/ or social functions and/ or processes are negligibly altered
Probability	Probable	It is most likely that the impact will occur	Improbable	Conceivable, but only in extreme circumstances, and/or might occur for this project although this has rarely been known to result elsewhere
Confidence	High	Substantive supportive data exists to verify the assessment	High	Substantive supportive data exists to verify the assessment
Reversibility	Medium	The affected environment will only recover from the impact with significant intervention	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	**Medium – negative (-)**		**Negligible – negative (-)**	

Comment on significance	The impact will have negligible effects and would require little or no mitigation.
Cumulative impacts	Without mitigation this impact could result in the loss of faunal species and cause potential erosion.

Project Phase	**Operation**			
Impact	**Visual / Sense of place**			
Description of impact	Visual impacts of structures / aesthetic consequences due to incorrect or excessive lighting, especially outdoor lighting			
Potential for mitigation	Medium	Mitigation exists and will notably reduce significance of impacts		
Potential mitigation	• Municipal by-laws need to be adhered to. • Re-vegetation and Landscaping of open space areas with suitable indigenous vegetation. • Systematic removal and follow-up operations of invasive alien plants. • Adhere to Architectural Design Guidelines.			
Assessment	**Without mitigation**		**With mitigation**	
Nature	Negative		Negative Low	
Duration	Permanent	Impact may be permanent, or in excess of 20 years	Brief	Impact will not last longer than 1 year
Extent	Limited	Limited to the site and its immediate surroundings	Limited	Limited to the site and its immediate surroundings
Intensity	Low	Natural and/ or social functions and/ or processes are somewhat altered	Very low	Natural and/or social functions and/or processes are slightly altered
Probability	Probable	Has occurred here or elsewhere and could therefore occur	Rare / improbable	Conceivable, but only in extreme circumstances, and/or might occur for this project although this has rarely been known to result elsewhere
Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge
Reversibility	Medium	The affected environment will only recover from the impact with significant intervention	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Not relevant		Not relevant	
Significance	**Low – negative (-)**		**Negligible – negative (-)**	
Comment on significance	Lighting, specifically outdoor lighting is not only aesthetic, but it provides a level of security to property owners. Therefore, outdoor lighting is essential, but should be implemented in a way which does not cause negative impacts to neighbours.			
Cumulative impacts	Without mitigation the development would not be meeting design guidelines enforced by the municipality. Specifically design guidelines for the local area.			

Project Phase	**Operation**
Impact	**Stormwater Management**
Description of impact	Accelerated erosion / pollution into sub-surface water.

Potential for mitigation	High	Mitigation exists and will considerably reduce the significance of impacts		
Potential mitigation	• The storm water drainage system must be adhered to, and the system should lead runoff water away from sensitive areas to prevent soil erosion. • Use rainwater collection tanks to serve as a retention vessel in downpours. • Driveways can also be utilised for rainwater harvesting. • Stormwater management should encourage collection and infiltration of water into the soil profile.			
Assessment	**Without mitigation**		**With mitigation**	
Nature	Negative		Low Negative	
Duration	Short term	Impact will last between 1 and 5 years	Brief	Impact will not last longer than 1 year
Extent	Limited	Limited to the site and its immediate surroundings	Very limited	Limited to specific isolated parts of the site
Intensity	Low	Natural and/or social functions and/or processes are somewhat altered	Very low	Natural and/ or social functions and/ or processes are slightly altered
Probability	Almost certain	It is most likely that the impact will occur	Rare / improbable	Conceivable, but only in extreme circumstances, and/or might occur for this project although this has rarely been known to result elsewhere
Confidence	High	Substantive supportive data exists to verify the assessment	High	Substantive supportive data exists to verify the assessment
Reversibility	Medium	The affected environment will only recover from the impact with significant intervention	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	**Low – negative (-)**		**Negligible – negative (-)**	
Comment on significance	The stormwater design of the development will make provision for rainwater harvesting via collection from the roof and driveway / access road.			
Cumulative impacts	Without mitigation this impact could result in potential erosion on the site caused by stormwater flow.			

Project Phase	**Operation**		
Impact	**Eradication of Alien Vegetation**		
Description of impact	Impacts on biodiversity / natural habitats / increased fire risk		
Potential for mitigation	High	Mitigation exists and will considerably reduce significance of impacts	
Potential mitigation	• All invasive alien plants should be completely cleared from the property, and where a tree or bush cover is desired, replaced with suitable indigenous species. • Rehabilitation of disturbed areas, as well as previously invaded areas, should promote establishment of site-appropriate indigenous species. • A suitable planting list of trees and shrubs must be compiled and incorporated into the landscape planning. • Reduce fire hazard on site.		
Assessment	**Without mitigation**		**With mitigation**
Nature	Negative		Positive

Duration	Permanent	Impact may be permanent, or in excess of 20 years	Brief	Impact will not last longer than 1 year
Extent	Limited	Limited to the site and its immediate surroundings	Limited	Limited to the site and its immediate surroundings
Intensity	Very low	Natural and/or social functions and/or processes are slightly altered	Low	Natural and/or social functions and/or processes are somewhat altered
Probability	Certain / Definite	There are sound scientific reasons to expect that the impact will definitely occur	Rare / improbable	Conceivable, but only in extreme circumstances, and/or might occur for this project although this has rarely been known to result elsewhere
Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge
Reversibility	High	The affected environmental will be able to recover from the impact	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Not relevant		Not relevant	
Significance	**Low – negative (-)**		**Low – positive (+)**	
Comment on significance	With mitigation the impact is likely to have more beneficial impact on natural biodiversity.			
Cumulative impacts	Without mitigation this impact could result in the spread of alien invasive plants.			

