LORNAY
ENVIRONMENTAL CONSULTING

Section 24G Report

Portion 48 of the Farm 708, Franskraal, Caledon RD

25 June 2025

Consultant:

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Lornay Environmental Consulting Pty Ltd**|** Reg 2015/445417/07

IMPORTANT: Kindly ensure that this checklist is completed and attached to the NEMA SECTION 24G Application.

Please indicate by ticking the following below to serve as confirmation that the required information has been included in the application.

No.	Application Requirements	Please tick for confirmation
1.	Requirements of Preliminary Advertisement (pre-application public participation requirements including register of all I&APs), in accordance with Annexure A, Section D of the Section 24G Fine Regulations. **(Note: Failure to meet the Regulation 8 will result in rejection of the application)**	
2.	Application form has been completed and attached, which includes among others:	
	2.1. A list of all listed activities and/or waste management activities that was triggered when the development activity was commenced with.	N/A
	2.2. A list of all **similarly listed** activities in terms of the current EIA regulations (if applicable).	
	2.3. A description of the receiving environment **before** commences of the activity(ies).	x
	2.4. A description of the receiving environment **after** commences of the activity(ies).	x
	2.5. All appendices and annexures:	
	2.5.1. Locality map	x
	2.5.2. Site plans or/and Layout plan	x
	2.5.3. Building plans (if applicable)	
	2.5.4. Colour photographs	x
	2.5.5. Biodiversity overlay map	x
	2.5.6. Permit(s) / license(s) from any other organ of state including service letters from the municipality	x
	2.5.7. Public participation information: including a copy of the register of interested and affected parties, the comments and responses report, proof of notices, advertisements, Land owner consent and any other public participation information	x
	2.5.8. Environmental Management Programme	x
	2.5.9. Certified copy of Identity Document of Applicant	x
	2.5.10. Certified copy of the title deed (or title deeds in the case of linear activities)	x
	2.6. Signed declaration forms.	
3.	Are any specialist assessments required: e.g. Botanical, Hydro-geological, soil, socio-economic?	Y x N
	3.1. If yes, has the specialist assessment report been attached to the application?	
4.	An assessment of the impacts of the activity or activities in terms of the following categories:	
	• Aquatic Biodiversity Impact Assessment	x
	• Terrestrial Biodiversity Impact Assessment	x
5.	A methodology of how the investigation into the impacts associated with the unlawful activity was undertaken.	
6.	Completed and attached representations of Annexure A, Section A (Directives) in terms of the S24G Fine Regulations: Information/ Representation submitted in terms of any Directives the Minister/ decision maker may issue in terms of the National Environmental Management Act (Act 107 of 1998) (NEMA) s24G(1)(b)(i)-(viii).	
7.	Completed and attached representations in terms of Annexure A, Section B (Deferral) of the S24G Fine Regulations.	

8.	Completed and attached representations in terms of Annexure A, Section C, Part 1 (Fine Quantum based on the assessment as specified above (4).	
	Confirmation that Annexure A, Section C, Part 1 has been completed by an environmental assessment practitioner (EAP)	
9.	Compliance history of the applicant:	N/A
	9.1. Completed Annexure A, Section C, Part 2 and 3; namely:	
	9.1.1. Whether or not administrative enforcement notices, including pre -notices where appropriate, have previously been issued to the applicant in respect of a contravention of section 24F(1) of the NEMA and/or section 20(b) of the National Environmental Management: Waste Act (Act 59 of 2008) (NEM: WA).	
	9.1.2. Whether or not the applicant has previously been convicted in respect of a contravention of section 24F(1) of the Act and /or section 20(b) of the NEM: WA;	
	9.1.3. Whether or not the applicant has previously submitted a section 24G application in respect of an activity or activities which commenced prior to the activity or activities that are the subject of the current application; and	
	9.1.4. Whether the applicant is a firm or a natural person. (see Section 24G Fine Regulations for definition of "firm")	
	9.2. Provided information or whether or not any of the directors of the applicant firm are, or were, at the relevant time, directors of a firm to whom the above (9.1.1. - 9.1.3.) applies;	
	9.3. Advise on whether an applicant who is a natural person is, or was, at the relevant time a director of a firm to whom the above (9.1.1.- 9.1.3.) may apply.	
10.	Consultation with relevant State departments in terms of section 24O(2) & 24O(3) of the NEMA.	
	10.1 Proof of Consultation with relevant State departments, including, *inter alia*, notices, adverts etc.	
	10.2 Copies of comments and responses included in the application.	
	10.2 Comments and Response report attached to the application.	Pending
11.	Public Participation Process undertaken in terms of Chapter 6 of the Environmental Impact Assessment Regulations, 2014 ("EIA Regulations, 2014") *(GN No. R.326 of 7 April 2017)* **(if conducted/undertaken)**	

Section 24G Application Form for the consequences of unlawful commencement of listed activity/ies in terms of the:

- **National Environmental Management Act, 1998 (Act No. 107 of 1998), ("NEMA");**
- **National Environmental Management: Waste Act, 2008 (Act 59 of 2008) ("NEM: WA")**

OCTOBER 2022

Form Number S24GAF/10/2022

Kindly note that:

1. This application must be submitted where a person has commenced with a listed or specified activity without an environmental authorisation in contravention of section 24F(1) of NEMA (i.e. where the person commenced with an activity listed or specified in terms of section 24(2) (a) or (b) of NEMA - the activities contained in the EIA Listing Notices) or has commenced, undertaken or conducted a waste management activity without a waste management licence in terms of section 20 (b) of the NEM:WA.

2. This **Application Form** must be completed for all section 24G applications, by an Independent and Registered Environmental Assessment Practitioner ("EAP").

3. This Application Form is current as of 10 October 2022. It is the responsibility of the Applicant/EAP to ascertain whether subsequent versions of the Application Form have been published or produced by the competent authority. Note that this Application Form replaces all the previous versions. This updated Application Form must be used for all new applications submitted from 10 October 2022.

4. **<u>The contents of this Application Form include the following:</u>**

PART 1 -
Section A: Background Information
Section B: Activity Information
Section C: Description of Receiving Environment
Section D: Need and Desirability
Section E: Alternatives
Section F: Impact Assessment, Management, Mitigation and Monitoring Measures
Section G: Assessment Methodologies and Criteria, Gaps in Knowledge, underlying Assumptions and Uncertainties
Section H: Recommendations of the EAP
Section I: Representations - Response to an Incident or Emergency Situation
Section J: Public Participation Process

PART 2 –
ANNEXURE A of Fine Regulations
Section A: Directives
Section B: Deferral of the Application
Section C: Quantum of the section 24G fine
Section D: Preliminary advertisement

PART 3 –
Appendices and Declarations
PART 4 –
ANNEXURE B: Waste Management Activity Supporting Information (if relevant)

5. An **Independent and Registered EAP** must be appointed to complete the required sections (in terms of NEMA and its Regulations) of the Application Form on behalf of the applicant; the declaration of independence must be completed by the independent EAP and submitted with this Application Form. If a specialist report is required, the specialist will also be required to complete the declaration of independence. **Copies of the EAPS and Specialists Registration Certificates be submitted with this application.**

6. Two hard copies (including the original) and one electronic copy (CD/DVD/Flash drive) of this application form must be submitted. Email copies to be submitted

7. The required information must be typed within the spaces provided. The sizes of the spaces provided are not necessarily indicative of the amount of information to be provided. The space provided extend as each space is filled with typing. **A legible font type and size must be used when completing the form.** A digital copy of the Application Form is available on the Department's website https://www.westerncape.gov.za/eadp/

8. The use of "not applicable" in the Application Form must be done with circumspection.

9. Unless protected by law, all information contained in and attached to this application will become public information on receipt by the competent authority. Please note that, unless exemption has been granted in terms of the National Exemption Regulations published under GN R994 in GG 38303 of 8 December 2014, any Interested and Affected Party should be provided with the information contained in and attached to this Application Form as well as any subsequent information submitted.

10. This Application Form must be submitted to the Department at the postal address given below or by delivery thereof to the Registry Office of the Department.

PROCESS TO BE FOLLOWED:

a) **Prior to submission of an Application Form,** the applicant is required to undertake a pre-application public participation process in terms of Regulation 8 of the Regulations relating to the procedure to be followed and criteria to be considered when determining an appropriate fine in terms of section 24G published in the Government Gazette on 20 July 2017, Gazette No 40994, No. R. 698 ("Section 24G Fine Regulations").

b) Together with the submission of a section 24G Application Form, the form **must include Proof of compliance of with Regulation 8** of the Section 24G Fine Regulations, including, but not limited to, proof of the pre-application advertisement in a local newspaper and register of I&APs.

c) The Department will acknowledge receipt of the application (within 14 days) and provide the Applicant / EAP with the relevant application reference number to be used in all future correspondence and the application public participation processes.

d) Upon receipt of the application, the MEC/Competent Authority may direct the applicant in terms of section 24G of the NEMA (as amended).

e) After submission of the application, **consultation with organs of state in terms of section 24O of the NEMA** will be required and public participation with interested and affected parties to inform the application. Any comments received must be compiled in a Comments and Response Report.

f) In terms of the provisions of section 24G of NEMA, the applicant must pay an administrative fine up to a maximum of R5 million before the MEC/Competent Authority decides on the application.

g) The applicant **must within 14 days** of receipt of the determination of the quantum of the fine, ensure that all registered interested and affected parties are notified of the determination of the quantum of the fine, including the reasons and provided with access to the determination.

h) The administrative fine **must be paid within the time period stipulated** in the determination. Failure to pay the fine within the specified period, will result in the lapse of the application and any partial amounts paid in will not be refunded.

i) **Proof of payment of the fine must be submitted to the Department**. Upon payment of the administrative fine, the MEC/Competent Authority may-

- refuse to issue an environmental authorisation; or
- issue an environmental authorisation to such person to continue, conduct or undertake the activity subject to such conditions as may be deemed necessary, which environmental authorisation shall only take effect from the date on which it has been issued; or
- direct the applicant to provide further information or take further steps prior to making a decision provided for above;
- together with the above decision the MEC/Competent Authority may direct a person to rehabilitate the environment within such time and subject to such conditions as may deem necessary or take any other steps necessary under the circumstances.

CIRCULARS, GUIDELINES AND TOOLS:

1. The Department's latest Circulars pertaining to the "One Environmental Management System" and the EIA Regulations and guidelines must be taken into account when completing this Application Form.

2. The Screening Tool developed by the National Department of Environmental Affairs must be used to generate a screening report. Please use the Screening Tool link https://screening.environment.gov.za/screeningtool to generate the Screening Report. The Screening Report must be attached to this Application Form as an Appendix.

PLEASE NOTE THE FOLLOWING:

1. Failure to comply with a directive may result in the institution of appropriate legal action as is deemed necessary and as provided for in the legislation.

2. The submission of an application or the granting of an environmental authorisation shall in no way derogate from—

   (a) the environmental management inspector's or the South African Police Services' authority to investigate any transgression in terms of NEMA or any specific environmental management Act;
   (b) the National Prosecuting Authority's legal authority to institute any criminal prosecution.

3. If, at any stage after the submission of an application it comes to the attention of the Minister, Minister for mineral resources or MEC that the applicant is under criminal investigation for the contravention of or failure to comply with section 24F(1) or section 20(b) of the *National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008)*, the Minister, Minister for mineral resources or MEC may defer a decision to issue an environmental authorisation until such time that the investigation is concluded and—
   (a) the National Prosecuting Authority has decided not to institute prosecution in respect of such contravention or failure;
   (b) the applicant concerned is acquitted or found not guilty after prosecution in respect of such contravention or failure has been instituted; or
   (c) the applicant concerned has been convicted by a court of law of an offence in respect of such contravention or failure and the applicant has in respect of the conviction exhausted all the recognised legal proceedings pertaining to appeal or review.

4. A person is guilty of an offence if that person:
   - Prior to submission of a section 24G application:
     - fails, in terms of Regulation 8(1), to place a preliminary advertisement in a local newspaper in circulation in the area in which the activity was, or activities were, commenced and on the applicant's website, if any or
     - fails, in terms of Regulation 8(2), to comply with the advertisement requirements set out in Annexure A, section D or
     - fails, in terms of Regulation 8(3), to open and maintain a register of interested and affected parties)); or
     - fails, in terms of Regulation 8(4), to attach to the application form the register of interested and affected parties, which must be included in the report, or form part of the information submitted in terms of section 24G(1) of NEMA.

   - Provides incorrect, false or misleading information in any form, including in any document submitted to a competent authority in terms of the Section 24G Fine Regulations or omits information that may have an influence on the outcome of a recommendation of the fine committee or determination of the competent authority.

5. A person convicted of an offence in terms of these Regulations is liable to a fine not exceeding R5 million or to imprisonment for a period not exceeding 5 years, and in the case of a second or subsequent conviction to a fine not exceeding R10 million or to imprisonment for a period not exceeding 10 years, and in both instances to both such fine and such imprisonment.

DISCLAIMER

With regards to the Protection of Personal Information Act, 2013 (Act 4 of 2013) (POPIA), please note that all personal information is being voluntarily submitted for the purposes of your participation in this environmental application process. The information will be held by EAP on behalf of the Applicant and will be submitted to the Competent Authority for the decision on the application. Personal information may also be made available to the Appellant/s so that they may participate in the appeal process in the event that the decision on the application is appealed. Personal information may also be made available to third-party auditors so that you can be notified of future audits of the environmental decision.

DEPARTMENTAL DETAILS

The Application Form must be sent to the following details:

Western Cape Government
Department of Environmental Affairs and Development Planning
Attention: Directorate: Environmental Governance
Private Bag X 9086
Cape Town,
8000

Registry Office
1st Floor Utilitas Building
1 Dorp Street,
Cape Town

Queries should be directed to the Sub-directorate: Rectification at:
Tel: (021) 483-5827
Fax (021) 483-4033

DEPARTMENTAL REFERENCE NUMBER(S) (for official use)

File Reference number (S24G)	
Administrative Fine Reference	

DEPARTMENTAL REFERENCE NUMBER(S) (to be completed by the EAP)

File Reference number (Enforcement), if applicable	
File reference number (EIA), if applicable:	
File reference number (Waste), if applicable:	
File reference number (Other (specify)):	

View the Department's website on http://www.westerncape.gov.za/eadp for the latest version of the documents

PART 1

PROJECT TITLE AND GENERAL DESCRIPTION OF THE DEVELOPMENT

APPLICATION FOR CONSENT USE ON PORTION 48 OF THE FARM 708, FRANSKRAAL

RELEVANT REGION IN WHICH THE ACTIVITY COMMENCED

Cross out the appropriate box "☒" in which region the unlawful activity/ies has commenced.

REGION 1 City of Cape Town and West Coast District	REGION 2 Cape Winelands District and Overberg District	REGION 3 Central Karoo District and Eden District
	X	

SECTION A: BACKGROUND INFORMATION

1. APPLICANT PROFILE INDEX

Cross out the appropriate box "☒".

1.1	The applicant is a Natural Person (individual)					X
1.2	The applicant is a Firm (i.e. any body incorporated by, or established in terms of, any law as well as any partnership, trust, parastatal or organ of state)					
1.2.1	If a firm, please tick the relevant box below:					
	Body Corporate	Partnership	Trust	Parastatal	Organ of State	
	Directors of a Company	Members of a Board	Other, please specify			

Applicant's details (duplicate this section where there is more than one applicant)			
Applicant Name:	James Du Toit		
~~Name of Firm (if applicable):~~			
~~Firm Registration Number:~~			
~~Contact Person at the Firm:~~			
~~List of all (as applicable at the relevant time):~~	~~Please insert the names and RSA ID numbers of the relevant persons below – (In the list below, delete the firms that are not applicable to this application)~~		
~~● Directors of a company; or~~ ~~● Members of the board; or~~ ~~● Executive committee or other managing body of a corporate body or parastatal; or~~ ~~● Members of close corporation; or~~ ~~● Partners of a partnership; or~~ ~~● Trustees of a trust~~	~~Name:~~ ~~Name:~~ ~~Name:~~ ~~Name:~~ ~~Name:~~ ~~Name:~~		
Postal address:			
	Portion 48 of the Farm 708, Franskraal	Postal code:	7220

Telephone:	( )	Cell:	072 820 8491
E-mail:	dutoitd195@gmail.com	Fax:	( )
Project Consultant	N/A		
Contact person:	-		
Postal address:	-		
	-	Postal code:	
Telephone:	( )	Cell:	
E-mail:	-	Fax:	( )
Name of the Environmental Assessment Practitioner ("EAP") responsible for the application:	Michelle Naylor		
Company name (if any):	Lornay Environmental Consulting		
Postal address:	Unit 5/1F, Hemel and Aarde Wine Village,		
	Hermanus	Postal code:	7200
Telephone:	( )	Cell:	083 245 6556
E-mail:	michelle@lornay.co.za	Fax:	( )
EAP Qualifications	Master of Science (Rhodes University)		
EAP Registrations/Associations and registration number/s	EAPASA 2019/698		
Name of the Landowner:	James Du Toit		
Name of the contact person for the land owner (if other):	As above		
Postal address:			
		Postal code:	
Telephone:	( )	Cell:	
E-mail:		Fax:	( )
Person in control of land:	As above		
Contact person:			
Postal address:			
		Postal code:	

Telephone:	( )	Cell:	
E-mail:		Fax:	( )

Please note:

In instances where there is more than one landowner, please attach a list of landowners with their contact details to the back of this form.

A certified copy of the applicant's (if natural person), alternatively a director's (as defined), Identity Document must be attached to the application.

A certified copy of the title deed of the property/s on which the unlawful listed activity/ies has commenced must be attached to the application.

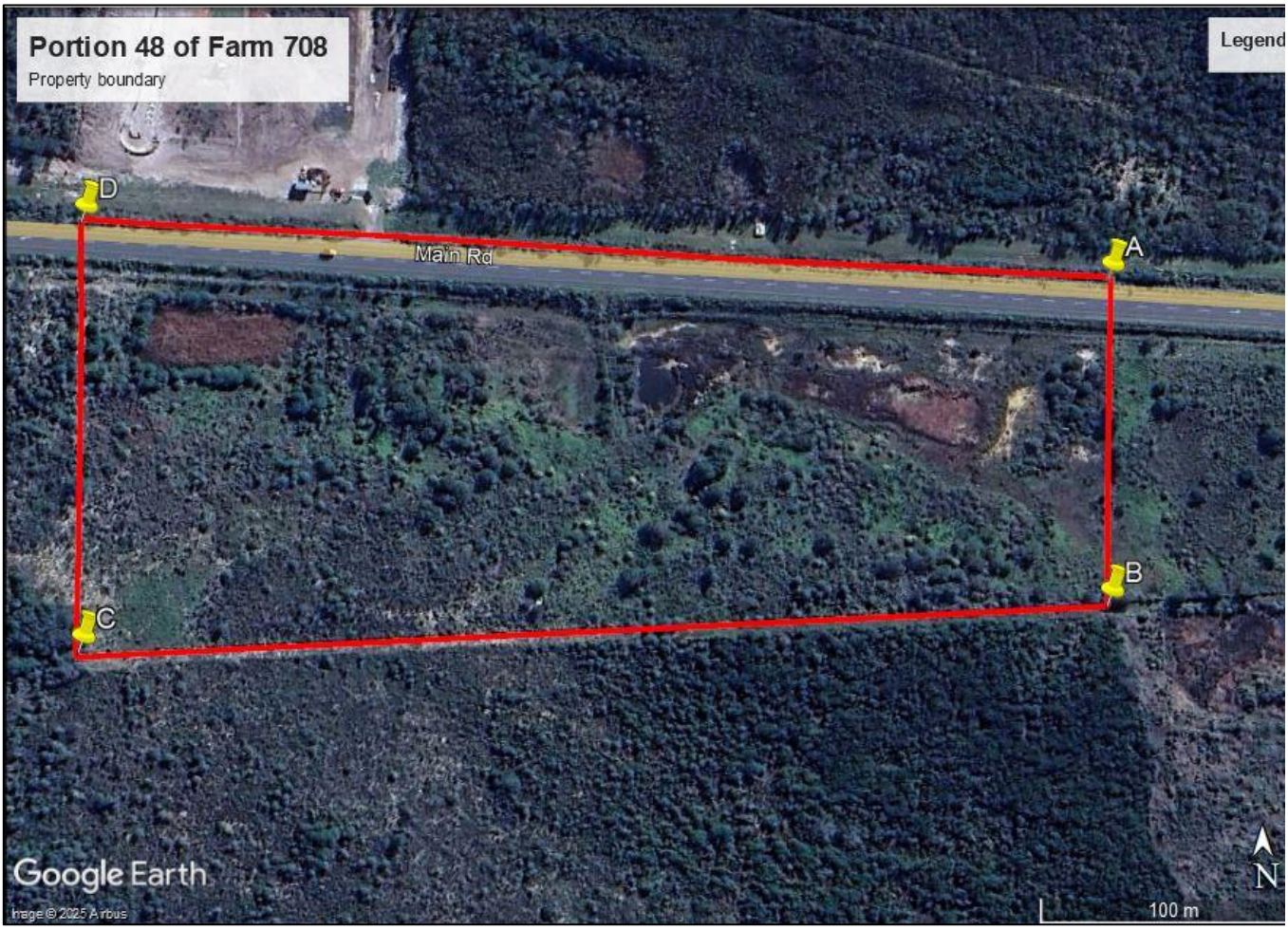
Municipality in whose area of jurisdiction the activity falls:	Overstrand Municipality		
Contact person, if known:	Chester Arendse		
Postal address:	72 Main Road		
	Gansbaai	Postal code:	7220
Telephone	028 384 8320	Cell:	
E-mail:	carendse@overstrand.gov.za	Fax:	( )

Please note:

In instances where there is more than one Municipality involved, please attach a list of Municipalities with their respective contact details to the form.

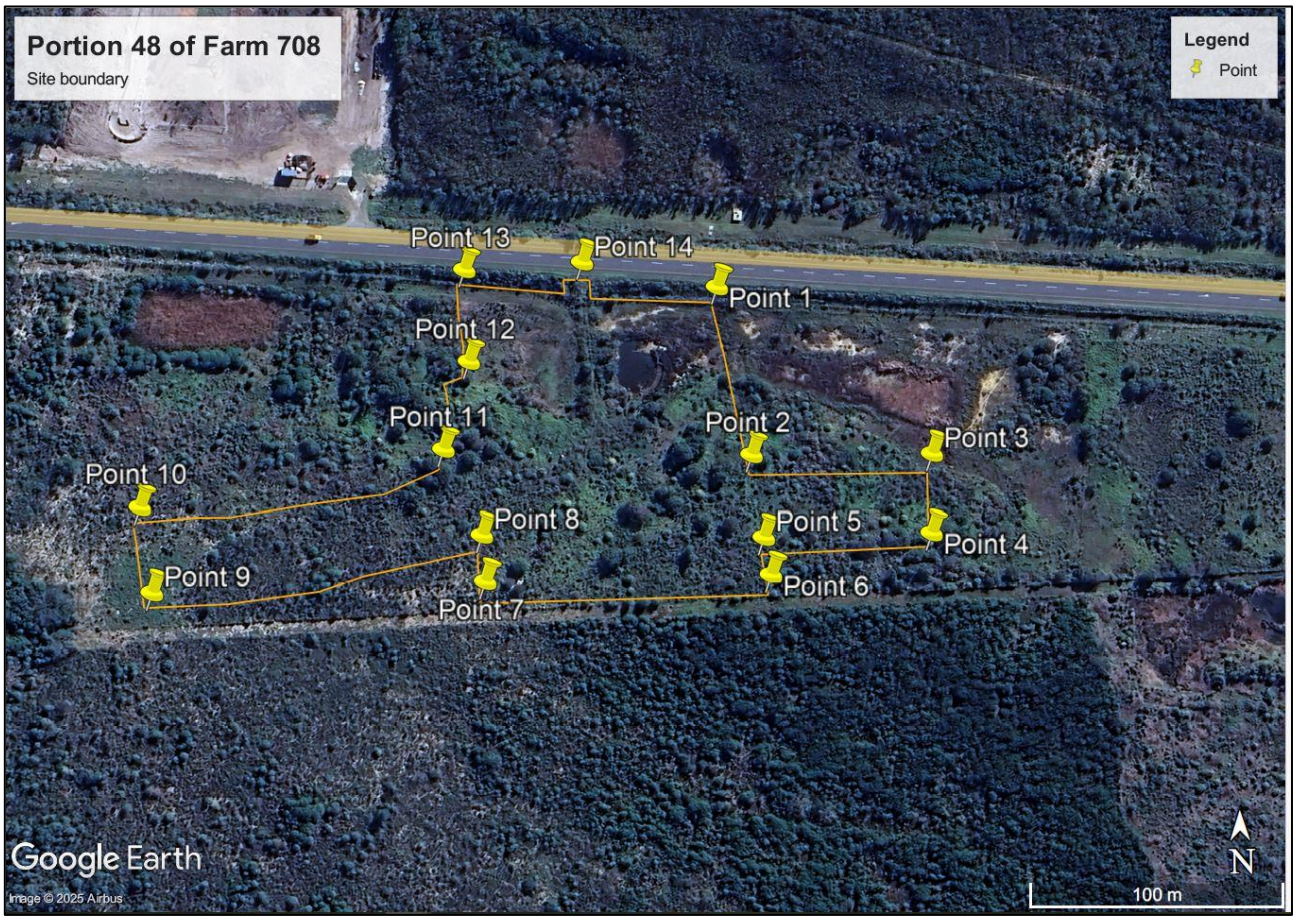
Property location(s):	Franskraal
Farm/Erf name(s) & number(s) including portion(s)	Portion 48 of the Farm 708
Property size(s) (m^2)	59500 m^2
Development footprint size(s) (m^2)	± 12000m^2 (1.2 ha)
SG21 Digit code(s)	C01300000000070800048

Property boundary:



Point	Latitude (S)				Longitude (E)			
A	34°	35’	56.89”	South	19°	23’	19.76”	East
B	34°	36’	0.96 ”	South	19°	23’	19.60”	East
C	34°	36 ’	1.35”	South	19°	23’	4.30”	East
D	34°	35’	56.02”	South	19°	23’	4.23”	East

The co-ordinates for the site boundary are:



Point	Latitude (S)				Longitude (E)			
1	34 °	35’	57.33”	South	19°	23’	37.33”	East
2	34°	35’	59.48 ”	South	19°	23’	14.56”	East
3	34°	35’	59.49”	South	19°	23’	17.34”	East
4	34°	36’	0.48”	South	19°	23’	17.29”	East
5	34°	36’	0.51”	South	19°	23’	14.73”	East
6	34°	36’	0.98”	South	19°	23’	14.83”	East
7	34°	36’	1.01”	South	19°	23’	10.48”	East
8	34°	36’	0.44”	South	19°	23’	10.44”	East
9	34°	36’	1.10”	South	19°	23’	5.46”	East
10	34°	36’	0.04”	South	19°	23’	5.26”	East

11	34° 35' 59.36" South	19° 23' 9.85" East
12	34° 35' 58.25" South	19° 23' 10.24" East
13	34° 35' 57.07" South	19° 23' 10.18" East
14	34° 35' 57.00" South	19° 23' 12.00" East

Please note:

Where numerous properties/sites are involved (e.g. linear activities), attach a list of property descriptions and street addresses to the consultation form.

Street address:	Portion 48 of the Farm 708		
Magisterial District or Town:	Caledon RD		
Closest City/Town:	Franskraal	Distance	1 (km)
Zoning of Property:	Agricultural Zone 1		

Please note:

In instances where there is more than one zoning applicable, please attach a list or map of the properties indicating their respective zoning to the Application Form.

Was the property rezoned after commencement of activities?		NO x
If yes, what was the previous zoning?		
N/A		
Is a rezoning application required?	YES	NO X
Is a consent use application required?	YES X	NO
Locality map:	A locality map must be attached to the Application Form as an appendix. The scale of the locality map must be at least 1:50 000. For linear activities of more than 25 kilometres, a smaller scale e.g. 1:250 000 can be used. The scale must be indicated on the map. The map must indicate the following: • an accurate indication of the project site position as well as the positions of the alternative sites, if any; • road names or numbers of all the major roads as well as the roads that provide access to the site(s) • a north arrow; • a legend; • the prevailing wind direction; and • GPS co-ordinates (Indicate the position of the proposed activity using the latitude and longitude of the centre point of the site for each alternative site. The co-ordinates should be in degrees and decimal minutes. The minutes should have at least three decimals to ensure adequate accuracy. The projection that must be used in all cases is the WGS-84 spheroid in a national or local projection)	
Landowner(s) Consent:	If the applicant is not the owner or person in control of the land on which the activity has been undertaken, he/she must obtain written consent from all landowners or persons in control of the land (of the site and all alternative sites). This must be attached to this document as Appendix G. Such consent must indicate whether or not the owner or person in control of the land would support approval of the application and that the land need not be rehabilitated.	

	Note: The consent of the landowner or person in control of the land is not required for: a) linear activities; b) an activity directly related to prospecting or exploration of a mineral and petroleum resource or extraction and primary processing of a mineral resource; or c) strategic integrated projects ("SIPs") as contemplated in the *Infrastructure Development Act, 2014 (Act No. 23 of 2014)*.

2. APPLICATION HISTORY

(Cross out the appropriate box "☒" and provide a description where required).

Has any national, provincial or local authority considered any development applications on the property previously?	Yes	No **x**
If so, please give a brief description of the type and/or nature of the application/s as well as a reference number, if applicable: (In instances where there was more than one application, please attach a list of these applications)		
N/A		
Which authority considered the application:		
Has any one of the previous application/s on the property been approved **or** refused? If so provide a list of the successful and unsuccessful application/s and the reasons for decision(s).	Yes	No **x**
N/A		
Provide detail on the period of validity of decision and expiry dates of the above applications/ permits etc.		
N/A		

SECTION B: ACTIVITY INFORMATION

1. ACTIVITIES APPLIED FOR

I hereby apply in terms of section 24G of the National Environmental Management Act (Act 107 of 1998) for the regularisation of the unlawful commencement or continuation of the listed or waste management activities as specified in Section B:1 below.

Applicant (Full names): JAMES DU TOIT **Signature:** 

Place: HERMANUS **Date: 20 June 2025**

Applicant (Full names): MICHELLE NAYLOR **Signature:** 

Place: HERMANUS **Date: 19 June 2025**

All listed activities associated with the development must be indicated below.

1.1 Applicable EIA listed activities

ECA EIA Contraventions: between 08 September 1997 and end of 09 May 2002			
Activities commenced with on or after 08 September 1997 and before end 09 May 2002: EIA regulations promulgated in terms of the ECA, Act 73 of 1989			
Government Notice No. ("GN") R1182 Activity No(s):	Describe the relevant listed activity/ies in writing as per GN No. 1182 of 1997	Describe the portion of the development as per the project description that relates to the applicable listed activity.	State the date of commencement of each activity
ECA EIA Contraventions: between 10 May 2002 and end of 02 July 2006			
Activities unlawfully commenced with on or after 10 May 2002 and before end 02 July 2006: EIA regulations promulgated in terms of the ECA, Act 73 of 1989,			
NEMA EIA Contraventions: between 03 July 2006 and end of 01 August 2010			
Activities unlawfully commenced with on or after 03 July 2006 and before end 01 August 2010: EIA regulations promulgated in terms of the NEMA			
GN R386 Activity No(s): **(Listing Notice 1 of 2006)**	Describe the relevant listed activity/ies in writing as per GN No. R. 386 of 2006 ("NEMA 2006 Basic Assessment listed activity/ies")	Describe the portion of the development as per the project description that relates to the applicable listed activity.	State the date of commencement of each activity
Government Notice No. R387 Activity No(s): **(Listing Notice 2 of 2006)**	Describe the relevant listed activity/ies in writing as per GN No. R. 387 of 2006 ("NEMA 2006 Scoping/EIA listed activity/ies")	Describe the portion of the development as per the project description that relates to the applicable listed activity.	State the date of commencement of each activity
NEMA EIA Contraventions: between 02 August 2010 and end of 07 December 2014			
Activities unlawfully commenced with on or after 02 August 2010 and before end 07 December 2014: EIA regulations promulgated in terms of the NEMA, Act 107 of 1998,			
GN No. R. 544 Activity No(s): **(Listing Notice 1 of 2010)**	Describe the relevant listed activity(ies) in writing as per GN No. R. 544 of 2010 ("NEMA 2010 Basic Assessment listed activity/ies")	Describe the portion of the development as per the project description that relates to the applicable listed activity.	State the date of commencement of each activity
GN No. R. 545 Activity No(s): **(Listing Notice 2 of 2010)**	Describe the relevant listed activity/ies in writing as per GN No. R. 545 of 2010. (NEMA 2010 Scoping/EIA listed activity/ies")	Describe the portion of the development as per the project description that relates to the applicable listed activity.	State the date of commencement of each activity
GN No. R. 546 Activity No(s): **(Listing Notice 3 of 2010)**	Describe the relevant listed Activity(ies) in writing as per GN No. R. 546 of 2010	Describe the portion of the development as per the project description that relates to the applicable listed activity.	State the date of commencement of each activity

NEMA EIA Contraventions: on or after 08 December 2014 **Activities unlawfully commenced with on or after 08 December 2014: EIA regulations promulgated in terms of the NEMA, Act 107 of 1998,**			
GN No. R. 983 Activity No(s): **(Listing Notice 1 of 2014)**	Describe the relevant listed activity(ies) in writing as per GN No. R.327 of 2014 ("NEMA 2014 Basic Assessment listed activity/ies")	Describe the portion of the development as per the project description that relates to the applicable listed activity.	State the date of commencement of each activity
19	The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse; 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 (e) 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.	Infilling of approximately 860 m^2 the wetland.	2023/2024
27	The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.	Approximately 1.2 ha of indigenous vegetation was cleared in the property.	2023/2024
~~GN No. R. 984 Activity No(s): **(Listing Notice 2 of 2014)**~~	~~Describe the relevant listed activity(ies) in writing as per GN No. R.325 of 2014 ("NEMA 2014 Scoping/EIA listed activity/ies")~~	~~Describe the portion of the development as per the project description that relates to the applicable listed activity.~~	~~State the date of commencement of each activity~~
GN No. R. 985 Activity No(s): **(Listing Notice 3 of 2014)**	Describe the relevant listed activity(ies) in writing as per GN No. R.324 of 2014	Describe the portion of the development as per the project description that relates to the applicable listed activity.	State the date of commencement of each activity
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	Approximately 1.2 ha of critically endangered vegetation has been cleared.	2023/2024

	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.		

Please ensure that you have provided the similarly listed activities if the listed activities were commenced before the period the EIA Regulations came into effect, i.e. before 08 December 2014.

1.2 Applicable Waste Management Activities

List the relevant waste management activity/ies applied for: **NONE**

~~Waste Management Activity Contraventions: On or after 03 July 2007 up to end of 28 November 2013~~			
~~Activities unlawfully commenced with in terms of GNR 718 of 03 July 2009 under the National Environmental Management Waste Act, Act 59 of 2008~~			
~~GN No. 718 – Category A Activity No(s):~~	~~Describe the relevant Category A waste management activity/ies in writing.~~	~~Describe the portion of the development as per the project description that relates to the applicable waste activity.~~	~~State the date of commencement of each activity~~
~~GN No. 718 – Category B Activity No(s):~~	~~Describe the relevant Category B waste management activity/ies in writing.~~	~~Describe the portion of the development as per the project description that relates to the applicable waste activity.~~	~~State the date of commencement of each activity~~

~~Waste Management Activity Contraventions: On or after 29 November 2013~~			
~~Activities unlawfully commenced with in terms of GNR 921 of 29 November 2013 under the National Environmental Management Waste Act, Act 59 of 2008,~~			
~~GN No. 921 – Category A Activity No(s):~~	~~Describe the relevant Category A waste management activity/ies in writing.~~	~~Describe the portion of the development as per the project description that relates to the applicable waste activity.~~	State the date of commencement of each activity
~~GN No. 921 – Category B Activity No(s):~~	~~Describe the relevant Category B waste management activity/ies in writing.~~	~~Describe the portion of the development as per the project description that relates to the applicable waste activity.~~	State the date of commencement of each activity

Please note:

The National Department of Environmental Affairs is the competent authority for activities regarded as hazardous waste. Such activities must be indicated as hazardous waste in the abovementioned lists.

Only those activities listed above shall be considered for authorisation. The onus is on the applicant to ensure that all applicable listed activities are included in the application. If a specific listed activity is not included in an Environmental Authorisation, an application for amendment or a new application for Environmental Authorisation will have to be submitted.

1.3 Activities listed similarly in terms of the EIA Regulations

Kindly indicate the listed activities in terms of the EIA Regulations that is listed similar to the unlawfully commenced activities. The descriptions provided below must clearly state why the activity/development is still similarly listed in terms of the EIA Regulations, 2014.

The similarly listed activities in terms of the EIA Regulations promulgated in terms of the NEMA, Act 107 of 1998,		
GN No. R. 327 Activity No(s): **(Listing Notice 1 of 2014)**	Describe the relevant listed activity(ies) in writing as per GN No. R.327 of 2014 ("NEMA 2014 Basic Assessment listed activity/ies")	Describe the portion of the development as per the project description that relates to the applicable listed activity.
19	The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse; 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 (e) 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.	Infilling in the wetland
27	The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.	Approximately 1.2 ha of indigenous vegetation was cleared in the property.
~~GN No. R. 325 Activity No(s): **(Listing Notice 2 of 2014)**~~	~~Describe the relevant listed activity(ies) in writing as per GN No. R.325 of 2014 ("NEMA 2014 Scoping/EIA listed activity/ies")~~	~~Describe the portion of the development as per the project description that relates to the applicable listed activity.~~

GN No. R. 324 Activity No(s): **(Listing Notice 3 of 2014)**	Describe the relevant listed activity(ies) in writing as per GN No. R.324 of 2014	Describe the portion of the development as per the project description that relates to the applicable listed activity.
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.	Approximately 1.2 ha of critically endangered vegetation has been cleared.

Please note:

Where approvals for the activity have been obtained in terms of any other legislation (e.g. National Water Act, Act 36 of 1998), certified copies of such approvals must be attached to this form.

2. ACTIVITY DESCRIPTION

(Cross out the appropriate box "☒" and provide a description where required).

Is/are the activity(ies) complete or is/are the activity(ies) still to be completed?	Completed	Incomplete X
(a) Is/was the project a new development or an upgrade of an existing development? Also indicate the date (e.g. 2 August 2010) when the activity commenced as well as the original date of commencement if the application is an upgrade.	New X	Upgrade

The project involves the rectification and authorisation process following the alleged unauthorised clearance of Critically endangered indigenous vegetation and infilling of a wetland on Portion 58 of the Farm Fransche Kraal No. 708, Franskraal. The clearing of approximately 1.2 ha in extent, with the property being 5.95 ha, took place in late 2023 to early 2024. At the same time, the infilling of the hillslope seep wetland took place, which was approximately 860 m^2 of the total on-site wetland extent of 1471 m^2. These activities were undertaken for the establishment of a main dwelling, coffee shop, changing rooms, wendy house (tool storage), covered stables, animal camps, coffee shop, parking area, shade net car canopy, play park, guest house. The aim of the activities was to create a tourist type attraction for the area.

The owner (applicant) has applied for Municipal approval for the Consent Use and Departure for the proposed establishment of the tourist facilities and accommodation. The proposed development will include the existing main dwelling, an additional dwelling intended to serve as the guesthouse, a coffee shop, and a petting zoo.

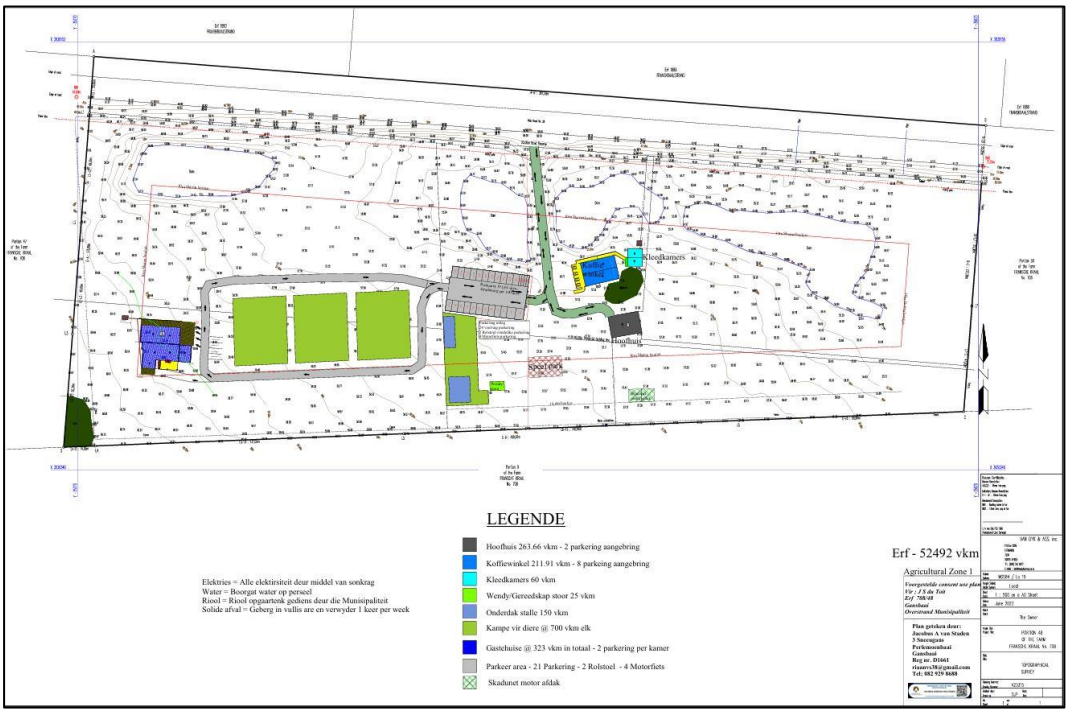


Figure 1: Site development plan showing the existing and proposed development structures on the farm.

