



Comments and Response Report

PROPOSED DEVELOPMENT OF ERF 301, WHITES ROAD, HOEKWIL (WILDERNESS HEIGHTS), GEORGE MUNICIPALITY, WESTERN CAPE.

DEA&DP Ref. No: 16/3/3/6/7/1/D2/19/0099/24

APPROACH

The public participation process for the Project was undertaken with due reference to Section 39 of the EIA Regulations, 2014 (as amended). Specifically, this comprised the following activities:

- The Notice of Intent to Submit an EIA Application was submitted to the Department of Environmental Affairs and Development Planning (DEA&DP) on 12 April 2024.
- The Screening Tool Report and Site Sensitivity Verification Report was submitted with the NOI to DEA&DP, and comments received on 14 May 2024.
- The 30-day Pre-Application Public Participation Process commenced on 08 July 2024 and ended 07 August 2024.
- A notice was published in the local newspaper, the George Herald, and two site signs erected at the entrance of Erf 301 (Section 1).
- Stakeholders and Interested and Affected Parties were notified via email (Section 2) and Pre-Application BAR and Appendices made available via the Eco Route website. Emails sent to private individuals have been excluded from Section 2 due to the POPI Act.
- A Pre-Application Basic Assessment Report was submitted to DEA&DP on 08 July 2024 and comments received on 07 August 2024.
- A site visit with commenting authorities and I&AP's was held on 07 August 2024. Attendance register is attached as Section 3.
- A stakeholder and Interested and Affected Parties (I&AP) database was prepared for the project (Section 4).
- The preparation of an Issues Trail, listing the comments received throughout the public participation process to date (Section 5).
- Evidence of notifications sent to I&APs have been included in Section 6. Emails sent to private individuals have been excluded from due to the POPI Act.
- Evidence of comments received have been included in Section 7. Emails received by private individuals have been excluded due to the POPI Act.

Eden Chess at African Youth Champs

Eden's pride soared as three of our young chess players represented South Africa at the prestigious African Youth Chess Championship in Benoni from 16 to 22 June. This significant event saw participation from 16 countries, showcasing the continent's finest young talents.

Raynier Claassen (u.14 boys), Kayleigh Conforth (u.12 girls), and Mari Greeff (u.10 girls) displayed remarkable skill and determination throughout the nine rounds of intense competition. The tournament's

time control was set at 90 minutes for each player with a 30-second increment per move, challenging each participant's strategic and time-management abilities.

Our young champions fought valiantly until the final day, making Eden incredibly proud of their achievements.

Raynier Claassen's exceptional performance earned him the title of u.14 African Youth Champion.

He will also represent South Africa at the World Youth Chess Championship in Brazil later this year.



Kayleigh Conforth, Mari Greeff and Raynier Claassen at the 15th African Youth Chess Championship. Claassen came out as u.14 African Youth champion.



Die groep ammdrukkers wet in die kampioenskappe deelgeneem het.

Span druk 16 medaljes los by SA kampioenskappe

Kristy Kolberg

Twee ammdrukkampioene uit die Tuinroete, Louis de Klerk en Morique Maritz, het drie jaar gelede hul eie ammdrukklub, Wellne Zone Ammdrukkers, in Groot-Braakrivier gestig.

Die klub se lede is vanuit die omgewing onder 14 en 42 jaar oud. Die klub het vanjaar uitgestyg deur 11 van hul lede na die SA kampioenskappe te neem.

Volgens Maritz was die kampioenskappe 'n sukses vir hulle klub. Een terugslag wat hulle wel gehad het, was toe een van hul lede, Japie

Weidemann (42), op die tweede dag van die toernooi, in 'n wenposisie, sy registeram gebreek het.

"Dit was 'n groot skok vir die span, maar Japie se koel en kalm houding het ons weer moed gegee om die res van ons wedstryde te wen," vertel sy.

Die span het bô verwagting presteer tydens hierdie twee dae lange toernooi. Met 11 lede was die potensiaal groot om 22 medaljes te kon verower. Die span het 16 uit die 22 medaljes huis toe gebring.

"Woede kan nie uitdruk hoe trots ons is nie. Ek en Louis het nie meer h siem oor na al die aanmoediging nie," sê Maritz.

Enigiemand wat belangstel om deel te word van die organisering, bongsappe of self om 'n lid te word, kan vir Maritz by 073 800 8312 of De Klerk by 072 402 4401, kontak.

ENVIRONMENTAL ASSESSMENT PROCESS

Notification of Public Participation:

PROPOSED RESIDENTIAL DWELLING AND GUEST ACCOMMODATION UNITS ON ERF 301 HOEKWIL IN WILDERNESS, WESTERN CAPE.

Notice is hereby provided in terms of the National Environmental Management Act (Act 107 of 1998), the National Environmental Management Act: Environmental Impact Assessment Regulations 2014, as amended, of a 30-day Public Participation Process to be undertaken under the authority of the Department of Environmental Affairs and Development Planning (DEA&DP). The Public Participation Process will run from **08/07/2024 - 07/08/2024**.

DEA&DP Reference Number: 16/3/3/6/7/1/D2/19/0099/24

Project Proposal: The development of a 3-bedroom single residential dwelling with garage, access driveway, six (6) small guest units called "Pods", and guest parking. The total development footprint is 1566m² with a total coverage of 3.9%. Pods will each comprise a single bedroom, along with supplementary living amenities and adjoining bathroom.

Location: Erf 301 Hoekwil (Wilderness Heights), Wilderness in the George Municipal Area of the Western Cape. The GPS coordinates to the property is 33°59'28.81"S, 22°33'36.17"E.

The following EIA Listed Activities are applicable:

Government Notice No. R324 (Listing Notice 3): Listed Activity 4 & 12. A Pre-Application Basic Assessment Report and relevant appendices will be made available to all registered Interested and Affected Parties (I&APs) for public review and comment. All relevant documents may be accessed via our website during the public participation period.

Should you wish to gain further information regarding the project or wish to register as an Interested and Affected Party please contact the Environmental Assessment Practitioner (details below).

Please provide written comments with your name, contact details and an indication of any direct business, financial, personal, or other interest which you may have in the development. Please note that information submitted by I&AP's becomes public information. In terms of the Protection of Personal Information Act 4 of 2013 (POPIA), no personal information will be made available to the public.

Environmental Assessment Practitioner: Joclyn Marshall (EAPASA Reg 2022/5006)

www.ecoroute.co.za

P.O. Box 1252, Sedgfield, 6573
Email: admin@ecoroute.co.za
Cell: 072 126 6393



EXECUTION AUCTION

IN TERMS OF WRIT ISSUED AND JUDGEMENT OBTAINED IN THE HIGH COURT OF SOUTH AFRICA WESTERN CAPE THE FOLLOWING WILL BE SOLD ON 19 JULY 2024 AT 12H00 AT 21 HIBERNIA STREET, OFFICE 9, GEORGE

CASE NR: 21023/2023

PARTIES:

INTERACTION MARKET SERVICES SOUTHERN CAPE (PTY) LTD / VICTORY TICKET 849 CC T/A EDEN FRESH

WRAP MACHINE (MODEL AW 4600 CPR), WRAP / LABEL MACHINE (MODEL AW5600 A1) AND MUCH MORE

NEED FOR REGISTRATION ID, PROOF OF ADDRESS AND R200.00 REGISTRATION FEE.

15% VAT

P.S SIBINDI SHERIFF

TEL: 044 873 5555

SUBJECT TO CANCELLATION



Terblanche Transport

Die volgende pos is beskikbaar by Terblanche Transport George (Werkswinkel)

Parte Persoon - Stoorman

Pilgte:

- Bestel en inboek van parte vir vragmotors en geel masjiene
- Byhou en inhandig van werkskaarte
- Toesien na 'n netjiese en ordelike parte stoor en werkswinkel

2 Jaar Ondervinding 'n vereiste

Stuur CV aan:

E-mail:

george@ttransport.co.za

King Classic Sudoku

	5	8	6	2	4			
2				7	3	8		5
					4	2	9	3
1		4	3		5		7	
	2	7			6			4
4			2			3	8	
6	9	3	5					2
		1			3			
4					7	5	6	

Difficulty: ** 4/9

King Classic Sudoku

	4	8			6		7	
	2	5	1				4	3
		9			6		1	
2			5					
	6			8	7		9	
5			1			7	4	
9				2	3	6		
6		3		8	1			

Difficulty: **** 4/12

SUDOKU

Fill in all the squares in the grid so that each row, column and each of the 3x3 squares contains all the digits from 1-9.

Not only must each number only appear once for each 3x3 square in each row and each column, it must also appear only once for each vertical column.

ANSWERS OF LAST WEEK

4	1	7	9	6	8	5	2	3
5	9	2	1	3	4	6	7	8
3	8	6	5	7	2	9	4	1
9	7	1	6	2	5	8	3	4
8	3	5	7	4	1	2	6	9
6	2	4	8	9	3	7	1	5
7	6	3	4	5	9	1	8	2
1	4	9	2	8	7	3	5	6
2	5	8	3	1	6	4	9	7

Figure 1: Advert placed in the George Herald on 04 July 2024.



04 Jul 2024 16:01:53
 314 Whites Road
 Central
 Wilderness
 Garden Route District Municipality
 Western Cape

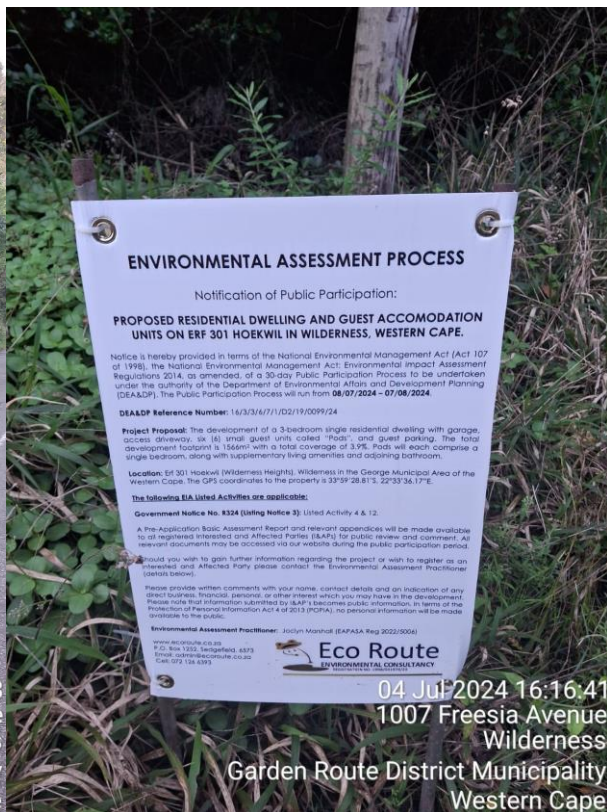


04 Jul 2024 16:01:47
 314 Whites Road
 Central
 Wilderness
 Garden Route District Municipality
 Western Cape

Figure 2: Site sign erected at Erf 301 Hoekwil on Whites Road, coordinates 33°59'27.01"S, 22°35'35.06"E.



04 Jul 2024 16:16:53
 1007 Fresia Avenue
 Wilderness
 Garden Route District Municipality
 Western Cape



04 Jul 2024 16:16:41
 1007 Fresia Avenue
 Wilderness
 Garden Route District Municipality
 Western Cape

Figure 3: Site sign erected on Erf 301 Hoekwil on Waterside Road, coordinates 33°59'31.82"S, 22°35'31.88"E.

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Environmental Assessment Practitioner: Joclyn Marshall (EAPASA Reg 2022/5006)

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SECTION 3: Attendance Register for I&AP Site Visit



Eco Route
ENVIRONMENTAL CONSULTANCY
REGISTRATION NO. 1998/031976/23

DR. COLLEEN EBERSOHN
PhD Univ. Pretoria
Cell: 072 222 6013
e-mail: ebersohn@cyberperk.co.za

MS. JANET EBERSOHN
Bsc. Hons. Environmental Management
Cell: 082 557 7122
e-mail: janet@ecoroute.co.za

ATTENDANCE REGISTER

Title: Site Visit for Pre-Application BAR for Erf 301 Hoekwyl, Wilderness

Date: 07 August 2024

Time: 09:00

Venue/Platform: On-Site at Erf 301 Whites Road, Wilderness

Name	Organisation	Tel/Cell	Email	Signature
Dorien Werth	DEA&DP		Dorien.Werth@westerncape.gov.za	
Francois Naude	DEA&DP		Francois.Naude@westerncape.gov.za	
Vanessa Weyer	SANParks		Vanessa.Weyer@sanparks.org	
Nina Viljoen (Dr)	Garden Route District Municipality		Nina@gardenroute.gov.za	
Lauren Josias	George Municipality		ljosias@george.gov.za	
Marlize de Bruyn	Marlize de Bruyn Planning		marlize@mdbplanning.co.za	
Denise Janse van Rensburg	Marlize de Bruyn Planning		denise@mdbplanning.co.za	
Charles Scott	WALEAF		cascott@langvlei.co.za	
Sean Holmes	Applicant		sean.holmes77@icloud.com	
Justin Britton	Eco Route		justin@ecoroute.co.za	

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Joclyn Marshall	Eco Route		joclyn@ecoroute.co.za	
Balvinder Walker	WRRA		balvinder@wildernappling.co.za	

SECTION 4: Interested and Affected Parties Database

STATE DEPARTMENTS			
Name	Contact Person	Contact Details	Email
Department of Environmental Affairs and Development Planning (DEA&DP)	Danie Swanepoel	4 th Floor, York Park Building, 93 York Street, George, 6529 044 814 2002 (T)	Danie.Swanepoel@westerncape.gov.za
Department of Environmental Affairs and Development Planning (DEA&DP)	Malcolm Fredericks Dorien Werth	4 th Floor, York Park Building, 93 York Street, George, 6529 044 814 2002 (T)	Malcolm.Fredericks@westerncape.gov.za Dorien.Werth@westerncape.gov.za
Coastal Management Unit, DEA&DP	leptieshaam Bekko Mercia J Liddle Hilda Hayward Ryan Apolles	Private Bag x9086, Cape Town. 8000 021 483 3370 (T) 078 744 9205 (Cell) (leptieshaam Bekko)	leptieshaam.Bekko@westerncape.gov.za Mercia.Liddle@westerncape.gov.za Hilda.Hayward@westerncape.gov.za Ryan.Apolles@westerncape.gov.za
Department of Health	Nathan Jacobs	Private Bag x6592, George, 6530 044-803 2727 (T) 044-873 5929 (F)	Nathan.Jacobs@westerncape.gov.za
Heritage Western Cape	Noluvo Toto Stephanie Barnardt	Private Bag x9067, Cape Town, 8000 021-483 9729 (T) 021-483 9845 (F)	Noluvo.Toto@westerncape.gov.za Stephanie.barnardt@westerncape.gov.za

Provincial Roads Dept	Azni November	Private Bag x617, Oudtshoorn, 6620 044 272 6071 (T) 044 272 7243 (F)	Azni.November@westerncape.gov.za
Department of Water & Sanitation	John Roberts	Private Bag x16, Sanlamhof, 7532 021 941 6179 (T) 021 941 6082 (F)	RobertsJ@dwa.gov.za
Dept of Agriculture Land Use Management	Cor van der Walt Brandon Layman	Private Bag x1, Elsenburg, 7601 021 808 5093 (T)	Cor.VanderWalt@westerncape.gov.za Brandon.layman@westerncape.gov.za
Transport & Public Works / Department of Infrastructure	Vanessa Stoffels	24 th Floor, 9 Lower Burg Street, Cape Town 021 483 4669 (T)	Vanessa.Stoffels@westerncape.gov.za
DFFE: Forestry Management	Melanie Koen Innocent Mapokgole	Private Bag x12, Knysna, 6570 044 302 6902 (T) 044 382 5461 (F)	MKoen@dffe.gov.za imapokgole@dffe.gov.za
ORGANS OF STATE			
Name	Contact Person	Contact Details	Email
Breede-Olifants Catchment Management Agency	Andiswa Sam R Mphahlele	PO Box 1205, George, 6530 023 346 8000 (T) 023 347 2012 (F)	asam@bgcma.co.za rmpahlele@bgcma.co.za

Cape Nature Land Use Advice	Colin Fordham Megan Simons	Private Bag x6546, George, 6530 044 802 5328 (T) 044 802 5313 (F)	msimons@capenature.co.za
Southern Cape Fire Protection Agency	Dirk Smit	Private Bag x12, Knysna, 6570 044 302 6912 (T) 086 616 1682 (F)	managerfpa@gmail.com
SANPARKS (Wilderness Parks Manager)	Sandra Taljaard		sandra.taljaard@sanparks.org
SANPARKS	Dr Vanessa Weyer	PO Box 3542, Knysna, 6570 044 302 5600 (T) 044 382 4539 (F) 074 707 8199	Vanessa.Weyer@sanparks.org
SANRAL	Nicole Abrahams Rene de Kock	Private Bag x19, Bellville, 7530 021 957 4602 (T)	AbrahamsN@nra.co.za Dekockr@nra.co.za
South African Civil Aviation Authority	Lizell Stroh	011 545 1232 (T)	environment@caa.co.za
MUNICIPALITIES			
Name	Contact Person	Contact Details	Email
George Municipality Town Planning Section	Clinton Petersen	P.O. Box 19, George, 6530 044-8019477 (T) 08605299923 (F)	cpetersen@george.gov.za

George Municipality Environmental Department	Lauren Josias Nosi Bulose	71 York Street, George 6529 044-801 9156 (T)	nbulose@george.gov.za ljosias@george.gov.za
Garden Route District Municipality	Mr. Lusanda Menze	P.O. Box 12, George, 6530 044-8031300 (T) 0865556303 (F)	info@gardenroute.gov.za
Garden Route District Municipality	Dr. Nina Viljoen	P.O. Box 12, George, 6530 044-8031300 (T) 0865556303 (F)	nina@gardenroute.gov.za
George Municipality – Ward 4 Councillor	Marlene Barnardt		mviljoen@george.gov.za
George Municipality – Municipal Manager	Dr Michele Gratz	044 801 9111	fduplooy@george.gov.za
PUBLIC			
Portion No.	Contact Person	Contact Details	Email
Wilderness Ratepayer's Association WALEAF - Langvlei	Charles Scott	P O Box 791 Wilderness, 6560	waleaf@langvlei.co.za

Wilderness Ratepayers and Residents Association (WRRRA)	John Miller Simon Jamieson Balvindra Walter		admin@wrra.co.za
Erf 299	Aquarella INV 228 (Pty) Ltd	p/a Duvenhage, Keyser & Jonck Posbus 104 Oudtshoorn, 6620	
RE/1262	Dion Romijn Familie Trust	Posbus 382 Onrustrivier, 7201	
Erf 547	Suter Family Trust	8 Cherrylane Constantia, 7806	
Erf 300	Mr/Mrs DG & R Mallet	PO Box 661 Wilderness, 6560	
Erf 302	Mr/Ms AJ & JH McDonald	PO Box 767 Wilderness, 6560	
Erf 1244	Piet Olivier Family Trust Mrs C Olivier	PO Box 11118 Southernwood 5213	
	Frans van der Walt	082 460 0875	

SECTION 5: Issues and Response Register

COMMENTS	RESPONSE
COMMENTS RECEIVED IN RESPONSE TO THE NOTICE OF INTENT TO DEVELOP REPORT -	
STATE DEPARTMENTS	
Department of Environmental Affairs and Development Planning (DEA&DP) – Development Management – Dorien Werth – 14 May 2024	
COMMENT ON THE NOTICE OF INTENT (NOI) TO APPLY FOR THE PROPOSED RESIDENTIAL DWELLING AND GUEST ACCOMMODATION UNITS ON ERF 301, WILDERNESS	Noted.
1. The abovementioned document and respective attachments received by the Directorate: Development Management (Region 3), hereinafter referred to as “this Directorate” via electronic mail on 12 April 2024 refers.	
2. The following advice or instructions of the nature and extent of any of the processes that may or must be followed or decision support tools that must be used, in order to comply with the Act and the Environmental Impact Assessment Regulations, 2014, as amended is provided below.	
3. Please submit a separate fee reference request for this Directorate to issue the specific fee reference number.	Fee reference request was submitted.
4. It is understood that the proposal entails the development of a residential dwelling and guest accommodation units. This development will be done in two phases. The first phase will include the development of a 3-bedroom primary dwelling which will be accompanied by four (4) additional guest units that will all be identical in size. The second phase will include the finalisation of the last two (2) guest units. In addition, the main access to the development is proposed by means of a new road/driveway section approximately 75m long. Internal walkways is also proposed between the separate buildings/units leading out of the new driveway/road section.	
4.1 <i>Environmental Impact Assessment Process</i> Based on the listed activities which will be triggered and for which written Environmental Authorisation is required, a Basic Assessment process must be followed in order to apply for Environmental Authorisation.	A Basic Assessment process is being followed.
4.2 <i>National Web Based Environmental Screening Tool Report</i>	Noted.

<ul style="list-style-type: none"> • This Directorate notes the National Web Based Environmental Screening Tool Report that has been attached to the Notice of Intent. In accordance with Regulation 16(1)(b)(v) the report must also be attached to the application for environmental authorisation. • The findings of the screening tool report and your site verification report is also noted. 	
<p>4.3 Protocols or Minimum Information Requirements</p> <p>Please be informed that the applicable protocols or minimum information requirements, which were published in Government Notice No. 320 of 20 March 2020 (Government Gazette No. 43110 of 20 March 2020 refers), which came into effect on 9 May 2020, must be applied to the impact assessment process that must be followed: Provided that if the specialist assessment affected by any of the protocols, was commissioned before 9 May 2020, then the applicant is allowed to continue and submit documents for decision-making, which do not need to comply with the requirements of the protocols. Proof that the specialist work was outsourced before 9 May 2020, is deemed to be sufficient to allow this on a case-by-case basis. In such instances, the specialist report need not comply with the applicable protocol but must comply with Appendix 6 of the Environmental Impact Assessment Regulations, 2014 (as amended). Therefore—</p> <ul style="list-style-type: none"> • in accordance to the above, where the applicable protocol applies to any specialist performing work related to any of the fields of practice listed in Schedule I of the Natural Scientific Professions Act, 2003 (Act 27 of 2003) must be registered with the South African Council for Natural Scientific Professions ("SACNASP") [1] in any of the prescribed categories [Section 18] and further to this, only a person registered with the SACNASP may practise in a consulting capacity [Section 20]; or • where a specialist assessment was commissioned prior to 9 May 2020, you are required to submit proof to the competent authority that the work was commissioned prior to the said date (e.g., approved quotation for specialist assessment and/or proof of work being carried out). • It is the responsibility of the Environmental Assessment Practitioner (EAP) to confirm this list and to motivate in the site sensitivity verification report, the reason for not including any of the identified specialist studies, including the provision of photographic evidence of the footprint situation. Such motivation must be submitted to this Department as soon as possible, preferably before the submission of the application form. 	<p>Site Sensitivity Verification Report is attached to the Basic Assessment Report as Appendix I.</p>

4.4 In light of the protocols, the screening tool, and the site verification report, please note the following:

Archaeological and Cultural Heritage Theme

The Archaeological Sensitivity Theme is rated as "Low". This Directorate notes that a **Notice of intent (NID)** will be submitted to Heritage Western Cape. Please include the final comment Heritage Western Cape in the Basic Assessment Report.

Landscape/Visual

This Directorate takes note of the EAPs motivation that the structures will be hidden in part by the vegetation. In addition, the EAP motivates that the proposal will also have negligible to no negative impact on the scenic route (N2) or the aesthetic value of the area and therefore, no visual assessment will be required. This Directorate agrees that no visual impact assessment will be required.

Palaeontology

The Palaeontology Sensitivity Theme is rated as "Very High". This Directorate notes that a **Notice of intent (NID)** will be submitted to Heritage Western Cape. Please include the final comment of Heritage Western Cape in the Basic Assessment Report.

Terrestrial Biodiversity sensitivity theme

The Terrestrial Biodiversity sensitivity theme sensitivity is rated "very high". According to the protocols, an assessment must be prepared by a specialist registered with the South African Council for Natural Scientific Professionals (SACNASP) with expertise in the field of terrestrial biodiversity. The EAP's recommendation for a **Terrestrial Biodiversity Assessment** is noted and agreed to by this Directorate.

Aquatic Biodiversity sensitivity theme

The aquatic sensitivity theme is rated as "very high". According to the protocol an assessment must be prepared by a specialist registered with the South African Council for Natural Scientific Professionals (SACNASP), with expertise in the field of aquatic sciences, however, the EAP motivates that the two non-perennial drainage lines will not be affected by the development and the rating should be "low" and this is agreed to by this Directorate. It is also noted that a **compliance statement** will be submitted together with the Basic Assessment Report.

Archaeological and Cultural Heritage Theme

The NID was submitted and final comment received from HWC, attached to the Basic Assessment Report as Appendix E1.

Landscape/Visual

A Visual Impact Assessment was compiled by Andre Vercueil Consulting Architects, dated 22 October 2024. The assessment concluded that the proposed development would have a very small Visual Impact on the existing landscape.

Palaeontology

The NID was submitted and final comment received from HWC, attached to the Basic Assessment Report as Appendix E1.

Terrestrial Biodiversity sensitivity theme

A Specialist Botanical and Terrestrial Biodiversity Impact Assessment Report was compiled by Bianke Fouché (MSc; Pr.Sci.Nat. No. 141757) of Confluent Environmental dated May 2024.

Aquatic Biodiversity sensitivity theme

An aquatic compliance Statement was compiled by F de Ridder (MSc; Aquatic Science - 166398) of Confluent Environmental dated 31 May 2024.

Socio-economic

It is noted that a Planning Statement by Marlize de Bruyn Planning (February 2023) was done, which address the socio-economic aspects. It is therefore agreed to that a separate Socio-Economic study is not required.

Plant species theme

The Plant Species sensitivity theme is rated as "medium". According to the protocol the presence or likely presence of the species of conservation concern (SCC) identified by the screening tool must be investigated through a site inspection by a specialist registered with the SACNASP with a field of practice relevant to the taxonomic groups ("taxa") for which the assessment is being undertaken. It is noted that no threatened plant species were identified in the area. This Directorate agrees that the "low" rating and that a **compliance statement** will be submitted with the Basic Assessment Report.

Animal species sensitivity theme

The animal species sensitivity theme was rated "high". According to the protocol the presence or likely presence of the species of conservation concern (SCC) identified by the screening tool must be investigated through a site inspection by a specialist registered with the SACNASP with a field of practice relevant to the taxonomic groups ("taxa") for which the assessment is being undertaken. The site sensitivity report submits that given the small footprint of the development area relative to the larger property area and the likelihood of SCC occurring on site, it is recommended that the sensitivity for Animal Species is LOW. This Directorate is in agreement with the sensitivity rating to be reduced to "**Low**" and that an **animal species compliance statement** be submitted with the Basic Assessment Report.

Agricultural Theme

The agricultural theme is rated as "medium sensitivity". According to protocol, an agricultural theme that results in a medium sensitivity requires a minimum of a compliance statement to be done by an agricultural soil scientist that is registered with the South African Council for Natural Scientific Professions ("SACNASP") [2. The EAP motivates that due to the environmental constraints and topography of the site, the site is not considered viable for agriculture production. However, the lowest rating for this protocol is "**low**" and this rating does require an **Agriculture compliance statement** to be submitted with the Basic Assessment Report.

Socio-economic

Noted and agreed.

Plant species theme

A Specialist Botanical and Terrestrial Biodiversity Impact Assessment Report was compiled by Bianke Fouché (MSc; Pr.Sci.Nat. No. 141757) of Confluent Environmental dated May 2024.

Animal species sensitivity theme

Terrestrial Animal Species Impact Assessment was compiled by Monica Leitner (MSc; Ecological Sciences – 166055) of Confluent Environmental dated May 2024.

Agricultural Theme

An Agriculture compliance statement was compiled by Johann Lanz (Pr.Sci.Nat. No. 400268/12) of SoilZA dated 23 June 2024.

<p>Civil Aviation sensitivity theme</p> <p>The sensitivity of the civil aviation theme is rated as “medium”. It is submitted in the site sensitivity verification report that the development will not have any impact on civil aviation as it is a residential development and that aircraft should be restricted from flying low over residential areas. The sensitivity should therefore be LOW, and no further assessments will be required. This Directorate agrees with the rating being reduced to “low”, however a compliance statement by the EAP must be submitted. It is noted that the South African Civil Aviation Authority (“SACAA”) will be included in the I &AP register.</p> <p>The South African Civil Aviation Authority will be included in the I&AP Register. Comments will be included in the BAR.</p>	<p>Civil Aviation sensitivity theme</p> <p>A Civil Aviation compliance statement is attached to the Basic Assessment Report as Appendix G8.</p>
<p>4.5 Public Participation Process</p> <ul style="list-style-type: none"> • A public participation process (“PPP”) that meets the requirements of Regulation 41 of the EIA Regulations, 2014 (as amended) must be undertaken. You are advised that public participation may be undertaken prior to the submission of the application, although this is not mandatory. It is the Environmental Assessment Practitioner's discretion at what stage the requirements of Regulation 41 are met, whether during the proposed application (pre-application) process or formal application process. You are reminded that a period of at least 30 days must be provided to all potential or registered interested and affected parties to submit comment on the BAR and EMPr. • Should a public participation process, which includes the circulation of the pre-application BAR for comment, be undertaken prior to submission of an Application Form to this Directorate, in terms of Regulation 40, the pre-application BAR may also be submitted to this Directorate for commenting purposes. Please ensure a minimum of one electronic copy of the pre-application BAR is submitted to this Directorate for commenting purposes. • In terms of Section 24O (2) and (3) of NEMA and Regulations 7(2) and 43(2) of the EIA Regulations, 2014, any State Department that administers a law relating to a matter affecting the environment relevant to the application must be requested to comment within 30 days. Please note that the EAP is responsible for such consultation. Therefore, it is requested that the EAP include proof of such notification to the relevant State Departments in terms of Section 24O (2) and (3) of NEMA in the BAR, where appropriate. 	<p>A 30-day Pre-Application Public Participation was undertaken. A further 30-day Public Participation will be undertaken for the Draft BAR.</p> <p>Evidence of the process followed and notifications sent are included in this Comments and Response Report.</p>

<ul style="list-style-type: none"> Your list of State Departments to include in the PPP is noted and supported. Delivery of reports/documents must be done in a manner provided for in section 47D of the NEMA and the Directions: Provided that all registered I&APs have access to such facilities. Electronic versions of reports may be made accessible through any of the following non-exhaustive list of methods: websites, Zero Data Portals, community or traditional authorities, Cloud Based Services. The timeframes regarding comment period must be specified. All potential interested and affected parties including I&APs and organs of state identified in Section 3 of the Public Participation plan, must be afforded a minimum of three (3) calendar days from date of notification before the 30-day commenting period on the Basic Assessment Report (Pre-Application or formal process report). However, where the third day falls on a Saturday, Sunday or public holiday, it must be extended to the end of the next day which is not a Saturday, Sunday or public holiday. Please consider the following guidance regarding the Application Programme: Once the Application Form is submitted to this Directorate, the programme should allow for the 10-day acknowledgement period, prior to any Public Participation commencing, so that this Directorate can confirm that the application is in order. It must be possible to cross-reference the proposed delivery of documents to the preferences indicated in the I&AP Register. 	
<p>5. Pre- Application Consultation</p> <p>5.1 This Department avails itself for a pre-application meeting engagement to provide further guidance and advice in terms of Regulation 8 on the process requirements and the administration of your application.</p> <p>5.2 Please note that the pre-application consultation is an advisory process and does not pre-empt the outcome of any future application, which may be submitted to the Directorate.</p> <p>5.3 No information provided, views expressed and/or comments made by officials during the pre-application consultation should in any way be seen as an indication or confirmation: that additional information or documents will not be requested of the outcome of the application.</p>	<p>A site visit was held with the Department and relevant stakeholders on 7 August 2024 following the distribution of the Pre-Application BAR.</p>

<p>6. Services Please ensure that written comment is obtained from George Municipality which confirms that sufficient unallocated services (i.e. water, sewage, and solid waste) exist within the municipal grid network to support the proposed development and inform the decision-making process. You are also advised to investigate the implementation of resource conservation measures as part of your proposal.</p>	<p>This will be included on the Final BAR.</p>
<p>7. Need and Desirability In terms of the NEMA EIA Regulations, when considering an application, the Department must take into account a number of specific considerations including <i>inter alia</i>, the need for and desirability of any proposed development. As such, the need for and desirability of the proposed activity must be considered and reported on in the BAR. The BAR must reflect how the strategic context of the site in relation to the broader surrounding area, has been considered in addressing need and desirability. Refer to the Department's Guideline on Need and Desirability (March 2013).</p>	<p>Need and Desirability has been addressed in the Draft BAR.</p>
<p>8. National Heritage Resources Act, 1999 (Act No. 25 of 1999) ("NHRA") Section 38 of the NHRA sets out the requirements regarding the integration of the decision-making process with that of the EIA Regulations 2014, however, under the provision that the necessary information is submitted and any comments and recommendations of the relevant heritage resources authority (HWC) with regard to such development have been provided and taken into account prior to the granting of the authorisation. Further to the above:</p> <ul style="list-style-type: none"> • An application for Environmental Authorisation, 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. • Where Section 38 of the NHRA is triggered, the Standard Operating Procedure between Heritage Western Cape and this Department must be followed. If Section 38 is applicable to the proposed development, then the proponent/applicant is required to submit a Notice of Intent to Develop ("NID") to Heritage Western Cape and attach a copy to thereof to the EIA application form. If Heritage Western Cape requires a Heritage Impact Assessment, the Heritage Impact Assessment must be undertaken as one of the specialist studies of the EIA process to be undertaken in terms 	<p>A NID was submitted and final comment received from HWC, attached to the Basic Assessment Report as Appendix E1.</p>

<p>of the NEMA EIA Regulations, 2014. It is reasonable to suspect that the proposed activity triggers an activity identified in section 38 of the NHRA and it is likely that the national estate may be impacted. Comment from Heritage Western Cape must be obtained to substantiate this.</p>	
<p>9. You are advised that when undertaking the Basic Assessment process, you must take into account applicable guidelines, including the circulars and guidelines developed by the Department. These can be provided upon request. In particular, the guidelines that may be applicable to the proposed development include, <i>inter alia</i>, the following: Guideline for the Review of Specialist Input in the EIA process (June 2005). Guideline for Environmental Management Plans (June 2005). Guideline on Alternatives (March 2013). Guideline on Generic Terms of Reference for EAPs and Project Schedules (March 2013) Guideline for determining the scope of specialist involvement in EIA processes, June 2005. Guideline for involving visual and aesthetic specialists in the EIA process, June 2005. DEA (2017), Guideline on Need and Desirability, Department of Environmental Affairs.</p>	<p>The applicable guidelines have been considered.</p>
<p>10. Please ensure the Basic Assessment Report ("BAR") and Environmental Management Programme ("EMPr") contain all information requirements outlined in Appendices 1 and 4 respectively of the Environmental Impact Assessment Regulations, 2014 (GN R. 982 of 4 December 2014, as amended).</p>	<p>This has been done.</p>
<p>General 11. All applications, reports and documents, which include all signatures and Annexures which are included as part of the application and subsequent reports, must be submitted via e-mail to the relevant official, with attached PDF versions of letters and reports. If the documents are too large to attach to an e-mail, the competent authority must be notified per e-mail and provided with an electronic link to such documents that is accessible by the relevant authority.</p> <p>12. With reference to this Department's Circular No. 0027/2021 of 15 December 2021, please note that from 1 February 2022 all general EIA queries, correspondence, applications, non-applications and reports must be e-mailed to this Directorate's dedicated e-mail address.</p>	<p>This is noted, and will be done accordingly.</p>

<p>In this regard the following procedure for the submission of documents must be followed when submitting documents to the Directorate: Development Management (Region 3) - submitted electronically per electronic mail to this Directorate's generic e-mail address and copied to the assigned case officer.</p> <p>Note: The Directorate: Development Management (Region 3), has created a generic e-mail address to centralise its administration within the component (i.e. notifying clients of decisions and receiving EIA applications, Notice of Intent form; request for fee reference numbers, etc.): DEADPEIAAdmin.George@westerncape.gov.za</p> <p>OR</p> <p>uploaded electronically to the designated folder on the Directorate's OneDrive system which has been assigned to the EAP.</p> <p>Note: The document must be placed in an appropriately named folder and the reference number included (where applicable). This Directorate must be notified via e-mail once the document has been uploaded. Such notification must include a screenshot of the documents that have been uploaded within the folder.</p> <p>13. Kindly note that this Directorate requires that when the pre-application BAR is submitted, an electronic copy of the document must be submitted to this Directorate for consideration. Hard copies of the document are no longer required but must be made available upon request.</p> <p>14. Please note that the activity may not commence prior to an environmental authorisation being granted by this Directorate.</p> <p>15. This Department reserves the right to revise or withdraw initial comments or request further information from you based on any new or revised information received.</p>	
<p>COMMENTS RECEIVED IN RESPONSE TO THE PRE-APPLICATION BASIC ASSESSMENT REPORT: 08 July 2024 – 07 August 2024</p>	
<p>STATE DEPARTMENTS</p>	
<p>Department of Environmental Affairs and Development Planning (DEA&DP) – Development Management – Dorien Werth – 07 August 2024</p>	
<p>COMMENT ON THE PRE-APPLICATION BASIC ASSESSMENT REPORT IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT: ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 (AS AMENDED) FOR THE</p>	<p>Noted. Applicable guidelines have been considered.</p>

<p>PROPOSED RESIDENTIAL DWELLING AND GUEST ACCOMODATION UNITS ON ERF 301, WILDERNESS</p> <p>1. The abovementioned document received by the Directorate: Development Management (Region 3), hereinafter referred to as "this Directorate" via electronic mail on 08 July 2024 as well as the site inspection attended on 07 August 2024 refer.</p> <p>2. This Directorate reviewed the documents and comment as follows: You are advised that when undertaking the Basic Assessment process, you must take into account applicable guidelines, including the circulars and guidelines developed by the Department. In particular, the guidelines that may be applicable to the proposed development include, <i>inter alia</i>,</p> <ul style="list-style-type: none"> • DEA (2017), Guideline on Need and Desirability, Department of Environmental Affairs • Guideline for the Review of Specialist Input in the EIA process (June 2005). • Guideline for Environmental Management Plans (June 2005). • Guideline for the review of specialist input in the EIA process, June 2005. • Guideline for involving hydrogeology specialists in the EIA process, June 2005. • Guideline for environmental management plans, June 2005. • Guideline for the Management of Development on Mountains, Hills and Ridges of The Western Cape, 2002 • Guideline for involving visual and aesthetic specialists in the EIA process, June 2005. • Guideline for involving heritage specialists in the EIA process, June 2005. • Guideline for involving social assessment specialists in the EIA process, February 2007. • Western Cape Land Use Planning Guidelines - Rural Areas, March 2019. 	
<p>2.2. Alternatives</p> <p>In terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") and the EIA Regulations, 2014, the investigation of alternatives is mandatory. This includes the option of not proceeding with the proposed activity (the "no-go" option). In this regard it must be noted</p>	<p>The south-western portion of the property was considered as an alternative site in the Draft BAR.</p>

<p>that the Department may grant authorisation for an alternative as if it had been applied for, or may grant authorisation in respect of the whole or part of the proposed project in the application.</p> <p>Alternatives are not limited to activity alternatives, but include location alternatives, layout alternatives, design, operational and technology alternatives. alternatives must be assessed, if no alternatives, including alternative locations for the activity were investigated, the motivation for not considering such.</p> <p>From the information received, and as observed during the site inspection, it is noted that the south-western portion of the property includes an area which has a gradient of more than 1:4 and provides reasonable access to municipal services and Waterside Road. The Directorate requires that this area be comparatively assessed as an alternative location for the proposed development.</p>	
<p><i>2.3. Stormwater management</i></p> <p>This Directorate is concerned about the stormwater mitigation measures and the proposed stormwater management on site, especially considering the proximity of the site to the Freshwater Ecosystem Priority Areas ("FEPA") and Strategic Water Source Areas ("SWSA"). It is noted that stormwater will be managed according to the Sustainable Urban Drainage Systems ("SUDS") principles; however, this Directorate does requires that detailed stormwater management plan be provided which illustrates how the SUDS principles for both construction and operational phases of the project can be practicably implemented and is indeed the best practicable environmental option. This information must be included in the BAR.</p> <p>Even though the property falls outside the current urban edge, the George Municipality must be consulted on the suitability of the proposed stormwater management measures as the property abuts the urban area, Waterside Road and access will be gained from Whites Road.</p>	<p>The updated Civil Engineering Report addresses stormwater in more detail, attached to the Draft BAR as Appendix G6.</p> <p>The Draft BAR and Civil Engineering Report will be made available to the George Municipality for their input during the 30-day Public Participation Process.</p>
<p><i>2.4. Geotechnical aspects</i></p> <p>Experience has shown that specific care must be taken when considering developments within the Southern Cape, especially on hills and ridges or on steep slopes. The geology formation is of such a nature that it may become unstable and s prone to slipping once disturbed and during/after heavy or prolonged rainfall events.</p>	<p>A Geotechnical Soil Test Report was compiled by Outeniqua Geotechnical Services dated 13 September 2024, attached to the Draft BAR as Appendix G9.</p>

