Western Cape Government
Environmental Affairs and Development Planning

BETTER TOGETHER.

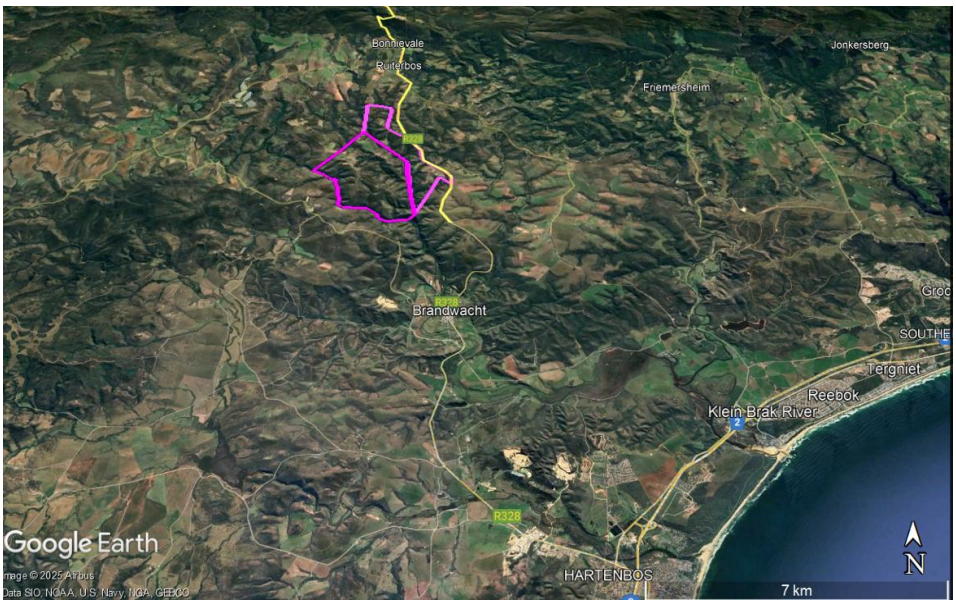
Final NEMA S24G Application form

In terms of the **National Environmental Management Act** (Act No. 107 of 1998, as amended) & 2014 Environmental Impact Regulations as amended for:

NEMA Section 24G Environmental Authorisation Process for commencement and furtherance of activities on Farm Portions 420 and 373, Outeniqua Game Farm , Mossel Bay Municipality
24G Consultation: 14/2/4/1/D6/28/0004/20 (Ziyaad Allie) 14/1/1/1/E3/9/10/3/L1019 (D Mouton)

Final Application for 30-day review and comment: 12 November – 12 December 2025

Final Application for 21-day review and comment: 13 February – 6 March 2026



PREPARED FOR THE APPLICANT:	Outeniqua Game Farm - Patick Moore
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PREPARED BY:	CLAIRE DE JONGH (EAPASA REG: 2021/3519)
DATE:	**November 2025**

Glossary of Terms

CBA	CBA Critical Biodiversity Area – Areas in a natural condition that are required to meet biodiversity targets, for species, ecosystems or ecological processes and infrastructure.
DEADP	Western Cape Department of Environmental Affairs and Development Planning
DFFE	Department of Forestry, Fisheries and the Environmental
DWS	Department of Water and Sanitation
EAP	Environmental Assessment Practitioner – An EAP and a specialist, appointed in terms of regulation 12(1) or 12(2) must – be independent. Have expertise in conducting environmental impact assessments or undertaking specialist work as required, including knowledge of the Act, these regulations and any guidelines that have relevance to the proposed activity. Ensure compliance with these Regulations Perform the work relating to the application in an objective manner, even if this results in views and findings that are not favourable to the application. Take into account, to the extent possible, the matters referred to in regulation 18 when preparing the application and any report, plan or document relating to the application; and Disclose to the proponent or applicant, registered and affected parties and the competent authority all material information in the possession of the EAP and, where applicable, the specialist, that reasonably has or may have the potential of influencing – Any decision to be taken with respect to the application by the competent authority in terms of these regulations; or The objectivity of any report, plan or document to be prepared by the EAP or specialist, in terms of these Regulations for submission to the competent authority; unless access to that information is protected by law, in which case it must be indicated that such protected information exists and is only provided to the competent authority. (2) In the event where the EAP or specialist does not comply with sub regulation (1)(a), the proponent or applicant must, prior to conducting public participation as contemplated in chapter 5 of these regulations, appoint another EAP or specialist to externally review all work undertaken by the EAP or specialist, at the applicants cost. (3) An EAP or specialist appointed to externally review the work of an EAP or specialist as contemplated in sub regulation (2), must comply with sub regulation (1).
ECO	Environmental Control Officer – A site agent who needs to ensure that all environmental authorisation and conditions are adhered to during the construction phase of the project.
EIA	Environmental Impact Assessment
EMPr	Environmental Management Programme – can be defined as “an environmental management tool used to ensure that undue or reasonably avoidable adverse impacts of the construction, operation and decommissioning of a project are prevented; and that the positive benefits of the projects are enhanced”.