(b) Clearly describe the activity and associated infrastructure commenced with, indicating what has been completed and what still has to be completed.

Existing associated infrastructure commenced with:

The activity which involved the clearance of indigenous vegetation and infilling of a wetland, allowed for the construction of the main dwelling as well as some additional structures and fencing to accommodate some of the animals already housed on the farm. Current structures on site:

- **1 x Main dwelling (Manor House)**
    - A double storey dwelling was constructed on the subject property
    - The building covers an area of approximately 263.66 m^2
- **Existing Wendy and shade net carport**
    - This storage is a wooden Wendy house type structure that is ±25m^2 in extent
    - The shade net carport was constructed on the 10m common boundary building line.
- **Animal camps/ park; petting farm**
    - There are two existing structures (covered stalls) with a total footprint of 150m^2 on the subject property where the animals are currently being kept. These structures are not on any previous approved building plans.

Existing development	Size (m^2)
Main dwelling	263.66
Wendy house	25
Animal Camps	150
Total	**438.66**

The following activities are proposed and have not yet been commenced with on the property:

The proposed consent use and departure application is intended for the establishment of tourist facilities (guesthouse, a coffee shop and a petting zoo) which have **not yet** commenced on the property.

- Proposed consent use for an additional dwelling and guesthouse in terms of Chapter 4, Section 16(2)(o) of the Amended Overstrand Municipality's By-law on Municipal Land Use Planning, 2020, to accommodate a four-bedroom guesthouse in the proposed additional dwelling unit on Portion 48 of the farm Fransche Kraal no. 708;
- Proposed consent use for tourist facilities in terms of Chapter 4, Section 16(2)(o) of the Amended Overstrand Municipality's By-law on Municipal Land Use Planning, 2020, to accommodate a coffee shop and a petting farm (animal camps / park) on Portion 48 of the farm Fransche Kraal no. 708;
- The departure of Portion 48 of the farm Fransche Kraal no. 708 in terms of Chapter 4, Section 16(2)(b) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020, to allow the proposed guesthouse, with a floor area of approximately 323,19m^2, to be accommodated in the proposed additional dwelling unit, exceeding the maximum permissible size of 250m^2 for additional dwellings.

Proposed development	Size(s) in m^2
Coffee shop	212
Changing rooms near the coffee shop.	60
Guesthouse	323.19
Animal camp	550
Parking	191.84
Total	**1337.03**

It is important to note that the proposed land uses do not change the character of the site larger than 5000m² (the proposed coffee shop with ablution is ±272m² in extent and the proposed guesthouse is 323,19m² in extent). In the light of the above mentioned it is evident that the proposed consent uses will not have a negative impact on the heritage value of the subject farm potion or the surrounding areas such as Franskraal and therefore, application in terms of the National Heritage Resources Act is not applicable.

(c) Please provide details of all components of the activity and attach diagrams (e.g. architectural drawings or perspectives, engineering drawings, process flow charts etc.).		
Buildings	YES x	NO
Provide brief description:		

The existing structures on the farm:

- **<u>Main House</u>**
  - A new double storey dwelling was recently constructed on the subject property (main dwelling). A copy of the approved building plan dated 10 July 2024 is attached.
  - The floor area measures 263.66m²

- **<u>Existing Wendy house and carport</u>**
  - This storage is a wooden Wendy house type structure that is ±25m² in extent.
  - This structure is not part of any previous approved building plans. The structure and land use will remain unchanged
- **<u>Animal camps/ park; petting farm</u>**
  - There are two existing structures (covered stalls) with a total footprint of 150m² on the subject property where the animals are currently being kept. These structures are not on any previous approved building plans.

All of the above actions resulted in vegetation clearance and works within a watercourse, which took place without the required Environmental Authorisation in terms of NEMA.

In furtherance of the tourism overnight activity, the following additional structures will be completed within the disturbed areas, subject to the retrospective EA:

Proposed new structures on the farm:

- **<u>Proposed Guest house</u>**

  - The proposal includes establishing a guesthouse on the subject portion of farm. To facilitate this, applications are being submitted for two consent uses: one to accommodate an additional dwelling that will be utilised as a guesthouse.
  - The proposed guesthouse will be located on the same cadastral boundary as the primary dwelling.

- The guesthouse will consist of four en-suite guest rooms, an en-suite manager's room, a reception area, an office, an open-plan lounge and dining area with a bar, a guest lavatory, kitchen, laundry, and stoep. It will be a single-storey structure with a total area of approximately 323,19 m². Ample parking has been provided adjacent to and opposite the guesthouse.
- It is important to note that the guesthouse will accommodate less than 15 people.
- However, the total floor area of the proposed guesthouse will exceed the maximum permissible size of 250m², reaching 323,19 m². Therefore, an application for a departure to allow for this increase in size is proposed.
- The guesthouse is intended solely for accommodation purposes; no conference or entertainment facilities will be provided, ensuring there will be no noise pollution in the rural area.

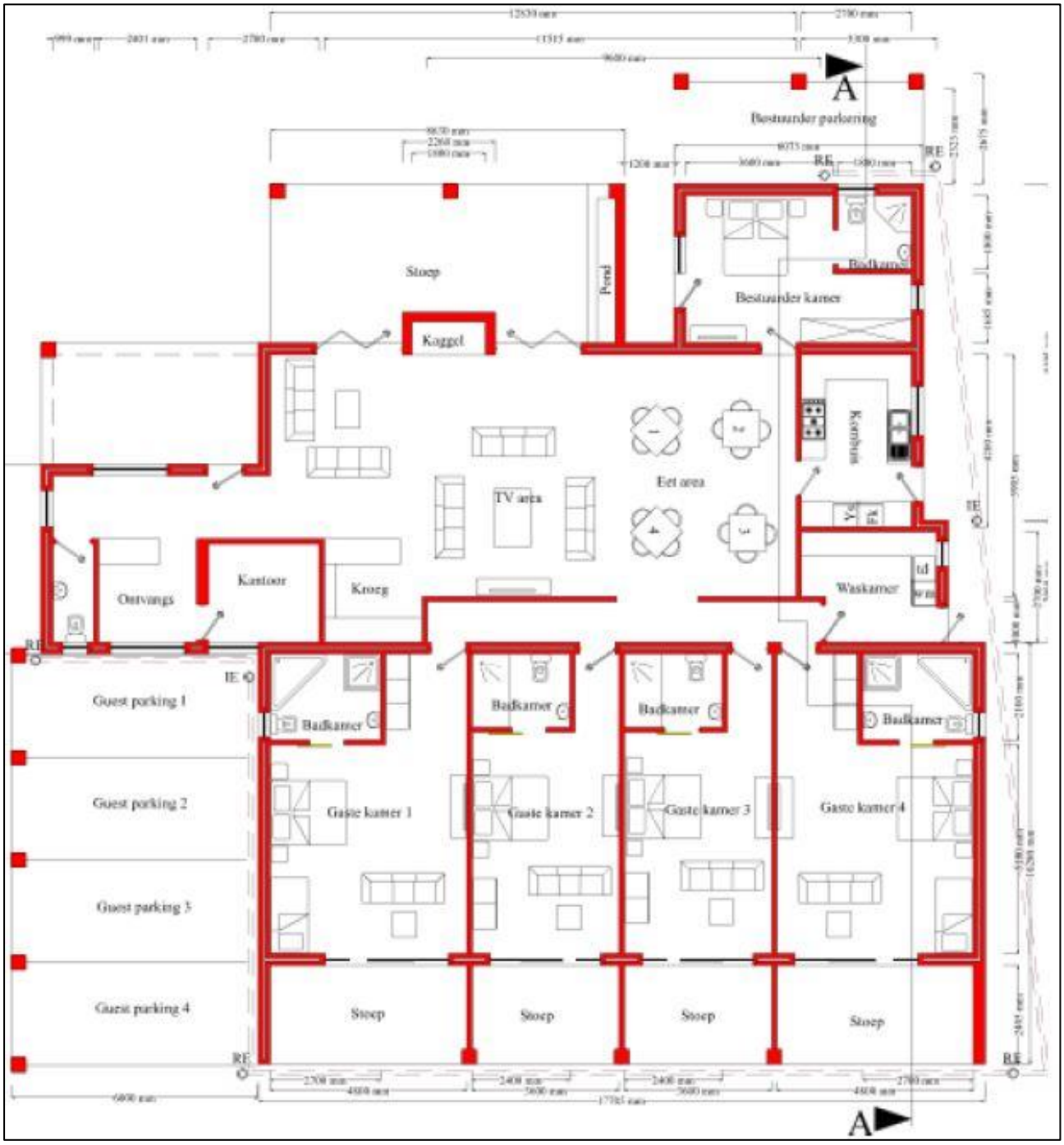


Figure 2: Guesthouse floor layout plan.

- **Coffee shop**

  - The intention of the owner is to construct a coffee shop on the subject farm portion which will operate in relation to the other proposed facilities on the subject farm portion. Adding a coffee shop to the subject property will enhance the overall experience for visitors by providing them with dining options and a place to relax and socialize. Additionally, having food and beverage services on-site can increase the length of time visitors spend at the facility, potentially boosting revenue. It is also the intention to create a children play area close to the coffee shop. The coffee shop will be located in the areas which have been disturbed as part of the unlawful activities.
  - The proposed floor area for the coffee shop is approximately 212m². The proposed coffee shop consists of a kitchen, store, cold room and refuse area. The coffee shop proposes fifteen (15) tables which consist of between 4 and 6 seats each.

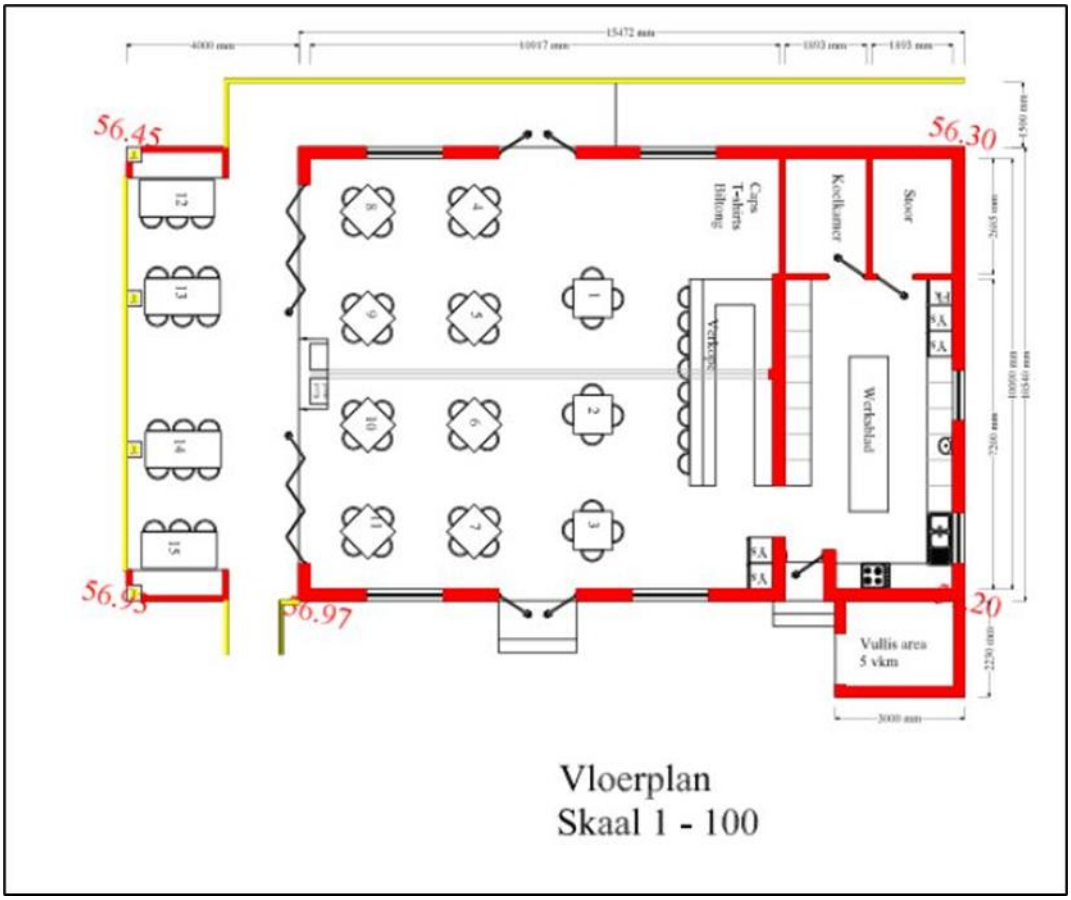


Figure 3: Coffee shop floor layout plan.

- **Ablution facility**

  - An ablution facility will also be constructed on the subject farm to cater for both the coffee shop and petting farm use. The position of the ablution facility is in close proximity to the coffee shop as indicated on the site development plan. The ablution facility will be 60m² in extent.

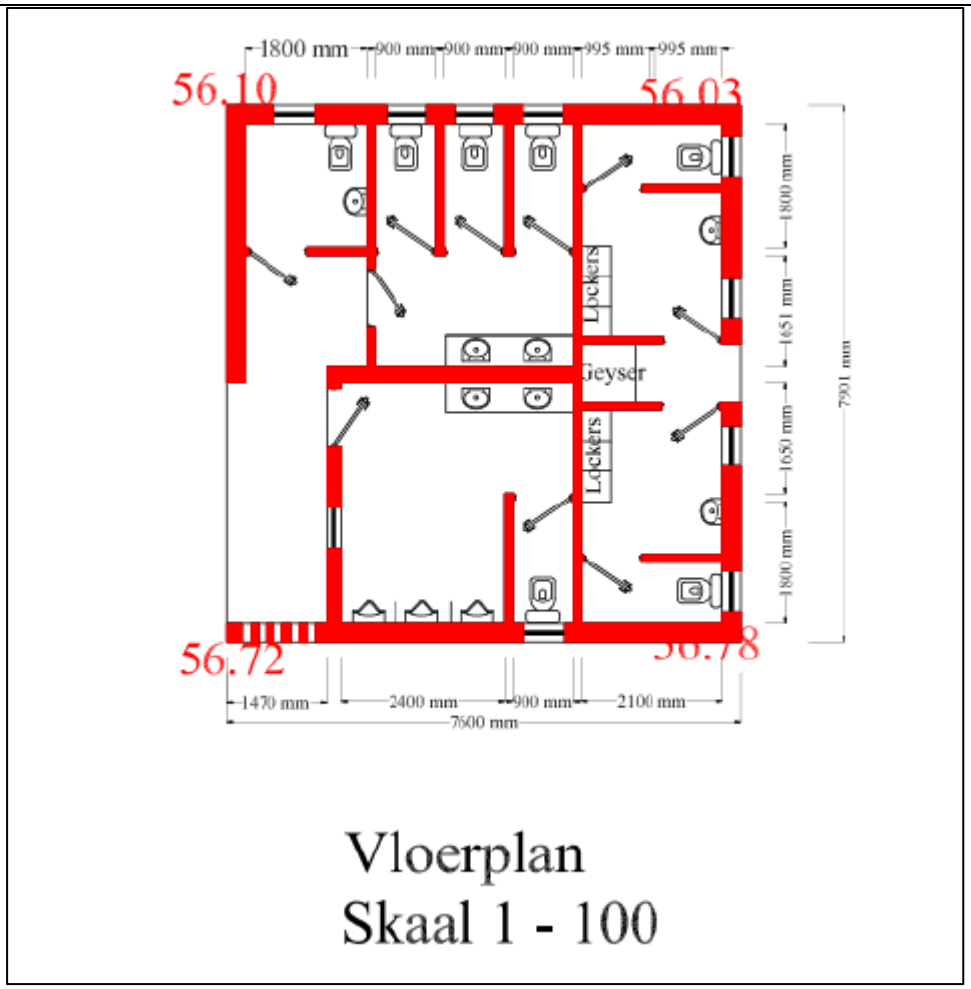


Figure 4: Ablution facility floor layout plan.

- **Animal camps/park: petting farm:**

  - The intention of the owner is to establish a petting zoo on the farm portion where animals such as lamas, donkeys and horses can be petted.
  - There are two existing structures (covered stalls) with a total footprint of 150m² on the subject property where the animals are currently being kept. These structures are not on any previous approved building plans.
  - Four (4) additional animal camps will be added to the subject property.
  - The total footprint is approximately 700m^2.

- **Parking provision**

  - One parking area is proposed for the proposed tourist facilities on the subject farm portion as indicated on the site development plan. A total of twenty-one (21) parking bays, two (2) parking bays for the disabled and four (4) parking bays for motorcycles are proposed for the tourist facilities.
  - Provision is made for nine (9) parking bays for the four-bedroom guesthouse - two bays per establishment (owner / manager) and at least one bay per bedroom.

NOTE: The vegetation clearance and infilling and disturbance within the regulated area of a watercourse took place to establish a tourism operation. All vegetation clearance and disturbance to water courses were completed and some built infrastructure was completed ahead of the issuing of the Pre-Compliance Notice by DEADP, at that stage all further construction works ceased. Therefore this S24G seeks Retrospective Environmental Authorisation for the applicable

listed activities as well as the completion of the works for the establishment of the guesthouse and animal farm with associated infrastructure.

Infrastructure (e.g. roads, power and water supply/ storage)	YES x	NO
Provide brief description:		

Access roads

Access to the site will be via the existing internal road connected to the R43, which will be retained and utilized for the proposed development. This application seeks consent use and departure to accommodate a guesthouse and tourist facilities, including a coffee shop, children's play area, and animal camps (petting farm) on Portion 48 of Farm Fransche Kraal No. 708. Internal roads and driveways, as indicated on the site development plan, will provide access to all proposed land uses within the subject property.

Water Supply

The property is serviced by an existing borehole, which will supply water to the main dwelling, guesthouse, and tourist facilities. Filtration systems will be installed and certified to ensure the water meets domestic use standards.

Processing activities (e.g. manufacturing, storage, distribution)	YES	NO x
Provide brief description:		

N/A

Storage facilities for raw materials and products (e.g. volume and substances to be stored)		
Provide brief description	YES	NO x

N/A

Storage and treatment facilities for solid waste and effluent generated by the project	Yes x	No
Provide brief description		

The solid waste will be stored at a dedicated refuse area on site and will be removed and transferred by the operator to the nearest municipal landfill site on a regular basis.

A conservancy tank has been installed as part of the construction of the main building. The proposed new structures (guesthouse and coffee shop) will be serviced with an additional new conservancy tanks. The positions of the proposed conservancy tanks are indicated on the site development plan. The conservancy tanks are closed systems which will be serviced by the relevant service provided and transferred to the municipal waste water treatment works (WWTW).

(d) Other activities (e.g. water abstraction activities, crop planting activities)	Yes	No
Provide brief description		

-

3. PHYSICAL SIZE OF THE ACTIVITY

Indicate the physical spatial size of the activity as well as associated infrastructure (footprints):	The physical size of the activity encompasses areas affected by the vegetation clearance, the infilling of a hillslope seep wetland, and the specific footprint of the associated infrastructure developed on site as well as the structures to be completed upon EA. The vegetation clearance and works within the watercourse were completed in furtherance of the development of a tourism operation. The vegetation clearance spans an area of approximately 12 000m^2. Within this transformed area, the development includes several specific infrastructure components with defined footprints indicated below:

Component	Development footprint in (m^2)	Status
Main dwelling	263.66 m^2	Completed
Animal camps	150m^2	Completed
Wendy house (tools storage)	±25m^2	Completed
Coffee shop	212	To be completed
Changing rooms (near coffee shop)	60	To be completed
Guesthouse	323.19	To be completed
Animal camp	550	To be completed
Parking	191.84	To be completed

Indicate the area that has been transformed / cleared to allow for the activity as well as associated infrastructure	12 000m^2 / 1.2 ha
Total area:	12 000m^2 / 1.2 ha

4. SITE ACCESS

Was there an existing access road?	**YES x**	NO x
If NO, what was the distance over which the new access road was built? Please indicate the length and width of the new road.	N/A – Access to the site is directly off the R43 via an existing access point Official internal driveways will be formalised overtime	
Describe the type of access road constructed:		
Prior to the clearance of vegetation, there was no formal access road leading to the site. As part of the development, a new access road was constructed within the already disturbed area, forming part of the 1.2 ha cleared portion of the site.		

Please Note:

Indicate the position of the access road on the site plan (See Section 5 below)

5. SITE PHOTOGRAPHS

Colour photographs of the site and its surroundings (taken of the site and from the site), both before (if available) and after the activity commenced, with a description of each photograph, must be attached to this application. The vantage points from which the photographs were taken must be indicated on the site plan, or locality plan as applicable. If available, please also provide past and recent aerial photographs. It should be supplemented with additional photographs of relevant features on the site. Date and source of photographs must be included. Photographs must be attached as an **appendix** to this form.

Please note:

Should the relevant photographs not be included in the application, the application may be deemed insufficient and further information in this regard will be requested.

6. APPLICABLE LEGISLATION, POLICIES AND/OR GUIDELINES

Please list all legislation, policies and/or guidelines that were or are relevant to this activity.

LEGISLATION	ADMINISTERING AUTHORITY	TYPE Permit/ license/ authorisation/comment	DATE (if already obtained):
NEMA (Act 107 of 1998)	DEADP: Land Use	Retrospective Authorisation	Pending
NEM:BA (Act 10 of 2004)	Cape Nature	Comment	Pending
National Water Act (Act 36 of 1998)	BOCMA	Comment	Pending

POLICY/ GUIDELINES	ADMINISTERING AUTHORITY
EIA Regulations (2014) as amended	DEADP
Overstrand Spatial Development Framework (2020)	Overstrand Municipality
Overstrand Municipal Growth Management Strategy (2010)	Overstrand Municipality
Overstrand Municipality By-Law on Municipal Land Use Planning, 2020	Overstrand Municipality
EIA Guideline and Information Document series dated March 2013: Applied to various components in the Basic Assessment Process. The following Guidelines were considered	DEADP

throughout the Basic Assessment Process: - Guideline for Environmental Management Plans (June 2005) - Guidelines on Alternatives (March 2013) - Guidelines on Need and Desirability - Guidelines on Specialists Assessment	

7. APPLICATIONS IN TERMS OF NEMA AND SPECIFIC ENVIRONMENTAL MANAGEMENT ACTS ("SEMAs")

If not specifically applied for in terms of this application, does the development require an application for a waste management license in terms of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008)?	YES	NO X
If yes, has an application been submitted to the licensing authority? N/A	YES	NO
Does the proposed project require an application for a water use license in terms of the National Water Act, 1998 (Act No. 36 of 1998)? The Risk Matrix completed by the Freshwater specialist confirmed a LOW-risk class and therefore a General Authorisation for Section 21c and I – works within a watercourse, will be required. It is recommended that this is commenced with asap.	YES X	NO
If yes, has an application been submitted to the licensing authority? N/A	YES	NO
If no, please provide evidence of existing water use rights (if applicable) with this application form.		
Does the proposed project require an application for an atmospheric emissions license in terms of the National Environmental Management: Air Quality Act, 2004 (Act No. 39 of 2004)?	YES	NO X
If yes, has an application been submitted to the licensing authority? N/A	YES	NO
Does the proposed project require an application in terms of the National Environmental Management: Integrated Coastal Management Act ("NEM: ICMA")?	YES	NO X
If yes, has an application been submitted to the relevant competent authority?	YES	NO

N/A		
If yes, provide more details of the application submitted/to be submitted in terms of the NEM: ICMA		
N/A		

8. APPLICATIONS IN TERMS OF OTHER LEGISLATION

Is any permission, licence or other approval required in terms of any other legislation? (Please tick)	YES x	NO

If yes, please complete the table below:

Type of approval required (List the applicable legislation & approval required):	Name of the authority responsible for administering the applicable legislation	Application submitted (Yes / No)	Status of application (e.g. pending/ granted/ refused)
Landuse Planning Approval	Overstrand Municipality	No	Pending
Water Use Licence / General Authorisation	BOCMA	No	Pending

SECTION C: DESCRIPTION OF RECEIVING ENVIRONMENT

Site/Area Description

For linear activities (pipelines, etc.) as well as activities that cover very large sites, it may be necessary to complete copies of this section for each part of the site that has a significantly different environment. In such cases please complete copies of Section C and indicate the area which is covered by each copy No. on the site plan.

Section C Copy No. (e.g. 1, 2, or 3):

1. THE GEOLOGICAL FORMATIONS UNDERLYING THE SITE (Tick the appropriate box)

GRANITE		QUARTZITE	
SHALE		DOLOMITE	
SANDSTONE		DOLERITE	
OTHER (specify) **X**	Calcarenite and calcareous sandstone with gravel, pebble and coquinite layers, calcareous aeolianite, dunes of sand and calcareous sand, calcrete		

2. GRADIENT OF THE SITE

Indicate the general gradient of the site(s) (cross out the appropriate box).

Flat x	Flatter than 1:10	1:10 – 1:5	Steeper than 1:5

3. LOCATION IN LANDSCAPE

Indicate the landform(s) that best describes the site (cross out ("☒") the appropriate boxes).

Ridgeline	Plateau	Side slope of hill/mountain	Closed valley	Open valley	Plain x	Undulating plain/low hills	Dune	Sea-front	Other
If other, please describe									
N/A									

4. GROUNDWATER, SOIL AND GEOLOGICAL STABILITY OF THE SITE

4.1 GROUNDWATER, SOIL AND GEOLOGICAL STABILITY OF THE SITE (PRE-COMMENCEMENT)

Is the site(s) located on or near any of the following (cross out ("☒") the appropriate boxes)?

Shallow water table (less than 1.5m deep) Wetland area as per Freshwater Impact Assessment Report	YES x	NO	UNSURE
Seasonally wet soils (often close to water bodies) Wetland area as per Freshwater Impact Assessment Report	YES x	NO	UNSURE
Unstable rocky slopes or steep slopes with loose soil	YES	NO x	UNSURE
Dispersive soils (soils that dissolve in water)	YES	NO x	UNSURE
Soils with high clay content	YES	NO x	UNSURE
Any other unstable soil or geological feature	YES	NO x	UNSURE
An area sensitive to erosion	YES	NO x	UNSURE

4.2 GROUNDWATER, SOIL AND GEOLOGICAL STABILITY OF THE SITE (POST-COMMENCEMENT)

Shallow water table (less than 1.5m deep) Wetland area as per Freshwater Impact Assessment Report	YES x	NO	UNSURE
Seasonally wet soils (often close to water bodies) Wetland area as per Freshwater Impact Assessment Report	YES x	NO	UNSURE
Unstable rocky slopes or steep slopes with loose soil	YES	NO x	UNSURE
Dispersive soils (soils that dissolve in water)	YES	NO x	UNSURE
Soils with high clay content	YES	NO x	UNSURE
Any other unstable soil or geological feature	YES	NO x	UNSURE
An area sensitive to erosion	YES	NO x	UNSURE

If any of the answers to the above are "YES" or "unsure", specialist input may be requested by the Department.
(Information in respect of the above will often be available at the planning sections of local authorities. Where it does not exist, the 1:50 000 scale Regional Geotechnical Maps prepared by Geological Survey may also be used).

5. SURFACE WATER

2.1 SURFACE WATER (PRE-COMMENCEMENT)

Indicate the surface water present on and or adjacent to the site and alternative sites (cross out ("☒") the appropriate boxes)?

Perennial River	YES	NO x	UNSURE
Non-Perennial River	YES x	NO	UNSURE
Permanent Wetland	YES x	NO	UNSURE
Seasonal Wetland	YES x	NO	UNSURE
Artificial Wetland	YES	NO x	UNSURE
Estuarine / Lagoonal wetland	YES	NO x	UNSURE

2.2 SURFACE WATER (POST-COMMENCEMENT)

Indicate the surface water present on and or adjacent to the site and alternative sites (cross out ("☒") the appropriate boxes)?

Perennial River	YES	NO x	UNSURE
Non-Perennial River	YES x	NO	UNSURE
Permanent Wetland	YES x	NO	UNSURE
Seasonal Wetland	YES x	NO	UNSURE
Artificial Wetland	YES	NO x	UNSURE
Estuarine / Lagoonal wetland	YES	NO x	UNSURE

3. VEGETATION AND/OR GROUNDCOVER

Please note: The Department may request specialist input/studies depending on the nature of the biodiversity occurring on the site and potential impact(s) of the activity/ies. To assist with the identification of the biodiversity occurring on site and the ecosystem status consult http://bgis.sanbi.org.za or BGIShelp@sanbi.org.za. Information is also available on compact disc ("cd") from the Biodiversity-GIS Unit, Ph (021) 799 8738. This information may be updated from time to time and it is the applicant/ EAP's responsibility to ensure that the latest version is used. A map of the relevant biodiversity information (including an indication of the habitat conditions as per (b) below) and must be provided as an overlay map to the property/site plan as an **appendix** to this form.

6.1 VEGETATION AND/OR GROUNDCOVER (PRE-COMMENCEMENT)

Cross out ("☒") the block **and** describe (where applicable) the vegetation types / groundcover present on the site before commencement of the activity.

Indigenous Vegetation - good condition		Indigenous Vegetation with scattered aliens	x	Indigenous Vegetation with heavy alien infestation	
Describe the vegetation type above:		Describe the vegetation type above: - Agulhas Limestone Fynbos (CR), - Southern Coastal Forest (Unknown),		Describe the vegetation type above:	

	- Overberg Dune Strandveld (Endangered), and - Elim Ferricrete Fynbos (Endangered).	
Provide ecosystem status for above:	Provide ecosystem status for above: - Critically Endangered - Unknown - Endangered - Endangered	Provide Ecosystem status for above:
Indigenous Vegetation in an ecological corridor or along a soil boundary / interface **x**	Veld dominated by alien species	Distinctive soil conditions (e.g. Sand over shale, quartz patches, limestone, alluvial deposits, termitaria etc.) – describe
Bare soil	Building or other structure	Sport field
Other (describe below)	Cultivated land	Paved surface

(a) Highlight the applicable pre-commencement biodiversity planning categories of all areas on site and indicate the reason(s) provided in the biodiversity plan for the selection of the specific area as part of the specific category.

Systematic Biodiversity Planning Category				**If CBA or ESA, indicate the reason(s) for its selection in biodiversity plan**
Critical Biodiversity Area (CBA)	Ecological Support Area (ESA) x	Other Natural Area (ONA)	No Natural Area Remaining (NNR)	According to WCBSP (2017) the areas cleared in late 2023 were mapped as ESA1 and ESA2 .

(b) Highlight and describe the habitat condition on site.

Habitat Condition	**Percentage of habitat condition class (adding up to 100%)**	**Description and additional Comments and Observations (including additional insight into condition, e.g. poor land management practises, presence of quarries, grazing/harvesting regimes etc).**
Natural	70 %	Prior to any disturbance or clearing the site is likely to have supported a rich and diverse seasonal wetland plant community, as is still found in the undisturbed area to the east.
Near Natural (includes areas with low to moderate level of alien invasive plants)	30 %	Some of the vegetation type occurred in some areas was likely near natural due to past disturbances, including the alien vegetation, and trampling by livestock.
Degraded (includes areas heavily invaded by alien plants)	%	
Transformed (includes cultivation, dams, urban, plantation, roads, etc)	%	

(c) Complete the table to indicate:
(i) the type of vegetation, including its ecosystem status, that was previously present on the site; and
(ii) whether an aquatic ecosystem was previously present on site.

<table>
<tr><th colspan="2">Terrestrial Ecosystems</th><th colspan="7">Aquatic Ecosystems</th></tr>
<tr><td rowspan="4">Ecosystem threat status as per the National Environmental Management: Biodiversity Act,2004 (Act No. 10 of 2004)</td><td>Critical x</td><td rowspan="2" colspan="3">Wetland (including rivers, depressions, channelled and un-channelled wetlands, flats, seeps pans, and artificial wetlands)</td><td rowspan="2" colspan="2">Estuary</td><td rowspan="2" colspan="2">Coastline</td></tr>
<tr><td>Endangered x</td></tr>
<tr><td>Vulnerable</td><td rowspan="2">Least Threatened</td></tr>
<tr><td>YES x</td><td>NO</td><td>UNSURE</td><td>YES</td><td>NO x</td><td>YES</td><td>NO x</td></tr>
</table>

(d) Please provide a description of the vegetation type and/or aquatic ecosystem present on site, including any important biodiversity features/information identified on site (e.g. threatened species and special habitats)

The site in question hosts a diverse mix of vegetation types and aquatic ecosystems, as detailed in the Terrestrial Biodiversity Impact Assessment and Aquatic Biodiversity Impact Assessment. These assessments provide a comprehensive baseline of the ecological conditions prior to and following significant disturbances, which can be tied to a clear timeline of events such as the clearance and infilling of the hillslope wetland in late 2023, followed by the establishment of the main dwelling, wendy house, and animal camps in 2024.

Terrestrial Biodiversity Impact Assessment

According to the Terrestrial Biodiversity Impact Assessment the vegetation on site is a mix of four different vegetation types. The vegetation types could be best described as Agulhas Limestone Fynbos, with a patch of Southern Coastal Forest, Overberg Dune Strandveld (Endangered) in the southern parts, and Elim Ferricrete Fynbos (Critically Endangered) in the northern (wetland) section.

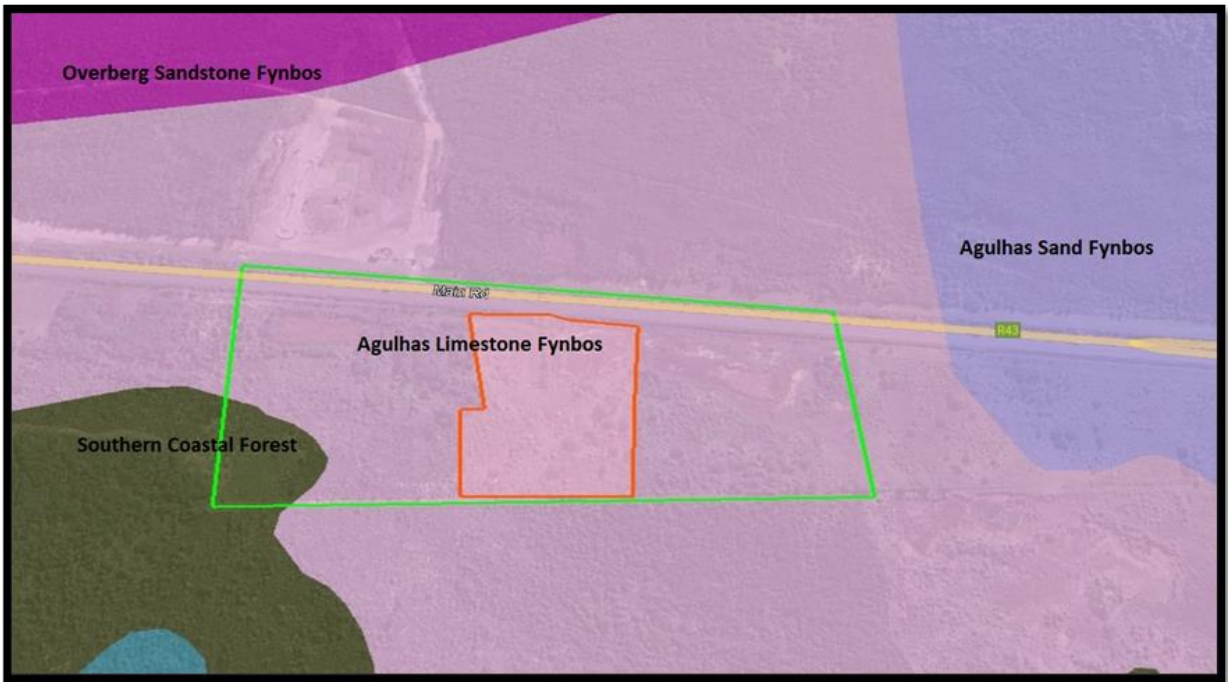


Figure 5: Extract of the SA Vegetation Map (Mucina & Rutherford) showing that the primary vegetation type on site is mapped as Agulhas Limestone Fynbos, with some Southern Coastal Forest mapped in the southwestern corner (which is clearly an error).

At least one listed plant Species of Conservation Concern (SoCC) was recorded in the undisturbed eastern area growing with another undescribed species that should also be considered as a SoCC (refer to **Photo 1**). This species, namely *Gnidia spicata* is Redlisted as Vulnerable, a as it has a limited range in seasonally wet lowlands from the Cape Flats to Cape Agulhas. A large (about 50 plants) and viable population occurs in the eastern area, The population on site is considered regionally significant.

An undescribed *Limonium* species is also fairly common in the same area, and this species is largely restricted to seasonal wetlands on the coastal plain from Gansbaai to Agulhas, and it should be considered Vulnerable. The population on site is considered regionally significant, and it is likely to have occurred in parts of the cleared and infilled area.

Leucadendron linifolium was the only SoCC found in the western part of the property (west of the cleared area), where just a few, trampled, remnant plants were found next to the wetland. This species is Redlisted as Near Threatened, and still occurs in many localities between Hawston and Stilbaai. The population on site is not considered regionally significant, and it may have occurred in parts of the cleared and infilled area.

Photo 1. Very High sensitivity seasonal wetland east of the infilled area, which is presumably what much of the infilled area looked like. The reddish groundcover is *Salicornia natalensis*. The tree is the invasive alien rooikrans (*Acacia cyclops).* This is the area where the undescribed Limonium occurs, along with *Gnidia spicat*a (Vulnerable).

The southern and eastern areas are more typical of Overberg Dune Strandveld, with deep, alkaline sands and some calcrete (**Photo 2 and Photo 3**). Indigenous vegetation in this area includes *Leonotis leonurus, Passerina corymbosa, Otholobium bracteolatum, Searsia laevigata, Ehrharta villosa, Metalasia muricata, Carpobrotus edulis, Helichrysum patulum, Ruschia macowanii, Stenotaphrum secundatum, Mesembryanthemum canaliculatum, Sideroxylon inerme, Euclea racemosa, Salvia aurea, Cynodon dactylon, Thamnochortus insignis, Gnidia squarrosa, Tetragonia fruticosa, Muraltia spinosa* and *Helichrysum niveum*. Invasive alien vegetation here includes *Cenchrus clandestinus* (kikuyu grass), *Acacia saligna* (Port Jackson), and *Acacia cyclops* (rooikrans). Grazing and trampling impacts are severe in parts of this area and are leading to notable species loss.

Photo 2. Degraded Overberg Dune Strandveld in area southeast of house, with *Acacia saligna* (Port Jackson) prominent. The dead and partly shrubs are indigenous bietou (*Osteospermum moniliferum*), with sourfig groundcover (*Carpobrotus edulis*).

Photo 3. Ostriches in the western part of the site (looking east), not cleared, but degraded and starting to get denuded by heavy ostrich and livestock trampling and browsing. Most of the palatable plants have already been eaten. Deep, alkaline sands here are indicative of Overberg Dune Strandveld**.** Main dwelling visible in background.

Botanical sensitivity on site prior to the disturbance is shown in **Figure 6**, and after the disturbance in **Figure 7**. High sensitivity areas have decreased in area, and Low sensitivity areas have increased, reflecting the loss of natural and partly natural habitat, and conversion of areas from High to Low sensitivity. The main areas of High sensitivity are now in the northeast (east of an internal fence), and along the northern boundary west of the access road. All three plant SoCC recorded on this site are restricted to the High sensitivity areas.

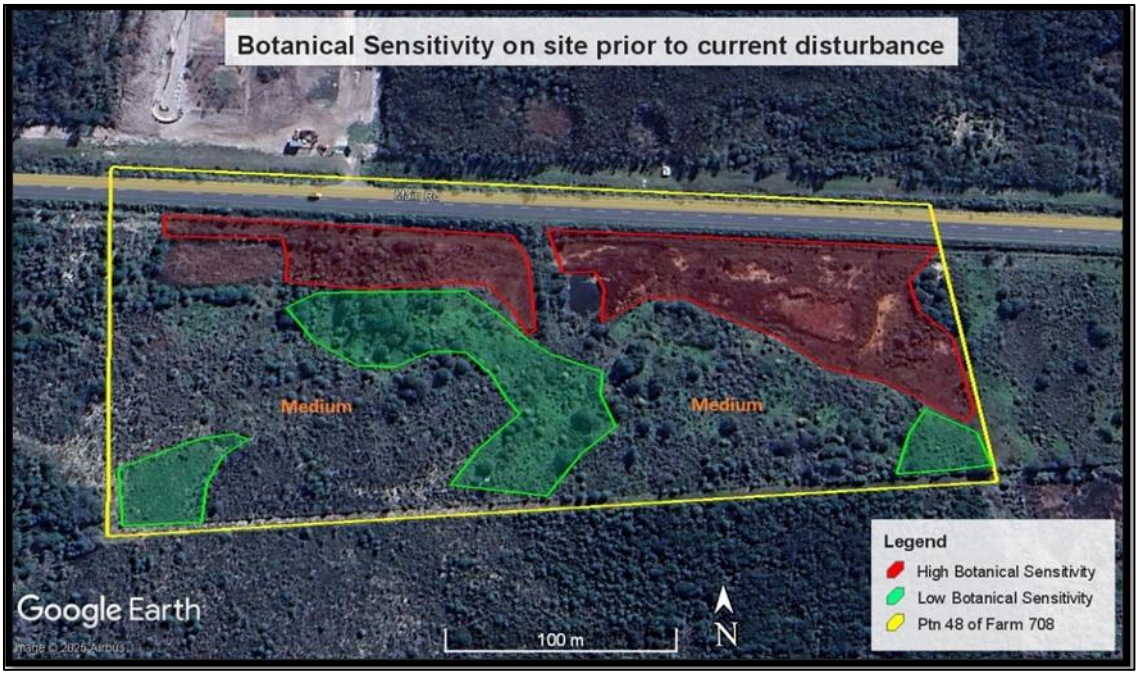


Figure 6: Map of botanical sensitivity on site prior to current disturbance.