<p>It is therefore required that a geotechnical assessment of the location of the site (and alternative site) be undertaken to inform the proposed development.</p>	
<p>2.5. According to the information provided to this Directorate it is noted that Erf 301 is mapped as <i>Garden Route Granite Fynbos</i>. Furthermore, the specialist stated the valleys and south facing slopes here contain forest vegetation and the plateaus and north Biodiversity on the site and recommendations regarding the proposal and include these comments in the Basic Assessment Report.</p> <p>In addition, the Southern Cape Fire Protection Agency (FPA) must be consulted to determine what the requirements for the property are, and whether there may be possible solutions to minimise firebreaks on the property and steep slopes. Notwithstanding the proposed development, it is recommended that the landowner join the FPA and ascertain what requirements must be addressed.</p> <p>It is understood that the residential / resort compound will be fenced off. It is also noted that the fence also includes two pedestrian gates; however, the layout does not clearly show what the alignment of footpaths are. It is expected that the development and maintenance of the fence will require the clearance of indigenous vegetation. The current alignment of the fence will include sections which runs straight down the steep slope. It is expected that this will lead to soil erosion due to the vegetation being cleared. The impact(s) of the proposed fence and pathway on the biodiversity has not been clearly addressed.</p> <p>It is noted that a sewer line will need to be installed from the proposed development (northern section) down to the south-western corner of the property. This is necessary to connect to a conservancy tank on the southern boundary of the property. This will allow the George Municipality to remove the sewage generated as a result of the proposed development from Waterside Road. The sewer pipeline will however need to be developed/installed across the proposed conservation area and along a route with slopes with a gradient of greater than 1:4. It is unclear how this will be implemented and how this may impact on the biodiversity of the route and conservation area.</p> <p>The various specialist studies (including terrestrial biodiversity, terrestrial plant species and animal species) must demonstrate how these aspects have been included in the respective assessments.</p>	<p>The SCFPA has been consulted. Please see Appendix E22 of the Draft BAR.</p> <p>The alignment of the fence has been adjusted so that it follows more closely with the contours of the site and avoids sections which runs straight down the steep slope. Please see the SDP attached as Appendix B1.</p> <p>Further details on the fence and pathways are included in the Draft BAR.</p> <p>The sewerage line will be surface laid in flexi-hose pipe as per engineer specification to minimise disturbance. This will effectively minimise disturbance in the conservation area.</p>

<p>2.6. The Aquatic Compliance Statement indicated that in terms of the legislation pertaining to the National Water Act, the development falls outside of the regulated area of the drainage line and outside the regulated area of a wetland; however, please obtain comments from the Breede Olifants Catchment Management Agency ("BOCMA") to confirm this statement.</p>	<p>The letter received from BOCMA on 07 August 2024 confirms that no water uses in terms of section 21(c) and (i) will be triggered. Please see Appendix E3 of the Draft BAR.</p>
<p>2.7. Based on the information received in the Pre-application Draft Basic Assessment report and the receiving environment and with due consideration of the proximity within the landform and to the N2 which is identified as a scenic route, this Directorate requires that a Visual Impact Assessment be undertaken, and the report be submitted with the Basic Assessment report. In this regard it will be important to demonstrate how the Department's Guideline for the Management of Development on Mountains, Hills and Ridges of The Western Cape, 2002 and Guideline for involving visual and aesthetic specialists in the EIA process, June 2005 has been considered.</p>	<p>A Visual Impact Assessment was compiled by Andre Vercueil Consulting Architects, dated 22 October 2024. The assessment concluded that the proposed development would have a very small Visual Impact on the existing landscape.</p>
<p>2.8. It is noted that the developed is proposed on a site with steep slopes, please provide a detailed map of the proposed development with the gradient of the site. In general, this Department does not support any development on slopes with a steeper gradient of 1:4 or greater.</p>	<p>The SDP includes contour lines, as well as the determined edge where the slope becomes 1:4 and steeper. The structures have been positioned away from the 1:4 or steeper slopes.</p>
<p>Other relevant considerations:</p> <p><i>Synchronizing the EIA and assessment in terms of the Outeniqua Sensitive Coastal Area Extension Regulations (OSCAE):</i> It is noted that the property is subject to the OSCAE Regulations. As such it is recommended that the assessments and public participation process be coordinated. The assessment and BAR must provide clear information of the area where vegetation will be disturbed on the property as well as the volume of sand/soil that will be excavated.</p>	<p>The OSCAE Regulations will be included in the 30-day PPP for the Draft BAR. Estimates of excavation volumes for cut and fill have been included in the Draft BAR (Section B (4.4)). The SDP indicates the position of the structures and driveway where vegetation will be removed.</p> <p>An overlay map of the development has been included as Appendix B2.</p>
<p>Coastal management aspects</p> <p>Where applicable, you are required consider and motivate the need for the proposal in terms of Section 63 of the National Environmental Management: Integrated Coastal Management Act, Act 24 of 2008, as amended ("NEM:ICMA").</p>	<p>Section 63 of the NEM:ICMA is addressed in the Draft BAR (Section G (3)). Please also see comments from the DEA&DP: Coastal Management Unit attached as Appendix E14 of the Draft BAR.</p>

<p>3. This Directorate awaits the submission of the application for Environmental Authorisation.</p> <p>4. Please note that the pre-application consultation is an advisory process and does not pre-empt the outcome of any future application which may be submitted to the Department. No information provided, views expressed and/or comments made by officials during the pre-application consultation should in any way be seen as an indication or confirmation:</p> <ul style="list-style-type: none"> • that additional information or documents will not be requested • of the outcome of the application <p>5. The activity may not commence prior to an environmental authorisation being granted by this Directorate.</p> <p>6. This Department reserves the right to revise or withdraw initial comments or request further information from you based on any new or revised information received.</p>	<p>Noted. The NEMA Application was submitted and acknowledged on 01 November 2024.</p>
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Department of Environmental Affairs and Development Planning (DEA&DP) – Coastal Management Unit – Mercia Liddle – 05 August 2024

<p>Your request for comment from the Sub-directorate: Coastal Management on the above-mentioned pre-application basic assessment report received on 04 July 2024, refers.</p> <p>1. CONTEXT</p> <p>1.1. The Integrated Coastal Management Act, 2008 (Act No. 24 of 2008) ("NEM: ICMA") is a Specific Environmental Management Act under the umbrella of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"). The NEM: ICMA sets out to manage the nation's coastal resources, promote social equity and best economic use of coastal resources whilst protecting the natural environment. In terms of Section 38 of the NEM: ICMA, the Department of Environmental Affairs and Development Planning ('the Department') is the provincial lead agency for coastal</p>	
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<p>management in the Western Cape as well as the competent authority for the administration of the “Management of public launch sites in the coastal zone (GN No. 497, 27 June 2014) “Public Launch Site Regulations”.</p> <p>1.2. The Department, in pursuant of fulfilling its mandate, is implementing the Provincial Coastal Management Programme (“PCMP”). The PCMP is a five (5) year strategic document, and its purpose is to provide all departments and organisations with an integrated, coordinated and uniform approach to coastal management in the Province. The Department has developed the next generation PCMP that includes priority objectives for the next 5 years. This PCMP was adopted on 19 May 2023 and may be viewed at Western Cape PCMP 2022-2027.</p> <p>1.3. A key priority of the PCMP is the Estuary Management Programme, which is implemented in accordance with the NEM: ICMA and the National Estuarine Management Protocol (“NEMP”). Relevant guidelines, Estuarine Management Plans, Mouth Management Plans need to be considered when any listed activities are triggered in the Estuarine Functional Zone. The Department is in the process of approving a series of Estuarine Management Plans. Both draft and approved plans may be viewed at DEA&DP: Coastal Management.</p> <p>1.4. The facilitation of public access to the coast is an objective of the NEM: ICMA as well as a Priority in the WC PCMP. The Department developed the Provincial Coastal Access Strategy and Plan, 2017 (“PCASP”) and commissioned coastal access audits per municipal district to assist municipalities with identifying existing, historic, and desired public coastal access. These coastal access audits also identify hotspots or areas of conflict to assist the municipalities with facilitating public access in terms of Section 18 of the NEM: ICMA. The PCASP as well as the coastal access audits are available on the Departmental website at DEA&DP: Coastal Management.</p>	
<p>2. COMMENT</p> <p>2.1 The sub-directorate: Coastal Management (“SD: CM”) has reviewed the information as specified above and have the following commentary:</p>	

<p>2.1.1. The proposal entails the development of a single residential dwelling with six smaller pods on Erf 301. The development will prioritise the preservation of natural vegetation aiming to minimise disruption to the existing environment.</p>	<p>Correct.</p>
<p>2.1.2. The applicant accurately noted the subject property in relation to critical biodiversity and ecological support areas in accordance with the Western Cape Biodiversity Spatial Plan 2017. However, be advised that the WC BSP is in the process of being updated. As such, it is recommended to engage CapeNature in this regard.</p>	<p>CapeNature have been consulted with regards to critical biodiversity and ecological support areas. Please see comments from the CapeNature attached as Appendix E14 of the Draft BAR.</p>
<p>2.1.3. The applicant considered the application in the context of the NEM: ICMA and noted the subject property in relation Coastal Protection Zone ("CPZ") and highlighted the importance of sections 62 and 63 of the NEM: ICMA.</p>	<p>Agree.</p>
<p>2.1.4. In terms of the layout design, the applicant sited the majority of the proposed development landward of the Garden Route District coastal management line ("CML") with a small portion seaward of the CML. The SD: CM is of the opinion that this small portion would not be affected by coastal processes due to the property's elevation.</p>	<p>Noted and agreed.</p>
<p>2.1.5. The increased effects of climate change, sea level rise and increased storm surges in coastal environments obliges the Department to take a more cautious approach when considering developments along the coast and estuaries. The technical delineation of the CML project was to ensure that development is regulated in a manner appropriate to risks and sensitivities in the coastal zone. The CML was informed by various layers of information including biodiversity, estuarine functionality, risk to flooding, wave-run-up modelling, <i>inter alia</i>, and was delineated in conjunction with and supported by other organs of state including the Local and District Municipalities, CapeNature and all other organs of state represented on the steering committee for the Garden Route District CML project. The principal purpose of the CML is to protect coastal public property ("CPP"), private property and public safety; to protect the CPZ; and to preserve the</p>	<p>This has been noted for consideration.</p>

<p>aesthetic value of the coastal zone. The use of CMLs is of particular importance in response to the effects of climate change, as it involves both a quantification of risks and pro-active planning for future development. The SD: CM confirms that the subject property is unlikely to be affected by risk zones as per the Department's coast risk modelling for the Garden Route District project.</p>	
<p>2.1.6. Due to the subject property's proximity to the highwater mark (approximately 600m inland of the HWM) and the height above sea-level (between 60-83m), Erf 301 is not subjected to coastal erosion effects and risks arising from dynamic coastal processes. This is further confirmed by the Departmental coastal risk zones.</p>	<p>This has been noted for consideration.</p>
<p>2.1.7. Based on the abovementioned items, the SD: CM does not object to the proposed development on Erf 301, provided that all the above-mentioned items are considered and that the EMPr is strictly adhered to.</p>	<p>Noted, the above-mentioned items have been considered and the EMPr will be strictly adhered to.</p>
<p>2.2. The applicant must be reminded of their general duty of care and the remediation of environmental damage, in terms of Section 28(1) of NEMA, which, specifically states that: "...Every person who causes, has caused or may cause significant pollution or degradation of the environment must take reasonable measures to prevent such pollution or degradation from occurring, continuing or recurring, or, in so far as such harm to the environment is authorised by law or cannot reasonably be avoided or stopped, to minimise and rectify such pollution or degradation of the environment..." together with Section 58 of the NEM: ICMA which refers to one's duty to avoid causing adverse effects on the coastal environment.</p>	<p>The Applicant is aware of their general duty of care and the remediation of environmental damage, in terms of Section 28(1) of NEMA, as well as Section 58 of the NEM: ICMA.</p>

3. The SD: CM reserves the right to revise or withdraw its comments and request further information from you based on any information that may be received.	Noted.
ORGANS OF STATE	
Breeder-Olifants Catchment Management Agency (BOCMA) – SI Ndlovu – 07 August 2024	
Reference is made to the above-mentioned Pre-Application Basic Assessment Report made available to Breede-Olifants Catchment Management Agency (BOCMA) for comments: The following are BOCMA comments relating to the Pre-Application Basic Assessment Report for the proposed development on Erf 301, which should be adhered to:	
1. The Breede-Olifants Catchment Management Agency notes that there are no watercourses that will be affected by the development, therefore confirms that water uses in terms of section 21(c) & (i) water uses are not triggered.	Confirmation of no water use triggers in terms of section 21(c) & (i) water uses is noted.
2. The applicant is advised that sewer and water services that will be provided by a Water Services Provider (WSP) i.e. Municipality, there must be an agreement between the property owner and the municipality tariffs must be paid directly to the municipality.	Confirmation of water services from the George Municipality will be included in the FBAR.
3. Please note that for off-grid sanitation facilities, it is recommended to dispose domestic wastewater into conservancy tanks that must be emptied on regular basis. French drains are not recommended as they are likely to impact on groundwater resources.	Conservancy tanks will be used. No French Drains will be installed.
4. Please note that no water shall be derived from any water resource and used on erf 301 during the construction and operational phase of the development without prior approval by means of a water use authorisation in terms of section 22 of the National water Act, 1998 (Act No. 36 of 1998).	No water sources will be utilised on Erf 301 during construction and operational phases.
5. All reasonable measures shall have to be taken to prevent the potential pollution of the groundwater resources due to the proposed sanitation facilities i.e. a service provider must be appointed to remove domestic wastewater from septic or conservancy tanks regularly.	Conservancy tanks will be regularly serviced as required.
6. As required by section 22 of the National Water Act, 1998 (Act No. 36 of 1998), a Water Use Authorisation is required prior to	Section 22 of the National Water Act is noted. No water use activities will be undertaken without prior water use authorisation.

<p>commencement with any water use activity contemplated in section 21 of National Water Act. Moreover, commencement with any water use activity without an authorisation as required by section 22 of National Water Act constitutes an offence in terms of section 151 (1) (a) of the National Water Act. In terms of section 151(2) of the National Water Act, any person who contravenes is guilty of an offence and liable, on first conviction to a fine or an imprisonment of a period not exceeding five year or both such a fine and imprisonment.</p>	
<p>7. In light of the above, you are advised that the onus remains with the property owner to adhere to the National Water Act, prior to commencement with any water use contemplated in section 21 of National Water Act that is associated with the proposed development.</p>	<p>This is noted. The property owner will adhere to the National Water Act.</p>
<p>8. The Breede-Olifants Catchment Management Agency has no objections on the proposed development.</p>	<p>Noted.</p>
<p>9. Kindly note that this office reserves the right to amend and revise its comments as well as to request any further information.</p>	<p>Noted.</p>
<p>10. The BOCMA office can be contacted for further information related to the requirement for, or the application for a Water Use Authorisation.</p>	
<p>11. Should you wish to apply for a water use authorisation for unregistered water uses triggered by the proposed activities, you may apply electronically by logging onto the Department of Water and Sanitation (DWS) website at http://www.dws.gov.za/e-WULAAS.</p>	
<p>12. Should you have further enquiries, the office can be contacted or alternatively contact Mr SI Ndlovu at the above-mentioned contact number or on sndlovu@bocma.co.za</p>	
<p>SANPARKS – Dr Vanessa Weyers – 19 August 2024</p>	
<p>Erf 301, Whites Road, Hoekwil, Wilderness Heights, falls within the Garden Route National Park (GRNP) Buffer Zone and within the Coastal Protection</p>	<p>Correct. This information is contained in the Draft BAR.</p>

Zone (CPZ). Achieving a conservation outcome on this property is important to SANParks.

A non-perennial river runs through the property along the property's eastern boundary from north to south (Fig. 1). A second north to south running non-perennial river borders the property outside to the west (Fig. 5). This is situated between 20 - 40m in places away from the property boundary. Critical Biodiversity Areas (CBA) are mapped as extending across the entire property (Fig.1). Critical Biodiversity Areas are required to be safeguarded in their natural or near-natural state because they are critical for conserving biodiversity and maintaining ecosystem functioning.

The property is mapped as predominantly Garden Route Granite Fynbos (FFg 5) (Fig. 2), which is listed as Critically Endangered (CE) in the National Environmental Management Biodiversity Act (Act No. 10 of 2004), Revised National List of Ecosystems that are Threatened and in Need of Protection GNR No. 2747, 18 November 2022. Goukamma Dune Thicket (AT 36), listed as of Least Concern (LC), is mapped in a small section of the lower south-western quadrant of the property.

Erf 301 is 3.96ha in extent and is zoned Agricultural Zone II (small holding). The property owner is Jeanne Lisa Holmes. The property is situated outside the Urban Edge.



Fig. 1: Erf 301 in the context of CBAs, rivers, contours, and proximity to the GRNP. Cape Farm Mapper, August 2024.

Fig. 2: Erf 301 is mapped as Garden Route Granite Fynbos (FFg 5) (CE), and Goukamma Dune Thicket (AT 36) (LC). Cape Farm Mapper, August 2024.

The application being commented on is a Basic Assessment (BA) in its Pre-application Phase.

The development proposal is described as follows:

The proposal is for the development of a single residential dwelling with six (6) smaller guest units called "Pods". The 3-bedroom primary dwelling is positioned centrally on the property as close as possible to Whites Road to the north, with four (4) of the Pods to the west of it and another two (2) Pods directly south. The proposed development will proceed in two phases with the first phase including the construction of the primary dwelling with four of the Pods. The second phase will include the finalisation of the last two Pods.

The primary dwelling (including a store and garage) will have a footprint of 446 m² with the front half raised off the ground (on columns) to minimise the disturbance on vegetation and habitats, effectively reducing the permanent disturbance area to approximately 200 m². Each of the pods will have a footprint of approximately 50 m², with only a quarter of that area being levelled for construction as the rest of the pod areas will also be constructed on columns. This effectively reduces the permanent disturbance area to approximately 10 m².

The single storey primary dwelling is proposed to have a mono-pitch roof to allow light in from the north and lower the total height of the structure. The proposed building plans (with the floor plan, elevations & sections) for the primary dwelling shows how the structure is accommodated within an 8.5m parallel line with the slope of the property (Appendix B1).

The tourist accommodation units will be one-bedroom units between the vegetation of ±50m² each, which includes outdoor spaces. It is also proposed to be mono-pitch, single storey structures with a maximum height of ±7.48m, as determined by the topography. The units will not be identical in size, but the building materials and finishes will be the same.

This is correct. The SDP has been updated in the Draft BAR.

Some features of the primary dwelling will include a circular pool with island in the middle, living roof gardens, a braai area with pergola, and patio. Pods will each comprise a single bedroom, along with supplementary living amenities such as an adjoining bathroom. They will be constructed on columns and stabilized on platforms according to the engineer's design specifications.

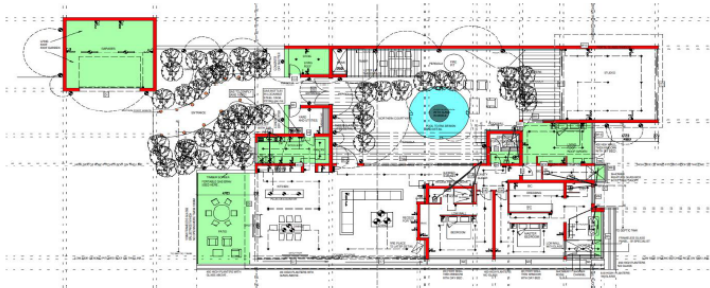


Figure 1: Roof Layout of main dwelling.

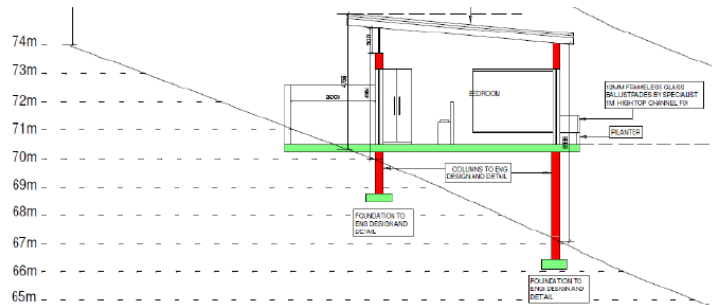


Figure 2: Elevation Plan of Pod.

The total development footprint is 1 638 m² with a total coverage of 4.16%, as shown in Table 1 below. The estimated permanent disturbance area is based on the main dwelling and Pod units extending onto column, effectively elevating a portion of the structures above the ground whereby vegetation will remain or be able to regrow. The temporary disturbance area includes the installation of services and working areas during construction. These areas will be rehabilitated once construction is completed.

Estimated permanent and temporary measurements for the proposed development on Erf 301:

Erf size	39322 m ²
The estimated development footprint:	
Main dwelling (including garage and storage)	446 m ²
Six single Pods / Units	300 m ² (50 m ² each)
Access road and driveway platform	812 m ²
Guest Parking	80 m ²
Total development footprint	1 638 m ²
Total footprint of site as a percentage	4.16 %

The estimated permanent disturbance area:	
Main dwelling (including garage and storage)	200m ²
Six single Pods / Units	60 m ² (10 m ² each)
Access road and driveway platform	812 m ²
Guest Parking	80 m ²
Total disturbance footprint	1152 m ²
Total footprint of site as a percentage	2.92 %
The estimated temporary disturbance area:	
2 meter working space around primary dwelling	140 m ²
2 meter working space around guest units	390 m ²
Septic tank installation 5m x 2m	10 m ²
Security fence	450 m ²
Electrical lines	60 m ²
Total	1050 m ²

A 2-meter working area will be necessary along the eastern and southern boundaries of the primary dwelling to accommodate the proposed development. This additional space is essential for certain construction techniques like scaffolding. Similarly, each guest unit will also be allocated the same working space around its perimeter.

It will be recommended to avoid disturbing vegetation during the installation of the security fence, utilizing "bossie kap" methods. Furthermore, it will be advised to navigate around existing vegetation, and that the installation should be coordinated in collaboration with an appointed Environmental Control Officer (ECO).

Once construction commences, any portion of the property beyond the designated working area will be strictly NO-GO area. Clear demarcations will be established before any construction activities begin. The development plan is structured to preserve the majority of the property in its natural vegetative state, with the house footprint minimized to accommodate the Applicant's primary needs while minimizing environmental impact.



Figure 3: Site Development Plan for Erf 301 Hoekwil in Wilderness.

Site servicing stated in the BA Pre-application report is described as follows:

Correct. This information is contained in the Draft BAR.

<p>Water - A 50mm diameter water connection exists on the northeast corner of the site. The water line will be surface laid in flexi-hose pipe as per engineer specification to minimise disturbance. Water will be supplemented with rainwater harvesting.</p> <p>Sewerage - An existing 160mm diameter municipal sewer line exist on the lower end of the property along its Southern boundary and Waterside Road. A switchback gravity sewer line with a series of back drop manhole structure is proposed to accommodate the steep site topography towards the southwest corner of the site. Sewage services for both the primary dwelling and guest units will be redirected to a single new 6 Kilo Liter septic tank, located on the east side of the property. The overflow pipe from the sewage connection will be linked to a conservancy tank positioned at the southern end of the property, near Waterside Road. The sewerage line will be surface laid in flexi-hose pipe as per engineer specification to minimise disturbance.</p> <p>Electricity - From the municipal supply point, power supply cabling will be run underground via a typical narrow trench - 300mm(W) x 700mm (D).</p> <p>Stormwater - Stormwater run-off will be directed into soft landscaping and dispersed over large sections of the property and surrounding natural vegetation to prevent concentrated run off and erosion. Concentrated run off from roofs will be diverted into rainwater harvesting tanks with an overflow connected to an artificially constructed swale to prevent erosion.</p> <p>Access - Main access to the development is proposed from the northern boundary of the property leading out of Whites Road.</p>	
<p>A Land Use application (LUA), by Marlize de Bruyn Planning is running concurrently with the BA Pre-application. The LUA includes re-zoning from Agriculture II (small holding) to Open Space III (nature conservation), with special consent being applied for, for tourist accommodation.</p> <p>The BA Pre-application describes the LUA as follows:</p>	<p>Correct, this is extracted from the Land Use Application.</p>

<p>It is necessary to rezone Erf 301 from Agriculture Zone II to Open Space Zone III. The primary land use right of this proposed zoning is nature conservation area with tourist accommodation as a consent use. The rezoning and land use application will be undertaken by Marlize de Bruyn Planning, and comprises the following⁴:</p> <ul style="list-style-type: none"> ❖ Removal of Restrictive Conditions par. D(b) in terms of Section 15(2)(f) of the George Municipality: Land Use Planning By-Law, 2023; ❖ Rezoning in terms of Section 15(2)(a) of the George Municipality; Land Use Planning By-Law, 2023 from Agriculture Zone II (small holding) to Open Space Zone III (nature conservation area); ❖ Consent use in terms of Section 15(2)(o) of the George Municipality: Land Use Planning By-Law, 2023 for tourist accommodation; ❖ Permanent departure in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-Law, 2023 for the following: <ul style="list-style-type: none"> ○ Primary dwelling: increase in wall plate height from 6.5m to ±7.069m (south elevation), ±7.841m (east elevation) & ±8.037m (west elevation); ○ Tourist accommodation units: increase in wall plate height from 6.5m to ±6.336m, ±6.998m and ±7.480m respectively. <p>On the northern elevation (facing Whites Road) the maximum height is ±4.61m, on the western elevation ±8.037m, the east elevation ±7.841m and the south elevation ±7.069m. These elevation heights are the height measured from natural ground level (NGL) to the wall plate height. According to the zoning by-law height from NGL to wall plate should be 6.5m. Due to the topography of the property, this is not possible. If the highest point of the proposed monopitch roof was turned to face</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>south and not north as in this instance, the wall plate height would have been complied with and the highest point of the mono pitch roof would in all probability complied with the maximum parameter of 8.5m. Facing the mono pitch roof to the south, would however cause the proposed dwelling to not follow the contours of the property and be higher than viewed from the south. The proposed design ensures that the primary dwelling is lower as viewed from the south.</p> </div>	
<p>SANParks (Dr. Vanessa Weyer) attended a site inspection on the 7th August 2024, together with the landowner representative, Mr. Sean Holmes, EcoRoute (Ms. Jocyn Marshall and Mr. Justin Britton), Marlize de Bruyn Town Planners (Mrs. Marlize de Bruyn), Wilderness Ratepayers and Residents Association (WRRRA) (Mr. Balvindra Walter), Wilderness and Lakes Environmental Action Forum (WALEAF) (Mr. Charles Scott), and the Western Cape Government Department of Environmental Affairs and Development Planning (WC DEA&DP) (Mr. Francois Naude) (Figs. 4 - 9).</p>	<p>Correct. State Departments and commenting authorities were given an opportunity to walk the site and discuss the proposed development with the EAP.</p>



Fig. 4: Proposed property entrance situated on the western sector of property, to be taken off Whites Road.



Fig. 5: Non-perennial river bordering the property, situated outside to the west, draining north to south.



Fig. 6: Views onto the property. Photograph taken from Whites Road further west.



Fig. 7: Property road frontage along Waterside Road.



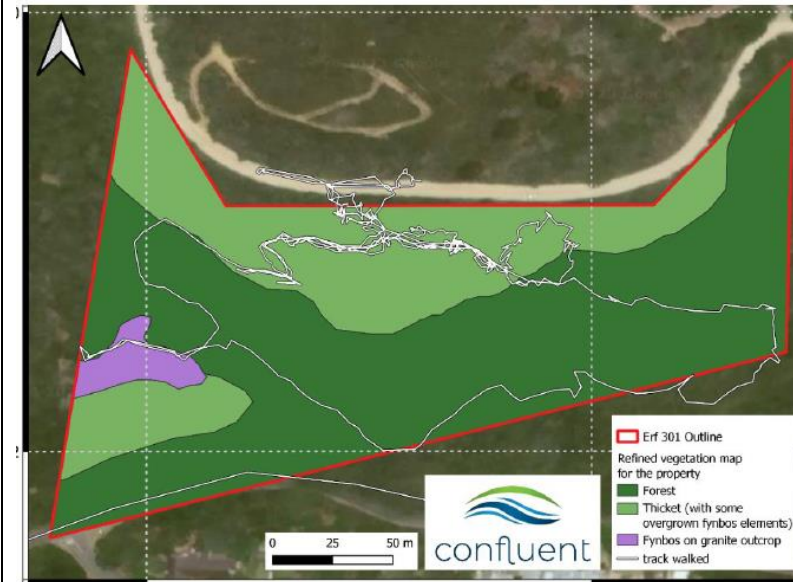
Fig. 8: Mature Yellowwood tree observed on the Waterside Road section of property.



Fig. 9: Granite rock outcrop observed on Waterside Road section of property.

The non-perennial drainage line will not be disturbed or impacted by the development (fig 5).

The majority of the activities are on Whites Road side (north) of the property, and minimal disturbance will be expected on the Waterside Road (south) that is depicted in the photographs, fig 7, 8 and 9. It should be noted that the Applicant does not intend to disturb mature yellowwood trees or the rocky outcrops. Fig 9 is not clear as to whether this can be considered as a rocky outcrop, nor where this is located on the site. The Botanical Specialist assessed the site and found one rocky outcrop area, as shown below, which will be avoided.



Point 1: Disturbance Areas and Slope Stability

The Environmental Assessment Practitioner (EAP) argues that as the front half of the dwellings will be raised on columns off the ground, disturbance areas will be less than the footprint areas. SANParks disagrees with this statement as regardless of levelling only occurring in one section, the

In the Fauna Impact Assessment (Appendix G3), the specialist states the following:

(Page 29) The entire property of Erf 301 has a High SEI rating for fauna due to the importance of the thicket/forest habitat. While the non-perennial streams have been scored with a Low SEI rating, these are encompassed within the

building will still 'shadow out' the entire area and occupy the entire footprint space in the landscape permanently. Disturbance areas may in fact be greater than the total stated footprint area of 1638m². Area calculations appear not to have been included for embankments and retaining structures which will be required to stabilize the access road, driveway, parking, and building platforms, nor for the artificially constructed stormwater swale, and for developing on steep slope sections. Earthworks, soil movements and storage have not been factored in. A working area space of 2m around dwellings is not considered adequate for working on this challenging site.

forest/thicket habitat and therefore also mapped as a High SEI rating in Figure 13. The guidelines for SEI rating indicate that the development in High SEI areas should follow the avoidance and minimization measures wherever possible to reduce impacts. The current SDP makes good provisions for this guideline given **the use of stilts that will minimize the development footprint on the property soils and thereby allowing space for SCC and natural vegetation to recolonize and exist beneath the dwellings/pods.**

(Page 35) The primary development footprint where permanent infrastructure is placed and permanent loss of habitat occurs, translates to approx. 2% of the property size. Efforts to reduce this impact have already been made by means of using **stilts/pylons to raise sections of the development off the ground, thereby increasing habitat availability for many SCC.**

(Page 46) The forest/thicket vegetation is suitable habitat for most of the highlighted SCC on Erf 301. The development will impact these SCC most notably through habitat loss in the housing/road footprints. However, the SDP already makes use of stilts/pylons to raise sections of the development, **thereby reducing the permanent footprint on the property and minimizing habitat loss for many of the SCC (i.e. golden moles).** Ultimately the area lost to this development equated to 2% of the property size.

It is therefore not the opinion/argument of the EAP, but rather the opinion of a SACNASP Registered Professional Natural Scientist (166055) that the stilts/pylons (columns) will allow for natural vegetation to recolonize and exist beneath the dwellings/pods, as well as minimize habitat loss for many of the SCC.

Please elaborate on the 'shadow out' effect, and how this will impact permanently on the recolonization of any natural vegetation, in contradiction to the statements made by the specialist.

The disturbance areas given for the driveway and house incorporates the affected area, i.e. retaining walls and stabilizing structures.

Given the lightweight materials (carried onto site) and use of stiles rather than foundations, it is realistic to determine that the working areas can be reduced where possible. It is the Applicants aim to minimise disturbance of vegetation surrounding the dwelling and Pods as far as possible by working in an environmentally sensitive manner. As depicted in the 3D images below, it is envisaged that the House and Pods will blend into the landscape and be screened by natural vegetation as far as possible.



The majority of the property is mapped as comprising of 25–90-degree slopes (Fig. 10). Although it is noted that the dwellings are planned to be sited in the less steep site areas, the steep slopes below have the potential to be impacted by vegetation removal, soil erosion, and water runoff. Open areas under the dwellings will require stabilisation, as vegetation is unlikely to grow under structures, due to low light conditions and the south-facing slopes.

Vegetation will not be removed on the steep slopes. The use of low-impact type structures, with minimal bulk excavations and post-and-pad type foundations, will help to mitigate erosion. Rainwater harvesting from roofs is recommended to minimise run-off from site.

It is the opinion of a SACNASP Registered Professional Natural Scientist (166055) that the stilts/pylons (columns) will allow for natural vegetation to recolonize and exist beneath the dwellings/pods, as well as minimize habitat loss for many of the SCC.

No geotechnical study has been undertaken to determine site stability and the suitability of the site for construction. SANParks is concerned that the underlying granite (outcrops were observed on the southern portion of the site), with possible shallow soil depths could create slope instability/ slips in areas. Further clarity and investigation are warranted from a specialist. Slope stability is a concern as stability will likely be exacerbated by climate change affects.

A Geotechnical Soil Test Report was compiled by Outeniqua Geotechnical Services dated 13 September 2024, attached to the Draft BAR as Appendix G9. The investigation indicated that the site was suitable for residential development but there were some geotechnical constraints which require some consideration in the engineering design and during construction.

Overall assessment of the Geotechnical Soil Test Report:
The investigation data indicates that the underlying geology and geotechnical conditions are generally favourable and suitable for a “low-impact” type residential development, where the development footprint takes into account the natural slope and bulk excavations are minimised accordingly. The proposed main dwelling (refer TP1 & 2) is underlain by very soft rock at a depth of about 1.2m which is ideal for normally loaded strip/pad foundations and a minor to moderate amount of cut to fill (to be mitigated where possible). The proposed pod units (refer TP3 & 4) are underlain by very shallow rock (may vary slightly) which is ideal for low-impact light structures on shallow pads and columns with minimal cut to fill. The natural slope stability was deemed to be OK under such development if structures are properly founded and earthworks are properly managed.

It should also be noted that the granite outcrop identified in the Terrestrial Biodiversity Assessment will not be affected, as shown in the figure below. SANParks requests that further clarity and investigation are warranted from a



Fig. 10: Slopes on property showing 25-90 degree slopes in sections. George Municipality GIS viewer, August 2024.

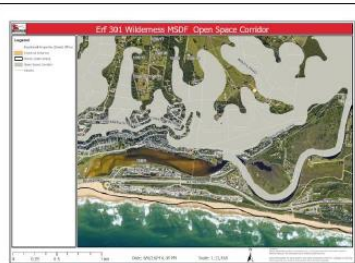
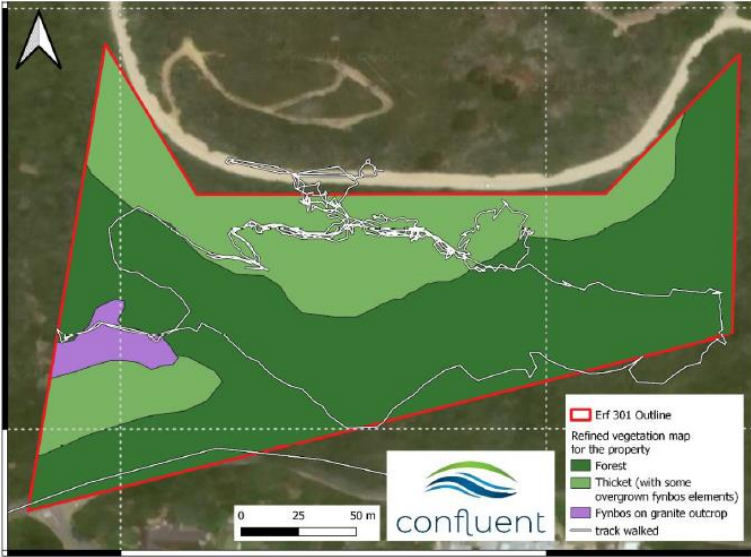


Fig. 11: Biodiversity Corridor Mapping. George Municipality GIS viewer, August 2024.

specialist regarding the “outcrops” observed, however this has already been done by the specialist who groundtruthed the site sufficiently. Further to this, there will be minimal disturbance to the southern portion of the property. The underground conservancy tank will be installed on the southern boundary in order to be serviced from Waterside Road.



Point 2: Visual Impacts

Although the EAP states that the “skyline would not be negatively affected”, by dwellings, SANParks believes that visual impacts may be considerable, and may negatively affect views from the adjacent park.

A specialist visual impact assessment has not been undertaken.

A Visual Impact Assessment was compiled by Andre Vercueil Consulting Architects, dated 22 October 2024. The assessment concluded that the proposed development would have a very small Visual Impact on the existing landscape. Please see report attached as Appendix G7 to the Draft BAR.

Point 3: Rezoning Agriculture II to Open Space III

SANParks will support the rezoning of the property from Agriculture II to Open Space III and the tourism consent use. The property has valuable linkages into biodiversity corridors (Fig. 11) and is important for landscape functionality and connectivity in the region.

It is noted that SANParks will support the rezoning of the property from Agriculture II to Open Space III and the tourism consent use.

The development will prioritize the preservation of natural vegetation, aiming to minimize disruption to the existing environment. The conservation of the southern portion of the property will ensure that linkages into biodiversity corridors are maintained and landscape functionality and connectivity is not disrupted. The development can be considered as low-impact eco-tourism.