ESA	Ecological Support Area – Areas that are not essential for meeting biodiversity targets, but that play an important role in supporting the functioning of PAs or CBAs and are often vital for delivering ecosystem services.
GA	General Authorisations
IAP	Interested and Affected Party/ies - in relation to an application, means an interested and affected party whose name is recorded in the register opened for that application in terms of regulation 42.
MBDM	Mossel Bay District Municipality
MMP	Maintenance Management Plan – means a maintenance management plan for maintenance purposes defined and adopted by the competent authority
NEMA	National Environmental Management Act (Act 107 of 1998) as amended 2017 – national environmental legislation that provides principles for decision-making on matters that affect the environment.
NWA	National Water Act (act 36 of 1998)
PA	Protected Area - A protected area is an area of land or sea that is formally protected by law and managed mainly for biodiversity conservation. Protected areas recognised in the National Environmental Management: Protected Areas Act (Act 57 of 2003) (hereafter referred to as the Protected Areas Act) are considered formal protected areas in the NPAES. This is a narrower definition of protected areas than the International Union for Conservation of Nature (IUCN) definition.1 The NPAES distinguishes between land-based protected areas, which may protect both terrestrial and freshwater biodiversity features, and marine protected areas.
SANBI	South African National Biodiversity Institute
WULA	Water use license application
WUL	Water use license

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 (current) landowner (2016 onwards)

- Groundwater abstraction (both portions)
- Water storage facilities (both portions)
- Crop, pastures and supporting infrastructures (97ha) (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. The preliminary dam design compiled by GG&G Engineers (Pty Ltd) is provided in Appendix B7.

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
- Continuation and furtherance of activities

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 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. The SDP provided in 2022 has been revised to include all structures requiring approval; areas which have been identified as suitable to agriculture and related agricultural infrastructures are recommended to remain zoned as agricultural zone 1, the remaining area (approximately 859 ha) (including a main dwelling and five workers dwellings) is recommended to be rezoned to open space 3. The revised SDP is provided as Appendix B8.

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 (the previous consultant suffered from a stroke; the COVID lockdown halted the process further), Eco Route have continued with the S24G application process. Registered IAPs from the 2019 process initiated by Andrew West were automatically registered by Ecoroute.

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)
- Outeniqua Game Farm Irrigation Dam Wall, Geotechnical Desk Study, SRK, 2025)(Appendix H7)
- Traffic impact statement, Liezl Stodart, 2025 (Appendix H8)

Site verification is provided in Table 2. Refer to Appendix M for site verification and imapct assessment report.

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 4-18

- 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
- Furtherance – predator enclosure: 10.4 ha (maximum) within previously disturbed area (Area 5-4)
- Furtherance – 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.

Due to the high conservational value it is recommended that the areas which have been identified as suitable for agricultural use (approximately 120 ha), including the relevant management and workers dwellings and storage facilities, new dam and the restaurant and church area remain zoned as agricultural 1 and the remaining area, used by game farm animals and comprised of intact fynbos, with thicket and AIS along the drainage lines, be zoned as open space 3 for conservation use. This is an area of approximately 849 hectares with approximately 759 ha mapped as critically endangered Garden Route Granite Fynbos, and the remainder mapped as endangered Swellendam silcrete fynbos. The mapped GR granite fynbos area has been confirmed to have thicket elements in the valley areas, and the drainage lines are invaded with alien trees (approximate 200ha).

Approximately 120 ha was previously disturbed through historical agricultural activity, while the recent unlawful clearance under this Section 24G application comprises ≈ 3.7 ha
Applying the Biodiversity Offset Guideline (DFFE, 2023), which recommends an offset ratio of 30:1 for residual loss of Critically Endangered vegetation, the 3.7 ha of new disturbance with GG granite fynbos equates to an offset requirement of ±111 ha.
In addition, Swellendam Silcrete Fynbos (FFc1) occurs over approximately 90 ha within OGF and is listed as Endangered, with <5% formally protected nationally. Historic agricultural use and proposed development for a church and restaurant precinct have affected approximately 1 ha of this vegetation type (however this areas is situated between an existing quarry, dam and agricultural fields and considered to have been degraded). Based on an offset ratio of 10:1 for Endangered ecosystems, the required offset area is approximately 10 ha.

According to the *SANBI National Ecosystem Status 2022 (RLE 2022)* dataset, Garden Route Granite Fynbos (FFg5) is has only 0.3 % (≈ 1 386 ha) of its current natural extent formally protected (original historical extent estimated at 450 000ha, of which over 70 % is now degraded or transformed).
The applicant commits to securing approximately 859 ha of the property as an open space 3 area, representing a substantial biodiversity gain well in excess of the required offset. This commitment will deliver a **net biodiversity**

gain, contribute directly to the national conservation target for Garden Route Granite Fynbos, and effectively increase the formally protected extent of this vegetation type to approximately 0.42% and secure long-term, in situ persistence of this vegetation type.

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 68ha; An additional 20 ha on ptn 373 has been identified as suitable; however, this expansion is to maintain 68 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. The preliminary dam design compiled by GG&G Engineers (Pty Ltd) is provided in Appendix B7.