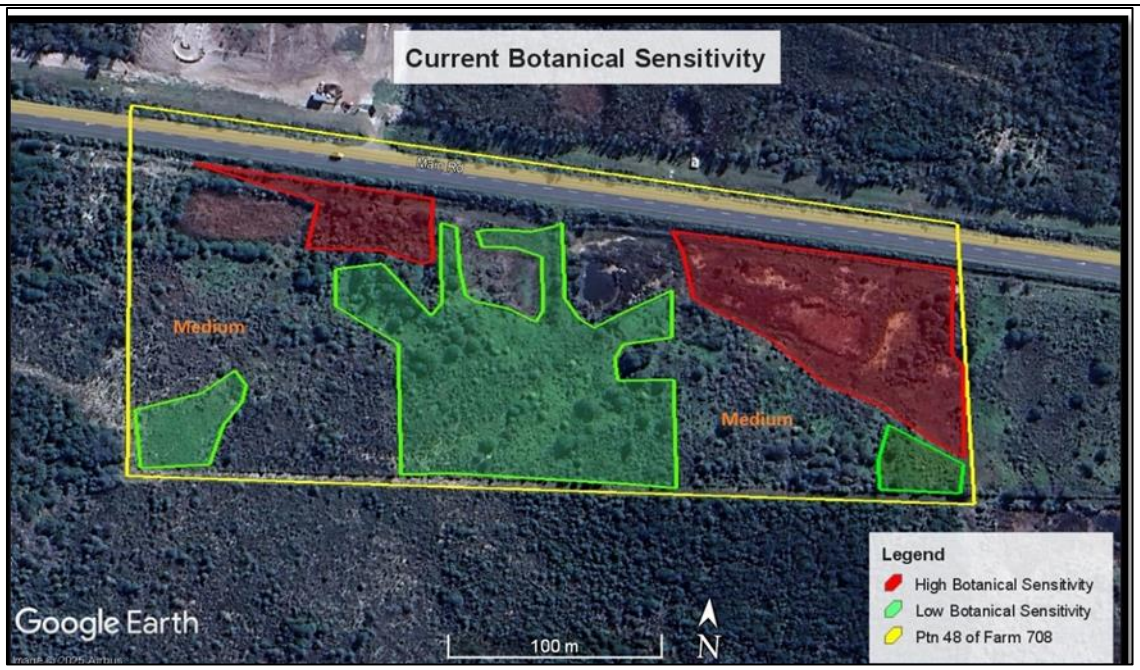


Figure 7: Map of current botanical sensitivity on site

Aquatic Biodiversity Impact Assessment

The freshwater specialist highlight that the site contains Southwestern Strandveld (Vulnerable) and South Coastal Forest (Endangered) vegetation types. The wetland vegetation was also identified during the site survey along with South Coast Limestone with a Least Threatened status.

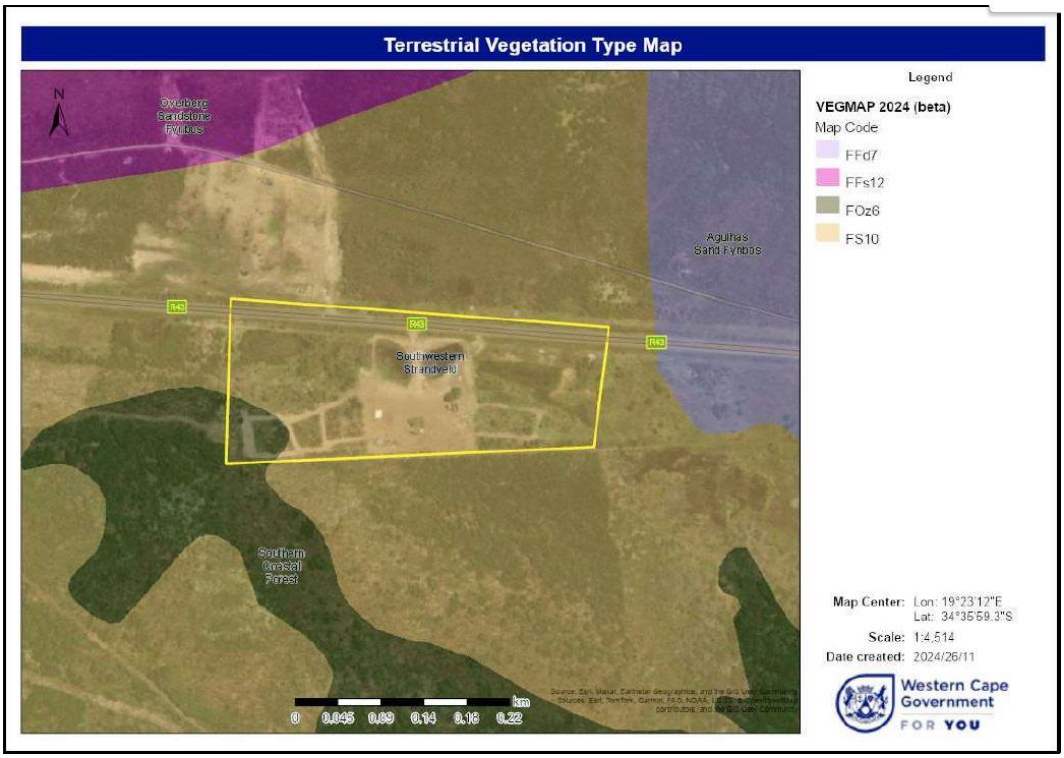


Figure 8: Terrestrial vegetation type identified on site, as per SA Vegetation Map (2024).

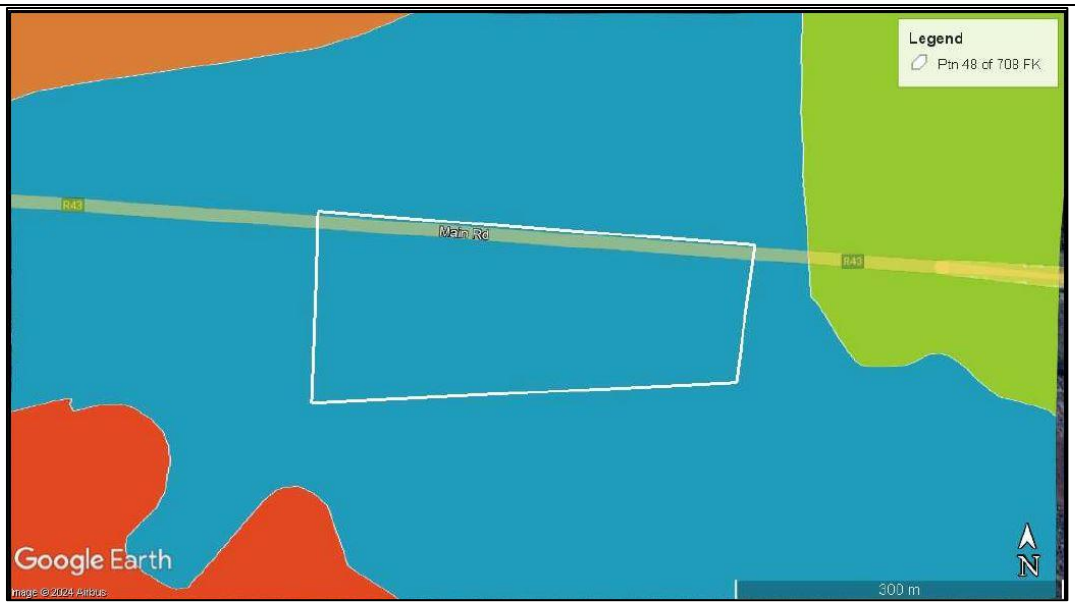


Figure 9: Wetland vegetation type map (NFEPA, 2011). The blue polygon indicates the extent of South Coast Limestone Fynbos.

The specialist highlights that the site has a drainage line as mapped on the NGI database (Cape Farm Mapper, 2024) which occurs within the property boundary and originates from downstream from eastern most pond. The study also indicated that a significant part of the site, primarily the eastern portion comprises of a portion of a seep wetland that expands off-site to the southeast with most of the seep being located offsite. Furthermore, there are no other courses within the site or the NWA Regulated Zone (100m for drainage lines and 500m for wetlands).

The specialist with reference to WCBSP (2017) argues that most of the site has been identified as being of biodiversity importance, except the southern part of the site nearest to the southern boundary. Of most relevance to this study are patches of Aquatic ESAs and Restorable ESAs (identified on the basis of the existence of watercourse) mapped to occur within the site that are associated with the mapped hillslope seep wetland and non-perennial drainage line. ESAs are areas that are not essential for meeting biodiversity targets but play an important role in supporting the functioning of Protected Areas (PAs) or Critical Biodiversity Areas (CBAs) and are often vital for delivering ecosystem services. The land-use / management objective for ESAs is to maintain the area in a functional, near-natural state. Some habitat loss is considered acceptable, provided the underlying biodiversity objectives and ecological functioning are not compromised. It is important to note from the EAP perspective that there are historical disturbances that persisted on site.

While no PAs are located in the general area there are Aquatic CBAs within the NWA Regulated Zone for wetlands (i.e. within 500 m of the site boundary). It can therefore be assumed that the ESA category assigned to the part of the site comprising the hillslope seep wetland is due to the supply of flow and ecosystem services of benefit to these downstream Aquatic CBAs (note that due to the surface flow direction which is towards the south east, only Aquatic CBAs located to the south east of the site and within 500m of the site are potentially at risk of being impacted).

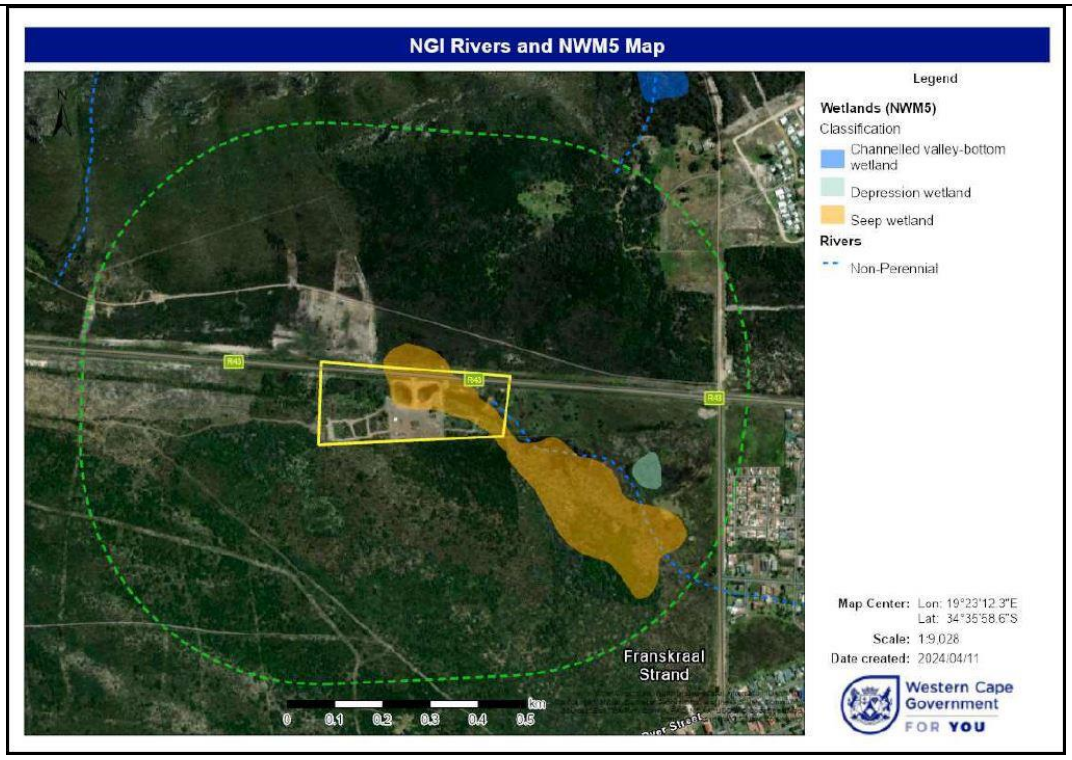


Figure 10: Combined NGI Rivers and National Wetlands Map Ver. 5 Map. The green stippled line indicates the 500m regulated zone for wetlands.

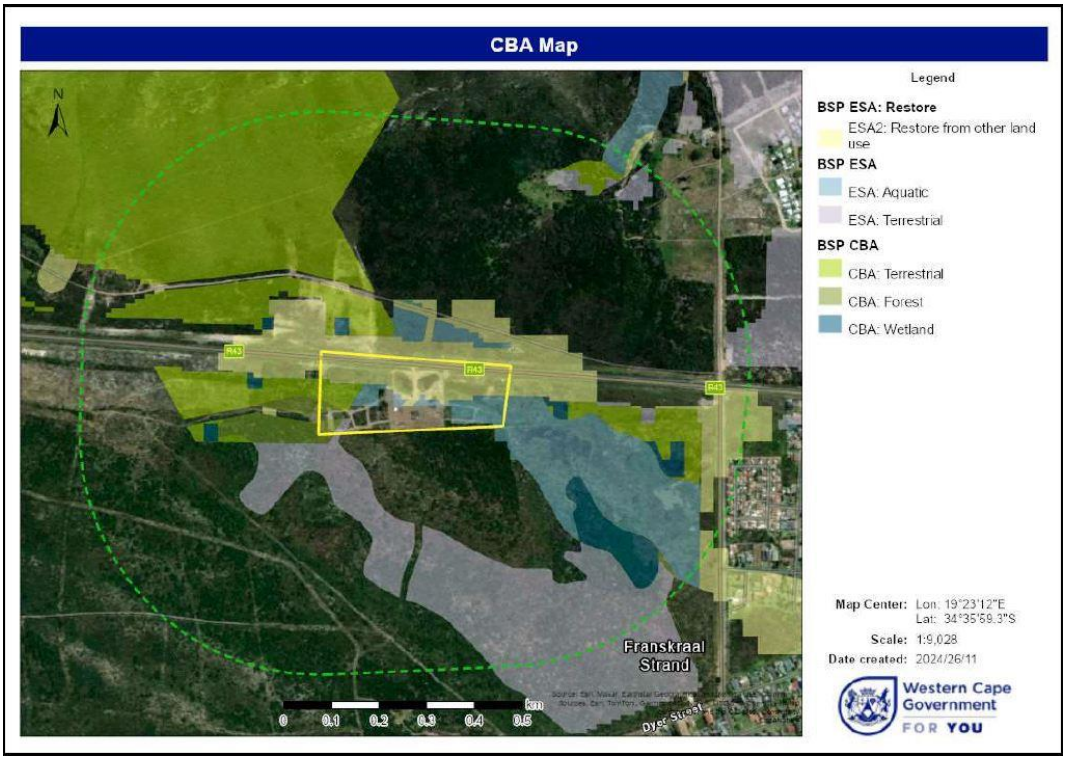


Figure 11: Western Cape Biodiversity Spatial Plan (2017) showing that most of the site comprises restorable ESAs with Aquatic ESAs within the site are also noteworthy.

6.2 VEGETATION AND/OR GROUNDCOVER (POST-COMMENCEMENT)

Cross out ("☒") the block **and** describe (where required) the vegetation types / groundcover present on the site after commencement of the activity.

Indigenous Vegetation - good condition		Indigenous Vegetation with scattered aliens	x	Indigenous Vegetation with heavy alien infestation	
Describe the vegetation type above:		Describe the vegetation type above: - Agulhas Limestone Fynbos (CR), - Southern Coastal Forest (Unknown), - Overberg Dune Strandveld (Endangered), and - Elim Ferricrete Fynbos (Endangered).		Describe the vegetation type above:	
Provide ecosystem status for above:		Provide ecosystem status for above: - Critically Endangered - Unknown - Endangered - Endangered		Provide Ecosystem status for above:	
Indigenous Vegetation in an ecological corridor or along a soil boundary / interface		Veld dominated by alien species		Distinctive soil conditions (e.g. Sand over shale, quartz patches, limestone, alluvial deposits, termitaria etc.) – describe	
Bare soil x		Building or other structure x		Sport field	
Other (describe below)		Cultivated land		Paved surface	

(a) Highlight and describe the post-construction habitat condition on site.

Habitat Condition	Percentage of habitat condition class (adding up to 100%)	Description and additional Comments and Observations (including additional insight into condition, e.g. poor land management practises, presence of quarries, grazing/harvesting regimes etc).
Natural	60%	Vegetation in areas mapped as high and medium botanical sensitive have decreased on site following the unauthorised clearance
Near Natural (includes areas with low to moderate level of alien invasive plants)	40 %	Common alien invasive herbs and grasses in the disturbed area include *Cenchrus clandestinus* (kikuyu grass), *Plantago lanceolata* (ribwort) and *Chenopodiastrum murale* (goosefoot).
Degraded (includes areas heavily invaded by alien plants)	%	
Transformed	%	

(includes cultivation, dams, urban, plantation, roads, etc)		

(b)How have the vegetation and/or aquatic ecosystem(s) present on site (including any important biodiversity features identified on site (e.g. threatened species and special habitats)) been affected by the commencement of the listed activity(ies)?

Terrestrial Biodiversity Impact Assessment

The primary construction phase (which has already taken place) botanical impact of the clearing and infilling was loss and degradation of the pre-existing natural and partly natural vegetation in the 1.2 ha impacted area. The specialist also notes that at least two plants species of conservation concern (*Gnidia spicata* and *Limonium sp.nov*., and perhaps a third - *Leucadendron linifolium*) are likely to have occurred in the cleared area. The sensitivity of the vegetation in the impacted area probably ranged from Low (40%), to Medium (40%) to High (20%). The botanical significance of this loss is deemed to be Low to Medium negative (before and after mitigation), as the scale and numbers of individuals are relatively small.

Aquatic Biodiversity Impact Assessment

Impacts associated with the clearance and infilling

Impact 1 – Disturbance of Wetland Habitat

Approximately 860 m² of the hillslope seep was infilled with locally sourced fill (sand without any signs of rubble or foreign materials) which constitutes approximately 6 % of the total on-site wetland extent of 1471 m². This relatively minor infilling would not have impacted on the seedbank and given the relatively ease with which the fill material can be removed has, in the opinion of the specialist, not caused wetland habitat loss but rather habitat disturbance with biota loss, primarily plant species as the more mobile fauna would have escaped the infilling.

This infilling took place to the south and east of the Central-eastern Pond as shown in Figure 20 of the Aquatic Biodiversity Assessment. While the ponds would have always had steep embankments as they were originally borrow pits for road construction the infilling on the southern bank of the Central-eastern Pond has increased the height of the embankment.

While the removal of the fill from the area within the original wetland extent as shown in Figure 20 of the Aquatic Biodiversity Assessment would allow the seedbank to re-establish, the naturally-occurring vegetation within the wetland excavation would result in uneven terrain and therefore it is further recommended that post fill-removal in the area is reshaped to approximate the natural terrain and the southern edge of the Central-eastern Pond is reduced to a 1:4 slope or less. This would provide an opportunity for the pond edge to become vegetated with suitable indigenous wetland plants which would result in an improvement as the steep sided edges would have been devoid of vegetation for many years. With the implementation of the recommended mitigation measures the residual impact would be of Low (-ve) significance.

Impact 2 - Alteration of Flow Regime

The clearance of vegetation and the infilling without re-vegetation from the immediate southern catchment of the on-site hillslope seep wetland would have decreased the catchment roughness significantly in this area and this would have exacerbated run-oof and minimised infiltration with the result of increased flood peaks with possible secondary impacts such as increased erosion and sedimentation. Minimising the intensity of the impact is the presence of the ponds which has the effect of retarding flow through the wetland.

Overall, the alteration of flow regime associated with the clearance of vegetation is rated to be of Low (-ve) significance (see Table 12 below) without mitigation. While the impact has already happened the impact in future can be mitigated if the naturally occurring vegetation in the areas cleared of vegetation is allowed to become re-established with the result that the impact would be of Very Low (-ve) significance.

Impact 3 – Increased erosion and sedimentation

Wherever soils in a wetland's immediate catchment are exposed as a result of vegetation clearing, excavations and/or infilling and therefore exposed to erosion and rainfall occurs then erosion and sedimentation of the wetland is highly

probable. The vegetation has been completely removed from parts of the southern catchment of the on-site hillslope seep and combined with the increase in flood peaks due to the very low catchment roughness in this area would have caused a degree of erosion and sedimentation over the few years that the site has remained denuded of vegetation. Sediment sources were however not clearly visible during the site investigation and this is likely due to the presence of the ponds which would serve as sediment traps with the sediment not being visible due to the ponds being full of water.

Minimising the intensity of the impact is the relatively flat slope of the site which means that run-off from the site The impact of increased erosion and sedimentation is rated to be of a Low (-ve) significance, without mitigation. Through implementing the recommended mitigation measures for wetland habitat disturbance and alteration of flow, the duration and probability of increased erosion and sedimentation would be reduced thereby reducing the impact significance rating to Very low (-ve).

Impact 4 – Biota Loss

Infilling within and near the hillslope seep wetland would have caused biota loss (vegetation and less mobile fauna species). In addition, the driving of vehicles and excavator within and near the wetland would have also caused mortality and displacement of wetland biota.

Given that the depth of the fill (approximately 200 mm deep) and the clean nature of the fill comprising locally sourced sand without contaminants such as builders rubble and solid waste the seedbank would have remained largely unaffected and therefore the wetland vegetation has a high probability of rehabilitation success after removal of the fill from the historic extent of the wetland, as recommended previously. This would provide habitat for the displaced biota to return and with germinations from the seedbank the impact would be satisfactorily mitigated, albeit that fauna mortality cannot be mitigated.

The impact of biota loss is rated to be of a Very Low (-ve) significance, without mitigation (see Table 14).

Potential impacts associated with the proposed activities

Construction phase

Impact 1 –Disturbance of wetland habitat

Construction activity and particularly the operation of construction machinery and vehicles within and near wetland habitat, can cause significant disturbance to wetland habitat. Most of the impacts arise when wetland vegetation is damaged as a result of the driving of construction vehicles in wetland areas and as a result of the placement of heavy machinery. Also inappropriately located construction materials such as soil and sand stockpiles, bricks and timber would similarly crush wetland vegetation and cause disturbance of the habitat.

Given that the proposed central parking area and coffee shop would be located less than 10 m from the wetland edge and the rest of the proposed development is setback at a significantly greater extent it is only the construction of these two aspects of the tourism facility that would cause any wetland habitat disturbance in this manner. Given that the part of the on-site hillslope seep wetland has already been disturbed by vegetation clearance and infilling is the part at greatest risk of disturbance by the proposed development of the central parking area and coffee shop it stands to reason that the intensity of the impact would be Low which, combined with the limited probability of the impact occurring due to the historic activities, results in an impact significance rating of Low (-ve) without mitigation on the assumption that the proposed development of the parking area and coffee shop would take place before the southern part of the wetland cleared and infilled is not rehabilitated prior to construction taking place. If the wetland was to be rehabilitated before the construction of these structures and infrastructure then the impact intensity would be greater and hence the impact significance would be greater. By clearly marking off the wetland edge as a No-Go area for construction workers, vehicles, machinery and construction materials the impact would be mitigated further.

Impact 2 – Water quality impairment

During the construction phase there is a reasonable likelihood that as a result of the operation of machinery and vehicles, and if oil leaks remain unchecked and fuel spillages occur during refuelling, then contamination of the stormwater would occur. Cement, which will be utilised for the construction of the buildings and some of the infrastructure is alkaline and can significantly impair water quality. This is a particular concern given the sensitivity of the wetlands to changes in water quality and also the fact that surface water in the region is characteristically acidic. Any contaminated stormwater from the construction areas would flow towards the hillslope wetland given that the site slopes towards the wetland area. Due to the presence of the ponds, it is considered unlikely that any contaminants that may have caused water quality impairment would be transported off-site because the ponds have the effect of containing and retarding flow.

The impact is rated to be of low intensity due to the limited scale of the construction project, local in extent, of a short-term duration and Probable likelihood. With the implementation of the recommended mitigation measures the potential impact would have an Improbable likelihood of occurring. The impact significance rating is accordingly determined to be Low (-ve) if unmitigated and Very Low (-ve) if mitigated.

6.3 VEGETATION / GROUNDCOVER MANAGEMENT

(a) Describe any mitigation/management measures that were adopted and the adequacy of these:

Terrestrial Biodiversity Impact Assessment

The following mitigation for the unauthorised clearing of approximately 1.2ha of vegetation in the study area in 2023/2024 is deemed feasible, reasonable and mandatory:

- All woody invasive alien vegetation (mainly *Acacia saligna* and *Acacia cyclops*) on the greater 5.95ha property must be felled using a hand or chainsaw, following appropriate methodology as per Martens et al (2021). No heavy machinery may be used, and Port Jackson (*Acacia saligna*) stems should be cut at close to ground level and immediately (within ten minutes) painted (not sprayed) with a suitable herbicide such as Garlon. This alien vegetation control must be undertaken within six months of any 24g authorisation and must repeated annually to ensure no regrowth
- No disturbance of the current High sensitivity areas (as per Figure 6) may take place at any stage in the future, and to safeguard and ensure this a new fence needs to be put in west of the access road, partly parallel to the access road, and mostly parallel to the R43 (see Figure 6). The eastern High sensitivity area is already fenced off and should remain so – complete
- No livestock may be allowed into the fenced off High sensitivity sections.
- Rehabilitation of the disturbed (Low sensitivity) areas should be undertaken wherever these areas are not needed for current activity, such as vehicular access or parking. Key steps are outlined here:
    - Any planting must be undertaken at the start of the winter rain season, to ensure maximum establishment time before the summer dry season.
    - All rehabilitation areas need to be fenced off from all livestock, in order to prevent grazing and trampling.
    - Rehabilitation areas should be ripped or scarified before planting, as the soil is currently badly compacted. No fertiliser should be added, but plant based, sterile (no alien plant seeds) compost can be used, along with sterile mulch. Irrigation may be necessary through the first summer. Plants (plugs, seeds and rooted cuttings) should be sourced from a nearby indigenous nursery, such as Green Futures.
    - Wind fences should be erected every 5 or 8m, at 90 degrees to the prevailing winds. These should be 1m high, made of black shadecloth, and can be removed once plants are about two years old.
    - Suitable indigenous groundcovers are *Arctotis stoechadifolia, Gazania maritima, Stenotaphrum secundatum* (buffalo grass), *Falkia repens, Tetragonia fruticosa, Salicornia natalensis* (saltwort),

Psoralea repens, Plantago carnosa, Mesembryanthemum (Phyllobolus) *canaliculatus, Ruschia macowanii and Cynodon dactylon (kweek grass).*

- Suitable indigenous shrubs include *Senecio halimifolius* (wetter areas), *Searsia laevigata* (dunetaaibos), *Searsia glauca* (kunibos), *Salvia aurea* (brown sage), *Leonotis leonurus* (wildedagga), *Orphium frutescens* (vleiroos), *Athanasia dentata*, *Athanasia quinquedentata*, *Helichrysum paulum*, *Metalasia muricata*, *Gnidia squarrosa*, *Otholobium bracteolatum* and *Pelargonium capitatum*.
- The most appropriate trees to plant would be milkwoods (*Sideroxylon inerme*).
- No additional biodiversity offset or fine is deemed necessary if the mitigation outlined in Section 7 is properly and timeously implemented.

Aquatic Biodiversity Impact Assessment

Impact 1 – Disturbance of Wetland Habitat: Mitigation measures

Essential mitigation measures:

- Remove all the fill material from the area indicated in Figure 22 of the Aquatic Biodiversity Impact Assessment as comprising the extent of infilling undertaken by the current owner.
- Post-fill removal re-shape the area to approximate the natural terrain and reshape the southern edge of the Central-eastern Pond to a slope of 1:4 or less to allow natural vegetation to establish.
- Once the vegetation has begun to re-establish naturally or as result of planting search and remove all alien invasive plants as these are likely to be present in the seedbank.

Impact 2 - Alteration of Flow Regime: Mitigation measures

Essential mitigation measures:

- Allow the naturally occurring vegetation to become re-established in the cleared areas and areas containing fill that is to be removed or alternatively introduce indigenous wetland vegetation within the historical extent of the wetland through planting and/or seeding.
- It is acceptable if the landowner plants lawns outside the historical wetland area provided the lawn comprises *Stenotaphrum secondatum* (buffalo grass).

Impact 3 – Increased erosion and sedimentation: Mitigation measures

Essential mitigation measures:

- Post-fill removal re-shape the area to approximate the natural terrain and reshape the southern edge of the Central-eastern Pond to a slope of 1:4 or less to allow natural vegetation to establish.
- Allow the naturally occurring vegetation to become re-established in the cleared areas and areas containing fill that is to be removed or alternatively introduce vegetation through planting and/or seeding. It is acceptable if the landowner plants lawns outside the historical wetland area provided the lawn comprises *Stenotaphrum secondatum* (buffalo grass).

Impact 4 – Biota Loss; Mitigation measures

Essential mitigation measures:

- Remove all the fill material from the area indicated in Figure 22 as comprising the extent of infilling undertaken by the current owner.

- Allow the naturally occurring vegetation to become re-established in the cleared areas and areas containing fill that is to be removed or alternatively introduce indigenous wetland vegetation within the historical extent of the wetland through planting and/or seeding.

Mitigation measures to be considered during construction of the proposed development:

Pre-construction and Construction

- Clearly demarcate the historical edge of the wetland using a weather-proof markers and declare this area as a No-Go area for the full duration of the construction phase.
- Undertake the construction project during the dry summer months and ensure that all construction vehicles and machinery cease from operating during the rainy winter period.
- Ensure that all construction machinery and vehicles are checked for oil leaks and are in good working order before being permitted onto the development site (i.e. before leaving the R43);
- Use drip-drays at all times when operating petrochemical driven construction machinery (e.g. generators and cement mixers);
- Use drip trays and other appropriate containment methods while refuelling of vehicles and machinery;
- Demarcate an area for the refuelling of machinery and vehicles (this is recommended to be near the main farmstead and cellar);
- Ensure that hazardous substances and chemicals are stored in a contained, impermeable area which has the capacity to contain at least 110% of the total volume of stored substances.
- Store cement is a secure weather-proof area (e.g. shipping container) and ensure that used cement bags are placed in plastic bin-bags prior to placement in the on-site solid waste storage area;
- All cement batching on the site must be undertaken on impermeable and bunded batching boards to ensure cement slurry is contained; and
- Any cement residues and concrete waste within the construction site must be removed at the end of every working day and disposed of as rubble.

Operational / Post-construction phase

- Collect rainwater off the roofs of the buildings and store the water in rainwater tanks for domestic use or garden irrigation use.
- Re-establish appropriate vegetation within the areas cleared of vegetation.
- Allowing the tank to overflow because the municipal tanker has not reached the site on time to empty the tank;
- Spillages during the emptying of the conservancy tank by the municipal workers; and
- Leakages in the system due to damaged pipework and/or conservancy tank.
- Ensure that the conservancy tank is appropriately sized (input should be obtained from a professional civil engineer and the calculation endorsed by the municipality).
- Formalise an operational agreement between the owner/s and the municipality that specifies the timing of tank emptying; and
- During the operational phase, monitor the site for any odorous liquids possibly being associated with the sewerage system.
- Ensure that the conservancy tank is appropriately sized (input should be obtained from a professional civil engineer and the calculation endorsed by the municipality).
- Formalise an operational agreement between the owner/s and the municipality that specifies the timing of tank emptying; and
- During the operational phase, monitor the site for any odorous liquids possibly being associated with the sewerage system.

In addition to the mitigation measures listed above which mitigate the identified impacts caused by the unlawful activities and the proposed development of tourism infrastructure, EnviroSwift recommends that the following is undertaken:

- The flow from the Central-western Pond to the Central-eastern Pond via the informal conduit that runs beneath the access road is upgraded to a piped culvert of diameter of no less than 200 mm. This will help maintain flow and hydrological connectivity from the upstream part of the hillslope seep tom the downstream part of the seep.
- All invasive alien vegetation is removed from within the property using accepted best-practise methods. Note that while the central part of the site is denuded of vegetation in the western and eastern parts of the site remain naturally vegetated with relatively high levels of alien infestations, primarily *Acacia saligna* (Port Jackson) and *Acacia cyclops* (rooikrans).

Given that all of the activities have been determined to be associated with a LOW-risk rating, the proposed development qualifies for a General Authorisation (GA) as far as the Section 21 (c) and (i) water uses are concerned.

7. LAND USE OF THE SITE (PRE-COMMENCEMENT)

Please note: The Department may request specialist input/studies depending on the nature of the land use character of the area and potential impact(s) of the activity/ies.

Untransformed area x	Low density residential	Medium density residential	High density residential	Informal residential
Retail	Commercial & warehousing	Light industrial	Medium industrial	Heavy industrial
Power station	Office/consulting room	Military or police base/station/compound	Casino/entertainment complex	Tourism & Hospitality facility
Open cast mine	Underground mine	Spoil heap or slimes dam	Quarry, sand or borrow pit	Dam or reservoir
Hospital/medical centre	School	Tertiary education facility	Church	Old age home
Sewage treatment plant	Train station or shunting yard	Railway line	Major road (4 lanes or more)	Airport
Harbour	Sport facilities	Golf course	Polo fields	Filling station
Landfill or waste treatment site	Plantation	Agriculture	River, stream or wetland x	Nature conservation area
Mountain, koppie or ridge	Museum	Historical building	Graveyard	Archaeological site
Other land uses (describe):				

(a) Please provide a description.

Character of the Environment

Mixed land use, mainly low density residential and tourism opportunities.

The proposal is to diversify the land use of Portion 48 of the farm Fransche Kraal No. 708 to include tourist accommodation and facilities. Retaining agricultural zoning while not using the portion for commercial agricultural purposes suggests a shift in land use that aligns with the area's tendencies. This approach could potentially leverage the natural or infrastructural assets of the area for tourism, contributing to economic growth and local development.

The proposed consent uses and departure, will not adversely affect the property's character. Additionally, the proposal benefits both the owner and the surrounding areas, especially since the portion was previously vacant before the construction process for the main dwelling began. The proposal could potentially enhance the area by activating previously unused land and contributing positively to its overall development.

8. LAND USE CHARACTER OF SURROUNDING AREA (PRE-COMMENCEMENT)

Cross out ("☒") the block that reflects the past land uses and/or prominent features that occur/red within +/- 500m radius of the site and neighbouring properties if these are located beyond 500m of the site. **Please note:** The Department may request specialist input/studies depending on the nature of the land use character of the area and impact(s) of the activity/ies.

Untransformed area x	Low density residential x	Medium density residential x	High density residential	Informal residential
Retail	Commercial & warehousing	Light industrial	Medium industrial	Heavy industrial
Power station	Office/consulting room	Military or police base/station/compound	Casino/entertainment complex	Tourism & Hospitality facility x
Open cast mine	Underground mine	Spoil heap or slimes dam	Quarry, sand or borrow pit	Dam or reservoir
Hospital/medical centre	School	Tertiary education facility	Church	Old age home
Sewage treatment plant	Train station or shunting yard	Railway line	Major road (4 lanes or more)	Airport
Harbour	Sport facilities	Golf course	Polo fields	Filling station
Landfill or waste treatment site	Plantation	Agriculture x	River, stream or wetland	Nature conservation area
Mountain, koppie or ridge	Museum	Historical building	Graveyard	Archaeological site
Other land uses (describe):				

9. LAND USE CHARACTER OF SURROUNDING AREA (POST-COMMENCEMENT)

Cross out ("☒") the block that reflects the current land uses and/or prominent features that occur(s) within +/- 500m radius of the site and neighbouring properties if these are located beyond 500m of the site. **Please note:** The Department may request specialist input/studies depending on the nature of the land use character of the area and impact(s) of the activity/ies.

Untransformed area x	Low density residential x	Medium density residential x	High density residential	Informal residential
Retail	Commercial & warehousing	Light industrial	Medium industrial	Heavy industrial
Power station	Office/consulting room	Military or police base/station/compound	Casino/entertainment complex	Tourism & Hospitality facility x
Open cast mine	Underground mine	Spoil heap or slimes dam	Quarry, sand or borrow pit	Dam or reservoir
Hospital/medical centre	School	Tertiary education facility	Church	Old age home
Sewage treatment plant	Train station or shunting yard	Railway line	Major road (4 lanes or more)	Airport
Harbour	Sport facilities	Golf course	Polo fields	Filling station
Landfill or waste treatment site	Plantation	Agriculture x	River, stream or wetland	Nature conservation area x
Mountain, koppie or ridge	Museum	Historical building	Graveyard	Archaeological site
Other land uses (describe):				

10. SOCIO-ECONOMIC CONTEXT

10.1 SOCIO-ECONOMIC CONTEXT (PRE-COMMENCEMENT)

Describe the pre-commencement social and economic characteristics of the community in order to provide baseline information.

The subject property, Portion 36 of the Farm 708, is located within the urban edge of Franskraal, although outside the built-up urban edge. The farm us located adjacent to the R43 regional road, which provides strategic access and connectivity to the surrounding urban and peri-urban areas. The immediate context of the site is semi-urban in nature, with a mix of vacant land and low-density tourism-related developments.

To the west and east, the property is flanked by vacant parcels of land, indicating potential for future development. To the north, the property borders an already developed erf, suggesting ongoing growth and investment in the area. The broader landscape in the vicinity is predominantly characterised by tourism-related land uses, including guesthouses, lodges, and eco-tourism facilities, which play a significant role in the local economy.

Prior to the commencement of the proposed development, the property itself remained largely undeveloped, and the surrounding socio-economic environment is thus marked by low residential density, a growing tourism economy, and underutilised land earmarked for sustainable urban expansion.

10.2 SOCIO-ECONOMIC CONTEXT (POST-COMMENCEMENT)

Describe the post commencement social and economic characteristics of the community in order to determine any change. Where differences between pre- and post-commencement exist, state which are as a result of the activity(ies) for which rectification is being applied for.

The property is not actively farmed but is located along the R 43, positioned within a popular tourist area. The development proposal aims to create a new tourism overnight opportunity for guests to be accommodated in the area, offering them the chance to experience nature in a farm setting. This approach not only expands the tourism offerings in the region but also provides visitors with unique experiences that highlight the natural beauty and charm of the area. By offering accommodation options within this farm setting, guests can immerse themselves in the local environment and potentially contribute to the economic vitality of the area through tourism spending.

The accessibility of the subject farm portion, being located next to the R43, further supports the proposed development. Its convenient location makes it easily accessible to visitors, potentially increasing the attractiveness of the site for tourism purposes.

This accessibility can enhance the feasibility and success of the proposed development, as it allows for convenient transportation for guests and facilitates and the integration of the farm into broader tourism itineraries. Additionally, being situated near a major road can potentially increase visibility and exposure for the development, attracting more visitors and contributing to its overall success.

The proposal will result in several job opportunities and generate income for the owner, thereby making the small farm portion a viable establishment. By introducing tourist accommodation and facilities, the development could attract more visitors to the area, encouraging them to spend more than just a day in the area. This extended stay can lead to increased spending on local attractions, dining, and other tourist facilities, benefiting not only the farm but also businesses in the surrounding vicinity.

Considering the points highlighted above, it appears that the proposed consent uses and departure can be supported from a desirability standpoint. The alignment with the land use tendencies in the area, compatibility with current agricultural and tourist-related land uses, and potential to enhance the tourist industry all indicate that the proposal holds promise for positive outcomes. By leveraging the natural assets of the area and creating opportunities for tourism, the development can contribute to the economic and social vitality of the region while preserving its agricultural character. This suggests that the proposal not only meets regulatory requirements but also offers significant benefits for both the local community and the broader tourist industry.

11. HISTORICAL AND CULTURAL ASPECTS

(a) Please be advised that every application for Environmental Authorisation including an application for a Waste Management Licence, must include, where applicable the investigation, assessment and evaluation of the impact of any proposed listed or specified activity on any national estate referred to in section 3(2) of the National Heritage Resources Act, 1999 (Act No. 25 of 1999), excluding the national estate contemplated in section 3(2)(i)(vi) and (vii) of that Act.

Please be further advised that if section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999), is applicable to your application, then you are requested to furnish this Department with written comment from Heritage Western Cape as part of your public participation process. Section 38 of the Act states as follows: "*38. (1) Subject to the provisions of subsections (7), (8) and (9), any person who intends to undertake a development categorised as-*

(a) the construction of a road, wall, power line, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;

(b) the construction of a bridge or similar structure exceeding 50m in length;

(c) any development or other activity which will change the character of a site-

(i) exceeding 5 000 m² in extent; or

(ii) involving three or more existing erven or subdivisions thereof; or

(iii) involving three or more erven or divisions thereof which have been consolidated within the past five years; or

(iv) the costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority;

(d) the re-zoning of a site exceeding 10 000 m² in extent; or

(e) any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority,

must at the very earliest stages of initiating such a development, notify the responsible heritage resources authority and furnish it with details regarding the location, nature and extent of the proposed development."

