EXECUTIVE SUMMARY

Introduction

Activities have been carried out on Farm Portions RE/420 (489ha) and 373 (789ha), Outeniqua Game Farm which require a Section 24 G application process to be carried out in terms of the National Environmental Management Act (Act 107 of 1998) (NEMA).

Claire De Jongh (EAPASA registration: 2021/3519) was appointed as independent EAP in May 2024 by Ecoroute.

Activities include:

Past activities carried out by previous landowner (prior to 2016) (baseline)

- Agricultural activities (197 ha) (both portions)(cattle farming, sorghum)
- Dwellings (both portions)
- Roads and crossings (both portions)
- Quarries (ptn 420)
- It is assumed that some form of water supply was in place, but no specific details are available

Existing activities caried out by new landowner (2016 onwards)

- Groundwater abstraction (both portions)
- Water storage facilities (both portions)
- Crop, pastures and supporting infrastructures (89ha) (both portions)
- Game farm (remaining area Ptn 420)
- Restaurant and tourist centre (Ptn 420)
- Staff accommodation (Ptn 420)
- Roads and crossings (both portions)

Proposed

- Installation of in-stream dam (12-meter height maximum; 150 000m3 capacity) and associated pipeline to provide water for existing and proposed activities,
- Agricultural expansion on ptn 373 (proposed – 380 ha expansion); (preferred - 20 ha expansion on ptn 373)
- Predator enclosure expansion (ptn 420) (17 ha – proposed; 10.4 ha preferred)
- Elephant enclosure (ptn 420) (1ha – proposed and preferred)

Water related activities

A general authorisation has been issued by DWS for the following:

- Portion 373 (4/5/K10D/Outeniqua)
    - Section 21 a – taking ground water from a borehole for irrigation (117 819m3/annum)
    - Section 21 a - taking surface water from river / stream for irrigation (80 000m3.annum)
    - Section 21b – storage of water (40 000m3)

- Portion 420 (4/5/6/K10D/Outeniqua)
    - Section 21 a – taking ground water from a borehole for irrigation (73 425m3/annum)
    - Section 21 a - taking surface water from river / stream for irrigation (80 000m3.annum)
    - Section 21b – storage of water (40 000m3)

The quality of the water abstracted from the boreholes is reportedly saline and not fit for domestic and irrigation purposes. Treating the water via reverse osmosis is not a financially feasible alternative.

The applicant is therefore proposing to construct a dam with a 150 000 m3 capacity in order to sustain the existing and proposed activities on the farm portions.
A hydrology study (February 2025) has been carried out as part of this assessment application process. Based on a detailed monthly water balance based on weather data covering a 50-year period, a dam size of 150 000 m3 is expected to provide at least a 95 % assurance of supply. (Appendix D4)
Authorisation of additional taking of water from the Ruiterbos River must be subject to the surrender of abstraction rights from boreholes on RE/420 and RE/373.

Documents which have been perused are provided and summarised in Table 1. The full documents are provided in Appendix J to this S24G application form.

The information perused is presented at the start of this assessment to provide an overview of:

- Activities that have taken place prior to Outeniqua Game Farm cc (OGF) taking ownership of the land
- Activities that have taken place since OGF have taken ownership and management
- Activities proposed by OGF

All activities requiring approvals in terms of environmental legislation is provided. The amount of environmental legislation is overwhelming to those who are unfamiliar with the legislation. Due diligence was unfortunately not carried out on the property prior to purchase and the landowner did not seem to be informed during the land purchase process of environmental approvals that may be required. The property is zoned for agriculture. A person unfamiliar with the legislation is then led to believe that such zoning allows farming to take place.

A screening tool report was generated to determine the relevant studies required to be carried out.
The appointed EAP in 2019 did not do this when the S24G process was first initiated as it was not a requirement in 2019. Due to unfortunate circumstances, Eco Route have continued with the S24G application process.

The DFFE National Screening Tool indicates the following environmental sensitivities which has assisted in the identification of potential impacts:

- Agriculture theme: High sensitivity
- Animal species theme: High sensitivity
- Aquatic biodiversity theme: Very high sensitivity
- Archaeological and Cultural Heritage theme: Low sensitivity
- Civil aviation theme: Medium sensitivity
- Defence theme: Low sensitivity
- Palaeontology theme: Low sensitivity
- Plant species theme: Medium sensitivity.
- Terrestrial biodiversity theme: Very High Sensitivity

The following specialist studies have been carried out as part of this assessment process:

- Vegetation assessment, Jan Vlok, 2019 (dwellings, structures, agriculture, roads on ptn 420)(Appendix H6)
- Vegetation and terrestrial biodiversity assessment, Confluent, 2024 (dwellings, dam on ptn 420)(Appendix H1)
- Aquatic assessment ,Confluent, 2024 (Appendix H3)
- Soil Assessment, 2024 (past, current, proposed agricultural activities) (Appendix H4)
- Terrestrial biodiversity assessment, Confluent, 2025 (past, current and proposed agricultural activities, ptn 373 and 420) (Appendix H2)
- Hydrology assessment, Confluent, 2024 (Appendix H5)

Site verification is provided in Table 2.

All information perused as well as recent specialist reports provided have been used by the EAP to present the baseline conditions likely in place at the time of new ownership in 2016. Past, existing and proposed activities are assessed. Relevant alternatives are assessed. An indication of environmental management measures in place are provided. Identified mitigation measures (including rehabilitation where deemed necessary) is provided. The mitigation measures are provided in the EMPr proposed for activities.

The following activities included in Listing Notices (LN) 1, 2 and 3 of the 2014 Environmental Impact Assessment (EIA) Regulations (as amended, 2071) published in terms of National Environmental Management Act (Act 107 of 1998) (NEMA) are assessed:

- Development within / within 32 meters of watercourse (LN1, activity 19)
- Development of facilities or infrastructure for the storage of water, including dams and reservoirs (LN3 activity 2; 14, 23; LN2 activity 16; LN 1, activity 13)
- Clearance of indigenous vegetation (LN3, activity 12; LN 2 activity 15; LN 1 activity 27))
- Development of roads (LN3 activity 4, Ln 2 activity 27)

Impact Assessment summary

The site is considered to have high value in terms of biodiversity conservation due to the mountainous terrain associated with drainage areas, thicket vegetation in the valley areas and fynbos areas on the ridges. The assessment has provided an overview of past and current activities and disturbances.