Project Phase	**Operation**			
Impact	**Formal gardens**			
Description of impact	Habitat loss for terrestrial wildlife, fragmentation of ecological corridor			
Potential for mitigation	Low	Mitigation will slightly reduce the significance of impacts		
Potential mitigation	• Areas that are not required for development purposes should remain natural with indigenous vegetation. • All alien invasive plants must be removed from the site on an on-going basis. • Investing landowners within the proposed development should be encouraged to avoid planting exotic plants in favour of locally indigenous plants. • Landscaping must be done with locally occurring indigenous vegetation.			
Assessment	**Without mitigation**		**With mitigation**	
Nature	Negative		Positive	
Duration	Brief	Impact will not last longer than 1 year	Permanent	Impact may be permanent, or in excess of 20 years
Extent	Limited	Limited to the site and its immediate surroundings	Very limited	Limited to specific isolated parts of the site
Intensity	Negligible	Natural and/ or social functions and/ or processes are negligibly altered	Very low	Natural and/ or social functions and/ or processes are slightly altered
Probability	Highly unlikely / None	Expected never to happen	Almost certain / Highly probable	It is most likely that the impact will occur

Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge
Reversibility	Medium	The affected environment will only recover from the impact with significant intervention	Not relevant	
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Not relevant	
Significance	**Low – negative (-)**		**Minor – positive (+)**	
Comment on significance	With mitigation the impact is likely to have more beneficial impact to retaining natural biodiversity, than without mitigation.			
Cumulative impacts	Without mitigation this impact could result in the spread of alien invasive plants and the loss of indigenous vegetation.			

4. (ALTERNATIVE B) IMPACTS ASSOCIATED WITH THE CONSTRUCTION PHASE

Here follows impacts that may result from the construction phase for Alternative B. A brief description of potential impact, significance rating of impacts, proposed mitigation, and significance rating of impacts after mitigation will be provided.

Project Phase	**Construction**	
Impact	**Loss of terrestrial biodiversity**	
Description of impact	Loss of indigenous vegetation, sensitive vegetation, ecological processes, ecologically important species, ecological connectivity, and terrestrial biodiversity.	
Potential for mitigation	Low	Mitigation measures are unlikely to be effective or necessary, with minimal chance of significantly reducing the impact.
Potential mitigation	• The vegetation in areas of thicket fynbos habitat that are not earmarked for development must be rehabilitated to a state that is at least partially representative of the original fynbos ecosystem and capable of supporting moderate to high levels of ecological functioning. • Rehabilitation must be implemented in a phased manner, guided by a formal rehabilitation plan and overseen by a qualified botanist or restoration ecologist. • The first step involves the removal and control of all invasive alien plant species (IAPs) on the property, with erosion control measures implemented where necessary. • Passive rehabilitation is recommended for areas where no earthworks have taken place. These areas should be allowed to recover for one winter season following IAP removal. • After this period, the site must be assessed by the restoration contractor to determine the appropriate level of active rehabilitation, which will be required in areas where topsoil has been disturbed or removed. • Follow-up clearing of all exotic and listed IAPs must occur every six months for the first three years, and annually thereafter, to prevent re-establishment and dominance within the fynbos vegetation. • Areas that will not be developed must be clearly marked before the commencement of any works to prevent unnecessary disturbance to adjacent vegetation. • Locations for storing building materials, vehicles, toilets, and other infrastructure must be clearly demarcated and restricted to within the building footprint, existing roads, or previously disturbed areas.	
Assessment	**Without mitigation**	**With mitigation**

Nature	Negative		Negative	
Duration	Permanent	Impact may be permanent, or in excess of 20 years	Permanent	Impact may be permanent, or in excess of 20 years
Extent	Limited	Limited to the site and its immediate surroundings	Very limited	Limited to the site and its immediate surroundings
Intensity	Medium	Natural and/or social functions and/or processes are notably altered	Low	Natural and/or social functions and/or processes are slightly altered
Probability	Definite	Has occurred here or elsewhere and could therefore occur	Probable	It is most likely that the impact will occur
Confidence	High	Substantive supportive data exists to verify the assessment	High	Substantive supportive data exists to verify the assessment
Reversibility	Barely reversible	The affected environment will only recover from the impact with significant intervention	Medium	The affected environment will only recover from the impact with significant intervention
Resource irreplaceability	Low	The impact is unlikely to be reversed even with intense mitigation measures	Low	The impact is unlikely to be reversed even with intense mitigation measures
Significance	**Low – negative (-)**		**Low – negative (-)**	
Comment on significance	The significance of the impact is assessed to be low. Implementation of the recommended mitigation measures will promote environmental best practice and further support the viability of the proposed development.			
Cumulative impacts	The impact would result in very low cumulative effects.			

Project Phase	**Construction**			
Impact	**Loss of species of conservation concern**			
Description of impact	Loss of indigenous vegetation pertaining to species of conservation concern.			
Potential for mitigation	Medium	There is a moderate probability that mitigation measures can be effectively implemented to reduce or manage the identified impact.		
Potential mitigation	• The relocate camping areas that would result in the disturbance or removal of SCCs. Based on the distribution of SCC in the surveyed area, only one camping area needs to be moved or excluded. Where other camping areas infringe on the presence of SCCs or protected trees, the final location of camping site can be designed in such a way that avoids disturbing these individuals.			
Assessment	**Without mitigation**		**With mitigation**	
Nature	Negative		Negative	
Duration	Permanent	Impact may be permanent, or in excess of 20 years	Short term	Impact will last between 1 and 2 years
Extent	Limited	Limited to the site and its immediate surroundings	Very limited	Limited to the site and its immediate surroundings
Intensity	Medium	Natural and/or social functions and/or processes are notably altered	Low	Natural and/or social functions and/or processes are slightly altered
Probability	Definite	Has occurred here or elsewhere and could therefore occur	Possible	Has occurred here or elsewhere and could therefore occur
Confidence	High	Substantive supportive data exists to verify the assessment	High	Substantive supportive data exists to verify the assessment

Reversibility	Partly reversible	the impact is reversible, but more intense mitigation measures are required	Completely reversible	the impact can be reversed with the implementation of minor mitigation measures.
Resource irreplaceability	Low	The impact is unlikely to be reversed even with intense mitigation measures	Low	The impact is unlikely to be reversed even with intense mitigation measures
Significance	**High – negative (-)**		**Low – negative (-)**	
Comment on significance	The impact will have significant effects and will require significant mitigation measures to achieve an accepted level of impact.			
Cumulative impacts	Regardless of whether the proposed mitigation measures are implemented, the cumulative impact has been assessed as very low.			