(b) The impact on any national estate referred to in section 3(2), excluding the national estate contemplated in section 3(2)(i)(vi) and (vii), of the National Heritage Resources Act, 1999 (Act No. 25 of 1999), must also be investigated, assessed and evaluated. Section 3(2) states as follows: "*3(2) Without limiting the generality of subsection (1), the national estate may include—*

(a) places, buildings, structures and equipment of cultural significance;

(b) places to which oral traditions are attached or which are associated with living heritage;

(c) historical settlements and townscapes;

(d) landscapes and natural features of cultural significance;
(e) geological sites of scientific or cultural importance;

(f) archaeological and palaeontological sites;

(g) graves and burial grounds, including—

(i) ancestral graves;

(ii) royal graves and graves of traditional leaders;

(iii) graves of victims of conflict;

(iv) graves of individuals designated by the Minister by notice in the Gazette;

(v) historical graves and cemeteries; and

(vi) other human remains which are not covered in terms of the Human Tissue Act, 1983 (Act No. 65 of 1983);

(h) sites of significance relating to the history of slavery in South Africa;

(i) movable objects, including—

(i) objects recovered from the soil or waters of South Africa, including archaeological and palaeontological objects and material, meteorites and rare geological specimens;

(ii) objects to which oral traditions are attached or which are associated with living heritage;

(iii) ethnographic art and objects;

(iv) military objects;

(v) objects of decorative or fine art;

(vi) objects of scientific or technological interest; and

(vii) books, records, documents, photographic positives and negatives, graphic, film or video material or sound recordings, excluding those that are public records as defined in section 1(xiv) of the National Archives of South Africa Act, 1996 (Act No. 43 of 1996)."

Is section 38 of the National Heritage Resources Act, 1999, applicable to the development?	YES	NO x
	UNCERTAIN	
If YES, explain:	N/A	

Did/does the development impact on any national estate referred to in section 3(2) of the National Heritage Resources Act, 1999?	YES	NO x
	UNCERTAIN	

If YES, explain:

An application in terms of the NHRA (1999) is **NOT** applicable as the provisions of such, are not triggered, however the following Heritage considerations must be kept in mind for development of the site:

Portion 48 of the farm Fransche Kraal no. 708 is not situated within the Heritage Overlay Zone as determined by the Overstrand Municipality Growth Management Strategy (2010). The property is not earmarked for heritage conservation purposes in terms of the Overstrand Heritage Survey Report (2009).

The subject property falls within the Heritage Protection Overlay Zone – Scenic Road (HPOZ, 2020). The subject property abuts a route of local and regional significance. These scenic drives are those routes linking scenic corridors which are primarily located within approved urban edges, and which thus contribute to the continuity of a scenic route network.

The purpose of the Scenic Corridor Heritage Protection Overlay Zone (Scenic Corridor HPOZ) is to ensure that any land use application resulting in additional rights complies with the existing character and contextual significance:

- *To maintain and enhance the scenic drive network in the Overstrand, which is a heritage resource of considerable environmental, historic and aesthetic significance and which contributes substantially to the economic base of the region;*
- *to promote the tourism, environmental and amenity potential of the Overstrand scenic route network by enhancing the user's experience and understanding.*
- *to ensure that the actual route is embedded within the landscape rather than imposed upon it.*

The Scenic Corridor HPOZ aims to protect the scenic corridors:

- *New buildings must not block views from scenic routes, particularly views towards the mountains and the coastline and towards places / sites identified as having visual or heritage significance, where possible.*
- *Comment must be obtained from the Overstrand Heritage and Aesthetics Committee and / or Stanford Heritage Committee on potential visual impacts before the Municipality approves any applications within this HPOZ.*
- *Development on ridge lines and on steep slopes greater than 1:4 must be avoided in this zone.*
- *New interventions must be modest and restrained in scale, limited in height, recessive in character and appropriate to the natural and cultural landscape.*
- *New developments must be associated and linked with existing settlements, rather than being built on isolated sites on undeveloped land.*

- *Buildings must be aligned parallel to the contours. Hard and soft landscaping must be used to tie the buildings into the landscape.*

- *Building platforms on sloping sites must be kept to a minimum. Buildings on high stilts in excess of 2,4 m, as measured from the base level and as defined in the land use scheme, must be avoided. New levels must be designed to fit into the surrounding landform. Mitigation measures must be identified to limit visual impacts.*

- *Outdoor spaces must be designed so that the landscape appears to flow throughout the site. Extensions on coverage will be discouraged.*

- *The layout and design of new buildings must respect local traditions and settlement patterns in terms of the placement and alignment of buildings on sites.*

- *Access roads and pathways must be designed to avoid excessive cutting and filling and to ensure harmonious adaptation to the existing topography.*

- *Setback lines in wilderness, rural and agricultural contexts*

- *No departure from the 30 m building line applicable to Agricultural Zones will be considered without comment from the Overstrand Heritage and Aesthetics Committee, Stanford Heritage Committee and/or a registered conservation body. Mitigation measures must be identified for any departure from this provision.*

Tourist facilities and a guesthouse are proposed with this application. The proposal therefore gives effect to the purpose of the Scenic Corridor HPOZ since it promotes the tourism potential of the Overstrand scenic route network by enhancing the user's experience. The proposal will ensure that the route is embedded within the landscape rather than imposing upon it.

The position, layout and design of the proposed tourist facilities and guesthouse are compatible with the mitigation measures proposed to protect the scenic route:

- All buildings will be positioned at least 30m from the road reserve portion. The proposed buildings do not encroach the 30m street building line. In addition, the positions of the buildings away from the road do not impact on any views towards the mountain and coastline;

- The application can be circulated to the Overstrand Heritage & Aesthetic Committee for comment during the town planning application process on discretion of the town planner;

- The design and layout of the site and buildings considered the contours (as depicted on the SDP);

- No development on ridge lines and on steep slopes greater than 1:4 is proposed;

- The development footprints are restrained in scale, limited in height and appropriate to the natural and cultural landscape.

- Access roads were designed to avoid excessive cutting and filling and to ensure harmonious adaptation to the existing topography. It is proposed that the existing access from the R43 be used. From this access point there is an internal road and tracks as proposed and

	depicted on the site development plan. These proposed internal roads and tracks / driveways will be used to access the proposed land uses for the subject farm portion. The accessibility of the subject farm portion, being located next to the R43, supports the proposed development. Its convenient location makes it easily accessible to visitors, potentially increasing the attractiveness of the site for tourism purposes. This accessibility can enhance the feasibility and success of the proposed development, as it allows for convenient transportation for guests and facilitates and the integration of the farm into broader tourism itineraries. Additionally, being situated near a major road can potentially increase visibility and exposure for the development, attracting more visitors and contributing to its overall success. It is therefore evident that the proposed development is compatible with the objectives of the Scenic Corridor HPOZ and will meet most requirements for the enhancement and protection of the local and regional corridor. The subject farm portion is not associated with any important persons or groups or important events and activities. The subject property has no association with the history of slavery and is not used for living heritage. The proposed land uses do not change the character of the site larger than 5000m² (the proposed coffee shop with ablution is ±272m² in extent and the proposed guesthouse is 323,19m² in extent). In the light of the above mentioned it is evident that the proposed consent uses will not have a negative impact on the heritage value of the subject farm potion or the surrounding areas such as Franskraal.

Was any building or structure older than 60 years affected in any way?	YES	NO x	UNCERTAIN

If YES, explain:	N/A

Please Note:

If uncertain, the Department may request that specialist input be provided. If, yes, a copy of the Notice of Intent submitted to Heritage Western Cape must be submitted with this form.

12. COASTAL ASPECTS (SEAFRONT/SEA ENVIRONMENT)

(a) Is the site(s) located within any of the following areas? (highlight the appropriate boxes).

If the site or alternative site is closer than 100m to such an area, please provide the approximate distance in (m).

AREA	YES	NO	UNSURE	If "YES": Distance to nearest area (m)
An area within 100m of the high water mark of the sea	YES	NO x	UNSURE	
An area within 100m of the high water mark of an estuary/lagoon	YES	NO x	UNSURE	
An area within the littoral active zone	YES	NO x	UNSURE	
An area in the coastal public property	YES	NO x	UNSURE	
Major anthropogenic structures	YES	NO x	UNSURE	
An area within a Coastal Protection Zone	YES	NO x	UNSURE	

An area seaward of the coastal management line	YES	NO x	UNSURE	
An area within the high risk zone (20 years)	YES	NO x	UNSURE	
An area within the medium risk zone (50 years)	YES	NO x	UNSURE	
An area within the low risk zone (100 years)	YES	NO x	UNSURE	
An area below the 5m contour	YES	NO x	UNSURE	
An area within 1km from the high water mark of the sea	YES	NO x	UNSURE	
A rocky beach	YES	NO x	UNSURE	
A sandy beach	YES	NO x	UNSURE	

(b) If any of the answers to the above is "YES" or "UNSURE", specialist input may be requested by the Department. (The 1:50 000 scale Regional Geotechnical Maps prepared by Geological Survey may also be used).

13. REGIONAL PLANNING CONTEXT

Is the activity permitted in terms of the property's existing land use rights?	YES x	NO	Please explain

The subject property is zoned for agricultural purposes, and the main dwelling, outbuilding, stalls, and animal camps are considered primary uses under this zoning. The proposal to repurpose these structures for tourism facilities (including a petting farm) builds on these existing primary uses rather than introducing entirely new or incompatible activities. Tourism-related activities, especially those tied to agriculture like a petting farm, are often seen as complementary to agricultural zoning, provided they do not fundamentally alter the land's agricultural character or exceed the scope of permitted uses. Since the application seeks retrospective authorization for existing structures and proposes new development within the same framework, it seems consistent with the property's zoning, assuming local regulations allow tourism as an extension of agricultural use (which is common in many rural zoning frameworks).

Will the activity be in line with the following?			
Provincial Spatial Development Framework (PSDF)	YES x	NO	Please explain

"3.1.2. RESOURCE MANAGEMENT POLICY OBJECTIVES

The following 2009 PSDF primary objectives commit the Province to safeguarding these assets:

i. Protect biodiversity and agricultural resources.

ii. Minimise the consumption of scarce environmental resources, particularly water, fuel, and land – in the latter case especially pristine and other rural land, which is the Western Cape's 'goldmine-above-theground' (i.e. a non-renewable resource).

iii. Conserve and strengthen the sense of place of important natural, cultural and productive landscapes, artefacts and buildings. The Western Cape's 2011 Provincial Strategic Plan reconfirmed these objectives and placed the proactive management of current and looming risks (e.g. climate change) onto the spatial agenda.

3.3.2.3 PROVINCIAL SPATIAL POLICIES POLICY S1: PROTECT, MANAGE AND ENHANCE SENSE OF PLACE, CULTURAL AND SCENIC LANDSCAPES

1. Prevent settlement encroachment into agricultural areas, scenic landscapes and biodiversity priority areas, especially between settlements, and along coastal edges and river corridors

2. Promote smart growth ensuring the efficient use of land and infrastructure by containing urban sprawl and prioritising infill, intensification and redevelopment within settlements.

3. Respond to and enhance an economically, socially and spatially meaningful settlement hierarchy that takes into account the role, character and location of settlements in relation to one another while preserving the structural hierarchy of towns, villages, hamlets and farmsteads in relation to historical settlement patterns.

4. Use heritage resources, such as the adaptive use of historic buildings, to enhance the character of an area, stimulate urban regeneration, encourage investment and create tourism opportunities, while ensuring that interventions in these heritage contexts are consistent with local building and landscape typologies, scale, massing, form and architectural idiom.

5. Conservation strategies, detailed place-specific guidelines and explicit development parameters must supplement urban edges to ensure the effective management of settlement and landscape quality and form."

The application is in line with the Western Cape Provincial Spatial Development Framework for the following reasons:

- The proposal utilizes pre-existing structures (dwelling, outbuilding, stalls) and land already designated for agricultural use, avoiding the need to clear new land or encroach into biodiversity priority areas. A petting farm leverages the agricultural character of the property, maintaining its rural function rather than converting it to an urban or industrial use. This supports the protection of agricultural resources by keeping the land productive and aligned with its zoning.

- By repurposing existing structures rather than constructing new ones from scratch, the development minimizes the use of land, a scarce resource described as the Western Cape's "goldmine-above-the-ground." Water and fuel consumption would depend on the specifics of the tourist facilities, but a petting farm typically integrates with existing agricultural water systems (e.g., for livestock), suggesting limited additional strain on resources if managed efficiently.

- The petting farm and tourism facilities enhance the rural, agricultural character of the property, reinforcing the Western Cape's cultural and productive landscape. This aligns with the goal of conserving the sense of place by promoting activities that celebrate the region's agricultural heritage rather than detracting from it.

- The development occurs within the existing urban edge and agricultural zone, avoiding encroachment into scenic landscapes or biodiversity areas. It does not involve expanding settlement footprints beyond what's already permitted.

Urban edge / Edge of Built environment for the area	YES x	NO	Please explain

The property is situated within the Overstrand Municipal demarcated urban edge, on agricultural zoned land, which permits agricultural activities.

Integrated Development Plan of the Local Municipality	YES x	NO	Please explain

Alignment with the Overstrand Municipality Integrated Development Plan (IDP)

The proposed development on the subject property, which involves repurposing existing agricultural structures (main dwelling, outbuilding, stalls, and animal camps) for tourism facilities, including a petting farm, aligns well with the goals and strategies outlined in the Overstrand Municipality Integrated Development Plan (IDP). This assessment focuses on the IDP's emphasis on seasonality, tourism-driven economic development, and multi-nodal spatial growth.

Seasonality and Balanced Tourism

The IDP highlights the importance of addressing seasonality to achieve a balanced spread of tourism activity throughout the year. It identifies three seasonal periods based on a recent survey:

High Season: December – February

Mid-Season: March – April, September – November

Low Season: May – August

A key objective is to reduce the variance between mid- and low-season tourism by increasing visitor numbers and lengthening stays, particularly through events and activities during the low season. The proposed petting farm and tourist facilities can contribute to this goal by offering a year-round attraction. Unlike seasonal events, a petting farm tied to agricultural tourism has the potential to operate consistently across all seasons, drawing both local and international visitors. For example:

During the low season (May – August), the petting farm could host educational programs, farm experiences, or themed family activities to attract visitors when traditional tourism dips.

In the mid-season (March – April, September – November), it could complement existing tourism flows by offering a unique, hands-on experience tied to the Overstrand's rural character.

Even in the high season (December – February), it would enhance the area's appeal without competing with coastal or festival-based tourism.

By providing a stable, all-season attraction, the development supports the IDP's aim to balance marketing efforts, increase tourism spending, and extend visitor stays. To maximize this alignment, the operators could coordinate with the municipality to integrate the petting farm into low-season marketing campaigns or pair it with small-scale events, ensuring viability and avoiding duplication with existing festivals.

Tourism and Economic Development

The IDP recognizes the Overstrand's natural assets as a key driver of its status as a tourist destination, noting that the tourism industry can significantly boost local economic development, both directly and indirectly through a knock-on effect. The proposed activity leverages the property's agricultural setting—a natural and cultural asset—to create tourism opportunities. A petting farm not only attracts visitors but also supports local businesses (e.g., food vendors, artisans, or suppliers) and creates jobs (e.g., farm staff, guides), contributing to economic activity.

This aligns with the IDP's goal of encouraging tourism businesses to utilize the area's potential fully. The development enhances the local economy by diversifying the tourism offering beyond seasonal coastal attractions, tapping into the growing demand for experiential and agri-tourism. Its focus on existing structures ensures economic efficiency, minimizing infrastructure costs while maximizing returns, which further supports sustainable economic growth.

Multi-Nodal Spatial Development

The IDP emphasizes a multi-nodal spatial view to enhance economic development across the Overstrand's towns, respecting their unique demographic profiles and resource potentials while fostering greater spatial connectivity and inclusive growth. The proposed development, located on agriculturally zoned land within the existing urban edge, fits this framework by:

Enhancing Local Potential:

- It capitalizes on the rural character and agricultural resources of the area, strengthening the economic role of farmsteads and smaller nodes rather than concentrating growth solely in urban centers.

Promoting Connectivity:

- A petting farm could serve as a tourism link between towns, encouraging visitors to explore beyond main hubs and fostering a more integrated Overstrand experience.

Supporting Inclusive Growth:

- By operating within an agricultural context, the development preserves the area's identity while opening opportunities for local residents (e.g., employment or small business tie-ins), aligning with the IDP's inclusive development goals.

Since the activity reuses existing structures and stays within the designated zoning, it avoids sprawling development, respecting the spatial hierarchy and unique profile of the area as outlined in the IDP.

Spatial Development Framework of the Local Municipality	YES x	NO	Please explain

The Overstrand Spatial Development Framework (2020) stipulates that Portion 48 of the farm Fransche Kraal No. 708 is situated inside the urban edge of the Overstrand region. The policy earmarks the subject property for urban development purposes. The subject property is also earmarked as a sensitive development area (informed by the EMOZ and HPOZ, 2020).

The subject property is earmarked for densification purposes (less than 10du / ha) as well as conservation purposes in terms of the Overstrand Municipal Growth Management Strategy (OMGMS, 2010).

The proposal includes one additional dwelling unit, to be used as a guesthouse. This aligns with and supports the densification strategies for the area, making it a compatible development within the local planning framework. The subject property is zoned for agricultural purposes, hence the main dwelling with outbuilding and stalls are considered primary uses. The animal camps are also considered primary uses; however, we are addressing these structures since they will be used as part of the tourist facilities on the farm as well (petting farm).

The proposed accommodation footprint of 323,19m², the coffee shop footprint of ±212m² and ablution footprint of 60m², excluding the parking areas, indicate that the development's physical impact on the land is minimal. This is particularly notable given the size of the farm, its location within the urban edge, and its proximity to the R43. Moreover, the low-impact nature of the proposed land uses further suggests that the development will have minimal adverse effects on the surrounding environment.

Considering these factors, the proposed development strikes a balance between accommodating tourist needs and preserving the rural character of the area. By keeping the footprint of the structures relatively small and focusing on low impact uses, the development aims to minimize its environmental footprint while still offering amenities that can enhance the visitor experience. Overall, these considerations support the argument that the proposed land use and structures are appropriate for the site and are unlikely to have significant negative impacts.

Approved Structure Plan of the Municipality	YES x	NO	Please explain

The activity undertaken, which involves the clearance of indigenous vegetation and infill of a wetland area for the establishment of a residential dwelling, as well as the proposed consent use, is in line with the Overstrand Municipal Spatial Development Framework (MSDF). The MSDF supports the establishment of single residential development in Agricultural land use zones and also makes provision for tourism-related consent uses that are compatible with the surrounding character and land use of the subject property. The proposed development is therefore aligned with the spatial planning objectives of the municipality, provided that all environmental and land use management requirements are addressed as part of this application. The consent use for tourism-related activity is permitted within the policy framework, subject to approval through the municipal land use planning process.

An Environmental Management Framework (EMF) adopted by the Department	YES	NO	Please explain

The subject property is demarcated as Urban Conservation Area in terms of the Environmental Management Overlay Zone (EMOZ, 2020). An ecological process corridor also runs through the property on the western farm boundary's side. It is characterized as Category D which entails private property of priority conservation-worthy ecological corridors from

mountain to coast and / or across priority conservation-worthy areas in accordance with the Overstrand Environmental Management Framework. The subject property is considered part of the Urban Conservation EMOZ due to the ecological-process corridor present on the site.

The subject property falls within the South Coast Fynbos Region. A topographical survey was undertaken to determine the contours and the position of the dam. The structures were placed accordingly on the site within areas that will have a minimal impact on the environment.

The four-bedroom guesthouse will be accommodated in a single structure. The proposed guesthouse will accommodate a maximum of eight (8) guests. The number of guests does therefore not trigger a listed activity in terms of NEMA.

The proposed development does not encroach onto the ecological corridor that runs over the western section of the subject property. The 10m building line creates a buffer to ensure the ecological corridor remains intact. In addition, the largest part of the subject property will remain undeveloped

From the above it is evident that due consideration was given to the environmental conservation status, priority ecological corridors and habitats of the property.

The following primary uses will be permitted within the Urban Conservation EMOZ:

- Recreation;
- Ecosystem management; and
- Heritage conservation.

The following uses will be permitted within the Urban Conservation EMOZ with the municipality's consent:

- Environmental Facilities;
- Catering Enterprises.

The proposal is considered a low impact land use (tourist facilities and guesthouse accommodation) with a small development footprint (±1034m² excluding animal camps and shade net carport for main dwelling). The coffee shop falls under the catering enterprises umbrella and therefore complies with the Urban Conservation EMOZ. In addition, the main dwelling and agriculture related uses (storage, animal camps, stables) are primary land uses. It is therefore submitted that the proposed development will have a low impact on the environment (considering primary rights and land uses that will be positively considered in this EMOZ).

Any other Plans	YES	NO	Please explain

Planning Principles:

The planning principles of spatial justice, spatial sustainability, efficiency and spatial resilience of this application can be described as follows:

Spatial Resilience: Spatial resilience is not applicable to this application.

Spatial Justice: This principle addresses the need to address the past imbalances regarding opportunity. The proposed development will contribute to addressing past apartheid spatial imbalances by providing access to employment opportunities particularly to the historically economically disadvantaged. The proposed guesthouse and tourist facilities consisting of a coffee shop and animal camps / park (petting zoo) will create employment opportunities for the local residents of the area.

The proposed application will not further promote the spatial development imbalances. The proposed application is in character with the existing rural area where similar applications have been approved in the past and therefore, the approval of the proposed application will not be spatially biased.

Spatial sustainability: The proposed guesthouse and tourist facilities are accommodated within an established rural area consisting of many tourist attractions. The proposed application will have no impact on the conservation worthy areas and the land use will be in line with the rural character of the area.

The development footprints will be kept to a minimum and within the 5 000m² floor area allowed for all structures on the farm. The guesthouse and tourist facilities will not have a negative impact on the economic viability of the agricultural land. The proposed guesthouse and tourist facilities will rather add to the economic viability / self-sustainability of the subject property without negatively impacting on the conservation worthy / agricultural areas and surrounding farms.

The impact on the biophysical environment will be kept to a minimum as motivated in this report. Furthermore the extent of the subject property, the need to diversify the land use on the subject property to ensure an additional income, the location of the subject property next to the R43 / Franskraal and in close proximity to other tourist attractions, the anticipated economic spin-offs the proposed guesthouse tourist accommodation and tourist facilities will have for other local businesses, compliance with the spatial planning policies for the area, etc. allows for the consideration and approval of the proposed consent uses without having an adverse impact on the spatial sustainability of the area.

Efficiency: The proposed guesthouse and tourist facilities are easily accessible and conveniently located in a rural area in close proximity of many tourist attractions. It is also accessible via the R43.

It is motivated that the proposed tourist facilities and guesthouse proof to be efficient as it relates to more responsible resource use or sustainable development. Furthermore, the proposal is efficient in that it optimizes existing resources.

Good administration: Our company is committed to the principle of good administration and will cooperate with the Overstrand Municipality to ensure a time efficient, uncomplicated land use planning process. The land use application will follow due process as stipulated in the relevant municipality's bylaw and related provincial and national land use planning legislation. All measures will be taken to ensure an efficient and streamlined process within the applicable timeframes as stipulated by the Overstrand Municipality's By-law on Municipal Land Use Planning.

SECTION D: NEED AND DESIRABILITY

Please Note: Before completing this section, first consult this Department's *Guideline on Need and Desirability* (March 2013) available on the Department's website (**https://www.westerncape.gov.za/dept/eadp/services**).

1. Was the activity permitted in terms of the property's land use rights at the time of commencement?	YES x	NO	Please explain
The subject property, Portion 48 of Farm 708, is zoned for agricultural purposes, with primary uses including the main dwelling, outbuilding, stalls, and animal camps. The activity in question involves the clearance of vegetation and the infilling of a wetland, undertaken to establish a main dwelling unit and facilitate the placement of animals.			

2. Was the activity in line with the following?			
(a) Provincial Spatial Development Framework (PSDF)	YES x	NO	Please explain
The proposed activity aligns with the Western Cape Provincial Spatial Development Framework (PSDF), as the activity involves the establishment of existing structures such as the main dwelling, outbuildings, stalls, and animal camps on land zoned for agricultural use. The PSDF typically promotes sustainable land use, including the preservation of agricultural land for farming and related activities, while ensuring that development aligns with spatial planning objectives, such as maintaining rural character and supporting agricultural productivity. By situating these structures within appropriately zoned agricultural land, the activity adheres to the PSDF's guidelines for land use management, which prioritize the protection of agricultural resources and the promotion of compatible development. No additional information suggests any deviation from these principles, such as inappropriate land use or conflict with spatial planning goals. Therefore, the activity is consistent with the PSDF's framework for sustainable agricultural development in the Western Cape.			
(b) Urban edge / Edge of Built environment for the area	YES x	NO	Please explain
The activity undertaken and the proposed consent use are in line with the designated urban edge as per the Municipal urban edge, however the site can be considered to be located outside the built up urban edge of the town.			
(c) Integrated Development Plan and Spatial Development Framework of the Local Municipality (e.g. would the approval of this application have compromised the integrity of the existing approved and credible municipal IDP and SDF?).	YES x	NO	Please explain
The proposed activity on Portion 48 of Farm 708, Franskraal is located within the demarcated urban edge of the Overstrand Local Municipality, as defined in the current Overstrand Spatial Development Framework (SDF). The property is situated adjacent to the R43 and is within an area identified as suitable for low-intensity rural and tourism-related development, including private accommodation and small-scale hospitality facilities. The use of the site for a single residential dwelling, guest house, and associated tourism infrastructure is compatible with the strategic spatial objectives of the Overstrand SDF, particularly those encouraging the diversification of rural economies, promotion of tourism nodes, and optimal use of land within the urban edge. The activity does not conflict with the Overstrand Integrated Development Plan (IDP), which identifies tourism and sustainable land management as key pillars for local economic growth.			

Therefore, the retrospective approval of this application under Section 24G of NEMA does not compromise the integrity of either the IDP or the SDF. Instead, the activity aligns with the municipality's broader vision for responsible land use and socio-economic development, provided that environmental compliance and mitigation measures are effectively implemented.

(d) Approved Structure Plan of the Municipality	YES x	NO	Please explain

The activity undertaken, which involves the clearance of indigenous vegetation and infill of a wetland area for the establishment of a residential dwelling, as well as the proposed consent use, is in line with the Overstrand Municipal Spatial Development Framework (MSDF). The MSDF supports the establishment of single residential development in Agricultural land use zones and also makes provision for tourism-related consent uses that are compatible with the surrounding character and land use of the subject property. The proposed development is therefore aligned with the spatial planning objectives of the municipality, provided that all environmental and land use management requirements are addressed as part of this application. The consent use for tourism-related activity is permitted within the policy framework, subject to approval through the municipal land use planning process.

(e) An Environmental Management Framework (EMF) adopted by the Department (e.g. Would the approval of this application have compromised the integrity of the existing environmental management priorities for the area and if so, can it be justified in terms of sustainability considerations?)	YES x	NO	Please explain

The proposed development is situated within an area classified under the Urban Conservation Environmental Management Overlay Zone (EMOZ) and specifically within Urban Conservation Category D. This category does not designate the area as conservation-worthy and allows for certain forms of development, including residential land uses, provided that appropriate environmental management measures are implemented.

Although the property falls within the broader Urban Conservation EMOZ, a mapped ecological corridor exists, linking the western portion of the site to the mountain range located to the north of the property. It is important to highlight that that this linkage has already been cutoff through construction of the R43 road, and that the activity occurred on the property only resulted to loss of vegetation and probably loss of plant species of conservation concern within the central portion of the site, this includes parts of the areas mapped as High, medium and low botanical sensitivity. Therefore, the clearance the historical clearance on site did not encroach onto the ecological corridor mapped on site.

Given that the ecological corridor has not been compromised, the approval of this application does not conflict with the overarching environmental management priorities outlined in the EMF. Furthermore, the proposed development incorporates sustainability principles by retaining and protecting the corridor, ensuring continued ecological connectivity, and complying with land use guidelines for Urban Conservation Category D.

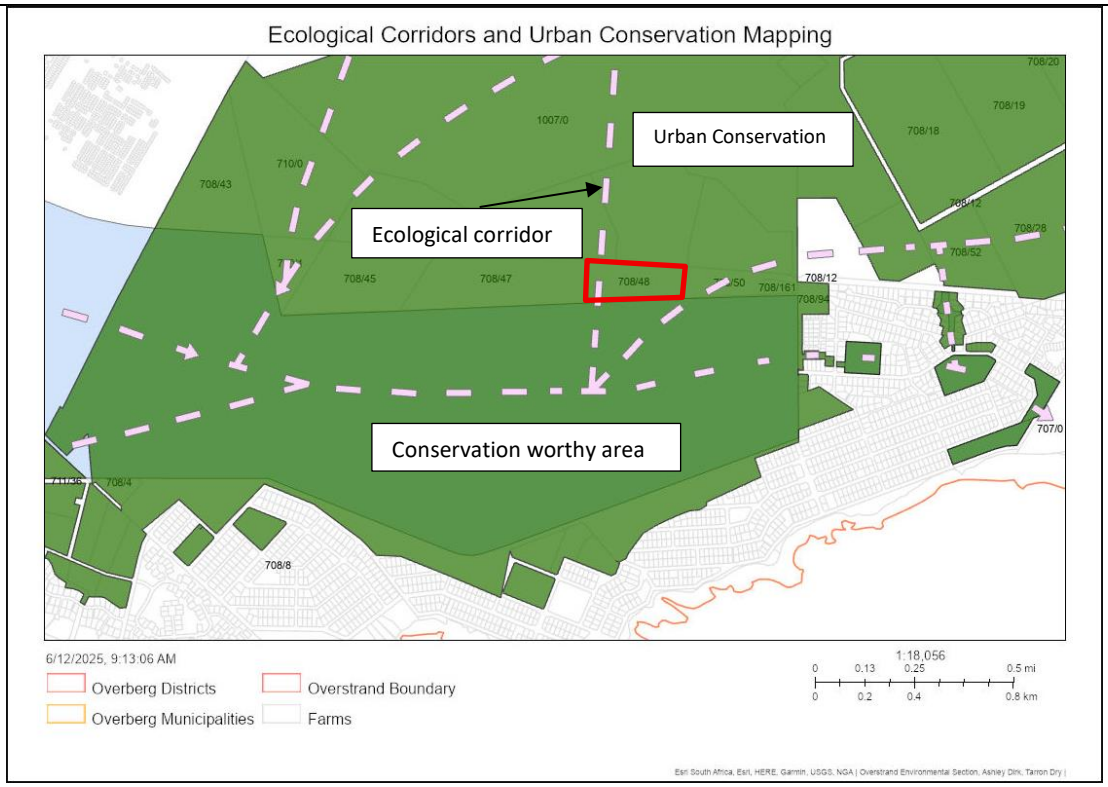


Figure 12: Mapping of the ecological corridor, urban conservation and conservation worthy area.

(f) Any other Plans (e.g. Guide Plan)	YES	NO	Please explain
N/A			

3. Was the land use (associated with the activity for which rectification is sought) considered within the timeframe intended by the existing approved Spatial Development Framework (SDF) agreed to by the relevant environmental authority (i.e. was the development in line with the projects and programmes identified as priorities within the relevant IDP)?	**YES x**	NO	Please explain
The subject property is zoned Agricultural Zone 1, where the primary permitted land uses include a main dwelling, outbuildings, stalls, and animal camps. The application seeks retrospective rectification for activities that have already occurred, along with a consent use application for the proposed guest house, additional animal camps, and a coffee shop.			

4. Should development, or if applicable, expansion of the town/area concerned in terms of this land use (associated with the activity being applied for) have occurred here when activities commenced?	**YES x**	NO	Please explain
The activity, which involved the clearance of indigenous vegetation and infilling of a wetland was then followed by the construction of a main dwelling, animal camps, outbuildings and stalls which commenced thereafter.			

5. Did the community/area need the activity and the associated land use concerned (was it a societal priority)? (This refers to the strategic as well as local level (e.g. development is a national priority, but within a specific local context it could be inappropriate.)	YES	**NO x**	Please explain
The need of the activity is not a societal priority.			

6. Were the necessary services with adequate capacity available (at the time of commencement), or was additional capacity created to cater for the development? (Confirmation by the relevant Municipality in this regard must be attached to the Application Form / additional information as an **appendix**, where applicable.)	**YES x**	NO	Please explain

Water

There is a borehole on the subject property. The water will serve the main dwelling, proposed guest house and tourist facilities. Water filtration systems will be installed and certified to ensure that the water is suitable for domestic use.

Sewerage

A conservancy tank was already installed for the main dwelling. The proposed new structures (guesthouse and coffee shop) will be serviced with new conservancy tanks. The positions of the proposed conservancy tanks are indicated on the site development plan.

Electricity

Eskom is the electricity provider in the area. However, the subject property will be developed with 10kva solar energy to provide electricity to the main dwelling and the proposed new structures on the subject property.

Solid Waste

The solid waste will be stored at a refuse area on site and will be privately disposed of at the nearest municipal landfill site on a regular basis.

7. Is/was this development provided for in the infrastructure planning of the municipality, and if not what was/will the implication be on the infrastructure planning of the municipality (priority and placement of services and opportunity costs)? (Comment by the relevant Municipality in this regard must be attached to the Application Form / additional information as an **appendix**, where applicable.)	YES	NO	Please explain
The project does not impact municipal infrastructure planning.			

8. Was this project part of a national programme to address an issue of national concern or importance?	YES	**NO x**	Please explain
The project is not part of a national programme.			

9. Did location factors favour this land use (associated with the activity applied for) at this place? (This relates to the contextualisation of the land use on this site within its broader context.)	**YES x**	NO	Please explain
The project site is located within the demarcated urban edge, and the farm is zoned for agricultural zone, primary uses for a main dwelling, outbuildings, stalls, and animal camps.			

10. How did/does the activity or the land use associated with the activity applied for, impact on sensitive natural and cultural areas (built and rural/natural environment)?	YES	NO	Please explain
The primary construction phase, which has already taken place, has resulted in the loss and degradation of pre-existing natural and semi-natural vegetation within the 1.2-hectare development area. This impact arose due to clearing and infilling activities associated with the establishment of a main dwelling, outbuildings, stalls, and an animal camp. Additional impacts are anticipated should the proposed coffee shop, guest house, parking area, and further animal camps be developed as part of this application. The site is located within Agricultural Zone 1, where natural vegetation remnants play a crucial role in maintaining biodiversity and ecological integrity. Notably, at least two plant Species of Conservation Concern (*Gnidia spicata* and *Limonium sp. nov.*), and potentially a third (*Leucadendron linifolium*), are likely to have been present in the cleared area. No direct cultural heritage resources have been identified in relation to the site transformation. However, the clearing of vegetation has altered the landscape character, shifting it from a previously vegetated state to bare land, which may have aesthetic and ecological implications within the broader rural/natural environment.			

11. How did/does the development impact on people's health and wellbeing (e.g. in terms of noise, odours, visual character and sense of place, etc.)?	YES	**NO x**	Please explain
N/A			

12. Did/does the proposed activity or the land use associated with the activity applied for, result in unacceptable opportunity costs?	YES	**NO x**	Please explain
As per the impact assessment conducted by the specialists, the impacts associated with the establishment of the proposed activity are not rated as significant.			

13. What were the cumulative impacts (positive and negative) of the land use associated with the activity applied for?	YES	NO	Please explain
According to the Terrestrial Biodiversity Impact Assessment, the cumulative ecological impacts associated with the proposed development are largely consistent with regional ecological impacts. The vegetation types affected by both the new development and historical grazing activities have already been subjected to various pressures, including urban expansion, agricultural activities, and alien plant invasions. These cumulative factors continue to contribute to habitat loss and the degradation of indigenous vegetation across the broader region (Mucina & Rutherford, 2012; Helme et al., 2016).			

At a local scale, the impacts include the loss of approximately 1.2 hectares of natural and near-natural indigenous vegetation due to the establishment of existing structures, such as the main dwelling, Wendy house, animal stalls, and associated infrastructure. The proposed development components, including a coffee shop, guest house, animal camps, parking area, and access road, will further contribute to this loss. It is important to note that this loss has already taken place.

As per specialist findings, no positive ecological impacts have been identified as a result of site clearing, and none are anticipated. The only potential environmental benefit is the removal of woody alien invasive vegetation from the site, as required in Section 7. However, since alien vegetation removal is a legal obligation under the National Environmental Management Act (NEMA) and is frequently overlooked, it does not constitute a redeeming factor in this impact assessment.

From a socio-economic perspective, the project presents potential benefits. During the construction phase, temporary job opportunities were created, providing short-term employment for the local contractors and labour. In the long term, the proposed development for the consent use of the property to include coffee shop, guest house and other associated infrastructures is expected to enhance tourism in the region by establishing accommodation options and offering unique visitor experiences that integrate with the local landscape. This, in turn, may generate economic benefits through increased visitor spending, support for local businesses, and the promotion of sustainable tourism practices.

The strategic location of the subject property, adjacent to the R43, further strengthens its viability as a tourism-based development. Its accessibility enhances visitor convenience, supports integration into broader tourism itineraries, and increases the visibility of the site. These factors collectively contribute to the feasibility and potential success of the proposed development.

Overall, while the ecological impacts of the development—particularly the loss of indigenous vegetation—are negative, the socio-economic benefits, including job creation, increased tourism activity, and local economic stimulation, present positive outcomes. The development is expected to enhance the sustainability of the small farm portion, making it a viable and productive establishment that contributes to the regional tourism economy.

14. Is/was the development the best practicable environmental option for this land/site?	YES x	NO x	Please explain

The site is currently zoned as Agricultural Zone 1, with permissible primary uses that have already been established on the property. These include the main dwelling, Wendy house, and animal camps, which were constructed following the clearance of indigenous vegetation and the infilling of a wetland. The clearance was done to development the farm as a tourism operation and therefore the completion of the coffee shop, guest house, further animal camps, and a parking area, will need to be completed within the already disturbed and cleared areas on site. The clearing was completed at the time that the PCN was issued but the construction actions were not.

It is important to note that the property is situated within the demarcated urban edge of the Overstrand Municipality, which allows for further development in alignment with municipal planning objectives. Given the existing zoning and development status, as well as the location within the urban edge, the proposed consent use aligns with broader land-use planning policies and presents a viable option for optimizing the use of the land while supporting economic sustainability.

However, from an environmental perspective, the alleged activities as outlined in the PCN, including vegetation clearance and wetland infilling, have resulted in ecological impacts. These impacts have been assessed by the specialist team. As per the specialist recommendations, several mitigation measures will now need to take place which could be considered an improvement to the site. The inclusion of ecological restoration efforts, sustainable land management practices, and

compliance with environmental regulations will be critical in ensuring that the development remains the best practicable environmental option for the site.

15. What are/were the benefits to society in general and to the local communities?	Please explain

No direct benefits, other than small scale job creation.

16. Any other need and desirability considerations related to the activity?	Please explain

The intent of this proposal is to diversify the land use of Portion 48 of the farm Fransche Kraal No. 708 to include tourist accommodation and facilities. Retaining agricultural zoning while not using the portion for agricultural purposes suggests a shift in land use that aligns with the area's natural and tourism opportunities. This approach could potentially leverage the natural or infrastructural assets of the area for tourism, contributing to economic growth and local development.

The proposed consent uses and departure, aligned with the area's land use tendencies, won't adversely affect the property's character. Additionally, the proposal benefits both the owner and the surrounding areas, especially since the portion was previously vacant before the activities commenced and the land was in need of alien clearing and improved property management. The proposal could potentially enhance the area by activating previously unused land and contributing positively to the broader area overall.

The development proposal aims to create a new sector for guests to be accommodated within the area, offering them the chance to experience nature. This approach not only expands the tourism offerings in the region but also provides visitors with unique experiences that highlight the natural beauty and charm of the area. By offering accommodation options within this setting, guests can immerse themselves in the local environment and potentially contribute to the economic vitality of the area through tourism spending. Additionally, it can foster a deeper appreciation for the natural surroundings and promote sustainable tourism practices that preserve the beauty of the land for future generations to enjoy.

The accessibility of the subject farm portion, being located next to the R43, further supports the proposed development. Its convenient location makes it easily accessible to visitors and passing trade, potentially increasing the attractiveness of the site for tourism purposes. This accessibility can enhance the feasibility and success of the proposed development, as it allows for convenient transportation for guests and facilitates and the integration of the farm into broader tourism itineraries. Additionally, being situated near a major road can potentially increase visibility and exposure for the development, attracting more visitors and contributing to its overall success.

The proposal is not only expected to have a positive impact on the existing farm portion but also to create several job opportunities and generate income for the owner, thereby making the small farm portion a viable establishment. By introducing tourist accommodation and facilities, the development could attract more visitors to the area, encouraging them to spend more than just a day in the area. This extended stay can lead to increased spending on local attractions, dining, and other tourist facilities, benefiting not only the farm but also businesses in the surrounding vicinity.

Considering the points highlighted above, it appears that the proposed actions can be supported from a desirability standpoint. The alignment with the land use tendencies in the area, compatibility with current agricultural and tourist-related land uses, and potential to enhance the tourist industry all indicate that the proposal holds promise for positive outcomes. By leveraging the natural assets of the area and creating opportunities for tourism, the development can contribute to the economic and social vitality of the region while preserving its agricultural character. This suggests that the proposal not only meets regulatory requirements but also offers significant benefits for both the local community and the broader tourist industry.

17. Please describe how the general objectives of Integrated Environmental Management as set out in section 23 of NEMA were taken into account:

The rectification process and proposed application demonstrate a clear commitment to the general objectives of Integrated Environmental Management (IEM) as set out in Section 23 of NEMA, which emphasizes the integration of environmental considerations into decision-making to promote sustainable development. This is evident in the application's approach to addressing past environmental impacts associated with site clearing and development through the Section 24G rectification process. By acknowledging non-compliance and seeking to rectify it, the process reflects accountability and a proactive effort to assess and mitigate environmental harm caused by prior activities. Specialist involvement has been integral to this effort, with the implementation of mitigation measures designed to minimize further ecological damage and address cumulative impacts, ensuring alignment with NEMA's objective of preventing significant environmental degradation.