The site has been divided into 5 areas for the purpose of the assessment (Refer to Figure 1)

Area 4 (ptn 373) is further subdivided in 18 areas for purpose of soil classification, recommended agricultural and rehabilitation areas.

Areas 5 (ptn 420) is further subdivided into 8 areas for purpose of mixed-use areas (restaurant, dwellings, agricultural, rehabilitation, enclosures)

Areas with proposed / existing activities are identified as follows:

Area 1 – five dwellings

Area 2 – dwellings, structures, water storage, roads, tracks

Roads between Area 2 and 3

Area 3 – dam (existing and proposed), solar

Area 4: Agricultural area and supporting activities – ptn 373

Areas 4 – 1 to 4-17

- Past use areas (prior to 2005): 95,77ha
- Past use agricultural areas currently in use: 43,31 ha crop and 12.5 ha dryland
- Past undisturbed area currently in use: 1 ha (Site 4-16)

Area 5: Agricultural area, game farm, tourism, game enclosures and supporting activities on ptn 420

Areas 5 -1 and 2 to Areas 5-8

- Past use areas (prior to 2005): 97,05ha
- Past use agricultural areas currently in use: 17.2 ha crop
- Past use agricultural areas currently in use: 7200m2 restaurant adjacent to old quarry
- Additional structures, roads, reservoirs in use: 1ha – developed on previously disturbed areas
- Proposed – predator enclosure: 10.4 ha (maximum) within previously disturbed area (Area 5-4)
- Proposed – elephant night enclosure to accommodate a maximum of four (4) African elephants: 1 ha within previously disturbed area (Area 5-1&2)

Extent of areas with alien invasive species (AIS): 200ha

The main impacts associated with the activities include the following:

- Loss of indigenous vegetation
- Impact on terrestrial ecosystem and associated biodiversity
- Fire risk

- Susceptibility of some areas to erosion
- Impact on land capability (past grazing and current / proposed activities)
- Impact on carrying capacity
- Invasion by exotic and alien invasive species and ongoing removal
- Impact on surface water flows
- Impact on aquatic ecosystem and associated biodiversity
- Impact on socio-economic conditions as a result of employment opportunities
- Impact on socio-economic conditions as a result of agricultural activities

Several impacts were identified and assessed for construction and operational phases. Measures are provided to rehabilitate existing impacts, prevent anticipated impacts and enhance positive impacts. The impacts are rated without and with recommended mitigation measures in place. A summary of is provided in Table 3;
The full comprehensive assessment (including baseline, impact ratings and mitigation measures) is provided as Appendix M of this application form.
The EMPr is provided as Appendix I.

Conclusion
The majority of current activities are largely concentrated within previously disturbed areas, with the exception of the proposed dam footprint, area 4-16 and the new dwellings and some internal roads.
The soil assessment and vegetation assessment has informed the most suitable areas to be used for irrigated crop farming; existing dryland and crop farming activities are recommended to be managed as per recommendations in the EMPr. Dryland pastures have an approximate footprint of 12 ha. The combined footprint of current irrigated agricultural activities is approximately 60ha; An additional 20 ha on ptn 373 has been identified as suitable; however, this expansion is to maintain 60 ha under irrigation with 20 ha available for crop rotation. The hydrology assessment has informed the water requirements and availability. An estimated 150 000m3 water / annum will be required for the operations.

It is recommended that approximately 21 ha of historically disturbed fynbos on Portion 373 and 17.5 ha on Portion 420 be left to regenerate naturally as part of broader ecological restoration efforts. Alien Invasive Species (AIS) currently affect an estimated 200 ha of property. Ongoing AIS clearing is being implemented (with approximately 200 ha cleared to date) and should continue in conjunction with rehabilitation activities in line with the Environmental Management Programme (EMPr). Ongoing AIS clearing in combination of ongoing rehabilitation could provide the opportunity for sustainable harvesting of *Agathosma recurvifolia* and *Cyclopia subternata* (included in suitable plants for rehabilitation); this would need to be informed by annual monitoring.

Based on the current and historical land use, the proposed development results in no net increase in ecological disturbance, with the total operational footprint reducing from approximately 197 ha of previous grazing to 122 ha post-development. The property currently has a diversity of land uses that are considered to complement each other. A number of positive impacts are identified and include provision of housing for staff, food production, creation of employment and economic opportunities, sustainable use of energy and environmental awareness.
The existing infrastructure aligns with the property's mixed-use character and supports rural employment opportunities. Given that the development occurs mostly on previously disturbed areas, and with the implementation of the AIS, rehabilitation and fire management as per the EMPr, no biodiversity offset is considered necessary. The proposal aligns with the principles of sustainable development in terms of Section 2 of NEMA.

Additional low impact activities recommended to be integrated into agricultural activities include bee-farming and organic poultry farming; it is further recommended to consider olive trees (i.e. instead of additional maize or avocado) due to the lower water requirements. Having the water required for effective operations of the agricultural and game farming area will result in a positive impact of medium high significance.

In terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) and the 2014 Environmental Impact Assessment (EIA) regulations (as amended, 2017), the current and proposed activities requires an environmental authorisation to be issued by the Western Cape Department of Economic Development and Environmental Affairs before further development can commence.

A water use license is required to be issued by the department of Water and Sanitation for Section 21 waster uses listed in the National Water Act (Act 36 of 1998). A water use license process has been initiated in 2024, the property is currently under investigation by the DWS. The draft S24 application form will be submitted to the DWS for review and comment. A copy of the final S24G application form will be provided to the DWS.