Project Phase	**Construction**			
Impact	**Disturbance / loss of faunal habitat**			
Description of impact	The proposed development will result in some loss of faunal habitat space.			
Potential for mitigation	Low	Mitigation measures are unlikely to be effective or necessary, with minimal chance of significantly reducing the impact.		
Potential mitigation	• Prior to construction, the disturbance footprint of the development should be clearly defined and demarcated to prevent unnecessary additional damage to the surrounding environment. • Where vegetation will be cleared to make way for construction, filled sandbags, silt socks or a silt fence must be used to reduce the intensity of water runoff and flow over the site and thereby reduce erosion potential. • Protection and reuse of topsoil can be critical for the success of rehabilitation of vegetation following construction processes as it contains valuable seedbank of indigenous plants that regenerate after the soil is replaced. Topsoil removed during construction should be treated with care for all the proposed developments on the property.			
Assessment	**Without mitigation**		**With mitigation**	
Nature	Negative		Negative	
Duration	Permanent	Impact may be permanent, or in excess of 20 years	Permanent	Impact may be permanent, or in excess of 20 years
Extent	Limited	Limited to the site and its immediate surroundings	Very limited	Limited to the site and its immediate surroundings
Intensity	High	Natural and/ or social functions and/ or processes are significantly altered	Negligible	Natural and/ or social functions and/ or processes are negligibly altered
Probability	Definite	Has occurred here or elsewhere and could therefore occur	Probable	It is most likely that the impact will occur
Confidence	High	Substantive supportive data exists to verify the assessment	High	Substantive supportive data exists to verify the assessment
Reversibility	Barely reversible	The affected environment will only recover from the impact with significant intervention	Partly reversible	the impact is reversible, but more intense mitigation measures are required
Resource irreplaceability	Low	The impact is unlikely to be reversed even with intense mitigation measures	Low	The impact is unlikely to be reversed even with intense mitigation measures
Significance	**Medium – negative (-)**		**Low – negative (-)**	
Comment on significance	The impact will have minimal effects and would require little mitigation			

Cumulative impacts	The impact would result in very low cumulative effects.

Project Phase	**Construction**			
Impact	**Loss of fauna**			
Description of impact	Fauna may occur on site and be killed or seriously harmed during construction related activities.			
Potential for mitigation	Low	Mitigation measures are unlikely to be effective or necessary, with minimal chance of significantly reducing the impact.		
Potential mitigation	• Construction should happen in phases, such that construction related activities are confined to one area at a time on the property and can be monitored for faunal impacts appropriately. • Before construction commences at the start of new phase, an ECO should do a walk-through of the demarcated area and access roads that will be used to look fauna with limited mobility.			
Assessment	**Without mitigation**		**With mitigation**	
Nature	Negative		Negative	
Duration	Short term	Impact will last between 1 and 2 years	Brief	Impact will not last longer than 1 year
Extent	Limited	Limited to the site and its immediate surroundings	Very limited	Limited to the site and its immediate surroundings
Intensity	High	Natural and/ or social functions and/ or processes are significantly altered	Negligible	Natural and/ or social functions and/ or processes are negligibly altered
Probability	Definite	Has occurred here or elsewhere and could therefore occur	Probable	It is most likely that the impact will occur
Confidence	High	Substantive supportive data exists to verify the assessment	High	Substantive supportive data exists to verify the assessment
Reversibility	Barely reversible	The affected environment will only recover from the impact with significant intervention	Partly reversible	the impact is reversible, but more intense mitigation measures are required
Resource irreplaceability	Low	The impact is unlikely to be reversed even with intense mitigation measures	Low	The impact is unlikely to be reversed even with intense mitigation measures
Significance	Low – negative (-)		Negligible – negative (-)	
Comment on significance	The impact will have minimal effects and would require little mitigation			
Cumulative impacts	The impact would result in very low cumulative effects.			

Project Phase	**Construction**	
Impact	**Sedimentation of estuarine habitat caused by removal of vegetation and erosion of soil.**	
Description of impact	As vegetation is cleared for construction, the highly erodible soils will be exposed to the elements, which will result in a short-term increase in the likelihood of erosion and runoff of sediments and other pollutants down the slope towards the estuary.	
Potential for mitigation	High	Mitigation exists and will considerably reduce the significance of impacts
Potential mitigation	• Do not clear vegetation outside the proposed development footprint. • Only use one access road for each camp unit. • Use the existing road as far as possible. • Install silt fences or sediment barriers around the perimeter of the construction site to trap sediment-laden runoff and prevent it from entering the estuary.	

	• Implement phased construction to minimise the area of exposed soil at any given time and reduce the potential for erosion. • Apply mulch or erosion control mats on exposed slopes and disturbed areas to stabilise soils and reduce erosion rates. • A 36 m buffer from the Knysna Estuary must be maintained and demarcated as a no-go area. • The laydown areas must be constructed on flat surfaces with a minimum distance of 20 m from the buffer. • All stockpiles must be covered at the end of the day. • Install temporary drainage controls such as swales or berms to manage runoff where necessary. • All materials used during construction must follow the best practice guidelines set out for each product. • Check weather reports ahead and prepare the site when rainfall is predicted. Discontinue any earthworks on the site during rainfall.			
Assessment	**Without mitigation**		**With mitigation**	
Nature	Negative		Low Negative	
Duration	Short term	Impact will last between 1 and 5 years	Brief	Impact will not last longer than 1 year
Extent	Very limited	Limited to specific isolated parts of the site	Very limited	Limited to specific isolated parts of the site
Intensity	High	Natural and/ or social functions and/ or processes are significantly altered	Negligible	Natural and/ or social functions and/ or processes are negligibly altered
Probability	Probable	It is most likely that the impact will occur	Improbable	Conceivable, but only in extreme circumstances, and/or might occur for this project although this has rarely been known to result elsewhere
Confidence	High	Substantive supportive data exists to verify the assessment	High	Substantive supportive data exists to verify the assessment
Reversibility	Medium	The affected environment will only recover from the impact with significant intervention	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	**Low – negative (-)**		**Negligible – negative (-)**	
Comment on significance	The impact will have negligible effects and would require little or no mitigation.			
Cumulative impacts	Without mitigation this impact could result in the loss of faunal species and cause potential erosion.			