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 (these areas will be incorporated into open space 3 area as indicated on recommended SDP, 2025). 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) and recommended AIS management plan. 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 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. Due to the high conservational value of the farm portions, it is recommended to rezone approximately 849 ha to open space 3. The SDP, 2022, has been revised following the assessment process. A proposed SDP, 2025 provides an indication of built structures, agricultural areas, the dam site, and recommended zoning. It is recommended that the proposed SDP be authorised in terms of NEMA and thereafter rezoning take place as recommended. The revised SDP 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 (or other low water requirement crops) (i.e. instead / in addition, to 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 furtherance of 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 water 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. A separate public participation is being carried out by confluent for the water use license process. The final S24 application form will be submitted to the DWS for 30 day review and comment. A copy of the final S24G application form (updated with additional comments and responses) 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 a 30 day review and comment. The final S24G application form (updated with additional comments and responses) will be provided to the. The final S24 application form will be submitted to the Western Cape Department of Agriculture for 30 day review and comment. A copy of the final S24G application form (updated with additional comments and responses) 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 prior to construction of the dam; relevant permits required are included in the EMPr.

The draft S24 g application form and appendices has been distributed to all registered interested and affected parties for a 30-day review and comment period. A public meeting was also held in July. The report has been updated with all comments received and responses.
The final S24G was distributed to registered IAPs for a 30-day review and comment period. Thereafter, the final S24G application form and supporting appendices including an updated PP and CRR, will be submitted to the DEADP for decision making.
30-day review and comment period on final NEMA Section 24G application: 12 November – 12 December 2025

A further 21 day review and comment period was requested to be done by the DEADP as part of the NEMA S24G EA application process: the IAPs are therefore provided with an additional 21 day comment and review period which will end on 6th March 2026; all updates on this final S24G application report and appendices are indicated green.

Thereafter, the S24G application will be updated with comments and responses as required and the S24G application will be submitted to 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	

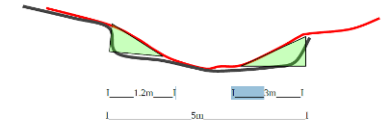
Name	Date	Summary of contents	Reference if applicable	Contact From	To	Relevance
		activities without environmental authorisation LN 1 – Activity 19, 27, 28, LN 3 – Activity 2, 4, 12				
4. Response from DEADP referencing precompliance Notice dated 18 March 2019 and representation received from appointed 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.
3. Membership certificate	2021	Southern Cape Fire protection Association	Member			Renew as required
4. Game Management	2020	RISK ASSESSMENT & GUIDELINES FOR WILDLIFE INTRODUCTION				Overview of fauna, habitats, capacity and details on game farm management at OGF,

Name	Date	Summary of contents	Reference if applicable	Contact From	To	Relevance
Plan		AND MANAGEMENT Ken Coetzee				2020.
6. Previous assessments						
1. REPORT: ASSESSMENT AND ANALYSIS OF THE FIRE NEAR MOSSEL bay	February 2017	Fire investigation of fire which occurred on 23 December 2016		Willem Vorster South African National Space 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	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

Name	Date	Summary of contents	Reference if applicable	Contact From	To	Relevance
Environmental Consultancy & Gorra Water						germination of Black wattle seeds. Steel dams provided **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** 1.3 m 1.15 m 16 m 201.06 m² 231 221 l 486 272 l **Dam 1 (GPS Co-ordinate -33.99443, 22.0501)**  **Picture 31 Dam 1 Overflow 15 cm from top**  **Picture 32 : Dam 1 height 2.5 m** List of buildings provided (in addition to restaurant and 5 dwellings) **3.3.2LIST OF BUILDINGS ON OGF** **FARM 420** PIN No: DESCRIPTION FOOTPRINT (m²) 1 Primary dwelling 283 m² 2 Store1 551 m² 3 Workers house 46 m ² 4 Store 2 551m² CUMULATIVE FOOTPRINT 1431 m² **FARM 373** PIN No: DESCRIPTION FOOTPRINT (m²) 5 Primary dwelling Appendix 7 Approved plans (construction in progress) 487m ² 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
						 Pic 17 Cross section Illustration of road across river Road Width: 3.2m / 3.2m Road Length across river bed: 1.2 m / 3 m Infilling height: 47 cm / 60cm TOTAL CUBIC METERS: 0.903m³ / 2.88m³
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	DWS / BOCMA	

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 680m3 240m3				

Name	Date	Summary of contents	Reference if applicable	Contact From	To	Relevance
		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 Jurg Olsen	Claire De Jongh	Note: Proposed site falls on ptn 420 and activity is included in this assessment

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 continued 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, 2024, 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, 2023 (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.