A soil permit is required for disturbance to soil. Due to the zoning of the property and the soil assessment carried out, the draft S24 application form will be submitted to the Western Cape Department of Agriculture for review and comment. A copy of the final S24G application form will be provided to the Western Cape Department of Agriculture.

Permits for protected trees and flora and fauna species and conservation concern will be required from Cape Nature; relevant permits required are included in the EMPr.

The draft S24 g application form and appendices will be distributed to all registered interested and affected parties for a 30-day review and comment period. The report will then be updated with all comments received and responses to the comments and the final S24G assessment will be submitted to the DEADP for decision making.

Table 1: Documents perused by EAP

Name	Date	Summary of contents	Reference if applicable	Contact From	To	Relevance
1. Planning information						
1. SDP, RJB Venter, July 2019;		OGF SDP Location, 20 m contours, landscaping, roads, building plans				
2. Proposed spatial development Plan, RJB Venter, July 2019;	Approved by MBM, 7 October 2019	Approval of six workers cottages; total development footprint 1445.5m2 for Farm 373				
3. Response to application for amendment	8 December 2022	Accommodate changes to SDP and expansion of tourist facility with a chapel, establish a function venue be approved subject to conditions: 4.1 – Detailed SDP submitted for approval by Director Planning and Economic Development 5.1 proposal will no have a negative impact on character of area as primary use will remain agricultural	15/4/44/6; 15/4/44/1; 15/4/44/4M Engelbrecht	MBM: Planning and Economic development	Marlize De Bruyn Planning	
4. Response to	No date	Outstanding information:	8484692	Larne Thorpe	OGF	

Name	Date	Summary of contents	Reference if applicable	Contact From	To	Relevance
application for approval of a building plan.		Approval from MBM: town planning department and approved land use application – technical services – approved plan. Town planning – proposed chapel not in line with approval; Fire – provide fire plan; Environmental – checklist and photos of area		Building control officer		
5. Letter from Mossel Bay Municipality: Planning and Development	July 2023	Agricultural zoning 1 - Land use description		jroux@mosselbay.gov.za	Rocky.grompie@gmail.com	
2. Previous and existing approvals						
Construction of a resort on OGF 350, 373 and ptn of portion 3 of Farm Palmiet Rivier 118	17 September 2008	Schedule 1 of GN No. R1182 of 5 September 1997, 1m - construction of public / private resorts and infrastructure 2c – change of land use from agricultural or zoned undetermined use or an equivalent zoning to any other land use OGF 350 (426ha), 373 (785ha) and ptn of ptn 3 of farm Palmiet rivier 118 (62ha) be consolidated to form OGF 350. Construction of 30 holiday chalets with footprint of 120m2 each, reception area and restaurant and associated services (Delplan,	EG12/2/1-74-Outeniqua Game Farm	Danie Swanepoel	Mr R Ludwig	Note – three properties not consolidated; OGF ptn 350 - 426 ha and Ptn 3 of Farm Palmiet Rivier consolidated to OGF 420 (444 ha – as per SDP, 2020 (Appendix B)); 489 ha as per Title Deeds (Appendix L) OGF 373 described as 785 ha (refer to Title Deeds – Appendix L)

Name	Date	Summary of contents	Reference if applicable	Contact From	To	Relevance
		March 2004) Units will be located on agricultural lands. Remainder of 1274ha will be rezoned to Open space III and be managed as a nature Reserve.				
General authorisation in terms of the National Water act (Act 36 of 1998) – 21 a and 21b, ptn 373	27 March 2018	Borehole – 117819m3 /a Surface – 80 000m3/a Storing – 40 000m3	4/5/6/K10D/Outeniqua Game Farm cc	fsmith@bgcma.co.za	K Smith	Current abstraction, storage volumes permitted on ptn 373
General authorisation in terms of the National Water act (Act 36 of 1998) - 21 a and 21b, ptn 420	27 March 2018	Borehole – 73425m3 /a Surface – 80 000m3/a Storing – 40 000m3	4/5/6/K10D/Outeniqua Game Farm cc	fsmith@bgcma.co.za	K Smith	Current abstraction, storage volumes permitted on ptn 420
PERMIT TO KEEP WILD ANIMALS IN CAPTIVITY FOR EXHIBITION PURPOSES Issued in terms of the provisions of the Nature Conservation Ordinance 1974, (Ord 19 of 1974) (Section 31)	13 November 2024	Issued to Mr. Eric Jurg Olsen Outeniqua Wildlife Adventures Pty Ltd Outeniqua Game Farm, Farm 420	CN7-99-31189			Proposed activity – predator enclosure on ptn 420
3. Authority correspondence						

Name	Date	Summary of contents	Reference if applicable	Contact From	To	Relevance
1. Response to proposed application of consent submitted 17 August 2018	30 October 2018	Proposal for construction of 6 dwellings – trigger LN 1 – Activity 12, 19, 28 LN 3 – Activity 2, 4, 12	16/3/3/6/6/D6/29/0136/18	Shireen Pullen	W Manuel admin@mosslbay.gov.za wmanuel@mosselbay.gov.za	
2. Checklist from DEADP in response to application of consent submitted 17 August 2018 for consent use for additional dwelling units	21 February 2019	Identified that critical information was outstanding (e.g. provision of roads, water and sewerage infrastructure) and details regarding extent of critically endangered vegetation that will potentially be affected or disturbed as a result of the proposed development. Noted that the sub-Directorate: Environmental Law enforcement is in the process of investigated unlawful commencement of listed activities on Farm 373 and 402 and that vegetation was removed to construct units and a road.	16/3/3/6/1/D6/29/0004/19	S Pullen Shireen.pullen@westerncape.gov.za	ogfcc1@gmail.com	
3. Pre-compliance Notice	18 March 2019	Site inspection by EMI on 13 February 2019 which confirmed commencement of clearing of indigenous vegetation of more than 1 ha, clearing of endangered ecosystem vegetation (Garden Route Granite Fynbos) of more than 300m2, construction of a road wider than 4 meters and infilling / moving material within a water course. Commenced with following listed	14/1/1/E3/9/10/3/L1019/19	D mouton	Clint Smith Ogfcc2@gmail.com Ksmith ogfcc1@gmail.com S Pullen Shireen.pullen@westerncape.gov.za Danie Swanepoel Danie.swanepoel@westerncape.co.za Andrew west andrewwest@isat.co.za	