Project Phase	**Construction**	
Impact	**Visual Impact**	
Description of impact	The proposed development might have an aesthetic impact on the surrounding	
Potential for mitigation	High	Mitigation exists and will considerably reduce the significance of impacts
Potential mitigation	• Minimise vegetation clearance to only what is essential for construction and access. • Retain existing vegetation where possible to act as a natural screen, especially from key viewpoints (e.g. Leisure Island, Knysna Heads).	

	• Define strict construction boundaries with visible demarcation to prevent accidental disturbance. • Use non-reflective, natural tones (earthy browns, greens) on all visible infrastructure (walls, roofs, decks) to blend with the landscape.			
Assessment	**Without mitigation**		**With mitigation**	
Nature	Negative		Low Negative	
Duration	Short term	Impact will last between 1 and 5 years	Short term	Impact will last between 1 and 5 years
Extent	Local	Extending across the site and to nearby settlements	Local	Extending across the site and to nearby settlements
Intensity	Medium	Natural and/or social functions and/or processes are notably altered	Medium	Natural and/or social functions and/or processes are notably altered
Probability	Probable	It is most likely that the impact will occur	Probable	It is most likely that the impact will occur
Confidence	High	Substantive supportive data exists to verify the assessment	High	Substantive supportive data exists to verify the assessment
Reversibility	Partly reversible	the impact is reversible, but more intense mitigation measures are required	Partly reversible	the impact is reversible, but more intense mitigation measures are required
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	**Low – negative (-)**		**Negligible – negative (-)**	
Comment on significance	The impact will have negligible effects and would require little or no mitigation.			
Cumulative impacts	Without mitigation this impact could result in the loss of faunal species and cause potential erosion.			

Project Phase	**Construction**			
Impact	**Waste Pollution**			
Description of impact	Pollution caused by waste generated by the construction process.			
Potential for mitigation	High	Mitigation exists and will considerably reduce significance of impacts		
Potential mitigation	• All construction waste generated on-site during construction must be adequately managed. Separation and recycling of different waste materials should be supported. • All construction waste materials must be collected and disposed of at a suitable waste facility. • No dumping of construction material within the site and surrounding areas may take place. • The site must be monitored on a weekly basis to clean-up any waste that may have been blown from the construction site. • Adequate sanitary facilities and ablutions must be provided for all personnel throughout the project area. Use of these facilities must be enforced.			
Assessment	**Without mitigation**		**With mitigation**	
Nature	Negative		Low negative	
Duration	Short term	Impact will last between 1 and 5 years	Brief	Impact will not last longer than 1 year
Extent	Very limited	Limited to the site and its immediate surroundings	Very limited	Limited to the site and its immediate surroundings

Intensity	Low	Natural and/or social functions and/or processes are somewhat altered	Very low	Natural and/or social functions and/or processes are slightly altered
Probability	Likely	The impact may occur	Rare / improbable	Conceivable, but only in extreme circumstances, and/or might occur for this project although this has rarely been known to result elsewhere
Confidence	High	Substantive supportive data exists to verify the assessment	High	Substantive supportive data exists to verify the assessment
Reversibility	High	The affected environmental will be able to recover from the impact	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	**Low- negative (-)**		**Negligible – negative (-)**	
Comment on significance	Construction activities are likely to generate significant quantities of solid waste that could pollute natural areas. In addition, the high numbers of construction workers present on site will generate a significant amount of human waste, which could pollute the environment.			
Cumulative impacts	The impact would result in insignificant cumulative effects.			

Project Phase	**Construction**			
Impact	**Construction Vehicles**			
Description of impact	Pollution caused by the operation of vehicles and heavy machinery.			
Potential for mitigation	High	Mitigation exists and will considerably reduce significance of impacts		
Potential mitigation	• Construction activities must be confined to clearly demarcated areas so as to prevent unnecessary disturbance the surrounding environment. • No vehicles are to park or operate within "no-go" areas. • Excavators and all other machinery and vehicles must be checked for oil and fuel leaks daily. No machinery or vehicles with leaks are permitted to work on site. • Refuelling and fuel storage areas, and areas used for the servicing or parking of vehicles and machinery, must be located on impervious bases and should have bunds around them (sized to contain 110 % of the tank capacity) to contain any possible spills. • The contractors used for the project should have spill kits available to ensure that any fuel or oil spills are clean-up and discarded correctly.			
Assessment	**Without mitigation**		**With mitigation**	
Nature	Negative		Low negative	
Duration	Short term	Impact will last between 1 and 5 years	Brief	Impact will not last longer than 1 year
Extent	Very limited	Limited to the site and its immediate surroundings	Very limited	Limited to the site and its immediate surroundings
Intensity	Low	Natural and/or social functions and/or processes are somewhat altered	Very low	Natural and/or social functions and/or processes are slightly altered
Probability	Likely	The impact may occur	Rare / improbable	Conceivable, but only in extreme circumstances, and/or might occur for this project although this has rarely been known to result elsewhere

Confidence	High	Substantive supportive data exists to verify the assessment	High	Substantive supportive data exists to verify the assessment
Reversibility	High	The affected environmental will be able to recover from the impact	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	**Low- negative (-)**		**Negligible – negative (-)**	
Comment on significance	Operation of vehicles could result in spillages or leaks of hydrocarbons (fuel and oil) and could lead to unnecessary disturbance of natural areas.			
Cumulative impacts	The impact would result in insignificant cumulative effects.			