Point 4: Summary and Way Forward

SANParks is concerned that the property is of high conservation value, with valuable landscape functionality and connectivity. It contains some of the

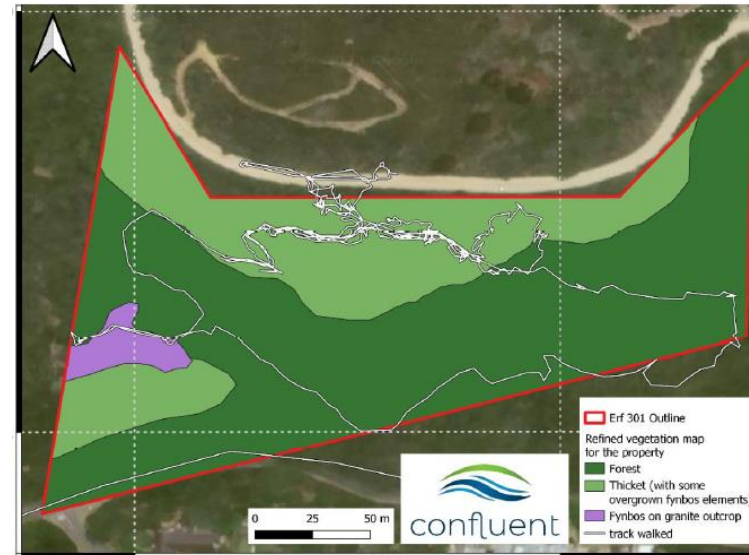
SANParks concern is noted. As described above, the development will prioritize the preservation of natural vegetation, aiming to minimize disruption

<p>last remaining indigenous vegetation in the Wilderness area, which is rapidly being transformed and lost mostly to housing, in response to a semigration influx of people into the region.</p>	<p>to the existing environment. The conservation of the southern portion of the property will ensure that linkages into biodiversity corridors are maintained and landscape functionality and connectivity is not disrupted. The development can be considered as low-impact eco-tourism with focus on the preservation and restoration of indigenous vegetation sustained through small scale tourism.</p> <p>Linkages to Erf 1216 to the south (zoned Open Space III) will be maintained allowing for the preservation of an ecological corridor.</p> <p>As per the Botanical and Terrestrial Biodiversity Assessment, the vegetation that will be disturbed for the development (Thicket with some patches of overgrown fynbos) was considered to have a low sensitivity for the terrestrial biodiversity theme. The thicket on the site is not part of a CR ecosystem, and it is not consistent with Garden Route Granite Fynbos for all the reasons mentioned in the report (Appendix G2). The aspect of the thicket is on a south facing slope, and fire is unlikely to affect the vegetation here, making all the fynbos elements unviable for conservation efforts. Furthermore, the presence of fynbos nearby, on slope crests and north-facing slopes mean that fynbos seeds are present in the landscape. Fynbos will therefore start to colonise open canopy areas in thicket and forest but are unlikely to remain as thicket pioneer species start to outcompete them. Should the mitigation measures proposed in this report be followed, the preferred current layout is acceptable. The owner also wants to declare the remaining section of Erf 301 as a conservation area (>90% of the erf), which is a very positive outcome for a development in the Wilderness and Hoekwil area.</p>
<p>SANParks believes that visual impacts may be considerable and may negatively affect views, and the visitor experience from the adjacent park.</p>	<p>A Visual Impact Assessment was compiled by Andre Vercueil Consulting Architects, dated 22 October 2024. The assessment concluded that the proposed development would have a very small Visual Impact on the existing landscape. Please see report attached as Appendix G7 to the Draft BAR.</p>
<p>The property is predominantly steep with 25-90 degree slopes. Although it is noted that the dwellings are planned to be sited in the less steep site areas and on columns, the steep slopes below have the potential to be impacted by vegetation removal, soil erosion, and water runoff. Disturbance areas may be larger than stated due to the need for stabilisation structures and embankments, in response to developing on a steep site.</p>	<p>A Geotechnical Soil Test Report was compiled by Outeniqua Geotechnical Services dated 13 September 2024, attached to the Draft BAR as Appendix G9. The investigation indicated that the site was suitable for residential development but there were some geotechnical constraints which require some consideration in the engineering design and during construction.</p> <p>Overall assessment of the Geotechnical Soil Test Report: <i>The investigation data indicates that the underlying geology and geotechnical conditions are generally favourable and suitable for a "low-</i></p>

No geotechnical study has been undertaken to determine site stability and the suitability of the site for construction. SANParks is concerned that the underlying granite (outcrops were observed on the southern portion of the site), with possible shallow soil depths could create slope instability/ slips in areas, which would be exacerbated by climate change affects. Clarity from a specialist is required.

impact” type residential development, where the development footprint takes into account the natural slope and bulk excavations are minimised accordingly. The proposed main dwelling (refer TP1 & 2) is underlain by very soft rock at a depth of about 1.2m which is ideal for normally loaded strip/pad foundations and a minor to moderate amount of cut to fill (to be mitigated where possible). The proposed pod units (refer TP3 & 4) are underlain by very shallow rock (may vary slightly) which is ideal for low-impact light structures on shallow pads and columns with minimal cut to fill. The natural slope stability was deemed to be OK under such development if structures are properly founded and earthworks are properly managed.

It should also be noted that the granite outcrop identified in the Terrestrial Biodiversity Assessment will not be affected, as shown in the figure below. SANParks requests that further clarity and investigation are warranted from a specialist regarding the “outcrops” observed, however this has already been done by the specialist who groundtruthed the site sufficiently. Further to this, there will be minimal disturbance to the southern portion of the property. The underground conservancy tank will be installed on the southern boundary in order to be serviced from Waterside Road.



SANParks will support a primary dwelling, provided that adequate mitigation measures are implemented to mitigate potential slope instability and negative visual impacts, and that the disturbance footprint is kept to a minimum. The landowner could investigate an alternative to use the

Mitigation measures for erosion and stormwater management, and visual impacts have been included in the EMPr.

<p>primary dwelling as a dual guest house. SANParks will support the LUA tourism consent use, to facilitate this.</p>	<p>The Applicant wishes to create a sense of remoteness for the prospective guests which cannot be achieved by utilizing the main dwelling as guest accommodation.</p> <p>The vision of the Applicant is to create accommodation units that give a sense of remoteness for the prospective guests. The owner will live on the property and maintain the property with income generated from the holiday units. Rezoning to Open Space Zone III (nature conservation area) with consent use for tourist accommodation was therefore the best option to achieve this outcome.</p> <p>The specialist reports such as the VIA supports the site layout as proposed.</p>
<p>SANParks does not support the construction of the six pods, some of which appear to be situated on the 25-90 degree/ 1:4 and steeper slope areas or bordering these. SANParks believes that these pods will fragment the landscape and will set a dangerous precedent for neighbouring properties, who will follow suit, resulting in cumulative impacts.</p>	<p>The Pods are positioned away from the steep 1:4 slopes as shown on the SDP (Appendix B1).</p> <p>As per the Planning Statement (Appendix G5):</p> <p><i>The proposed development is consistent with the overall spatial objectives applicable to the area. The character and nature of the property will be protected with no negative impact expected for any neighbour (this is confirmed by the VIA).</i></p> <p><i>Erf 301 Hoekwil is located between Whites Road in the north and a small section of Waterside Road which is a tourism route between the Village of Wilderness and the Wilderness National Park. Municipal infrastructure is available in the area. The local authority will benefit from services contributions, enhanced municipal taxes. Employment opportunities will be created, and other sectors of the economy will be supported even if on a small scale.</i></p> <p>The rezoning of Erf 301 Hoekwil is following the creation of an Open Space Zone III (nature conservation area) corridor of properties linking with the Garden Route National Park (Ebb & Flow located close by to the east). The abutting Remainder Erf 1262 Wilderness has already been rezoned to Open Space Zone III (nature conservation area). A linkage with the 'Garden Route's network of formally protected and critical biodiversity areas' are therefore being established.</p>

	<p>Open Space Zone III (nature conservation area) provides for the 'management of land with the objective of preserving the natural biophysical characteristics of that land' through an environmental management plan. The abutting Remainder Erf 1262 Wilderness has already been rezoned to Open Space Zone III with the development being implemented at present. Creating properties in this area, zoned Open Space Zone III (nature conservation area) will create a greater area bordering onto the Garden Route National Park protected suitably through environmental management plans. The conservation authorities should consult with property owners in the area to create at least a conservancy, similar to the Constantia Kloof Conservancy, located close by. A conservation corridor over privately owned land, can be created through Wilderness to the Garden Route National Park.</p> <p>Reading the land use descriptions for nature conservation area and nature reserve, we deduct that the intention with nature reserve is not small pockets of land. George Municipality is the competent authority when it comes to zonings and the allocation thereof. It should also be noted that the GMSDF (2023) supports the rezoning of properties such as Erf 301 Hoekwil (Wilderness Heights) to Open Space Zone III (nature conservation area). Also, when comparing the land use description, development parameters and possible consent uses of nature conservation area and nature reserve it could be stated that the latter gives more development potential for the subject property. Therefore, the zoning for the entire property as proposed, Open Space Zone III (nature conservation area) is appropriate, balancing all relevant considerations.</p>
<p>SANParks recommends that the landowner investigate formal or informal Biodiversity Stewardship Agreement options for the property, to safeguard the high biodiversity value of property and to enhance the corridor and landscape functionality and connectivity. Such an agreement should be included as a condition of approval. The property is currently not included in SANParks' Stewardship Land Inclusion Plan for Contract National Park (CNP), however discussions could be held with SANParks to ascertain if based on the high biodiversity value of the property, and a due diligence assessment, whether the property could be motivated for inclusion. Landowners may qualify for rates and tax incentives for CNP inclusion.</p>	<p>The Applicant is willing to approach SANParks to discuss a Stewardship Agreement / Biodiversity Agreement. This will require guidance from SANParks.</p>
<p>It is recommended that the following conditions are considered as conditions of approval:</p> <ul style="list-style-type: none"> • The design of buildings and/or structures is to blend into the natural landscape. • No visually intrusive buildings and/or structures are to be erected 	<p>The conditions proposed will be taken into consideration.</p>

<ul style="list-style-type: none"> • An indigenous plant rescue operation should be conducted prior to site clearance. • Topsoil should be set-aside for reuse. • Care should be taken during construction activities to limit soil erosion. • Permeable paving surfaces should be used where possible to limit excess surface runoff. • Fencing (post-construction), should this be required, should be kept to a minimum. The George Municipality Fencing Bylaw should be adhered to. • Reduced and low lighting should be incorporated in the design to prevent night light pollution. • The owner should consider using non-flammable building materials, including external fittings such as aluminium gutters, and should consider an irrigation system to mitigate fire risk. • Compliance with the National Veld and Forest Fire Act (Act 101 of 1998) is required. The owner should join the local Fire Protection Association, if not already a member. • The landowner's attention is drawn to the National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) Alien and Invasive Species Regulations, 25 September 2020, where a landowner is legally responsible for the removal of alien vegetation on their property. The owner should formalise an Invasive Alien Vegetation Control Plan as required by the NEM:BA. • A permit from the Department of Forestry, Fisheries & the Environment (DFFE) must be attained should any protected tree species be disturbed on the property, as per the National Forests Act, 84 of 1998, as amended. • Should any resources of suspected heritage value be uncovered during clearing, • Heritage Western Cape (HWC) must be contacted immediately for instructions. • An Environmental Control Officer (ECO) should be appointed for the construction phase and monthly photographic compliance reports should be submitted. 	
<p>SANParks reserves the right to revise initial comments if additional information becomes available.</p>	

Cape Nature – Megan Simons – 16 August 2024

THE PRE-APPLICATION BASIC ASSESSMENT REPORT FOR THE PROPOSED DEVELOPMENT OF ERF 301, WHITES ROAD, HOEKWIL (WILDERNESS HEIGHTS), GEORGE LOCAL MUNICIPALITY, WESTERN CAPE.

CapeNature would like to thank you for the opportunity to review the above report. Please note that our comments only pertain to the biodiversity related impacts and not to the overall desirability of the application. CapeNature wishes to make the following comments:

According to the Western Cape Biodiversity Spatial Plan (Pool-Stanvliet *et.al.* 2017) the erf has Critical Biodiversity Areas (CBA 1: Terrestrial). The erf has a non-perennial river to the east and is within a National Freshwater Ecosystem Priority Area (NFEPA) River corridor. Furthermore, the erf is within the National Strategic Water Source Area for surface water for the Outeniqua region and serves as a water source protection for the Touws River and watercourse protection for the South-eastern Coastal Belt.

The fine-scale Vlok and de Villiers (2007) vegetation maps describe the area as Wolwe River Fynbos-Forest. According to the National Biodiversity Assessment (Skowno *et al.* 2018)⁴ the vegetation units are Garden Route Granite Fynbos which is **Critically Endangered** (NEM:BA, and Least Concerned Goukamma Dune Thicket (SANBI 2022). Following a review of the application, CapeNature wishes to make the following comments:

1. CapeNature has provided comments for the Land Use Planning and OSCA applications. Furthermore, CapeNature conducted a site visit on 18 October 2023 (kindly see attached comment).

The date of the site visit is noted.

2. The Terrestrial Biodiversity Sensitivity for the “Forest” and “Fynbos on rocky outcrops” which are outside the development footprint was Very High and low for the “Thicket with some patches of overgrown fynbos” which is the development area. CapeNature has provided feedback following our site visit regarding the vegetation dispute and is of the opinion that the development footprint is within fynbos which has become invaded by forest species.

The letter compiled by the specialist Bianke Fouché of Confluent Environmental dated 10 August 2023 states the following:

1. *The Western Cape Biodiversity Spatial Plan has mapped the site as a terrestrial Critical Biodiversity Area (CBA), however the vegetation on the site is not consistent with the reasons given for the CBA mapped in this area. Furthermore, the thicket and forest vegetation on the site may be natural, or a consequence of long-term fire suppression. This means that the vegetation of the site is either natural or has naturally transitioned to the vegetation present there today. The slope is also south-facing, which would present more favourable conditions for forest species compared to fynbos species. These, and other factors*

	<p>mean that fynbos observed on the site today is isolated in a forest-thicket matrix and is not worthy of conservation as it will become old and senescent with no potential for controlled burns.</p> <ol style="list-style-type: none"> 2. The largest fynbos "island" on the site in the south-western corner of the site is associated with a granite outcrop, and this section will not be affected by the development. 3. The proposed layout will also have minimal impact on the indigenous forest of the site. The forest on the site would form part of the National Forest Inventory for South Africa. Forests are protected in South Africa, and therefore the forest on the site is a viable CBA 1 area that will be protected by the owner. <p>The Botanical and Terrestrial Biodiversity Impact Assessment further states: <i>The northern section of the site is mapped as a thicket because canopy cover was not continuous, and pioneer thicket species were visible in open canopy sections (e.g., Tarchonanthus littoralis, the coastal camphor bush, and common thicket edge species like Gymnosporia buxifolia, Myrsine africana, Grewia occidentalis, and a lot of Pterocelastrus tricuspoidatus) with senescent fynbos elements in between. It could be that fire suppression for over a century in this area has resulted in the thicket and forest observed on the site, but it is far more likely that the south facing slope and aspect of the site means that the habitat was never perfectly suited for fynbos vegetation. Furthermore, although two Erica species were recorded, no members of the Proteaceae, nor Restionaceae (typical fynbos plant families) were identified within the development footprint.</i></p>
<p>3. The SEI for the entire property was rated High. Thus, avoidance can be achieved in reducing the development footprint. In turn this will reduce the impact on Critically Endangered Garden Route Granite Fynbos. Furthermore, the property forms part of a continuous CBA corridor which is important for the conservation of the species, ecosystems, supporting ecological processes, and landscape connectivity. CapeNature will not support the loss of CBA (Pool-Stanvliet <i>et al.</i> 2017).</p>	<p>As per the Botanical and Terrestrial Biodiversity Impact Assessment (Appendix G2):</p> <p>The majority of Erf 301 is mapped as a CBA 1 (i.e., natural Critical Biodiversity Area), with a small section in the south-west mapped as an ESA 2 (Ecological Support Area that is currently degraded) and the site is near the Touws Protected Area. The majority of Erf 301 will be zoned as a conservation area, which is in accordance with the objectives of a CBA. The development is unlikely to affect the objectives on the CBA mapped on the site given that the reasons for its assignment in this area is:</p> <ul style="list-style-type: none"> • The area is mapped as being part of the Bontebok extended distribution range. This trigger falls outside of the scope of this study, as the author is not a mammal specialist.

	<ul style="list-style-type: none"> • Coastal resource protection. The owner of Erf 301 is preserving the majority of the site for conservation purposes. The development will not undermine the objectives of coastal resource protection. • Eastern fynbos renosterveld granite fynbos floodplain wetland. This does not apply to the proposed development on Erf 301. • FEPA River corridor, water source protection – Touws, Watercourse protection – South-eastern Coastal Belt. Erf 301 is flanked on the east and western boundaries by non-perennial drainage lines. These are not going to be affected by the proposed development. • Wilderness core estuary. This is not on Erf 301; the estuary is further south of the property and is already part of a Protected Area. • Critically endangered Garden Route Granite Fynbos / Wolwedans Grassy Fynbos. The development on the south facing steep slope of Erf 301 will not affect these vegetation types, even though they are mapped on the site.
<p>4. CapeNature has received few development applications for the Wilderness area. We are concerned that the cumulative impacts, if not properly considered and planned for, could be quite significant on the biodiversity of the area.</p>	<p>As per the Planning Statement (Appendix G5):</p> <p><i>The proposed development is consistent with the overall spatial objectives applicable to the area. The character and nature of the property will be protected with no negative impact expected for any neighbour (this is confirmed by the VIA).</i></p> <p><i>Erf 301 Hoekwil is located between Whites Road in the north and a small section of Waterside Road which is a tourism route between the Village of Wilderness and the Wilderness National Park. Municipal infrastructure is available in the area. The local authority will benefit from services contributions, enhanced municipal taxes. Employment opportunities will be created, and other sectors of the economy will be supported even if on a small scale.</i></p> <p>The rezoning of Erf 301 Hoekwil is following the creation of an Open Space Zone III (nature conservation area) corridor of properties linking with the Garden Route National Park (Ebb & Flow located close by to the east). The abutting Remainder Erf 1262 Wilderness has already been rezoned to Open Space Zone III (nature conservation area). A linkage with the 'Garden Route's network of formally protected and critical biodiversity areas' are therefore being established.</p> <p>Open Space Zone III (nature conservation area) provides for the 'management of land with the objective of preserving the natural biophysical</p>

	<p>characteristics of that land' through an environmental management plan. The abutting Remainder Erf 1262 Wilderness has already been rezoned to Open Space Zone III with the development being implemented at present. Creating properties in this area, zoned Open Space Zone III (nature conservation area) will create a greater area bordering onto the Garden Route National Park protected suitably through environmental management plans. The conservation authorities should consult with property owners in the area to create at least a conservancy, similar to the Constantia Kloof Conservancy, located close by. A conservation corridor over privately owned land, can be created through Wilderness to the Garden Route National Park.</p> <p>Reading the land use descriptions for nature conservation area and nature reserve, we deduct that the intention with nature reserve is not small pockets of land. George Municipality is the competent authority when it comes to zonings and the allocation thereof. It should also be noted that the GMSDF (2023) supports the rezoning of properties such as Erf 301 Hoekwil (Wilderness Heights) to Open Space Zone III (nature conservation area). Also, when comparing the land use description, development parameters and possible consent uses of nature conservation area and nature reserve it could be stated that the latter gives more development potential for the subject property. Therefore, the zoning for the entire property as proposed, Open Space Zone III (nature conservation area) is appropriate, balancing all relevant considerations.</p>
<p>5. It is understood that the landowner intends to conserve the remainder of the property. We would encourage the landowner to contact SANParks for possible inclusion in their Protected Areas Expansion Programme.</p>	<p>The Applicant is willing to approach SANParks to discuss a Stewardship Agreement / Biodiversity Agreement.</p> <p>This will require guidance from SANParks.</p>
<p>6. CapeNature reminds the applicant of Section 28 of National Environmental Management Act (NEMA) (Act 104 of 1998 as amended) (Duty of Care) that states the following:</p> <p><i>“Every person who causes, has caused or may cause significant pollution or degradation of the environment must take reasonable measures to prevent such pollution or degradation from occurring, continuing or recurring, or, in so far as such harm to the environment is authorised by law or cannot reasonably be avoided or stopped, to minimise and rectify such pollution or degradation of the environment.”</i></p> <p>Any action that causes wilful degradation of the environment may therefore constitute a breach of this Duty of Care and the penal provisions of NEMA will apply.</p>	<p>The Applicant is aware of their Duty of Care to the environment in terms of Section 28 of National Environmental Management Act.</p>

<p>In conclusion, CapeNature does not support the development of a single residential dwelling with six “pods”. We do not object to the single residential dwelling if this will be developed on a shallow slope as we will not support any development on slopes with a gradient that is greater than 1:4.</p>	<p>It should be noted that the specialists have not objected to the proposed development including the Pods. No significant impacts to the environment were identified or unacceptable loss of vegetation or biodiversity. The findings of the specialists should not be disregarded in this case, but rather assist in informing the decision.</p>
<p>CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.</p>	

South African Civil Aviation Authority – Ms Pamela Madondo – 15 July 2024

<p>We acknowledge receipt of email dated 04 July 2024. The South African Civil Aviation Authority (CAA) is an agency of the Department of Transport (DoT). The Civil Aviation Act 13 of 2009 provides for the establishment of the CAA as a stand-alone authority mandated with controlling, promoting, regulating, supporting, developing, enforcing and continuously improving levels of safety and security throughout the civil aviation industry. The CAA exercises this mandate through the Civil Aviation Regulations (CARs).</p>	
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<p>Please see our comments below:</p> <p>The proposed development of the Erf 301 Hoekwil, Wilderness may have no impact on civil aviation activities. Should the height of the structure be deemed too high, kindly lodge a formal application must be lodged with Air Traffic and Navigation Services (ATNS) as published on the SACAA website: www.caa.co.za/industryinformation/obstacles/. The list and contact details of the approved obstacles assessment services providers can be obtained from the CAA website: www.caa.co.za.</p>	<p>The development is not deemed to be too high as it is a single storey residential development. A Civil Aviation Compliance Statement has been compiled and included as Appendix G8 of the Draft BAR.</p>
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NGO – Wilderness Lakes Environmental Action Forum (WALEAF) – 14 August 2024

<p>The Wilderness and Lakes Environmental Action Forum (WALEAF) attended a site visit on 7th August 2024, together with Marlize de Bruyn Town Planners, Ecoroute, Sanparks, DEA&DP, WRRRA, and the property owner.</p>	
<p>On 15th March 2023 we attended an Oscae site visit arranged by Chris Gaigher, who was unable to furnish us with what impact this proposed development would have on the environment. As we were of the opinion that this development would require a BAR, we declined to comment on</p>	

the OSCAE application. We subsequently wrote to Francois Naude at DEA&DP on 16th May 2023 pointing out that we thought that a BAR needed to be completed.

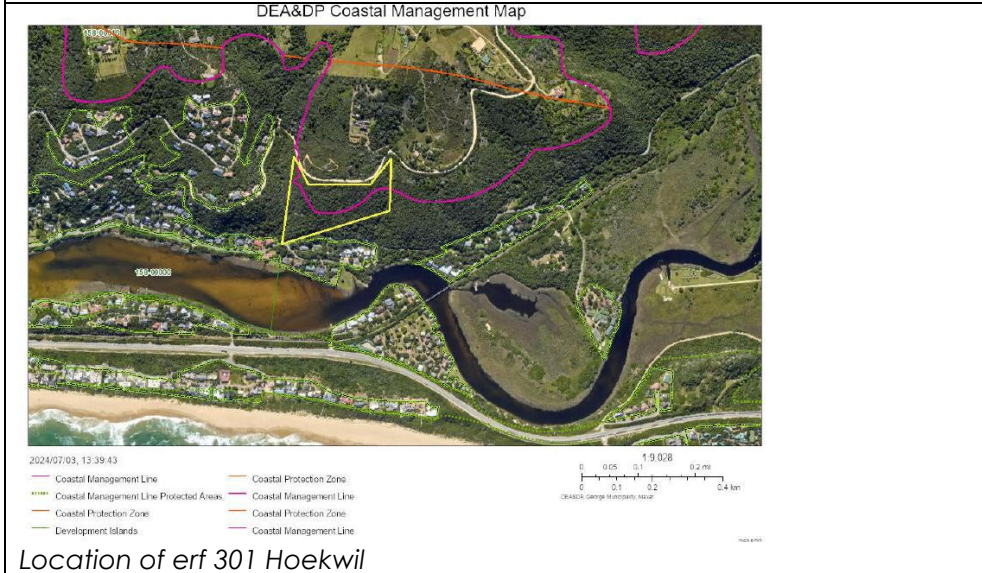
Subsequent to this, it has now been ascertained that a BAR is in fact necessary, and we accordingly wish to comment on the various documents and appendices which have been recently sent to us by Ecoroute.

Appendix G1: Aquatic Compliance Statement

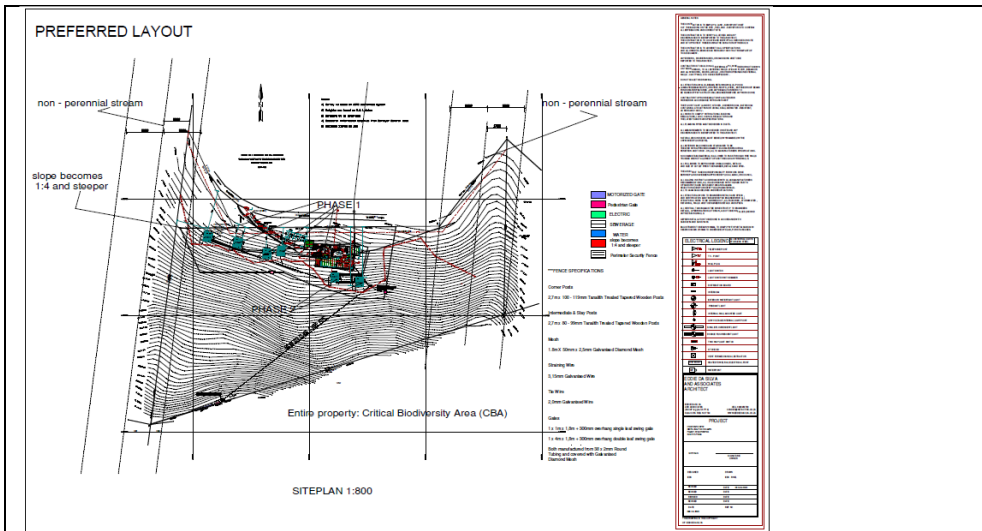
Regarding this statement below made by Franco de Ridder, we were informed by the George Municipality that a Basic Assessment Report (BAR) would need to be completed, which cancelled out the necessity of applying for an OSCAE permit.

“An OSCAE Permit also needs to be acquired by the applicant for the development of the six Pods due to the Open Space II (Conservation) zoning that is being applied for in a separate Land-use Planning application.”

The OSCAE Regulations are applicable to Erf 301, this will be synchronized with the BAR process to accordingly address the OSCAE Regulations.



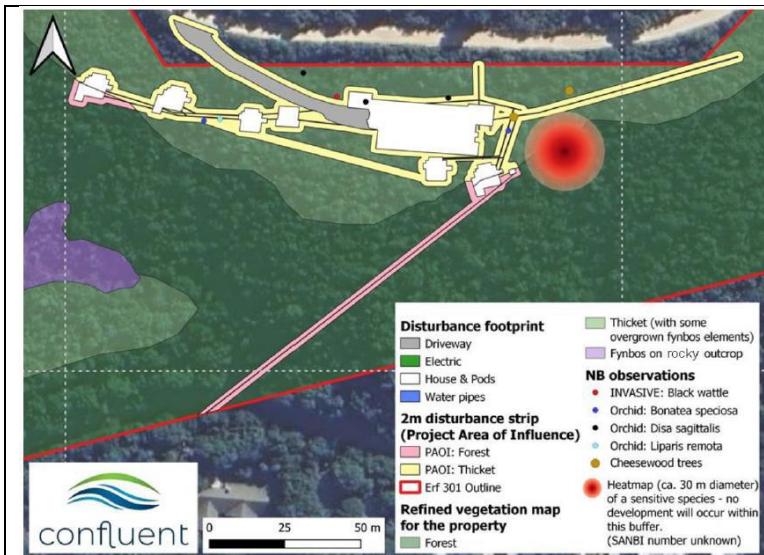
These have been extracted from the Pre-Application BAR. The updated SDP is attached as Appendix B1 of the Draft BAR.



Site Development Plan with Dwelling, Garage, and 6 Pods



Erf 301 Hoekwil Indicating that the Whole Property is Classified Critical Biodiversity Area 1



Disturbance Footprints

Appendix G2: Botanical & Terrestrial Assessment

Regarding the statement below, to state that the disturbance footprints will be minimised due to buildings being constructed on columns is very misleading. The areas under each of the buildings will still have to be cleared, and even if they were not, any vegetation growing under the structures will in any case eventually die due to lack of watering, and no sunlight shining under the structures (all of them being south facing).

"The primary dwelling (including a store and garage) will cover a total of 446 m². The front half of the dwelling will be constructed on columns to minimise the disturbance footprint of the house on the vegetation and habitats of the site. This reduces the permanent footprint of the house to ca. 200 m². The pods will cover ca. 38m² each, but again, only a quarter of that area will be levelled as the rest of the pod areas will also be constructed on columns."

This is again repeated on page 41:

"The total footprint of development (without the use of stilts/pylons) is estimated to be 1090 m², which has effectively been reduced by raising some sections off the ground with the use of stilts/pylons to 673 m². This reduces the habitat transformation from approx. 3% to 2% of the property size."

In the Fauna Impact Assessment (Appendix G3), the specialist states the following:

*(Page 29) The entire property of Erf 301 has a High SEI rating for fauna due to the importance of the thicket/forest habitat. While the non-perennial streams have been scored with a Low SEI rating, these are encompassed within the forest/thicket habitat and therefore also mapped as a High SEI rating in Figure 13. The guidelines for SEI rating indicate that the development in High SEI areas should follow the avoidance and minimization measures wherever possible to reduce impacts. The current SDP makes good provisions for this guideline given **the use of stilts that will minimize the development footprint on the property soils and thereby allowing space for SCC and natural vegetation to recolonize and exist beneath the dwellings/pods.***

*(Page 35) The primary development footprint where permanent infrastructure is placed and permanent loss of habitat occurs, translates to approx. 2% of the property size. Efforts to reduce this impact have already been made by means of using **stilts/pylons to raise sections of the development off the ground, thereby increasing habitat availability for many SCC.***

(Page 46) The forest/thicket vegetation is suitable habitat for most of the highlighted SCC on Erf 301. The development will impact these SCC most

	<p>notably through habitat loss in the housing/road footprints. However, the SDP already makes use of stilts/pylons to raise sections of the development, thereby reducing the permanent footprint on the property and minimizing habitat loss for many of the SCC (i.e. golden moles). Ultimately the area lost to this development equated to 2% of the property size.</p> <p>It is the opinion of a SACNASP Registered Professional Natural Scientist (166055) that the stilts/pylons (columns) will allow for natural vegetation to recolonize and exist beneath the dwellings/pods, as well as minimize habitat loss for many of the SCC.</p>
<p>Regarding this statement below, we were informed by the George Municipality that a Basic Assessment Report (BAR) would need to be completed, which cancelled out the necessity of applying for an Oscale permit.</p> <p><i>“An OSCAE Permit also needs to be acquired by the applicant for the development of the six Pods due to the Open Space II (Conservation) zoning that is being applied for in a separate Land-use Planning application.”</i></p>	<p>The OSCAE Regulations are applicable to Erf 301, this will be synchronized with the BAR process to accordingly address the OSCAE Regulations.</p>
<p>As stated in the report below, the vegetation survey could be misleading:</p> <p>“3.3 Assumptions & Limitations <i>This assessment is subject to a few assumptions, uncertainties, and limitations, as listed below:</i></p> <ul style="list-style-type: none"> • <i>Only one survey took place during early winter on 05 June 2023. Seasonal and time constraints always play a role in limiting the findings of a terrestrial specialist report.</i> • <i>Some rare and threatened plant species are difficult to locate and easily overlooked in the field (e.g., geophytes, small succulents, small shrubs, and cryptic spp.). The species list for the area is limited to the findings of the one field assessment, as well as past records on iNaturalist and the Plants of Southern Africa (POSA) database for the proposed development site and its surrounding areas. It is very likely that the species list and SCC reported are not exhaustive (Perret et al., 2023).</i> • <i>Some species may not have been visible at the time of the site assessment (e.g., some geophytes, annuals, and parasitic plants).</i> • <i>Many plant species flower seasonally and are therefore difficult to identify outside of their flowering season. Environmental factors such as the prevailing fire regime and level of alien invasion</i> 	<p>It is not a correct statement to assume that the specialist study is misleading. All findings, including assumptions and limitations, have been included in the report, and impacts assessed accordingly.</p>

influence the successional stage of the vegetation present at the site, and therefore the species visible at the time of assessment (Cowling et al., 2010; Privett et al., 2001).

- The dense thicket and forest on the Erf portion made it hard to gain access to some sections of the site. It is possible that the impenetrable nature of the vegetation caused an SCC/several SCC to be missed on the site. “

4.1.5 National Protected Area Expansion Strategy

The specialist states the following:

“Erf 301 is a private property, which makes it impractical to include as part of a protected area expansion strategy, as the land will need to be purchased to set it aside for that purpose.”

We propose that the owner could possibly investigate going into a Stewardship Agreement with SANParks, whereby the property could be managed by SANParks.

We are not sure how the specialist could make the following statement, as from the image hereunder, this property is located a short distance from the GRNP, with only erf 1262 Wilderness between it and the GRNP. There are clearly no agricultural areas between this property and the GRNP.

“However, the Garden Route National Park is ca. 5 km away from the proposed development site, and the proposed development site is separated from the Garden Route National Park mainly by agricultural areas.”

The Applicant is willing to approach SANParks to discuss a Stewardship Agreement / Biodiversity Agreement.

The specialist makes reference to the Garden Route National Park to the north.





The light green area indicates Garden Route National Park (GRNP), and the Turquoise Area Indicates Erf 301 Hoekwil

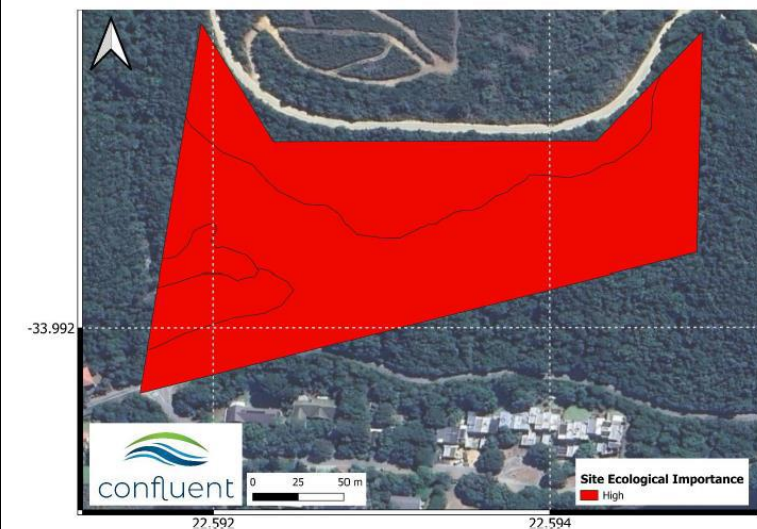


Figure 16: The SEI map for Erf 301, showing that all the vegetation on the site has a high Site Ecological Importance (SEI).

The Image Above in the Specialist's Report shows that all the Vegetation on the Site has a High Site Ecological Importance (SEI).

Correct, however further assessment of the SEI rating should be considered.

As per the Botanical and Terrestrial Biodiversity Assessment:

Although the vegetation across Erf 301 is not entirely uniform, the SEI calculation revealed that the forest and ecotonal vegetation on the site have a similar ecological importance, which can also be translated as the relative sensitivity of the site from an ecological perspective. A High SEI essentially means that avoidance is necessary wherever possible, however where development is unavoidable minimisation mitigation should be applied. In this case, the best area for minimisation mitigation on the site is the ecotonal vegetation along the northern section of Erf 301.

The ecotonal vegetation has the lowest conservation value on the site due to the fact that this section of the site cannot be functionally maintained (the fire regime here will never be natural, as it is too small an area to form part of a manageable fire management plan). The vegetation here is already very overgrown, and the likelihood of SCC occurring in the ecotonal vegetation as it stands on Erf 301 is quite low. Even through ecotones are important for the ecology of the systems and are often unique areas, the ecotonal vegetation on

Erf 301 is under an altered disturbance regime which has led to a compromise of its long-term ecological function

Correct, the Botanical and Terrestrial Biodiversity Assessment makes reference to 3 alternatives.

8. IMPACT ASSESSMENT

The impact assessment for Erf 301 is based on the impacts associated with building a primary dwelling and six pods. Three alternative development options are considered in the impact assessment of this report, namely:

1. the **current preferred layout**, which is the result of engagement with the landowner following the site sensitivity verification report (SSVR). This is also the layout that was presented in Fig. 2 of this report.
2. The **original layout plan** which was made prior to the completion of the SSVR. Fig. 17 illustrates this layout compared to the current layout.
3. The **current preferred layout including only the primary dwelling** without the six pods.

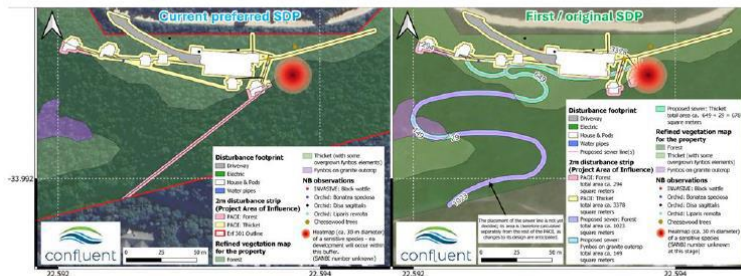


Figure 17: The current and old site development plans illustrated side by side for reference in the impact assessment tables presented.

The Above Botanical & Terrestrial Assessment, 3 Proposals for the Property are Considered.

Appendix G4: Agriculture Compliance Statement

We feel that the statement below, made by Johann Lanz is unprofessional and inappropriate, as it is not up to him to decide whether a proposed development should be approved or not be approved:

“From an agricultural impact point of view, it is recommended that the proposed development be approved.”

Johann Lanz makes this statement in relation to agricultural impacts only. It is therefore not unprofessional given his qualifications and experience in this field.

Appendix G6: Civil Engineering Services

The specialist states the following:

“The proposed development consists of the following:

Erf size - 39322 m²

Proposed Main dwelling (including garage & store) - ±446 m²

Proposed 6 x Single Eco Pods / Units - ±38m² each

The Draft BAR gives calculations for the development footprint (1 638 m²) and the permanent disturbance area (1 152 m²). Please see updated SDP attached as Appendix B1 to the Draft BAR.

It is the opinion of a SACNASP Registered Professional Natural Scientist (166055) that the stilts/pylons (columns) will allow for natural vegetation to recolonize and exist beneath the dwellings/pods, as well as minimize habitat loss for many of the SCC.

<p>Entrance road & driveway platform - ±812 m²</p> <p>The estimated disturbed footprint area for the above development is as follows.</p> <p>Proposed Main dwelling (including garage & store) - ±200 m² Proposed 6 x Single Eco Pods / Units - ±10m² each Entrance road & driveway platform - ±812 m²</p> <p>Total disturbed area inclusive of all structures, road, and driveway = 1072m²</p> <p>Total disturbed site percentage = 1072m² /39322m² = 2.72%”</p> <p>Regarding the figures above, to state that the disturbance footprints will only be 1072m² is very misleading. The areas under each of the buildings will still have to be cleared, and even if they were not, any vegetation growing under the structures will in any case eventually die due to lack of watering, and no sunlight shining under the structures (all of them being south facing).</p>	
<p>Appendix I2: Site Sensitivity Verification Report</p> <p>In this report, Ecoroute states the following:</p> <p>“Recommendations: <i>Due to the topography and the existing vegetation found on the property, the structures will be hidden in part by the vegetation. The proposed activity will also have negligible to no negative impact on the scenic route (N2) or aesthetic value of the area. It is therefore recommended that no Visual Assessment be undertaken.”</i></p> <p>As per the illustrations below, these structures are clearly visible. We therefore are of the opinion that a <u>Visual Assessment must be undertaken.</u></p>	<p>A Visual Impact Assessment was compiled by Andre Vercueil Consulting Architects, dated 22 October 2024. The assessment concluded that the proposed development would have a very small Visual Impact on the existing landscape. Please see report attached as Appendix G7 to the Draft BAR.</p>



Figure 1: View of the primary dwelling to the right and a few tourist accommodation units to the west (artist impression).



Figure 2: A close-up view of two proposed tourist accommodation units.

Pre-Application BAR

On page 12, the following figures are quoted:

The estimated permanent disturbance area:	
Main dwelling (including garage and storage)	200m ²
Six single Pods / Units	60 m ² (10 m ² each)
Access road and driveway platform	812 m ²
Guest Parking	80 m ²
Total disturbance footprint	1152 m ²
Total footprint of site as a percentage	2.92 %

These figures differ from what were given in **Appendix G6: Civil Engineering Services**, where it is stated that “Total disturbed area inclusive of all structures, road, and driveway = 1072m²”.

On page 18 of the Pre-Application BAR, the following is stated: “As only 6 tourist accommodation units are proposed, the Rural Areas guideline regard it as a small resort where the floor area of a unit can be up to 120m².”

Please refer to **Annexure A** for our comments with respect to these guidelines for small resorts.

The guest parking of 80m² was included as part of the development proposal.

The proposed development is NOT a small resort. This statement is only in relation to the Rural Areas guidelines.