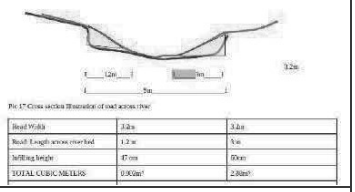
Name	Date	Summary of contents	Reference if applicable	Contact From	To	Relevance
		activities without environmental authorisation LN 1 – Activity 19, 27, 28, LN 3 – Activity 2, 4, 12				
4. Response from DEADP referencing precompliance Notice dated 18 March 2019 and representation received from appointed EAP, Andrew West Environmental Consultancy dated 12 June 2019 (including Botanical Impact Assessment Report)	31 October 2019	LN1 -Activity 19 not applicable as infilling below 10m3 threshold Ln 1 – activity 27 – remains applicable; no permits by Department Agriculture and no EA for clearing activities (areas were not managed as cultivation / grazing in preceding 10 years) LN1 – activity 28 – remains applicable - cumulative footprints of buildings are below 1 ha threshold however no approved building plans or SG diagrams provided to confirm information. LN 3 – Activity 2 – total capacity of dams below threshold of 240 cubic meters – activity not triggered Ln 3 – Activity 4 – remains applicable LN 3 – Activity 12 -remains applicable	14/1/1/E3/9/10 /3/L1019/19	D mouton	Clint Smith Ogfcc2@gmail.com Ksmith ogfcc1@gmail.com S Pullen Shireen.pullen@westerncape.gov.za Danie Swanepoel Danie.swanepoel@westerncape.co.za Andrew west andrewwest@isat.co.za	
5. Acknowledgement of in process to do rectification through S24G process	30/04/201	Acknowledgement of in process to do rectification through S24G process	14/1/1/E3/9/10 /3/L1019/19	Diana Mouton	Clint Smith Ogfcc2@gmail.com Mrs K Smith (property owner) Email: ogfcc1@gmail.com Mr A West (A West Environmental Services)	

Name	Date	Summary of contents	Reference if applicable	Contact From	To	Relevance
					Email: andrewwest@isat.co.za Mr Ziyaad Allie (DEA&DP: Rectification) Email: Ziyaad.allie@westerncape.gov.za Mrs S Pullen (DEA&DP: Development Management) Email: Shireen.Pullen@westerncape.gov.za Musfiqah Abrahams (Mossel Bay Municipality) Email: Musfiqah.Abrahams@mosselbay.gov.za	
6. Notice of Referral to criminal investigations		S24G consultation: 14/2/4/1/D6/28/0004/20 closed due to no submission	S24G consultation: 14/2/4/1/D6/28/0004/20			
4. Response from OGF						
1. Response to DEADP letter dated 30 October 2019 14/1/1/E3/9/10/3/L1019/19	29 November 2019	OGF was used as a cattle farming (65 head of cattle) Approved site plan of OGF showing cumulative footprint of all approved building totalling 4421.5m2 Will provide rehabilitation plan for road Request extension of timeframe until 28 February 2020 EAP – Andrew West Botanist – Jan Vlok		OGF Kerryn Smith	D Mouton	Farm was used for cattle farming (2001 – 2016 by previous landowner / tenant; 1976 – 2001 earlier landowners) Rehabilitation Plan Road A Large stock unit – official definition as the equivalent of an ox weighing 450kg which gains 500 gram per day on grass pastures In very dry areas, the stocking rate could be as light as one large stock unit (1 LSU) per 30ha; 65 LSU conservatively assumed at 1 LSU per 3 ha.

Name	Date	Summary of contents	Reference if applicable	Contact From	To	Relevance
2. Section of title deed (5.1.2 – 5.1.3)		Previous tenant was given permission to use the grazing on the fixed property to a maximum of 65 head of cattle – new owner to give 6 months' notice to tenant.		OGF Kerryn Smith	D Mouton	Farm was used for cattle farming between 2001 - 2016
3. Affidavit		Affidavit Naas Meyer – previous owner 373 and 420 – second generation – inherited from father – father before 1976 1976 – 2001 – beeste geloop op die plaas (cattle grazing) MB Lukoschek bought the farm				Mr R Ludwig not Lukoschek? Ptns 420 and 373 used for cattle grazing between 1976 to 2001
5. Management Plans						
1. Fire management plan	March 2016	OGF fire management plan –	Unreferenced	Not provided		Note: references to USA and not applicable to the property in question
2. Invasive Species control plan - Outeniqua Game Farm	January 2020	Invasive Species control plan - Outeniqua Game Farm				Plan must be updated by fynbos fire management specialist and include relevant mitigation measures identified in this S24g application. This application must be reviewed by the Southern Cape Fire Protection Association (SCFPA) so they can provide comments on the management recommendations from a fire risk reduction perspective. It is further recommended that OGF become members of the SCFPA.
6. Previous assessments						
1. REPORT: ASSESSMENT AND ANALYSIS	February 2017	Fire investigation of fire which occurred on 23 December 2016		Willem Vorster South African National Space		