Project Phase	**Construction**			
Impact	**Noise pollution**			
Description of impact	Noise caused by machinery and staff			
Potential for mitigation	Low	Mitigation does not exist; or mitigation will slightly reduce the significance of impacts		
Potential mitigation	• Construction activities must only take place during normal working times between 07:00-17:00 on weekdays. • Machinery may be fitted with silences to dampen noise. • Staff must be reminded that they are working within a residential area and noise levels must be kept low.			
Assessment	**Without mitigation**		**With mitigation**	
Nature	Negative		Negative	
Duration	Brief	Impact will not last longer than 1 year	Brief	Impact will not last longer than 1 year
Extent	Limited	Limited to the site and its immediate surroundings	Limited	Limited to the site and its immediate surroundings
Intensity	Very low	Natural and/ or social functions and/ or processes are slightly altered	Negligible	Natural and/ or social functions and/ or processes are negligibly altered
Probability	Almost certain / Highly probable	It is most likely that the impact will occur	Almost certain / Highly probable	It is most likely that the impact will occur
Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge
Reversibility	High	The affected environmental will be able to recover from the impact	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Not relevant		Not relevant	
Significance	**Low- negative (-)**		**Negligible – negative (-)**	
Comment on significance	Some extent of noise pollution during construction is expected; however, with mitigation the impact will be reduced.			
Cumulative impacts	No cumulative impacts exist.			

Project Phase	**Construction**

Impact	Employment			
Description of impact	Empowerment of the local community members living in the area relating to temporary employment opportunities			
Potential for mitigation	Medium	Mitigation only exists to ensure that the positive impact is followed through.		
Potential mitigation	• Use existing social structures and communication channels to ensure social representation. • Use local labour and source local materials as far as possible.			
Assessment	**Without mitigation**		**With mitigation**	
Nature	Negative		Positive	
Duration	Short term	Impact will last between 1 and 5 years	Short term	Impact will last between 1 and 5 years
Extent	Local	Extending across the site and to nearby settlements	Local	Extending across the site and to nearby settlements
Intensity	Low	Natural and/ or social functions and/ or processes are somewhat altered	Low	Natural and/ or social functions and/ or processes are somewhat altered
Probability	Rare / improbable	Conceivable, but only in extreme circumstances, and/or might occur for this project although this has rarely been known to result elsewhere	Almost certain / Highly probable	It is most likely that the impact will occur
Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge
Reversibility	Not relevant		Not relevant	
Resource irreplaceability	Not relevant		Not relevant	
Significance	**Low – negative (-)**		**Negligible – positive (+)**	
Comment on significance	The impact will have negligible effects and would require little or no mitigation			
Cumulative impacts	Minor upliftment for the local community.			

5. (ALTERNATIVE B) IMPACTS ASSOCIATED WITH THE OPERATIONAL PHASE

Project Phase	Operational	
Impact	**Loss of terrestrial biodiversity**	
Description of impact	Loss of indigenous vegetation, sensitive vegetation, ecological processes, ecologically important species, ecological connectivity, and terrestrial biodiversity.	
Potential for mitigation	Low	Mitigation measures are unlikely to be effective or necessary, with minimal chance of significantly reducing the impact.
Potential mitigation	• All operational-phase activities must remain strictly confined to the approved development footprint and previously disturbed areas. While informal footpaths may form naturally through use during hiking, no additional vegetation clearing should be permitted during the operational phase. • The vegetation from the thicket fynbos habitat that is not developed must be rehabilitated to a state where it is at least partially representative of the original fynbos ecosystem and supports ecological functioning to a moderate or high level. This rehabilitation must be undertaken in a phased approach, according to a rehabilitation plan and undertaken by a qualified botanist or restoration ecologist.	

	• The initial step is to ensure that all IAPs on the property are removed, with erosion control implemented where necessary. Passive rehabilitation is recommended on the parts of the site where no earthworks have taken place. The site must be assessed by the restoration contractor to determine the level of active rehabilitation input. Active rehabilitation will be required for areas where topsoil has been removed. • Follow-up clearing of all exotic and listed IAPs is required every 6 months for the first three years, and annually thereafter to ensure that the IAPs do not dominate the fynbos.			
Assessment	**Without mitigation**		**With mitigation**	
Nature	Negative		Negative	
Duration	Medium Term	Impact will last between 2 and 15 years	Medium Term	Impact will last between 2 and 15 years
Extent	Limited	Limited to the site and its immediate surroundings	Very limited	Limited to the site and its immediate surroundings
Intensity	Low	Natural and/or social functions and/or processes are slightly altered	Low	Natural and/or social functions and/or processes are slightly altered
Probability	Probable	It is most likely that the impact will occur	Probable	It is most likely that the impact will occur
Confidence	High	Substantive supportive data exists to verify the assessment	High	Substantive supportive data exists to verify the assessment
Reversibility	Barely reversible	The affected environment will only recover from the impact with significant intervention	Barely reversible	The affected environment will only recover from the impact with significant intervention
Resource irreplaceability	Low	The impact is unlikely to be reversed even with intense mitigation measures	Low	The impact is unlikely to be reversed even with intense mitigation measures
Significance	**Negligible – negative (-)**		**Negligible – negative (-)**	
Comment on significance	The impact will have negligible effects and would require little or no mitigation			
Cumulative impacts	The impact would result in very low cumulative effects.			