A key component of this process is the Terrestrial Biodiversity Impact Assessment, which evaluates the ecological consequences of the development, including the loss of natural vegetation and potential effects on species of conservation concern. This assessment not only identifies impacts but also provides actionable mitigation measures and recommendations to address unauthorized vegetation loss from previous activities. Furthermore, the removal of alien invasive vegetation on-site, as mandated by law, supports ecological restoration and responsible land management, directly contributing to the IEM objective of maintaining ecosystem integrity and promoting biodiversity conservation.

Similarly, the Aquatic Biodiversity Assessment addresses the impacts of wetland infilling on the property, identifying the extent of wetland loss and its broader ecological implications. By assessing these impacts and proposing mitigation strategies, the application ensures that water resource protection, is prioritized, minimizing harm to aquatic ecosystems and promoting their sustainable management. This comprehensive approach to terrestrial and aquatic biodiversity underscores the application's adherence to NEMA's goal of ensuring that development activities do not compromise the environment's long-term health.

The proposed consent use application further aligns with IEM objectives by regularizing future development in a sustainable manner. Located within the urban edge of Overstrand Municipality, the development supports controlled and planned expansion while integrating environmental management principles. The inclusion of eco-tourism elements within the proposal balances economic sustainability with environmental preservation, ensuring that development meets present needs without unduly jeopardizing future ecological stability. This reflects NEMA's emphasis on sustainable development that benefits both society and the environment.

Finally, the public participation process (PPP) will be conducted as part of this application to fulfil NEMA's requirement for inclusive and transparent decision-making. By engaging interested and affected parties (I&APs), consulting relevant authorities, environmental specialists, and stakeholders, the process ensures that diverse perspectives and concerns are considered and addressed. This participatory approach not only enhances the legitimacy of the proposal but also aligns with the IEM objective of fostering cooperative governance and informed decision-making, ensuring that environmental management is a shared responsibility.

18. Please describe how the **principles of environmental management** as set out in section 2 of NEMA were taken into account:
Given that the site was previously cleared without Environmental Authorization, a retrospective environmental assessment is being conducted to evaluate impacts and implement appropriate mitigation measures. The polluter pays principle has also been applied, meaning that the applicant is responsible for rectifying any environmental harm caused by previous unauthorized activities, including the clearing of 1.2 hectares of natural and near-natural vegetation and the infilling of a wetland. Furthermore, the duty of care principle ensures that any ongoing and future activities on the site minimize negative environmental impacts and promote long-term ecological integrity. Measures such as the removal of invasive alien species, ecological restoration, and the integration of sustainable land-use practices align with this duty. Additionally, public participation has been incorporated into the process, allowing stakeholders and affected parties to engage in decision-making, in line with NEMA's emphasis on environmental justice. By integrating these principles, the application seeks to balance developmental needs with environmental sustainability, ensuring that the site is managed in an ecologically responsible manner while also supporting economic opportunities such as tourism and job creation. This approach aligns with NEMA's objective of fostering sustainable and integrated environmental management that benefits both the natural environment and local communities.

SECTION E: ALTERNATIVES

Please Note: Before completing this section, first consult this Department's *Guideline on Alternatives* (March 2013) available on the Department's website (**https://www.westerncape.gov.za/dept/eadp/services**).

"Alternatives", in relation to an activity, means different means of meeting the general purposes and requirements of the activity, which may include alternatives to –

(a) the property on which, or location where, it is to undertake the activity/the activity was undertaken;

(b) the type of activity to be undertaken;

(c) the design or layout of the activity;

(d) the technology to be used in the activity;

(e) the operational aspects of the activity; and

(f) the option of not implementing the activity.

The NEMA prescribes that the procedures for the investigation, assessment and communication of the (potential) consequences or impacts of activities on the environment must, *inter alia*, with respect to every application for environmental authorisation –

- ensure that the general objectives of integrated environmental management laid down in NEMA and the National Environmental Management Principles set out in NEMA are taken into account; and (where applicable)
- include an investigation of the potential consequences or impacts of the alternatives to the activity on the environment and assessment of the significance of those potential consequences or impacts, including the option of not implementing the activity.

The general objective of integrated environmental management is, *inter alia*, to "*identify, predict and evaluate the actual and potential impact on the environment, socio-economic conditions and cultural heritage, the risks and consequences and alternatives and options for mitigation of activities, with a view to minimising negative impacts, maximising benefits, and promoting compliance with the principles of environmental management*" set out in NEMA.

1. In the sections below, please provide a description of any considered alternatives and alternatives that were found to be feasible and reasonable.

Please note:

- Detailed written proof of the investigation of alternatives must be provided. If no reasonable or feasible alternative exists, a motivation must be provided.

- Alternatives considered for a Section 24G application are used to determine if the development was the best practicable alternative (environmentally, socially and economically) for the site or property.

- In respect of a section 24 application, the option of not implementing the activity ("no-go"), includes the option of ceasing the activity, not implementing continuation of the activity, refusal of the commenced activity and complete rehabilitation of the affected site.

(a) Property and location/site alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts, or detailed motivation if no reasonable or feasible alternatives exist:

Portion 48 of Farm Fransche Kraal No. 708 is the subject property for this application and is located in Franskraal within the Overstrand Municipality. The property is positioned adjacent to the R43 road on agriculturally zoned land within the demarcated urban edge. It is important to highlight that the development and associated activities have already occurred, thereby shifting the focus of this application to rectification under Section 24G of the National Environmental Management Act (NEMA). As such, the purpose of this process is not to select from a range of alternative sites, but rather to assess the legality, impacts, and sustainability of past activities and to implement appropriate mitigation and management measures going forward.

The property's placement within the urban edge of Overstrand Municipality offers a strategic advantage, as it supports planned and controlled development in an area designated for growth, thereby avoiding the need to encroach into ecologically sensitive zones outside this boundary. Alternative sites beyond the urban edge were not considered feasible, as they would likely result in greater environmental disturbance, such as the loss of pristine natural habitats or increased pressure on undeveloped ecosystems. The proximity to existing infrastructure, including the R43 road, further enhances the site's suitability by reducing the need for extensive new construction that could exacerbate environmental impacts. This location leverages existing access and services, minimizing additional land transformation and aligning with the objective of concentrating development in areas where negative impacts can be more effectively managed.

In terms of avoiding negative impacts, the retrospective nature of this application limits the ability to avoid impacts, as the clearing and development activities have already taken place on Portion 48. Instead, the focus has shifted to mitigating unavoidable impacts through specialist assessments and targeted measures and the implementation of property wide rehabilitation and improved land practices to end with an improved status for the remainder of the site. The Terrestrial Biodiversity Impact Assessment identified the loss of natural vegetation and proposed mitigation strategies, such as revegetation and alien invasive species removal, to restore ecological function. Similarly, the aquatic biodiversity assessment addressed wetland infilling impacts, recommending measures to offset the loss of wetland functionality. These efforts demonstrate that, while alternative sites were not viable post-development, the current location can be managed to minimize ongoing and future harm effectively.

(b) Activity alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts, or detailed motivation if no reasonable or feasible alternatives exist:

The assessment of activity alternatives for the development on Portion 48 of Farm No. 708 in Franskraal, Overstrand Municipality, are constrained by the fact that actions in furtherance of a pre-determined end point activity have already taken place on the subject property. Development options for the site are also constrained by its zoning, location, size and ecological attributes and / or constraints.

(c) Design or layout alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts, or detailed motivation if no reasonable or feasible alternatives exist:

The clearance activities and some of the construction, has already been completed, therefore layout alternative are limited. However, mitigation measures provided by the specialist team will assist in reducing impacts of the actions. i.e using raft foundations and pillar and post construction will reduce impacts of watercourse and groundwater flow.

The applicant has noted that he was not aware of the regulatory framework for developing his property and acknowledges and regrets the unauthorized actions that led to these initial impacts and demonstrates a strong commitment to restoration and rehabilitation, particularly in high botanically sensitive areas.

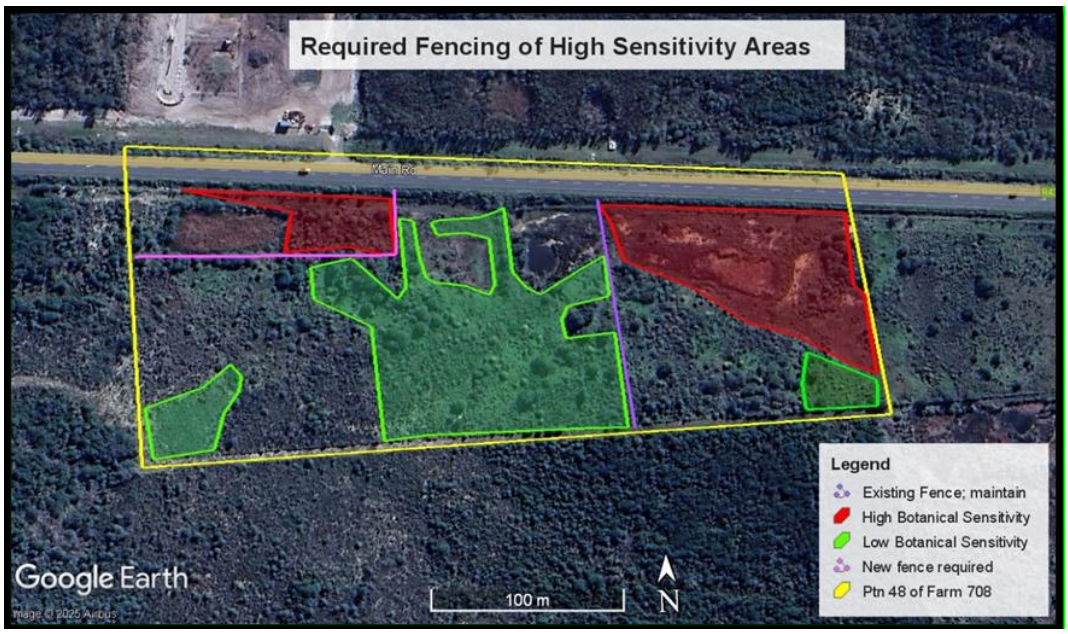


Figure 13: showing the existing fencing and new required fencing around the High sensitive areas on site – these fences have been complete in line with the recommendations of the specialist. The applicant is also actively working on the alien clearing initiatives on the property in an attempt to improve the quality of the entire property.

(d) Technology alternatives (e.g. to reduce resource demand and resource use efficiency) to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts or detailed motivation if no reasonable or feasible alternatives exist:

The subject property will be developed with 10kva solar energy to provide electricity to the main dwelling and the proposed new structures on the subject property.

(e) Operational alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts, or detailed motivation if no reasonable or feasible alternatives exist:

No operational alternatives exist.

(f) The option of ceasing the activity (the refusal of the activity(ies) and/or rehabilitation of the site):

The option of ceasing the activity and implementing the complete rehabilitation of the site, to its pre-development state, has been considered, but is not a preferred option for Portion 48 of Farm No. 708. While this approach could theoretically eliminate ongoing and future impacts associated with the development, it fails to account for the practical realities of the site's current condition, the applicant's objectives, and the broader socio-economic context. The applicant, who owns only this property, has already initiated development activities and made financial investments to create generate revenue from the use of the property. Ceasing the activity entirely, though an option, is neither feasible nor desirable when weighed against the potential for managed development and targeted rehabilitation to achieve a balanced outcome particularly given the locality of the farm, its zoning and its size.

(g) Any other alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts, or detailed motivation if no reasonable or feasible alternatives exist:

No other alternatives exist in this case to avoid negative impacts, mitigate unavoidable negative impacts, or maximise positive impacts beyond those already outlined, as the application is for retrospective rectification under Section 24G of the National Environmental Management Act (NEMA). The development activities on Portion 48 of Farm No. 708, the applicant's sole property, have already occurred, and the focus of this application is to rectify past non-compliance and application for consent use and departure for the proposed guest house, animal camps, coffee shop as well as parking area which are submitted with the application.

(h) Please provide a summary of the alternatives investigated and the outcomes of such investigation:

Please note: If no feasible and reasonable alternatives exist, the description and proof of the investigation of alternatives, together with motivation of why no feasible or reasonable alternatives exist, must be provided.

The investigation of alternatives pertaining to this application had focused on two primary options, reflecting the retrospective nature of the Section 24G application and the applicant's ownership constraints:

Alternative 1

This alternative involves ceasing all the activities, removing all the structures and allowing the land to rehabilitate naturally. However, this alternative is not preferred due to several practical and environmental limitations. The vegetation clearance and wetland infilling have already changed its ecological baseline, making full natural rehabilitation challenging and resource intensive. The applicant, as the sole property owner, would also lose the ability to derive any utility or economic benefit from the land, conflicting with sustainable development principles that balance environmental and human needs. The outcome of this investigation indicates that cessation would not effectively address past impacts and would forfeit opportunities for managed restoration, rendering it an impractical choice.

Alternative 2 (Preferred)

This preferred alternative involves seeking retrospective environmental authorisation in terms of Section 24G of the National Environmental Management Act (NEMA) for activities that have already commenced on Portion 48, as well as for the future completion of a proposed tourism-related development.

To date, the main dwelling, animal camps, and a wendy house have been established and completed within the approximately 1.2 ha cleared area. These existing structures occupy a formal development footprint of 438.66 m^2 within this cleared area. The retrospective application further includes the completion of a tourism-related development, which has not yet been constructed, but for which vegetation clearance and disturbance to a watercourse have already occurred.

The inclusion of the proposed tourist facilities and guesthouse in the consent use application enhances positive socio-economic outcomes, leveraging the site's location within the urban edge and accessibility via the R43. The investigation of this alternative along with the specialist assessments undertaken on site demonstrates that it effectively mitigates past and unavoidable impacts, avoids further harm by confining development to disturbed areas, and maximises benefits through economic and ecological contributions. The outcome favours this option as it aligns with the applicant's commitment to rectify past actions and complies with NEMA's integrated environmental management objectives.

No other feasible or reasonable alternatives beyond these two were identified, necessitating a motivation for their absence. The retrospective nature of the application limits the scope to addressing what has already occurred on Portion 48, rather than initiating new activities or relocating to a different site an impossibility since this is the applicant's only property.

SECTION F: IMPACT ASSESSMENT, MANAGEMENT, MITIGATION AND MONITORING MEASURES

Please note, the impacts identified below refer to general impacts commonly associated with development activities. The list below is not exhaustive and may need to be supplemented. Where required, please append the information on any additional impacts to this application.

Please note: The information in this section must be duplicated for all the feasible and reasonable alternatives (where relevant).

1. PLEASE DESCRIBE THE MANNER IN WHICH THE DEVELOPMENT HAS IMPACTED ON THE FOLLOWING ASPECTS:

(a) Geographical and physical aspects:

The removal of this vegetation has transformed the landscape, which previously consisted of natural and near-natural vegetation land cover, into areas of bare soil with only minimal vegetation reestablishing in the cleared zones. This transformation has disrupted the site's original topography and ecological character, shifting it from a vegetated state to one dominated by exposed ground. Additionally, the clearance of indigenous vegetation may have resulted in the loss of plant species of conservation concern (SoCC), as identified in the specialist assessments conducted on-site. These species, potentially unique to the region's biodiversity, contribute to the physical and ecological integrity of the landscape, and their removal represents a significant impact on the site's botanical composition. The Terrestrial Biodiversity Impact Assessment highlights this loss to be in areas of low, medium and high botanical conservation value which may have supported as many as three plant SoCC, which area still found elsewhere on the property and are restricted to the remaining High sensitivity areas.

The infilling of a watercourse, specifically a seep wetland identified on the property, constitutes another critical impact on the geographical and physical aspects. The Aquatic Biodiversity Assessment conducted on-site underscores these changes, indicating that the wetland's physical character was previously compromised through creation of four ponds which are all artificial insofar as they were created as borrow pits for the construction of the R43 road many years ago, even before the applicant took ownership of the property. The assessment further highlights that that these four ponds that are aligned in a west to east alignment immediately within the northern boundary of the site and are the site's most visible freshwater features.

(b) Biological aspects:

Has the development impacted on critical biodiversity areas (CBAs) or ecological support areas (ESAs)?	YES x	NO
If yes, please describe:		

The development has resulted in impacts on Ecological Support Areas (ESAs) as delineated in the Western Cape Biodiversity Spatial Plan (WCBSP) of 2017. According to the Terrestrial Biodiversity Impact Assessment, the cleared area encompassed regions previously mapped as Aquatic ESAs and ESA2, with approximately 50% of the site, notably the southern portion, remaining unmapped under the 2017 WCBSP framework. It is pertinent to note that no areas within the site were designated as high-priority Critical Biodiversity Area 1 (CBA1) at the time of the clearance and infilling activities, as confirmed by Nick (2025) with reference to **Figure 14.**

The clearance of indigenous vegetation and the infilling of the hillslope wetland were executed in late 2023, with the subsequent establishment of the main dwelling, wendy house, and animal camps occurring in mid-2024. These activities preceded the release of the updated WCBSP in 2023, which later reclassified the entire site as a Critical Biodiversity Area (CBA). Consequently, the environmental impacts associated with this development must be evaluated against the biodiversity designations and guidelines of the 2017 WCBSP, which were in effect at the time of the initial disturbance. Under this framework, the southern portion of the site was not recognized as either an ESA or a CBA, and the northern area was mapped primarily as ESA2, with minor patches identified as ESA1 (**Figure 15**).

The WCBSP and Guidelines (2023) define ESAs as areas that are not essential for achieving biodiversity conservation targets but play a crucial role in supporting the functionality of Protected Areas (PAs) and Critical Biodiversity Areas (CBAs). These areas are integral for landscape connectivity, ecosystem resilience, and the provision of essential ecosystem services such as climate adaptation corridors, water recharge zones, and riparian buffers. Although some habitat loss within ESAs is deemed permissible, it is imperative to ensure that these areas retain their ecological functionality to continue supporting the broader conservation network (WCBSP and Guideline, 2023). In this instance, the clearance and infilling in late 2023 impacted Aquatic ESAs and ESA2 areas, yet these actions occurred prior to the site's reclassification as a CBA under the updated WCBSP, (2023).

The timing of vegetation clearance and wetland infilling in late 2023 is a crucial consideration in this assessment, as it confirms that these activities occurred before the updated Western Cape Biodiversity Spatial Plan (WCBSP) of 2023 came into effect. This timeline is significant for the application, as it means that the environmental impacts must be evaluated under the WCBSP (2017), which had less stringent biodiversity designations for the site. At that time, the site did not include any Critical Biodiversity Area 1 (CBA1) designations, as confirmed by Helme (2025), indicating that the development did not encroach upon high-priority conservation areas as defined by the current framework. This distinction is essential, as the WCBSP (2023) reclassified the entire site as a CBA1 only after these activities took place. Therefore, this reclassification represents a retrospective adjustment that does not change the ecological context in which the clearance was originally conducted.

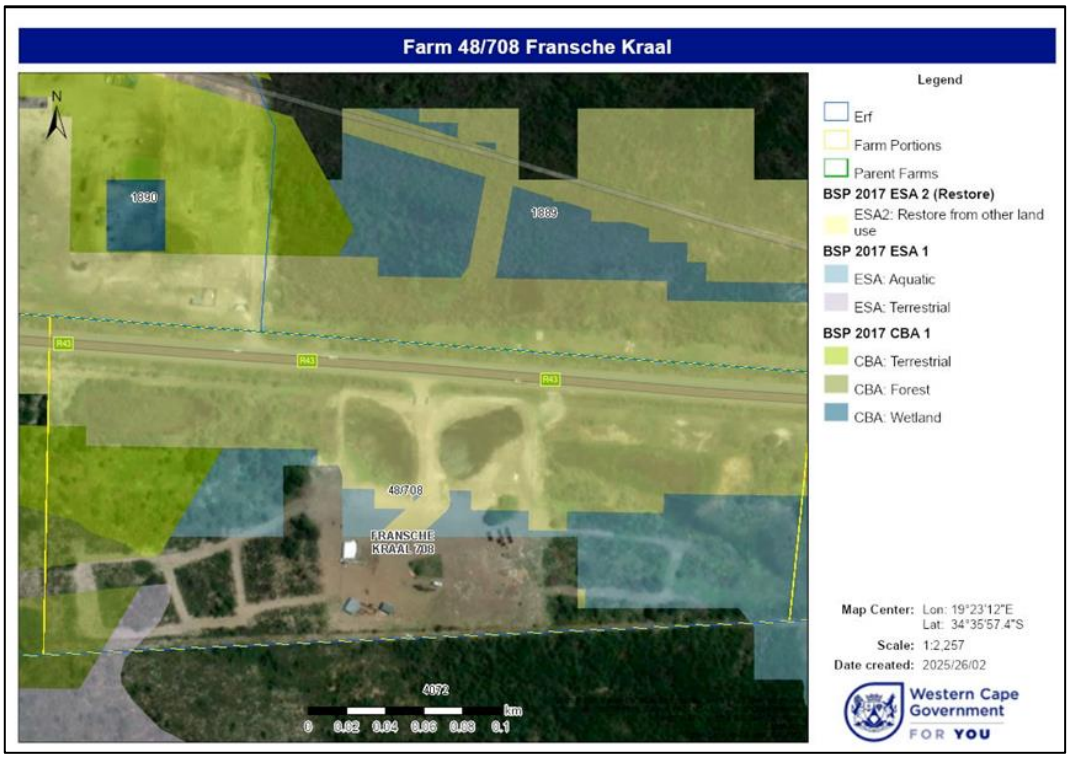


Figure 14: WCBSP (2017) shows that the cleared areas which include the northern area is mapped as ESA2, with small sections identified as ESA1, while the southern part remains unmapped.

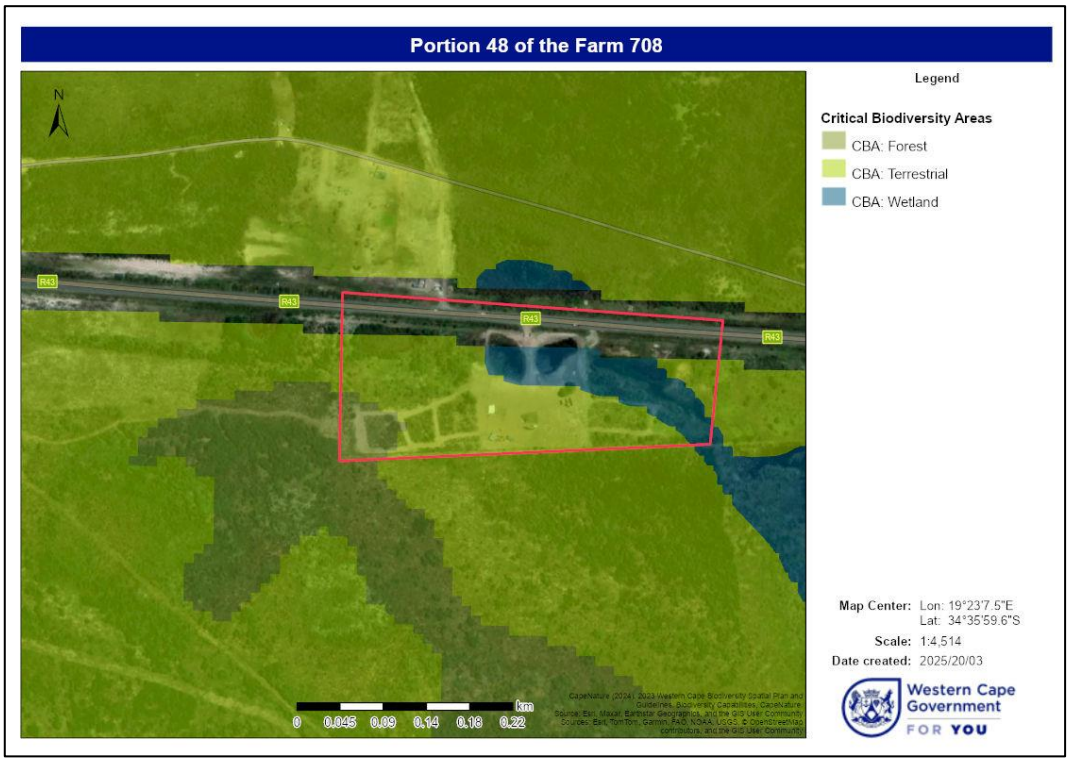


Figure 15: The new updated WCBSP (2023) reclassifies the southern and southwestern portion of the site as CBA1, and the wetland area as CBA2.

Has the development impacted on terrestrial vegetation, or aquatic ecosystems (wetlands, estuaries or the coastline)?	YES x	NO
If yes, please describe:		

Impact on Terrestrial Vegetation

The Terrestrial Biodiversity Impact Assessment identifies the site as supporting a diverse array of vegetation types, including Agulhas Limestone Fynbos (Critically Endangered), Southern Coastal Forest, Overberg Dune Strandveld (Endangered), and Elim Ferricrete Fynbos (Critically Endangered). The clearance activities in late 2023 targeted a significant portion of the northern section, which was dominated by Elim Ferricrete Fynbos, a Critically Endangered vegetation type associated with the wetland. This clearance resulted in the loss of indigenous vegetation, including potential populations of Species of Conservation Concern (SoCC) such as *Gnidia spicata* (Vulnerable) and an undescribed Limonium species (considered Vulnerable), which were likely present in the cleared area prior to disturbance. These species are now confined to the undisturbed eastern area, where a viable population of approximately 50 *Gnidia spicata* plants persists.

In the western part of the site, a few remnant plants of *Leucadendron linifolium* (Near Threatened) were observed, trampled and degraded, indicating that this species may also have been more widespread before the clearance. The southern and eastern areas, characterized by Overberg Dune Strandveld, experienced additional degradation due to grazing and trampling, though the primary impact from the development was the clearance of vegetation to accommodate infrastructure. The botanical sensitivity maps in **Figures 6 and 7,** demonstrate a marked reduction in High sensitivity areas post-disturbance, with a corresponding increase in Low sensitivity areas, reflecting the conversion of natural habitat to developed land. Species such as *Leonotis leonurus, Passerina corymbosa*, and *Sideroxylon inerme*, typical of Overberg Dune Strandveld, have been diminished in extent, exacerbated by the presence of invasive alien species like *Acacia cyclops* (rooikrans) and *Acacia saligna* (Port Jackson).

Impact on Aquatic Ecosystems

The Aquatic Biodiversity Impact Assessment confirms that the development has directly impacted approximately 860m^2 of a hillslope seep wetland which infilled with local sourced fill (sand without any signs of rubble or foreign materials) which constitutes approximately 6 % of the total on-site wetland extent of 1,471 m^2. It was further highlighted in the report that this relatively minor wetland, infilling would not have impacted on the seedbank and given the relatively ease with which the fill material can be removed has, in the opinion of the specialist, not caused wetland habitat loss but rather habitat disturbance with biota loss, primarily plant species as the more mobile fauna would have escaped the infilling. This infilling, as noted by Steytler (2024) took place on the south and east of the Central-eastern Pond. While the ponds would have always had steep embankments as they were originally borrow pits for road construction the infilling on the southern bank of the Central-eastern Pond has increased the height of the embankment (Steytler, 2024).

While the removal of the fill from the area within the original wetland extent as shown in **Figure 16** would allow the seedbank to re-establish the naturally-occurring vegetation within the wetland the fill excavation would result in uneven terrain and therefore it is further recommended that post fill-removal the area is reshaped to approximate the natural terrain and the southern edge of the Central-eastern Pond is reduced to a 1:4 slope or less. This would provide an opportunity for the pond edge to become vegetated with suitable indigenous wetland plants which would result in an improvement as the steepsided edges would have been devoid of vegetation for many years. The specialist also highlighted that, with the implementation of the recommended mitigation measures the residual impact would be of Low (-ve) significance (Steytler, 2024).

According to Steytler, (2024) on the basis of the Site Plan it can be concluded that the wetland is unlikely to be at risk of any direct impacts due to the setting back of the guesthouse, internal circular road and ancillary tourism-related facilities from the wetland. The exception to this is the central parking area and coffee shop which are setback from the wetland edge by between 5 and 10m. As such the key to potential impacts will be associated with the construction and operation of the central parking area and the coffee shop and include the following:

- **Wetland habitat disturbance:** Construction activities such as driving and parking of vehicles and machinery and storage of construction materials in close proximity to the hillslope seep is likely to cause habitat disturbance.

- **Water quality impairment:** Any stormwater run-off from the site contaminated as a result of construction activities (e.g. when pouring cement or due to accidental spills of chemicals and fuel) entering the wetlands is likely to cause water quality impairment.

The operational phase of the tourism development is likely to generate following impacts on the site's wetland:

- **Alteration of Flow:** Increased stormwater run-off from hard surfaces causing an alteration of the flow regime in the wetland;

- **Water quality impairment:** As a result of possible failure of the sewerage treatment system and accidental spillage of domestic effluent when emptying the conservancy tank; and

- **Loss of biota:** Biota loss would occur as a result of the impairment of water quality from accidental domestic effluent spills and failure of the conservancy tank.

The applicant has expressed a strong preference for Alternative 2, which entails continuing with the current development activity rather than undertaking full rehabilitation of the site. This preference is based on compelling findings from the freshwater specialist, who assessed the impact of the wetland disturbance as being of medium significance due to historical activities. However, it was concluded that with the implementation of appropriate mitigation measures most notably the removal of fill material from the affected wetland area this impact can be reduced to low negative significance.

It is also important to note that historical disturbances, particularly those associated with the construction of the R43 road, contributed to the initial alteration of the wetland. This included the excavation of borrow pits, which eventually formed the four dams currently present on the property. These features have significantly shaped the current condition and hydrology of the site.

According to Steytler (2024), the infilling of a portion of the wetland has caused habitat disturbance, but not irreversible habitat loss. The intact seedbank remains viable, offering a solid foundation for natural recovery. This finding supports the feasibility of continuing the development activity alongside targeted rehabilitation, thereby avoiding extensive or disruptive fill removal operations that could further destabilize the site.

From the Environmental Assessment Practitioner's (EAP) perspective, the primary concerns associated with wetland disturbance highlighted in the Aquatic Biodiversity Impact Assessment relate to potential impacts during the construction phase, particularly the spillage of oils, cement mixing, and handling of construction materials near the wetland. These activities pose risks to water quality and wetland health and will need to be carefully managed through site-specific environmental control measures.

Figure 16: Map showing approximate extent of infilling indicated as a white hatched polygon. The areas cleared of vegetation can be clearly seen in the aerial photograph, s*ource:* (Steytler, 2024).

The clearance and infilling in late 2023 eliminated a substantial portion of this wetland, particularly in the northern section, altering its hydrological and ecological functionality. Prior to the disturbance, the wetland supported Very High sensitivity habitat, characterized by *Salicornia natalensis* groundcover and hosting SoCC such as *Gnidia spicata* and the undescribed Limonium species. The infilling has effectively removed this habitat from the impacted area, restricting these species to the eastern, undisturbed portion.

The Western Cape Biodiversity Spatial Plan (WCBSP, 2017) classified the wetland area as an Aquatic Ecological Support Area (ESA), critical for supporting downstream Aquatic Critical Biodiversity Areas (CBAs) within the 500m NWA Regulated Zone by providing flow and ecosystem services. The loss of this wetland segment has compromised its role in maintaining landscape connectivity and delivering ecosystem services, such as water recharge and riparian buffering.

Has the development impacted on any populations of threatened plant or animal species, and/or on any habitat that may contain a unique signature of plant or animal species?	YES x	NO
If yes, please describe:		

Impact on Threatened Plant Species

According to the Terrestrial Biodiversity Impact Assessment, three plant SoCC were identified on the property, including *Gnidia spicata* (Vulnerable), an undescribed *Limonium species* (considered Vulnerable), and *Leucadendron linifolium* (Near Threatened). The clearance activities in late 2023, targeting the northern section dominated by Elim Ferricrete Fynbos (Critically Endangered) and associated with the hillslope seep wetland, likely resulted in the loss of populations of two of these species *Gnidia spicata* and the undescribed *Limonium* within the cleared area. Prior to disturbance, these species were potentially distributed across the wetland zone, which was infilled and levelled to accommodate infrastructure. Post-clearance, both are now restricted to the undisturbed eastern area, where a viable population of approximately 50 *Gnidia spicata* plants persists alongside a notable presence of the undescribed *Limonium*. These populations are considered regionally significant due to their limited ranges, *Gnidia spicata* in seasonally wet lowlands from the Cape Flats to Cape Agulhas, and the *Limonium* species in seasonal wetlands from Gansbaai to Agulhas.

The third SoCC, *Leucadendron linifolium*, was recorded in the western part of the site, west of the cleared area, where only a few trampled and degraded remnant plants remain. While this species, listed as Near Threatened, occurs across multiple localities between Hawston and Stilbaai and is not deemed regionally significant on this site, it may have had a broader presence prior to clearance and subsequent trampling by livestock and ostriches. The clearance itself did not directly target this western population, but the overall disturbance and land-use changes have likely reduced its habitat quality, contributing to its current degraded state.

Impact on Animal species

According to the Freshwater specialist, the relatively minor infilling would not have impacted on the seedbank and given the relatively ease with which the fill material can be removed has, in the opinion of the specialist, not caused wetland habitat loss but rather habitat disturbance with biota loss, primarily plant species as the more mobile fauna would have escaped the infilling.

Please describe the manner in which any other biological aspects were impacted:
The activity also involved the clearance of indigenous vegetation, some of which occurs within areas mapped as Ecological Support Areas (ESAs) in the Western Cape Biodiversity Spatial Plan (WCBSP, 2017). According to the botanical specialist, this clearance likely disturbed populations of plant species of conservation concern (SoCC), such as *Gnidia spicata* (Vulnerable) and an undescribed *Limonium species* (Vulnerable), which are now mostly confined to the remaining undisturbed portions of the site. The central portion of the site, which has been significantly cleared, previously supported high-sensitivity habitat that is now considered degraded.

(c) Socio-Economic aspects:

What was the capital value of the activity on completion?	R Unknown	
What is the (expected) yearly income or contribution to the economy that is/will be generated by or as a result of the activity?	R Unknown	
Has/will the activity have contributed to service infrastructure?	YES	NO x
How many new employment opportunities were/will be created in the construction phase of the activity?	Unknown	
What was the value of the employment opportunities during the construction phase?	R Unknown	
What percentage of this accrued to previously disadvantaged individuals?	Unknown %	

How was this ensured and monitored (please explain):	
N/A	
How many permanent new employment opportunities were/will be created during the operational phase of the activity?	Unknown
What is the current/expected value of the employment opportunities during the first 10 years?	R Unknown
What percentage of this accrued/will accrue to previously disadvantaged individuals?	Unknown %
How was/will this be ensured and monitored (please explain):	
N/A	
Any other information related to the manner in which the socio-economic aspects was/will be impacted:	

The construction of the existing development on Portion 48 of the Farm 708, Franskraal, has already contributed positively to the local socio-economic environment. During the construction phase, the project generated temporary employment opportunities for local contractors and labourers, thereby supporting skills development and income generation in the surrounding communities.

In the longer term, the proposed development which includes a guesthouse, coffee shop, and ancillary tourism-related facilities is expected to contribute to local economic stimulation through increased tourism activity. These facilities will create permanent and part-time job opportunities in hospitality, maintenance, administration, and tourism services. Additionally, the operation of the development is anticipated to support local small businesses by sourcing supplies, services, and produce from within the region.

Furthermore, by enhancing the tourism offering in Franskraal, the development aligns with the Overstrand Municipality's socio-economic development objectives, particularly in terms of promoting sustainable land use, economic diversification, and responsible rural enterprise.

(d) Cultural and historic aspects:

N/A

2. WASTE AND EMISSIONS

(a) Waste (including effluent) management

Did the activity produce waste (including rubble) during the construction phase?	YES x	NO
If yes, indicate the types of waste (actual type of waste, e.g. oil, and whether hazardous or not) and estimated quantity per type?	Unknown m^3	
General construction related waste was generated during the construction phase of the existing structures in the property.		

Does the activity produce waste during its operational phase?	YES x	NO

If yes, indicate the types of waste (actual type of waste, e.g. oil, and whether hazardous or not) and estimated quantity per type?	Unknown m^3
General household sewage and solid waste is generated.	

Where and how was/will the waste be treated / disposed of (describe)?		
Solid waste The solid waste will be stored at a refuse area on site and will be privately disposed of at the nearest municipal landfill site on a regular basis. **Sewage** A conservancy tank is already installed for the main dwelling. The proposed new structures (guesthouse and coffee shop) will be serviced with new conservancy tanks. The positions of the proposed conservancy tanks are indicated on the site development plan. The conservancy tank will be emptied and serviced by a private contractor.		
Has the municipality or relevant authority confirmed that sufficient capacity exists for treating / disposing of the waste (to be) generated by this activity(ies)? If yes, provide written confirmation from Municipality or relevant authority PENDING	YES	NO x
Does/will the activity produce waste that is/will be treated and/or disposed of at another facility other than into a municipal waste stream? A conservancy tank is already installed for the main dwelling. The proposed new structures (guesthouse and coffee shop) will be serviced with a new conservancy tanks. The positions of the proposed conservancy tanks are indicated on the site development plan. The conservancy tank will be emptied and serviced by a private contractor.	YES x	NO
If yes, has this facility confirmed that sufficient capacity exists for treating / disposing of the waste (to be) generated by this activity(ies)? Provide written confirmation from the facility and provide the following particulars of the facility: N/A	YES	NO
Does the facility have an operating license? (If yes, please attach a copy of the license.) N/A	YES	NO
Facility name: N/A		
Contact person: N/A		
Postal address: N/A		
	Postal code: N/A	
Telephone: N/A	Cell: N/A	
E-mail: N/A	Fax: N/A	

Describe the measures that were/will be taken to reduce, reuse or recycle waste:
At present, no specific waste reduction, reuse, or recycling measures have been implemented on Portion 48 of Farm 708. Solid waste generated on-site is currently collected and stored at a designated refuse area and is privately transported and disposed of at the nearest licensed municipal landfill site.

(b) Emissions into the atmosphere

Does/will the activity produce emissions that will be disposed of into the atmosphere?	YES	NO x
If yes, does it require approval in terms of relevant legislation?	YES	NO x
Describe the emissions in terms of type and concentration and how it is/will be treated/mitigated:		
N/A		

3. WATER USE

Please indicate the source(s) of water for the activity by ticking the appropriate boxes)

Municipal	Water board	Groundwater	River, Stream, Dam or Lake	Other	The activity did/does/will not use water
		x			

If water was extracted from a groundwater source, river, stream, dam, lake or any other natural feature, please indicate	
the volume that was extracted per month: There is a borehole on the subject property. The water will serve the main dwelling, proposed guest house and tourist facilities. Water filtration systems will be installed and certified to ensure that the water is suitable for domestic use.	Unknown m^3

Please provide proof of assurance of water supply (e.g. Letter of confirmation from municipality / water user associations, yield of borehole)		
Did/does the activity require a water use permit / license from DWA?	YES x	NO
If yes, please submit a certified copy of the water use permit/license or submit the necessary application to Department of Water Affairs and attach proof thereof to this application, whichever is applicable.		
Describe the measures that were/ will be taken to reduce water demand, and measures to reuse or recycle water:		
There is a borehole on the subject property. The water will serve the main dwelling, proposed guest house and tourist facilities. Water filtration systems will be installed and certified to ensure that the water is suitable for domestic use.		

4. POWER SUPPLY

Please indicate the source of power supply e.g. Municipality / Eskom / Renewable energy source

Eskom is the electricity provider in the area. However, the subject property will be developed with 10kva solar energy to provide electricity to the main dwelling and the proposed new structures on the subject property.

If power supply is not available, where will power be sourced from?
N/A

5. ENERGY EFFICIENCY

Describe the design measures, if any, that have been taken to ensure that the activity is energy efficient:
The proposed development will incorporate energy-efficient design principles, including the use of solar energy to reduce reliance on grid electricity.

Describe how alternative energy sources have been taken into account or been built into the design of the activity, if any:

N/A

6. DESCRIPTION AND ASSESSMENT OF THE SIGNIFICANCE OF IMPACTS prior to and after MITIGATION

Please note:

- While sections are provided for impacts on certain aspects of the environment and certain impacts, the sections should also be copied and completed for all other impacts.
- Mitigation measures that were implemented and mitigation measures that are to be implemented should be clearly distinguished.

SUMMARY OF ALTERNATIVES

Two alternatives are assessed herein:

Alternative 1: No-Go / Cease Activity and Allow for Natural Rehabilitation

This alternative involves ceasing all current activities on the site and allowing the disturbed area to rehabilitate naturally over time**.** Under this scenario, the applicant would not proceed with the establishment of the residential dwelling, guest house, or associated tourism-related infrastructure. The cleared areas would remain undeveloped, and efforts would be focused on restoring ecological integrity through passive regeneration. While this option may yield environmental benefits, such as potential recovery of vegetation and wetland function, it would result in significant economic loss to the applicant and forgo potential socio-economic benefits associated with rural tourism development.

Alternative 2: Continue with the Current Activity (Preferred Alternative)

This is the preferred option and involves seeking retrospective environmental authorisation under Section 24G of the National Environmental Management Act (NEMA) to continue with the activity, which includes the unauthorised removal of indigenous vegetation. The activity was undertaken by the landowner without the required environmental authorisation, primarily due to a lack of awareness of the legal requirements under NEMA.