Name	Date	Summary of contents	Reference if applicable	Contact From	To	Relevance
OF THE FIRE NEAR MOSSEL bay				Agency Tel +27 12 844 0393 Fax +27 12 844 0397 Email wvorster@sansa.org.za		
2. ENVIRONMENTAL REPORT Andrew West	April 2018	Ln Activities identified – LN1 – activity 27 (clearance of 1 ha or more) Ln3 – Activity 12 (clearance of 300m2 vegetation or more) – ongoing clearance and maintenance work Details on AIS clearing relevant to species and areas on the property	Ref: MOS18/67/03	Andrew West	DEADP	Details on AIS clearing relevant to species and areas on the property
3. Outeniqua Game Farm Report compiled by Outeniqua Game Farm in consultation with Andrew West Environmental Consultancy & Gorra Water	12 June 2019	Overview of activities carried out. Some project information provided.	None provided	Compiled by Outeniqua Game Farm in consultation with Andrew West Environmental Consultancy & Gorra Water	DEADP	Total Area Burnt: 1080.36 Ha Total Area not Burnt 198.04 Ha 2applications made to the government for assistance for feed for the +150 livestock left on the farm (+63 Cattle burnt in the Fire). The burnt areas had to be cleared of debris and planted with grazing for the livestock Prior to fire – sections infested with Alien Vegetation (Black wattle, Hakia, Bluegum) the fire was very intense. This resulting in the mass germination of Black wattle seeds. Steel dams provided

Name	Date	Summary of contents	Reference if applicable	Contact From	To	Relevance
						STEEL DAMS ON FARM No 420 Height Max. Fill Height Diameter Surface Area Capacity(Litres). Dam 1 2.5 m 2.4 m 11.4m 102.07m² 245 000 l Dam 2 1.5 m 1.15 m 16 m 201.06 m² 231 221 l 486 272 l **Dam 1 (GPS Co-ordinate -33.9443, 22.0501)**  **Picture 31 Dam 1 Overflow 11 cm from top**  **Picture 32 : Dam 1 height 2.5 m** List of buildings provided (in addition to restaurant and 5 dwellings) **5.3.2 LIST OF BUILDINGS ON OGP** **FARM 420** PIN No: DESCRIPTION FOOTPRINT (m²) 1 Primary dwelling 261 m² 2 Shed 551 m² 3 Worker house 98 m² 4 Store 2 55 m² CUMULATIVE FOOTPRINT 1431 m² **FARM 373** PIN No: DESCRIPTION FOOTPRINT (m²) 5 Primary dwelling Appendix 7 Approved plans (construction in progress) 487m² 6 Secondary dwelling 220 m² 7 Staff Accommodation 92 m² 8 Store 3 551 m² CUMULATIVE FOOTPRINT SIZE 1350 m² Road section across river provided.

Name	Date	Summary of contents	Reference if applicable	Contact From	To	Relevance
						
4. Botanical assessment	June 2019	Assessed vegetation cleared used to establish agricultural lands, to establish a water reservoir and shed area and along upgrade access routes.	14/1/1/E3/9/10 /3/L1019/19	Jan Vlok	DEADP / Andrew West	Survey carried out in autumn and all site were durned down during 2018 – post fire conditions ideal to survey sites Disturbed sites on ptn 420: Site 1 consists of the establishment of a reservoir. Site 2 is clearing of vegetation to establish agricultural land. Site 3 is mowing of vegetation. Site 4 is clearing of vegetation to establish agricultural land. Site 5 is upgrading of a road. Site 6 is infilling of watercourse. Site 7 is clearing of vegetation to establish a water reservoir and shed area. Referred to in assessment (Appendix M) Provided in Appendix H6
7. Water use application documents						
Water use application	Septemb er 2022	Details of application submitted to BOCMA C401-C051-420-000-CSIR Irrigation water use – 17.93 ha (Grazing) Water storage – Not registered		Kerryn Smith		

Name	Date	Summary of contents	Reference if applicable	Contact From	To	Relevance
		240m3 1040m3 200m3 400m3 320m3 480m3 320m3 2560m3 720m3 320m3 720m3 960m3 240m3 Total – 8520 m3 (volume suggested for verification) C401-C051-373-000-CSIR Irrigation water use – 42.05 ha (Grazing) Water storage 49 964 m3 (Registered) Volume suggested for verification 3800m3 400m3 2970m3 600m3 Total – 7770 m3 C401-C051-118-003-CSIR Irrigation water use – 61 ha (Grazing) Water storage Not registered Volume suggested for verification				

Name	Date	Summary of contents	Reference if applicable	Contact From	To	Relevance
		680m3 240m3 40m3 80m3 Total – 1080 m3				
Proposals						
OUTENIQUA GAME FARM ECO – UPLIFTMENT PROPOSAL	None provided	Overview of concept of eco village proposal.	None provided		Prepared for Mr Gerrit van Vuuren Contact Person: Kerryn Smith Address: Outeniqua Game Farm R328, Ruiterbos, Mosselbay Cell: 082 218 9633 Email: ogfcc1@gmail.com	Further development (other than that addressed in this application), would need to be assessed for separate EA, however it is referred to in this assessment – the existing 5 dwellings are recommended for rehabilitation similar to the proposed concept
OGF Predator management Plan	June 2023	Predator management Plan	CN7-99-31189 Cape Nature permit			
Draft CHECKLIST FOR THE DETERMINATION OF THE APPLICABILITY OF THE NEMA EIA REGULATIONS, 2014 (AS AMENDED) – Predator enclosure	July 2023	Description of tourism facility for predator-controlled walks.			Prepared for Outeniqua wildlife adventures - Eric Jurg Olsen Landowners – Outeniqua Game Farm - Clint Smith and Kerryn Smith Prepared by: Joclyn Marshall; Ecoroute	Note: Proposed site falls on ptn 420 and activity is included in this assessment
Elephant enclosure and management plan	2025	Location and description of proposed elephant enclosure		Outeniqua wildlife adventures - Eric	Claire De Jongh	Note: Proposed site falls on ptn 420 and activity is included in this assessment

Name	Date	Summary of contents	Reference if applicable	Contact From	To	Relevance
				Jurg Olsen		

Table 2: Verification of environmental sensitivity identified in DFFE screening tool report