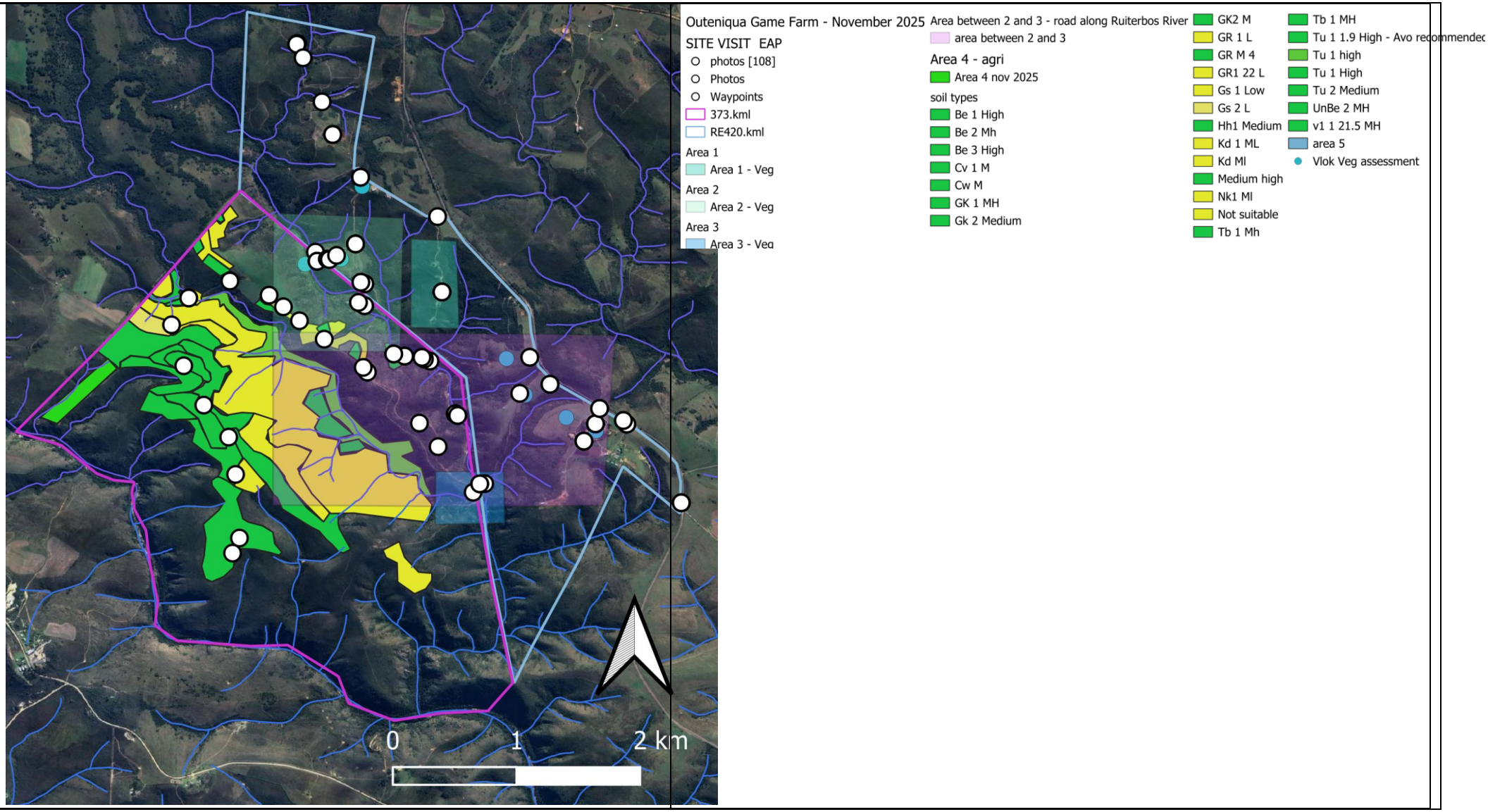


Figure 1: Areas (1 – 5) assessed on ptns 373 (west) and 420 (east), Outeniqua Game Farm

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; 18, 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, 18, 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, 18, 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) – Continued and furtherance activities - Construction and operations -

Aspect	Impact	Summary	Mitigation	Impact rating and Significance without Mitigation	Impact rating and Significance with mitigation
Construction of 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 and 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 - Continued and furtherance of activities

Aspect	Impact	Summary	Mitigation	Impact rating and Significance without Mitigation	Impact rating and Significance with mitigation
Construction / maintenance 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 - Continued and furtherance of activities

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 continued and furtherance of activities

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 – furtherance to sustain current 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	

A geotechnical assessment (September 2025) has been carried out by SRK and provided as Appendix H7; a Preliminary Dam design has been prepared by GG&G Consulting Engineers and provided as Appendix H7. The preliminary design has been sent to the aquatic specialist to confirm the design meets the required hydrological requirements of the catchment area and all measures have been incorporated into the design to prevent / reduce impacts as far as possible. This will also be submitted to the DWS / BOCMA as part of the WULA.

Soil and land capability – existing and continued and furtherance of 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 crossings	Soil erosion and ability of vegetation to recover	Removal of vegetation and increased erosion risk	Put in place EMPr. Rehabilitate as required	Negative medium	Negative Low
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, continued and furtherance of activities

Aspect	Impact	Summary	Mitigation	Impact rating and Significance without Mitigation	Impact rating and Significance with mitigation
Land use change – past, current, recommended SDP, 2025 (appendix B7)	Change of land use from cattle farming to mixed use including crops, grazing, game farm, enclosures and restaurant. **It is recommended that identified agricultural areas be retained as agricultural 1 and the remaining area (approximately 859 ha) to be rezoned to open space 3 and managed as a private reserve**	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	Positive low	Positive low

Aspect	Impact	Summary	Mitigation	Impact rating and Significance without Mitigation	Impact rating and Significance with mitigation
			plan as per EMPr		
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 farm, enclosures and construction of dam	Economic opportunities and employment creation	The agricultural operations provide employment opportunities in both cultivation and harvesting. The restaurant, game farm management, enclosures and related tourism activities further contribute to local job creation.	Local employment and suppliers; training provided	**Positive Medium**	**Positive Medium**
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

Traffic impact

In response to comments received from the Western Cape Provincial Roads Department and Engineer , a traffic impact assessment has been prepared and provided as Appendix H8.