<p>On page 24, Ecoroute states the following:</p> <p><i>“The property can be described as urban land situated in an area that has been identified in an approved Spatial Development Framework for residential purposes. The property does not have a protected status or falls within a conservation area. There are no proclaimed heritage sites or scenic routes on the properties.”</i></p> <p>This property is <u>outside of the urban edge</u>, is rural (not urban), and is currently zoned Agriculture Zone II, and <u>not Residential</u>. It has been classified in the Western Cape Biodiversity Spatial Plan as a Critical Biodiversity Area 1, and therefore is <u>a conservation area</u>. There is a <u>scenic route</u> (Whites Road) adjoining the property.</p>	<p>This was included in error and has been amended in the Draft BAR.</p>
<p><i>“Permissible land uses are those that are <u>compatible with maintaining the natural vegetation cover of CBAs</u> in a healthy ecological state, and that do not result <u>in loss or degradation</u> of natural habitat. The following guidelines are extracted from the Western Cape Biodiversity Spatial Plan Handbook 2017.”</i></p> <p><i>“Land uses that should <u>not be located in terrestrial CBAs</u> because they cause loss of natural habitat or ecosystem functionality, include:</i></p> <ul style="list-style-type: none"> ❖ <i>Buildings or infrastructure associated with <u>residential</u>, commercial or industrial developments.</i> ❖ <i>Complete-barrier fencing (i.e. game-proof fences) in CBA corridors;”</i> <p>Our interpretation of the above is that this proposed development should not take place in an area classified as CBA1. From discussions held at the site visit, the property owner stated that he wished to fence much of the property. In terms of what is stated above, this intention to erect a fence should be declined. In terms of the George Municipality Integrated Zoning Scheme By-law 2023, approval has to be obtained from the municipality <u>before</u> any fence/wall may be erected in a rural area.</p>	<p>As per the Botanical and Terrestrial Biodiversity Impact Assessment (Appendix G2):</p> <p>The majority of Erf 301 is mapped as a CBA 1 (i.e., natural Critical Biodiversity Area), with a small section in the south-west mapped as an ESA 2 (Ecological Support Area that is currently degraded) and the site is near the Touws Protected Area. The majority of Erf 301 will be zoned as a conservation area, which is in accordance with the objectives of a CBA. The development is unlikely to affect the objectives on the CBA mapped on the site given that the reasons for its assignment in this area is:</p> <ul style="list-style-type: none"> • The area is mapped as being part of the Bontebok extended distribution range. This trigger falls outside of the scope of this study, as the author is not a mammal specialist. • Coastal resource protection. The owner of Erf 301 is preserving the majority of the site for conservation purposes. The development will not undermine the objectives of coastal resource protection. • Eastern fynbos renosterveld granite fynbos floodplain wetland. This does not apply to the proposed development on Erf 301. • FEPA River corridor, water source protection – Touws, Watercourse protection – South-eastern Coastal Belt. Erf 301 is flanked on the east and western boundaries by non-perennial drainage lines. These are not going to be affected by the proposed development. • Wilderness core estuary. This is not on Erf 301; the estuary is further south of the property and is already part of a Protected Area. • Critically endangered Garden Route Granite Fynbos / Wolwedans Grassy Fynbos. The development on the south facing steep slope of Erf

	<p>301 will not affect these vegetation types, even though they are mapped on the site.</p>
<p>On page 25, the following is stated: <i>“Management of the property as an Open Space III zone will promote conservation outcomes. Sustainable rehabilitation and restoration of indigenous vegetation will be supported by tourism income.”</i></p> <p>We fail to understand how Open Space Zone III <i>‘will promote conservation outcomes’</i>. Who is going to enforce it? How will <i>“rehabilitation and restoration”</i> be <i>“supported by tourism income”</i>?</p>	<p>The rezoning of Erf 301 Hoekwil is following the creation of an Open Space Zone III (nature conservation area) corridor of properties linking with the Garden Route National Park (Ebb & Flow located close by to the east). The abutting Remainder Erf 1262 Wilderness has already been rezoned to Open Space Zone III (nature conservation area). A linkage with the ‘Garden Route’s network of formally protected and critical biodiversity areas’ are therefore being established.</p> <p>Open Space Zone III (nature conservation area) provides for the ‘management of land with the objective of preserving the natural biophysical characteristics of that land’ through an environmental management plan. The abutting Remainder Erf 1262 Wilderness has already been rezoned to Open Space Zone III with the development being implemented at present. Creating properties in this area, zoned Open Space Zone III (nature conservation area) will create a greater area bordering onto the Garden Route National Park protected suitably through environmental management plans. The conservation authorities should consult with property owners in the area to create at least a conservancy, similar to the Constantia Kloof Conservancy, located close by. A conservation corridor over privately owned land, can be created through Wilderness to the Garden Route National Park.</p> <p>Reading the land use descriptions for nature conservation area and nature reserve, we deduce that the intention with nature reserve is not small pockets of land. George Municipality is the competent authority when it comes to zonings and the allocation thereof. It should also be noted that the GMSDF (2023) supports the rezoning of properties such as Erf 301 Hoekwil (Wilderness Heights) to Open Space Zone III (nature conservation area). Also, when comparing the land use description, development parameters and possible consent uses of nature conservation area and nature reserve it could be stated that the latter gives more development potential for the subject property. Therefore, the zoning for the entire property as proposed, Open Space Zone III (nature conservation area) is appropriate, balancing all relevant considerations.</p> <p>It is understood that Open Space Zoning is such that it specifically provides a framework whereby there is a balance between development and conservation of larger portions of land. The municipality and Conservation Authorities (Cape Nature specifically, funded by Tax Payers) understand the</p>

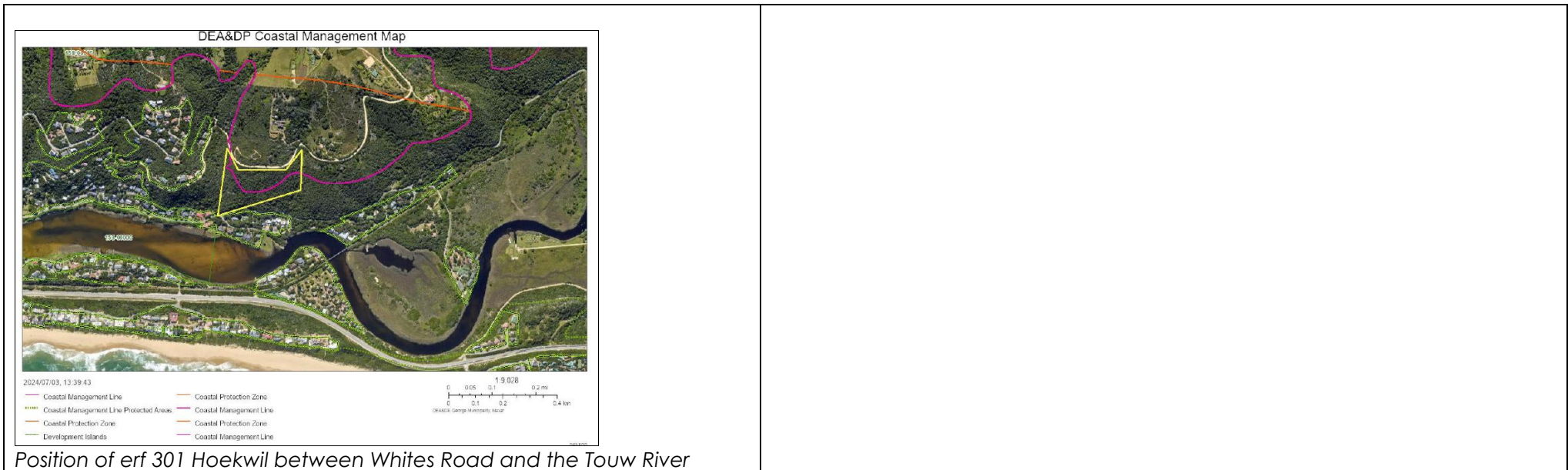
	<p>cost involved in conservation, and without funding conservation is not sustainable. There needs to be a mechanism in place to allow for some form of revenue creation to support conservation and awareness. A small-scale low impact tourism lodging (Pods) of only 300m² would be dedicated to revenue generation to try support the conservation of 38,800m² in perpetuity.</p>
<p>We list below our proposals and further comments with respect to this proposed development.</p> <p>WALEAF objects to the 2 alternative options put forward by Ecoroute for the construction of a dwelling, a garage, and 6 separate free-standing “pods”, as this will have a lasting detrimental effect on the pristine indigenous vegetation which has thrived on this property for many decades.</p>	<p>The 6 tourist accommodation units can be compared with a guest house with 6 guest rooms (the maximum number of guest rooms in general possible for a guest house). Separating the 6 tourist accommodation units, prevents one big structure with 6 and more interleading rooms. The fragmented design suits the natural environment and the physical characteristics of the property. This could potentially have a visual impact with a larger structure. The small Pods will have little visual impact - The platforms are created by a 5% - 20% cut into the landscape and the remainder is raised on stilts, all within the height restriction as proposed. The stilts could resemble tree trunks from a distance, while only approximately a quarter of the height will be visible above the tree canopy.</p> <p>The Botanical and Terrestrial Biodiversity Assessment determined that the Thicket habitat that will be disturbed by the development has a Low terrestrial biodiversity theme sensitivity and Low terrestrial plant species theme sensitivity.</p> <p>The thicket on the site is not part of a CR ecosystem, and it is not consistent with Garden Route Granite Fynbos for all the reasons mentioned in the report. The aspect of the thicket is on a south facing slope, and fire is unlikely to affect the vegetation here, making all the fynbos elements unviable for conservation efforts. Furthermore, the presence of fynbos nearby, on slope crests and north-facing slopes mean that fynbos seeds are present in the landscape. Fynbos will therefore start to colonise open canopy areas in thicket and forest but are unlikely to remain as thicket pioneer species start to outcompete them.</p> <p>No threatened or near threatened plant species were recorded in this vegetation type on the site. Only one protected LC tree species (<i>Pittosporum viridiflorum</i>, i.e., cheesewoods) was observed in this area, which means that the owner of Erf 301 will need to obtain the relevant forestry license to manage or trim these trees. The overgrown sections of fynbos are unlikely to support SCC.</p>

WALEAF'S ALTERNATIVE PROPOSALS	
In addition to the 3 alternatives (A, B, C) already suggested in <u>Appendix G2: Botanical & Terrestrial Assessment</u> , WALEAF proposes the following :	
Alternative D	
<p>Another alternative is to combine the 6 proposed tourist cottages into <u>one building</u>, also placed near the north of the property, as this will be beneficial to reducing the buildings' footprints, reducing paths and services, and reducing the amount of pristine indigenous vegetation that needs to be removed for 6 separate buildings. This option of combining the 6 cottages into one building could be approved as a <u>Guest House</u>, which is a consent use under both <u>Agriculture II and OSZIII zonings</u>.</p>	<p>The 6 tourist accommodation units can be compared with a guest house with 6 guest rooms (the maximum number of guest rooms in general possible for a guest house). Separating the 6 tourist accommodation units, prevents one big structure with 6 and more interleading rooms. The fragmented design suits the natural environment and the physical characteristics of the property. This could potentially have a visual impact with a larger structure. The small Pods will have little visual impact - The platforms are created by a 5% - 20% cut into the landscape and the remainder is raised on stilts, all within the height restriction as proposed. The stilts could resemble tree trunks from a distance, while only approximately a quarter of the height will be visible above the tree canopy.</p> <p>The vision of the Applicant is to create accommodation units that give a sense of remoteness for the prospective guests. The owner will live on the property and maintain the property with income generated from the holiday units. Rezoning to Open Space Zone III (nature conservation area) with consent use for tourist accommodation was therefore the best option to achieve this outcome.</p>
Alternative E	
<p>As another alternative, we suggest that a OSZIV zoning could be considered for this property where <u>SANParks and CapeNature</u> will need to determine the land use restrictions and development parameters of the property. <u>Tourist accommodation is a consent use under OSZIV</u>. As per Alternative D above, the 6 proposed pods could be combined into one building. Below are the applicable development parameters for OSZIV:</p>	<p>For a property to be rezoned to Open Space Zone IV, the conservation authorities must confirm that such property will be declared a nature reserve or similar. It has always been the understanding that conservation bodies do not support small portions of land to be declared as nature reserves. Open Space Zone III (nature conservation area) provides for the 'management of land with the objective of preserving the natural biophysical characteristics of that land' through an environmental management plan and in this instance through a NEMA-process as well. The motivation report for this land use application has shown that the abutting Remainder Erf 1262 Wilderness has already been rezoned to Open Space Zone III with the development being implemented at present. Creating properties in this area, zoned Open Space Zone III (nature conservation area) will create a greater area bordering onto the Garden Route National Park protected suitably through environmental management plans. The conservation authorities should consult with property owners in the area to create at least a conservancy, similar to the Constantia Kloof Conservancy,</p>

<p>Development parameters:</p> <p>(a) An environmental management plan must be submitted to the Municipality, SANParks and/ or CapeNature for their approval.</p> <p>(b) SANParks and/ or CapeNature must, in consultation with the Municipality, determine the land use restrictions and the development parameters for the property based on the objectives of this zoning, the particular circumstances of the property, and in accordance with an approved environmental management plan.</p> <p>(c) When consent use(s) to provide tourist facilities or tourist accommodation in a “nature reserve” are approved, conditions must be laid down with regard to density, layout, landscaping, and building design.</p> <p>(d) A site development plan must be submitted to the Municipality for its approval, clearly indicating the position of all structures, stands, services and internal roads.</p>	<p>located close by. A conservation corridor over privately owned land, can be created through Wilderness to the Garden Route National Park.</p> <p>Reading the land use descriptions for nature conservation area and nature reserve, we deduct that the intention with nature reserve is not small pockets of land as suggested by SANParks in this instance. George Municipality is the competent authority when it comes to zonings and the allocation thereof. It should also be noted that the GMSDF (2023) supports the rezoning of properties such as Erf 301 Hoekwil (Wilderness Heights) to Open Space Zone III (nature conservation area).</p> <p>Also, when comparing the land use description, development parameters and possible consent uses of nature conservation area and nature reserve it could be stated that the latter gives more development potential for the subject property. We do not think that this is the intention of SANParks. Therefore, the zoning for the entire property as proposed, Open Space Zone III (nature conservation area) is appropriate, balancing all relevant considerations.</p> <p>The landowner is open to a discussion on biodiversity agreement options with SANParks.</p>
<p>This property is in a buffer zone of the Garden Route National Park, and in terms of the Western Cape Biodiversity Spatial Plan 2017, the property has “Critical Biodiversity Area Status”. If the property could be preserved as much as possible (not constructing 6 pods and limiting the removal of vegetation), the property could become an asset for future generations living in Wilderness. Development parameters in this option would be more restrictive on this property but would also serve the landowner's intentions of having some form of tourist accommodation, from which he can generate the income which he wants from his land.</p>	<p>As per the Botanical and Terrestrial Biodiversity Impact Assessment (Appendix G2):</p> <p>The majority of Erf 301 is mapped as a CBA 1 (i.e., natural Critical Biodiversity Area), with a small section in the south-west mapped as an ESA 2 (Ecological Support Area that is currently degraded) and the site is near the Touws Protected Area. The majority of Erf 301 will be zoned as a conservation area, which is in accordance with the objectives of a CBA. The development is unlikely to affect the objectives on the CBA mapped on the site given that the reasons for its assignment in this area is:</p> <ul style="list-style-type: none"> • The area is mapped as being part of the Bontebok extended distribution range. This trigger falls outside of the scope of this study, as the author is not a mammal specialist. • Coastal resource protection. The owner of Erf 301 is preserving the majority of the site for conservation purposes. The development will not undermine the objectives of coastal resource protection. • Eastern fynbos renosterveld granite fynbos floodplain wetland. This does not apply to the proposed development on Erf 301. • FEPA River corridor, water source protection – Touws, Watercourse protection – South-eastern Coastal Belt. Erf 301 is flanked on the east and

	<p>western boundaries by non-perennial drainage lines. These are not going to be affected by the proposed development.</p> <ul style="list-style-type: none"> • Wilderness core estuary. This is not on Erf 301; the estuary is further south of the property and is already part of a Protected Area. • Critically endangered Garden Route Granite Fynbos / Wolwedans Grassy Fynbos. The development on the south facing steep slope of Erf 301 will not affect these vegetation types, even though they are mapped on the site.
WALEAF requests that these other issues should also be addressed:	
1. A licence must be obtained from the DFFE before any removal or pruning of any protected indigenous vegetation or closed canopy forests.	This has been included in the EMPr.
2. WALEAF insists that the <u>invasive alien vegetation</u> presently growing on the property should be systematically removed. As per the National Environmental Management: Biodiversity Act (Act no. 10 of 2004) (NEMBA) landowners are legally obligated to clear listed alien and invasive species from their properties.	This has been included in the EMPr.
3. Due to the steepness of the property, the driveway to and from the dwelling, as well as any parking areas, could become problematic when it rains, and measures should be put in place to ensure that the water run-off from the driveway and parking areas does not cause erosion.	This has been addressed in the Civil Engineering Report. Please see Appendix G6 of the Draft BAR.
4. Likewise the utmost care must be taken with regard to controlling rain water runoff from the buildings' roofs and any decks/stoeps surrounding the proposed buildings.	This has been addressed in the EMPr.
5. It is recommended that if any <u>fencing (security or other)</u> is to be erected, that it be limited within and adjacent to the development footprint, to allow for movement and passage of wildlife between neighbouring properties and the undeveloped area. In this way connectivity is maintained for biodiversity.	Fencing will be limited to the development footprint as per the SDP.
6. Any <u>bright external lighting</u> will cause unwanted light pollution. It is widely known that lighting has a significant negative impact on flora and fauna, including pollinators, such as bees. To mitigate against this, if any external lighting is indeed required, it should not	This has been addressed in the EMPr.

<p>be mounted higher than 3m from ground level, should be of low intensity and positioned to shine downwards. External lights should be turned off manually or by means of timers/sensors when not needed. No outdoor electric insect zappers should be installed.</p>	
<p>7. We would suggest that an <u>environmental consultant</u> with the necessary experience be employed to oversee the clearance of vegetation before and during the construction stages, as well as after building operations have been completed, to ensure that the remaining indigenous vegetation on this property is properly protected.</p>	<p>An ECO will be appointed for the duration of the construction and rehabilitation phases.</p>
<p>8. A plant rescue operation must be undertaken along all disturbance footprints, prior to vegetation clearing: all plant and tree saplings, likely to survive transplant, must be rescued and bagged for use in rehabilitation efforts on the property, or, if not possible on this property, on some other publicly owned property. We recommend that the landowner appoints a suitably experienced person before construction or any clearing of vegetation commences, who will undertake plant rescue and transplant operations, and maintain the bagged plants (either on- or off-site) for use in post-construction rehabilitation of the property, or donate elsewhere, if not possible on this property. In addition, or alternatively, the landowner could approach a local conservation NPO to undertake the plant rescue operation in support of on-site rehabilitation efforts or projects elsewhere. The person / entity appointed to undertake the plant rescue must be suitably experienced to maximize the survival rates and undertake the maintenance of the rescued plants.</p>	<p>This has been addressed in the EMPr.</p>
<p>As natural vegetation is critical to mitigate against climate change and biodiversity loss, we propose that the owner must be requested to plant replacement trees (in lieu of all those destroyed) elsewhere on this property, or if that is not possible, on publicly owned property.</p>	<p>This will be considered by the owner.</p>
<p>Wilderness Ratepayers and Residents Association – 15 August 2024</p>	
<p>The Wilderness Ratepayers & Residents Association (WRRA) attended a site visit on 7th August 2024, together with Marelize de Bruyn Town Planners, Ecoroute, Sanparks, DEA&DP, WALEAF, and the property owner. Some weeks ago, we received BAR documentation from Ecoroute, and we now accordingly wish to submit our comments.</p>	



Position of erf 301 Hoekwil between Whites Road and the Touw River

Appendix G2: Botanical & Terrestrial Assessment

With respect to the two specialist statements quoted below, simply stating that disturbance footprints will be minimized because buildings are constructed on columns can be misleading. Even if the buildings are elevated, the areas beneath them will still likely experience significant environmental impacts.

For one, the land under the buildings would still need to be cleared to accommodate construction and ensure stability, even if columns are used. Moreover, the environmental conditions under the structures would be altered drastically. Without sufficient sunlight or water reaching the ground beneath the structures (especially given their south-facing orientation), any vegetation present would struggle to survive. Over time, this lack of sunlight and water would likely lead to the eventual die-off of vegetation, potentially resulting in soil degradation or erosion.

So while the idea of raising buildings on columns might reduce direct physical disturbance compared to other construction methods, it does not necessarily mean the overall ecological impact will be minimized without appropriate mitigation efforts.

In the Fauna Impact Assessment (Appendix G3), the specialist states the following:

*(Page 29) The entire property of Erf 301 has a High SEI rating for fauna due to the importance of the thicket/forest habitat. While the non-perennial streams have been scored with a Low SEI rating, these are encompassed within the forest/thicket habitat and therefore also mapped as a High SEI rating in Figure 13. The guidelines for SEI rating indicate that the development in High SEI areas should follow the avoidance and minimization measures wherever possible to reduce impacts. The current SDP makes good provisions for this guideline given **the use of stilts that will minimize the development footprint on the property soils and thereby allowing space for SCC and natural vegetation to recolonize and exist beneath the dwellings/pods.***

*(Page 35) The primary development footprint where permanent infrastructure is placed and permanent loss of habitat occurs, translates to approx. 2% of the property size. Efforts to reduce this impact have already been made by means of using **stilts/pylons to raise sections of the development off the ground, thereby increasing habitat availability for many SCC.***

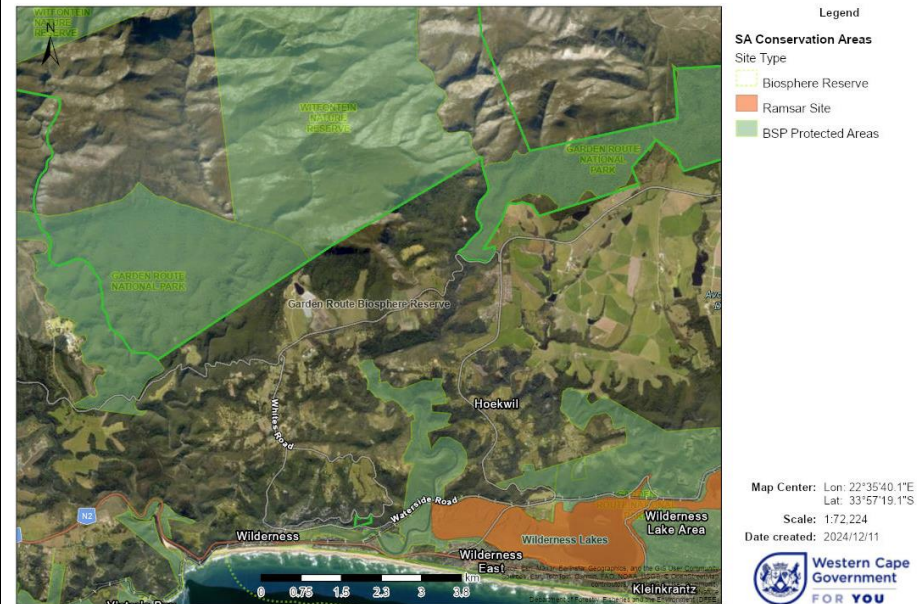
<p><i>“The primary dwelling (including a store and garage) will cover a total of 446 m2. The front half of the dwelling will be constructed on columns to minimise the disturbance footprint of the house on the vegetation and habitats of the site. This reduces the permanent footprint of the house to ca. 200 m2. The pods will cover ca. 38m2 each, but again, only a quarter of that area will be levelled as the rest of the pod areas will also be constructed on columns.”</i></p> <p>This is again repeated on page 41:</p> <p><i>“The total footprint of development (without the use of stilts/pylons) is estimated to be 1090 m2, which has effectively been reduced by raising some sections off the ground with the use of stilts/pylons to 673 m2. This reduces the habitat transformation from approx. 3% to 2% of the property size.”</i></p>	<p><i>(Page 46) The forest/thicket vegetation is suitable habitat for most of the highlighted SCC on Erf 301. The development will impact these SCC most notably through habitat loss in the housing/road footprints. However, the SDP already makes use of stilts/pylons to raise sections of the development, thereby reducing the permanent footprint on the property and minimizing habitat loss for many of the SCC (i.e. golden moles). Ultimately the area lost to this development equated to 2% of the property size.</i></p> <p>It is the opinion of a SACNASP Registered Professional Natural Scientist (166055) that the stilts/pylons (columns) will allow for natural vegetation to recolonize and exist beneath the dwellings/pods, as well as minimize habitat loss for many of the SCC.</p>
<p>The specialist then states the following:</p> <p><i>“Erf 301 is a private property, which makes it impractical to include as part of a protected area expansion strategy, as the land will need to be purchased to set it aside for that purpose.”</i></p> <p>We propose a Stewardship Agreement with SANParks. Through such an agreement, the property owner would collaborate with SANParks to ensure that the land is managed in a way that promotes conservation and environmental sustainability.</p> <p>Under a Stewardship Agreement, SANParks would typically assist with the management and conservation of the property, which could involve maintaining natural habitats, protecting biodiversity, and ensuring sustainable land use practices. This collaboration would help to mitigate the environmental impacts of development and construction, as SANParks could guide best practices to preserve the ecosystem. Moreover, being under SANParks management could open up additional resources, expertise, and potential funding for conservation initiatives on the property.</p>	<p>The Applicant is willing to approach SANParks to discuss a Stewardship Agreement / Biodiversity Agreement.</p> <p>This will require guidance from SANParks.</p>

This approach not only aligns with environmental stewardship but also adds a layer of credibility to the owner's commitment to conservation. It could also enhance the property's value and appeal to those who prioritize sustainability.

It seems the specialist's statement below may not have been fully informed by the actual geography of the area. Given that the property is located very close to the Garden Route National Park (GRNP) and there is only one erf (erf 1262 Wilderness) between it and the GRNP, the assertion that there are agricultural areas between the property and the park appears to be inaccurate.

"However, the Garden Route National Park is ca. 5 km away from the proposed development site, and the proposed development site is separated from the Garden Route National Park mainly by agricultural areas."

The specialist makes reference to the Garden Route National Park to the north.



8. IMPACT ASSESSMENT

The impact assessment for Erf 301 is based on the impacts associated with building a primary dwelling and six pods. Three alternative development options are considered in the impact assessment of this report, namely:

1. the **current preferred layout**, which is the result of engagement with the landowner following the site sensitivity verification report (SSVR). This is also the layout that was presented in Fig. 2 of this report.
2. The **original layout plan** which was made prior to the completion of the SSVR. Fig. 17 illustrates this layout compared to the current layout.
3. The **current preferred layout including only the primary dwelling** without the six pods.

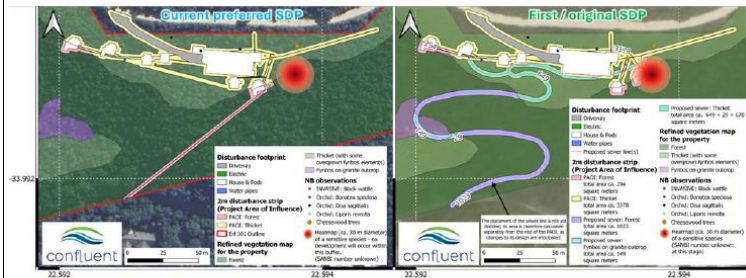


Figure 17: The current and old site development plans illustrated side by side for reference in the impact assessment tables presented.

Correct, the Botanical and Terrestrial Biodiversity Assessment makes reference to 3 alternatives.

The Above Botanical & Terrestrial Assessment, 3 Proposals for the Property are Considered.

Appendix G6: Civil Engineering Services

The specialist states the following “

“The proposed development consists of the following:

Erf size - 39322 m²

Proposed Main dwelling (including garage & store) - ±446 m²

Proposed 6 x Single Eco Pods / Units - ±38m² each

Entrance road & driveway platform - ±812 m²

The estimated disturbed footprint area for the above development is as follows.

Proposed Main dwelling (including garage & store) - ±200 m²

Proposed 6 x Single Eco Pods / Units - ±10m² each

Entrance road & driveway platform - ±812 m²

The Draft BAR gives calculations for the development footprint (1 638 m²) and the permanent disturbance area (1 152 m²). Please see updated SDP attached as Appendix B1 to the Draft BAR.

It is the opinion of a SACNASP Registered Professional Natural Scientist (166055) that the stilts/pylons (columns) will allow for natural vegetation to recolonize and exist beneath the dwellings/pods, as well as minimize habitat loss for many of the SCC.

<p>Total disturbed area inclusive of all structures, road, and driveway = 1072m²</p> <p><u>Total disturbed site percentage</u> = 1072m² /39322m² = <u>2.72%</u>"</p> <p>The figure of 1072m² for disturbance footprints seems to only consider the direct area where construction will physically take place, but it does not account for the broader ecological consequences. Even if the buildings are elevated, the land underneath them will likely suffer indirect disturbances. This includes the need for clearing the land for construction purposes and long-term changes in the local environment, such as reduced sunlight and water availability under the structures. The south-facing buildings will exacerbate this issue by limiting sunlight further, leading to the eventual die-off of vegetation beneath them. This die-off could result in changes to the soil structure, increased erosion, and habitat loss. Therefore, stating that the disturbance footprint is limited to 1072m² without considering these longer-term and indirect effects is indeed misleading. A more accurate representation would include these additional factors, painting a fuller picture of the potential environmental impact.</p>	
<p><u>Appendix I2: Site Sensitivity Verification Report</u></p> <p>In this report, Ecoroute states the following:</p> <p><u>Recommendations:</u> <i>Due to the topography and the existing vegetation found on the property, the structures will be hidden in part by the vegetation. The proposed activity will also have negligible to no negative impact on the scenic route (N2) or aesthetic value of the area. It is therefore recommended that no Visual Assessment be undertaken."</i></p> <p>As per the illustrations below, these structures are clearly visible. We therefore are of the opinion that a <u>Visual Assessment must be undertaken as it will be visible from N2.</u></p>	<p>A Visual Impact Assessment was compiled by Andre Vercueil Consulting Architects, dated 22 October 2024. The assessment concluded that the proposed development would have a very small Visual Impact on the existing landscape. Please see report attached as Appendix G7 to the Draft BAR.</p>



Figure 1: View of the primary dwelling to the right and a few tourist accommodation units to the west (artist impression).



Figure 2: A close-up view of two proposed tourist accommodation units.

Pre-Application BAR

On page 12, the following figures are quoted:

The estimated permanent disturbance area:	
Main dwelling (including garage and storage)	200m ²
Six single Pods / Units	60 m ² (10 m ² each)
Access road and driveway platform	812 m ²
Guest Parking	80 m ²
Total disturbance footprint	1152 m ²
Total footprint of site as a percentage	2.92 %

These figures differ from what were given in **Appendix G6: Civil Engineering Services**, where it is stated that “Total disturbed area inclusive of all structures, road, and driveway = 1072m²”.

On page 18 of the Pre-Application BAR, the following is stated:

“As only 6 tourist accommodation units are proposed, the Rural Areas guideline regard it as a small resort where the floor area of a unit can be up to 120m².”

The guest parking of 80m² was included as part of the development proposal.

The proposed development is NOT a small resort. This statement is only in relation to the Rural Areas guidelines.

<p>Please refer to <u>Annexure A</u> for our comments with respect to these guidelines for small resorts.</p>	
<p>On page 24, Ecoroute states the following:</p> <p><i>“The property can be described as urban land situated in an area that has been identified in an approved Spatial Development Framework for residential purposes. The property does not have a protected status or falls within a conservation area. There are no proclaimed heritage sites or scenic routes on the properties.”</i></p>	<p>This was included in error and has been amended in the Draft BAR.</p>
<p>Given the property's classification as a Critical Biodiversity Area 1 (CBA 1) within the Western Cape Biodiversity Spatial Plan and it is <u>rural</u> zoning as Agriculture Zone II, any development must prioritize conservation. Being <u>outside the urban edge</u> and situated on a <u>scenic route</u> (Whites Road), it is essential to align all activities with sustainable land use practices that protect biodiversity and preserve the natural landscape. This context further strengthens the case for careful planning and possible collaboration with conservation entities such as SANParks, to ensure that the property's ecological value is maintained and enhanced.</p> <p><i>“Permissible land uses are those that are <u>compatible with maintaining the natural vegetation cover of CBAs</u> in a healthy ecological state, and that do not result in <u>loss or degradation</u> of natural habitat. The following guidelines are extracted from the Western Cape Biodiversity Spatial Plan Handbook 2017.”</i></p> <p><i>“Land uses that should <u>not be located in terrestrial CBAs</u> because they cause loss of natural habitat or ecosystem functionality, include:</i></p> <ul style="list-style-type: none"> ❖ <i>Buildings or infrastructure associated with <u>residential, commercial or industrial</u> developments.</i> ❖ <i>Complete-barrier fencing (i.e. game-proof fences) in CBA corridors;”</i> <p>The property's classification as a Critical Biodiversity Area 1 (CBA1) in the Western Cape Biodiversity Spatial Plan implies that conservation should be the primary focus, and any development, including fencing, should be scrutinized for its potential impact on the area's biodiversity. Given the sensitive nature of the site, the proposed development—including the erection of a fence (Bonox)—should indeed be reconsidered or declined. Erecting a fence will fragment habitats, restrict wildlife</p>	<p>As per the Botanical and Terrestrial Biodiversity Impact Assessment (Appendix G2):</p> <p>The majority of Erf 301 is mapped as a CBA 1 (i.e., natural Critical Biodiversity Area), with a small section in the south-west mapped as an ESA 2 (Ecological Support Area that is currently degraded) and the site is near the Touws Protected Area. The majority of Erf 301 will be zoned as a conservation area, which is in accordance with the objectives of a CBA. The development is unlikely to affect the objectives on the CBA mapped on the site given that the reasons for its assignment in this area is:</p> <ul style="list-style-type: none"> • The area is mapped as being part of the Bontebok extended distribution range. This trigger falls outside of the scope of this study, as the author is not a mammal specialist. • Coastal resource protection. The owner of Erf 301 is preserving the majority of the site for conservation purposes. The development will not undermine the objectives of coastal resource protection. • Eastern fynbos renosterveld granite fynbos floodplain wetland. This does not apply to the proposed development on Erf 301. • FEPA River corridor, water source protection – Touws, Watercourse protection – South-eastern Coastal Belt. Erf 301 is flanked on the east and western boundaries by non-perennial drainage lines. These are not going to be affected by the proposed development. • Wilderness core estuary. This is not on Erf 301; the estuary is further south of the property and is already part of a Protected Area. • Critically endangered Garden Route Granite Fynbos / Wolwedans Grassy Fynbos. The development on the south facing steep slope of Erf 301 will not affect these vegetation types, even though they are mapped on the site. <p>It is proposed to fence the development footprint only for security purposes.</p>

<p>movement, and further disrupt the natural environment, which is counter to the conservation goals of a CBA1 area.</p> <p>Furthermore, the George Municipality Integrated Zoning Scheme By-law 2023 reinforces this by requiring municipal approval before any fence or wall is erected in a rural area. The municipality will likely evaluate the request based on the property's zoning and conservation status. Given its classification, the intention to fence large portions of the property should be critically assessed, and it is reasonable to recommend that the proposal be declined to protect the ecological integrity of the area.</p>	
<p>On page 25, the following is stated:</p> <p><i>"Management of the property as an Open Space III zone will promote conservation outcomes. Sustainable rehabilitation and restoration of indigenous vegetation will be supported by tourism income."</i></p> <p>We refer to these vague claims saying that Open Space Zone III 'will promote conservation outcomes' and "rehabilitation and restoration" be "supported by tourism income".</p> <ol style="list-style-type: none"> 1. Conservation Outcomes and Enforcement: Simply designating land as Open Space Zone III doesn't guarantee effective conservation. For conservation outcomes to be realized, there needs to be a clear and enforceable management plan. The question of who will enforce conservation measures is crucial. Without a dedicated authority—whether it be the local municipality, environmental agencies, or private stewards—there is a real risk that conservation goals will not be met. Enforcement requires regular monitoring, penalties for violations, and resources to ensure compliance. 2. Tourism Income and Rehabilitation: The claim that "rehabilitation and restoration" will be supported by tourism income can be problematic. While eco-tourism can generate funds, it is often unpredictable and insufficient to cover significant rehabilitation costs. Furthermore, poorly managed tourism can lead to environmental degradation, counteracting the very conservation 	<p>The rezoning of Erf 301 Hoekwil is following the creation of an Open Space Zone III (nature conservation area) corridor of properties linking with the Garden Route National Park (Ebb & Flow located close by to the east). The abutting Remainder Erf 1262 Wilderness has already been rezoned to Open Space Zone III (nature conservation area). A linkage with the 'Garden Route's network of formally protected and critical biodiversity areas' are therefore being established.</p> <p>Open Space Zone III (nature conservation area) provides for the 'management of land with the objective of preserving the natural biophysical characteristics of that land' through an environmental management plan. The abutting Remainder Erf 1262 Wilderness has already been rezoned to Open Space Zone III with the development being implemented at present. Creating properties in this area, zoned Open Space Zone III (nature conservation area) will create a greater area bordering onto the Garden Route National Park protected suitably through environmental management plans. The conservation authorities should consult with property owners in the area to create at least a conservancy, similar to the Constantia Kloof Conservancy, located close by. A conservation corridor over privately owned land, can be created through Wilderness to the Garden Route National Park.</p> <p>Reading the land use descriptions for nature conservation area and nature reserve, we deduct that the intention with nature reserve is not small pockets of land. George Municipality is the competent authority when it comes to zonings and the allocation thereof. It should also be noted that the GMSDF (2023) supports the rezoning of properties such as Erf 301 Hoekwil (Wilderness Heights) to Open Space Zone III (nature conservation area). Also, when comparing the land use description, development parameters and possible consent uses of nature conservation area and nature reserve it could be stated that the latter gives more development potential for the subject property. Therefore, the</p>

<p>goals that are intended. For tourism to effectively support conservation, there must be a sustainable tourism model in place, with a clear strategy for managing the impact of visitors, setting aside funds for restoration, and ensuring that tourism activities align with ecological preservation.</p> <p>Overall, without clarity on enforcement mechanisms and a robust, sustainable tourism plan, the promises of Open Space Zone III may not be realistically achieved. It would be important to push for more details and guarantees on how conservation and funding will actually work in practice.</p>	<p>zoning for the entire property as proposed, Open Space Zone III (nature conservation area) is appropriate, balancing all relevant considerations.</p> <p>It is understood that Open Space Zoning is such that it specifically provides a framework whereby there is a balance between development and conservation of larger portions of land. The municipality and Conservation Authorities (Cape Nature specifically, funded by Tax Payers) understand the cost involved in conservation, and without funding conservation is not sustainable. There needs to be a mechanism in place to allow for some form of revenue creation to support conservation and awareness. A small-scale low impact tourism lodging (Pods) of only 300m² would be dedicated to revenue generation to try support the conservation of 38,800m² in perpetuity.</p> <p>Suggestion made by WRRRA will be taken into consideration when engaging with SANParks / CapeNature regarding the management of the Open Space III area.</p>
<p>WRRRA lists below its proposals and further comments with respect to this proposed development.</p>	
<p>We object to the 2 alternative options put forward by Ecoroute for the construction of a dwelling, garage, and six separate free-standing "pods" as they will likely lead to significant habitat destruction, fragmentation, and degradation of the area's biodiversity. Indigenous vegetation plays a crucial role in maintaining the ecological balance and disturbing it could have irreversible consequences for the local flora and fauna. Even with mitigation measures, the physical footprint of such a development, along with associated activities like road construction, landscaping, and increased human presence, could negatively impact this delicate ecosystem.</p> <p>Given the property's status as a Critical Biodiversity Area 1 (CBA1) and its conservation importance, it seems prudent to oppose any developments that could permanently alter the landscape. Alternative proposals that do not threaten the environmental integrity of the site or that prioritize conservation over construction should be sought.</p>	<p>The 6 tourist accommodation units can be compared with a guest house with 6 guest rooms (the maximum number of guest rooms in general possible for a guest house). Separating the 6 tourist accommodation units, prevents one big structure with 6 and more interleading rooms. The fragmented design suits the natural environment and the physical characteristics of the property. This could potentially have a visual impact with a larger structure. The small Pods will have little visual impact - The platforms are created by a 5% - 20% cut into the landscape and the remainder is raised on stilts, all within the height restriction as proposed. The stilts could resemble tree trunks from a distance, while only approximately a quarter of the height will be visible above the tree canopy.</p> <p>The Botanical and Terrestrial Biodiversity Assessment determined that the Thicket habitat that will be disturbed by the development has a Low terrestrial biodiversity theme sensitivity and Low terrestrial plant species theme sensitivity.</p> <p>The thicket on the site is not part of a CR ecosystem, and it is not consistent with Garden Route Granite Fynbos for all the reasons mentioned in the report. The aspect of the thicket is on a south facing slope, and fire is unlikely to affect the vegetation here, making all the fynbos elements unviable for conservation efforts. Furthermore, the presence of fynbos nearby, on slope crests and north-facing slopes mean that fynbos seeds are present in the landscape. Fynbos will</p>

	<p>therefore start to colonise open canopy areas in thicket and forest but are unlikely to remain as thicket pioneer species start to outcompete them.</p> <p>No threatened or near threatened plant species were recorded in this vegetation type on the site. Only one protected LC tree species (<i>Pittosporum viridiflorum</i>, i.e., cheesewoods) was observed in this area, which means that the owner of Erf 301 will need to obtain the relevant forestry license to manage or trim these trees. The overgrown sections of fynbos are unlikely to support SCC.</p>
<p><u>WRRRA'S ALTERNATIVE PROPOSALS</u></p>	
<p>In addition to the 3 alternatives (A, B, C) already suggested in <u>Appendix G2: Botanical & Terrestrial Assessment</u>, WRRRA proposes the following:</p>	
<p><u>Alternative D</u></p>	
<p>Another alternative is combining the six proposed tourist cottages into <u>one building</u> also near the north of the property which will minimize environmental impact. By consolidating the structures, one would significantly reduce the development footprint, the number of paths and services required, and the amount of pristine indigenous vegetation that needs to be removed. Moreover, the option of approving the combined building as a <u>Guest House</u> aligns with the consent use provisions under both <u>Agriculture II</u> and <u>Open Space Zone III (OSZIII)</u> zonings. This approach not only supports conservation efforts by limiting disruption to the landscape but also provides a viable solution for accommodating tourism in a more sustainable manner.</p>	<p>The 6 tourist accommodation units can be compared with a guest house with 6 guest rooms (the maximum number of guest rooms in general possible for a guest house). Separating the 6 tourist accommodation units, prevents one big structure with 6 and more interleading rooms. The fragmented design suits the natural environment and the physical characteristics of the property. This could potentially have a visual impact with a larger structure. The small Pods will have little visual impact - The platforms are created by a 5% - 20% cut into the landscape and the remainder is raised on stilts, all within the height restriction as proposed. The stilts could resemble tree trunks from a distance, while only approximately a quarter of the height will be visible above the tree canopy.</p> <p>The vision of the Applicant is to create accommodation units that give a sense of remoteness for the prospective guests. The owner will live on the property and maintain the property with income generated from the holiday units. Rezoning to Open Space Zone III (nature conservation area) with consent use for tourist accommodation was therefore the best option to achieve this outcome.</p>
<p><u>Alternative E</u></p>	
<p>As another alternative, we suggest that an OSZIV zoning could be considered for this property where <u>SANParks</u> and <u>CapeNature</u> will need to determine the land use restrictions and development parameters of the property. <u>Tourist accommodation</u> is a <u>consent</u> under <u>OSZIV</u>. As per Alternative D above, the 6 proposed pods could be combined into one building. Below are the applicable development parameters for OSZIV:</p>	<p>For a property to be rezoned to Open Space Zone IV, the conservation authorities must confirm that such property will be declared a nature reserve or similar. It has always been the understanding that conservation bodies do not support small portions of land to be declared as nature reserves. Open Space Zone III (nature conservation area) provides for the 'management of land with the objective of preserving the natural biophysical characteristics of that land' through an environmental management plan and in this instance through a NEMA-process as well. The motivation report for this land use application has shown that the abutting Remainder Erf 1262 Wilderness has already been rezoned to Open Space Zone III with the development being implemented at</p>

<p>Development parameters:</p> <p>(a) An environmental management plan must be submitted to the Municipality, SANParks and/ or CapeNature for their approval.</p> <p>(b) SANParks and/ or CapeNature must, in consultation with the Municipality, determine the land use restrictions and the development parameters for the property based on the objectives of this zoning, the particular circumstances of the property, and in accordance with an approved environmental management plan.</p> <p>(c) When consent use(s) to provide tourist facilities or tourist accommodation in a "nature reserve" are approved, conditions must be laid down with regard to density, layout, landscaping, and building design.</p> <p>(d) A site development plan must be submitted to the Municipality for its approval, clearly indicating the position of all structures, stands, services and internal roads.</p>	<p>present. Creating properties in this area, zoned Open Space Zone III (nature conservation area) will create a greater area bordering onto the Garden Route National Park protected suitably through environmental management plans. The conservation authorities should consult with property owners in the area to create at least a conservancy, similar to the Constantia Kloof Conservancy, located close by. A conservation corridor over privately owned land, can be created through Wilderness to the Garden Route National Park.</p> <p>Reading the land use descriptions for nature conservation area and nature reserve, we deduct that the intention with nature reserve is not small pockets of land as suggested by SANParks in this instance. George Municipality is the competent authority when it comes to zonings and the allocation thereof. It should also be noted that the GMSDF (2023) supports the rezoning of properties such as Erf 301 Hoekwil (Wilderness Heights) to Open Space Zone III (nature conservation area).</p> <p>Also, when comparing the land use description, development parameters and possible consent uses of nature conservation area and nature reserve it could be stated that the latter gives more development potential for the subject property. We do not think that this is the intention of SANParks. Therefore, the zoning for the entire property as proposed, Open Space Zone III (nature conservation area) is appropriate, balancing all relevant considerations.</p> <p>The landowner is open to a discussion on biodiversity agreement options with SANParks.</p>
<p>This property is in a buffer zone of the Garden Route National Park, and in terms of the Western Cape Biodiversity Spatial Plan 2017, the property has "Critical Biodiversity Area Status". If the property could be preserved as much as possible (not constructing 6 pods and limiting the removal of vegetation), the property could become an asset for future generations living in Wilderness. Development parameters in this option would be more restrictive on this property, but would also serve the landowner's intentions of having some form of tourist accommodation, from which he can generate the income which he wants from his land.</p>	<p>As per the Botanical and Terrestrial Biodiversity Impact Assessment (Appendix G2):</p> <p>The majority of Erf 301 is mapped as a CBA 1 (i.e., natural Critical Biodiversity Area), with a small section in the south-west mapped as an ESA 2 (Ecological Support Area that is currently degraded) and the site is near the Touws Protected Area. The majority of Erf 301 will be zoned as a conservation area, which is in accordance with the objectives of a CBA. The development is unlikely to affect the objectives on the CBA mapped on the site given that the reasons for its assignment in this area is:</p> <ul style="list-style-type: none"> • The area is mapped as being part of the Bontebok extended distribution range. This trigger falls outside of the scope of this study, as the author is not a mammal specialist. • Coastal resource protection. The owner of Erf 301 is preserving the majority of the site for conservation purposes. The development will not undermine the objectives of coastal resource protection.