Theme	Environmental sensitivity as per screening tool report	Verification of environmental sensitivity	Description
Aquatic Biodiversity	Very High	Very High	An aquatic assessment and a hydrology assessment has been carried out. Terrain throughout the properties consists of flat to gentle sloping plains at higher altitudes, interspersed with very steep valleys along the Ruiterbos River and its tributaries. The Ruiterbos River is mapped as a non-perennial river associated with a channelled valley-bottom wetland. In terms of the Biodiversity Spatial Plan for the Western Cape (WC BSP), the watercourses on the properties are mapped as River and Wetland CBA1. Management Objectives: Maintain in a natural or near-natural state, with no further loss of habitat. Degraded areas should be rehabilitated. Only low-impact, biodiversity-sensitive land-uses are appropriate. The impacts of current and proposed activities on the aquatic system have been assessed.
Archaeological and Cultural Heritage	Low sensitivity	Low sensitivity	The development has already taken place. No specific specialist study is deemed to be required.
Paleontological	Low sensitivity	Low sensitivity	
Animal Species	High sensitivity	High sensitivity	The farm portions are currently used for game farming purposes (ptn 420) and agricultural purposes. All dwellings and infrastructure has been developed. An overview of fauna on the property is provided; Impacts on fauna are addressed; a fauna specialist assessment was not deemed necessary for the activities in place / proposed (new dam) on the farm portions.
Plant Species Assessment	Medium sensitivity	High Sensitivity – Fynbos and Thicket Medium sensitivity – previous disturbed	Plant species assessment have been carried out for the dwelling, roads and dam area in 2024. Plant species were included in the botanical assessment (Vlok, 2019) carried out for activities on ptn 420.

Theme	Environmental sensitivity as per screening tool report	Verification of environmental sensitivity	Description
		agricultural areas no longer in use (fynbos invaded with wattle) Low Sensitivity – watercourses / in use disturbed agricultural areas	
Terrestrial Biodiversity Impact	Very High Sensitivity	Very high – fynbos and thicket Medium sensitivity – previous disturbed agricultural areas no longer in use (fynbos invaded with wattle) Low Sensitivity – watercourses / in use disturbed agricultural areas / dwellings	According to the National vegetation map, critically endangered (CR) Garden Route Granite Fynbos and endangered (EN) Swellendam Silcrete Fynbos is mapped on the Portions 373 and 420. These are grouped as midlands upland fynbos ecosystems in the Fynbos Ecosystem Guidelines. Some of valley vegetation was found to be more representative of thicket, which is most consistent with Gouritz Valley Thicket (CR). In terms of the Western Cape Biodiversity Spatial Plan, (WC BSP) the entire site is mapped as a Terrestrial critical biodiversity area (CBA) 1 with small sections mapped as a Terrestrial CBA 2. **CBA 1 Objective**: Maintain in a natural or near-natural state, with no further loss of habitat. Degraded areas should be rehabilitated. Only low-impact, biodiversity-sensitive land uses are appropriate. **CBA2 Objective**: Maintain in a functional, natural or near-natural state, with no further loss of habitat. Degraded areas should be rehabilitated. Only low-impact, biodiversity-sensitive land uses are appropriate. The vegetation on Portions 420 and 373 have a high conservation value and are regarded as areas essential to meeting biodiversity targets in the Western Cape.
Civil Aviation Assessment	Medium sensitivity	Low sensitivity	A civil aviation assessment / compliance statement is excluded as the development will not have an impact on civil aviation aerodrome.
Defence theme	Low sensitivity	Low sensitivity	A defence them compliance statement is excluded as the development will not have an impact on the defense theme.

Figure 1: Areas (1 – 5) assessed on ptns 373 (west) and 420 (east), Outeniqua Game Farm

Table 3: Summary of impact assessment

Economic impact - Planning Phase

Aspect	Impact	Summary	Mitigation	Impact rating and Significance without Mitigation	Impact rating and Significance with mitigation
Environmental Authorisation and accompanying management plans Water use license and accompanying conditions Soil permit and accompanying measures	Economic loss and project delays	Commencing without required approvals leads to unnecessary economic costs due to delays in approvals for existing and proposed activities. Water use lice	Apply for environmental authorisation, soil permit and water use license with all required studies and management plan and put in place all conditions of permits / licenses.	Negative High	Negative medium

Terrestrial biodiversity (including flora and fauna) - Past Activities

Aspect	Impact	Summary	Mitigation	Impact rating and Significance without Mitigation	Impact rating and Significance with mitigation
Past agricultural activities (pre 2005) (Area 4-1-15 and 17; Area 5)	Habitat Loss and Fragmentation and loss of SCC	Historical vegetation on the property is (CR) Garden Route Granite Fynbos, (EN) Swellendam Silcrete Fynbos. Historical agricultural activities (dryland cattle grazing) have modified identified areas on the property (little natural vegetation remaining, soil disturbance and AIS). Previously disturbed areas on the site show signs of fynbos regeneration and these areas are not recommended for further agricultural expansion / disturbance (22.98 ha).	Ongoing removal of the AIS using a combination of fire, clearing and biological measures as per the recommended fire management and AIS management measures	Negative medium high	Positive Low

Terrestrial biodiversity (including flora and fauna) - Construction phase - existing activities