Project Phase	**Operational**			
Impact	**Loss of species of conservation concern**			
Description of impact	Loss of indigenous vegetation pertaining to species of conservation concern.			
Potential for mitigation	Low	Mitigation measures are unlikely to be effective or necessary, with minimal chance of significantly reducing the impact.		
Potential mitigation	• All operational-phase activities must remain strictly confined to the approved development footprint and previously disturbed areas. While informal footpaths may form naturally through use during hiking, no additional vegetation clearing should be permitted during the operational phase. • All identified SCC locations must be demarcated as permanent no-go zones. These areas must be visibly marked on site. No foot traffic, landscaping, firewood collection, or infrastructure maintenance may occur within these zones.			
Assessment	**Without mitigation**		**With mitigation**	
Nature	Negative		Negative	
Duration	Medium Term	Impact will last between 2 and 15 years	Medium Term	Impact will last between 2 and 15 years
Extent	Limited	Limited to the site and its immediate surroundings	Very limited	Limited to the site and its immediate surroundings

Intensity	Low	Natural and/or social functions and/or processes are slightly altered	Low	Natural and/or social functions and/or processes are slightly altered
Probability	Probable	It is most likely that the impact will occur	Probable	It is most likely that the impact will occur
Confidence	High	Substantive supportive data exists to verify the assessment	High	Substantive supportive data exists to verify the assessment
Reversibility	Barely reversible	The affected environment will only recover from the impact with significant intervention	Barely reversible	The affected environment will only recover from the impact with significant intervention
Resource irreplaceability	Low	The impact is unlikely to be reversed even with intense mitigation measures	Low	The impact is unlikely to be reversed even with intense mitigation measures
Significance	**Negligible – negative (-)**		**Negligible – negative (-)**	
Comment on significance	The impact will have negligible effects and would require little or no mitigation			
Cumulative impacts	The impact would result in very low cumulative effects.			

Project Phase	**Operational**			
Impact	**Disturbance of fauna due to noise and lighting**			
Description of impact	The development on the site will alter the disturbance regime of the largely natural area on the property through changes in noise and artificial lighting levels. For the most part, these disturbances will be restricted to the immediate surroundings of the road (i.e. traffic noise) and camping units (i.e. people talking/shouting, music). However, this can have a significant impact on biodiversity and alter the way fauna use the landscape (i.e. the creation of a landscape of fear resulting in animals avoiding certain habitats/areas around human disturbances; insects attracted to lights decreases their survival, negatively impacts on the ecosystem services they provide and has negative knock-on consequences for their associated predators).			
Potential for mitigation	Low	Mitigation measures are unlikely to be effective or necessary, with minimal chance of significantly reducing the impact.		
Potential mitigation	• Light pollution must be reduced and avoided wherever possible during the operational phase of the project. White LED lights have the worst negative effects for the environment, therefore dimmer lights with more natural warm light colours must be used. This must be outlined for guests making use of the camping facilities as well by means of visible signage. • Permanent lighting along roads must be avoided. Given the low traffic volumes expected for this development, road-side lighting along the access roads is unnecessary and will cause avoidable impacts on biodiversity, particularly increasing the risk of roadkill. • Noise should be minimised on the site and loud sirens/alarms must not be permitted. Guests are to be informed of this measure by signage.			
Assessment	**Without mitigation**		**With mitigation**	
Nature	Negative		Negative	
Duration	On-going		On-gong	
Extent	Limited	Limited to the site and its immediate surroundings	Very limited	Limited to the site and its immediate surroundings
Intensity	Very High	Natural and/ or social functions and/ or processes are severely altered	Low	Natural and/or social functions and/or processes are slightly altered
Probability	Definite	There are sound scientific reasons to expect that the impact will occur	Definite	There are sound scientific reasons to expect that the impact will occur

Confidence	High	Substantive supportive data exists to verify the assessment	High	Substantive supportive data exists to verify the assessment
Reversibility	Partly reversible	The impact is reversible, but more intense mitigation measures are required	Partly reversible	The impact is reversible, but more intense mitigation measures are required
Resource irreplaceability	Low	The impact is unlikely to be reversed even with intense mitigation measures	Low	The impact is unlikely to be reversed even with intense mitigation measures
Significance	**Medium – negative (-)**		**Low – negative (-)**	
Comment on significance	The impact will have minimal effects and would require little mitigation			
Cumulative impacts	The impact would result in very low cumulative effects.			

Project Phase	**Construction**			
Impact	**Sedimentation of estuarine habitat due to erosion of soil caused by increased stormwater volumes.**			
Description of impact	The addition of hardened, impermeable surfaces (e.g. camping platforms, paving, roof of ablution blocks etc.) will lead to an increase in stormwater runoff which can increase the likelihood of erosion along the sandy cliff.			
Potential for mitigation	High	Mitigation exists and will considerably reduce the significance of impacts		
Potential mitigation	• Rainwater harvesting tanks should be installed at each ablution block. The tanks should be connected with the plumbing of the building (e.g. toilets and showers) to reduce the likelihood of the tanks overflowing and to save water. • Use of permeable paving must be implemented in all new paving area to encourage infiltration of water into the soil. • Maintain good vegetation cover around camp areas. • Maintain the 36 m buffer area. • Control of alien invasive plant species must be carried out within buffer areas to encourage recolonisation by indigenous vegetation and improve the structural integrity of the buffer. • Only use the existing access road for access to the camp areas. • Only use the existing staircase to access the beach. • Control of alien invasive plant species must be carried out within the buffer area to encourage recolonisation by indigenous vegetation and improve the structural integrity of the buffer.			
Assessment	**Without mitigation**		**With mitigation**	
Nature	Negative		Low Negative	
Duration	Permanent	Impact may be permanent, or in excess of 20 years	Permanent	Impact may be permanent, or in excess of 20 years
Extent	Very limited	Limited to specific isolated parts of the site	Very limited	Limited to specific isolated parts of the site
Intensity	High	Natural and/ or social functions and/ or processes are significantly altered	Negligible	Natural and/ or social functions and/ or processes are negligibly altered
Probability	Probable	It is most likely that the impact will occur	Improbable	Conceivable, but only in extreme circumstances, and/or might occur for this project although this has rarely been known to result elsewhere

Confidence	High	Substantive supportive data exists to verify the assessment	High	Substantive supportive data exists to verify the assessment
Reversibility	Medium	The affected environment will only recover from the impact with significant intervention	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	**Medium – negative (-)**		**Negligible – negative (-)**	
Comment on significance	The impact will have negligible effects and would require little or no mitigation.			
Cumulative impacts	Without mitigation this impact could result in the loss of faunal species and cause potential erosion.			