	<ul style="list-style-type: none"> • Eastern fynbos renosterveld granite fynbos floodplain wetland. This does not apply to the proposed development on Erf 301. • FEPA River corridor, water source protection – Touws, Watercourse protection – South-eastern Coastal Belt. Erf 301 is flanked on the east and western boundaries by non-perennial drainage lines. These are not going to be affected by the proposed development. • Wilderness core estuary. This is not on Erf 301; the estuary is further south of the property and is already part of a Protected Area. • Critically endangered Garden Route Granite Fynbos / Wolwedans Grassy Fynbos. The development on the south facing steep slope of Erf 301 will not affect these vegetation types, even though they are mapped on the site.
WRRR requests that these other issues should also be addressed:	
1. A licence must be obtained from the DFFE before any removal or pruning of any protected indigenous vegetation or closed canopy forests.	This has been included in the EMPr.
2. WALEAF insists that the <u>invasive alien vegetation</u> presently growing on the property should be systematically removed. As per the National Environmental Management: Biodiversity Act (Act no. 10 of 2004) (NEMBA) landowners are legally obligated to clear listed alien and invasive species from their properties.	This has been included in the EMPr.
3. Due to the steepness of the property, the driveway to and from the dwelling, as well as any parking area, could become problematic when it rains (storm water), and measures should be put in place to ensure that the water run-off from the driveway and parking areas does not cause erosion.	This has been addressed in the Civil Engineering Report. Please see Appendix G6 of the Draft BAR.
4. The utmost care and mitigation must be taken with regard to controlling rainwater runoff from the buildings' roofs and any decks/stoeps surrounding the proposed buildings.	This has been addressed in the EMPr.
5. It is recommended that if any <u>fencing (security or other)</u> is to be erected, that it be limited within and adjacent to the development footprint, to allow for movement and passage of wildlife between neighbouring properties and the undeveloped area. In this way connectivity is maintained for biodiversity. A fence along Waterside Road with gaps for wildlife.	Fencing will be limited to the development footprint as per the SDP.

<p>6. Light Pollution: Any <u>bright external lighting</u> will cause unwanted light pollution. It is widely known that lighting has a significant negative impact on flora and fauna, including pollinators, such as bees. To mitigate against this, if any external lighting is indeed required, it should not be mounted higher than 3m from ground level, should be of low intensity and positioned to shine downwards. External lights should be turned off manually or by means of timers/sensors when not needed. No outdoor electric insect zappers should be installed.</p>	<p>This has been addressed in the EMPr.</p>
<p>7. We would suggest that an <u>environmental consultant</u> with the necessary experience be employed to oversee the clearance of vegetation before and during the construction stages, as well as after building operations have been completed, to ensure that the remaining indigenous vegetation on this property is properly protected.</p>	<p>An ECO will be appointed for the duration of the construction and rehabilitation phases.</p>
<p>8. A <u>plant rescue</u> operation must be undertaken along all disturbance footprints, prior to vegetation clearing : all plant and tree saplings, likely to survive transplant, must be rescued and bagged for use in rehabilitation efforts on the property, or, if not possible on this property, on some other publicly owned property. We recommend that the landowner appoints a suitably experienced person before construction or any clearing of vegetation commences, who will undertake plant rescue and transplant operations, and maintain the bagged plants (either on- or off-site) for use in post-construction rehabilitation of the property, or donate elsewhere, if not possible on this property. In addition or alternatively, the landowner could approach a local conservation NPO to undertake the plant rescue operation in support of on-site rehabilitation efforts or projects elsewhere. The person / entity appointed to undertake the plant rescue must be suitably experienced to maximize the survival rates and undertake the maintenance of the rescued plants.</p>	<p>This has been addressed in the EMPr.</p>
<p>Since natural vegetation plays a crucial role in combating climate change and preventing biodiversity loss, we recommend requiring the owner to plant replacement trees for any that are removed. These trees should be planted elsewhere on the property, or if that's not feasible, on publicly owned land.</p>	<p>This will be considered by the owner.</p>

SECTION 6: Evidence of notifications sent to I&APs

From: admin@ecoroute.co.za
Sent: Monday, 08 July 2024 09:49
To: 'Danie.Swanepoel@westerncape.gov.za'; 'Malcolm.Fredericks@westerncape.gov.za'; 'Dorien.Werth@westerncape.gov.za'; 'leptieshaam.Bekko@westerncape.gov.za'; 'Mercia.Liddle@westerncape.gov.za'; 'Hilda.Hayward@westerncape.gov.za'; 'Ryan.Apolles@westerncape.gov.za'; 'Nathan.Jacobs@westerncape.gov.za'; 'Noluvo.Toto@westerncape.gov.za'; 'Stephanie.barnardt@westerncape.gov.za'; 'Azni.November@westerncape.gov.za'; 'RobertsJ@dwa.gov.za'; 'Cor Van der Walt'; 'Brandon Layman'; 'Vanessa Stoffels'; 'Melanie Koen'; 'Innocent Mapokgole'
Cc: 'joclyn@ecoroute.co.za'; 'janet@ecoroute.co.za'
Subject: NOTIFICATION OF PUBLIC PARTICIPATION: Pre-Application BAR for Erf 301 Hoekwil, Wilderness

Tracking:	Recipient	Read
	'Danie.Swanepoel@westerncape.gov.za'	
	'Malcolm.Fredericks@westerncape.gov.za'	
	'Dorien.Werth@westerncape.gov.za'	
	'leptieshaam.Bekko@westerncape.gov.za'	
	'Mercia.Liddle@westerncape.gov.za'	
	'Hilda.Hayward@westerncape.gov.za'	
	'Ryan.Apolles@westerncape.gov.za'	
	'Nathan.Jacobs@westerncape.gov.za'	
	'Noluvo.Toto@westerncape.gov.za'	
	'Stephanie.barnardt@westerncape.gov.za'	
	'Azni.November@westerncape.gov.za'	
	'RobertsJ@dwa.gov.za'	
	'Cor Van der Walt'	
	'Brandon Layman'	
	'Vanessa Stoffels'	
	'Melanie Koen'	
	'Innocent Mapokgole'	
	'joclyn@ecoroute.co.za'	
	'janet@ecoroute.co.za'	
	janet@ecoroute.co.za	Read: 2024/07/08 09:53
	Nathan Jacobs	Read: 2024/07/08 10:51

Good day,

Kindly find below link to the Pre-Application BAR and relevant appendices.

<https://we.tl/t-SfSrKOVJ4r>

A 30-day public participation will be held from **08/07/2024 - 07/08/2024**. Please submit your comments to the EAP undersigned in this time.

Should you have an issue accessing the link above, please visit our website to view all documents:
www.ecoroute.co.za

Kind regards,

Joclyn Marshall

MSc Environmental Science

EAPASA 2022/5006

072 126 6393



Eco Route
Environmental Consultancy

From: admin@ecoroute.co.za <admin@ecoroute.co.za>

Sent: Thursday, July 4, 2024 2:54 PM

To: 'Danie.Swanepoel@westerncape.gov.za' <Danie.Swanepoel@westerncape.gov.za>;
'Malcolm.Fredericks@westerncape.gov.za' <Malcolm.Fredericks@westerncape.gov.za>;
'Dorien.Werth@westerncape.gov.za' <Dorien.Werth@westerncape.gov.za>;
'leptieshaam.Bekko@westerncape.gov.za' <leptieshaam.Bekko@westerncape.gov.za>;
'Mercia.Liddle@westerncape.gov.za' <Mercia.Liddle@westerncape.gov.za>; 'Hilda.Hayward@westerncape.gov.za'
<Hilda.Hayward@westerncape.gov.za>; 'Ryan.Apolles@westerncape.gov.za' <Ryan.Apolles@westerncape.gov.za>;
'Nathan.Jacobs@westerncape.gov.za' <Nathan.Jacobs@westerncape.gov.za>; 'Noluvo.Toto@westerncape.gov.za'
<Noluvo.Toto@westerncape.gov.za>; 'Stephanie.barnardt@westerncape.gov.za'
<Stephanie.barnardt@westerncape.gov.za>; 'Azni.November@westerncape.gov.za'
<Azni.November@westerncape.gov.za>; 'RobertsJ@dwa.gov.za' <RobertsJ@dwa.gov.za>; 'Cor Van der Walt'
<Cor.VanderWalt@westerncape.gov.za>; 'Brandon Layman' <Brandon.Layman@westerncape.gov.za>; 'Vanessa
Stoffels' <Vanessa.Stoffels@westerncape.gov.za>; 'Melanie Koen' <Mkoen@dffe.gov.za>; 'Innocent Mapokgole'
<imapokgole@dffe.gov.za>

Cc: 'joclyn@ecoroute.co.za' <joclyn@ecoroute.co.za>; 'janet@ecoroute.co.za' <janet@ecoroute.co.za>

Subject: NOTIFICATION OF PUBLIC PARTICIPATION: Pre-Application BAR for Erf 301 Hoekwil, Wilderness

Dear State Departments,

All relevant documents will be available on our website on Monday, 8 July 2024 –

www.ecoroute.co.za

ENVIRONMENTAL ASSESSMENT PRO

Notification of Public Participation:

PROPOSED RESIDENTIAL DWELLING AND GUEST ACCO UNITS ON ERF 301 HOEKWIL IN WILDERNESS, WESTI

Notice is hereby provided in terms of the National Environmental Manag
of 1998), the National Environmental Management Act: Environmental
Regulations 2014, as amended, of a 30-day Public Participation Proces
under the authority of the Department of Environmental Affairs and De
(DEA&DP). The Public Participation Process will run from **08/07/2024 – 07/0**

DEA&DP Reference Number: 16/3/3/6/7/1/D2/19/0099/24

Project Proposal: The development of a 3-bedroom single residential dv
access driveway, six (6) small guest units called "Pods", and guest
development footprint is 1566m² with a total coverage of 3.9%. Pods w
single bedroom, along with supplementary living amenities and adjoining

Location: Erf 301 Hoekwil (Wilderness Heights), Wilderness in the George M
Western Cape. The GPS coordinates to the property is 33°59'28.81"S, 22°33'

The following EIA Listed Activities are applicable:

Government Notice No. R324 (Listing Notice 3): Listed Activity 4 & 12.

A Pre-Application Basic Assessment Report and relevant appendices will
to all registered Interested and Affected Parties (I&APs) for public review
relevant documents may be accessed via our website during the public p

Should you wish to gain further information regarding the project or wi
Interested and Affected Party please contact the Environmental Asses
(details below).

Please provide written comments with your name, contact details and c
direct business, financial, personal, or other interest which you may have i
Please note that information submitted by I&AP's becomes public inform
Protection of Personal Information Act 4 of 2013 (POPIA), no personal infor
available to the public.

Environmental Assessment Practitioner: Joclyn Marshall (EAPASA Reg 202

www.ecoroute.co.za
P.O. Box 1252, Sedgefield, 6573
Email: admin@ecoroute.co.za
Cell: 072 126 6393



Kind regards,

Carina Leslie

Personal Assistant/Admin

Office: 064 691 4394

www.ecoroute.co.za



Eco Route
Environmental Consultancy

From: admin@ecoroute.co.za
Sent: Monday, 08 July 2024 09:53
To: 'asam@bocma.co.za'; 'rmphahlele@bocma.co.za'; 'Megan Simons'; 'managerfpa@gmail.com'; 'sandra.taljaard@sanparks.org'; 'Vanessa.Weyer@sanparks.org'; 'AbrahamsN@nra.co.za'; 'Dekockr@nra.co.za'; 'environment@caa.co.za'
Cc: 'joclyn@ecoroute.co.za'; 'janet@ecoroute.co.za'
Subject: NOTIFICATION OF PUBLIC PARTICIPATION: Pre-Application BAR for Erf 301 Hoekwil, Wilderness

Tracking:	Recipient	Read
	'asam@bocma.co.za'	
	'rmphahlele@bocma.co.za'	
	'Megan Simons'	
	'managerfpa@gmail.com'	
	'sandra.taljaard@sanparks.org'	
	'Vanessa.Weyer@sanparks.org'	
	'AbrahamsN@nra.co.za'	
	'Dekockr@nra.co.za'	
	'environment@caa.co.za'	
	'joclyn@ecoroute.co.za'	
	'janet@ecoroute.co.za'	
	René de Kock (WR)	Read: 2024/07/08 09:58
	janet@ecoroute.co.za	Read: 2024/07/08 10:09

Good day,

Kindly find below link to the Pre-Application BAR and relevant appendices.

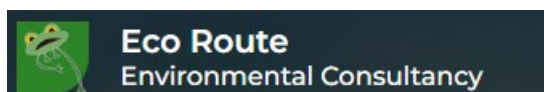
<https://we.tl/t-SfSrKOVJ4r>

A 30-day public participation will be held from **08/07/2024 - 07/08/2024**. Please submit your comments to the EAP undersigned in this time.

Should you have an issue accessing the link above, please visit our website to view all documents: www.ecoroute.co.za

Kind regards,

Joclyn Marshall
MSc Environmental Science
EAPASA 2022/5006
072 126 6393



From: admin@ecoroute.co.za <admin@ecoroute.co.za>

Sent: Thursday, July 4, 2024 2:56 PM

To: 'asam@bocma.co.za' <asam@bocma.co.za>; 'rmphahlele@bocma.co.za' <rmphahlele@bocma.co.za>; 'Megan Simons' <msimons@capenature.co.za>; 'managerfpa@gmail.com' <managerfpa@gmail.com>; 'sandra.taljaard@sanparks.org' <sandra.taljaard@sanparks.org>; 'Vanessa.Weyer@sanparks.org' <Vanessa.Weyer@sanparks.org>; 'AbrahamsN@nra.co.za' <AbrahamsN@nra.co.za>; 'Dekockr@nra.co.za' <Dekockr@nra.co.za>; 'environment@caa.co.za' <environment@caa.co.za>

Cc: 'joclyn@ecoroute.co.za' <joclyn@ecoroute.co.za>; 'janet@ecoroute.co.za' <janet@ecoroute.co.za>

Subject: NOTIFICATION OF PUBLIC PARTICIPATION: Pre-Application BAR for Erf 301 Hoekwil, Wilderness

Dear State Departments,

All relevant documents will be available on our website on Monday, 8 July 2024 –

www.ecoroute.co.za

ENVIRONMENTAL ASSESSMENT PRO

Notification of Public Participation:

PROPOSED RESIDENTIAL DWELLING AND GUEST ACCO UNITS ON ERF 301 HOEKWIL IN WILDERNESS, WESTI

Notice is hereby provided in terms of the National Environmental Manag
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Regulations 2014, as amended, of a 30-day Public Participation Proces
under the authority of the Department of Environmental Affairs and De
(DEA&DP). The Public Participation Process will run from **08/07/2024 – 07/0**

DEA&DP Reference Number: 16/3/3/6/7/1/D2/19/0099/24

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Location: Erf 301 Hoekwil (Wilderness Heights), Wilderness in the George M
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relevant documents may be accessed via our website during the public p

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Interested and Affected Party please contact the Environmental Asses
(details below).

Please provide written comments with your name, contact details and c
direct business, financial, personal, or other interest which you may have i
Please note that information submitted by I&AP's becomes public inform
Protection of Personal Information Act 4 of 2013 (POPIA), no personal infor
available to the public.

Environmental Assessment Practitioner: Joclyn Marshall (EAPASA Reg 202

www.ecoroute.co.za
P.O. Box 1252, Sedgefield, 6573
Email: admin@ecoroute.co.za
Cell: 072 126 6393



Kind regards,

Carina Leslie

Personal Assistant/Admin

Office: 064 691 4394

www.ecoroute.co.za



Eco Route
Environmental Consultancy

From: admin@ecoroute.co.za
Sent: Monday, 08 July 2024 09:55
To: 'cpetersen@george.gov.za'; 'nbulose@george.gov.za'; 'Ljosias@george.gov.za'; 'info@gardenroute.gov.za'; 'nina@gardenroute.gov.za'; 'mviljoen@george.gov.za'; 'tlduplooy@george.gov.za'
Cc: 'joclyn@ecoroute.co.za'; 'janet@ecoroute.co.za'
Subject: NOTIFICATION OF PUBLIC PARTICIPATION: Pre-Application BAR for Erf 301 Hoekwil, Wilderness

Tracking:	Recipient	Read
	'cpetersen@george.gov.za'	
	'nbulose@george.gov.za'	
	'Ljosias@george.gov.za'	
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	'tlduplooy@george.gov.za'	
	'joclyn@ecoroute.co.za'	
	'janet@ecoroute.co.za'	
	janet@ecoroute.co.za	Read: 2024/07/08 10:01

Good day,

Kindly find below link to the Pre-Application BAR and relevant appendices.

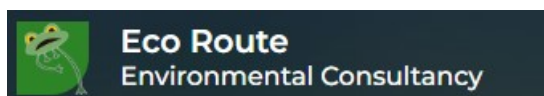
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Kind regards,

Joclyn Marshall
MSc Environmental Science
EAPASA 2022/5006
072 126 6393



From: admin@ecoroute.co.za <admin@ecoroute.co.za>
Sent: Thursday, July 4, 2024 2:59 PM
To: 'cpetersen@george.gov.za' <cpetersen@george.gov.za>; 'Ljosias@george.gov.za' <Ljosias@george.gov.za>;

'nbulose@george.gov.za' <nbulose@george.gov.za>; 'info@gardenroute.gov.za' <info@gardenroute.gov.za>;
'nina@gardenroute.gov.za' <nina@gardenroute.gov.za>; 'mviljoen@george.gov.za' <mviljoen@george.gov.za>;
'tlduplooy@george.gov.za' <tlduplooy@george.gov.za>
Cc: 'joclyn@ecoroute.co.za' <joclyn@ecoroute.co.za>; 'janet@ecoroute.co.za' <janet@ecoroute.co.za>
Subject: NOTIFICATION OF PUBLIC PARTICIPATION: Pre-Application BAR for Erf 301 Hoekwil, Wilderness

Dear Municipalities,

All relevant documents will be available on our website on Monday, 8 July 2024 –
www.ecoroute.co.za

ENVIRONMENTAL ASSESSMENT PRO

Notification of Public Participation:

PROPOSED RESIDENTIAL DWELLING AND GUEST ACCO UNITS ON ERF 301 HOEKWIL IN WILDERNESS, WESTI

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available to the public.

Environmental Assessment Practitioner: Joclyn Marshall (EAPASA Reg 202

www.ecoroute.co.za
P.O. Box 1252, Sedgefield, 6573
Email: admin@ecoroute.co.za
Cell: 072 126 6393



Kind regards,

Carina Leslie

Personal Assistant/Admin

Office: 064 691 4394

www.ecoroute.co.za



Eco Route
Environmental Consultancy

From: admin@ecoroute.co.za
Sent: Monday, 08 July 2024 09:56
To: 'waleaf@langvlei.co.za'
Cc: 'joclyn@ecoroute.co.za'; 'janet@ecoroute.co.za'
Subject: NOTIFICATION OF PUBLIC PARTICIPATION: Pre-Application BAR for Erf 301 Hoekwil, Wilderness

Tracking:	Recipient	Read
	'waleaf@langvlei.co.za'	
	'joclyn@ecoroute.co.za'	
	'janet@ecoroute.co.za'	
	janet@ecoroute.co.za	Read: 2024/07/08 10:01
	waleaf@langvlei.co.za	Read: 2024/07/08 10:14

Good day,

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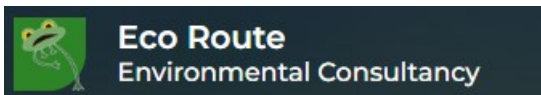
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Kind regards,

Joclyn Marshall
MSc Environmental Science
EAPASA 2022/5006
072 126 6393



From: admin@ecoroute.co.za <admin@ecoroute.co.za>
Sent: Thursday, July 4, 2024 3:01 PM
To: 'waleaf@langvlei.co.za' <waleaf@langvlei.co.za>
Cc: 'joclyn@ecoroute.co.za' <joclyn@ecoroute.co.za>; 'janet@ecoroute.co.za' <janet@ecoroute.co.za>
Subject: NOTIFICATION OF PUBLIC PARTICIPATION: Pre-Application BAR for Erf 301 Hoekwil, Wilderness

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Email: admin@ecoroute.co.za
Cell: 072 126 6393



Kind regards,

Carina Leslie

Personal Assistant/Admin

Office: 064 691 4394

www.ecoroute.co.za



Eco Route
Environmental Consultancy

From: admin@ecoroute.co.za
Sent: Monday, 08 July 2024 09:57
To: 'admin@wrra.co.za'
Cc: 'joclyn@ecoroute.co.za'; 'janet@ecoroute.co.za'
Subject: NOTIFICATION OF PUBLIC PARTICIPATION: Pre-Application BAR for Erf 301 Hoekwil, Wilderness

Tracking:	Recipient	Read
	'admin@wrra.co.za'	
	'joclyn@ecoroute.co.za'	
	'janet@ecoroute.co.za'	
	janet@ecoroute.co.za	Read: 2024/07/08 10:01

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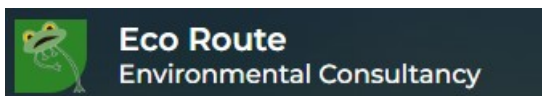
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Kind regards,

Joclyn Marshall
MSc Environmental Science
EAPASA 2022/5006
072 126 6393



From: admin@ecoroute.co.za <admin@ecoroute.co.za>
Sent: Thursday, July 4, 2024 3:02 PM
To: 'admin@wrra.co.za' <admin@wrra.co.za>
Cc: 'joclyn@ecoroute.co.za' <joclyn@ecoroute.co.za>; 'janet@ecoroute.co.za' <janet@ecoroute.co.za>
Subject: NOTIFICATION OF PUBLIC PARTICIPATION: Pre-Application BAR for Erf 301 Hoekwil, Wilderness

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Environmental Assessment Practitioner: Joclyn Marshall (EAPASA Reg 202

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P.O. Box 1252, Sedgefield, 6573
Email: admin@ecoroute.co.za
Cell: 072 126 6393



Kind regards,

Carina Leslie

Personal Assistant/Admin

Office: 064 691 4394

www.ecoroute.co.za



Eco Route
Environmental Consultancy

From: admin@ecoroute.co.za
Sent: Monday, 08 July 2024 10:11
To: 'DEADPEIAAdmin.George@westerncape.gov.za'
Cc: 'Dorien.Werth@westerncape.gov.za'; 'joclyn@ecoroute.co.za';
'janet@ecoroute.co.za'
Subject: Pre-Application BAR Erf 301 Hoekwil, Wilderness

Tracking:	Recipient	Read
	'DEADPEIAAdmin.George@westerncape.gov.za'	
	'Dorien.Werth@westerncape.gov.za'	
	'joclyn@ecoroute.co.za'	
	'janet@ecoroute.co.za'	
	janet@ecoroute.co.za	Read: 2024/07/08 10:12

Dear EIA Admin,

Please see screenshot below as evidence of submission of the Pre-Application BAR for Erf 301 Hoekwil, Wilderness.

Please kindly acknowledge receipt of this email.

Western Cape Government OneDrive

+ New Download Copy to Sort

	NOI for Ad Hoc Setback Line Erf 699 Plette...	October 11, 2023	Guest Contributor	2 items
	NOI for Erf 301 Wilderness	April 12	Guest Contributor	2 items
	NOI of Application for Amendment to EA P...	March 26	Guest Contributor	9 items
	Portion 12 of Farm Uitzicht 216	May 25, 2023	Guest Contributor	0 items
	Pre-Application BAR Erf 2074 Plettenberg B...	4 days ago	Guest Contributor	10 items
	Pre-Application BAR Erf 301 Hoekwil ...	A few seconds ago	Guest Contributor	18 items
	Pre-Application BAR for Portion 91 of Farm ...	May 8, 2023	Guest Contributor	0 items
	Pre-Applicaton BAR - Plettenberg Bay Angli...	June 28	Guest Contributor	11 items
	RE 1 OF HANGLIP NO 305 (PLETT ANGLING...	October 9, 2023	Guest Contributor	7 items
	Setback Line Checklist Erf 699 Plettenberg ...	February 23	Guest Contributor	7 items
	Bitou Cemetery Site Sensitivity Verification ...	November 2, 2023	Guest Contributor	934 KB
	Erf 2003 EIA Application 2024.zip	January 11	Guest Contributor	17.6 MB
	FINAL REHABILITATION REPORT FOR HANG...	March 13	Guest Contributor	638 KB
	Pre-rehabilitation Report Portion 13 of Far...	July 14, 2023	Guest Contributor	459 KB

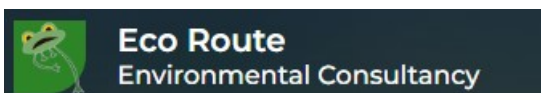
Kind regards,

Carina Leslie

Personal Assistant/Admin

Office: 064 691 4394

www.ecoroute.co.za



SECTION 7: Evidence of comments received from I&APs



REFERENCE: 16/3/3/6/7/1/D2/19/0099/24
ENQUIRIES: Dorien Werth
DATE OF ISSUE: 14 May 2024

Jeanne Lisa Holmes
473, 19th Ave,
Wilderness
6560

Attention: Jeanne Lisa Holmes

Cell: 079 691 1321

E-mail: Sean.holmes77@icloud.com

COMMENT ON THE NOTICE OF INTENT (NOI) TO APPLY FOR THE PROPOSED RESIDENTIAL DWELLING AND GUEST ACCOMMODATION UNITS ON ERF 301, WILDERNESS

1. The abovementioned document and respective attachments received by the Directorate: Development Management (Region 3), hereinafter referred to as "this Directorate" via electronic mail on 12 April 2024 refers.
2. Please submit a separate fee reference request for this Directorate to issue the specific fee reference number.
3. It is understood that the proposal entails the development of a residential dwelling and guest accommodation units. This development will be done in two phases. The first phase will include the development of a 3-bedroom primary dwelling which will be accompanied by four (4) additional guest units that will all be identical in size. The second phase will include the finalisation of the last two (2) guest units. In addition, the main access to the development is proposed by means of a new road/driveway section approximately 75m long. Internal walkways is also proposed between the separate buildings/units leading out of the new driveway/road section.
4. The following advice or instructions of the nature and extent of any of the processes that may or must be followed or decision support tools that must be used, in order to comply with the Act and the Environmental Impact Assessment Regulations, 2014, as amended is provided below.

4.1 Environmental Impact Assessment Process

Based on the listed activities which will be triggered and for which written Environmental Authorisation is required, a **Basic Assessment process** must be followed in order to apply for Environmental Authorisation.

4.2 National Web Based Environmental Screening Tool Report

- This Directorate notes the National Web Based Environmental Screening Tool Report that has been attached to the Notice of Intent. In accordance with Regulation 16(1)(b)(v) the report must also be attached to the application for environmental authorisation.
- The findings of the screening tool report and your site verification report is also noted.

4.3 Protocols or Minimum Information Requirements

Please be informed that the applicable protocols or minimum information requirements, which were published in Government Notice No. 320 of 20 March 2020 (Government Gazette No. 43110 of 20 March 2020 refers), which came into effect on 9 May 2020, must be applied to the impact assessment process that must be followed: Provided that if the specialist assessment affected by any of the protocols, was commissioned before 9 May 2020, then the applicant is allowed to continue and submit documents for decision-making, which do not need to comply with the requirements of the protocols. Proof that the specialist work was outsourced before 9 May 2020, is deemed to be sufficient to allow this on a case-by-case basis. In such instances, the specialist report need not comply with the applicable protocol but must comply with Appendix 6 of the Environmental Impact Assessment Regulations, 2014 (as amended).

Therefore—

- in accordance to the above, where the applicable protocol applies to any specialist performing work related to any of the fields of practice listed in Schedule I of the Natural Scientific Professions Act, 2003 (Act 27 of 2003) must be registered with the South African Council for Natural Scientific Professions (“SACNASP”) ^[1] in any of the prescribed categories [Section 18] and further to this, only a person registered with the SACNASP may practise in a consulting capacity [Section 20]; or
- where a specialist assessment was commissioned prior to 9 May 2020, you are required to submit proof to the competent authority that the work was commissioned prior to the said date (e.g., approved quotation for specialist assessment and/or proof of work being carried out).
- It is the responsibility of the Environmental Assessment Practitioner (EAP) to confirm this list and to motivate in the site sensitivity verification report, the reason for not including any of the identified specialist studies, including the provision of photographic evidence of the footprint situation. Such motivation must be submitted to this Department as soon as possible, preferably before the submission of the application form.

4.4 In light of the protocols, the screening tool, and the site verification report, please note the following:

Archaeological and Cultural Heritage Theme

[1] SACNASP – the legislated regulatory body for natural science practitioners in South Africa.

The Archaeological Sensitivity Theme is rated as “Low”. This Directorate notes that a **Notice of intent (NID)** will be submitted to Heritage Western Cape. Please include the final comment Heritage Western Cape in the Basic Assessment Report.

Landscape/Visual

This Directorate takes note of the EAPs motivation that the structures will be hidden in part by the vegetation. In addition, the EAP motivates that the proposal will also have negligible to no negative impact on the scenic route (N2) or the aesthetic value of the area and therefore, no visual assessment will be required. This Directorate agrees that no visual impact assessment will be required.

Palaeontology

The Palaeontology Sensitivity Theme is rated as “Very High”. This Directorate notes that a **Notice of intent (NID)** will be submitted to Heritage Western Cape. Please include the final comment of Heritage Western Cape in the Basic Assessment Report.

Terrestrial Biodiversity sensitivity theme

The Terrestrial Biodiversity sensitivity theme sensitivity is rated “very high”. According to the protocols, an assessment must be prepared by a specialist registered with the South African Council for Natural Scientific Professionals (SACNASP) with expertise in the field of terrestrial biodiversity. The EAP's recommendation for a **Terrestrial Biodiversity Assessment** is noted and agreed to by this Directorate.

Aquatic Biodiversity sensitivity theme

The aquatic sensitivity theme is rated as “very high”. According to the protocol an assessment must be prepared by a specialist registered with the South African Council for Natural Scientific Professionals (SACNASP), with expertise in the field of aquatic sciences, however, the EAP motivates that the two non-perennial drainage lines will not be affected by the development and the rating should be “low” and this is agreed to by this Directorate. It is also noted that a **compliance statement** will be submitted together with the Basic Assessment Report.

Socio-economic

It is noted that a Planning Statement by Marelize de Bruyn Planning (February 2023) was done, which address the socio-economic aspects. It is therefore agreed to that a separate Socio-Economic study is not required.

Plant species theme

The Plant Species sensitivity theme is rated as “medium”. According to the protocol the presence or likely presence of the species of conservation concern (SCC) identified by the screening tool must be investigated through a site inspection by a specialist registered with the SACNASP with a field of practice relevant to the taxonomic groups (“taxa”) for which the assessment is being undertaken. It is noted that no threatened plant species were identified in the area. This Directorate agrees that the “low” rating and that a **compliance statement** will be submitted with the Basic Assessment Report.

Animal species sensitivity theme

The animal species sensitivity theme was rated “high”. According to the protocol the presence or likely presence of the species of conservation concern (SCC) identified by the screening tool must be investigated through a site inspection by a specialist registered with the SACNASP with a field of practice relevant to the taxonomic groups (“taxa”) for which the assessment is being undertaken. The site sensitivity report submits that given the small footprint of the development area relative to the larger property area and the likelihood of SCC occurring on site, it is recommended that the sensitivity for Animal Species is LOW. This Directorate is in agreement with the sensitivity rating to be reduced to “**Low**” and that an **animal species compliance statement** be submitted with the Basic Assessment Report.

Agricultural Theme

The agricultural theme is rated as “medium sensitivity”. According to protocol, an agricultural theme that results in a medium sensitivity requires a minimum of a compliance statement to be done by an agricultural soil scientist that is registered with the South African Council for Natural Scientific Professions (“SACNASP”) [2]. The EAP motivates that due to the environmental constraints and topography of the site, the site is not considered viable for agriculture production. However, the lowest rating for this protocol is “**low**” and this rating does require an **Agriculture compliance statement** to be submitted with the Basic Assessment Report.

Civil Aviation sensitivity theme

The sensitivity of the civil aviation theme is rated as “medium”. It is submitted in the site sensitivity verification report that the development will not have any impact on civil aviation as it is a residential development and that aircraft should be restricted from flying low over residential areas. The sensitivity should therefore be LOW, and no further assessments will be required. This Directorate agrees with the rating being reduced to “**low**”, however a **compliance statement** by the EAP must be submitted. It is noted that the South African Civil Aviation Authority (“SACAA”) will be included in the I &AP register.

[2] SACNASP – the legislated regulatory body for natural science practitioners in South Africa.



The South African Civil Aviation Authority will be included in the I&AP Register. Comments will be included in the BAR.

4.5 Public Participation Process

- A public participation process ("PPP") that meets the requirements of Regulation 41 of the EIA Regulations, 2014 (as amended) must be undertaken. You are advised that public participation may be undertaken prior to the submission of the application, although this is not mandatory. It is the Environmental Assessment Practitioner's discretion at what stage the requirements of Regulation 41 are met, whether during the proposed application (pre-application) process or formal application process. You are reminded that a period of at least 30 days must be provided to all potential or registered interested and affected parties to submit comment on the **BAR and EMPr**.
- Should a public participation process, which includes the circulation of the pre-application BAR for comment, be undertaken prior to submission of an Application Form to this Directorate, in terms of Regulation 40, the pre-application BAR may also be submitted to this Directorate for commenting purposes. Please ensure a minimum of one electronic copy of the pre-application BAR is submitted to this Directorate for commenting purposes.
- In terms of Section 24O (2) and (3) of NEMA and Regulations 7(2) and 43(2) of the EIA Regulations, 2014, any State Department that administers a law relating to a matter affecting the environment relevant to the application must be requested to comment within 30 days. Please note that the EAP is responsible for such consultation. Therefore, it is requested that the EAP include proof of such notification to the relevant State Departments in terms of Section 24O (2) and (3) of NEMA in the BAR, where appropriate.
- Your list of State Departments to include in the PPP is noted and supported.
- Delivery of reports/documents must be done in a manner provided for in section 47D of the NEMA and the Directions: Provided that all registered I&APs have access to such facilities. Electronic versions of reports may be made accessible through any of the following non-exhaustive list of methods: websites, Zero Data Portals, community or traditional authorities, Cloud Based Services.
- The timeframes regarding comment period must be specified. All potential interested and affected parties including I&APs and organs of state identified in Section 3 of the Public Participation plan, must be afforded a minimum of three (3) calendar days from date of notification before the 30-day commenting period on the Basic Assessment Report (Pre-Application or formal process report). However, where the third day falls on a Saturday, Sunday or public holiday, it must be extended to the end of the next day which is not a Saturday, Sunday or public holiday.
- Please consider the following guidance regarding the Application Programme: Once the Application Form is submitted to this Directorate, the programme should allow for

the 10-day acknowledgement period, prior to any Public Participation commencing, so that this Directorate can confirm that the application is in order.