The rationale for selecting this alternative lies in the applicant's intention to establish a primary residential dwelling, a guest house, and tourism-related facilities on the property. These developments are aligned with the broader land use potential of the site and offer notable socio-economic benefits, such as job creation, rural tourism promotion, and local economic development**.**

(a) **Impacts that resulted from the planning, design and construction phases (briefly describe and compare the impacts (as appropriate), significance rating of impacts, proposed mitigation and significance rating of impacts after mitigation that occurred as a result of the planning, design and construction phases.**

ALTERNATIVE 1

Ceasing the activity and allowing the area to rehabilitate itself naturally

PLANNING, DESIGN AND CONSTRUCTION PHASES	
Impacts on geographical and physical aspects:	**Disturbance of Wetland Habitat**
Nature of impact:	Negative – Approximately 860 m² of the hillslope seep was infilled with locally sourced fill (sand without any signs of rubble or foreign materials) which constitutes approximately 6 % of the total on-site wetland extent of 1,471 m².

Extent and duration of impact:	Local; Short-term
Probability of occurrence:	Definite
Degree to which the impact can be reversed:	Medium – High
Degree to which the impact may cause irreplaceable loss of resources:	Low- Medium
Cumulative impact prior to mitigation:	Medium
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium (-)
Degree to which the impact can be mitigated:	Medium – High
Proposed mitigation:	• Remove all the fill material from the area indicated in Figure 20 as comprising the extent of infilling undertaken by the current owner. • Post-fill removal re-shape the area to approximate the natural terrain and reshape the southern edge of the Central-eastern Pond to a slope of 1:4 or less to allow natural vegetation to establish. • Once the vegetation has begun to re-establish naturally or as result planting search and remove all alien invasive plants as these are likely to be present in the seedbank.
Cumulative impact post mitigation:	Low
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	**Low (-)**
PLANNING, DESIGN AND CONSTRUCTION PHASES	
Impacts on geographical and physical aspects:	**Alteration of Flow Regime**
Nature of impact:	Negative - The clearance of vegetation and the infilling without re-vegetation from the immediate southern catchment of the on-site hillslope seep wetland would have decreased the catchment roughness significantly in this area and this would have exacerbated run-oof and minimised infiltration with to result of increased flood peaks with possible secondary impacts such as increased erosion and sedimentation.
Extent and duration of impact:	Local; Short-term
Probability of occurrence:	Probable
Degree to which the impact can be reversed:	Low – Medium
Degree to which the impact may cause irreplaceable loss of resources:	Medium – High

Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low (-)
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	• Allow the naturally occurring vegetation to become re-established in the cleared areas and areas containing fill that is to be removed or alternatively introduce indigenous wetland vegetation within the historical extent of the wetland through planting and/or seeding. • It is acceptable if the landowner plants lawns outside the historical wetland area provided the lawn comprises *Stenotaphrum secondatum* (buffalo grass).
Cumulative impact post mitigation:	Low
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	**Very – Low (-)**
PLANNING, DESIGN AND CONSTRUCTION PHASES	
Impacts on geographical and physical aspects:	**Increased erosion and sedimentation**
Nature of impact:	Negative - The vegetation has been completely removed from parts of the southern catchment of the on-site hillslope seep and combined with the increase in flood peaks due to the very low catchment roughness in this area would have caused a degree of erosion and sedimentation over the few years that the site has remained denuded of vegetation
Extent and duration of impact:	Local; short-term
Probability of occurrence:	Probable
Degree to which the impact can be reversed:	Medium
Degree to which the impact may cause irreplaceable loss of resources:	Medium
Cumulative impact prior to mitigation:	Medium - Low
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low (-)

Degree to which the impact can be mitigated:	Medium - High
Proposed mitigation:	• Post-fill removal re-shape the area to approximate the natural terrain and reshape the southern edge of the Central-eastern Pond to a slope of 1:4 or less to allow natural vegetation to establish. • Allow the naturally occurring vegetation to become re-established in the cleared areas and areas containing fill that is to be removed or alternatively introduce vegetation through planting and/or seeding. It is acceptable if the landowner plants lawns outside the historical wetland area provided the lawn comprises *Stenotaphrum secondatum* (buffalo grass).
Cumulative impact post mitigation:	Low
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Very Low (-)
PLANNING, DESIGN AND CONSTRUCTION PHASES	
Impacts on geographical and physical aspects:	**Water Quality impairment**
Nature of impact:	Negative - During the construction phase there is a reasonable likelihood that as a result of the operation of machinery and vehicles, and if oil leaks remain unchecked and fuel spillages occur during refuelling, then contamination of the stormwater would occur.
Extent and duration of impact:	Local; short-term
Probability of occurrence:	Probable
Degree to which the impact can be reversed:	Medium – High
Degree to which the impact may cause irreplaceable loss of resources:	Low
Cumulative impact prior to mitigation:	Low
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low (-)
Degree to which the impact can be mitigated:	Medium – High
Proposed mitigation:	• Ensure that all construction machinery and vehicles are checked for oil leaks and are in good working order before

	being permitted onto the development site (i.e. before leaving the R43); • Use drip-drays at all times when operating petrochemical driven construction machinery (e.g. generators and cement mixers); • Use drip trays and other appropriate containment methods while refuelling of vehicles and machinery; • Demarcate an area for the refuelling of machinery and vehicles (this is recommended to be near the main farmstead and cellar); • Ensure that hazardous substances and chemicals are stored in a contained, impermeable area which has the capacity to contain at least 110% of the total volume of stored substances. • Store cement is a secure weather-proof area (e.g. shipping container) and ensure that used cement bags are placed in plastic bin-bags prior to placement in the on-site solid waste storage area; • All cement batching on the site must be undertaken on impermeable and bunded batching boards to ensure cement slurry is contained; and • Any cement residues and concrete waste within the construction site must be removed at the end of every working day and disposed of as rubble.
Cumulative impact post mitigation:	Low
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	**Very – Low (-)**

PLANNING, DESIGN AND CONSTRUCTION PHASES	
Impact on biological aspects:	**Biota loss**
Nature of impact:	Negative- Infilling within and near the hillslope seep wetland would have caused biota loss (vegetation and less mobile fauna species). In addition, the driving of vehicles and excavator within and near the wetland would have also caused mortality and displacement of wetland biota.
Extent and duration of impact:	Local; short-term
Probability of occurrence:	Probable
Degree to which the impact can be reversed:	Irreversible
Degree to which the impact may cause irreplaceable loss of resources:	Medium
Cumulative impact prior to mitigation:	Low - Medium – potential decline of aquatic biota as a result of infill material

Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low (-)
Degree to which the impact can be mitigated:	Medium – High
Proposed mitigation:	• Remove all the fill material from the area indicated in Figure 20 as comprising the extent of infilling undertaken by the current owner. • Allow the naturally occurring vegetation to become re-established in the cleared areas and areas containing fill that is to be removed or alternatively introduce indigenous wetland vegetation within the historical extent of the wetland through planting and/or seeding.
Cumulative impact post mitigation:	Low
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Very Low (-)

PLANNING, DESIGN AND CONSTRUCTION PHASES	
Impacts on socio-economic aspects:	
Nature of impact:	Negative - Loss of local job opportunities and income associated with construction activities; loss of investment and potential tourism-related benefits.
Extent and duration of impact:	Local; Long- term
Probability of occurrence:	High – the socio-economic impacts are certain if the activity is discontinued.
Degree to which the impact can be reversed:	Partially reversible – some economic activity may be redirected elsewhere, but site-specific opportunities would be lost.
Degree to which the impact may cause irreplaceable loss of resources:	Moderate – potential for long-term loss of land use value and rural tourism potential.
Cumulative impact prior to mitigation:	Negative cumulative impact on local economic growth, employment, and investment confidence in the area.
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium – High
Degree to which the impact can be mitigated:	N/A
Proposed mitigation:	None feasible
Cumulative impact post mitigation:	Negative, with continued loss of economic opportunity and employment potential.
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	**High (+)**

PLANNING, DESIGN AND CONSTRUCTION PHASES

Impacts on cultural-historical aspects:	
Nature of impact:	No construction-related disturbance would occur, preserving any potential but currently undocumented cultural-historical resources.
Extent and duration of impact:	Local; long-term - limited to the project footprint and ongoing as long as the site remains undisturbed.
Probability of occurrence:	Low – no known cultural-historical resources have been identified on the site to date.
Degree to which the impact can be reversed:	High - ceasing activity would prevent any irreversible impact on potential heritage resources.
Degree to which the impact may cause irreplaceable loss of resources:	Low – no irreplaceable loss anticipated due to lack of confirmed cultural-historical features.
Cumulative impact prior to mitigation:	Negligible – minimal cumulative impact expected in the context of regional heritage conservation.
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low
Degree to which the impact can be mitigated:	Not applicable – cessation of the activity effectively mitigates any potential impact
Proposed mitigation:	No further actions required.
Cumulative impact post mitigation:	Negligible – no additional impact on cultural-historical resources anticipated.
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Negligible

PLANNING, DESIGN AND CONSTRUCTION PHASES	
Noise impacts:	
Nature of impact:	N/A
Extent and duration of impact:	N/A
Probability of occurrence:	N/A
Degree to which the impact can be reversed:	N/A
Degree to which the impact may cause irreplaceable loss of resources:	N/A
Cumulative impact prior to mitigation:	N/A
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	N/A
Degree to which the impact can be mitigated:	N/A
Proposed mitigation:	N/A

Cumulative impact post mitigation:	N/A
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	N/A

PLANNING, DESIGN AND CONSTRUCTION PHASES	
Visual impacts / Sense of Place:	
Nature of impact:	Ceasing the activity would result in the site remaining in a partially disturbed state, potentially creating a visual scar and undermining the rural aesthetic character.
Extent and duration of impact:	Local; long term
Probability of occurrence:	High – visual degradation from exposed soil, unfinished surfaces, or incomplete structures is likely to persist.
Degree to which the impact can be reversed:	Moderately reversible – visual impacts could be reduced over time through natural regeneration or active rehabilitation.
Degree to which the impact may cause irreplaceable loss of resources:	Low – no unique visual resources will be lost, but scenic quality of the area may be negatively affected.
Cumulative impact prior to mitigation:	Moderate
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium
Degree to which the impact can be mitigated:	High
Proposed mitigation:	• Implementation of rehabilitation plan and reshaping disturbed areas
Cumulative impact post mitigation:	Low
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Low (-)

(b) **Impacts that result from the operational phase (briefly describe and compare impacts (as appropriate), significance rating of impacts, proposed mitigation and significance rating of impacts after mitigation that are likely to occur as a result of the operational phase.**

POST-CONSTRUCTION PHASE	
Impacts on the geographical and physical aspects:	**Ecological/ Botanical impacts**
Nature of impact:	Loss of previous levels of fair ecological connectivity across the area, and associated habitat fragmentation, plus ongoing grazing and trampling by livestock, both in the focus area and elsewhere on the property (especially in the west)
Extent and duration of impact:	Local; long term
Probability of occurrence:	Likely

Degree to which the impact can be reversed:	Low – Medium
Degree to which the impact may cause irreplaceable loss of resources:	Low
Cumulative impact prior to mitigation:	Low – Moderate (the unauthorised clearing contributes to broader regional loss of threatened vegetation types, but the scale is relatively small at 1.2 ha)
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Neutral
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	• All woody invasive alien vegetation (mainly Acacia saligna and Acacia cyclops) on the greater 5.95ha property must be felled using a hand or chainsaw, following appropriate methodology as per Martens et al (2021). No heavy machinery may be used, and Port Jackson (Acacia saligna) stems should be cut at close to ground level and immediately (within ten minutes) painted (not sprayed) with a suitable herbicide such as Garlon. This alien vegetation control must be undertaken within six months of any 24g authorisation, and must repeated annually to ensure no regrowth. • No disturbance of the current High sensitivity areas (as per Figure 6) may take place at any stage in the future, and to safeguard and ensure this a new fence needs to be put in west of the access road, partly parallel to the access road, and mostly parallel to the R43 (see Figure 6). The eastern High sensitivity area is already fenced off and should remain so. • No livestock may be allowed into the fenced off High sensitivity sections. • Rehabilitation of the disturbed (Low sensitivity) areas should be undertaken wherever these areas are not needed for current activity, such as vehicular access or parking. Key steps are outlined here: o Any planting must be undertaken at the start of the winter rain season, to ensure maximum establishment time before the summer dry season. o All rehabilitation areas need to be fenced off from all livestock, in order to prevent grazing and trampling. o Rehabilitation areas should be ripped or scarified before planting, as the soil is currently badly compacted. No fertiliser should be added, but plant based, sterile (no alien plant seeds) compost can be used, along with sterile mulch. Irrigation may be necessary through the first summer. Plants (plugs, seeds and rooted cuttings) should be sourced from a nearby indigenous nursery, such as Green Futures. o Wind fences should be erected every 5 or 8m, at 90 degrees to the prevailing winds. These should be 1m high, made of black shadecloth, and can be removed once plants are about two years old. o Suitable indigenous groundcovers are *Arctotis stoechadifolia*, *Gazania maritima*, *Stenotaphrum secundatum* (buffalo grass), *Falkia repens, Tetragonia fruticosa, Salicornia natalensis* (saltwort), *Psoralea repens, Plantago carnosa, Mesembryanthemum* (Phyllobolus) *canaliculatus, Ruschia macowanii* and *Cynodon dactylon* (kweek grass). o Suitable indigenous shrubs include *Senecio halimifolius* (wetter areas), *Searsia laevigata* (dunetaaibos), *Searsia glauca* (kunibos), *Salvia aurea* (brown sage), *Leonotis leonurus* (wildedagga), *Orphium frutescens* (vleiroos), *Athanasia dentata, Athanasia quinquedentata, Helichrysum paulum, Metalasia muricata, Gnidia*

	squarrosa, Otholobium bracteolatum and *Pelargonium capitatum*. o The most appropriate trees to plant would be milkwoods (*Sideroxylon inerme*).
Cumulative impact post mitigation:	Low – continuation of the status quo, which means no further habitat loss to development moderate unmanaged alien plant invasion, moderate to severe ongoing grazing and trampling by livestock, and possible unpredictable future agricultural type impacts
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Negligible
POST-CONSTRUCTION PHASE	
Impacts on the geographical and physical aspects:	**Alteration of Flow Regime**
Nature of impact:	Alteration of the natural flow regime due to past infilling and disturbance of the hillslope seep wetland. Ceasing activity may leave disturbed surfaces un-remediated and not monitored, resulting in altered drainage patterns and disrupted hydrological function.
Extent and duration of impact:	Local; Long-term
Probability of occurrence:	Probable
Degree to which the impact can be reversed:	Irreversible
Degree to which the impact may cause irreplaceable loss of resources:	Medium
Cumulative impact prior to mitigation:	Medium
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium - Low
Degree to which the impact can be mitigated:	High – if targeted rehabilitation is implemented (e.g., removal of infill, reshaping terrain), partial recovery of hydrological function is possible.
Proposed mitigation:	Remove fill material from the wetland area, recontour disturbed terrain to restore natural slopes, and revegetate with indigenous wetland species to stabilise flow and promote infiltration.
Cumulative impact post mitigation:	Flow regime could be partially restored, improving site-level and downstream ecological functioning.
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Low (-)
POST-CONSTRUCTION PHASE	
Impacts on the geographical and physical aspects:	**Water Quality impairment**
Nature of impact:	Historical infilling and clearing of a wetland area may have reduced the natural filtration and water attenuation functions of the system. However, there is no evidence of direct pollution (e.g. chemical or sewage contamination) associated with the unauthorised activity. Ceasing the activity without rehabilitation could result in continued degradation due to erosion, sedimentation, and alien plant encroachment.

Extent and duration of impact:	Local; Medium – Long term
Probability of occurrence:	Possible
Degree to which the impact can be reversed:	Medium (wetland functionality can partially recover through active rehabilitation)
Degree to which the impact may cause irreplaceable loss of resources:	Low (due to limited scale and degraded present ecological state)
Cumulative impact prior to mitigation:	Low to Medium
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	• Ensure that the conservancy tank is appropriately sized (input should be obtained from a professional civil engineer and the calculation endorsed by the municipality). • Formalise an operational agreement between the owner/s and the municipality that specifies the timing of tank emptying; and • During the operational phase, monitor the site for any odorous liquids possibly being associated with the sewerage system.
Cumulative impact post mitigation:	Low
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	**Very – Low (-)**
POST-CONSTRUCTION PHASE	
Impacts on the geographical and physical aspects:	**Loss of Biota**
Nature of impact:	Ceasing the activity without would likely result in continued degradation of habitats in the previously disturbed area, leading to a further decline in local biodiversity. This includes reduced vegetation cover, suppressed natural regeneration, and limited re-establishment of indigenous species. Invasive alien species and grazing pressure would likely continue to dominate, preventing natural succession and contributing to the loss of indigenous flora and associated fauna.
Extent and duration of impact:	Local; Medium – Long term
Probability of occurrence:	Probable
Degree to which the impact can be reversed:	Medium (recovery is possible but requires active intervention)
Degree to which the impact may cause irreplaceable loss of resources:	Low to Medium (some Species of Conservation Concern may already be lost or displaced, but viable populations remain on the site)
Cumulative impact prior to mitigation:	Medium (contributes to regional biodiversity loss and habitat fragmentation)
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low – Medium
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	• Ensure that the conservancy tank is appropriately sized (input should be obtained from a professional civil engineer and the calculation endorsed by the municipality).

	• Formalise an operational agreement between the owner/s and the municipality that specifies the timing of tank emptying; and • During the operational phase, monitor the site for any odorous liquids possibly being associated with the sewerage system.
Cumulative impact post mitigation:	The areas devoid of vegetation would eventually become vegetated, initially with pioneer species and eventually with the locally occurring vegetation, including alien invasives such as *Acacia saligna* (Port Jackson) and *Acacia cyclops* (rooikrans) which are locally common
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Low (-)

POST-CONSTRUCTION PHASE	
Impact on biological aspects:	**Loss of Biota**
Nature of impact:	Ceasing the activity without would likely result in continued degradation of habitats in the previously disturbed area, leading to a further decline in local biodiversity. This includes reduced vegetation cover, suppressed natural regeneration, and limited re-establishment of indigenous species. Invasive alien species and grazing pressure would likely continue to dominate, preventing natural succession and contributing to the loss of indigenous flora and associated fauna.
Extent and duration of impact:	Local; Medium – Long term
Probability of occurrence:	Probable
Degree to which the impact can be reversed:	Medium (recovery is possible but requires active intervention)
Degree to which the impact may cause irreplaceable loss of resources:	Low to Medium (some Species of Conservation Concern may already be lost or displaced, but viable populations remain on the site)
Cumulative impact prior to mitigation:	Medium (contributes to regional biodiversity loss and habitat fragmentation)
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low – Medium
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	• Ensure that the conservancy tank is appropriately sized (input should be obtained from a professional civil engineer and the calculation endorsed by the municipality). • Formalise an operational agreement between the owner/s and the municipality that specifies the timing of tank emptying; and • During the operational phase, monitor the site for any odorous liquids possibly being associated with the sewerage system.
Cumulative impact post mitigation:	The areas devoid of vegetation would eventually become vegetated, initially with pioneer species and eventually with the locally occurring vegetation, including alien invasives such as *Acacia saligna* (Port Jackson) and *Acacia cyclops* (rooikrans) which are locally common
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Low (-)

POST-CONSTRUCTION PHASE	
Impact on biological aspects:	**Ecological/ Botanical impacts**
Nature of impact:	Loss of previous levels of fair ecological connectivity across the area, and associated habitat fragmentation, plus ongoing grazing and trampling by livestock, both in the focus area and elsewhere on the property (especially in the west)
Extent and duration of impact:	Local; long term
Probability of occurrence:	Likely
Degree to which the impact can be reversed:	Low – Medium
Degree to which the impact may cause irreplaceable loss of resources:	Low
Cumulative impact prior to mitigation:	Low – Moderate (the unauthorised clearing contributes to broader regional loss of threatened vegetation types, but the scale is relatively small at 1.2 ha)
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Neutral
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	• All woody invasive alien vegetation (mainly Acacia saligna and Acacia cyclops) on the greater 5.95ha property must be felled using a hand or chainsaw, following appropriate methodology as per Martens et al (2021). No heavy machinery may be used, and Port Jackson (Acacia saligna) stems should be cut at close to ground level and immediately (within ten minutes) painted (not sprayed) with a suitable herbicide such as Garlon. This alien vegetation control must be undertaken within six months of any 24g authorisation, and must repeated annually to ensure no regrowth. • No disturbance of the current High sensitivity areas (as per Figure 6) may take place at any stage in the future, and to safeguard and ensure this a new fence needs to be put in west of the access road, partly parallel to the access road, and mostly parallel to the R43 (see Figure 6). The eastern High sensitivity area is already fenced off and should remain so. • No livestock may be allowed into the fenced off High sensitivity sections. • Rehabilitation of the disturbed (Low sensitivity) areas should be undertaken wherever these areas are not needed for current activity, such as vehicular access or parking. Key steps are outlined here: o Any planting must be undertaken at the start of the winter rain season, to ensure maximum establishment time before the summer dry season. o All rehabilitation areas need to be fenced off from all livestock, in order to prevent grazing and trampling. o Rehabilitation areas should be ripped or scarified before planting, as the soil is currently badly compacted. No fertiliser should be added, but plant based, sterile (no alien plant seeds) compost can be used, along with sterile mulch. Irrigation may be necessary through the first summer. Plants (plugs, seeds and rooted cuttings) should be sourced from a nearby indigenous nursery, such as Green Futures.

	○ Wind fences should be erected every 5 or 8m, at 90 degrees to the prevailing winds. These should be 1m high, made of black shadecloth, and can be removed once plants are about two years old. ○ Suitable indigenous groundcovers are *Arctotis stoechadifolia*, *Gazania maritima*, *Stenotaphrum secundatum* (buffalo grass), *Falkia repens, Tetragonia fruticosa, Salicornia natalensis* (saltwort), *Psoralea repens, Plantago carnosa, Mesembryanthemum* (Phyllobolus) *canaliculatus, Ruschia macowanii* and *Cynodon dactylon* (kweek grass). ○ Suitable indigenous shrubs include *Senecio halimifolius* (wetter areas), *Searsia laevigata* (dunetaaibos), *Searsia glauca* (kunibos), *Salvia aurea* (brown sage), *Leonotis leonurus* (wildedagga), *Orphium frutescens* (vleiroos), *Athanasia dentata, Athanasia quinquedentata, Helichrysum paulum, Metalasia muricata, Gnidia squarrosa, Otholobium bracteolatum* and *Pelargonium capitatum*. The most appropriate trees to plant would be milkwoods (*Sideroxylon inerme*).
Cumulative impact post mitigation:	Low – continuation of the status quo, which means no further habitat loss to development moderate unmanaged alien plant invasion, moderate to severe ongoing grazing and trampling by livestock, and possible unpredictable future agricultural type impacts
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Negligible

PLANNING, DESIGN AND CONSTRUCTION PHASES	
Impacts on the socio-economic aspects:	
Nature of impact:	Missed opportunity to alleviate local unemployment and support economic development.
Extent and duration of impact:	Local; Medium – Long -term
Probability of occurrence:	Possible
Degree to which the impact can be reversed:	Low medium
Degree to which the impact may cause irreplaceable loss of resources:	Low
Cumulative impact prior to mitigation:	Medium High
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium-High
Degree to which the impact can be mitigated:	Medium (through transition planning and economic development initiatives).
Proposed mitigation:	• Develop a business closure and social transition plan. • Provide notice and support to affected employees, including retraining and skills development. • Engage local government and economic development agencies to explore reuse or repurposing of site and infrastructure.

	• Promote small business support and alternative investment in the area.
Cumulative impact post mitigation:	Low
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium (-)

PLANNING, DESIGN AND CONSTRUCTION PHASES	
Impacts on the cultural-historical aspects:	
Nature of impact:	N/A
Extent and duration of impact:	N/A
Probability of occurrence:	N/A
Degree to which the impact can be reversed:	N/A
Degree to which the impact may cause irreplaceable loss of resources:	N/A
Cumulative impact prior to mitigation:	N/A
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	N/A
Degree to which the impact can be mitigated:	N/A
Proposed mitigation:	N/A
Cumulative impact post mitigation:	N/A
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	N/A

PLANNING, DESIGN AND CONSTRUCTION PHASES	
Noise impacts:	
Nature of impact:	N/A
Extent and duration of impact:	N/A
Probability of occurrence:	N/A
Degree to which the impact can be reversed:	N/A
Degree to which the impact may cause irreplaceable loss of resources:	N/A
Cumulative impact prior to mitigation:	N/A
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	N/A

Degree to which the impact can be mitigated:	N/A
Proposed mitigation:	N/A
Cumulative impact post mitigation:	N/A
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	N/A

PLANNING, DESIGN AND CONSTRUCTION PHASES	
Visual impacts / Sense of Place:	
Nature of impact:	N/A
Extent and duration of impact:	N/A
Probability of occurrence:	N/A
Degree to which the impact can be reversed:	N/A
Degree to which the impact may cause irreplaceable loss of resources:	N/A
Cumulative impact prior to mitigation:	N/A
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	N/A
Degree to which the impact can be mitigated:	N/A
Proposed mitigation:	N/A
Cumulative impact post mitigation:	N/A
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	N/A

(c) Impacts that may result from the decommissioning and closure phase (briefly describe and compare the potential impacts (as appropriate), significance rating of impacts, proposed mitigation and significance rating of impacts after mitigation that are likely to occur as a result of the decommissioning and closure phase.

Impacts associated with the removal of existing structures and preparation of the land to allow for natural rehabilitation.

Mechanisms to improve the impacted cleared areas would need to be implemented to allow for re-establishment of the natural plant cover.

Follow up alien clearing and planting of specific pioneer indigenous species may also be required to assist in the re-establishment of the site.

(d) Any other impacts:

(a) **Impacts that resulted from the planning, design and construction phases (briefly describe and compare the impacts (as appropriate), significance rating of impacts, proposed mitigation and significance rating of impacts after mitigation that occurred as a result of the planning, design and construction phases.**

ALTERNATIVE 2

Continue with the Current Activity (Preferred Alternative)

PLANNING, DESIGN AND CONSTRUCTION PHASES	
Impacts on geographical and physical aspects:	**Ecological / Botanical Impacts**
Nature of impact:	Negative - Loss and degradation of the pre-existing natural and partly natural vegetation in the 1.2ha development area.
Extent and duration of impact:	Local; Long-term – Permanent
Probability of occurrence:	Definite
Degree to which the impact can be reversed:	Irreversible
Degree to which the impact may cause irreplaceable loss of resources:	Low - Medium
Cumulative impact prior to mitigation:	Decline of the vegetation type in the region
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low – Medium
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	• All woody invasive alien vegetation (mainly Acacia saligna and Acacia cyclops) on the greater 5.95ha property must be felled using a hand or chainsaw, following appropriate methodology as per Martens et al (2021). No heavy machinery may be used, and Port Jackson (Acacia saligna) stems should be cut at close to ground level and immediately (within ten minutes) painted (not sprayed) with a suitable herbicide such as Garlon. This alien vegetation control must be undertaken within six months of any 24g authorisation, and must repeated annually to ensure no regrowth. • No disturbance of the current High sensitivity areas (as per Figure 6) may take place at any stage in the future, and to safeguard and ensure this a new fence needs to be put in west of the access road, partly parallel to the access road, and mostly parallel to the R43 (see Figure 6). The eastern High sensitivity area is already fenced off and should remain so. • No livestock may be allowed into the fenced off High sensitivity sections. • Rehabilitation of the disturbed (Low sensitivity) areas should be undertaken wherever these areas are not needed for current activity, such as vehicular access or parking. Key steps are outlined here: o Any planting must be undertaken at the start of the winter rain season, to ensure maximum establishment time before the summer dry season. o All rehabilitation areas need to be fenced off from all livestock, in order to prevent grazing and trampling.

	○ Rehabilitation areas should be ripped or scarified before planting, as the soil is currently badly compacted. No fertiliser should be added, but plant based, sterile (no alien plant seeds) compost can be used, along with sterile mulch. Irrigation may be necessary through the first summer. Plants (plugs, seeds and rooted cuttings) should be sourced from a nearby indigenous nursery, such as Green Futures. ○ Wind fences should be erected every 5 or 8m, at 90 degrees to the prevailing winds. These should be 1m high, made of black shadecloth, and can be removed once plants are about two years old. ○ Suitable indigenous groundcovers are *Arctotis stoechadifolia, Gazania maritima, Stenotaphrum secundatum* (buffalo grass), *Falkia repens, Tetragonia fruticosa, Salicornia natalensis* (saltwort), *Psoralea repens, Plantago carnosa*, Mesembryanthemum (Phyllobolus) *canaliculatus, Ruschia macowanii* and *Cynodon dactylon* (kweek grass). ○ Suitable indigenous shrubs include *Senecio halimifolius* (wetter areas), *Searsia laevigata* (dunetaaibos), *Searsia glauca* (kunibos), *Salvia aurea* (brown sage), *Leonotis leonurus (wildedagga), Orphium frutescens* (vleiroos), *Athanasia dentata, Athanasia quinquedentata, Helichrysum paulum*, *Metalasia muricata, Gnidia squarrosa, Otholobium bracteolatum* and *Pelargonium capitatum*. ○ The most appropriate trees to plant would be milkwoods (*Sideroxylon inerme*).
Cumulative impact post mitigation:	Loss of natural vegetation in the region to ongoing agriculture, urban development and alien plant invasion.
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Low (-) / Medium (-)
PLANNING, DESIGN AND CONSTRUCTION PHASES	
Impacts on geographical and physical aspects:	**Plant species of conservation concern impacts**
Nature of impact:	At least two plant Species of Conservation Concern (*Gnidia spicata* and *Limonium sp.nov.,* and perhaps a third - *Leucadendron linifolium*) are likely to have occurred in the cleared area. The sensitivity of the vegetation in the impacted area probably ranged from Low (40%), to Medium (40%) to High (20%)
Extent and duration of impact:	Local; Long -term/ Permanent
Probability of occurrence:	Definite
Degree to which the impact can be reversed:	Irreversible
Degree to which the impact may cause irreplaceable loss of resources:	Low – Medium
Cumulative impact prior to mitigation:	Possible decline of plant species of conservation concern in the region
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low – Medium
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	• All woody invasive alien vegetation (mainly Acacia saligna and Acacia cyclops) on the greater 5.95ha property must be felled using a hand or chainsaw, following appropriate methodology as per Martens et al (2021). No heavy machinery may be used, and Port Jackson (Acacia

	saligna) stems should be cut at close to ground level and immediately (within ten minutes) painted (not sprayed) with a suitable herbicide such as Garlon. This alien vegetation control must be undertaken within six months of any 24g authorisation, and must repeated annually to ensure no regrowth. • No disturbance of the current High sensitivity areas (as per Figure 6) may take place at any stage in the future, and to safeguard and ensure this a new fence needs to be put in west of the access road, partly parallel to the access road, and mostly parallel to the R43 (see Figure 6). The eastern High sensitivity area is already fenced off and should remain so. • No livestock may be allowed into the fenced off High sensitivity sections. • Rehabilitation of the disturbed (Low sensitivity) areas should be undertaken wherever these areas are not needed for current activity, such as vehicular access or parking. Key steps are outlined here: o Any planting must be undertaken at the start of the winter rain season, to ensure maximum establishment time before the summer dry season. o All rehabilitation areas need to be fenced off from all livestock, in order to prevent grazing and trampling. o Rehabilitation areas should be ripped or scarified before planting, as the soil is currently badly compacted. No fertiliser should be added, but plant based, sterile (no alien plant seeds) compost can be used, along with sterile mulch. Irrigation may be necessary through the first summer. Plants (plugs, seeds and rooted cuttings) should be sourced from a nearby indigenous nursery, such as Green Futures. o Wind fences should be erected every 5 or 8m, at 90 degrees to the prevailing winds. These should be 1m high, made of black shadecloth, and can be removed once plants are about two years old. o Suitable indigenous groundcovers are *Arctotis stoechadifolia, Gazania maritima, Stenotaphrum secundatum* (buffalo grass), *Falkia repens, Tetragonia fruticosa, Salicornia natalensis* (saltwort), *Psoralea repens, Plantago carnosa*, Mesembryanthemum (Phyllobolus) *canaliculatus, Ruschia macowanii* and *Cynodon dactylon* (kweek grass). o Suitable indigenous shrubs include *Senecio halimifolius* (wetter areas), *Searsia laevigata* (dunetaaibos), *Searsia glauca* (kunibos), *Salvia aurea* (brown sage), *Leonotis leonurus (wildedagga), Orphium frutescens* (vleiroos), *Athanasia dentata, Athanasia quinquedentata, Helichrysum paulum*, *Metalasia muricata, Gnidia squarrosa, Otholobium bracteolatum* and *Pelargonium capitatum*. o The most appropriate trees to plant would be milkwoods (*Sideroxylon inerme*).
Cumulative impact post mitigation:	Loss of threatened plant species in the region to ongoing agriculture, urban development and alien plant invasion.
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Low (-) / Medium (-)
PLANNING, DESIGN AND CONSTRUCTION PHASES	
Impacts on geographical and physical aspects:	**Disturbance of Wetland Habitat**
Nature of impact:	Negative – Approximately 860 m² of the hillslope seep was infilled with locally sourced fill (sand without any signs of rubble or foreign materials) which constitutes approximately 6 % of the total on-site wetland extent of 1,471 m².
Extent and duration of impact:	Local; Short-term
Probability of occurrence:	Definite

Degree to which the impact can be reversed:	Medium – High
Degree to which the impact may cause irreplaceable loss of resources:	Low- Medium
Cumulative impact prior to mitigation:	Medium
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium (-)
Degree to which the impact can be mitigated:	Medium – High
Proposed mitigation:	• Remove all the fill material from the area indicated in Figure 20 as comprising the extent of infilling undertaken by the current owner. • Post-fill removal re-shape the area to approximate the natural terrain and reshape the southern edge of the Central-eastern Pond to a slope of 1:4 or less to allow natural vegetation to establish. • Once the vegetation has begun to re-establish naturally or as result planting search and remove all alien invasive plants as these are likely to be present in the seedbank.
Cumulative impact post mitigation:	Low
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	**Low (-)**
PLANNING, DESIGN AND CONSTRUCTION PHASES	
Impacts on geographical and physical aspects:	**Alteration of Flow Regime**
Nature of impact:	Negative - The clearance of vegetation and the infilling without re-vegetation from the immediate southern catchment of the on-site hillslope seep wetland would have decreased the catchment roughness significantly in this area and this would have exacerbated run-off and minimised infiltration with to result of increased flood peaks with possible secondary impacts such as increased erosion and sedimentation.
Extent and duration of impact:	Local; Short-term
Probability of occurrence:	Probable
Degree to which the impact can be reversed:	Low – Medium
Degree to which the impact may cause irreplaceable loss of resources:	Medium – High
Cumulative impact prior to mitigation:	Low – Medium
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low (-)

Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	• Allow the naturally occurring vegetation to become re-established in the cleared areas and areas containing fill that is to be removed or alternatively introduce indigenous wetland vegetation within the historical extent of the wetland through planting and/or seeding. • It is acceptable if the landowner plants lawns outside the historical wetland area provided the lawn comprises *Stenotaphrum secondatum* (buffalo grass).
Cumulative impact post mitigation:	Low
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	**Very – Low (-)**
PLANNING, DESIGN AND CONSTRUCTION PHASES	
Impacts on geographical and physical aspects:	**Increased erosion and sedimentation**
Nature of impact:	Negative - The vegetation has been completely removed from parts of the southern catchment of the on-site hillslope seep and combined with the increase in flood peaks due to the very low catchment roughness in this area would have caused a degree of erosion and sedimentation over the few years that the site has remained denuded of vegetation
Extent and duration of impact:	Local; short-term
Probability of occurrence:	Probable
Degree to which the impact can be reversed:	Medium
Degree to which the impact may cause irreplaceable loss of resources:	Medium
Cumulative impact prior to mitigation:	Medium - Low
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low (-)
Degree to which the impact can be mitigated:	Medium - High
Proposed mitigation:	• Post-fill removal re-shape the area to approximate the natural terrain and reshape the southern edge of the Central-eastern Pond to a slope of 1:4 or less to allow natural vegetation to establish. • Allow the naturally occurring vegetation to become re-established in the cleared areas and areas containing fill that is to be removed or

	alternatively introduce vegetation through planting and/or seeding. It is acceptable if the landowner plants lawns outside the historical wetland area provided the lawn comprises *Stenotaphrum secondatum* (buffalo grass).
Cumulative impact post mitigation:	Low
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Very Low (-)
PLANNING, DESIGN AND CONSTRUCTION PHASES	
Impacts on geographical and physical aspects:	**Water Quality impairment**
Nature of impact:	Negative - During the construction phase there is a reasonable likelihood that as a result of the operation of machinery and vehicles, and if oil leaks remain unchecked and fuel spillages occur during refuelling, then contamination of the stormwater would occur.
Extent and duration of impact:	Local; short-term
Probability of occurrence:	Probable
Degree to which the impact can be reversed:	Medium – High
Degree to which the impact may cause irreplaceable loss of resources:	Low
Cumulative impact prior to mitigation:	Low
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low (-)
Degree to which the impact can be mitigated:	Medium – High
Proposed mitigation:	• Ensure that all construction machinery and vehicles are checked for oil leaks and are in good working order before being permitted onto the development site (i.e. before leaving the R43); • Use drip-drays at all times when operating petrochemical driven construction machinery (e.g. generators and cement mixers); • Use drip trays and other appropriate containment methods while refuelling of vehicles and machinery; • Demarcate an area for the refuelling of machinery and vehicles (this is recommended to be near the main farmstead and cellar);

	• Ensure that hazardous substances and chemicals are stored in a contained, impermeable area which has the capacity to contain at least 110% of the total volume of stored substances. • Store cement is a secure weather-proof area (e.g. shipping container) and ensure that used cement bags are placed in plastic bin-bags prior to placement in the on-site solid waste storage area; • All cement batching on the site must be undertaken on impermeable and bunded batching boards to ensure cement slurry is contained; and • Any cement residues and concrete waste within the construction site must be removed at the end of every working day and disposed of as rubble.
Cumulative impact post mitigation:	Low
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	**Very – Low (-)**
PLANNING, DESIGN AND CONSTRUCTION PHASES	
Impacts on geographical and physical aspects:	**Ecological / Botanical Impacts**
Nature of impact:	Negative - Loss and degradation of the pre-existing natural and partly natural vegetation in the 1.2ha development area.
Extent and duration of impact:	Local; Long-term – Permanent
Probability of occurrence:	Definite
Degree to which the impact can be reversed:	Irreversible
Degree to which the impact may cause irreplaceable loss of resources:	Low - Medium
Cumulative impact prior to mitigation:	Decline of the vegetation type in the region
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low – Medium
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	• All woody invasive alien vegetation (mainly Acacia saligna and Acacia cyclops) on the greater 5.95ha property must be felled using a hand or chainsaw, following appropriate methodology as per Martens et al (2021). No heavy machinery may be used, and Port Jackson (Acacia saligna) stems should be cut at close to ground level and immediately (within ten minutes) painted (not sprayed) with a suitable herbicide such as Garlon. This alien vegetation control must be undertaken within six months of any 24g authorisation, and must repeated annually to ensure no regrowth. • No disturbance of the current High sensitivity areas (as per Figure 6) may take place at any stage in the future, and to safeguard and ensure this a new fence needs to be put in west of the access road, partly parallel to the access road, and mostly parallel to the R43 (see Figure 6). The eastern High sensitivity area is already fenced off and should remain so. • No livestock may be allowed into the fenced off High sensitivity sections.