Aspect	Impact	Summary	Mitigation	Impact rating and Significance without Mitigation	Impact rating and Significance with mitigation
Clearing of vegetation for roads, dwellings (Areas 1, 2, 3)	Habitat Loss and Fragmentation	Intact fynbos / thicket with some AIS in dwelling areas; roads along watercourses heavily infested with AIS	Not possible – activity has already occurred. Put in place operational EMP.	Negative High	NA
Clearing of vegetation for roads, dwellings (Areas 1, 2, 3)	Loss of indigenous vegetation and SCC	A search and rescue of flora and fauna could have occurred. Rescued plants could have been used for landscaping / revegetation. Unnecessary harm to fauna (particularly reptiles and burrowing mammals) could have been prevented.	Not possible – activity has already occurred (put in place for future construction activities). Put in place operational EMP	Negative Medium High	Cannot be mitigated
Clearing of vegetation for agricultural activities, enclosures and restaurant facility and supporting structures (reservoirs, solar, roads) (Area 4-15, 17, 9, 10,3; Area 5)	Habitat Loss and Fragmentation	These activities were developed on old agricultural lands. No further habitat fragmentation deemed to occur as a result of these activities.	Operational management must take place as per the operational mitigation measures.	Negative Low	Cannot be mitigated
Clearing of vegetation for agricultural activities, enclosures and restaurant facility and supporting structures (reservoirs, solar, roads) (Area 4-15, 17, 9, 10,3; Area 5)	Loss of indigenous vegetation and SCC	Clearing of vegetation took place. The probability of loss of SCC, based on the current and previous vegetation assessments of this occurring on these areas is considered to be low as these areas had already been transformed upon purchasing o the land by OGF	Operational management must take place as per the operational mitigation measures.	Negative Low	Cannot be mitigated
Clearing of vegetation for agricultural activities at area 4-16 and associated crossing and dam area	Disruption of ecosystem services	Clearing of vegetation took place in a thicket area which was likely disturbed by AIS. This area is mapped as a NFEPA wetland. (Eastern Fynbos-Renosterveld Granite Fynbos_Channelled valley-bottom wetland).	This area (0.89ha) is recommended to be rehabilitated with thicket / riverine/ wetland vegetation. Modify dammed area to allow for drainage. Culvert recommended at crossing.	Negative Medium	Positive low

Terrestrial biodiversity (including flora and fauna) - Proposed and existing activities - Construction and operations -

Aspect	Impact	Summary	Mitigation	Impact rating and Significance without Mitigation	Impact rating and Significance with mitigation
Construction of proposed dam – 150 000 m3 capacity	Loss of Riparian and Thicket Habitat and SCC	Plants, invertebrates, fish, and other organisms that rely on specific riverine conditions may be adversely affected or displaced	Avoid protected trees Construct during dry season One access road - not the Jeep track between Areas 2 / 3 along the Ruiterbos River. Rehabilitated and stabilise areas as required	Negative Medium High	Negative Medium
Construction and operations - Agricultural activities enclosures	Loss of fynbos / thicket vegetation / disruption to fauna	Agricultural activities recommended on area 4-17 and Area 4-13 (2.58 ha). Area 5-4 is acceptable site for the predator enclosure - may not exceed 10.4 ha previously disturbed footprint. Area 5 1&2 is considered acceptable for the 1ha elephant enclosure.	No further expansion / development without further assessment and approval. Put in place measures in EMPr.	Negative Medium High	Negative Low
Roads and tracks	Habitat Loss and Fragmentation and unnecessary loss of SCC	Creation of unnecessary roads and tracks leading to unnecessary loss of vegetation and habitat loss and fragmentation	Put in place EMPr mitigation measures.	Negative Medium High	Negative Low
Dwellings, facilities and structures	Habitat Loss, SCC Loss and Fragmentation	negative edge effects	Put in place EMPr mitigation measures.	Negative Medium	Negative Low
Game farming and stock farming	Exceeding carrying capacity	The carrying capacity of ptn 420 - ~33 and 55 LSU; the existing LSU is 92 LSU. The carrying capacity of ptn 373 - ~60 and 104 LSU; existing LSU (107) is considered to be at maximum land capacity.	Reassess stocking rates and the browser: grazer ratio relative to carrying capacity Recommended ratio: Browsers: 40–60% Browsers Grazers: 30–50% Mixed Feeders 10–20% AIS, fire management and rehabilitation measures to be implemented	Negative medium high	Negative / Positive low

Alien Invasive Species (AIS) Management - Construction and operations

Aspect	Impact	Summary	Mitigation	Impact rating and Significance without Mitigation	Impact rating and Significance with mitigation
Construction activities	introduction of AIS on disturbed construction areas	Construction activities can lead to introduction of AIS	Prevent introduction of new AIS. Put in place EMPr AIS mitigation and rehabilitation measures.	Negative Medium	Negative Low
Operations	Increase in AIS / displacement indigenous vegetation	Poor management can lead to disruption to ecosystem services /	Put in place EMPr AIS mitigation and rehabilitation measures.	Negative Medium	Negligible
Operations	beneficial for terrestrial and aquatic ecosystems	correct management can be beneficial	Put in place EMPr AIS mitigation, fire management and rehabilitation measures.	Negative Medium	Positive Medium

Fire Management - Construction and operations

Aspect	Impact	Summary	Mitigation	Impact rating and Significance without Mitigation	Impact rating and Significance with mitigation
Fire regimes and planning	Fire risk and hazard	Fire risk areas	Firebreaks; management of AIS; member of the SCFPA; controlled burns; Fire-proof hedges Recommended burning frequency: 10 – 15 years for area	Negative Medium High	Negative Low
Fire regimes and planning	Fire driven ecosystem	Correct hot fires at correct timing and intervals, combined with ongoing AIS and rehabilitation should result in a long-term positive impact	As above	Negative Medium High	Positive medium

Aquatic ecosystem and biodiversity – existing activities – construction and operations

Aspect	Impact	Summary	Mitigation	Impact rating and Significance without Mitigation	Impact rating and Significance with mitigation
Construction within watercourses – road crossings between area 2	Disturbance of bed and banks caused by construction of road	none of the crossings that were assessed have resulted in any	Entry/exit points at each crossing must be restricted to a	Negative Low	Negligible

Aspect	Impact	Summary	Mitigation	Impact rating and Significance without Mitigation	Impact rating and Significance with mitigation
and 3	along the Ruiterbos River	impedance of flow and have not resulted in any erosion of the bank.	single track. Road crossings must be routinely inspected. protected in an appropriate manner		
Gabion road structure crossing the Ruiterbos River / existing OGF1 dam	Impendence of flow	created a small instream dam, allowing the landowner to abstract water from the river	The existing dam must be rehabilitated as a condition of approval for the new larger dam (see Rehabilitation Plan).	Negative Medium High	Negligible
Construction within watercourses – existing OGF1 dam	Impact of OGF1 dam on river habitat	converting habitat from a natural lotic (flowing) system to a lentic (stagnant) system. This represents a very small section of habitat relative to the length of the entire river reach	The existing dam must be rehabilitated as a condition of approval for the new larger dam (see Rehabilitation Plan).	Negligible	Negligible
Construction within watercourses – existing OGF1 dam	dumping excavated sediment in the Ruiterbos River	Excavated sediment dumped in the watercourse has smothered aquatic habitat. Future flood flows could potentially be diverted into the opposite bank (causing erosion of the bank)	sediment must be removed from the watercourse (see Rehabilitation Plan).	Negative Low	Negligible
Current agricultural activities at area 4-16 and associated crossing and dam area	Disruption of ecosystem services	Area and falls within drainage line and associated NFEPA valley bottom wetland	A proper hydrological flow path (e.g. culvert or low-water crossing) must be installed at the road crossing.	Negative Medium High	Positive Low