- It must be possible to cross-reference the proposed delivery of documents to the preferences indicated in the I&AP Register.

5. Pre- Application Consultation

5.1 This Department avails itself for a pre-application meeting engagement to provide further guidance and advice in terms of Regulation 8 on the process requirements and the administration of your application.

5.2 Please note that the pre-application consultation is an advisory process and does not pre-empt the outcome of any future application, which may be submitted to the Directorate.

5.3 No information provided, views expressed and/or comments made by officials during the pre-application consultation should in any way be seen as an indication or confirmation:

- that additional information or documents will not be requested
- of the outcome of the application.

6. Services

Please ensure that written comment is obtained from George Municipality which confirms that sufficient unallocated services (i.e. water, sewage, and solid waste) exist within the municipal grid network to support the proposed development and inform the decision-making process.

You are also advised to investigate the implementation of resource conservation measures as part of your proposal.

7. Need and Desirability

In terms of the NEMA EIA Regulations, when considering an application, the Department must take into account a number of specific considerations including *inter alia*, the need for and desirability of any proposed development. As such, the need for and desirability of the proposed activity must be considered and reported on in the BAR. The BAR must reflect how the strategic context of the site in relation to the broader surrounding area, has been considered in addressing need and desirability. Refer to the Department's Guideline on Need and Desirability (March 2013).

8. National Heritage Resources Act, 1999 (Act No. 25 of 1999) ("NHRA")

Section 38 of the NHRA sets out the requirements regarding the integration of the decision-making process with that of the EIA Regulations 2014, however, under the provision that the necessary information is submitted and any comments and recommendations of the relevant heritage resources authority (HWC) with regard to such development have been provided and taken into account prior to the granting of the authorisation. Further to the above:

- An application for Environmental Authorisation, 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.
 - Where Section 38 of the NHRA is triggered, the Standard Operating Procedure between Heritage Western Cape and this Department must be followed. If Section 38 is applicable to the proposed development, then the proponent/applicant is required to submit a Notice of Intent to Develop ("NID") to Heritage Western Cape and attach a copy thereof to the EIA application form. If Heritage Western Cape requires a Heritage Impact Assessment, the Heritage Impact Assessment must be undertaken as one of the specialist studies of the EIA process to be undertaken in terms of the NEMA EIA Regulations, 2014. It is reasonable to suspect that the proposed activity triggers an activity identified in section 38 of the NHRA and it is likely that the national estate may be impacted. Comment from Heritage Western Cape must be obtained to substantiate this.
9. You are advised that when undertaking the Basic Assessment process, you must take into account applicable guidelines, including the circulars and guidelines developed by the Department. These can be provided upon request. In particular, the guidelines that may be applicable to the proposed development include, *inter alia*, the following:
- Guideline for the Review of Specialist Input in the EIA process (June 2005).
 - Guideline for Environmental Management Plans (June 2005).
 - Guideline on Alternatives (March 2013).
 - Guideline on Generic Terms of Reference for EAPs and Project Schedules (March 2013)
 - Guideline for determining the scope of specialist involvement in EIA processes, June 2005.
 - Guideline for involving visual and aesthetic specialists in the EIA process, June 2005.
 - DEA (2017), Guideline on Need and Desirability, Department of Environmental Affairs.
10. Please ensure the Basic Assessment Report ("BAR") and Environmental Management Programme ("EMPr") contain all information requirements outlined in Appendices 1 and 4 respectively of the Environmental Impact Assessment Regulations, 2014 (GN R. 982 of 4 December 2014, as amended).

General

11. All applications, reports and documents, which include all signatures and Annexures which are included as part of the application and subsequent reports, must be submitted via e-mail to the relevant official, with attached PDF versions of letters and reports. If the documents are too large to attach to an e-mail, the competent authority must be notified per e-mail and provided with an electronic link to such documents that is accessible by the relevant authority.
12. With reference to this Department's Circular No. 0027/2021 of 15 December 2021, please note that from 1 February 2022 all general EIA queries, correspondence, applications, non-applications and reports must be e-mailed to this Directorate's dedicated e-mail address.

In this regard the following procedure for the submission of documents must be followed when submitting documents to the Directorate: Development Management (Region 3) -

- (a) submitted electronically per electronic mail to this Directorate's generic e-mail address and copied to the assigned case officer.

Note: The Directorate: Development Management (Region 3), has created a generic e-mail address to centralise its administration within the component (i.e. notifying clients of decisions and receiving EIA applications, Notice of Intent form; request for fee reference numbers, etc.): DEADPEIAAdmin.George@westerncape.gov.za

OR

- (b) uploaded electronically to the designated folder on the Directorate's OneDrive system which has been assigned to the EAP.

Note: The document must be placed in an appropriately named folder and the reference number included (where applicable). This Directorate must be notified via e-mail once the document has been uploaded. Such notification must include a screenshot of the documents that have been uploaded within the folder.

13. Kindly note that this Directorate requires that when the pre-application BAR is submitted, an electronic copy of the document must be submitted to this Directorate for consideration. Hard copies of the document are no longer required but must be made available upon request.
14. Please note that the activity may not commence prior to an environmental authorisation being granted by this Directorate.
15. This Department reserves the right to revise or withdraw initial comments or request further information from you based on any new or revised information received.

Yours faithfully

pp Malcolm Fredericks

Digitally signed by Malcolm Fredericks
Date: 2024.05.14 10:36:37 +02'00'

HEAD OF DEPARTMENT

ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 3

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Copied to:

EAP: Eco Route Consultancy
George Municipality: Pricilla Burgoyne

E-mail: joclyn@ecoroute.co.za
E-mail: pburgoyne@george.gov.za

REFERENCE: 16/3/3/6/7/1/D2/19/0099/24
ENQUIRIES: Dorien Werth
DATE: **07 August 2024**

Jeanne Lisa Holmes
473, 19th Ave,
Wilderness
6560

Attention: Jeanne Lisa Holmes

Cell: 079 691 1321

E-mail: Sean.holmes77@icloud.com

COMMENT ON THE PRE-APPLICATION BASIC ASSESSMENT REPORT IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT: ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 (AS AMENDED) FOR THE PROPOSED RESIDENTIAL DWELLING AND GUEST ACCOMODATION UNITS ON ERF 301, WILDERNESS

1. The abovementioned document received by the Directorate: Development Management (Region 3), hereinafter referred to as "this Directorate" via electronic mail on 08 July 2024 as well as the site inspection attended on 07 August 2024 refer.

2. This Directorate reviewed the documents and comment as follows:

2.1. You are advised that when undertaking the Basic Assessment process, you must take into account applicable guidelines, including the circulars and guidelines developed by the Department. In particular, the guidelines that may be applicable to the proposed development include, *inter alia*,

- DEA (2017), Guideline on Need and Desirability, Department of Environmental Affairs
- Guideline for the Review of Specialist Input in the EIA process (June 2005).
- Guideline for Environmental Management Plans (June 2005).
- Guideline for the review of specialist input in the EIA process, June 2005.
- Guideline for involving hydrogeology specialists in the EIA process, June 2005.
- Guideline for environmental management plans, June 2005.
- Guideline for the Management of Development on Mountains, Hills and Ridges of The Western Cape, 2002
- Guideline for involving visual and aesthetic specialists in the EIA process, June 2005.
- Guideline for involving heritage specialists in the EIA process, June 2005.
- Guideline for involving social assessment specialists in the EIA process, February 2007.
- Western Cape Land Use Planning Guidelines - Rural Areas, March 2019.

2.2. Alternatives

In terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") and the EIA Regulations, 2014, the investigation of alternatives is mandatory. This includes the option of not proceeding with the proposed activity (the "no-go" option). In this regard it must be noted that the Department may grant authorisation for an alternative as if it had been applied for, or may grant authorisation in respect of the whole or part of the proposed project in the application. Alternatives are not limited to activity alternatives, but include location alternatives, layout alternatives, design, operational and technology alternatives. Alternatives must be assessed, if no alternatives, including alternative locations for the activity were investigated, the motivation for not considering such.

From the information received, and as observed during the site inspection, it is noted that the south-western portion of the property includes an area which has a gradient of more than 1:4 and provides reasonable access to municipal services and Waterside Road. The Directorate requires that this area be comparatively assessed as an alternative location for the proposed development.

2.3. Stormwater management

This Directorate is concerned about the stormwater mitigation measures and the proposed stormwater management on site, especially considering the proximity of the site to the Freshwater Ecosystem Priority Areas ("FEPA") and Strategic Water Source Areas ("SWSA"). It is noted that stormwater will be managed according to the Sustainable Urban Drainage Systems ("SUDS") principles; however, this Directorate does require that detailed stormwater management plan be provided which illustrates how the SUDS principles for both construction and operational phases of the project can be practicably implemented and is indeed the best practicable environmental option. This information must be included in the BAR.

Even though the property falls outside the current urban edge, the George Municipality must be consulted on the suitability of the proposed stormwater management measures as the property abuts the urban area, Waterside Road and access will be gained from Whites Road.

2.4. Geotechnical aspects

Experience has shown that specific care must be taken when considering developments within the Southern Cape, especially on hills and ridges or on steep slopes. The geology formation is of such a nature that it may become unstable and is prone to slipping once disturbed and during/after heavy or prolonged rainfall events.

It is therefore required that a geotechnical assessment of the location of the site (and alternative site) be undertaken to inform the proposed development.

2.5. According to the information provided to this Directorate it is noted that Erf 301 is mapped as *Garden Route Granite Fynbos*. Furthermore, the specialist stated the valleys and south facing slopes here contain forest vegetation and the plateaus and north

facing slopes are fynbos. Please obtain comments from CapeNature regarding the Biodiversity on the site and recommendations regarding the proposal and include these comments in the Basic Assessment Report.

In addition, the Southern Cape Fire Protection Agency (FPA) must be consulted to determine what the requirements for the property are, and whether there may be possible solutions to minimise firebreaks on the property and steep slopes. Notwithstanding the proposed development, it is recommended that the landowner join the FPA and ascertain what requirements must be addressed.

It is understood that the residential / resort compound will be fenced off. It is also noted that the fence also includes two pedestrian gates; however, the layout does not clearly show what the alignment of footpaths are. It is expected that the development and maintenance of the fence will require the clearance of indigenous vegetation. The current alignment of the fence will include sections which runs straight down the steep slope. It is expected that this will lead to soil erosion due to the vegetation being cleared. The impact(s) of the proposed fence and pathway on the biodiversity has not been clearly addressed.

It is noted that a sewer line will need to be installed from the proposed development (northern section) down to the south-western corner of the property. This is necessary to connect to a conservancy tank on the southern boundary of the property. This will allow the George Municipality to remove the sewage generated as a result of the proposed development from Waterside Road. The sewer pipeline will however need to be developed/installed across the proposed conservation area and along a route with slopes with a gradient of greater than 1:4. It is unclear how this will be implemented and how this may impact on the biodiversity of the route and conservation area.

The various specialist studies (including terrestrial biodiversity, terrestrial plant species and animal species) must demonstrate how these aspects have been included in the respective assessments.

- 2.6. The Aquatic Compliance Statement indicated that in terms of the legislation pertaining to the National Water Act, the development falls outside of the regulated area of the drainage line and outside the regulated area of a wetland; however, please obtain comments from the Breede Olifants Catchment Management Agency ("BOCMA") to confirm this statement.
- 2.7. Based on the information received in the Pre-application Draft Basic Assessment report and the receiving environment and with due consideration of the proximity within the landform and to the N2 which is identified as a scenic route, this Directorate requires that a Visual Impact Assessment be undertaken, and the report be submitted with the Basic Assessment report. In this regard it will be important to demonstrate how the Department's Guideline for the Management of Development on Mountains, Hills and Ridges of The Western Cape, 2002 and Guideline for involving visual and aesthetic specialists in the EIA process, June 2005 has been considered.

2.8. It is noted that the developed is proposed on a site with steep slopes, please provide a detailed map of the proposed development with the gradient of the site. In general, this Department does not support any development on slopes with a steeper gradient of 1:4 or greater.

2.9. Other relevant considerations:

(a) *Synchronizing the EIA and assessment in terms of the Outeniqua Sensitive Coastal Area Extension Regulations (OSCAE):*

It is noted that the property is subject to the OSCAE Regulations. As such it is recommended that the assessments and public participation process be coordinated. The assessment and BAR must provide clear information of the area where vegetation will be disturbed on the property as well as the volume of sand/soil that will be excavated.

(b) Coastal management aspects

Where applicable, you are required consider and motivate the need for the proposal in terms of Section 63 of the National Environmental Management: Integrated Coastal Management Act, Act 24 of 2008, as amended ("NEM:ICMA").

3. This Directorate awaits the submission of the application for Environmental Authorisation.
4. Please note that the pre-application consultation is an advisory process and does not pre-empt the outcome of any future application which may be submitted to the Department.

No information provided, views expressed and/or comments made by officials during the pre-application consultation should in any way be seen as an indication or confirmation:

- that additional information or documents will not be requested
- of the outcome of the application

5. The activity may not commence prior to an environmental authorisation being granted by this Directorate.
6. This Department reserves the right to revise or withdraw initial comments or request further information from you based on any new or revised information received.

pp **Francois Naudé**

HEAD OF DEPARTMENT

ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 3

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Digitally signed by Francois Naudé
Date: 2024.08.07 16:00:42 +02'00'

Copied to: EAP: Joclyn Marshall (Eco Route Consultancy)
Lauren Josias (George Municipality)

E-mail: joclyn@ecoroute.co.za
E-mail: Ljosias@george.gov.za

The EAP
Eco Route Environmental Consultancy
P.O. Box 1252
SEDGEFIELD
6573

Attention: Ms Joclyn Marshall

Tel: 072 126 6393

Email: admin@ecoroute.co.za

RE: REQUEST FOR COMMENT FROM THE SUB-DIRECTORATE: COASTAL MANAGEMENT ON THE PRE-APPLICATION BASIC ASSESSMENT REPORT FOR THE PROPOSED DEVELOPMENT OF ERF 301, WHITES ROAD, HOEKWIL (WILDERNESS HEIGHTS), GEORGE MUNICIPALITY

Good Day,

Your request for comment from the Sub-directorate: Coastal Management on the above-mentioned pre-application basic assessment report received on 04 July 2024, refers.

1. CONTEXT

- 1.1. The Integrated Coastal Management Act, 2008 (Act No. 24 of 2008) ("NEM: ICMA") is a Specific Environmental Management Act under the umbrella of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"). The NEM: ICMA sets out to manage the nation's coastal resources, promote social equity and best economic use of coastal resources whilst protecting the natural environment. In terms of Section 38 of the NEM: ICMA, the Department of Environmental Affairs and Development Planning ('the Department') is the provincial lead agency for coastal management in the Western Cape as well as the competent authority for the administration of the "Management of public launch sites in the coastal zone (GN No. 497, 27 June 2014) "Public Launch Site Regulations".
- 1.2. The Department, in pursuant of fulfilling its mandate, is implementing the Provincial Coastal Management Programme ("PCMP"). The PCMP is a five (5) year strategic document, and its purpose is to provide all departments and organisations with an integrated, coordinated and uniform approach to coastal management in the Province. The Department has developed the next generation PCMP that includes priority

objectives for the next 5 years. This PCMP was adopted on 19 May 2023 and may be viewed at [Western Cape PCMP 2022-2027](#).

- 1.3. A key priority of the PCMP is the Estuary Management Programme, which is implemented in accordance with the NEM: ICMA and the National Estuarine Management Protocol ("NEMP"). Relevant guidelines, Estuarine Management Plans, Mouth Management Plans need to be considered when any listed activities are triggered in the Estuarine Functional Zone. The Department is in the process of approving a series of Estuarine Management Plans. Both draft and approved plans may be viewed at [DEA&DP: Coastal Management](#).
- 1.4. The facilitation of public access to the coast is an objective of the NEM: ICMA as well as a Priority in the WC PCMP. The Department developed the Provincial Coastal Access Strategy and Plan, 2017 ("PCASP") and commissioned coastal access audits per municipal district to assist municipalities with identifying existing, historic, and desired public coastal access. These coastal access audits also identify hotspots or areas of conflict to assist the municipalities with facilitating public access in terms of Section 18 of the NEM: ICMA. The PCASP as well as the coastal access audits are available on the Departmental website at [DEA&DP: Coastal Management](#).

2. COMMENT

- 2.1 The sub-directorate: Coastal Management ("SD: CM") has reviewed the information as specified above and have the following commentary:
 - 2.1.1. The proposal entails the development of a single residential dwelling with six smaller pods on Erf 301. The development will prioritise the preservation of natural vegetation aiming to minimise disruption to the existing environment.
 - 2.1.2. The applicant accurately noted the subject property in relation to critical biodiversity and ecological support areas in accordance with the Western Cape Biodiversity Spatial Plan 2017. However, be advised that the WC BSP is in the process of being updated. As such, it is recommended to engage CapeNature in this regard.
 - 2.1.3. The applicant considered the application in the context of the NEM: ICMA and noted the subject property in relation Coastal Protection Zone ("CPZ") and highlighted the importance of sections 62 and 63 of the NEM: ICMA.
 - 2.1.4. In terms of the layout design, the applicant sited the majority of the proposed development landward of the Garden Route District coastal management line ("CML") with a small portion seaward of the CML. The SD: CM is of the opinion that this small portion would not be affected by coastal processes due to the property's elevation.
 - 2.1.5. The increased effects of climate change, sea level rise and increased storm surges in coastal environments obliges the Department to take a more cautious approach when considering developments along the coast and estuaries. The technical delineation of the CML project was to ensure that development is regulated in a manner appropriate to

risks and sensitivities in the coastal zone. The CML was informed by various layers of information including biodiversity, estuarine functionality, risk to flooding, wave-run-up modelling, *inter alia*, and was delineated in conjunction with and supported by other organs of state including the Local and District Municipalities, CapeNature and all other organs of state represented on the steering committee for the Garden Route District CML project. The principal purpose of the CML is to protect coastal public property ("CPP"), private property and public safety; to protect the CPZ; and to preserve the aesthetic value of the coastal zone. The use of CMLs is of particular importance in response to the effects of climate change, as it involves both a quantification of risks and pro-active planning for future development. The SD: CM confirms that the subject property is unlikely to be affected by risk zones as per the Department's coast risk modelling for the Garden Route District project.

- 2.1.6. Due to the subject property's proximity to the highwater mark (approximately 600m inland of the HWM) and the height above sea-level (between 60-83m), Erf 301 is not subjected to coastal erosion effects and risks arising from dynamic coastal processes. This is further confirmed by the Departmental coastal risk zones.
- 2.1.7. Based on the abovementioned items, the SD: CM does not object to the proposed development on Erf 301, provided that all the above-mentioned items are considered and that the EMPr is strictly adhered to.
- 2.2. The applicant must be reminded of their general duty of care and the remediation of environmental damage, in terms of Section 28(1) of NEMA, which, specifically states that: *"...Every person who causes, has caused or may cause significant pollution or degradation of the environment must take reasonable measures to prevent such pollution or degradation from occurring, continuing or recurring, or, in so far as such harm to the environment is authorised by law or cannot reasonably be avoided or stopped, to minimise and rectify such pollution or degradation of the environment..."* together with Section 58 of the NEM: ICMA which refers to one's duty to avoid causing adverse effects on the coastal environment.
3. The SD: CM reserves the right to revise or withdraw its comments and request further information from you based on any information that may be received.

Yours faithfully

**leptieshaam
Bekko**

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leptieshaam Bekko
Date: 2024.08.05 12:22:54
+02'00'

leptieshaam Bekko
CONTROL ENVIRONMENTAL OFFICER
SUB-DIRECTORATE: COASTAL MANAGEMENT
DATE: 05 August 2024



BREED-OLIFANTS
CATCHMENT MANAGEMENT AGENCY

101 York Street 3rd Floor Room 302 George 6530, P.O Box 1205 George 6530

Enquiries: St Ndlovu

Tel: 023 346 8000

Fax: 044 873 2199

E-mail: sndlovu@bocma.co.za

REFERENCE: 4/10/2/K30D/ERF 301, HOEKWIL

DATE: 07 AUGUST 2024

ECO ROUTE
PO BOX 1252
SEDFIELD
6573

Attention: Ms C. Leslie

RE: PRE-APPLICATION BASIC ASSESSMENT REPORT FOR PROPOSED DEVELOPMENT OF ERF 301, WHITES ROAD, HOEKWIL (WILDERNESS HEIGHTS), GEORGE MUNICIPALITY, WESTERN CAPE

Reference is made to the above mentioned Pre-Application Basic Assessment Report made available to Breede-Olifants Catchment Management Agency (BOCMA) for comments.

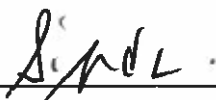
The following are BOCMA comments relating to the Pre-Application Basic Assessment Report for the proposed development on Erf 301, which should be adhered to:

1. The Breede-Olifants Catchment Management Agency notes that there are no watercourses that will be affected by the development, therefore confirms that water uses in terms of section 21(c) & (i) water uses are not triggered.
2. The applicant is advised that sewer and water services that will be provided by a Water Services Provider (WSP) i.e. Municipality, there must be an agreement between the property owner and the municipality tariffs must be paid directly to the municipality.
3. Please note that for off-grid sanitation facilities, it is recommended to dispose domestic wastewater into conservancy tanks that must be emptied on regular basis. French drains are not recommended as they are likely to impact on groundwater resources.

RE: PRE-APPLICATION BASIC ASSESSMENT REPORT FOR PROPOSED DEVELOPMENT OF ERF 301, WHITES ROAD, HOEKWIL (WILDERNESS HEIGHTS), GEORGE MUNICIPALITY, WESTERN CAPE

4. Please note that no water shall be derived from any water resource and used on Erf 301 during the construction and operational phase of the development without prior approval by means of a water use authorisation in terms of section 22 of the National Water Act, 1998 (Act No. 36 of 1998).
5. All reasonable measures shall have to be taken to prevent the potential pollution of the groundwater resources due to the proposed sanitation facilities i.e. a service provider must be appointed to remove domestic wastewater from septic or conservancy tanks regularly.
6. As required by section 22 of the National Water Act, 1998 (Act No. 36 of 1998), a Water Use Authorisation is required prior to commencement with any water use activity contemplated in section 21 of National Water Act. Moreover, commencement with any water use activity without an authorisation as required by section 22 of National Water Act constitutes an offence in terms of section 151(1) (a) of the National Water Act. In terms of section 151(2) of the National Water Act, any person who contravenes is guilty of an offence and liable, on first conviction to a fine or an imprisonment of a period not exceeding five years or both such a fine and imprisonment.
7. In light of the above, you are advised that the onus remains with the property owner to adhere to the National Water Act, prior to commencement with any water use contemplated in section 21 of National Water Act that is associated with the proposed development.
8. The Breede-Olifants Catchment Management Agency has no objections on the proposed development.
9. Kindly note that this office reserves the right to amend and revise its comments as well as to request any further information.
10. The BOCMA office can be contacted for further information related to the requirement for, or the application for a Water Use Authorisation.
11. Should you wish to apply for a water use authorisation for unregistered water uses triggered by the proposed activities, you may apply electronically by logging onto the Department of Water and Sanitation (DWS) website at <http://www.dws.gov.za/e-WULAAS>.
12. Should you have further enquiries, the office can be contacted or alternatively contact Mr. SI Ndlovu at the above-mentioned contact number or on sndlovu@bocma.co.za

Yours faithfully,

pp 

MR. JAN VAN STADEN
CHIEF EXECUTIVE OFFICER (ACTING)

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York Street,
George 6530

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email msimons@capenature.co.za

Reference LE14/2/6/1/6/2/ERF 301_Commercial_Hoekwil

date 16 August 2024

Eco Route Environmental Consultancy,
P.O. Box 1252,
Sedgefield,
6573

Attention: Ms Joclyn Marshall
By email: joclyn@ecoroute.co.za

Dear Ms Joclyn Marshall

THE PRE-APPLICATION BASIC ASSESSMENT REPORT FOR THE PROPOSED DEVELOPMENT OF ERF 301, WHITES ROAD, HOEKWIL (WILDERNESS HEIGHTS), GEORGE LOCAL MUNICIPALITY, WESTERN CAPE.

DEA&DP Reference: 16/3/3/6/7/1/D2/19/0099/24

CapeNature would like to thank you for the opportunity to review the above report. Please note that our comments only pertain to the biodiversity related impacts and not to the overall desirability of the application. CapeNature wishes to make the following comments:

According to the Western Cape Biodiversity Spatial Plan (Pool-Stanvliet *et al.* 2017)¹ the erf has Critical Biodiversity Areas (CBA 1: Terrestrial). The erf has a non-perennial river to the east and is within a National Freshwater Ecosystem Priority Area (NFEPA)² River corridor. Furthermore, the erf is within the National Strategic Water Source Area for surface water for the Outeniqua region and serves as a water source protection for the Touws River and watercourse protection for the South-eastern Coastal Belt.

The fine-scale Vlok and de Villiers (2007)³ vegetation maps describe the area as Wolwe River Fynbos-Forest. According to the National Biodiversity Assessment (Skowno *et al.* 2018)⁴ the vegetation units are Garden Route Granite Fynbos which is **Critically Endangered** (NEM:BA,

¹ Pool-Stanvliet, R., Duffell-Canham, A., Pence, G. & Smart, R. 2017. The Western Cape Biodiversity Spatial Plan Handbook. Stellenbosch: CapeNature.

² Nel, J.L., Murray, K.M., Maherry, A.M., Petersen, C.P., Roux, D.J., Driver, A., Hill, L., Van Deventer, H., Funke, N., Swartz, E.R., Smith-Adao, L.B., Mbona, N., Downsborough, L. & Nienaber, S. (2011). Technical Report for the National Freshwater Ecosystem Priority Areas project. WRC Report No. K5/1801

³ Vlok JHJ, de Villiers R (2007) Vegetation Map for the Riversdale Domain. Unpublished 1:50 000 maps and report supported by CAPE FSP task team and CapeNature.

⁴ Skowno, A. L., Poole, C. J., Raimondo, D. C., Sink, K. J., Van Deventer, H., Van Niekerk, L., Harris, L. R., Smith-Adao, L. B., Tolley, K. A., Zengeya, T. A., Foden, W. B., Midgley, G. F. and Driver, A. 2019. National Biodiversity Assessment 2018: The status of South Africa's ecosystems and biodiversity. Synthesis Report. Pretoria, South Africa. 214 pp.

2022)⁵ and Least Concerned Goukamma Dune Thicket (SANBI 2022)⁶. Following a review of the application, CapeNature wishes to make the following comments:

1. CapeNature has provided comments for the Land Use Planning and OSCA applications. Furthermore, CapeNature conducted a site visit on 18 October 2023 (kindly see attached comment).
2. The Terrestrial Biodiversity Sensitivity for the “Forest” and “Fynbos on rocky outcrops” which are outside the development footprint was Very High and low for the “Thicket with some patches of overgrown fynbos” which is the development area. CapeNature has provided feedback following our site visit regarding the vegetation dispute and is of the opinion that the development footprint is within fynbos which has become invaded by forest species.
3. The SEI for the entire property was rated High. Thus, avoidance can be achieved in reducing the development footprint. In turn this will reduce the impact on Critically Endangered Garden Route Granite Fynbos⁷. Furthermore, the property forms part of a continuous CBA corridor which is important for the conservation of the species, ecosystems, supporting ecological processes, and landscape connectivity. CapeNature will not support the loss of CBA (Pool-Stanvliet *et al.* 2017).
4. CapeNature has received few development applications for the Wilderness area. We are concerned that the cumulative impacts, if not properly considered and planned for, could be quite significant on the biodiversity of the area.
5. It is understood that the landowner intends to conserve the remainder of the property. We would encourage the landowner to contact SANParks for possible inclusion in their Protected Areas Expansion Programme.
6. CapeNature reminds the applicant of Section 28 of National Environmental Management Act (NEMA) (Act 104 of 1998 as amended) (Duty of Care) that states the following:

“Every person who causes, has caused or may cause significant pollution or degradation of the environment must take reasonable measures to prevent such pollution or degradation from occurring, continuing or recurring, or, in so far as such harm to the environment is authorised by law or cannot reasonably be avoided or stopped, to minimise and rectify such pollution or degradation of the environment.”

Any action that causes wilful degradation of the environment may therefore constitute a breach of this Duty of Care and the penal provisions of NEMA will apply.

In conclusion, CapeNature does not support the development of a single residential dwelling with six “pods”. We do not object to the single residential dwelling if this will be developed on a

⁵ National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004). The Revised National List of Ecosystems that are Threatened and in need of protection. 2022. Government Gazette No. 47526

⁶ Government of South Africa (2022) South African Red List of Terrestrial Ecosystems: assessment details and ecosystem descriptions. Technical Report #7664, SANBI Pretoria, South Africa.

⁷ The Garden Route Granite Fynbos is one of the **seven high risk Critically Endangered** vegetation types in South Africa (Skowno *et al.* 2018).

The Western Cape Nature Conservation Board trading as **CapeNature**

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shallow slope as we will not support any development on slopes with a gradient that is greater than 1:4.

CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Megan Simons', with a stylized flourish extending to the right.

Megan Simons
For: Manager (Conservation Intelligence)

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telephone +27 87 087 3058 **fax** +27 44 802 5313
email cfordham@capenature.co.za
reference I4/2/6/1/6/2_GEORGE/301
date 2nd November 2023

Mr Chris Gaiger
Senior Environmental Consultant

Via e-mail: gaigherchristo@gmail.com

Dear Mr Gaiger

THE CONSTRUCTION OF A HOUSE, DRIVEWAY AND SIX SMALL ACCOMMODATION UNITS ON ERF 301, WILDERNESS, GEORGE LOCAL MUNICIPALITY, WESTERN CAPE.

CapeNature, as a custodian of biodiversity in the Western Cape¹, would like to thank you for the opportunity to provide comment. Please note that our comments only pertain to the biodiversity related impacts and not to the overall desirability of the application.

CapeNature has reviewed and provided comments on the Botanical and Terrestrial Site Sensitivity Verification report compiled by Confluent Environmental, as well as the feedback provided by practitioners on CapeNature's comments. CapeNature was requested by Mr Chris Gaiger (Conservation and Development Facilitation Services) to determine whether the site falls within or contains elements of a threatened ecosystem. Subsequently a site inspection was undertaken by CapeNature ecologists on 18th October 2023 and an onsite meeting was held on the 26th of October 2023. Kindly see below a summary of our findings on Erf 301:

1. The vegetation on site consists of fynbos and forest. Continuous forest occurs in the southern section of the property. Towards the northern part of the property the vegetation consists of fynbos that has become invaded by forest species. Several fynbos species were observed on site. Some of the fynbos species recorded on site include *Erica peltata*, *Erica discolor var. speciosa*, *Agathosma ovata*, *Cliffortia serpyllifolia*, *Metalasia muricata*, *Euryops linifolius*, *Passerina rubra*, *Phyllica axillaris*, *Eriocephalus africanus*, *Helichrysum felinum*, *Cyphia sp.*, *Hesperantha falcata*, *Pauridia flaccida*, *Restio triticeus*, *Muraltia ericifolia*, *Disa sagittalis*, *Ficinia sp.*, *Tetraria sp.*
2. The geology of the site consists of granite suite hence the fynbos on site is considered part of the Garden Route Granite Fynbos according to the National vegetation Map (SANBI 2006-2018)².
3. Fynbos is a fire-driven system and without fires it gradually becomes overgrown and out-competed by forest species (as observed during the site visit). More importantly, the larger fynbos

¹ Section 9, Western Cape Nature Conservation Board Act 15 of 1998.

² Skowno, A. L., Poole, C. J., Raimondo, D. C., Sink, K. J., Van Deventer, H., Van Niekerk, L., Harris, L. R., Smith-Adao, L. B., Tolley, K. A., Zengeya, T. A., Foden, W. B., Midgley, G. F. and Driver, A. 2019. National Biodiversity Assessment 2018: The status of South Africa's ecosystems and biodiversity. Synthesis Report. Pretoria, South Africa. 214 pp.

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patch has moribund materials. This build-up of fuel and the presence of invasive alien plants in the greater Wilderness area pose a serious fire risk.

4. The following species was also seen tall *Erica peltata*, *Agathosma ovata*, *Cliffortia serpyllifolia*, *Metalasia muricata*, *Erica discolor* var. *speciosa*, *Euryops linifolius* and *Passerina rubra* plants being overgrown by forest species. It is important to note that most forest species are bird-dispersed species and forests can therefore expand in extent through forest/thicket building. This has been observed in many areas in the Southern Cape, especially where the landscape has been fragmented through developments.
5. The site is very steep, and the unstable geology may result in a land slipping especially following heavy rainfall events after the soil has been disturbed / destabilised for the proposed development.
6. It is evident though that in terms of the development proposal, the applicant has proposed that infrastructure and buildings be built on the shallower slopes of the site. This is more ecologically suitable than on the steeper sections of the property.
7. The site falls entirely within Critical Biodiversity Areas and forms part of a continuous CBA corridor. CapeNature does support the loss of natural CBA that is incompatible with the management objectives of CBAs.
8. As discussed during the on site meeting, should the applicant wish to conduct additional vegetation community analysis, SANBI has advised that Brown *et al.* (2013)³ be used and that the data from the vegetation community plots be submitted to Anisha Dayaram A.Dayaram@sanbi.org.za for vegetation community classification. However, CapeNature cautions that our ecologists collected field data, was comprehensive and it is unlikely that following this process, that SANBI's community composition data classification would result in a significantly different outcome in terms of the classification of vegetation community

In conclusion, as requested CapeNature has conducted an additional review of all documentation supplied, undertaken extensive field work data collection, and held an onsite meeting on Erf 301. Based on the information provided and data collected, CapeNature classifies the development footprint as being dominated by Critically Endangered Garden Route Granite Fynbos. Given the above-mentioned, the applicant is advised to further engage with the Competent Authority, to determine if there are any triggering of listing notice activities in terms of NEMA legislation.

CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.

Yours sincerely,



Colin Fordham
Conservation Intelligence Manager – Landscape East

³ Brown, L.R., du Preez, P.J., Bezuidenhout, H., Bredenkamp, G.J., Mostert, T.H.C., and N.B., Collins, (2013). Guidelines for phytosociological classifications and descriptions of vegetation in southern Africa. *Koedoe*, 55(1), 00.

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SOUTH AFRICAN



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Enquiries: Ms. Pamela Madondo

P. O. Box 1252
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6573

15 July 2024

Attention:

Dear Sir/ Madam

RE: COMMENTS FOR PROPOSED Erf 301 Hoekwil, Wilderness

We acknowledge receipt of email dated 04 July 2024. The South African Civil Aviation Authority (CAA) is an agency of the Department of Transport (DoT). The Civil Aviation Act 13 of 2009 provides for the establishment of the CAA as a stand-alone authority mandated with controlling, promoting, regulating, supporting, developing, enforcing and continuously improving levels of safety and security throughout the civil aviation industry. The CAA exercises this mandate through the Civil Aviation Regulations (CARs).

Please see our comments below:

The proposed development of the Erf 301 Hoekwil, Wilderness may have no impact on civil aviation activities. Should the height of the structure be deemed too high, kindly lodge a formal application must be lodged with Air Traffic and Navigation Services (ATNS) as published on the SACAA website: www.caa.co.za/industryinformation/obstacles/. The list and contact details of the approved obstacles assessment services providers can be obtained from the CAA website: www.caa.co.za.

Yours sincerely,

Aviation Environmental Compliance Department



South African
NATIONAL PARKS

To develop, protect, expand, manage and promote a system of sustainable national parks that represents natural and cultural heritage assets, through innovation, excellence, responsible tourism and just socio-economic benefit for current and future generations.

19 August 2024

Joclyn Marshall
EcoRoute Environmental Consultancy
P.O.Box 1252, Sedgefield
6573

Per email: admin@ecoroute.co.za

Western Cape Department of Environmental Affairs & Development
Planning Reference No.: 16/3/3/6/7/1/D2/19/0099/24

RE: PROPOSED RESIDENTIAL DWELLING AND GUEST ACCOMODATION UNITS ON ERF 301, HOEKWIL, WILDERNESS HEIGHTS, GEORGE MUNICIPALITY, WESTERN CAPE. BASIC ASSESSMENT, PRE-APPLICATION PHASE

Erf 301, Whites Road, Hoekwil, Wilderness Heights, falls within the Garden Route National Park (GRNP) Buffer Zone and within the Coastal Protection Zone (CPZ). Achieving a conservation outcome on this property is important to SANParks.

A non-perennial river runs through the property along the property's eastern boundary from north to south (**Fig. 1**). A second north to south running non-perennial river borders the property outside to the west (**Fig. 5**). This is situated between 20 - 40m in places away from the property boundary. Critical Biodiversity Areas (CBA) are mapped as extending across the entire property (**Fig.1**). Critical Biodiversity Areas are required to be safeguarded in their natural or near-natural state because they are critical for conserving biodiversity and maintaining ecosystem functioning.

The property is mapped as predominantly Garden Route Granite Fynbos (FFg 5) (**Fig. 2**), which is listed as Critically Endangered (CE) in the National Environmental Management Biodiversity Act (Act No. 10 of 2004), Revised National List of Ecosystems that are Threatened and in Need of Protection GNR No. 2747, 18 November 2022. Goukamma Dune Thicket (AT 36), listed as of Least Concern (LC), is mapped in a small section of the lower south-western quadrant of the property.

Erf 301 is 3.96ha in extent and is zoned Agricultural Zone II (small holding). The property owner is Jeanne Lisa Holmes. The property is situated outside the Urban Edge.

lai-lais/richtersveld transfrontier

addo elephant

agulhas

augrabies falls

bontebok

camdeboo

golden gate highlands

karoo

kgalagadi transfrontier

knysna

kruger

mapungubwe

marakele

meerkat

mokala

mountain zebra

namaqua

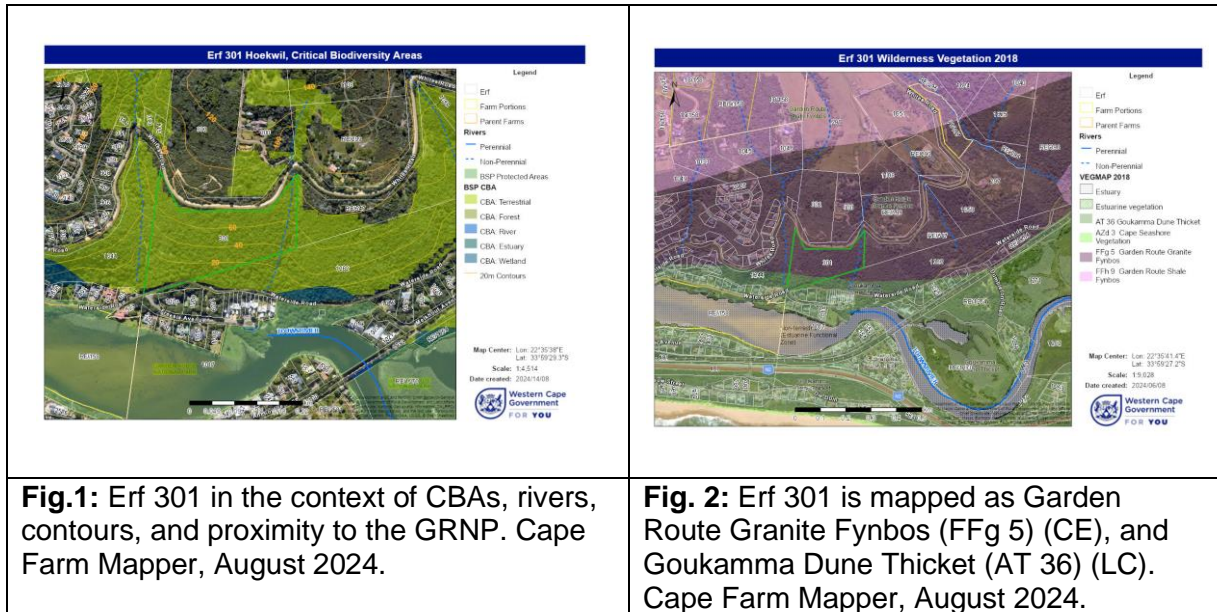
table mountain

tankwa karoo

tsitsikamma

west coast

wilderness



The application being commented on is a Basic Assessment (BA) in its Pre-application Phase.

The development proposal is described as follows:

The proposal is for the development of a single residential dwelling with six (6) smaller guest units called "Pods". The 3-bedroom primary dwelling is positioned centrally on the property as close as possible to Whites Road to the north, with four (4) of the Pods to the west of it and another two (2) Pods directly south. The proposed development will proceed in two phases with the first phase including the construction of the primary dwelling with four of the Pods. The second phase will include the finalisation of the last two Pods.