	• Rehabilitation of the disturbed (Low sensitivity) areas should be undertaken wherever these areas are not needed for current activity, such as vehicular access or parking. Key steps are outlined here: ○ Any planting must be undertaken at the start of the winter rain season, to ensure maximum establishment time before the summer dry season. ○ All rehabilitation areas need to be fenced off from all livestock, in order to prevent grazing and trampling. ○ Rehabilitation areas should be ripped or scarified before planting, as the soil is currently badly compacted. No fertiliser should be added, but plant based, sterile (no alien plant seeds) compost can be used, along with sterile mulch. Irrigation may be necessary through the first summer. Plants (plugs, seeds and rooted cuttings) should be sourced from a nearby indigenous nursery, such as Green Futures. ○ Wind fences should be erected every 5 or 8m, at 90 degrees to the prevailing winds. These should be 1m high, made of black shadecloth, and can be removed once plants are about two years old. ○ Suitable indigenous groundcovers are *Arctotis stoechadifolia, Gazania maritima, Stenotaphrum secundatum* (buffalo grass), *Falkia repens, Tetragonia fruticosa, Salicornia natalensis* (saltwort), *Psoralea repens, Plantago carnosa*, Mesembryanthemum (Phyllobolus) *canaliculatus, Ruschia macowanii* and *Cynodon dactylon* (kweek grass). ○ Suitable indigenous shrubs include *Senecio halimifolius* (wetter areas), *Searsia laevigata* (dunetaaibos), *Searsia glauca* (kunibos), *Salvia aurea* (brown sage), *Leonotis leonurus (wildedagga), Orphium frutescens* (vleiroos), *Athanasia dentata, Athanasia quinquedentata, Helichrysum paulum*, *Metalasia muricata, Gnidia squarrosa, Otholobium bracteolatum* and *Pelargonium capitatum*. ○ The most appropriate trees to plant would be milkwoods (*Sideroxylon inerme*).	
Cumulative impact post mitigation:	Loss of natural vegetation in the region to ongoing agriculture, urban development and alien plant invasion.	
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Low (-)	Medium (-)
PLANNING, DESIGN AND CONSTRUCTION PHASES		
Impacts on geographical and physical aspects:	**Plant species of conservation concern impacts**	
Nature of impact:	At least two plant Species of Conservation Concern (*Gnidia spicata* and *Limonium sp.nov.,* and perhaps a third - *Leucadendron linifolium*) are likely to have occurred in the cleared area. The sensitivity of the vegetation in the impacted area probably ranged from Low (40%), to Medium (40%) to High (20%).	
Extent and duration of impact:	Local; Long -term/ Permanent	
Probability of occurrence:	Definite	
Degree to which the impact can be reversed:	Irreversible	
Degree to which the impact may cause irreplaceable loss of resources:	Low – Medium	
Cumulative impact prior to mitigation:	Possible decline of plant species of conservation concern in the region	

Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low – Medium	
Degree to which the impact can be mitigated:	Medium	
Proposed mitigation:	• All woody invasive alien vegetation (mainly Acacia saligna and Acacia cyclops) on the greater 5.95ha property must be felled using a hand or chainsaw, following appropriate methodology as per Martens et al (2021). No heavy machinery may be used, and Port Jackson (Acacia saligna) stems should be cut at close to ground level and immediately (within ten minutes) painted (not sprayed) with a suitable herbicide such as Garlon. This alien vegetation control must be undertaken within six months of any 24g authorisation, and must repeated annually to ensure no regrowth. • No disturbance of the current High sensitivity areas (as per Figure 6) may take place at any stage in the future, and to safeguard and ensure this a new fence needs to be put in west of the access road, partly parallel to the access road, and mostly parallel to the R43 (see Figure 6). The eastern High sensitivity area is already fenced off and should remain so. • No livestock may be allowed into the fenced off High sensitivity sections. • Rehabilitation of the disturbed (Low sensitivity) areas should be undertaken wherever these areas are not needed for current activity, such as vehicular access or parking. Key steps are outlined here: ○ Any planting must be undertaken at the start of the winter rain season, to ensure maximum establishment time before the summer dry season. ○ All rehabilitation areas need to be fenced off from all livestock, in order to prevent grazing and trampling. ○ Rehabilitation areas should be ripped or scarified before planting, as the soil is currently badly compacted. No fertiliser should be added, but plant based, sterile (no alien plant seeds) compost can be used, along with sterile mulch. Irrigation may be necessary through the first summer. Plants (plugs, seeds and rooted cuttings) should be sourced from a nearby indigenous nursery, such as Green Futures. ○ Wind fences should be erected every 5 or 8m, at 90 degrees to the prevailing winds. These should be 1m high, made of black shadecloth, and can be removed once plants are about two years old. ○ Suitable indigenous groundcovers are *Arctotis stoechadifolia, Gazania maritima, Stenotaphrum secundatum* (buffalo grass), *Falkia repens, Tetragonia fruticosa, Salicornia natalensis* (saltwort), *Psoralea repens, Plantago carnosa*, Mesembryanthemum (Phyllobolus) *canaliculatus, Ruschia macowanii* and *Cynodon dactylon* (kweek grass). ○ Suitable indigenous shrubs include *Senecio halimifolius* (wetter areas), *Searsia laevigata* (dunetaaibos), *Searsia glauca* (kunibos), *Salvia aurea* (brown sage), *Leonotis leonurus (wildedagga), Orphium frutescens* (vleiroos), *Athanasia dentata, Athanasia quinquedentata, Helichrysum paulum*, *Metalasia muricata, Gnidia squarrosa, Otholobium bracteolatum* and *Pelargonium capitatum*. The most appropriate trees to plant would be milkwoods (*Sideroxylon inerme*).	
Cumulative impact post mitigation:	Loss of threatened plant species in the region to ongoing agriculture, urban development and alien plant invasion.	
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Low (-)	**Medium (-)**

PLANNING, DESIGN AND CONSTRUCTION PHASES		
Impact on biological aspects:	**Biota loss**	
Nature of impact:	Negative- Infilling within and near the hillslope seep wetland would have caused biota loss (vegetation and less mobile fauna species). In addition, the driving of vehicles and excavator within and near the wetland would have also caused mortality and displacement of wetland biota.	
Extent and duration of impact:	Local; short-term	
Probability of occurrence:	Probable	
Degree to which the impact can be reversed:	Irreversible	
Degree to which the impact may cause irreplaceable loss of resources:	Medium	
Cumulative impact prior to mitigation:	Low - Medium – potential decline of aquatic biota as a result of infill material	
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low (-)	
Degree to which the impact can be mitigated:	Medium – High	
Proposed mitigation:	• Remove all the fill material from the area indicated in Figure 20 as comprising the extent of infilling undertaken by the current owner. • Allow the naturally occurring vegetation to become re-established in the cleared areas and areas containing fill that is to be removed or alternatively introduce indigenous wetland vegetation within the historical extent of the wetland through planting and/or seeding.	
Cumulative impact post mitigation:	Low	
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Very Low (-)	

PLANNING, DESIGN AND CONSTRUCTION PHASES	
Impacts on socio-economic aspects:	
Nature of impact:	Positive impacts include temporary employment creation, procurement of local goods and services, and stimulation of the local economy.
Extent and duration of impact:	Local; short-term (limited to construction period)
Probability of occurrence:	Definite
Degree to which the impact can be reversed:	N/A
Degree to which the impact may cause irreplaceable loss of resources:	Low (no permanent loss of socio-economic resources expected)
Cumulative impact prior to mitigation:	Medium (especially if multiple developments are underway in the same area)

Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium – High
Degree to which the impact can be mitigated:	High
Proposed mitigation:	• Prioritise local employment and procurement to maximise economic benefits. • Schedule construction activities to minimise disruption (e.g., working hours, transport planning). • Ensure compliance with health and safety regulations to protect workers and surrounding communities.
Cumulative impact post mitigation:	Job creation, income earnings for the construction workers and increased demand of building material from the suppliers
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	**Medium (+)**
PLANNING, DESIGN AND CONSTRUCTION PHASES	
Impacts on cultural-historical aspects:	
Nature of impact:	No disturbance to cultural-heritage aspect would have occurred as a result of clearance and infilling.
Extent and duration of impact:	N/A
Probability of occurrence:	N/A
Degree to which the impact can be reversed:	N/A
Degree to which the impact may cause irreplaceable loss of resources:	No irreplaceable loss anticipated due to lack of confirmed cultural-historical features.
Cumulative impact prior to mitigation:	Negligible – minimal cumulative impact expected in the context of regional heritage conservation.
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low
Degree to which the impact can be mitigated:	Not applicable – cessation of the activity effectively mitigates any potential impact
Proposed mitigation:	No further actions required.
Cumulative impact post mitigation:	Negligible – no additional impact on cultural-historical resources anticipated.
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Negligible
PLANNING, DESIGN AND CONSTRUCTION PHASES	
Noise impacts:	
Nature of impact:	Elevated noise levels from construction machinery, vehicles, and equipment may cause disturbance to nearby residents, and wildlife.
Extent and duration of impact:	Local; short-term

Probability of occurrence:	Probable
Degree to which the impact can be reversed:	High
Degree to which the impact may cause irreplaceable loss of resources:	Low (no permanent loss of physical resources expected)
Cumulative impact prior to mitigation:	Elevated noise levels from the construction vehicles and machinery combined with the noise from the vehicles on R43 road.
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low (-)
Degree to which the impact can be mitigated:	High
Proposed mitigation:	• Restrict construction to daytime hours (e.g., 08:00–17:00) and avoid weekends/public holidays where possible. • Use noise-dampening equipment and properly maintain machinery. • Install temporary noise barriers if sensitive receptors (e.g., schools, clinics, residences) are nearby. • Notify surrounding communities in advance of particularly noisy activities.
Cumulative impact post mitigation:	Low
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	**Very - Low (-)**
PLANNING, DESIGN AND CONSTRUCTION PHASES	
Visual impacts / Sense of Place:	
Nature of impact:	Temporary visual intrusion due to construction activities, equipment, stockpiles, dust, and movement of vehicles and workers; potential alteration of the area's character or aesthetic value, which may be especially important in scenic or rural settings.
Extent and duration of impact:	Local; short-term (limited to construction phase)
Probability of occurrence:	Possible
Degree to which the impact can be reversed:	High (impacts are temporary and can be reversed post-construction through rehabilitation and landscaping)
Degree to which the impact may cause irreplaceable loss of resources:	Low – no unique visual resources will be lost, but scenic quality of the area may be negatively affected.
Cumulative impact prior to mitigation:	Low (no permanent visual resources lost if site is rehabilitated properly)
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium
Degree to which the impact can be mitigated:	High
Proposed mitigation:	• Clearly demarcate construction boundaries to reduce visual sprawl. • Use screening (e.g., shade cloth, fencing) around high-visibility areas. • Keep site neat and orderly, with designated storage areas. • Minimise unnecessary lighting at night. • Rehabilitate and landscape the site immediately after construction.

Cumulative impact post mitigation:	Low
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Low (-)

(c) **Impacts that result from the operational phase (briefly describe and compare impacts (as appropriate), significance rating of impacts, proposed mitigation and significance rating of impacts after mitigation that are likely to occur as a result of the operational phase.**

POST-CONSTRUCTION PHASE	
Impacts on the geographical and physical aspects:	**Ecological/ Botanical impacts**
Nature of impact:	Loss of previous levels of fair ecological connectivity across the area, and associated habitat fragmentation, plus ongoing grazing and trampling by livestock, both in the focus area and elsewhere on the property (especially in the west)
Extent and duration of impact:	Local; long term
Probability of occurrence:	Likely
Degree to which the impact can be reversed:	Low – Medium
Degree to which the impact may cause irreplaceable loss of resources:	Low
Cumulative impact prior to mitigation:	Low – Moderate (the unauthorised clearing contributes to broader regional loss of threatened vegetation types, but the scale is relatively small at 1.2 ha)
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Neutral
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	• All woody invasive alien vegetation (mainly *Acacia saligna* and Acacia cyclops) on the greater 5.95ha property must be felled using a hand or chainsaw, following appropriate methodology as per Martens et al (2021). No heavy machinery may be used, and Port Jackson (*Acacia saligna*) stems should be cut at close to ground level and immediately (within ten minutes) painted (not sprayed) with a suitable herbicide such as Garlon. This alien vegetation control must be undertaken within six months of any 24g authorisation and must repeated annually to ensure no regrowth. • No disturbance of the current High sensitivity areas (as per Figure 6) may take place at any stage in the future, and to safeguard and ensure this a new fence needs to be put in west of the access road, partly parallel to the access road, and mostly parallel to the R43 (see Figure 6). The eastern High sensitivity area is already fenced off and should remain so. • No livestock may be allowed into the fenced off High sensitivity sections. • Rehabilitation of the disturbed (Low sensitivity) areas should be undertaken wherever these areas are not needed for current activity, such as vehicular access or parking. Key steps are outlined here: ○ Any planting must be undertaken at the start of the winter rain season, to ensure maximum establishment time before the summer dry season.

	○ All rehabilitation areas need to be fenced off from all livestock, in order to prevent grazing and trampling. ○ Rehabilitation areas should be ripped or scarified before planting, as the soil is currently badly compacted. No fertiliser should be added, but plant based, sterile (no alien plant seeds) compost can be used, along with sterile mulch. Irrigation may be necessary through the first summer. Plants (plugs, seeds and rooted cuttings) should be sourced from a nearby indigenous nursery, such as Green Futures. ○ Wind fences should be erected every 5 or 8m, at 90 degrees to the prevailing winds. These should be 1m high, made of black shadecloth, and can be removed once plants are about two years old. ○ Suitable indigenous groundcovers are *Arctotis stoechadifolia*, *Gazania maritima*, *Stenotaphrum secundatum* (buffalo grass), *Falkia repens, Tetragonia fruticosa, Salicornia natalensis* (saltwort), *Psoralea repens, Plantago carnosa, Mesembryanthemum* (Phyllobolus) *canaliculatus, Ruschia macowanii* and *Cynodon dactylon* (kweek grass). ○ Suitable indigenous shrubs include *Senecio halimifolius* (wetter areas), *Searsia laevigata* (dunetaaibos), *Searsia glauca* (kunibos), *Salvia aurea* (brown sage), *Leonotis leonurus* (wildedagga), *Orphium frutescens* (vleiroos), *Athanasia dentata, Athanasia quinquedentata, Helichrysum paulum, Metalasia muricata, Gnidia squarrosa, Otholobium bracteolatum* and *Pelargonium capitatum*. ○ The most appropriate trees to plant would be milkwoods (*Sideroxylon inerme*).	
Cumulative impact post mitigation:	Loss of natural vegetation within the region due to ongoing agriculture, urban development and alien invasion.	
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Low (-)	Medium (-)
POST-CONSTRUCTION PHASE		
Impacts on the geographical and physical aspects:	**Alteration of Flow Regime**	
Nature of impact:	The presence of hard surfaces as a result of the development (in this case comprising buildings with roofs which are impermeable and compacted gravel parking areas and internal roads which retards stormwater infiltration) increases run-off from the site.	
Extent and duration of impact:	Local ; Long-term	
Probability of occurrence:	Probable	
Degree to which the impact can be reversed:	Medium	
Degree to which the impact may cause irreplaceable loss of resources:	Medium	
Cumulative impact prior to mitigation:	Medium	
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium - Low	
Degree to which the impact can be mitigated:	High – if targeted rehabilitation is implemented (e.g., removal of infill, reshaping terrain), partial recovery of hydrological function is possible.	

Proposed mitigation:	• Collect rainwater off the roofs of the buildings and store the water in rainwater tanks for domestic use or garden irrigation use. • Re-establish appropriate vegetation within the areas cleared of vegetation.
Cumulative impact post mitigation:	The combined effects of these partially completed aspects of the tourism development on the site on freshwater ecosystems would be such that the on-site hillslope seep wetland would continue on a downward trajectory in terms of wetland health.
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Very - Low (-)
POST-CONSTRUCTION PHASE	
Impacts on the geographical and physical aspects:	**Water Quality impairment**
Nature of impact:	Domestic effluent (including sewage) generated by the tourism facility and main residence will be temporarily stored on-site in a single large conservancy tank before being routinely emptied by the municipal sewage disposal tanker. The proposed system, if operating efficiently, has a low likelihood of causing nutrient and toxicant loading of the on-site hillslope wetland, despite being located near the wetland edge. However, if the system fails and results in discharges of raw effluent into the surrounding area, the potential impact could be significant, particularly given the proximity of the wetland and its high sensitivity to changes in water quality.
Extent and duration of impact:	Local; Medium – Long term
Probability of occurrence:	Improbable
Degree to which the impact can be reversed:	High
Degree to which the impact may cause irreplaceable loss of resources:	Medium
Cumulative impact prior to mitigation:	Medium
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	• Ensure that the conservancy tank is appropriately sized (input should be obtained from a professional civil engineer and the calculation endorsed by the municipality). • Formalise an operational agreement between the owner/s and the municipality that specifies the timing of tank emptying; and use float level alarms • During the operational phase, monitor the site for any odorous liquids possibly being associated with the sewerage system.
Cumulative impact post mitigation:	Low
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	**Very – Low (-)**
POST-CONSTRUCTION PHASE	

Impacts on the geographical and physical aspects:	**Loss of Biota**
Nature of impact:	Any discharge of untreated effluent, whether from an overflowing conservancy tank or leakages from the sewerage system, would cause some loss of wetland biota as the contaminants would reach the wetland given the proximity of the conservancy tank to the wetland.
Extent and duration of impact:	Local; Short-term
Probability of occurrence:	Improbable
Degree to which the impact can be reversed:	Medium (recovery is possible but requires active intervention)
Degree to which the impact may cause irreplaceable loss of resources:	Low to Medium (some Species of Conservation Concern may already be lost or displaced, but viable populations remain on the site)
Cumulative impact prior to mitigation:	Medium (contributes to regional biodiversity loss and habitat fragmentation)
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low – Medium
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	• Ensure that the conservancy tank is appropriately sized (input should be obtained from a professional civil engineer and the calculation endorsed by the municipality). • Formalise an operational agreement between the owner/s and the municipality that specifies the timing of tank emptying; and • During the operational phase, monitor the site for any odorous liquids possibly being associated with the sewerage system.
Cumulative impact post mitigation:	The areas devoid of vegetation would eventually become vegetated, initially with pioneer species and eventually with the locally occurring vegetation, including alien invasives such as *Acacia saligna* (Port Jackson) and *Acacia cyclops* (rooikrans) which are locally common. Rehabilitation and active monitoring procedures may contribute to restoration of biota.
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Very - Low (-)
POST-CONSTRUCTION PHASE	
Impact on biological aspects:	**Loss of Biota**
Nature of impact:	Any discharge of untreated effluent, whether from an overflowing conservancy tank or leakages from the sewerage system, would cause some loss of wetland biota as the contaminants would reach the wetland given the proximity of the conservancy tank to the wetland.
Extent and duration of impact:	Local; Short-term
Probability of occurrence:	Improbable
Degree to which the impact can be reversed:	Medium (recovery is possible but requires active intervention)
Degree to which the impact may cause irreplaceable loss of resources:	Low to Medium (some Species of Conservation Concern may already be lost or displaced, but viable populations remain on the site)

Cumulative impact prior to mitigation:	Medium (contributes to regional biodiversity loss and habitat fragmentation)
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low – Medium
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	• Ensure that the conservancy tank is appropriately sized (input should be obtained from a professional civil engineer and the calculation endorsed by the municipality). • Formalise an operational agreement between the owner/s and the municipality that specifies the timing of tank emptying; and During the operational phase, monitor the site for any odorous liquids possibly being associated with the sewerage system.
Cumulative impact post mitigation:	The areas devoid of vegetation would eventually become vegetated, initially with pioneer species and eventually with the locally occurring vegetation, including alien invasives such as *Acacia saligna* (Port Jackson) and *Acacia cyclops* (rooikrans) which are locally common. Rehabilitation and active monitoring procedures may contribute to restoration of biota.
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Very - Low (-)
POST-CONSTRUCTION PHASE	
Impact on biological aspects:	**Ecological/ Botanical impacts**
Nature of impact:	Loss of previous levels of fair ecological connectivity across the area, and associated habitat fragmentation, plus ongoing grazing and trampling by livestock, both in the focus area and elsewhere on the property (especially in the west)
Extent and duration of impact:	Local; long term
Probability of occurrence:	Likely
Degree to which the impact can be reversed:	Low – Medium
Degree to which the impact may cause irreplaceable loss of resources:	Low
Cumulative impact prior to mitigation:	Low – Moderate (the unauthorised clearing contributes to broader regional loss of threatened vegetation types, but the scale is relatively small at 1.2 ha)
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Neutral
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	• All woody invasive alien vegetation (mainly Acacia saligna and Acacia cyclops) on the greater 5.95ha property must be felled using a hand or chainsaw, following appropriate methodology as per Martens et al (2021). No heavy machinery may be used, and Port Jackson (Acacia saligna) stems should be cut at close to ground level and immediately (within ten minutes) painted (not sprayed) with a suitable herbicide such as Garlon. This alien vegetation control must be undertaken

	within six months of any 24g authorisation, and must repeated annually to ensure no regrowth. • No disturbance of the current High sensitivity areas (as per Figure 6) may take place at any stage in the future, and to safeguard and ensure this a new fence needs to be put in west of the access road, partly parallel to the access road, and mostly parallel to the R43 (see Figure 6). The eastern High sensitivity area is already fenced off and should remain so. • No livestock may be allowed into the fenced off High sensitivity sections. • Rehabilitation of the disturbed (Low sensitivity) areas should be undertaken wherever these areas are not needed for current activity, such as vehicular access or parking. Key steps are outlined here: o Any planting must be undertaken at the start of the winter rain season, to ensure maximum establishment time before the summer dry season. o All rehabilitation areas need to be fenced off from all livestock, in order to prevent grazing and trampling. o Rehabilitation areas should be ripped or scarified before planting, as the soil is currently badly compacted. No fertiliser should be added, but plant based, sterile (no alien plant seeds) compost can be used, along with sterile mulch. Irrigation may be necessary through the first summer. Plants (plugs, seeds and rooted cuttings) should be sourced from a nearby indigenous nursery, such as Green Futures. o Wind fences should be erected every 5 or 8m, at 90 degrees to the prevailing winds. These should be 1m high, made of black shadecloth, and can be removed once plants are about two years old. o Suitable indigenous groundcovers are *Arctotis stoechadifolia*, *Gazania maritima*, *Stenotaphrum secundatum* (buffalo grass), *Falkia repens, Tetragonia fruticosa, Salicornia natalensis* (saltwort), *Psoralea repens, Plantago carnosa, Mesembryanthemum* (Phyllobolus) *canaliculatus, Ruschia macowanii* and *Cynodon dactylon* (kweek grass). o Suitable indigenous shrubs include *Senecio halimifolius* (wetter areas), *Searsia laevigata* (dunetaaibos), *Searsia glauca* (kunibos), *Salvia aurea* (brown sage), *Leonotis leonurus* (wildedagga), *Orphium frutescens* (vleiroos), *Athanasia dentata, Athanasia quinquedentata, Helichrysum paulum, Metalasia muricata, Gnidia squarrosa, Otholobium bracteolatum* and *Pelargonium capitatum*. The most appropriate trees to plant would be milkwoods (*Sideroxylon inerme*).
Cumulative impact post mitigation:	Low – continuation of the status quo, which means no further habitat loss to development moderate unmanaged alien plant invasion, moderate to severe ongoing grazing and trampling by livestock, and possible unpredictable future agricultural type impacts
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Negligible
POST-CONSTRUCTION PHASE	
Impacts on the socio-economic aspects:	
Nature of impact:	Positive impacts on local employment rates during the operational phase of the tourist-facilities.

Extent and duration of impact:	Local; Medium – Long -term
Probability of occurrence:	Possible
Degree to which the impact can be reversed:	Low medium
Degree to which the impact may cause irreplaceable loss of resources:	Low
Cumulative impact prior to mitigation:	Medium High
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium-High
Degree to which the impact can be mitigated:	Medium (through transition planning and economic development initiatives).
Proposed mitigation:	• Prioritise local employment and procurement during the operational phase. • Promote social integration and avoid displacement or inequality through inclusive development.
Cumulative impact post mitigation:	Low
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	High (+)
POST-CONSTRUCTION PHASE	
Impacts on the cultural-historical aspects:	
Nature of impact:	N/A
Extent and duration of impact:	N/A
Probability of occurrence:	N/A
Degree to which the impact can be reversed:	N/A
Degree to which the impact may cause irreplaceable loss of resources:	N/A
Cumulative impact prior to mitigation:	N/A
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	N/A
Degree to which the impact can be mitigated:	N/A
Proposed mitigation:	N/A
Cumulative impact post mitigation:	N/A
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	N/A
POST-CONSTRUCTION PHASE	
Noise impacts:	

Nature of impact:	N/A
Extent and duration of impact:	N/A
Probability of occurrence:	N/A
Degree to which the impact can be reversed:	N/A
Degree to which the impact may cause irreplaceable loss of resources:	N/A
Cumulative impact prior to mitigation:	N/A
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	N/A
Degree to which the impact can be mitigated:	N/A
Proposed mitigation:	N/A
Cumulative impact post mitigation:	N/A
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	N/A
POST-CONSTRUCTION PHASE	
Visual impacts / Sense of Place:	
Nature of impact:	Changes in the community's sense of place due to new structures, lighting, increased activity.
Extent and duration of impact:	Local; Permanent
Probability of occurrence:	Definite
Degree to which the impact can be reversed:	Irreversible
Degree to which the impact may cause irreplaceable loss of resources:	Low (structures are typically permanent, but landscaping and visual screening can be modified)
Cumulative impact prior to mitigation:	Increase in tourism value in the area with more people visiting the area.
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low- Medium
Degree to which the impact can be mitigated:	
Proposed mitigation:	• Use appropriate materials and colors that blend with the natural environment. • Implement landscape planting and green buffers to screen visually intrusive elements. • Minimize light pollution by using downward-facing, low-intensity lighting. • Preserve key view corridors and natural features where possible. • Maintain vegetation and open space around the development to soften its visual presence.
Cumulative impact post mitigation:	Low

Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	**Low (-)**

(d) Impacts that may result from the decommissioning and closure phase (briefly describe and compare the potential impacts (as appropriate), significance rating of impacts, proposed mitigation and significance rating of impacts after mitigation that are likely to occur as a result of the decommissioning and closure phase.

Not applicable

(b) **Any other impacts:**

Not applicable

Please note: If any of the above information is not available, specialist input may be requested.

7. SPECIALIST INPUTS/STUDIES AND RECOMMENDATIONS

Please note: Specialist inputs/studies that will be undertaken as part of this application. These specialist inputs/studies must take into account the Department's relevant Guidelines on the Involvement of Specialists in EIA Processes available on the Department's website (**https://www.westerncape.gov.za/dept/eadp/services**). A summary of all the specialist inputs/studies must be provided with the additional information.

Specialist inputs/studies and recommendations:

Terrestrial Biodiversity Assessment

The site lies within the Greater Cape Floristic Region (GCFR), a global biodiversity hotspot, and specifically falls within the Core Cape Subregion. Vegetation mapping indicates the presence of Agulhas Limestone Fynbos (Critically Endangered) and a patch of Southern Coastal Forest (Endangered). The site, however, supports a more complex mosaic of four different Critically Endangered and Endangered vegetation types, including Overberg Dune Strandveld (Endangered) and Elim Ferricrete Fynbos (Critically Endangered) in the northern wetland area. At least three plant Species of Conservation Concern (SoCC) were confirmed: *Gnidia spicata* (Vulnerable), *Limonium sp. nov*. (Vulnerable), and *Leucadendron linifolium* (Near Threatened). The unauthorised clearing and infilling activities have resulted in the destruction of wetland and Strandveld vegetation and consequent habitat degradation.

Impact on Terrestrial Biodiversity

The unauthorised clearing of approximately 1.2 ha of indigenous vegetation had direct and significant ecological consequences. This area included zones of low, medium, and high botanical sensitivity, with the high sensitivity areas substantially reduced. Construction phase impacts have been deemed Low to Medium negative due to the scale of disturbance, yet still significant due to the ecological value of the affected habitats. Operational phase impacts include ongoing habitat fragmentation, loss of ecological connectivity, and grazing pressures from livestock, which exacerbate the degradation of sensitive areas. The "No-Go" alternative would theoretically have preserved the remaining habitat but is now hypothetical due to the irreversible loss already incurred.

Mitigation measures recommended by the Botanical Specialist

- All woody invasive alien vegetation (mainly *Acacia saligna* and *Acacia cyclops*) on the greater 5.95ha property must be felled using a hand or chainsaw, following appropriate methodology as per Martens et al (2021). No heavy machinery may be used, and Port Jackson (*Acacia saligna*) stems should be cut at close to ground level and immediately (within ten minutes) painted (not sprayed) with a suitable herbicide such as Garlon. This alien vegetation control must be undertaken within six months of any 24g authorisation and must repeated annually to ensure no regrowth.

- No disturbance of the current High sensitivity areas (as per Figure 6) may take place at any stage in the future, and to safeguard and ensure this a new fence needs to be put in west of the access road, partly parallel to the access road, and mostly parallel to the R43 (see Figure 6). The eastern High sensitivity area is already fenced off and should remain so.

- No livestock may be allowed into the fenced off High sensitivity sections.

- Rehabilitation of the disturbed (Low sensitivity) areas should be undertaken wherever these areas are not needed for current activity, such as vehicular access or parking. Key steps are outlined here:

    - Any planting must be undertaken at the start of the winter rain season, to ensure maximum establishment time before the summer dry season.

    - All rehabilitation areas need to be fenced off from all livestock, in order to prevent grazing and trampling.
    - Rehabilitation areas should be ripped or scarified before planting, as the soil is currently badly compacted. No fertiliser should be added, but plant based, sterile (no alien plant seeds) compost can be used, along with sterile mulch. Irrigation may be necessary through the first summer. Plants (plugs, seeds and rooted cuttings) should be sourced from a nearby indigenous nursery, such as Green Futures.

    - Wind fences should be erected every 5 or 8m, at 90 degrees to the prevailing winds. These should be 1m high, made of black shadecloth, and can be removed once plants are about two years old.

    - Suitable indigenous groundcovers are *Arctotis stoechadifolia, Gazania maritima*, *Stenotaphrum secundatum* (buffalo grass), *Falkia repens*, *Tetragonia fruticosa, Salicornia natalensis* (saltwort), *Psoralea repens, Plantago carnosa*, Mesembryanthemum (Phyllobolus) *canaliculatus*, *Ruschia macowanii* and *Cynodon dactylon* (kweek grass).

    - Suitable indigenous shrubs include *Senecio halimifolius* (wetter areas), *Searsia laevigata* (dunetaaibos), *Searsia glauca* (kunibos), *Salvia aurea* (brown sage), *Leonotis leonurus* (wildedagga), *Orphium frutescens* (vleiroos), *Athanasia dentata*, *Athanasia quinquedentata*, *Helichrysum paulum, Metalasia muricata, Gnidia squarrosa, Otholobium bracteolatum* and *Pelargonium capitatum*.

    - The most appropriate trees to plant would be milkwoods (*Sideroxylon inerme*).

Aquatic Biodiversity Assessment

The Freshwater Ecological Assessment confirmed the presence of a hillslope seep wetland located mainly in the eastern portion of the site, which was significantly impacted by historical unauthorised infilling and vegetation clearing. The wetland supports intermediate ecosystem services, including sediment and nutrient retention, toxicant removal, and biodiversity maintenance. However, its Present Ecological State (PES) was determined to be Category E (Severely Modified) for vegetation and hydrology, primarily due to historic infilling, construction of artificial ponds, and grazing pressures. The Ecological Importance and Sensitivity (EIS) is considered low to marginal, although the site remains ecologically connected to downstream Aquatic Critical Biodiversity Areas (CBAs) and Ecological Support Areas (ESAs).

Impact Significance and Risk Assessment

The historic unlawful activities, including wetland habitat disturbance, alteration of flow regime, erosion, sedimentation, and biota loss, were all initially rated as Low to Medium significance. However, with the implementation of the recommended mitigation measures, these can be reduced to Very Low significance. The proposed tourism development (guesthouse, parking areas, coffee shop, livestock pens) was also assessed and deemed to have a Low risk profile for wetland impacts. Consequently, the overall risk posed by the activities falls within the LOW-risk category under Section 21(c) and (i) of the National Water Act, qualifying the project for General Authorisation rather than requiring a full Water Use Licence.

Mitigation measures Recommended by the Freshwater Specialist

Construction phase

- Remove all the fill material from the area indicated in Figure 20 as comprising the extent of infilling undertaken by the current owner.
- Post-fill removal re-shape the area to approximate the natural terrain and reshape the southern edge of the Central-eastern Pond to a slope of 1:4 or less to allow natural vegetation to establish.
- Once the vegetation has begun to re-establish naturally or as result of planting search and remove all alien invasive plants as these are likely to be present in the seedbank.
- Allow the naturally occurring vegetation to become re-established in the cleared areas and areas containing fill that is to be removed or alternatively introduce indigenous wetland vegetation within the historical extent of the wetland through planting and/or seeding.
- It is acceptable if the landowner plants lawns outside the historical wetland area provided the lawn comprises *Stenotaphrum secondatum* (buffalo grass).
- Post-fill removal re-shape the area to approximate the natural terrain and reshape the southern edge of the Central-eastern Pond to a slope of 1:4 or less to allow natural vegetation to establish.
- Allow the naturally occurring vegetation to become re-established in the cleared areas and areas containing fill that is to be removed or alternatively introduce vegetation through planting and/or seeding. It is acceptable if the landowner plants lawns outside the historical wetland area provided the lawn comprises *Stenotaphrum secondatum* (buffalo grass).
- Remove all the fill material from the area indicated in Figure 20 as comprising the extent of infilling undertaken by the current owner.
- Allow the naturally occurring vegetation to become re-established in the cleared areas and areas containing fill that is to be removed or alternatively introduce indigenous wetland vegetation within the historical extent of the wetland through planting and/or seeding.
- Clearly demarcate the historical edge of the wetland using a weather-proof markers and declare this area as a No-Go area for the full duration of the construction phase.
- Ensure that all construction machinery and vehicles are checked for oil leaks and are in good working order before being permitted onto the development site (i.e. before leaving the R43);
- Use drip-drays at all times when operating petrochemical driven construction machinery (e.g. generators and cement mixers);
- Use drip trays and other appropriate containment methods while refuelling of vehicles and machinery;
- Demarcate an area for the refuelling of machinery and vehicles (this is recommended to be near the main farmstead and cellar);

- Ensure that hazardous substances and chemicals are stored in a contained, impermeable area which has the capacity to contain at least 110% of the total volume of stored substances.
- Store cement is a secure weather-proof area (e.g. shipping container) and ensure that used cement bags are placed in plastic bin-bags prior to placement in the on-site solid waste storage area;
- All cement batching on the site must be undertaken on impermeable and bunded batching boards to ensure cement slurry is contained; and
- Any cement residues and concrete waste within the construction site must be removed at the end of every working day and disposed of as rubble.

Post-construction phase mitigations

- Collect rainwater off the roofs of the buildings and store the water in rainwater tanks for domestic use or garden irrigation use.
- Re-establish appropriate vegetation within the areas cleared of vegetation.
- Allowing the tank to overflow because the municipal tanker has not reached the site on time to empty the tank;
- Spillages during the emptying of the conservancy tank by the municipal workers; and
- Leakages in the system due to damaged pipework and/or conservancy tank.
- Ensure that the conservancy tank is appropriately sized (input should be obtained from a professional civil engineer and the calculation endorsed by the municipality).
- Formalise an operational agreement between the owner/s and the municipality that specifies the timing of tank emptying; and
- During the operational phase, monitor the site for any odorous liquids possibly being associated with the sewerage system.
- Ensure that the conservancy tank is appropriately sized (input should be obtained from a professional civil engineer and the calculation endorsed by the municipality).
- Formalise an operational agreement between the owner/s and the municipality that specifies the timing of tank emptying; and
- During the operational phase, monitor the site for any odorous liquids possibly being associated with the sewerage system.

8. IMPACT ASSESSMENT SUMMARY

Briefly describe the impacts (as appropriate), significance rating of impacts, mitigation and significance rating of impacts of the activity. This must include an assessment of the significance of all impacts.

Impacts	Significance rating of impacts after mitigation (Low, Medium, Medium-High, High, Very High):	
Botanical impacts	**Low (-)**	**Medium (-)**

Loss of ~ 1.2ha of Low, Medium and High sensitivity vegetation (Critically Endangered or Endangered) and potential loss of plant species of conservation concern.	
Disturbance of Wetland Habitat	**Low (-)**
Approximately 860 m² of the hillslope seep was infilled with locally sourced fill (sand without any signs of rubble or foreign materials) which constitutes approximately 6 % of the total on-site wetland extent of 1,471 m².	
Alteration of Flow Regime	**Very Low (-)**
The clearance of vegetation and the infilling without re-vegetation from the immediate southern catchment of the on-site hillslope seep wetland would have decreased the catchment roughness significantly in this area and this would have exacerbated run-oof and minimised infiltration with the result of increased flood peaks with possible secondary impacts such as increased erosion and sedimentation.	
Increased erosion and sedimentation	**Very Low (-)**
Wherever soils in a wetland's immediate catchment are exposed as a result of vegetation clearing, excavations and/or infilling and therefore exposed to erosion and rainfall occurs then erosion and sedimentation of the wetland is highly probable.	
Biota Loss	**Very Low (-)**
Infilling within and near the hillslope seep wetland would have caused biota loss (vegetation and less mobile fauna species).	
Water quality impairment	**Very Low (-)**
During the construction phase there is a reasonable likelihood that as a result of the operation of machinery and vehicles, and if oil leaks remain unchecked and fuel spillages occur during refuelling, then contamination of the stormwater would occur.	

9. SUMMARY OF THE CONSEQUENCES OF/ IMPACTS OF THE UNLAWFULLY COMMENCED ACTIVITY/IES

Please provide a detailed summary of the consequences/impacts of commencement of the activity/ies on the environment.

Summary

Terrestrial Biodiversity Assessment

Loss of Natural vegetation

- The clearing and infilling resulted in the loss of approximately 1.2 hectares of vegetation, comprising a mix of Agulhas Limestone Fynbos (Critically Endangered) and Overberg Dune Strandveld (Endangered). The sensitivity of the cleared probably ranged from Low (40%), Medium (40%), and High (20%) sensitivity vegetation.

Potential Loss of Plants species of conservation concern

- At least two, and possibly three, plant SoCC are likely to have occurred in the cleared area: *Gnidia spicata* (Vulnerable), an undescribed Limonium species (likely Vulnerable), and potentially *Leucadendron linifolium* (Near Threatened). The loss of these species in the cleared area is rated as Low to Medium negative due to their limited numbers and the presence of viable populations elsewhere on the property.

Aquatic Biodiversity Assessment

Wetland Habitat Disturbance

- The clearance of indigenous vegetation and infilling of approximately 860m^2 of the hillslope seep wetland would have impacted on the seedbank and given the relatively ease with which the fill material can be removed but have not caused wetland habitat loss but rather habitat disturbance with biota loss, primarily lant species as the mobile fauna would have escaped the infilling.
- The fill excavation would result in uneven terrain and therefore it is further recommended that post fill-removal the area is reshaped to approximate the natural terrain and the southern edge of the Central-eastern Pond is reduced to a 1:4 slope or less.

Alteration of the Flow Regime

- The clearance of vegetation and the infilling without re-vegetation from the immediate southern catchment of the on-site hillslope seep wetland would have decreased the catchment roughness significantly in this area and this would have exacerbated run-off and minimised infiltration with the result of increased flood peaks with possible secondary impacts such as increased erosion and sedimentation.

Increased Erosion and Sedimentation

- The vegetation has been completely removed from parts of the southern catchment of the on-site hillslope seep and combined with the increase in flood peaks due to the very low catchment roughness in this area would have caused a degree of erosion and sedimentation over the few years that the site has remained denuded of vegetation. Sediment sources were however not clearly visible during the site investigation and this is likely due to the presence of the ponds which would serve as sediment traps with the sediment not being visible due to the ponds being full of water.

Water Quality impairment

- Due to the presence of the ponds, it is considered unlikely that any contaminants that may have caused water quality impairment would be transported off-site because the ponds have the effect of containing and retarding flow.

Biota Loss

- Infilling within and near the hillslope seep wetland would have caused biota loss (vegetation and less mobile fauna species). In addition, the driving of vehicles and excavator within and near the wetland would have also caused mortality and displacement of wetland biota.

10. OTHER MANAGEMENT, MITIGATION AND MONITORING MEASURES

(a) Over and above the mitigation measures described above, please indicate any additional management, mitigation and monitoring measures.

Over and above the mitigation measures described above, additional management and design interventions should be incorporated to minimise environmental risks and ensure compliance with best practice for wetland-sensitive development. Notably, the portion of the site that was historically infilled particularly the area earmarked for the proposed coffee shop should be developed on raised, pile or pillar foundations. This will ensure that the underlying soils and hydrological functions of the wetland are not further compacted or obstructed and allow for continued movement of subsurface water and shallow seepage flows.

Regular monitoring of vegetation regrowth and invasive species control in the rehabilitation and buffer areas should be undertaken, with bi-annual reporting for at least the first three years post-authorisation. Monitoring should include photographic records, species lists, and an evaluation of alien regrowth and indigenous plant establishment success. All high sensitivity areas must remain fenced and free of any disturbance, including livestock access.

(b) Describe the ability of the applicant to implement the management, mitigation and monitoring measures.

The applicant has demonstrated a strong willingness and clear commitment to implementing the mitigation and management measures as proposed by the appointed specialists. Throughout the environmental rectification process, the applicant has maintained consistent communication with the Environmental Assessment Practitioner and has actively engaged with the botanical and freshwater specialists. This has included responding promptly to requests for information, cooperating during site assessments, and committing to the implementation of all feasible mitigation actions.

As noted in the Terrestrial Biodiversity Impact Assessment, the applicant has agreed to attempt the rehabilitation of much of the cleared and infilled area, in accordance with the step-by-step guidance provided by the botanical specialist. This includes the manual removal of invasive alien vegetation (such as *Acacia saligna* and *Acacia cyclops*), fencing off high sensitivity areas to prevent disturbance, and restoring low sensitivity areas with indigenous vegetation sourced from reputable local nurseries. The applicant has also committed to restricting livestock access to ecologically sensitive areas and maintaining fencing infrastructure where required.

Please note: A draft **ENVIRONMENTAL MANAGEMENT PROGRAMME** must be attached to this application as **Appendix I**.

SECTION G: ASSESSMENT METHODOLOGIES AND CRITERIA, GAPS IN KNOWLEDGE, UNDERLYING ASSUMPTIONS AND UNCERTAINTIES

(a) Please describe adequacy of the assessment methods used.

The assessment methods are in line with the NEMA provisions and informed the specialist inputs.

(b) Please describe the assessment criteria used.

An impact is any change to a resource or receptor brought about by a project component or through the execution of a project related activity. The evaluation of baseline data provides information for the process of evaluating and describing how the project could affect the biophysical and socio-economic environment.

Impact is described according to their nature or type, as follows:

Nature/Type

Nature/ Type of impact	Definition
Positive	An impact that is considered to represent an improvement on the baseline or introduces a positive change.
Negative	An impact that is considered to represent an adverse change from the baseline, or introduces a new undesirable factor.
Direct	Impacts that result from a direct interaction between a planned project activity and the receiving environment/receptors (e.g. between occupation of a site and the pre-existing habitats or between an effluent discharge and receiving water quality).
Indirect	Impacts that result from other activities that are encouraged to happen as a consequence of the Project (e.g. in-migration for employment placing a demand on resources).
Cumulative	Impacts that act together with other impacts (including those from concurrent or planned future third-party activities) to affect the same resources and/or receptors as the Project.