Aspect	Impact	Summary	Mitigation	Impact rating and Significance without Mitigation	Impact rating and Significance with mitigation
Traffic impact	no change in service levels and continued and furtherance of activities will therefore have a low impact.	low existing traffic volumes occur on TR3302 which indicates there is sufficient spare capacity on the road	design for new access at km 20.33 is to be submitted to the district Road Engineer. Applicable mitigation measures in the EMPr to be implemented.	Negative low	Negative low
Clearance of vegetation for new access	Negligible	The new access will traverse existing agricultural area and no clearance of more than 300m2 indigenous vegetation required.	Applicable mitigation measures in the EMPr to be implemented; any indigenous plants cleared to be transplanted in recommended open space 3 area.	Negative low	Negligible

Refer to figure below within indication of new access point and agricultural area.


Outeniqua Game Farm - November 2025
Outeniqua Game Farm traffic
Outeniqua Game Farm
Km 20.33
Km 20.4
SITE VISIT EAP
photos [108]
RE420.kml
Km 20.4
Km 20.33
0
100
200 m

Contents

Western Cape Government
Environmental Affairs and Development Planning

BETTER TOGETHER.

NEMA SECTION 24G APPLICATION COMPLETENESS CHECKLIST

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

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

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

6.	Completed and attached representations of Annexure A, Section A (Directives) in terms of the S24G Fine Regulations: Information/ Representation submitted in terms of any Directives the Minister/ decision maker may issue in terms of the National Environmental Management Act (Act 107 of 1998) (NEMA) s24G(1)(b)(i)-(viii).	✓
7.	Completed and attached representations in terms of Annexure A, Section B (Deferral) of the S24G Fine Regulations.	✓
8.	Completed and attached representations in terms of Annexure A, Section C, Part 1 (Fine Quantum based on the assessment as specified above (4).	✓
	Confirmation that Annexure A, Section C, Part 1 has been completed by an environmental assessment practitioner (EAP)	✓
9.	Compliance history of the applicant:	✓
	9.1. Completed Annexure A, Section C, Part 2 and 3; namely:	✓
	9.1.1. Whether or not administrative enforcement notices, including pre -notices where appropriate, have previously been issued to the applicant in respect of a contravention of section 24F(1) of the NEMA and/or section 20(b) of the National Environmental Management: Waste Act (Act 59 of 2008) (NEM: WA).	✓
	9.1.2. Whether or not the applicant has previously been convicted in respect of a contravention of section 24F(1) of the Act and /or section 20(b) of the NEM: WA;	✓
	9.1.3. Whether or not the applicant has previously submitted a section 24G application in respect of an activity or activities which commenced prior to the activity or activities that are the subject of the current application; and	✓
	9.1.4. Whether the applicant is a firm or a natural person. (see Section 24G Fine Regulations for definition of "firm")	✓
	9.2. Provided information or whether or not any of the directors of the applicant firm are, or were, at the relevant time, directors of a firm to whom the above (9.1.1. - 9.1.3.) applies;	✓
	9.3. Advise on whether an applicant who is a natural person is, or was, at the relevant time a director of a firm to whom the above (9.1.1.- 9.1.3.) may apply.	✓
10.	Consultation with relevant State departments in terms of section 24O(2) & 24O(3) of the NEMA.	✓
	10.1 Proof of Consultation with relevant State departments, including, *inter alia*, notices, adverts etc.	✓
	10.2 Copies of comments and responses included in the application.	✓
	10.2 Comments and Response report attached to the application.	✓
11.	Public Participation Process undertaken in terms of Chapter 6 of the Environmental Impact Assessment Regulations, 2014 ("EIA Regulations, 2014") *(GN No. R.326 of 7 April 2017)* **(if conducted/undertaken)**	✓

Western Cape Government
Environmental Affairs and Development Planning

BETTER TOGETHER.

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

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

April 2018

Form Number S24GAF/04/2018

Kindly note that:

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

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

3. This Application Form is current as of 01 April 2018. It is the responsibility of the Applicant/EAP to ascertain whether subsequent versions of the Application Form have been published or produced by the competent authority. Note that this Application Form replaces all the previous versions. This updated Application Form must be used for all new applications submitted from 01 April 2018.

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

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

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

PART 3 –
Appendices and Declarations

PART 4 –
ANNEXURE B: Waste Management Activity Supporting Information (if relevant)

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

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

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

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

9. **No faxed or e-mailed application forms will be accepted.**

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

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

PROCESS TO BE FOLLOWED:

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

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

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

d) Upon receipt of the application, the MEC/Competent Authority may direct the applicant in terms of section 24G(1)(i-viii) of the NEMA.

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

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

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

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

- refuse to issue an environmental authorisation; or

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

PLEASE NOTE THE FOLLOWING:

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

2. The submission of an application or the granting of an environmental authorisation shall in no way derogate from—
   (a) the environmental management inspector's or the South African Police Services' authority to investigate any transgression in terms of NEMA or any specific environmental management Act;
   (b) the National Prosecuting Authority's legal authority to institute any criminal prosecution.

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

4. A person is guilty of an offence if that person:

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

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

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

DEPARTMENTAL DETAILS

Department of Environmental Affairs
and Development Planning,
Directorate: Environmental Governance
Attention: Sub-directorate: Rectification
Private Bag X9086
Cape Town, 8000

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

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

DEPARTMENTAL REFERENCE NUMBER(S) (for official use)

File Reference number (S24G)	
Administrative Fine Reference	

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

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

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

Part 1

PROJECT TITLE

Activities carried out on Farm Portions 420 and 373, Outeniqua Game Farm

RELEVANT REGION IN WHICH THE ACTIVITY COMMENCED

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

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

SECTION A: BACKGROUND INFORMATION

1. APPLICANT PROFILE INDEX

Cross out the appropriate box "☒".