The primary dwelling (including a store and garage) will have a footprint of 446 m² with the front half raised off the ground (on columns) to minimise the disturbance on vegetation and habitats, effectively reducing the permanent disturbance area to approximately 200 m². Each of the pods will have a footprint of approximately 50 m², with only a quarter of that area being levelled for construction as the rest of the pod areas will also be constructed on columns. This effectively reduces the permanent disturbance area to approximately 10 m².

The single storey primary dwelling is proposed to have a mono-pitch roof to allow light in from the north and lower the total height of the structure. The proposed building plans (with the floor plan, elevations & sections) for the primary dwelling shows how the structure is accommodated within an 8.5m parallel line with the slope of the property (Appendix B1).

The tourist accommodation units will be one-bedroom units between the vegetation of ±50m² each, which includes outdoor spaces. It is also proposed to be mono-pitch, single storey structures with a maximum height of ±7.48m, as determined by the topography. The units will not be identical in size, but the building materials and finishes will be the same.

Some features of the primary dwelling will include a circular pool with island in the middle, living roof gardens, a braai area with pergola, and patio. Pods will each comprise a single bedroom, along with supplementary living amenities such as an adjoining bathroom. They will be constructed on columns and stabilized on platforms according to the engineer's design specifications.

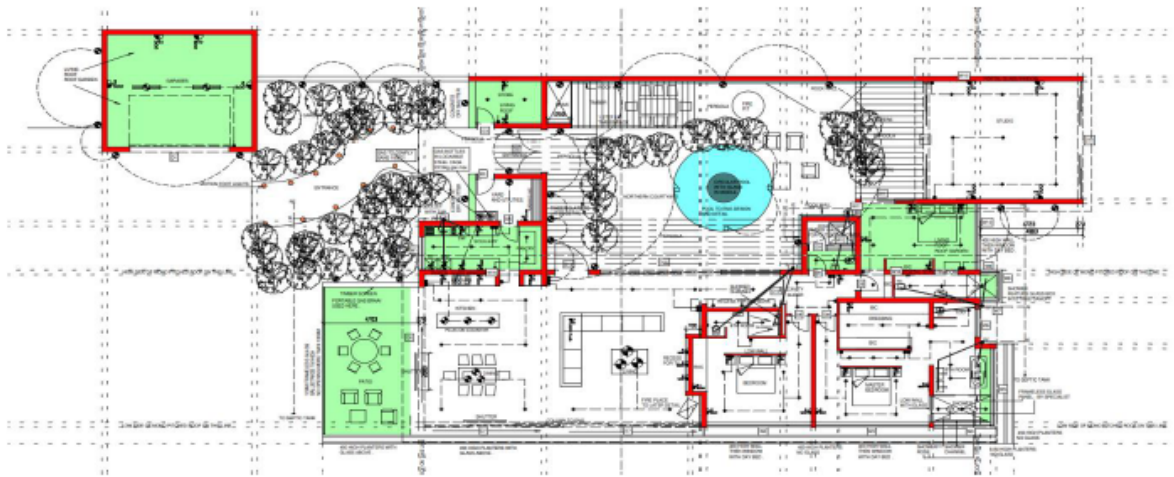


Figure 1: Roof Layout of main dwelling.

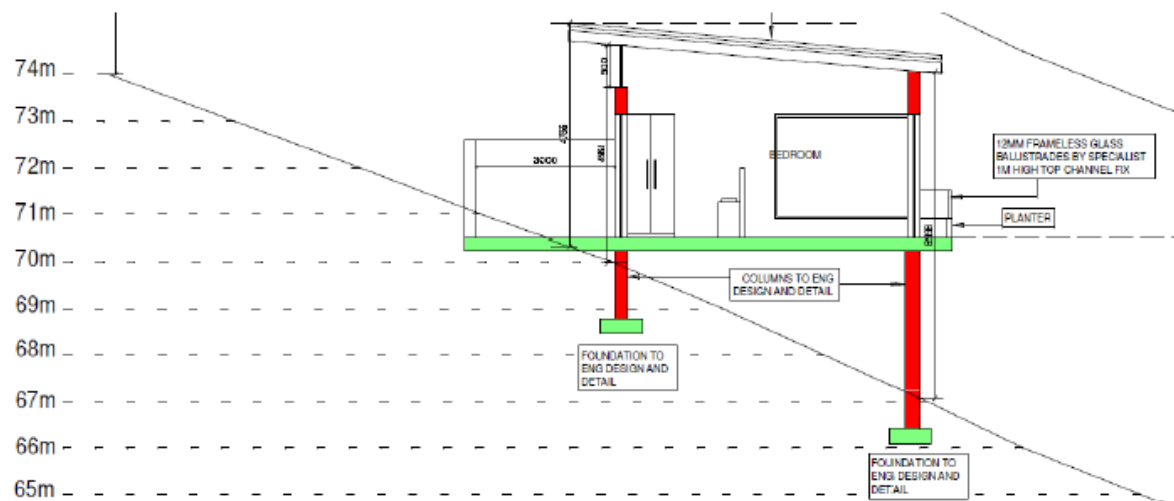


Figure 2: Elevation Plan of Pod.

The total development footprint is 1 638 m² with a total coverage of 4.16%, as shown in Table 1 below. The estimated permanent disturbance area is based on the main dwelling and Pod units extending onto column, effectively elevating a portion of the structures above the ground whereby vegetation will remain or be able to regrow. The temporary disturbance area includes the installation of services and working areas during construction. These areas will be rehabilitated once construction is completed.

Estimated permanent and temporary measurements for the proposed development on Erf 301:

Erf size	39322 m ²
The estimated development footprint:	
Main dwelling (including garage and storage)	446 m ²
Six single Pods / Units	300 m ² (50 m ² each)
Access road and driveway platform	812 m ²
Guest Parking	80 m ²
Total development footprint	1 638 m ²
Total footprint of site as a percentage	4.16 %

The estimated permanent disturbance area:	
Main dwelling (including garage and storage)	200m ²
Six single Pods / Units	60 m ² (10 m ² each)
Access road and driveway platform	812 m ²
Guest Parking	80 m ²
Total disturbance footprint	1152 m ²
Total footprint of site as a percentage	2.92 %
The estimated temporary disturbance area:	
2 meter working space around primary dwelling	140 m ²
2 meter working space around guest units	390 m ²
Septic tank installation 5m x 2m	10 m ²
Security fence	450 m ²
Electrical lines	60 m ²
Total	1050 m ²

A 2-meter working area will be necessary along the eastern and southern boundaries of the primary dwelling to accommodate the proposed development. This additional space is essential for certain construction techniques like scaffolding. Similarly, each guest unit will also be allocated the same working space around its perimeter.

It will be recommended to avoid disturbing vegetation during the installation of the security fence, utilizing "bossie kap" methods. Furthermore, it will be advised to navigate around existing vegetation, and that the installation should be coordinated in collaboration with an appointed Environmental Control Officer (ECO).

Once construction commences, any portion of the property beyond the designated working area will be strictly NO-GO area. Clear demarcations will be established before any construction activities begin. The development plan is structured to preserve the majority of the property in its natural vegetative state, with the house footprint minimized to accommodate the Applicant's primary needs while minimizing environmental impact.



Figure 3: Site Development Plan for Erf 301 Hoekwil in Wilderness.

Extracts taken from the Pre-application Basic Assessment Report, EcoRoute Environmental Consultancy, 5 July 2024.

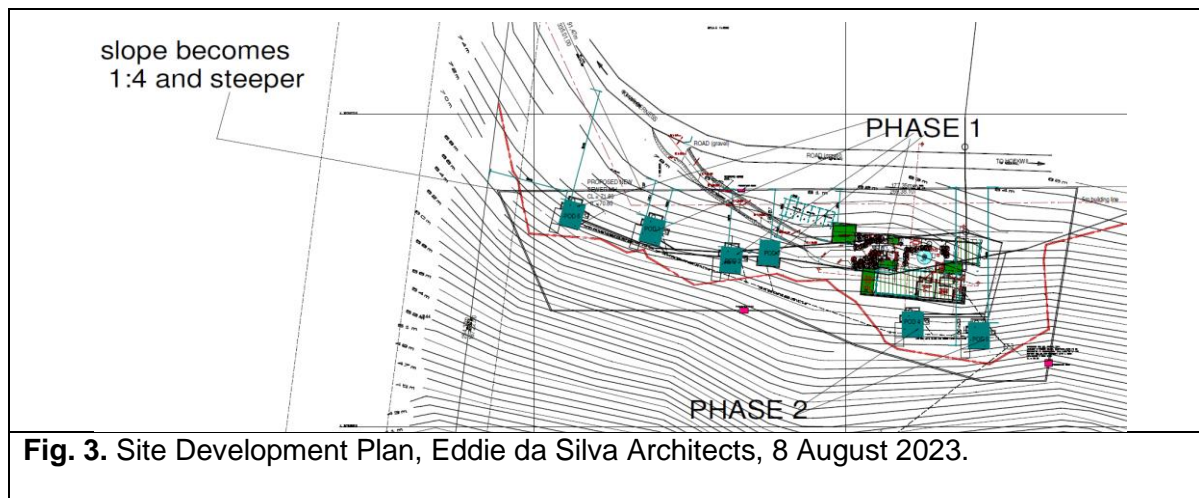


Fig. 3. Site Development Plan, Eddie da Silva Architects, 8 August 2023.

Site servicing stated in the BA Pre-application report is described as follows:

Water - A 50mm diameter water connection exists on the northeast corner of the site. The water line will be surface laid in flexi-hose pipe as per engineer specification to minimise disturbance. Water will be supplemented with rainwater harvesting.

Sewerage - An existing 160mm diameter municipal sewer line exist on the lower end of the property along its Southern boundary and Waterside Road. A switchback gravity sewer line with a series of back drop manhole structure is proposed to accommodate the steep site topography towards the southwest corner of the site. Sewage services for both the primary dwelling and guest units will be redirected to a single new 6 Kilo Liter septic tank, located on the east side of the property. The overflow pipe from the sewage connection will be linked to a conservancy tank positioned at the southern end of the property, near Waterside Road. The sewerage line will be surface laid in flexi-hose pipe as per engineer specification to minimise disturbance.

Electricity - From the municipal supply point, power supply cabling will be run underground via a typical narrow trench - 300mm(W) x 700mm (D).

Stormwater - Stormwater run-off will be directed into soft landscaping and dispersed over large sections of the property and surrounding natural vegetation to prevent concentrated run off and erosion. Concentrated run off from roofs will be diverted into rainwater harvesting tanks with an overflow connected to an artificially constructed swale to prevent erosion.

Access - Main access to the development is proposed from the northern boundary of the property leading out of Whites Road.

A Land Use application (LUA), by Marlize de Bruyn Planning is running concurrently with the BA Pre-application. The LUA includes re-zoning from Agriculture II (small holding) to Open Space III (nature conservation), with special consent being applied for, for tourist accommodation.

The BA Pre-application describes the LUA as follows:

It is necessary to rezone Erf 301 from Agriculture Zone II to Open Space Zone III. The primary land use right of this proposed zoning is nature conservation area with tourist accommodation as a consent use. The rezoning and land use application will be undertaken by Marlize de Bruyn Planning, and comprises the following⁴:

- ❖ Removal of Restrictive Conditions par. D(b) in terms of Section 15(2)(f) of the George Municipality: Land Use Planning By-Law, 2023;
- ❖ Rezoning in terms of Section 15(2)(a) of the George Municipality; Land Use Planning By-Law, 2023 from Agriculture Zone II (small holding) to Open Space Zone III (nature conservation area);
- ❖ Consent use in terms of Section 15(2)(o) of the George Municipality: Land Use Planning By-Law, 2023 for tourist accommodation;
- ❖ Permanent departure in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-Law, 2023 for the following:
 - Primary dwelling: increase in wall plate height from 6.5m to ±7.069m (south elevation), ±7.841m (east elevation) & ±8.037m (west elevation);
 - Tourist accommodation units: increase in wall plate height from 6.5m to ±6.336m, ±6.998m and ±7.480m respectively.

On the northern elevation (facing Whites Road) the maximum height is ±4.61m, on the western elevation ±8.037m, the east elevation ±7.841m and the south elevation ±7.069m. These elevation heights are the height measured from natural ground level (NGL) to the wall plate height. According to the zoning by-law height from NGL to wall plate should be 6.5m. Due to the topography of the property, this is not possible. If the highest point of the proposed monopitch roof was turned to face

south and not north as in this instance, the wall plate height would have been complied with and the highest point of the mono pitch roof would in all probability complied with the maximum parameter of 8.5m. Facing the mono pitch roof to the south, would however cause the proposed dwelling to not follow the contours of the property and be higher than viewed from the south. The proposed design ensures that the primary dwelling is lower as viewed from the south.

SANParks (Dr. Vanessa Weyer) attended a site inspection on the 7th August 2024, together with the landowner representative, Mr. Sean Holmes, EcoRoute (Ms. Jocelyn Marshall and Mr. Justin Britton), Marlize de Bruyn Town Planners (Mrs. Marlize de Bruyn), Wilderness Ratepayers and Residents Association (WRRRA) (Mr. Balvindra Walter), Wilderness and Lakes Environmental Action Forum (WALEAF) (Mr. Charles Scott), and the Western Cape Government Department of Environmental Affairs and Development Planning (WC DEA&DP) (Mr. Francois Naude) (**Figs. 4 - 9**).



Fig. 4: Proposed property entrance situated on the western sector of property, to be taken off Whites Road.



Fig. 5: Non-perennial river bordering the property, situated outside to the west, draining north to south.



Fig. 6: Views onto the property. Photograph taken from Whites Road further west.



Fig. 7: Property road frontage along Waterside Road.



Fig. 8: Mature Yellowwood tree observed on the Waterside Road section of property.



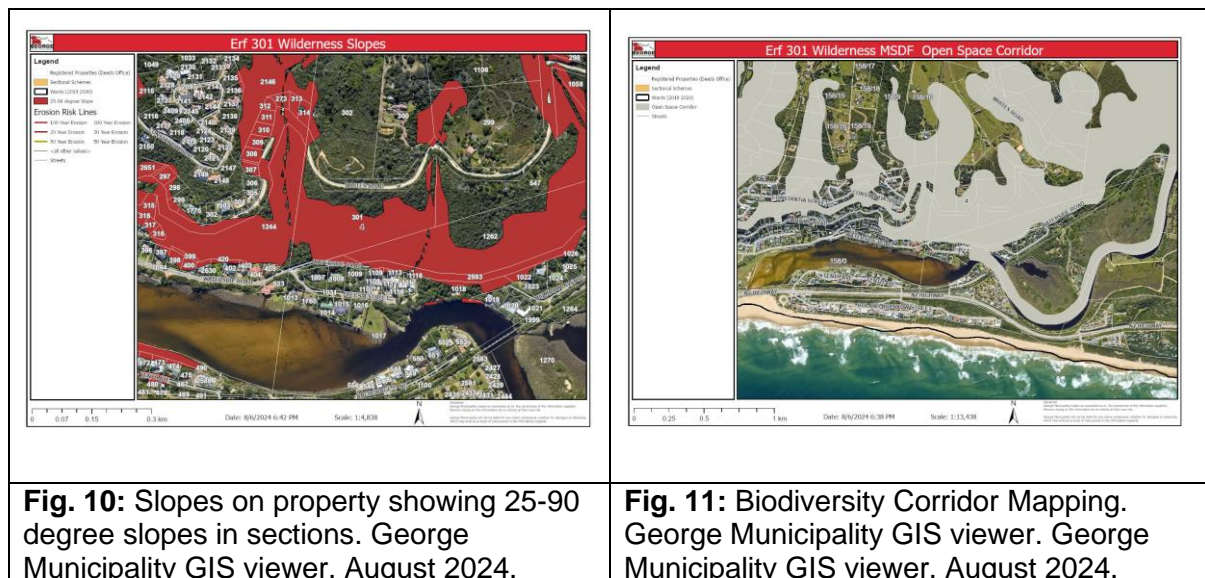
Fig. 9: Granite rock outcrop observed on Waterside Road section of property.

Point 1: Disturbance Areas and Slope Stability

The Environmental Assessment Practitioner (EAP) argues that as the front half of the dwellings will be raised on columns off the ground, disturbance areas will be less than the footprint areas. SANParks disagrees with this statement as regardless of levelling only occurring in one section, the building will still “shadow out” the entire area and occupy the entire footprint space in the landscape permanently. Disturbance areas may in fact be greater than the total stated footprint area of 1638m². Area calculations appear not to have been included for embankments and retaining structures which will be required to stabilize the access road, driveway, parking, and building platforms, nor for the artificially constructed stormwater swale, and for developing on steep slope sections. Earthworks, soil movements and storage have not been factored in. A working area space of 2m around dwellings is not considered adequate for working on this challenging site.

The majority of the property is mapped as comprising of 25-90 degree slopes (**Fig. 10**). Although it is noted that the dwellings are planned to be sited in the less steep site areas, the steep slopes below have the potential to be impacted by vegetation removal, soil erosion, and water runoff. Open areas under the dwellings will require stabilisation, as vegetation is unlikely to grow under structures, due to low light conditions and the south-facing slopes.

No geotechnical study has been undertaken to determine site stability and the suitability of the site for construction. SANParks is concerned that the underlying granite (outcrops were observed on the southern portion of the site), with possible shallow soil depths could create slope instability/ slips in areas. Further clarity and investigation are warranted from a specialist. Slope stability is a concern as stability will likely be exacerbated by climate change affects.



Point 2: Visual Impacts

Although the EAP states that the “skyline would not be negatively affected”, by dwellings, SANParks believes that visual impacts may be considerable, and may negatively affect views from the adjacent park.

A specialist visual impact assessment has not been undertaken.

Point 3: Rezoning Agriculture II to Open Space III

SANParks will support the rezoning of the property from Agriculture II to Open Space III and the tourism consent use. The property has valuable linkages into biodiversity corridors (**Fig. 11**) and is important for landscape functionality and connectivity in the region.

Point 4: Summary and Way Forward

SANParks is concerned that the property is of high conservation value, with valuable landscape functionality and connectivity. It contains some of the last remaining indigenous vegetation in the Wilderness area, which is rapidly being transformed and lost mostly to housing, in response to a semigration influx of people into the region.

SANParks believes that visual impacts may be considerable and may negatively affect views, and the visitor experience from the adjacent park.

The property is predominantly steep with 25-90 degree slopes. Although it is noted that the dwellings are planned to be sited in the less steep site areas and on columns, the steep slopes below have the potential to be impacted by vegetation removal, soil erosion, and water runoff. Disturbance areas may be larger than stated due to the need for stabilisation structures and embankments, in response to developing on a steep site. No geotechnical study has been undertaken to determine site stability and the suitability of the site for construction. SANParks is concerned that the underlying granite (outcrops were observed on the southern portion of the site), with possible shallow soil depths could create slope instability/ slips in areas, which would be exacerbated by climate change affects. Clarity from a specialist is required.

SANParks will support a primary dwelling, provided that adequate mitigation measures are implemented to mitigate potential slope instability and negative visual impacts, and that the disturbance footprint is kept to a minimum. The landowner could investigate an alternative to use the primary dwelling as a dual guest house. SANParks will support the LUA tourism consent use, to facilitate this.

SANParks does not support the construction of the six pods, some of which appear to be situated on the 25-90 degree/ 1:4 and steeper slope areas or bordering these. SANParks believes that these pods will fragment the landscape and will set a dangerous precedent for neighboring properties, who will follow suit, resulting in cumulative impacts.

SANParks recommends that the landowner investigate formal or informal Biodiversity Stewardship Agreement options for the property, to safeguard the high biodiversity value of property and to enhance the corridor and landscape functionality and connectivity. Such an agreement should be included as a condition of approval. The property is currently not included in SANParks' Stewardship Land Inclusion Plan for Contract National Park (CNP), however discussions could be held with SANParks to ascertain if based on the high biodiversity value of the property, and a due diligence assessment, whether the property could be motivated for inclusion. Landowners may qualify for rates and tax incentives for CNP inclusion.

It is recommended that the following conditions are considered as conditions of approval:

- The design of buildings and/or structures is to blend into the natural landscape.
- No visually intrusive buildings and/or structures are to be erected.
- An indigenous plant rescue operation should be conducted prior to site clearance.
- Topsoil should be set-aside for reuse.
- Care should be taken during construction activities to limit soil erosion.

- Permeable paving surfaces should be used where possible to limit excess surface runoff.
- Fencing (post-construction), should this be required, should be kept to a minimum. The George Municipality Fencing Bylaw should be adhered to.
- Reduced and low lighting should be incorporated in the design to prevent night light pollution.
- The owner should consider using non-flammable building materials, including external fittings such as aluminium gutters, and should consider an irrigation system to mitigate fire risk.
- Compliance with the National Veld and Forest Fire Act (Act 101 of 1998) is required. The owner should join the local Fire Protection Association, if not already a member.
- The landowner's attention is drawn to the National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) Alien and Invasive Species Regulations, 25 September 2020, where a landowner is legally responsible for the removal of alien vegetation on their property. The owner should formalise an Invasive Alien Vegetation Control Plan as required by the NEM:BA.
- A permit from the Department of Forestry, Fisheries & the Environment (DFFE) must be attained should any protected tree species be disturbed on the property, as per the National Forests Act, 84 of 1998, as amended.
- Should any resources of suspected heritage value be uncovered during clearing, Heritage Western Cape (HWC) must be contacted immediately for instructions.
- An Environmental Control Officer (ECO) should be appointed for the construction phase and monthly photographic compliance reports should be submitted.

SANParks reserves the right to revise initial comments if additional information becomes available.

Yours sincerely



Dr Vanessa Weyer
Principal Planner
Garden Route National Park

CC:	Sandra Taljaard	SANParks
	Chamell Pluim	SANParks
	Megan Simons	CapeNature
	Melanie Koen	DFFE
	Francois Naude	DEA&DP
	Charles Scott	WALEAF



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2024-08-14

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Department of Environmental Affairs and Development Planning
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Private Bag X 6509
6530 George
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Eco Route Environmental Consultancy
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Dear Sir/Madam,

BASIC ASSESSMENT REPORT AND DRAFT ENVIRONMENTAL MANAGEMENT PROGRAMME FOR PROPOSED DEVELOPMENT OF ERF 301, WHITES ROAD, HOEKWIL (WILDERNESS HEIGHTS), GEORGE MUNICIPALITY, WESTERN CAPE
DEA&DP Reference: 16/3/3/6/7/1/D2/19/0099/24

The Wilderness and Lakes Environmental Action Forum (WALEAF) attended a site visit on 7th August 2024, together with Marlize de Bruyn Town Planners, Ecoroute, Sanparks, DEA&DP, WRRRA, and the property owner.

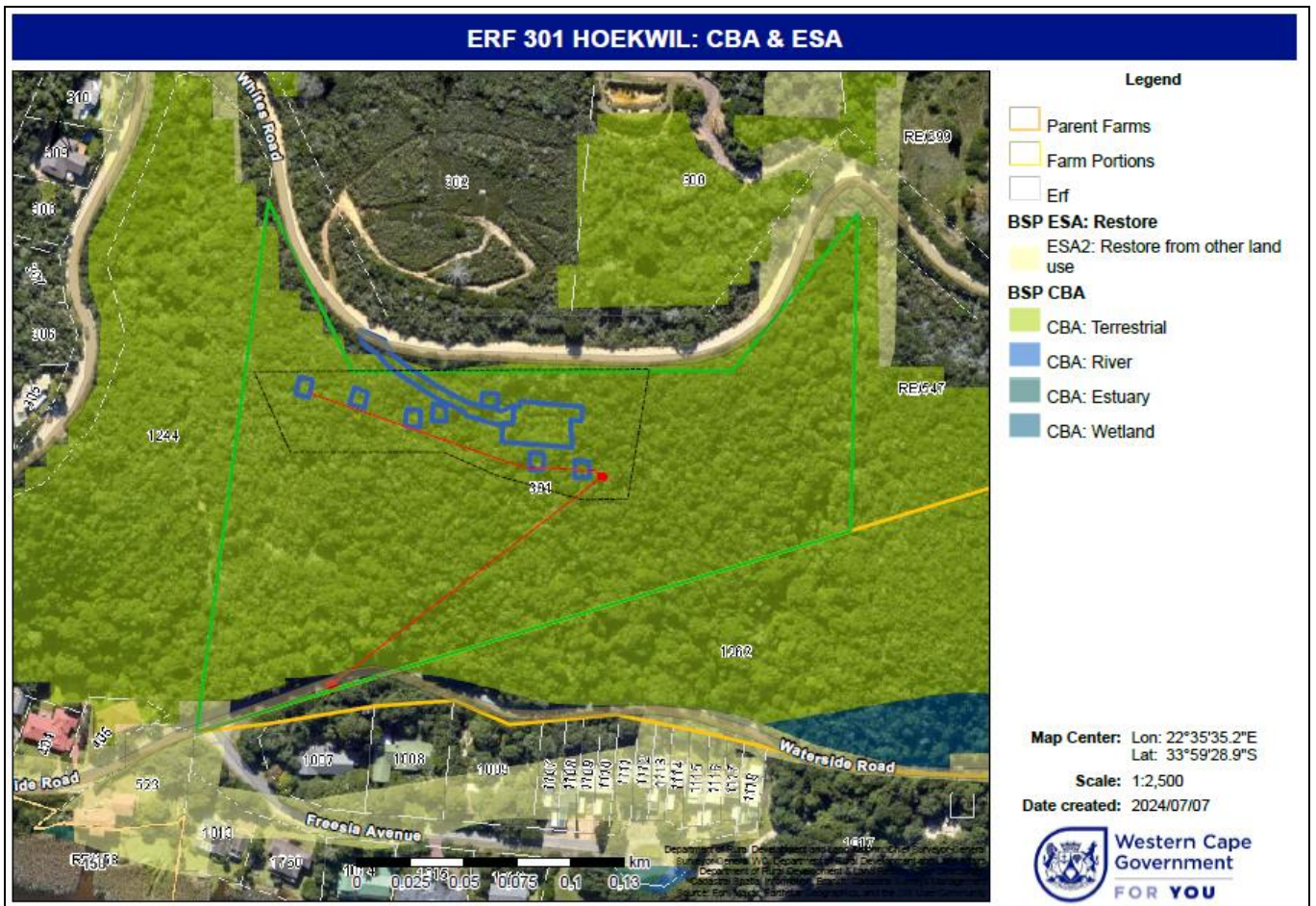
On 15th March 2023 we attended an Oscae site visit arranged by Chris Gaigher, who was unable to furnish us with what impact this proposed development would have on the environment. As we were of the opinion that this development would require a BAR, we declined to comment on the OSCAE application. We subsequently wrote to Francois Naude at DEA&DP on 16th May 2023 pointing out that we thought that a BAR needed to be completed.

Subsequent to this, it has now been ascertained that a BAR is in fact necessary, and we accordingly wish to comment on the various documents and appendices which have been recently sent to us by Ecoroute.

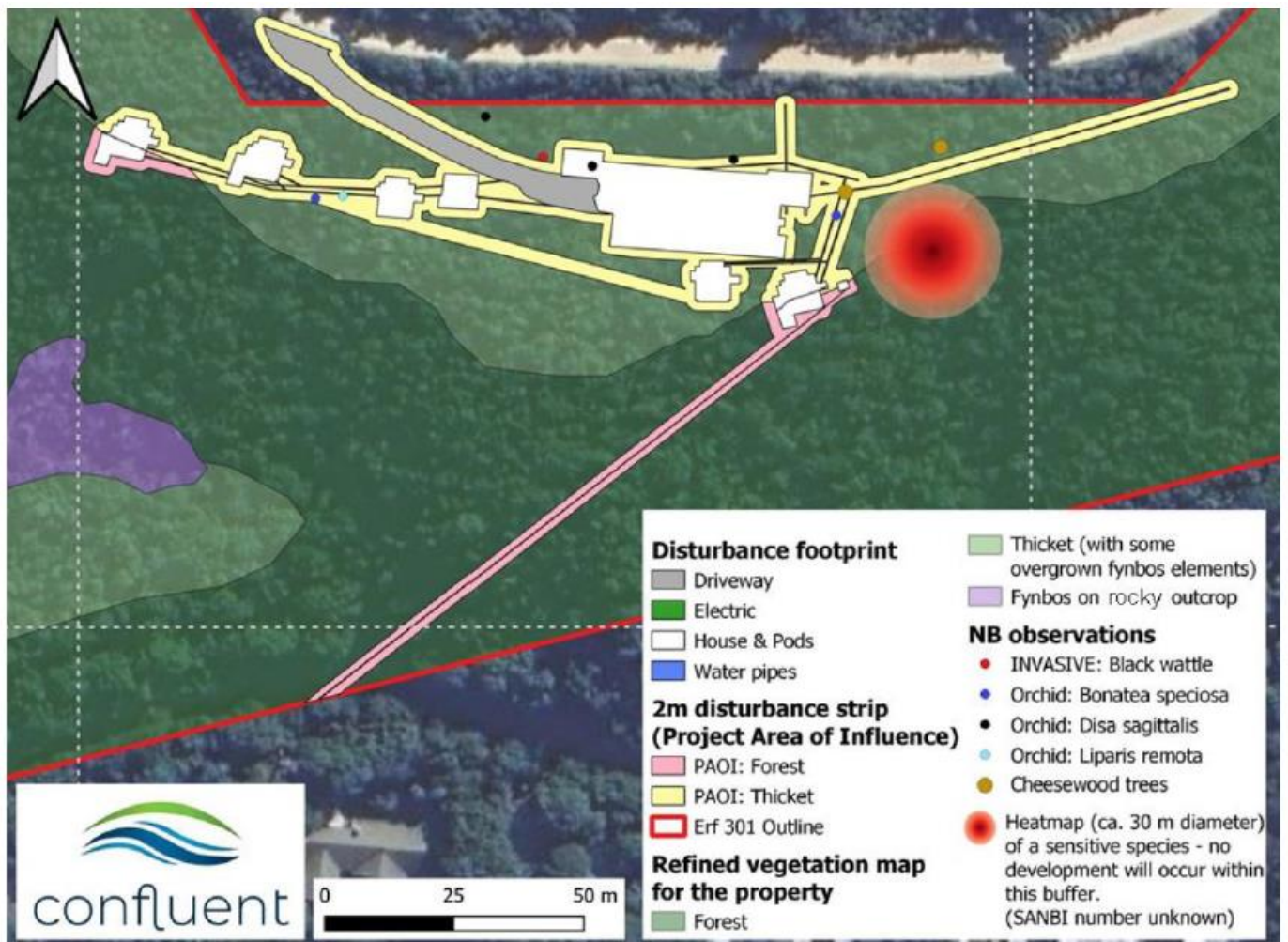
Appendix G1 : Aquatic Compliance Statement

Regarding this statement below made by Franco de Ridder, we were informed by the George Municipality that a Basic Assessment Report (BAR) would need to be completed, which cancelled out the necessity of applying for an Oscae permit.

“An OSCAER Permit also needs to be acquired by the applicant for the development of the six Pods due to the Open Space II (Conservation) zoning that is being applied for in a separate Land-use Planning application.”



Erf 301 Hoekwil Indicating that the Whole Property is Classified Critical Biodiversity Area 1



Disturbance Footprints

Appendix G2 : Botanical & Terrestrial Assessment

Regarding the statement below, to state that the disturbance footprints will be minimised due to buildings being constructed on columns is very misleading. The areas under each of the buildings will still have to be cleared, and even if they were not, any vegetation growing under the structures will in any case eventually die due to lack of watering, and no sunlight shining under the structures (all of them being south facing).

“The primary dwelling (including a store and garage) will cover a total of 446 m². The front half of the dwelling will be constructed on columns to minimise the disturbance footprint of the house on the vegetation and habitats of the site. This reduces the permanent footprint of the house to ca. 200 m². The pods will cover ca. 38m² each, but again, only a quarter of that area will be levelled as the rest of the pod areas will also be constructed on columns.”

This is again repeated on page 41 :

“The total footprint of development (without the use of stilts/pylons) is estimated to be 1090 m², which has effectively been reduced by raising some sections off the ground with the use of stilts/pylons to 673 m². This reduces the habitat transformation from approx. 3% to 2% of the property size.”

Regarding this statement below, we were informed by the George Municipality that a Basic Assessment Report (BAR) would need to be completed, which cancelled out the necessity of applying for an Oscae permit.

“An OSCAER Permit also needs to be acquired by the applicant for the development of the six Pods due to the Open Space II (Conservation) zoning that is being applied for in a separate Land-use Planning application.”

As stated in the report below, the vegetation survey could be misleading:

“3.3 Assumptions & Limitations

This assessment is subject to a few assumptions, uncertainties, and limitations, as listed below:

- *Only one survey took place during early winter on 05 June 2023. Seasonal and time constraints always play a role in limiting the findings of a terrestrial specialist report.*
- *Some rare and threatened plant species are difficult to locate and easily overlooked in the field (e.g., geophytes, small succulents, small shrubs, and cryptic spp.). The species list for the area is limited to the findings of the one field assessment, as well as past records on iNaturalist and the Plants of Southern Africa (POSA) database for the proposed development site and its surrounding areas. It is very likely that the species list and SCC reported are not exhaustive (Perret et al., 2023).*
- *Some species may not have been visible at the time of the site assessment (e.g., some geophytes, annuals, and parasitic plants).*
- *Many plant species flower seasonally and are therefore difficult to identify outside of their flowering season. Environmental factors such as the prevailing fire regime and level of alien invasion influence the successional stage of the vegetation present at the site, and therefore the species visible at the time of assessment (Cowling et al., 2010; Privett et al., 2001).*
- *The dense thicket and forest on the Erf portion made it hard to gain access to some sections of the site. It is possible that the impenetrable nature of the vegetation caused an SCC/several SCC to be missed on the site. “*

4.1.5 National Protected Area Expansion Strategy

The specialist states the following :

“Erf 301 is a private property, which makes it impractical to include as part of a protected area expansion strategy, as the land will need to be purchased to set it aside for that purpose.”

We propose that the owner could possibly investigate going into a Stewardship Agreement with SANParks, whereby the property could be managed by SANParks.

We are not sure how the specialist could make the following statement, as from the image hereunder, this property is located a short distance from the GRNP, with only erf 1262 Wilderness between it and the GRNP. There are clearly no agricultural areas between this property and the GRNP.

“However, the Garden Route National Park is ca. 5 km away from the proposed development site, and the proposed development site is separated from the Garden Route National Park mainly by agricultural areas.”



The light green area indicates Garden Route National Park (GRNP), and the Turquoise Area Indicates Erf 301 Hoekwil

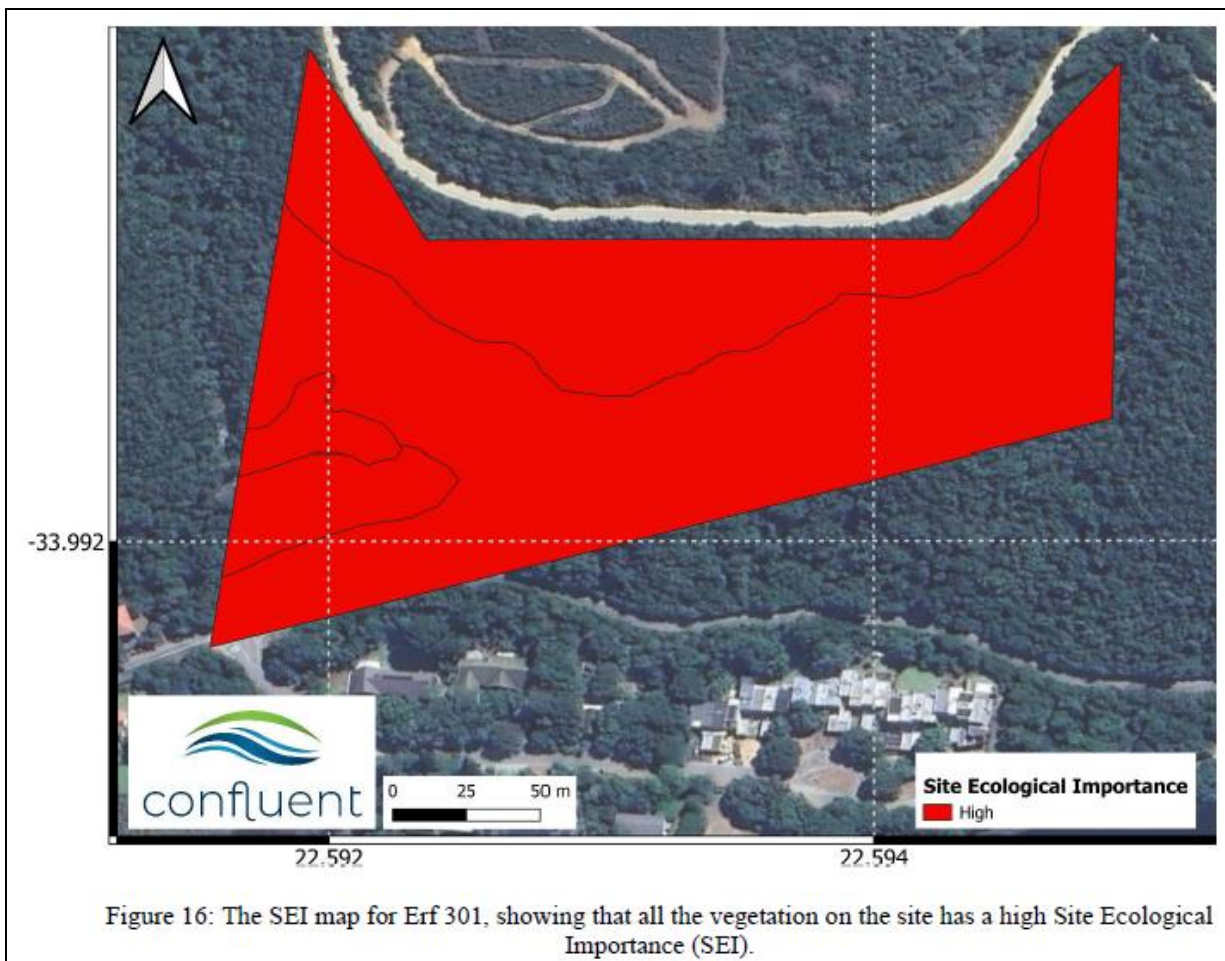


Figure 16: The SEI map for Erf 301, showing that all the vegetation on the site has a high Site Ecological Importance (SEI).

The Image Above in the Specialist's Report shows that all the Vegetation on the Site has a High Site Ecological Importance (SEI).

8. IMPACT ASSESSMENT

The impact assessment for Erf 301 is based on the impacts associated with building a primary dwelling and six pods. Three alternative development options are considered in the impact assessment of this report, namely:

1. the **current preferred layout**, which is the result of engagement with the landowner following the site sensitivity verification report (SSVR). This is also the layout that was presented in Fig. 2 of this report.
2. The **original layout plan** which was made prior to the completion of the SSVR. Fig. 17 illustrates this layout compared to the current layout.
3. The **current preferred layout including only the primary dwelling** without the six pods.

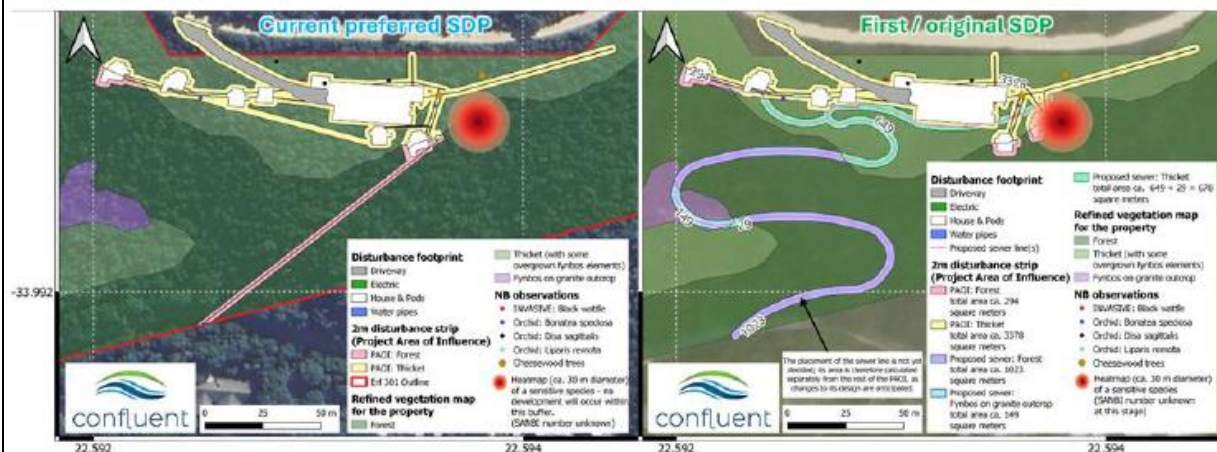


Figure 17: The current and old site development plans illustrated side by side for reference in the impact assessment tables presented.