Aquatic ecosystem and biodiversity – proposed activities – construction and operations

Aspect	Impact	Summary	Mitigation	Impact rating and Significance without Mitigation	Impact rating and Significance with mitigation
Construction new instream dam - construction activities	Disturbance and pollution of aquatic habitat	Disturbance, pollution, sediment mobilisation	As per EMPr	Negative medium	Negative low
New instream dam	reduced instream flows on instream habitat and aquatic	Disruption of flow conditions	Operational release mechanisms must be	Negative High	Negative medium high

Aspect	Impact	Summary	Mitigation	Impact rating and Significance without Mitigation	Impact rating and Significance with mitigation
	biota		incorporated into the dam design to accommodate the required EWR. Measures in EMPR to be implemented.		
New instream dam	Inundation of river habitat	The extent of inundation represents a small percentage of the entire length of the river and the spatial extent the impact is therefore very limited	Permanent impact; mitigation not possible	Negative Medium High	Cannot be mitigated
Instream dam	reduced sediment transport on instream habitat	Dams act as a barrier to sediment transport which will likely lead to a reduction in sediment supply and a modification to the quality and diversity of instream habitat downstream of the dam.	Cannot be mitigated.	Negative medium high	Cannot be mitigated
Instream dam	Fragmentation of aquatic habitat caused by construction of OGF2	barrier preventing movement of biota	Cannot be mitigated.	Negative High	Cannot be mitigated.
Instream dam	Impact of dam on downstream users	No additional water users on Ruiterbos. According to the WARMS database, water users downstream of the applicant are registered to abstract a total of 3.54 Mm3 / annum. The reduction in MAR caused by the storage and increased abstraction from the Ruiterbos River is unlikely to impact downstream users.	Measures in EMPR to be implemented. Authorisation for additional abstraction from the Ruiterbos River must be subject to the surrender of existing borehole abstraction rights from RE/420 and RE/373, thereby avoiding cumulative impacts on the water resource.	Negligible	

Soil and land capability – existing and proposed activities – construction and operations

Aspect	Impact	Summary	Mitigation	Impact rating and Significance without Mitigation	Impact rating and Significance with mitigation
Excavation Activities and roads and	Soil erosion and ability of	Removal of vegetation and	Put in place EMPr. Rehabilitate	Negative medium	Negative Low

Aspect	Impact	Summary	Mitigation	Impact rating and Significance without Mitigation	Impact rating and Significance with mitigation
crossings	vegetation to recover	increased erosion risk	as required		
Agricultural activities	Soil potential and land capability	Insufficient groundcover	As per EMPr	Negative medium	Negative / positive Low
Farming operations - fertilizers, pesticides	Soil and groundwater quality and surrounding indigenous vegetation and fauna	Overuse pesticides / fertilizers	As per EMPr	Negative medium	Negative low

Change in Land use – past, current, proposed activities

Aspect	Impact	Summary	Mitigation	Impact rating and Significance without Mitigation	Impact rating and Significance with mitigation
Land use change – past, current, proposed	Change of land use from cattle farming to mixed use including crops, grazing, game farm, enclosures and restaurant.	If the activities are well managed the impact is considered a low positive impact for overall land use on the area.	Put in place EMPr. Consider incorporation of bee farming, sustainable harvesting (5 year plan), olive trees (lower water requirements)	Negative medium	Positive Low
Energy management	Reliance on non-renewable energy sources	All energy requirements are met through off-grid systems, primarily solar power and gas	As per EMPr	Positive low	Positive low

Socio-economic impacts

Aspect	Impact	Summary	Mitigation	Impact rating and Significance without Mitigation	Impact rating and Significance with mitigation
Dwellings	Accommodation	Dwellings allow for accommodation to be provided for the staff.	Rehabilitate areas around dwellings and structures as per EMPr Pit in place a fire management plan as per EMPr	Positive low	Positive low
Water requirements	Food production, economic, social	low water supply will negatively impact the operations of the farm until such time that a more reliable source or suitable water is in place.	As per EMPr	**Negative Medium high**	**Positive medium high**
Agricultural, restaurant, game	Economic opportunities and	The agricultural operations	Local employment and	**Positive Medium**	**Positive Medium**

Aspect	Impact	Summary	Mitigation	Impact rating and Significance without Mitigation	Impact rating and Significance with mitigation
farm, enclosures and construction of dam	employment creation	provide employment opportunities in both cultivation and harvesting. The restaurant, game farm management, enclosures and related tourism activities further contribute to local job creation.	suppliers; training provided		
Agricultural, restaurant, game farm, enclosures	**Environmental awareness**	play a significant role in promoting environmental awareness	- Consider incorporation of sustainable agricultural products into tourism - Consider incorporation of agricultural produce into restaurant	**Positive medium**	**Positive medium**

Waste management

Aspect	Impact	Summary	Mitigation	Impact rating and Significance without Mitigation	Impact rating and Significance with mitigation
Waste management	localised pollution and disturbance to flora and fauna and overall ecosystem functioning	Careful waste management is required to prevent the introduction and spread of Argentine ants. Correct waste management practices should result in negligible impacts and could result in positive impacts through reuse and recycling of the various waste streams	Put in place waste management measures as per EMPr	Negative medium	Negative / Positive Low

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