Significance

Impacts are described in terms of significance. Significance is a function of the magnitude of the impact and the likelihood of the impact occurring:

Impact Magnitude	
Extent	**On site** – impacts that are limited to the boundaries of the development site.
	Local – impacts that affect an area in a radius of 20 km around the Development site.
	Regional – impacts that affect regionally important environmental resources or are experienced at a regional scale as determined by administrative boundaries, habitat type/ecosystem.
	National – impacts that affect nationally important environmental resources or affect an area that is nationally important/ or have macro-economic consequences
Duration	**Temporary** – impacts are predicted to be of short duration and intermittent/occasional.
	Short-term – impacts that are predicted to last only for the duration of the construction period.

	Long-term – impacts that will continue for the life of the Project but ceases when the project stops operating
	Permanent – impacts that cause a permanent change in the affected receptor or resource (e.g. removal or destruction of ecological habitat) that endures substantially beyond the project lifetime
	BIOPHYSICAL ENVIRONMENT
	Negligible – the impact on the environment is not detectable.
	Low – the impact affects the environment in such a way that natural functions and processes are not affected.
	Medium – where the affected environment is altered but natural functions and processes continue, albeit in a modified way.
Intensity	**High** – where natural functions or processes are altered to the extent that they will temporarily or permanently cease
	SOCIO-ECONOMIC
	Negligible – there is no perceptible change to people's livelihood
	Low - people/communities are able to adapt with relative ease and maintain pre-impact livelihoods
	Medium – people/communities are able to adapt with some difficulty and maintain pre-impact livelihoods but only with a degree of support
	High - affected people/communities will not be able to adapt to changes or continue to maintain pre-impact livelihoods.

Likelihood- the likelihood that an impact will occur

Likelihood	
Unlikely	The impact is unlikely to occur
Likely	The impact is likely to occur under the most conditions.
Definite	The impact will occur

Once an assessment is made of the magnitude and the likelihood, the impact significance is rated through a matrix process:

Significance				
Magnitude		Unlikely	Likely	Definite
	Negligence	Negligible	Negligible	Minor
	Low	Negligible	Minor	Minor
	Medium	Minor	Moderate	Moderate
	High	Moderate	Major	Major

Definition of significance:

Negligible	An impact of negligible significance (or an insignificant impact) is where a resource or receptor (including people) will not be affected in any way by a particular activity, or the predicted effect is deemed to be 'negligible'.
Minor	An impact of minor significance is one where an effect will be experienced, but the impact magnitude is small (with and without mitigation) and within accepted standards, and/or the receptor is of low sensitivity/value.
Moderate	An impact of moderate significance is one within accepted limits and standards. The emphasis for moderate impacts is on demonstrating that the impact has been reduced to a level that is as low as reasonably practicable. This does not necessarily mean that

	'moderate' impacts have to be reduced to 'minor' impacts, but that moderate impacts are managed effectively and efficiently.
Major	An impact of major significance is one where an accepted limit or standard may be exceeded, or large magnitude impacts occur to highly valued / sensitive resource / receptors. A goal of the EIA process is to get to a position where the Project does not have any major residual impacts.

Significance of an impact is then qualified through a statement of the degree of confidence. Degree of confidence is expressed as low, medium or high.

Significance colour scale (if applicable):

Negative	**Positive**
Negligible	Negligible
Minor	Minor
Moderate	Moderate
Major	Major

Impact rating colour scale:

Negative	**Positive**
Negligible	Negligible
Low	Low
Medium	Medium
High	High

(c) Please describe the gaps in knowledge.

No gaps have been identified.

(d) Please describe the underlying assumptions.

N/A

(e) Please describe the uncertainties.

N/A

SECTION H: RECOMMENDATIONS OF THE EAP

In my view (EAP), the information contained in the Application and the documentation attached hereto is sufficient to make a decision in respect of the activity applied for.	**YES** **x**	NO

If "NO", list the aspects that should be further assessed through additional specialist input/assessment:		
N/A		
If "YES", please indicate below whether in your opinion the applicant should be directed to cease the activity or if it should be authorised:		
Applicant should be directed to cease the activity:	YES	**NO x**
Please provide reasons for your opinion		

It is the EAP's opinion that the applicant should not be directed to cease the activity but rather be allowed to continue with the proposed development activities and completion of the remaining unfinished items, subject to full compliance with the required environmental management, mitigation and monitoring measures as outlined in the relevant specialist reports and this Section 24G Rectification Application.

The subject property is situated within the demarcated urban edge of the Overstrand Municipality and is zoned Agricultural Zone 1, which permits a primary residential dwelling and associated agricultural and tourism-related uses. The recently constructed main dwelling falls within the permissible land use rights. The additional components—namely the guesthouse, petting farm, coffee shop, parking area and related infrastructure—are being regularised through the necessary land use consent applications and this environmental rectification process.

While a portion of the site was cleared and infilled without prior Environmental Authorisation, the applicant has since acknowledged the transgression, appointed an independent Environmental Assessment Practitioner, and commissioned the required botanical and freshwater specialist studies. The applicant has committed to implementing all recommended mitigation and rehabilitation measures, including the removal of invasive alien vegetation, exclusion of livestock from high sensitivity areas, and the rehabilitation of degraded portions of the site with indigenous vegetation.

If you are of the opinion that the activity should be authorised, then please provide any conditions, including mitigation measures that should in your view be considered for inclusion in an authorisation.

If the activity is authorised, the following conditions and mitigation measures should be included in the Environmental Authorisation:

1. **Alien Invasive Plant Management**

All woody invasive alien vegetation (mainly *Acacia saligna* and *Acacia cyclops*) on the greater 5.95 ha property must be felled using a hand or chainsaw, following appropriate methodology as per Martens et al (2021). No heavy machinery may

be used, and Port Jackson (*Acacia saligna*) stems should be cut at close to ground level and immediately (within ten minutes) painted (not sprayed) with a suitable herbicide such as Garlon.

2. Fencing of the High Sensitive Botanical areas

No disturbance of the current High sensitivity areas (as per Figure 6 of the Terrestrial Biodiversity Assessment Report) may take place at any stage in the future, and to safeguard and ensure this a new fence needs to be put in west of the access road, partly parallel to the access road, and mostly parallel to the R43 (see Figure 6 of the Terrestrial Biodiversity Assessment Report). The eastern High sensitivity area is already fenced off and should remain so and the applicant has commenced with fencing the other areas on site.

3. Rehabilitation of the disturbed areas outside the development footprint

Rehabilitation of the disturbed (Low sensitivity) areas should be undertaken wherever these areas are not needed for current activity, such as vehicular access or parking. Key steps are outlined here:

a) Any planting must be undertaken at the start of the winter rain season, to ensure maximum establishment time before the summer dry season.

b) All rehabilitation areas need to be fenced off from all livestock, in order to prevent grazing and trampling.

c) Rehabilitation areas should be ripped or scarified before planting, as the soil is currently badly compacted. No fertiliser should be added, but plant based, sterile (no alien plant seeds) compost can be used, along with sterile mulch. Irrigation may be necessary through the first summer. Plants (plugs, seeds and rooted cuttings) should be sourced from a nearby indigenous nursery, such as Green Futures.

d) Wind fences should be erected every 5 or 8m, at 90 degrees to the prevailing winds. These should be 1m high, made of black shadecloth, and can be removed once plants are about two years old.

e) Suitable indigenous groundcovers are *Arctotis stoechadifolia, Gazania maritima, Stenotaphrum secundatum* (buffalo grass), *Falkia repens, Tetragonia fruticosa*, *Salicornia natalensis* (saltwort*), Psoralea repens, Plantago carnosa, Mesembryanthemum (Phyllobolus) canaliculatus, Ruschia macowanii* and *Cynodon dactylon* (kweek grass).

f) Suitable indigenous shrubs include *Senecio halimifolius* (wetter areas), *Searsia laevigata* (dunetaaibos), *Searsia glauca* (kunibos), *Salvia aurea* (brown sage), *Leonotis leonurus* (wildedagga), *Orphium frutescens* (vleiroos), *Athanasia dentata, Athanasia quinquedentata, Helichrysum paulum, Metalasia muricata, Gnidia squarrosa, Otholobium bracteolatum* and *Pelargonium capitatum*.

g) The most appropriate trees to plant would be milkwoods (*Sideroxylon inerme*).

4. Removal of the Fill Material

Remove all the fill material from the area indicated in Figure 20 of the Aquatic Biodiversity Impact Assessment as comprising the extent of infilling undertaken by the current owner.

SECTION I: REPRESENTATIONS

RESPONSE TO AN INCIDENT OR EMERGENCY SITUATION

This section is only applicable to instances where Section 49A (2) of NEMA applies. Please list all steps that where taken in response to the incident or emergency situation.
N/A

Please note:

Section 30 of NEMA deals with the procedures to be followed for the control of emergency incidents and Section 30A deals with procedures to the followed in the case of emergency situations.

SECTION J: PUBLIC PARTICIPATION

1. PUBLIC PARTICIPATION PROCESS TO BE FOLLOWED

1.1 THE PUBLIC PARTICIPATION PROCESS IN TERMS OF THE SECTION 24G FINE REGULATIONS, 2017

Regulation 8 of the Section 24G Fine Regulations require that all applicants must conduct public participation **prior to submission** of a section 24G application (as outlined in Annexure A of the Section 24G Fine Regulations - Section D: Preliminary Advertisement).

"The applicant must place a preliminary advertisement in-
(1) A local newspaper in circulation in the area in which the activity was, or activities were, commenced; and on the applicant's website, if any.
(2) This advertisement must comply with the requirements set out in Annexure A, Section D of the Section 24G Fine Regulations, 2017.
(3) The applicant must open and maintain of a register of interested and affected parties.
*(4) The **register must be attached to the application form and included in the report**, or form part of the information submitted in terms of section 24G(1) of the Act, which the register must, as a minimum, contain the names, contact details and addresses of-* *(a) all persons who, as a consequence of the public participation process conducted in respect of the application, have submitted written comments or attended meetings with the applicant or any environmental assessment practitioner or other specialist appointed by the applicant to assist with the application;* *(b) all persons who have requested the applicant, in writing, to place their names on the register; and* *(c) all organs of state that have jurisdiction in respect of the activity to which application relates."*

Please provide a summary of the steps followed where public participation was undertaken in accordance with Regulation 8 prior to submission of this Application Form. Ensure that proof of compliance with Regulation 8 is submitted with this Application Form, including, *inter alia*, proof of preliminary advertisement in a local newspaper.		
Public participation process will be undertaken in line with the Regulation 8 of the NEMA requirements A notice was placed in the Hermanus Times on the 25 June 2025. A noticeboard has been placed on site. Email and / or registered post was sent to adjacent landowners. All applicable organs of state were notified of the case. 30 days public participation was provided.		
Please indicate whether the applicant has a website (please tick relevant box):	YES	NO x

If yes, please note that the application information as specified above must have been advertised on such website and proof thereof must accompany this application. N/A

Please note: Annexure A: Section D attached to this Application form must be strictly adhered to.

1.2 THE PUBLIC PARTICIPATION PROCESS IN TERMS OF NEMA EIA REGULATIONS, 2014

As the applicant, you may be directed to conduct the public participation process that fulfils the requirements outlined in Chapter 6 of the EIA Regulations, 2014. In doing so, you must take into account any applicable guidelines published in terms of Section 24J of NEMA, the Department's Circular EADP 0028/2014 on the "One Environmental Management System" and the EIA Regulations, 2014 as well as any other guidance provided by the Department. Note that the public participation requirements are applicable to all proposed sites.

Please highlight the appropriate box below to indicate the public participation process that has been or will be undertaken to give notice of the application to all potential interested and affected parties, including deviations that may be agreed to by the competent authority:

1. In terms of regulation 41 of the EIA Regulations, 2014 -			
(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 relates is or is to be undertaken; and	**YES x**	DEVIATION	
(ii) any alternative site	**YES x**	DEVIATION	
(b) giving written notice, in any manner provided for in section 47D of the NEMA, to –			
(i) the occupiers of the site and, if the applicant is not the owner or person in control of the site on which the activity is to be undertaken, the owner or person in control of the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;	**YES x**	DEVIATION	N/A
(ii) owners, persons in control of, and occupiers of land adjacent to the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;	**YES x**	DEVIATION	
(iii) the municipal councillor of the ward in which the site or alternative site is situated and any organisation of ratepayers that represent the community in the area;	**YES x**	DEVIATION	
(iv) the municipality (Local and District Municipality) which has jurisdiction in the area;	**YES x**	DEVIATION	
(v) any organ of state having jurisdiction in respect of any aspect of the activity; and	**YES x**	DEVIATION	
(vi) any other party as required by the Department;	YES	DEVIATION	**N/A x**
(c) placing an advertisement in -			
(i) one local newspaper; or	**YES x**	DEVIATION	
(ii) any official *Gazette* that is published specifically for the purpose of providing public notice of applications or other submissions made in terms of these Regulations;	YES	DEVIATION	**N/A x**
(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 the boundaries of the metropolitan or district municipality in which it is or will be undertaken	YES	DEVIATION	**N/A x**

(e) using reasonable alternative methods, as agreed to by the Department, 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 disadvantage.	YES	DEVIATION	**N/A x**
If you have indicated that "DEVIATION" applies to any of the above, then Section 2. below must be completed.			
NOTE: 2. The NEM: WA requires that a notice must be placed in at least two newspapers.			
If applicable, have/will an advertisement be placed in at least two newspapers?	YES	NO	
If "NO", then an application for exemption from the requirement must be applied for. N/A			

1. **Provide a list of all the state departments that has been / will be consulted:**		
List of State Depts.	**Comment obtained (YES/NO**	**If not, provide reasons**
DEADP	To be included after PPP	
Cape Nature	To be included after PPP	
BOCMA	To be included after PPP	
Department of Agriculture	To be included after PPP	
Overstrand Municipality	To be included after PPP	
Overberg District Municipality	To be included after PPP	

2. **Provide a summary of the issues raised by I&APs and an indication of the manner in which the issues raised were incorporated, or the reasons for not being incorporated or addressed.** **(The details of the outcomes of this process, including supporting information must be included in the Comments and Report to be attached to this application as Appendix G.)**
Pending. To be added after PPP.

3. **Provide a summary of any conditional aspects identified / highlighted by any Organs of State, which have jurisdiction in respect of any aspect of the relevant activity.**
N/A

Please note:

- **A list of all the potential interested and affected parties, including the organs of State must be opened, maintained and made available to any person requesting access, in writing, to the register.**

- **All comments of interested and affected parties on the Application Form and Additional Information must be recorded, responded to and included in the Comments and Responses Report attached as Appendix G to the Application. The Comments and Responses Report must also include a description of the Public Participation Process followed.**

- **The minutes of any meetings held by the EAP with interested and affected parties and other role players which record the views of the participants must also be submitted as part of the public participation information to be attached to the additional information/Environmental Impact Report as Appendix G.**

- **Proof of all the notices given as indicated, as well as of notice to the interested and affected parties of the availability of the Application Form/Additional Information must be submitted as part of the public participation information to be attached to the application as Appendix G.**

2. REPRESENTATIONS REGARDING DEVIATION FROM PUBLIC PARTICIPATION REQUIREMENTS IN TERMS OF THE EIA REGULATIONS, 2014

Please provide detailed reasons (representations) as to why it would be appropriate not direct you to comply with all of the requirements and to deviate from the requirements of regulation 41 as indicated above.
N/A

3. LIST OF STATE DEPARTMENTS

Section 24(O)(2) obliges the relevant authority to consult with every State department that administers a law relating to a matter affecting the environment when such authority considers an application for an environmental authorisation.

Provide a list of all the State departments that will be/have been consulted, including the name and contact details of the relevant official.			
State Department	Name of person	Contact details	
DEADP	Fahd Said	Tel	
		Fax	
		E-mail	Fahd.Said@westerncape.gov.za
Cape Nature	Rhett Smart	Tel	
		Fax	
		E-mail	rsmart@capenature.co.za
BOCMA	R. Le Roux/ Fabion Smith	Tel	
		Fax	
		E-mail	rleroux@bocma.co.za fsmith@bocma.co.za
Department of Agriculture	Cor van der Walt/ Brandon Layman	Tel	
		Fax	
		E-mail	Cor.vanderwalt@westerncape.gov.za Brandon.layman@westerncape.gov.za
Overberg District Municipality	R. Volschenk	Tel	
		Fax	
		E-mail	rvolschenk@odm.org.za
Overstrand Municipality	Chester Arendse	Tel	
		Fax	
		E-mail	carendse@overstrand.gov.za

Please note:

A State department consulted in terms of Section 24O(2) of NEMA and Regulations 3(4) and 43(2) must within 30 days from the date of the Department/EAP's request for comment, submit such comment in writing to the Department. The applicant/EAP is therefore required to inform this Department in writing when the application/relevant information is submitted to the relevant State Departments. Upon receipt of this confirmation, this Department will in accordance with Section 24O (2) & (3) of the NEMA inform the relevant State Departments of the commencement date of the 30-day commenting period.

PART 2 – ANNEXURE A TO THE SECTION 24G APPLICATION FORM

SECTION A: DIRECTIVES

Section 24G(1) of NEMA provides that on application by a person who has commenced with a listed or specified activity without an environmental authorisation in contravention of section 24F(1); or a person who has commenced, undertaken or conducted a waste management activity without a waste management licence in terms of section 20(b) of the National Environment Management: Waste Act, 2008 (Act 59 of 2008) ("NEM:WA") the Minister, the Minister responsible for mineral resources or the MEC concerned (or the official to which this power has been delegated), as the case may be, may direct the applicant to-

i	*immediately cease the activity pending a decision on the application submitted in terms of this subsection* The entire clearance and disturbance to the wetland is complete. Some construction activities have already taken place on the property after the clearance of indigenous vegetation which includes the single residential dwelling, animal stall, and a container, in order to complete the intended activity the completion of the remining structures will be required.
ii	*investigate, evaluate and assess the impact of the activity on the environment* In process through this application as well as Freshwater and Botanical Specialists involvement.
iii	*remedy any adverse effects of the activity on the environment* The activity has already taken place which was also followed by the establishment of a single residential dwelling, animal stall and a wendy house.
iv	*cease, modify or control any act, activity, process or omission causing pollution or environmental degradation* The unauthorised listed activities have already been completed and some of the construction of infrastructure is complete. The applicant shows commitment to rehabilitate disturbed areas that will be outside of the development footprint.
v	*contain or prevent the movement of pollution or degradation of the environment* N/A

vi	*eliminate any source of pollution or degradation* N/A	
vii	*compile a report containing-*	
	aa	*a description of the need and desirability of the activity* This report
	bb	*an assessment of the nature, extent, duration and significance of the consequences for or impacts on the environment of the activity, including the cumulative effects and the manner in which the geographical, physical, biological, social, economic and cultural aspects of the environment may be affected by the proposed activity* This report
	cc	*a description of mitigation measures undertaken or to be undertaken in respect of the consequences for or impacts on the environment of the activity* This report
	dd	*a description of the public participation process followed during the course of compiling the report, including all comments received from interested and affected parties and an indication of how the issues raised have been addressed* This report
	ee	*an environmental management programme* This report
viii	*provide such other information or undertake such further studies as the Minister, Minister responsible for mineral resources or MEC, as the case may be, may deem necessary.* This report	

You are hereby provided with an opportunity to make representations on any or all of the abovementioned instructions including where you are of the opinion that any of these instructions are not relevant for the purposes of your application setting out the reasons for your assertion. Kindly note further that after taking your representation into account a final directive may be issued.

Please Note:

Notwithstanding the above, subsequent to submission of the application form to the Department, you may be issued with a specific directive in terms of section 24G(1)(i) to (viii), and you will therefore be provided with an opportunity to make further representations as to the specific directive.

The appointed Environmental Assessment Practitioner, on behalf of the applicant, may be directed to compile and submit a report that meets the requirements of section 24G(vii)(aa)-(ee) as specified above.

SECTION B: DEFERRAL OF THE APPLICATION

Section 24G(7) of the NEMA provides that if at any stage after the submission of an application it comes to the attention of the Minister, the Minister responsible for mineral resources or the MEC, that the applicant is under criminal investigation for the contravention of, or failure to comply with, section 24F(1) of the NEMA or section 20(b) of the NEM:WA, the Minister, Minister responsible for mineral resources or MEC may defer a decision to issue an environmental authorisation until such time as the investigation is concluded and-

(a) the National Prosecuting Authority has decided not to institute prosecution in respect of such contravention or failure;

(b) the applicant concerned is acquitted or found not guilty after prosecution in respect of which such contravention or failure has been instituted; or

(c) the applicant concerned has been convicted by a court of law of an offence in respect of such contravention or failure and the applicant has in respect of the conviction exhausted all the recognised legal proceedings pertaining to appeal or review.

Kindly answer the following questions:

Are you, the applicant, being investigated for a contravention of section 24F(1) of the NEMA in respect of a matter that is not subject to this application and in any province in the Republic?	*YES*	*NO x*	*UNCERTAIN*
If yes provide details of the offence being investigated and authority conducting the investigation. *If uncertain provide details of the activity or activities in relation to which you suspect you may be under investigation.*			
N/A			
Are you, the applicant, being investigated for the contravention of section 20(b) of the NEMWA in respect of a matter that is not subject to this application and in any province in the Republic?	*YES*	*NO x*	*UNCERTAIN*
If yes provide details of the offence being investigated and authority conducting the investigation. *If uncertain provide details of the activity or activities in relation to which you suspect you may be under investigation.*			
N/A			
Are you, the applicant, being investigated for an offence in terms of section 24F(1) of the NEMA or section 20(b) of the NEMWA in terms of which this application directly relates?	*YES*	*NO x*	*UNCERTAIN*
If yes provide details of the offence being investigated and authority conducting the investigation.			

If uncertain provide details of the activity or activities in relation to which you suspect you may be under investigation.
N/A

If you have answered yes or uncertain to any of the above questions, you are hereby provided with an opportunity to make representations as to why the Minister, Minister responsible for mineral resources or MEC, as the case may be, should not defer the application as he or she is entitled to do under section 24G(7).

SECTION C: QUANTUM OF THE SECTION 24G FINE

In terms of section 24G(4) of the NEMA, it is mandatory for an applicant to pay an administrative fine as determined by the competent authority before the Minister, Minister responsible for mineral resource or MEC may take a decision on whether or not to grant an *ex post facto* environmental authorisation or a waste management licence as the case may be. The quantum of this fine may not exceed R5 million.

Having regard to the factors listed below, you are hereby afforded with an opportunity to make representations in respect of the quantum of the fine and as to why the competent authority should not issue a maximum fine of R5 million.

Please note that Part 1 of this section must be completed by an independent environmental assessment practitioner after conducting the necessary specialist studies, copies of which must be submitted with this completed application form.

Please also include in your representations whether or not the activities applied for in this application (if more than 1) are in your view interrelated and provide reasons therefor.

PART 1: THE IMPACTS OR POTENTIAL IMPACTS OF THE ACTIVITY/ACTIVITIES

Index	**Socio Economic Impact** **Description of variable**	**Place an "x" in the appropriate box**
	The activity is not giving, has not given and will not give rise to any negative socio-economic impacts	X
	The activity is giving, has given, or could give rise to negative socio-economic impacts, but highly localised	
	The activity is giving, has given, or could give rise to significant negative socio-economic and regionalized impacts	
	The activity is resulting, has resulted or could result in wide-scale negative socio-economic impacts.	
	Motivation:	

The activity that took place, which involved the clearance of indigenous vegetation followed by the construction of a single residential dwelling, has not given rise to negative socio-economic impacts. On the contrary, the dwelling is consistent with the primary land use rights permitted under the Agricultural Zone 1 zoning of the property. Furthermore, the additional proposed activities including a guesthouse, coffee shop, petting farm, and associated infrastructure support low-impact tourism development, which is compatible with the existing rural character of the area and contributes positively to the local economy through job creation and tourism revenue. The property is located within the urban edge of the Overstrand Municipality and falls within an area earmarked for low-density development and tourism-related diversification, as reflected in local spatial development frameworks.

Index	**Biodiversity Impact** **Description of variable**	**Place an "x" in the appropriate box**
	The activity is not giving, has not given and will not give rise to any impacts on biodiversity	
	The activity is giving, has given or could give rise to localised biodiversity impacts	X
	The activity is giving, has given or could give rise to significant biodiversity impacts	
	The activity is, has or is likely to permanently / irreversibly transform/ destroy a recognised biodiversity 'hot-spot' or threaten the existence of a species or sub-species.	
Motivation: The removal of indigenous vegetation as well as the infilling of a wetland in the property have given rise to localised biodiversity impacts which have already been assessed by the appointed specialists on site. This contributed to loss of approximately 1.2 ha of Critically Endangered and Endangered vegetation type within the Low, Medium and High Botanical Sensitive areas.		

Index	**Sense of Place Impact and / or Heritage Impact** **Description of variable**	**Place an "x" in the appropriate box**
	The activity is in keeping with the surrounding environment and / or does not negatively impact on the affected area's sense of place and /or heritage	X
	The activity is not in keeping with the surrounding environment and will have a localised impact on the affected area's sense of place and/or heritage	
	The activity is not in keeping with the surrounding environment and will have a significant impact on the affected area's sense of place and/ or heritage	
	The activity is completely out of keeping with the surrounding environment and will have a significant impact on the affected area's sense of place and/ or heritage	
Motivation: The activity which involved the clearance of indigenous vegetation and infilling of a wetland onsite, is significantly small, approximately 1.2 ha. This resulted to changes in the landscape due to changes in the land cover within the cleared area which was previously covered by natural vegetation to bare soil.		

Index	Pollution Impact Description of variable	Place an "x" in the appropriate box
	The activity is not giving, has not given and will not give rise to any pollution	X
	The activity is giving, has given or could give rise to pollution with low impacts.	
	The activity is giving, has given or could give rise to pollution with moderate impacts.	
	The activity is giving, has given or could give rise to pollution with high impacts.	
	The activity is giving, has given or could give rise to pollution with major impacts.	
Motivation: The proposed development, including the initial unauthorised clearance of indigenous vegetation, has not resulted in any measurable pollution neither water pollution nor soil contamination—on the site. The scale of the disturbance is relatively small, limited to approximately 1.2 hectares within a 5.95-hectare property, and the nature of the development (a residential dwelling and animal stall) is such that it does not involve industrial or high-risk activities that typically give rise to pollution. No hazardous substances were introduced, and there is no evidence of surface or groundwater contamination as confirmed by site observations and specialist inputs. While the ecological impact of vegetation clearance is acknowledged, the overall environmental impact footprint remains minor and highly localised.		

PART 2: COMPLIANCE HISTORY AND KNOWLEDGE OF THE APPLICANT

Index	Previous administrative action (i.e. administrative enforcement notices) issued to the applicant in respect of a contravention of section 24F(1) of the National Environmental Management Act and/or section 20(b) of the National Environmental Management Waste Act Description of variable	Place an "x" in the appropriate box
	Administrative action was previously taken against the applicant in respect of the abovementioned provisions.	
	No previous administrative action was taken against the applicant but previous administrative action was taken against a firm(s) on whose board one or more of the applicant's directors sit or sat at the relevant time when the administrative action was taken.	X
	Administrative action was **not** previously taken against the applicant in respect of the abovementioned provisions.	
Explanation of all previous administrative action taken in respect of the above: There are no previous administrative actions undertaken under the applicant's name.		

Index	Previous Convictions in terms of section 24F(1) of the National Environmental Management Act and/or section 20(b) of the National Environmental Management Waste Act Description of variable	Place an "x" in the appropriate box
	The applicant was previously convicted in terms of either or both of the abovementioned provisions.	
	No previous convictions have been secured against the applicant but a conviction has been secured against a firm(s) on whose board one or more of the applicant's directors sit or sat at the relevant time; or a conviction was secured against a director of the applicant in his or her personal capacity.	
	The applicant has not previously been convicted in terms of either or both of the abovementioned provisions.	x
	Explanation of all previous convictions in respect of the above: There are no previous administrative actions undertaken under the applicant's name. This is the first instance in which the applicant has been involved in a matter requiring environmental rectification under the National Environmental Management Act (NEMA). The applicant has fully cooperated with the competent authority upon being informed of the non-compliance and has taken proactive steps by appointing an Environmental Assessment Practitioner (EAP) and commissioning the necessary specialist studies to inform this Section 24G application.	

Index	Number of section 24G applications previously submitted by the applicant Description of variable	Place an "x" in the appropriate box
	Previous applications in terms of section 24G of NEMA were submitted by the applicant.	
	No previous applications have been submitted by the applicant but a previous application(s) have been submitted by a firm(s) on whose board one or more of the applicant's directors sit or sat at the relevant time.	
	No previous applications have been submitted by the applicant but the applicant sat on the board of a firm that previously submitted an application.	x
	Explanation in respect of all previous applications submitted in terms of section 24G: There are no previous applications submitted in terms of Section 24G of the National Environmental Management Act (NEMA) by the applicant. This is the first Section 24G application lodged by the applicant, who has since taken the necessary steps to address the unauthorised activity by appointing an independent Environmental Assessment Practitioner and relevant specialists to guide the rectification process in accordance with the applicable legislation.	

PART 3: APPLICANT'S PERSONAL CIRCUMSTANCES

Index	Applicant's legal persona Description of variable	Place an "x" in the appropriate box
	The applicant is a natural person.	X
	The applicant is a firm.	
	Describe the firm:	

Index	Any other relevant information that the applicant would like to be considered.

Motivate and explain fully:

The proposed consent uses and departure, aligned with the area's land use tendences will not affect the property's character. Additionally, the proposal benefits both the owner and the surrounding areas, especially since the portion was previously vacant before the construction process for the main dwelling began. The proposal could potentially enhance the area by activating previously unused land and contributing positively to its overall development.

The applicant was unaware of the legal requirements pertaining to the clearance of indigenous vegetation and infilling of a wetland prior to receiving notification from the competent authority. Upon being informed of the non-compliance the applicant responded immediately and constructively to the pre-directive issued by the Department. He has since appointed a qualified Environmental Assessment Practitioner and commissioned all necessary specialist studies to support the Section 24G rectification process. This demonstrates the applicant's full cooperation with regulatory processes and a clear commitment to compliance and environmental responsibility.

Furthermore, the applicant is committed to the rehabilitation of areas that will remain undeveloped, in line with specialist recommendations. These areas, particularly those identified as having low sensitivity, will be restored using indigenous plant species. All rehabilitation activities will be timed with the winter rainfall season to improve establishment success and fenced off from livestock to prevent trampling and grazing. The intention is to restore ecological functionality and buffer capacity in areas adjacent to the wetland and sensitive habitats, thereby supporting the broader biodiversity objectives of the Overstrand region.

NOTE: An explanation as to why the applicant did not obtain an environmental authorisation and/or waste management licence must be attached to this application.

SECTION D: PRELIMINARY ADVERTISEMENT

When submitting this application form, the applicant must attach proof that the application has been advertised in at least one local newspaper in circulation in the area in which the activity was commenced, and on the applicant's website, if any.

The advertisement must state that the applicant commenced a listed or specified activity or activities or waste management activity or activities without the necessary environmental authorisation and/or waste management licence and is now applying for *ex post facto* approval. It must include the following:

- the date;
- the location;
- the applicable legislative provision contravened; and
- the activity or activities commenced with without the required authorisation.

Interested and affected parties must be provided with the details of where they can register as an interested and affected party and / or submit their comment. At least 20 days must be provided in which to do so.

This advertisement shall be considered as a preliminary notification and the competent authority may direct the applicant to undertake further public participation and advertising after receipt of this application form.

NOTE: Unless protected by law, all information contained in and attached to this application form may become public information on receipt by the competent authority. This application must be attached to any documentation or information submitted by an applicant further to section 24G(1).

PART 3

APPENDICES

The following appendices must, where applicable, be attached to this form:

Appendix		Tick the box if Appendix is attached
Appendix A:	**Locality map**	X
Appendix B:	**Site plan(s)**	X
Appendix C:	**Building plans (if applicable)**	X
Appendix D:	**Colour photographs**	X
Appendix E:	**Biodiversity overlay map**	X
Appendix F:	**Permit(s) / license(s) from any other organ of state including service letters from the municipality**	X
Appendix G:	**Public participation information: including a copy of the register of interested and affected parties, the comments and responses report, proof of notices, advertisements, Land owner consent and any other public participation information as required in Section J above.**	X
Appendix H:	**Specialist Report(s), if any**	X
Appendix I:	**Environmental Management Programme**	X
Appendix J:	**Supporting documents relating to compliance/enforcement history of the applicant, including but not limited to, Pre-compliance/compliance notices, Pre-directives/directives etc.**	
Appendix K:	**Certified copy of Identity Document of Applicant**	
Appendix L:	**Certified copy of the title deed (or title deeds in the case of linear activities)**	
Appendix M:	**Any Other (if applicable) (describe)**	

Where an application has been made in terms of the waste management activities, please complete and annex Annexure 1 as in the following:

Annexures for waste listed activity/ies supporting information		Tick the box if Annexure is attached
Annexure 1	**Waste listed activities supporting information (as in prescribed attached form)**	
Other	(please list accordingly)	

DECLARATIONS

DECLARATION OF THE APPLICANT

Note: Duplicate this section where there is more than one Applicant.

I James Du Toit, ID number 7502145287080 in my personal capacity or duly authorised thereto hereby declare/affirm that all the information submitted or to be submitted as part of this application form is true and correct, and that:

- I am fully aware of my responsibilities in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"), the Environmental Impact Assessment ("EIA") Regulations, and any relevant Specific Environmental Management Act and that failure to comply with these requirements may constitute an offence in terms of relevant environmental legislation;
- I am aware of my general duty of care in terms of Section 28 of the NEMA;
- I am aware that it is an offence in terms of Section 24F of the NEMA should I commence with a listed activity prior to obtaining an Environmental Authorisation;
- I appointed the Environmental Assessment Practitioner ("EAP") (if not exempted from this requirement) which:
  - meets all the requirements in terms of Regulation 13 of the NEMA EIA Regulations; or
  - meets all the requirements other than the requirement to be independent in terms of Regulation 13 of the NEMA EIA Regulations, but a review EAP has been appointed who does meet all the requirements of Regulation 13 of the NEMA EIA Regulations;
- I will provide the EAP and any specialist, where applicable, and the Competent Authority with access to all information at my disposal that is relevant to the application;
- I will be responsible for the costs incurred in complying with the NEMA EIA Regulations and other environmental legislation including but not limited to –
  - costs incurred for the appointment of the EAP or any legitimately person contracted by the EAP;
  - costs in respect of any fee prescribed by the Minister or MEC in respect of the NEMA EIA Regulations;
  - Legitimate costs in respect of specialist(s) reviews; and
  - the provision of security to ensure compliance with applicable management and mitigation measures;
- I am responsible for complying with conditions that may be attached to any decision(s) issued by the Competent Authority, hereby indemnify, the government of the Republic, the Competent Authority and all its officers, agents and employees, from any liability arising out of the content of any report, any procedure or any action for which I or the EAP is responsible in terms of the NEMA EIA Regulations and any Specific Environmental Management Act.

Note: If acting in a representative capacity, a certified copy of the resolution or power of attorney must be attached.

Signature of the Applicant: _____ Date: 20/6/2025

Name of Firm (close corporation/company/trust etc.) (if applicable): _____

DECLARATION OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER ("EAP")

I **MICHELLE NAYLOR** EAPASA Registration number **2019/698** as the appointed EAP hereby declare/affirm the correctness of the information provided or to be provided as part of this application, and that:

- in terms of the general requirement to be independent:
  - other than fair remuneration for work performed/to be performed in terms of this application, have no business, financial, personal or other interest in the activity or application and that there are no circumstances that may compromise my objectivity; or
  - am not independent, but another EAP that meets the general requirements set out in Regulation 13 of NEMA EIA Regulations has been appointed to review my work (Note: a declaration by the review EAP must be submitted);

- in terms of the remainder of the general requirements for an EAP, am fully aware of and meet all of the requirements and that failure to comply with any the requirements may result in disqualification;

- I have disclosed/will disclose, to the Applicant, the specialist (if any), the Competent Authority and registered interested and affected parties, all material information that have or may have the potential to influence the decision of the Competent Authority or the objectivity of any report, plan or document prepared or to be prepared as part of this application;

- I have ensured/will ensure that information containing all relevant facts in respect of the application was/will be distributed or was/will be made available to registered interested and affected parties and that participation will be facilitated in such a manner that all interested and affected parties were/will be provided with a reasonable opportunity to participate and to provide comments;

- I have ensured/will ensure that the comments of all interested and affected parties were/will be considered, recorded, responded to and submitted to the Competent Authority in respect of this application;

- I have ensured/will ensure the inclusion of inputs and recommendations from the specialist reports in respect of the application, where relevant;

- I have kept/will keep a register of all interested and affected parties that participated in the public participation process;

- I am aware that a false declaration is an offence in terms of Regulation 48 of the NEMA EIA Regulations;

24 June 2025

Signature of the EAP: Date:

LORNAY ENVIRONMENTAL CONSULTING

Name of company (if applicable):

PART 4 -

ANNEXURE B - SUPPORTING INFORMATION WHERE THE ACTIVITY BEING APPLIED FOR IS A LISTED WASTE MANAGEMENT ACTIVITY/IES (IF RELEVANT)

1. WASTE QUANTITIES

Indicate or specify types of waste and list the estimated quantities (expected to be) managed daily (should you need more columns; you are advised to add more)

Note: In this case of hazardous waste, the National Department of Environmental Affairs is the relevant competent authority to consider the 24G application.

Non-hazardous waste	Total waste handled (tonnes per day)

Source of information supplied in the table above Mark with an "X"

Determined from volumes	
Determined with weighbridge/scale	
Estimated	

1.1. Recovery, Reuse, Recycling, treatment and disposal quantities:

Indicate the applicable waste types and quantities expected to be disposed of and salvaged annually:

TYPES OF WASTE	MAIN SOURCE (NAME OF COMPANY)	QUANTITIES		ON-SITE RECOVERY REUSE RECYCLING TREATMENT OR DISPOSAL	OFFSITE RECOVERY REUSE RECYCLING TREATMENT OR DISPOSAL	OFFSITE DISPOSAL
		Tons/ Month	M^3/	Method & Location	Method & Location and	

			Month		Contractor details	

2. GENERAL

Prevailing wind direction (e.g. NWW)

November – April	
May - October	

The size of population to be served by the facility:

	Mark with "X"	Comment
0-499		
500-9,999		
10,000-199,999		
200,000 upwards		

LANDFILL PARAMETERS (If applicable)

The method of disposal of waste:

~~Land-building~~ ☐ ~~Land-filling~~ ☐ ~~Both~~ ☐

~~The dimensions of the disposal site in metres~~

	~~At commencement~~	**~~After rehabilitation~~**

~~The total volume for the disposal of waste on the site:~~

~~Volume Available~~	~~Mark with "X"~~	~~Source of information (Determined by surveyor/ Estimated)~~
~~Up to 99~~		
~~100-34 999~~		
~~35 000- 3,5 million~~		
~~>3,5 million~~		

~~The total volume already used for waste disposal on the site:~~

~~(a) Will the waste body be covered daily~~	~~Yes~~	~~No~~
~~(b) Is sufficient cover material available~~	~~Yes~~	~~No~~
~~(c) Will waste be compacted daily~~	~~No~~	~~No~~

~~If the answers (a) and/or (b) are No, what measures will be employed to prevent the problems of burning or smouldering of waste and the generation of nuisance?~~

~~The Salvage method~~

~~Mark with an "X" the method to be used.~~

~~At source~~	
~~Recycling installation~~	
~~Formal salvaging~~	
~~Contractor~~	
~~No salvaging planned~~	

~~Fatal flaws for the site:~~

~~Indicate which of the following apply to the facility for a waste management activity:~~

~~Within a 3000m radius of the end of an airport landing strip~~	~~Yes~~	~~No~~
~~Within the 1 in 50 year flood line of any watercourse~~	~~Yes~~	~~No~~
~~Within an unstable area (fault zone, seismic zone, dolomitic area, sinkholes)~~	~~Yes~~	~~No~~
~~Within the drainage area or within 5 km of water source~~	~~Yes~~	~~No~~
~~Within the drainage area or within 5 km of water source~~	~~Yes~~	~~No~~
~~Within an area adjacent to or above an aquifer~~	~~Yes~~	~~No~~
~~Within an area with shallow bedrock and limited available cover material~~	~~Yes~~	~~No~~
~~Within 100 m of the source of surface water~~	~~Yes~~	~~No~~
~~Within 1km from the wetland~~	~~Yes~~	~~No~~

~~Indicate the distance to the boundary of the nearest residential area~~	~~metres~~
~~Indicate the distance to the boundary of the industrial area~~	~~metres~~

~~Wettest six months of the year~~

~~November - April~~	
~~May - October~~	

~~For the wettest six month period indicated above, indicate the following for the preceding 30 years~~

	~~Total rainfall for 6 months~~	~~Total rainfall for 6 months~~	~~Total rainfall for 6 months~~
~~For the 1st wettest year~~			
~~For the 2nd wettest year~~			
~~For the 3rd wettest year~~			
~~For the 4th wettest year~~			
~~For the 5th wettest year~~			
~~For the 6th wettest year~~			
~~For the 7th wettest year~~			
~~For the 8th wettest year~~			
~~For the 9th wettest year~~			
~~For the 10th wettest year~~			

~~Location and depth of ground water monitoring boreholes:~~

~~Codes of the boreholes~~	~~Borehole locality~~	~~Depth (m)~~	~~Latitude~~	~~Longitude~~
			° ' "	° ' "
			° ' "	° ' "
			° ' "	° ' "
			° ' "	° ' "
			° ' "	° ' "
			° ' "	° ' "
			° ' "	° ' "

~~Location and depth of landfill gas monitoring test pit:~~

~~Codes of the boreholes~~	~~Borehole locality~~	~~Latitude~~	~~Longitude~~
		° ' "	° ' "

		° ' "	° ' "
		° ' "	° ' "
		° ' "	° ' "
		° ' "	° ' "
		° ' "	° ' "