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

	Company	Board	specify	

Applicant's details (duplicate this section where there is more than one applicant)			
Applicant Name:	Patric Moore		
RSA Identity Number/ Passport Number of Applicant, if natural person:	6501315057084		
Name of Firm (if applicable):	Outeniqua Game Farm cc		
Firm Registration Number:	2000/017253/23		
Contact Person at the Firm:	Jurg Olsen / Kerryn smith		
List of all (as applicable at the relevant time):	Please insert the names and RSA ID numbers of the relevant persons below – **(In the list below, delete the firms that are not applicable to this application)**		
● Directors of a company; or ● Members of the board; or ● Executive committee or other managing body of a corporate body or parastatal; or ● **Members of close corporation; or** ● Partners of a partnership; or ● Trustees of a trust	Name: Lyndall Reeves Moore RSA ID No. 8007100025086 Name: Clint Smith RSA ID No. 7406025117082 Name: Kerryn Smith RSA ID No.7508200059082 Name: RSA ID No. Name: RSA ID No. Name: RSA ID No. Name: RSA ID No.		
Postal address:	PO Box 59		
	Ruiterbos	Postal code:	6499
Telephone:	0795206081	Cell:	0795206081
E-mail:	patricreevesmoore@gmail.com	Fax:	( )
Project Consultant	Eco Route		
Contact person:	Janet Eberson		
Postal address:	P.O. Box 1252		
	Sedgefield	Postal code:	6573
Telephone:	+27(0) 846074743 / +27(0) 825577122	Cell:	+27(0) 846074743 / +27(0) 825577122
E-mail:	claire@ecoroute.co.za / janet@ecoroute.co.za	Fax:	( )
Name of the Environmental Assessment Practitioner ("EAP") responsible for the application:	Claire De Jongh		
Company name (if any):	Independent; Sub consultant – Eco Route		
Postal address:	P.O. Box 1252		

	Sedgefield	Postal code:	6573
Telephone:	+27(0) 846074743	Cell:	+27(0) 846074743
E-mail:	claire@ecoroute.co.za /	Fax:	( )
EAP Qualifications	BSc Environmental Management: Zoology Stream BSC Hons Environmental Monitoring and modelling		
EAP Registrations/Associations	EAPSA 2021/3519		
Name of the Landowner:	Outeniqua Game Farm cc		
Name of the contact person for the land owner (if other):	Jurg Olsen / Kerryn Smith		
Postal address:	PO Box 59		
	Ruiterbos	Postal code:	6499
Telephone:	0768022581	Cell:	0768022581
E-mail:	Ogfcc1@gmail.com	Fax:	( )
Person in control of land:	Outeniqua Game Farm cc		
Contact person:	Jurg Olsen / Kerryn Smith		
Postal address:	PO Box 59		
	Ruiterbos	Postal code:	6499
Telephone:	0768022581	Cell:	0768022581
E-mail:	Ogfcc1@gmail.com	Fax:	( )

Please note:

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

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

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

Municipality in whose area of jurisdiction the activity falls:	Mossel Bay Municipality		
Contact person, if known:	Carel Venter Director Planning & Economic Development		
Postal address:	Private Bag X29,		
	Mossel Bay,	Postal code:	6500
Telephone	044 606 5000	Cell:	
E-mail:	cventer@mosselbay.gov.za	Fax:	( )

Please note:

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

Property location(s):	Outeniqua Game Farm, west of the R328 in Mossel Bay Municipality
Farm/Erf name(s) & number(s) including portion(s)	Outeniqua Game Farm Portions 420 and 373

Property size(s) (m^2)	489 ha (Ptn 420) 789 ha (Ptn 373)
Development footprint size(s) (m^2)	**Portion 420** **Area 1 – five dwellings** Each dwelling is approximately 1200m2 Road: 750 meters; 4 meters width Approximately 8000m2 Developed between 2020 – 2022 **Area 2 – dwellings, structures, water storage, roads, tracks** Dwelling: 900m2 Dwelling: 1750m2 Structure: 1300m2 Road: 5100m2 Approximately: 9000m2 Developed between 2017 to 2024 **Roads between Area 2 and 3** Road 1: 1500m (alien clearing along Ruiterbos) Road 2: 1200m (between 2 and 3) Road 3: 2300m (along non -perennial drainage line – alien clearing) Tracks: 900m (from Area 5-2) Estimated 5900m / 10000m2 Developed between 2017 to 2024 **Area 3 – dam (existing and proposed), solar** Solar panel – 500m2 Current dam expanded by approximately 300m2 / storage capacity 4000m3 A new dam is proposed with a storage capacity of 150 000 cubic meters; the dam wall is planned to be 12-meters in height. In response to comments received during the public participation process, and as required for the water use license application, a preliminary design has been developed following a geotechnical assessment. A geological assessment (September 2025) has been carried out by SRK and provided as Appendix H7; a Preliminary Dam design has been prepared by GG&G Consulting Engineers and provided as Appendix B7. The preliminary design has been sent to the aquatic specialist to confirm all measures have been incorporated into the design to prevent / reduce impacts as far as possible. This will also be submitted to the DWS / BOCMA as part of the WULA The preliminary dam design allows for the development of the dam in phases, with phase 1 having a dam storage of about 40 000 m3 at a dam wall height of 10 m (at the spillway crest) for the expected lower scale agricultural operations in the short to medium term. The dam design has allowed for future dam raise for additional storage when the agricultural activities reach full scale operations to increase the dam storage holding capacity to150 000 m3, at a wall height of about 14.5 m (at the spillway crest) with a flooded area of about 4.9 ha . **Area 4: Agricultural area and supporting activities – ptn 373**