The Above Botanical & Terrestrial Assessment, 3 Proposals for the Property are Considered.

Appendix G4 : Agriculture Compliance Statement

We feel that the statement below, made by Johann Lanz is unprofessional and inappropriate, as it is not up to him to decide whether a proposed development should be approved or not be approved :

“From an agricultural impact point of view, it is recommended that the proposed development be approved.”

Appendix G6 : Civil Engineering Services

The specialist states the following “

“The proposed development consists of the following:

Erf size - 39322 m²

Proposed Main dwelling (including garage & store) - ±446 m²

Proposed 6 x Single Eco Pods / Units - ±38m² each

Entrance road & driveway platform - ±812 m²

The estimated disturbed footprint area for the above development is as follows.

Proposed Main dwelling (including garage & store) - ±200 m²

Proposed 6 x Single Eco Pods / Units - ±10m² each

Entrance road & driveway platform - ±812 m²

Total disturbed area inclusive of all structures, road, and driveway = 1072m²

Total disturbed site percentage = 1072m² /39322m² = 2.72%”

Regarding the figures above, to state that the disturbance footprints will only be 1072m² is very misleading. The areas under each of the buildings will still have to be cleared, and even if they were not, any vegetation growing under the structures will in any case eventually die due to lack of watering, and no sunlight shining under the structures (all of them being south facing).

Appendix I2 : Site Sensitivity Verification Report

In this report, Ecoroute states the following :

“Recommendations:

Due to the topography and the existing vegetation found on the property, the structures will be hidden in part by the vegetation. The proposed activity will also have negligible to no negative impact on the scenic route (N2) or aesthetic value of the area. It is therefore recommended that no Visual Assessment be undertaken.”

As per the illustrations below, these structures are clearly visible. We therefore are of the opinion that a Visual Assessment must be undertaken.



Figure 1: View of the primary dwelling to the right and a few tourist accommodation units to the west (artist impression).



Figure 2: A close-up view of two proposed tourist accommodation units.

Pre-Application BAR

On page 12, the following figures are quoted :

The estimated permanent disturbance area:	
Main dwelling (including garage and storage)	200m ²
Six single Pods / Units	60 m ² (10 m ² each)
Access road and driveway platform	812 m ²
Guest Parking	80 m ²
Total disturbance footprint	1152 m ²
Total footprint of site as a percentage	2.92 %

These figures differ from what were given in **Appendix G6 : Civil Engineering Services**, where it is stated that “Total disturbed area inclusive of all structures, road, and driveway = 1072m²”.

On page 18 of the Pre-Application BAR, the following is stated :

“As only 6 tourist accommodation units are proposed, the Rural Areas guideline regard it as a small resort where the floor area of a unit can be up to 120m².”

Please refer to Annexure A for our comments with respect to these guidelines for small resorts.

On page 24, Ecoroute states the following :

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

This property is outside of the urban edge, is rural (not urban), and is currently zoned Agriculture Zone II, and not Residential. It has been classified in the Western Cape Biodiversity Spatial Plan as a Critical Biodiversity Area 1, and therefore is a conservation area. There is a scenic route (Whites Road) adjoining the property.

“Permissible land uses are those that are compatible with maintaining the natural vegetation cover of CBAs in a healthy ecological state, and that do not result in loss or degradation of natural habitat. The following guidelines are extracted from the Western Cape Biodiversity Spatial Plan Handbook 2017.”

“Land uses that should not be located in terrestrial CBAs because they cause loss of natural habitat or ecosystem functionality, include:

- ❖ *Buildings or infrastructure associated with residential, commercial or industrial developments;*
- ❖ *Complete-barrier fencing (i.e. game-proof fences) in CBA corridors;”*

Our interpretation of the above is that this proposed development should not take place in an area classified as CBA1. From discussions held at the site visit, the property owner stated that he wished to fence much of the property. In terms of what is stated above, this intention to erect a fence should be declined. In terms of the George Municipality Integrated Zoning Scheme By-law 2023, approval has to be obtained from the municipality before any fence/wall may be erected in a rural area.

On page 25, the following is stated :

“Management of the property as an Open Space III zone will promote conservation outcomes. Sustainable rehabilitation and restoration of indigenous vegetation will be supported by tourism income.”

We fail to understand how Open Space Zone III ‘will promote conservation outcomes’. Who is going to enforce it? How will “rehabilitation and restoration” be “supported by tourism income”?

We list below our proposals and further comments with respect to this proposed development.

WALEAF **objects** to the 2 alternative options put forward by Ecoroute for the construction of a dwelling, a garage, and 6 separate free-standing “pods”, as this will have a lasting detrimental effect on the pristine indigenous vegetation which has thrived on this property for many decades.

WALEAF’S ALTERNATIVE PROPOSALS

In addition to the 3 alternatives (A, B, C) already suggested in Appendix G2 : Botanical & Terrestrial Assessment, WALEAF proposes the following :

Alternative D

Another alternative is to combine the 6 proposed tourist cottages into one building, also placed near the north of the property, as this will be beneficial to reducing the buildings' footprints, reducing paths and services, and reducing the amount of pristine indigenous vegetation that needs to be removed for 6 separate buildings. This option of combining the 6 cottages into one building could be approved as a Guest House, which is a consent use under both Agriculture II and OSZIII zonings.

Alternative E

As another alternative, we suggest that a OSZIV zoning could be considered for this property where SANParks and CapeNature will need to determine the land use restrictions and development parameters of the property. Tourist accommodation is a consent use under OSZIV. As per Alternative D above, the 6 proposed pods could be combined into one building. Below are the applicable development parameters for OSZIV :

Development parameters:

- (a) An environmental management plan must be submitted to the Municipality, SANParks and/ or CapeNature for their approval.
- (b) SANParks and/ or CapeNature must, in consultation with the Municipality, determine the land use restrictions and the development parameters for the property based on the objectives of this zoning, the particular circumstances of the property, and in accordance with an approved environmental management plan.
- (c) When consent use(s) to provide tourist facilities or tourist accommodation in a "nature reserve" are approved, conditions must be laid down with regard to density, layout, landscaping, and building design.
- (d) A site development plan must be submitted to the Municipality for its approval, clearly indicating the position of all structures, stands, services and internal roads.

This property is in a buffer zone of the Garden Route National Park, and in terms of the Western Cape Biodiversity Spatial Plan 2017, the property has "**Critical Biodiversity Area Status**". If the property could be preserved as much as possible (not constructing 6 pods and limiting the removal of vegetation), the property could become an asset for future generations living in Wilderness. Development parameters in this option would be more restrictive on this property, but would also serve the landowner's intentions of having some form of tourist accommodation, from which he can generate the income which he wants from his land.

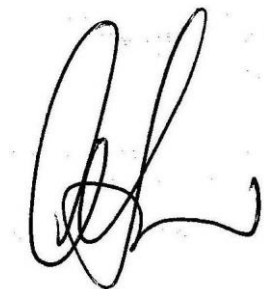
WALEAF requests that these other issues should also be addressed :

1. A licence must be obtained from the DFFE before any removal or pruning of any protected indigenous vegetation or closed canopy forests.
2. WALEAF insists that the invasive alien vegetation presently growing on the property should be systematically removed. As per the National Environmental Management: Biodiversity Act (Act no. 10 of 2004)(NEMBA) landowners are legally obligated to clear listed alien and invasive species from their properties.
3. Due to the steepness of the property, the driveway to and from the dwelling, as well as any parking areas, could become problematic when it rains, and measures should be put in place to ensure that the water run-off from the driveway and parking areas does not cause erosion.

4. Likewise the utmost care must be taken with regard to controlling rain water runoff from the buildings' roofs and any decks/stoops surrounding the proposed buildings.
5. It is recommended that if any fencing (security or other) is to be erected, that it be limited within and adjacent to the development footprint, to allow for movement and passage of wildlife between neighbouring properties and the undeveloped area. In this way connectivity is maintained for biodiversity.
6. Any bright external lighting will cause unwanted light pollution. It is widely known that lighting has a significant negative impact on flora and fauna, including pollinators, such as bees. To mitigate against this, if any external lighting is indeed required, it should not be mounted higher than 3m from ground level, should be of low intensity and positioned to shine downwards. External lights should be turned off manually or by means of timers/sensors when not needed. No outdoor electric insect zappers should be installed.
7. We would suggest that an environmental consultant with the necessary experience be employed to oversee the clearance of vegetation before and during the construction stages, as well as after building operations have been completed, to ensure that the remaining indigenous vegetation on this property is properly protected.
8. A plant rescue operation must be undertaken along all disturbance footprints, prior to vegetation clearing : all plant and tree saplings, likely to survive transplant, must be rescued and bagged for use in rehabilitation efforts on the property, or, if not possible on this property, on some other publicly owned property. We recommend that the landowner appoints a suitably experienced person before construction or any clearing of vegetation commences, who will undertake plant rescue and transplant operations, and maintain the bagged plants (either on- or off-site) for use in post-construction rehabilitation of the property, or donate elsewhere, if not possible on this property. In addition or alternatively, the landowner could approach a local conservation NPO to undertake the plant rescue operation in support of on-site rehabilitation efforts or projects elsewhere. The person / entity appointed to undertake the plant rescue must be suitably experienced to maximize the survival rates and undertake the maintenance of the rescued plants.

As natural vegetation is critical to mitigate against climate change and biodiversity loss, we propose that the owner must be requested to plant replacement trees (in lieu of all those destroyed) elsewhere on this property, or if that is not possible, on publicly owned property.

Yours faithfully,



Secretary,
for WALEAF

ANNEXURE A

Western Cape Land Use Planning Guidelines : Rural Areas : March 2019

In Chapter 10 of the **Western Cape Land Use Planning Guidelines : Rural Areas : March 2019** the following guidelines apply to rural areas, and specifically **resorts** :

*“The following accommodation types **should be avoided at all cost**:*

- *Alienable units.*
- *Urban sprawl into the rural landscape, including linear coastal development.*
- *New settlements.*

This policy envisages a wide range of accommodation/residential opportunities in the rural area which is summarised in the table below and discussed in further detail in this section.

LOCATION	TYPE OF ACCOMMODATION
Farms	One homestead (owner’s dwelling) Five additional dwellings Agri worker housing Guest house Camping sites
Resorts	Temporary Tourist accommodation Employees’ accommodation
Nature reserves	One homestead (Owner’s dwelling) Accommodation for tourists Employees’ accommodation
Smallholdings (on urban fringe)	One homestead (Owner’s dwelling) Second dwelling Guest house
Agri-village	Accommodation for bona fide agri workers

10.1.2 GUIDANCE FOR IMPLEMENTATION

- *Large scale tourist accommodation should preferably be provided in or close to urban areas.*
- *Tourist accommodation in the rural landscape could be allowed if, of an appropriate scale and form, appropriate to the SPC.*
- *Tourist accommodation in the rural landscape should be clustered in visually discreet nodes.*
- *Only activities that are appropriate in a rural context, generate positive socio-economic returns, and do not compromise the environment or ability of the municipality to deliver on its mandate should be accommodated. The long term impact on the municipality (resources and financial); agricultural activities, production and sustainability, risk and finances; and the scenic, heritage and cultural landscape should be considered when decisions are taken.*
- *Tourist accommodation in the rural landscape should cater exclusively for the temporary accommodation for in transit visitors.*
- *Units in resorts should primarily be allowed to facilitate access to the conservation areas, coastal resources or leisure facilities of the Province on the basis of temporary or short term accommodation.*

- *The form and scale of tourist accommodation should reinforce rural landscape qualities. Information on the architectural design must be provided, for the purposes of heritage and visual assessments.*
- *Buildings should include appropriate buffers, landscaping and screening to reduce their visual impact on the rural landscape.*
- *Tourist accommodation should preferably make use of existing buildings or new buildings on disturbed footprints, and these should take the natural and heritage significance of the site into consideration.*

Guidance for implementation specific to resort development

- *A resort development should be closely associated with a resource which clearly benefits and distinguishes the site, in terms of its amenity value, from surrounding properties.*
- *Resort applications outside urban areas **can only be considered if linked to a unique resource**, unless the area in question has already been demarcated for resort development in terms of an approved SDF or overlay zone.*
- *Only in exceptional cases where special desirability factors can be motivated, would any probability arise for new resorts to be established.*

Such a resource is:

- *High amenity value in the immediate coastal area, with direct access to the sea, river mouth, river and particularly a sandy beach.*
- *Unique physical features of the site which preclude the creation of a precedent for undesirable ribbon development or the establishment of an excessive number of nodes over a short distance.*
- *Usually a natural resource (e.g. a hot water source, beach, dam, mountain range, lagoon or river).*
- *Occasionally, an existing, established man-made feature (e.g. historic battle field, or gallery of rock paintings), which has regional significance and is complementary to a unique natural resource.*
- *An established regional-scale dam with a surface area of at least 1km² allowing recreation activities.*
- *Of such a nature that it makes the subject property particularly favourable in relation to other properties in the area (locational advantage).*
- *Of sufficient value to justify long-distance travel by visitors and the desire to stay longer than one day.*
- *Inseparable from the property on which the source is located.*
- *If access to a linear or natural resource exists within an existing urban area nearby, then new resort development outside of the urban edge should not be permitted.*
- *Properties smaller than 50 ha in size are not accommodated for in the table, since only the additional dwelling density model should be used for those properties i.e. 1 unit per 10 ha with a maximum of 5 units, with the exception of one additional unit that can be allowed in all cases irrespective of the size of the agricultural land unit. **This implies that a rezoning to resort zone should not be entertained for properties of which the size is less than 50 ha.***
- *If a property of 50 ha or less is located within 1km of the high water mark of the sea or a tidal river additional dwellings may not be allowed unless it complies with the municipal zoning scheme with regards to “additional dwelling unit”.*

As per what is stated above, it is clear that this proposed resort is clearly in conflict with the Western Cape Provincial guidelines.



Wilderness Ratepayers and Residents Association

PO Box 10, Wilderness, Western Cape, South Africa, 6560

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Established 1971

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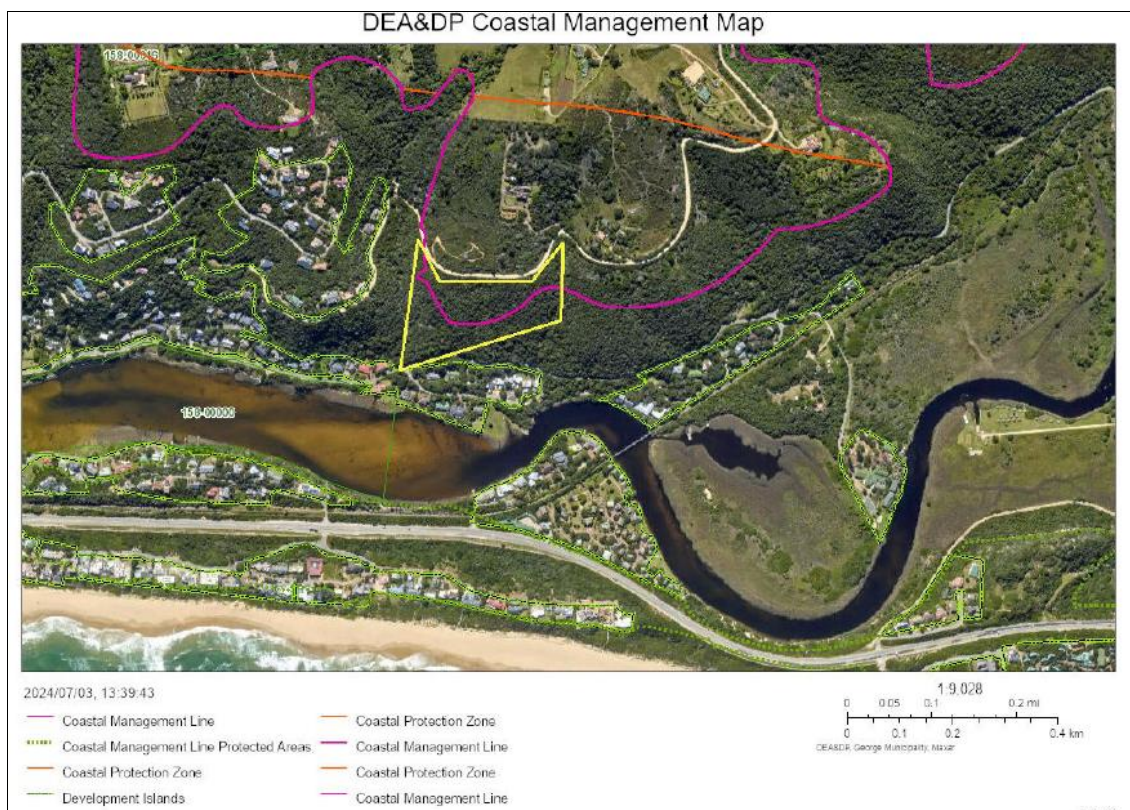
2024-08-15

Dear Sir/Madam,

BASIC ASSESSMENT REPORT AND DRAFT ENVIRONMENTAL MANAGEMENT PROGRAMME FOR PROPOSED DEVELOPMENT OF ERF 301, WHITES ROAD, HOEKWIL (WILDERNESS HEIGHTS), GEORGE MUNICIPALITY, WESTERN CAPEDEA&DP Reference: 16/3/3/6/7/1/D2/19/0099/24

The Wilderness Ratepayers & Residents Association (WRRRA) attended a site visit on 7th August 2024, together with Marlize de Bruyn Town Planners, Ecoroute, Sanparks, DEA&DP, WALEAF, and the property owner.

Some weeks ago we received BAR documentation from Ecoroute, and we now accordingly wish to submit our comments.



Position of erf 301 Hoekwil between Whites Road and the Touw River

Appendix G2 : Botanical & Terrestrial Assessment

With respect to the two specialist statements quoted below, simply stating that disturbance footprints will be minimized because buildings are constructed on columns can be misleading. Even if the buildings are elevated, the areas beneath them will still likely experience significant environmental impacts.

For one, the land under the buildings would still need to be cleared to accommodate construction and ensure stability, even if columns are used. Moreover, the environmental conditions under the structures would be altered drastically. Without sufficient sunlight or water reaching the ground beneath the structures (especially given their south-facing orientation), any vegetation present would struggle to survive. Over time, this lack of sunlight and water would likely lead to the eventual die-off of vegetation, potentially resulting in soil degradation or erosion.

So while the idea of raising buildings on columns might reduce direct physical disturbance compared to other construction methods, it does not necessarily mean the overall ecological impact will be minimized without appropriate mitigation efforts.

“The primary dwelling (including a store and garage) will cover a total of 446 m². The front half of the dwelling will be constructed on columns to minimise the disturbance footprint of the house on the vegetation and habitats of the site. This reduces the permanent footprint of the house to ca. 200 m². The pods will cover ca. 38m² each, but again, only a quarter of that area will be levelled as the rest of the pod areas will also be constructed on columns.”

This is again repeated on page 41:

“The total footprint of development (without the use of stilts/pylons) is estimated to be 1090 m², which has effectively been reduced by raising some sections off the ground with the use of stilts/pylons to 673 m². This reduces the habitat transformation from approx. 3% to 2% of the property size.”

The specialist then states the following:

“Erf 301 is a private property, which makes it impractical to include as part of a protected area expansion strategy, as the land will need to be purchased to set it aside for that purpose.”

We propose a Stewardship Agreement with SANParks. Through such an agreement, the property owner would collaborate with SANParks to ensure that the land is managed in a way that promotes conservation and environmental sustainability.

Under a Stewardship Agreement, SANParks would typically assist with the management and conservation of the property, which could involve maintaining natural habitats, protecting biodiversity, and ensuring sustainable land use practices. This collaboration would help to mitigate the environmental impacts of development and construction, as SANParks could guide best practices to preserve the ecosystem. Moreover, being under SANParks management could open up additional resources, expertise, and potential funding for conservation initiatives on the property.

This approach not only aligns with environmental stewardship but also adds a layer of credibility to the owner's commitment to conservation. It could also enhance the property's value and appeal to those who prioritize sustainability.

It seems the specialist's statement below may not have been fully informed by the actual geography of the area. Given that the property is located very close to the Garden Route National Park (GRNP) and there is only one erf (erf 1262 Wilderness) between it and the GRNP, the assertion that there are agricultural areas between the property and the park appears to be inaccurate.

“However, the Garden Route National Park is ca. 5 km away from the proposed development site, and the proposed development site is separated from the Garden Route National Park mainly by agricultural areas.”

8. IMPACT ASSESSMENT

The impact assessment for Erf 301 is based on the impacts associated with building a primary dwelling and six pods. Three alternative development options are considered in the impact assessment of this report, namely:

1. the **current preferred layout**, which is the result of engagement with the landowner following the site sensitivity verification report (SSVR). This is also the layout that was presented in Fig. 2 of this report.
2. The **original layout plan** which was made prior to the completion of the SSVR. Fig. 17 illustrates this layout compared to the current layout.
3. The **current preferred layout including only the primary dwelling** without the six pods.

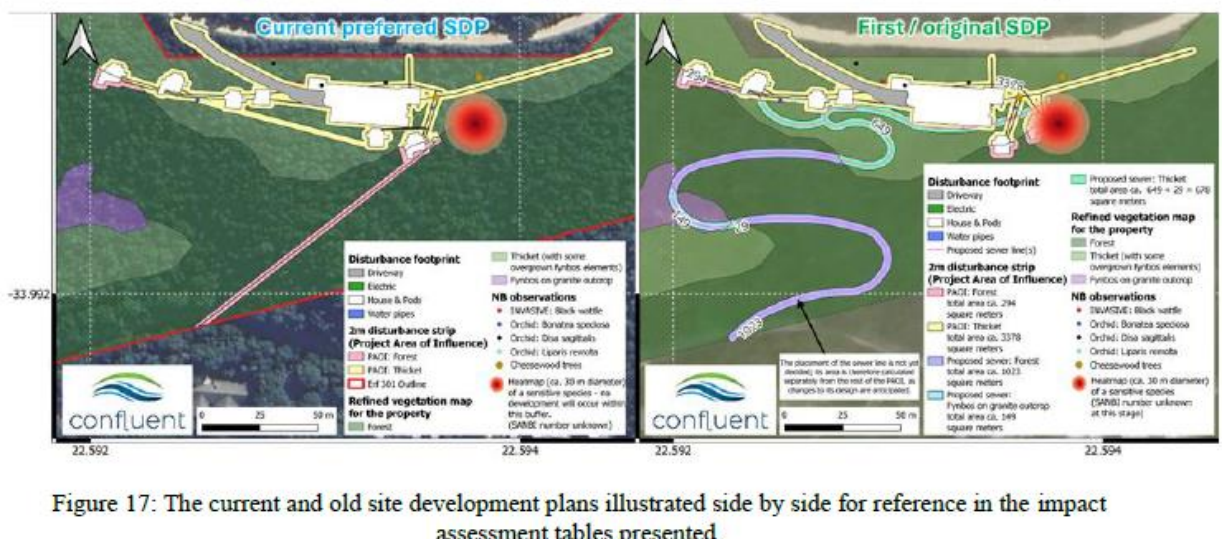


Figure 17: The current and old site development plans illustrated side by side for reference in the impact assessment tables presented.

The Above Botanical & Terrestrial Assessment, 3 Proposals for the Property are Considered.

Appendix G6 : Civil Engineering Services

The specialist states the following “

“The proposed development consists of the following:

Erf size - 39322 m²

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Entrance road & driveway platform - ±812 m²

The estimated disturbed footprint area for the above development is as follows.

Proposed Main dwelling (including garage & store) - ±200 m²

Proposed 6 x Single Eco Pods / Units - ±10m² each

Entrance road & driveway platform - ±812 m²

Total disturbed area inclusive of all structures, road, and driveway = 1072m²

Total disturbed site percentage = 1072m² / 39322m² = 2.72%”

The figure of 1072m² for disturbance footprints seems to only consider the direct area where construction will physically take place, but it does not account for the broader ecological consequences. Even if the buildings are elevated, the land underneath them will likely suffer indirect disturbances. This includes the need for clearing the land for construction purposes and long-term changes in the local environment, such as reduced sunlight and water availability under the structures. The south-facing buildings will exacerbate this issue by limiting sunlight further, leading to the eventual die-off of vegetation beneath them. This die-off could result in changes to the soil structure, increased erosion, and habitat loss. Therefore, stating that the disturbance footprint is limited to 1072m² without considering these longer-term and indirect effects is indeed misleading. A more accurate representation would include these additional factors, painting a fuller picture of the potential environmental impact.

Appendix I2 : Site Sensitivity Verification Report

In this report, Ecoroute states the following:

“Recommendations:

Due to the topography and the existing vegetation found on the property, the structures will be hidden in part by the vegetation. The proposed activity will also have negligible to no negative impact on the scenic route (N2) or aesthetic value of the area. It is therefore recommended that no Visual Assessment be undertaken.”

As per the illustrations below, these structures are clearly visible. We therefore are of the opinion that a Visual Assessment must be undertaken as it will be visible from the N2.



Figure 1: *View of the primary dwelling to the right and a few tourist accommodation units to the west (artist impression).*



Figure 2: *A close-up view of two proposed tourist accommodation units.*

Pre-Application BAR

On page 12, the following figures are quoted:

The estimated permanent disturbance area:	
Main dwelling (including garage and storage)	200m ²
Six single Pods / Units	60 m ² (10 m ² each)
Access road and driveway platform	812 m ²
Guest Parking	80 m ²
Total disturbance footprint	1152 m ²
Total footprint of site as a percentage	2.92 %

These figures differ from what were given in **Appendix G6: Civil Engineering Services**, where it is stated that “*Total disturbed area inclusive of all structures, road, and driveway = 1072m²*”.

On page 18 of the Pre-Application BAR, the following is stated:

“As only 6 tourist accommodation units are proposed, the Rural Areas guideline regard it as a small resort where the floor area of a unit can be up to 120m².”

Please refer to [Annexure A](#) for our comments with respect to these guidelines for small resorts.

On page 24, Ecoroute states the following:

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

Given the property's classification as a Critical Biodiversity Area 1 (CBA 1) within the Western Cape Biodiversity Spatial Plan and it is rural zoning as Agriculture Zone II, any development must prioritize conservation. Being outside the urban edge and situated on a scenic route (Whites Road), it is essential to align all activities with sustainable land use practices that protect biodiversity and preserve the natural landscape. This context further strengthens the case for careful planning and possible collaboration with conservation entities such as SANParks, to ensure that the property's ecological value is maintained and enhanced.

“Permissible land uses are those that are compatible with maintaining the natural vegetation cover of CBAs in a healthy ecological state, and that do not result in loss or degradation of natural habitat. The following guidelines are extracted from the Western Cape Biodiversity Spatial Plan Handbook 2017.”

“Land uses that should not be located in terrestrial CBAs because they cause loss of natural habitat or ecosystem functionality, include:

- ❖ *Buildings or infrastructure associated with residential, commercial or industrial developments;*
- ❖ *Complete-barrier fencing (i.e. game-proof fences) in CBA corridors;”*

The property's classification as a Critical Biodiversity Area 1 (CBA1) in the Western Cape Biodiversity Spatial Plan implies that conservation should be the primary focus, and any development, including fencing, should be scrutinized for its potential impact on the area's biodiversity.

Given the sensitive nature of the site, the proposed development—including the erection of a fence (Bonox)—should indeed be reconsidered or declined. Erecting a fence will fragment habitats, restrict wildlife movement, and further disrupt the natural environment, which is counter to the conservation goals of a CBA1 area.

Furthermore, the George Municipality Integrated Zoning Scheme By-law 2023 reinforces this by requiring municipal approval before any fence or wall is erected in a rural area. The municipality will likely evaluate the request based on the property's zoning and conservation status. Given its classification, the intention to fence large portions of the property should be critically assessed, and it is reasonable to recommend that the proposal be declined to protect the ecological integrity of the area.

On page 25, the following is stated :

“Management of the property as an Open Space III zone will promote conservation outcomes. Sustainable rehabilitation and restoration of indigenous vegetation will be supported by tourism income.”

We refer to these vague claims saying that Open Space Zone III ‘will promote conservation outcomes’ and ‘rehabilitation and restoration’ be ‘supported by tourism income’.

1. **Conservation Outcomes and Enforcement:** Simply designating land as Open Space Zone III doesn't guarantee effective conservation. For conservation outcomes to be realized, there needs to be a clear and enforceable management plan. The question of **who will enforce** conservation measures is crucial. Without a dedicated authority—whether it be the local municipality, environmental agencies, or private stewards—there is a real risk that conservation goals will not be met. Enforcement requires regular monitoring, penalties for violations, and resources to ensure compliance.
2. **Tourism Income and Rehabilitation:** The claim that "rehabilitation and restoration" will be supported by tourism income can be problematic. While eco-tourism can generate funds, it is often unpredictable and insufficient to cover significant rehabilitation costs. Furthermore, poorly managed tourism can lead to environmental degradation, counteracting the very conservation goals that are intended. For tourism to effectively support conservation, there must be a **sustainable tourism model** in place, with a clear strategy for managing the impact of visitors, setting aside funds for restoration, and ensuring that tourism activities align with ecological preservation.

Overall, without clarity on enforcement mechanisms and a robust, sustainable tourism plan, the promises of Open Space Zone III may not be realistically achieved. It would be important to push for more details and guarantees on how conservation and funding will actually work in practice.

WRRRA lists below its proposals and further comments with respect to this proposed development.

We **object** to the 2 alternative options put forward by Ecoroute for the construction of a dwelling, garage, and six separate free-standing "pods" as they will likely lead to significant habitat destruction, fragmentation, and degradation of the area's biodiversity. Indigenous vegetation plays a crucial role in maintaining the ecological balance, and disturbing it could have irreversible consequences for the local flora and fauna. Even with mitigation measures, the physical footprint of such a development, along with associated activities like road construction, landscaping, and increased human presence, could negatively impact this delicate ecosystem. Given the property's status as a Critical Biodiversity Area 1 (CBA1) and its conservation importance, it seems prudent to oppose any developments that could permanently alter the landscape. Alternative proposals that do not threaten the environmental integrity of the site or that prioritize conservation over construction should be sought.

WRRRA'S ALTERNATIVE PROPOSALS

In addition to the 3 alternatives (A, B, C) already suggested in Appendix G2 : Botanical & Terrestrial Assessment, WRRRA proposes the following :

Alternative D

Another alternative is combining the six proposed tourist cottages into one building also near the north of the property which will minimize environmental impact. By consolidating the structures, one would significantly reduce the development footprint, the number of paths and services required, and the amount of pristine indigenous vegetation that needs to be removed. Moreover, the option of approving the combined building as a Guest House aligns with the consent use provisions under both Agriculture II and Open Space Zone III (OSZIII) zonings. This approach not only supports conservation efforts by limiting disruption to the landscape but also provides a viable solution for accommodating tourism in a more sustainable manner.

Alternative E

As another alternative, we suggest that a OSZIV zoning could be considered for this property where SANParks and CapeNature will need to determine the land use restrictions and development parameters of the property. Tourist accommodation is a consent use under OSZIV. As per Alternative D above, the 6 proposed pods could be combined into one building. Below are the applicable development parameters for OSZIV:

Development parameters:

- (a) An environmental management plan must be submitted to the Municipality, SANParks and/ or CapeNature for their approval.
- (b) SANParks and/ or CapeNature must, in consultation with the Municipality, determine the land use restrictions and the development parameters for the property based on the objectives of this zoning, the particular circumstances of the property, and in accordance with an approved environmental management plan.
- (c) When consent use(s) to provide tourist facilities or tourist accommodation in a “nature reserve” are approved, conditions must be laid down with regard to density, layout, landscaping, and building design.
- (d) A site development plan must be submitted to the Municipality for its approval, clearly indicating the position of all structures, stands, services and internal roads.

This property is in a buffer zone of the Garden Route National Park, and in terms of the Western Cape Biodiversity Spatial Plan 2017, the property has “**Critical Biodiversity Area Status**”. If the property could be preserved as much as possible (not constructing 6 pods and limiting the removal of vegetation), the property could become an asset for future generations living in Wilderness. Development parameters in this option would be more restrictive on this property, but would also serve the landowner’s intentions of having some form of tourist accommodation, from which he can generate the income which he wants from his land.

WRRRA requests that these other issues should also be addressed:

1. A licence must be obtained from the DFFE before any removal or pruning of any protected indigenous vegetation or closed canopy forests.
2. WALEAF insists that the invasive alien vegetation presently growing on the property should be systematically removed. As per the National Environmental Management: Biodiversity Act (Act no. 10 of 2004) (NEMBA) landowners are legally obligated to clear listed alien and invasive species from their properties.
3. Due to the steepness of the property, the driveway to and from the dwelling, as well as any parking areas, could become problematic when it rains (storm water), and measures should be put in place to ensure that the water run-off from the driveway and parking areas does not cause erosion.
4. The utmost care and mitigation must be taken with regard to controlling rain water runoff from the buildings’ roofs and any decks/stoeps surrounding the proposed buildings.
5. It is recommended that if any fencing (security or other) is to be erected, that it be limited within and adjacent to the development footprint, to allow for movement and passage of wildlife between neighbouring properties and the undeveloped area. In this way connectivity is maintained for biodiversity. A fence along Waterside Road with gaps for wildlife.
6. Light Pollution :Any bright external lighting will cause unwanted light pollution. It is widely known that lighting has a significant negative impact on flora and fauna, including pollinators, such as bees. To mitigate against this, if any external lighting is indeed required, it should not be mounted higher than 3m from ground level, should be of low intensity and positioned to shine downwards. External lights should be turned off manually or by means of timers/sensors when not needed. No outdoor electric insect zappers should be installed.

7. We would suggest that an environmental consultant with the necessary experience be employed to oversee the clearance of vegetation before and during the construction stages, as well as after building operations have been completed, to ensure that the remaining indigenous vegetation on this property is properly protected.
8. A plant rescue operation must be undertaken along all disturbance footprints, prior to vegetation clearing : all plant and tree saplings, likely to survive transplant, must be rescued and bagged for use in rehabilitation efforts on the property, or, if not possible on this property, on some other publicly owned property. We recommend that the landowner appoints a suitably experienced person before construction or any clearing of vegetation commences, who will undertake plant rescue and transplant operations, and maintain the bagged plants (either on- or off-site) for use in post-construction rehabilitation of the property, or donate elsewhere, if not possible on this property. In addition or alternatively, the landowner could approach a local conservation NPO to undertake the plant rescue operation in support of on-site rehabilitation efforts or projects elsewhere. The person / entity appointed to undertake the plant rescue must be suitably experienced to maximize the survival rates and undertake the maintenance of the rescued plants.

Since natural vegetation plays a crucial role in combating climate change and preventing biodiversity loss, we recommend requiring the owner to plant replacement trees for any that are removed. These trees should be planted elsewhere on the property, or if that's not feasible, on publicly owned land.

Yours faithfully,



Balvindra Walter
Development Diligence/Environment
WRRRA committee member

ANNEXURE A

Western Cape Land Use Planning Guidelines : Rural Areas : March 2019

In Chapter 10 of the **Western Cape Land Use Planning Guidelines : Rural Areas : March 2019** the following guidelines apply to rural areas, and specifically **resorts** :

“The following accommodation types should be avoided at all cost:

- *Alienable units.*
- *Urban sprawl into the rural landscape, including linear coastal development.*
- *New settlements.*

This policy envisages a wide range of accommodation/residential opportunities in the rural area which is summarised in the table below and discussed in further detail in this section.

LOCATION	TYPE OF ACCOMMODATION
Farms	One homestead (owner's dwelling) Five additional dwellings Agri worker housing Guest house Camping sites
Resorts	Temporary Tourist accommodation Employees' accommodation
Nature reserves	One homestead (Owner's dwelling) Accommodation for tourists Employees' accommodation
Smallholdings (on urban fringe)	One homestead (Owner's dwelling) Second dwelling Guest house
Agri-village	Accommodation for bona fide agri workers

10.1.2 GUIDANCE FOR IMPLEMENTATION

- *Large scale tourist accommodation should preferably be provided in or close to urban areas.*
- *Tourist accommodation in the rural landscape could be allowed if, of an appropriate scale and form, appropriate to the SPC.*
- *Tourist accommodation in the rural landscape should be clustered in visually discreet nodes.*
- *Only activities that are appropriate in a rural context, generate positive socio-economic returns, and do not compromise the environment or ability of the municipality to deliver on its mandate should be accommodated. The long term impact on the municipality (resources and financial); agricultural activities, production and sustainability, risk and finances; and the scenic, heritage and cultural landscape should be considered when decisions are taken.*
- *Tourist accommodation in the rural landscape should cater exclusively for the temporary accommodation for in transit visitors.*
- *Units in resorts should primarily be allowed to facilitate access to the conservation areas, coastal resources or leisure facilities of the Province on the basis of temporary or short term accommodation.*
- *The form and scale of tourist accommodation should reinforce rural landscape qualities. Information on the architectural design must be provided, for the purposes of heritage and visual assessments.*

- *Buildings should include appropriate buffers, landscaping and screening to reduce their visual impact on the rural landscape.*
- *Tourist accommodation should preferably make use of existing buildings or new buildings on disturbed footprints, and these should take the natural and heritage significance of the site into consideration.*

Guidance for implementation specific to resort development

- *A resort development should be closely associated with a resource which clearly benefits and distinguishes the site, in terms of its amenity value, from surrounding properties.*
- *Resort applications outside urban areas **can only be considered if linked to a unique resource**, unless the area in question has already been demarcated for resort development in terms of an approved SDF or overlay zone.*
- *Only in exceptional cases where special desirability factors can be motivated, would any probability arise for new resorts to be established.*

Such a resource is:

- *High amenity value in the immediate coastal area, with direct access to the sea, river mouth, river and particularly a sandy beach.*
- *Unique physical features of the site which preclude the creation of a precedent for undesirable ribbon development or the establishment of an excessive number of nodes over a short distance.*
- *Usually a natural resource (e.g. a hot water source, beach, dam, mountain range, lagoon or river).*
- *Occasionally, an existing, established man-made feature (e.g. historic battle field, or gallery of rock paintings), which has regional significance and is complementary to a unique natural resource.*
- *An established regional-scale dam with a surface area of at least 1km² allowing recreation activities.*
- *Of such a nature that it makes the subject property particularly favourable in relation to other properties in the area (locational advantage).*
- *Of sufficient value to justify long-distance travel by visitors and the desire to stay longer than one day.*
- *Inseparable from the property on which the source is located.*
- *If access to a linear or natural resource exists within an existing urban area nearby, then new resort development outside of the urban edge should not be permitted.*
- *Properties smaller than 50 ha in size are not accommodated for in the table, since only the additional dwelling density model should be used for those properties i.e. 1 unit per 10 ha with a maximum of 5 units, with the exception of one additional unit that can be allowed in all cases irrespective of the size of the agricultural land unit. **This implies that a rezoning to resort zone should not be entertained for properties of which the size is less than 50 ha.***
- *If a property of 50 ha or less is located within 1km of the high water mark of the sea or a tidal river additional dwellings may not be allowed unless it complies with the municipal zoning scheme with regards to “additional dwelling unit”.*

As per what is stated above, it is clear that this proposed resort is clearly in conflict with the Western Cape Provincial guidelines.



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Confluent Environmental (Pty) Ltd
2016/069194/07

10 August 2023

Dear Christo Geiger and Sean Holmes,

RE: The proposed development on Erf 301 of Hoekwil

I am writing this letter following my site sensitivity verification report (SSVR) to summarise some important details that are contained in the report.

1. The Western Cape Biodiversity Spatial Plan has mapped the site as a terrestrial Critical Biodiversity Area (CBA), however the vegetation on the site is not consistent with the reasons given for the CBA mapped in this area. Furthermore, the thicket and forest vegetation on the site may be natural, or a consequence of long-term fire suppression. This means that the vegetation of the site is either natural or has naturally transitioned to the vegetation present there today. The slope is also south-facing, which would present more favourable conditions for forest species compared to fynbos species. These, and other factors mean that fynbos observed on the site today is isolated in a forest-thicket matrix and is not worthy of conservation as it will become old and senescent with no potential for controlled burns.
2. The largest fynbos "island" on the site in the south-western corner of the site is associated with a granite outcrop, and this section will not be affected by the development.
3. The proposed layout will also have minimal impact on the indigenous forest of the site. The forest on the site would form part of the National Forest Inventory for South Africa. Forests are protected in South Africa, and therefore the forest on the site is a viable CBA 1 area that will be protected by the owner.

I trust that the points above summarise the pertinent issues related to the botanical and terrestrial biodiversity theme sensitivities for the site. For more detail on the short summary, please consult my SSVR.