Project Phase	**Operation**			
Impact	**Visual / Sense of place**			
Description of impact	Visual impacts of structures / aesthetic consequences due to incorrect or excessive lighting, especially outdoor lighting			
Potential for mitigation	Medium	Mitigation exists and will notably reduce significance of impacts		
Potential mitigation	• Municipal by-laws need to be adhered to. • Re-vegetation and Landscaping of open space areas with suitable indigenous vegetation. • Systematic removal and follow-up operations of invasive alien plants. • Adhere to Architectural Design Guidelines.			
Assessment	**Without mitigation**		**With mitigation**	
Nature	Negative		Negative Low	
Duration	Permanent	Impact may be permanent, or in excess of 20 years	Brief	Impact will not last longer than 1 year
Extent	Limited	Limited to the site and its immediate surroundings	Limited	Limited to the site and its immediate surroundings
Intensity	Low	Natural and/ or social functions and/ or processes are somewhat altered	Very low	Natural and/or social functions and/or processes are slightly altered
Probability	Probable	Has occurred here or elsewhere and could therefore occur	Rare / improbable	Conceivable, but only in extreme circumstances, and/or might occur for this project although this has rarely been known to result elsewhere
Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge
Reversibility	Medium	The affected environment will only recover from the impact with significant intervention	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Not relevant		Not relevant	
Significance	**Low – negative (-)**		**Negligible – negative (-)**	

Comment on significance	Lighting, specifically outdoor lighting is not only aesthetic, but it provides a level of security to property owners. Therefore, outdoor lighting is essential, but should be implemented in a way which does not cause negative impacts to neighbours.
Cumulative impacts	Without mitigation the development would not be meeting design guidelines enforced by the municipality. Specifically design guidelines for the local area.

Project Phase	**Operation**			
Impact	**Stormwater Management**			
Description of impact	Accelerated erosion / pollution into sub-surface water.			
Potential for mitigation	High	Mitigation exists and will considerably reduce the significance of impacts		
Potential mitigation	• The storm water drainage system must be adhered to, and the system should lead runoff water away from sensitive areas to prevent soil erosion. • Use rainwater collection tanks to serve as a retention vessel in downpours. • Driveways can also be utilised for rainwater harvesting. • Stormwater management should encourage collection and infiltration of water into the soil profile.			
Assessment	**Without mitigation**		**With mitigation**	
Nature	Negative		Low Negative	
Duration	Short term	Impact will last between 1 and 5 years	Brief	Impact will not last longer than 1 year
Extent	Limited	Limited to the site and its immediate surroundings	Very limited	Limited to specific isolated parts of the site
Intensity	Low	Natural and/or social functions and/or processes are somewhat altered	Very low	Natural and/ or social functions and/ or processes are slightly altered
Probability	Almost certain	It is most likely that the impact will occur	Rare / improbable	Conceivable, but only in extreme circumstances, and/or might occur for this project although this has rarely been known to result elsewhere
Confidence	High	Substantive supportive data exists to verify the assessment	High	Substantive supportive data exists to verify the assessment
Reversibility	Medium	The affected environment will only recover from the impact with significant intervention	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	**Low – negative (-)**		**Negligible – negative (-)**	
Comment on significance	The stormwater design of the development will make provision for rainwater harvesting via collection from the roof and driveway / access road.			
Cumulative impacts	Without mitigation this impact could result in potential erosion on the site caused by stormwater flow.			

Project Phase	**Operation**
Impact	**Eradication of Alien Vegetation**
Description of impact	Impacts on biodiversity / natural habitats / increased fire risk

Potential for mitigation	High	Mitigation exists and will considerably reduce significance of impacts		
Potential mitigation	• All invasive alien plants should be completely cleared from the property, and where a tree or bush cover is desired, replaced with suitable indigenous species. • Rehabilitation of disturbed areas, as well as previously invaded areas, should promote establishment of site-appropriate indigenous species. • A suitable planting list of trees and shrubs must be compiled and incorporated into the landscape planning. • Reduce fire hazard on site.			
Assessment	**Without mitigation**		**With mitigation**	
Nature	Negative		Positive	
Duration	Permanent	Impact may be permanent, or in excess of 20 years	Brief	Impact will not last longer than 1 year
Extent	Limited	Limited to the site and its immediate surroundings	Limited	Limited to the site and its immediate surroundings
Intensity	Very low	Natural and/or social functions and/or processes are slightly altered	Low	Natural and/or social functions and/or processes are somewhat altered
Probability	Certain / Definite	There are sound scientific reasons to expect that the impact will definitely occur	Rare / improbable	Conceivable, but only in extreme circumstances, and/or might occur for this project although this has rarely been known to result elsewhere
Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge
Reversibility	High	The affected environmental will be able to recover from the impact	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Not relevant		Not relevant	
Significance	**Low – negative (-)**		**Low – positive (+)**	
Comment on significance	With mitigation the impact is likely to have more beneficial impact on natural biodiversity.			
Cumulative impacts	Without mitigation this impact could result in the spread of alien invasive plants.			

Project Phase	**Operation**			
Impact	**Formal gardens**			
Description of impact	Habitat loss for terrestrial wildlife, fragmentation of ecological corridor			
Potential for mitigation	Low	Mitigation will slightly reduce the significance of impacts		
Potential mitigation	• Areas that are not required for development purposes should remain natural with indigenous vegetation. • All alien invasive plants must be removed from the site on an on-going basis. • Investing landowners within the proposed development should be encouraged to avoid planting exotic plants in favour of locally indigenous plants. • Landscaping must be done with locally occurring indigenous vegetation.			
Assessment	**Without mitigation**		**With mitigation**	
Nature	Negative		Positive	
Duration	Brief	Impact will not last longer than 1 year	Permanent	Impact may be permanent, or in excess of 20 years

Extent	Limited	Limited to the site and its immediate surroundings	Very limited	Limited to specific isolated parts of the site
Intensity	Negligible	Natural and/ or social functions and/ or processes are negligibly altered	Very low	Natural and/ or social functions and/ or processes are slightly altered
Probability	Highly unlikely / None	Expected never to happen	Almost certain / Highly probable	It is most likely that the impact will occur
Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge
Reversibility	Medium	The affected environment will only recover from the impact with significant intervention	Not relevant	
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Not relevant	
Significance	**Low – negative (-)**		**Minor – positive (+)**	
Comment on significance	With mitigation the impact is likely to have more beneficial impact to retaining natural biodiversity, than without mitigation.			
Cumulative impacts	Without mitigation this impact could result in the spread of alien invasive plants and the loss of indigenous vegetation.			