Past use areas (prior to 2005): 95,77ha
Past use agricultural areas currently in use including solar facility : **50.01 ha**
Past undisturbed area currently in use: 1 ha (Site 4-16)
An additional 380ha vegetation was initially proposed to be cleared for 200 ha maize, 150 ha lucerne and 30 ha avocado. However, following the outcome of the soil studies, vegetation assessment and hydrology report, the applicant to develop of further 20 ha for crop purposes that will be available for rotation. Area 4-17 is deemed the most suitable area for expansion.

Area	Size estimate	Past land use	Current Land use	Recommendation
1	4,98ha	0.71 ha used in past	Roads and tracks	Not recommended Future use – not feasible
2	1.55 ha	Used in past	Dryland	Only dryland grazing
3	**2.01 ha**	**Used in past**	**In use**	**Preferably not be used; if used, only dryland grazing**
4	2.87ha	Used in past	Dryland	Only dryland grazing
5	0.5 ha	Used in past	Not in use	Retain as fynbos;
6	6.79 ha	Used in past	Not in use	Retain as fynbos;
7	0.34 ha	Used in past	Not in use	Retain as fynbos Future use – not feasible
8	3.38 ha	Used in past	Dryland	Only dryland
9	**3.56 ha**	**Used in past**	**In use**	**No further expansion this area.**
10	**2.5ha**	**Used in past**	**In use**	**Manage agricultural area**
11	2.48 ha	Used in past	Not in use - invaded	Dryland grazing
12	3.14 ha	Used in past	Not in use - invaded	Not suitable – low potential soils.
13	2.85ha / 9.2 ha	Not used in past	Not in use – small water hole	2.85 ha – feasible Remaining area 13 – not feasible (9.2 ha)
14	**35.27 ha**	**Used in past**	**In use**	**Maintain as irrigated agricultural area; use past use area for additional irrigated area and required dwellings, storage.**
15	0.33ha	Not used in past	Not in use	Future use – not suitable
16	0.89ha	Not used	In use Dam 2500m2	Developed between 2016 - 2022
17	30.73 ha	Past use	Some sections in use	30 ha Recommended for irrigated mixed cropped farming. Manage as per agricultural measures.
18	**6 ha**	**Past use**	**Some sections in use; solar facility in place for energy**	**Past use; used for grazing; solar facility (3000m2) in place**

			pumping requirements	

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

Past use areas (prior to 2005): 97,05ha

Past use agricultural areas currently in use: 17.2 ha (18.5 ha including dam)

Past disturbed area currently in use: 7200m2 restaurant adjacent to old quarry

Additional structures, roads, reservoirs in use: 1ha – developed on previously disturbed areas

Furtherance to game reserve activities – predator enclosure: 10 ha (maximum) within previously disturbed area

Furtherance to game reserve activities – elephant night enclosure: 1 ha within previously disturbed area

Area	Past land use	Current Land use	Recommendation
1 and 2	Total – 34 ha Agricultural use (30 ha) Quarry (2 ha) Cleared area with 5 structures (2 ha)	In use – 13.5 ha **9.5 ha agricultural** (on previous disturbed area) Restaurant facilities adjacent to quarry (clearing of estimated 7200m2) (2ha including old quarry) Additional 5xsmall structures; 2x tunnels; on previously cleared area (2ha) (2016-2022) 1 ha elephant enclosure proposed	Maintain infrastructure as required; Small scale agriculutral actvities permitted. Manage as per agriculutral management measures. Area proposed for elephant holding camp is included in this area. Holding camp for 3x elephants to be 1 ha. Elephant night camp recommended to be incorporated into recommended open space 3 area.
3	6.5 ha – agricultural use	**In use – dryland**; 1x structure	Dryland – maintain for game farm animals
4	10.7 ha – agricultural use	Predator enclosure proposed for this area. Plan shows 17.6 ha and requires clearing of vegetation not mapped as past use. Retain footprint of enclosure to past use area (i.e. 10.7ha)	Predator enclosure. Recommended to be incorporated into recommended open space 3 area.
5 and 6	5.9 ha – agricultural use Corresponds to Area 2	In use 9000m2 strucutres and roads	Rehabilitate roads in areas as required. Increase biodiversity in this area thorgouhg active re-vegetation.
7	28.45 ha (agricultural)	In use Structures x 4,	Maintain dwellings, don't use and rehabilitate

			reservoir, 2xtunnels – developed 2017 (1.2ha)	unecessary roads.
	8	11.5 ha (agricultural)	Not in use Some tracks	Not recommended – rehabilitate unecessary roads.