6. NO GO' OR NO DEVELOPMENT SCENARIO

The 'No Go' or no development scenario takes into consideration the impacts associated with the no construction option. It is a prediction of the future state of the affected area in the event of no construction activities taking place and is based on the current and/or anticipated future land use. If no construction were to take place and the *status quo* would remain the same, it is likely that the site would remain in a similar condition. The owner currently removes IAPs from the property thereby reducing the likelihood of invasion. The exclusion of fire from the habitat is likely to result in further colonisation and proliferation of thicket species, ultimately leading to the loss of fynbos specialist species from the site. In the medium term the impact of the No-Go scenario is **Low Negative**, with a **Low Negative** impact in the long term. It should be noted that it is the legal responsibility of the landowner to remove and control these species so this should not be considered as a reason to allow development on the site.

SECTION I – DETAILS OF THE PUBLIC PARTICIPATION PROCESS

Section 41 in Chapter 6 of regulation 982 details the public participation process that needs to be adhered to as part of an environmental process. Compliance of the Public Participation Process as per the Legislated Requirements will be confirmed during the Final Basic Assessment Report in the table below:

Regulation with regard to conducting a Public Participation Process	**Description to adherence of the Legislated Requirements**
1) If the proponent is not the owner or person in control of the land on which the activity is to be undertaken, the proponent must, before applying for environmental authorisation in respect of such an activity, obtain written consent of the landowner or person in control of the land to undertake such activity on that land	TBC
2) The person conducting a public participation process must take into account any relevant guidelines applicable to public participation as contemplated in section 24J of the Act and must give notice to all potential interested and affected parties on an application or proposed application which is subjected to public participation by -	
(a) Fixing a notice board at a place conspicuous to and accessible by the public at the boundary, on the fence or along the corridor of – (i) The site where the activity to which the application or proposed application relates or is to be undertaken; (ii) Any alternative site	TBC
(b) Giving written notice, in any of the manners provided for in section 47D of the Act, to – (i) The occupiers of the site and, if the proponent or applicant is not the owner or person in control of the site where the activity is to be undertaken	TBC

and to any alternative site where the activity is to be undertaken. (ii) Owners, persons in control of, and occupiers of land adjacent to the site where the activity is or is to be undertaken and any alternative site where the activity is to be undertaken. (iii) The municipal councillors of the ward in which the site and alternative site is situated and any organisation of ratepayers that the represent the community. (iv) The Municipality which has jurisdiction in the area (v) Any organ of state having jurisdiction in respect of any activity; and (vi) Any other party as required by the competent authority	
(c) Placing an advertisement in – (i) One Local Newspaper; or (ii) Any official Gazette that is published specifically for the purpose of providing public notices of applications or other submissions made in terms of these Regulations;	TBC
(d) Placing an advertisement in at least one provincial newspaper or national newspaper, if the activity has or may have an impact that extends beyond its boundaries of the metropolitan or district municipality in which it is or will be undertaken: Provided that this paragraph need not to be complied with if an advertisement has been placed in an official gazette referred to in paragraph (c)(ii); and	TBC
(e) Using reasonable alternative methods, as agreed to by the competent authority, in those instances where a person is desirous of but unable to participate in the process due to – (i) Illiteracy (ii) Disability; or (iii) Any other disadvantages	TBC

3) A notice, notice board or advertisement referred to in sub regulation (2) must – (a) Give details of the application or proposed application which is subjected to public participation ; and (b) State – (i) Whether basic assessment or S&EIR procedures are being applied to the application; (ii) The nature and location of the activity to which the application relates; (iii) Where further information on the application or proposed application can be obtained; and (iv) The manner in which and the person to whom representations in respect of the application or proposed application may be made.	TBC
4) A notice board referred to in sub regulation (2) must – (a) Be of a size of at least 60cm by 42cm; and (b) Display the required information in lettering and in a format as may be determined by the competent authority	TBC
5) Where public participation is conducted in terms of this regulation for an application or proposed application, sub regulation (2)(a), (b), (c) and (d) need not be complied with again during the additional public participation process contemplated in regulations 19(1)(b) or 23(1)(b) or the public participation process contemplated in regulations 21(2)(d), on condition that – (a) Such a process has been preceded by a public participation process which included compliance with sub regulation (2)(a), (b), (c) and (d); and (b) Written notices is given to registered I&AP's regarding where the – (i) Revised basic assessment report or , EMPr or closure plan, as contemplated in regulation 19(1)(b); (ii) Revised environmental impact assessment report or EMPr as contemplated in regulation 23(1)(b); or	TBC

(iii) Environmental impact assessment report and EMPr as contemplated in regulation 21(2)(d); (iv) May be obtained, the manner in which and the person to whom representations on these reports or plans may be made and the date on which such representations are due.	
6) When complying with this regulation, the person conducting the public participation process must ensure that – (a) Information containing all relevant facts in respect of the application or proposed application is made available to potential interested and affected parties; and (b) Participation by potential or registered interested and affected parties is facilitated in such a manner that all registered interested and affected parties are provided with a reasonable opportunity to comment on the application or proposed application.	TBC
7) Where an environmental authorisation is required in terms of these Regulations and an authorisation, permit or licence is required in terms of a specific environmental management Act, the public participation processes contemplated in this Chapter may be combined with any public participation processes prescribed in terms of a specific environmental management Act, on condition that all relevant authorities agree to such a combination of processes.	TBC

SECTION J – CONCLUSION AND RECOMMENDATIONS

To be completed upon review.