Elephant enclosure on Area 5-1&2

Furtherance of tourism and conservation is planned through incorporation of elephant enclosure:

- Release camp and Night Stable:
  - 3.0m Steel poles, planted 600mm deep, filled with concrete
  - 5 x Steel cable 16mm attached to steel poles
  - 4 x Electric lines
  - 2,4m High Inner Perimeter Fence (Bonnox), erected 1,5m from Steel cable fence, 5 x Electric lines
- Loading Ramp
- Water supply
- Mud wallow
- Night Stable 20m x 15m x 6m where the elephants will be accommodated at night.
- An Isolation Crush 8m x 1.5 x 4m
- Constructed with steel poles, sliding gates.
- A managed free roaming area on ptn 420
- Farm Perimeter Fence Specifications: Bonnox: 2.4m high; 4x Electric Strands

The facility will accommodate a maximum of four (4) African elephants.

Predator enclosure on Area 5-4:

Furtherance of tourism and conservation is planned through incorporation of predator-controlled walks.

Phase 1 – Predator1 SCC; Phase 2- Predator 2 SCC

facility consists of the following:

- Four (4) Animal Camps of 1 Ha each with outer perimeter consisting of a 2,4m fence.
- Four (4) Management and night shelters (3m x 6m) of are18m2 per unit (72m2).
- Facility outer perimeter fence.
- Walking camp fence.
- Waterproof shelters, water features for drinking and cooling down, and climbing infrastructure.

SG21 Digit code(s)	C05100000000037300000 C05100000000042000000

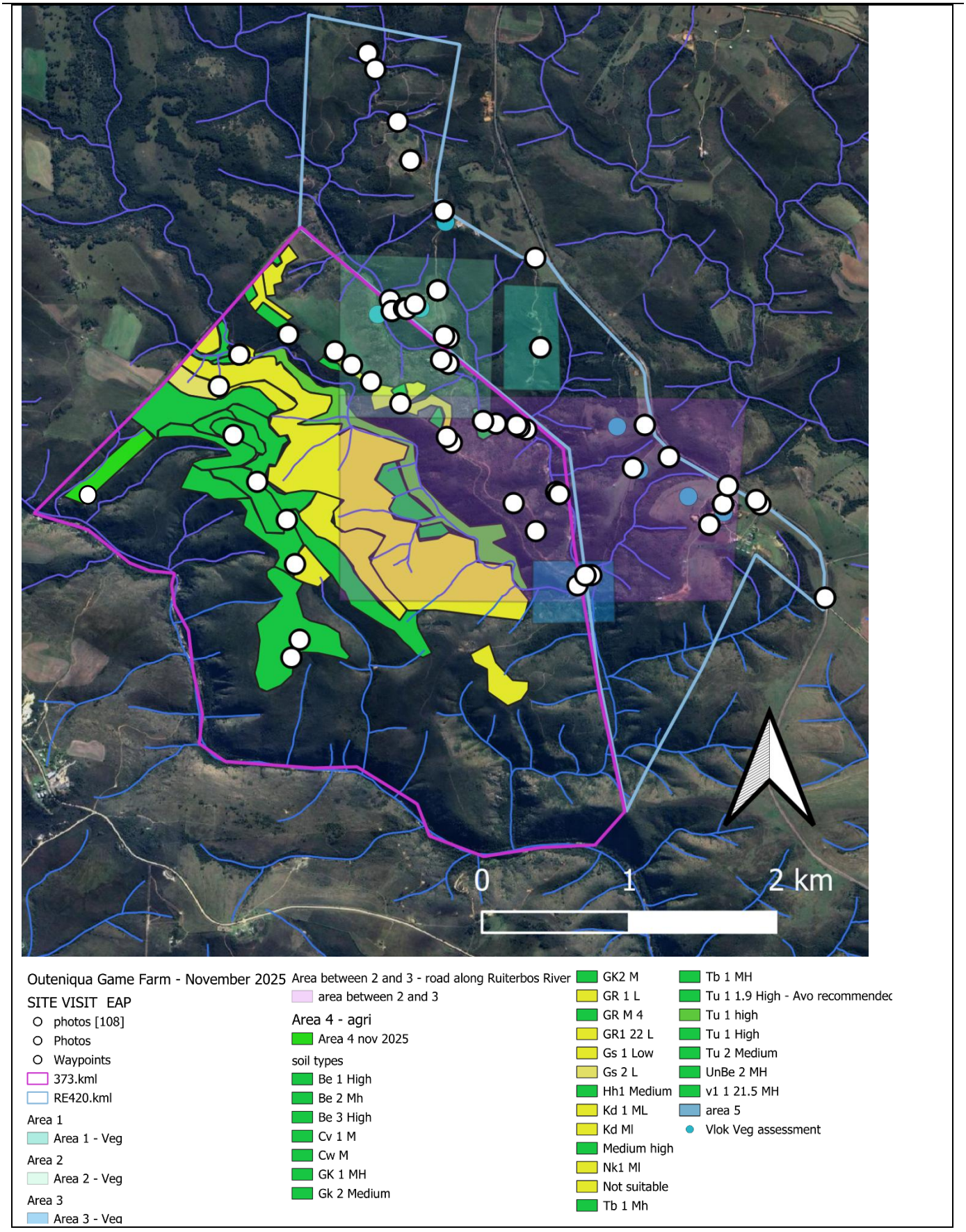


Figure 2: Areas (1 – 5) assessed on ptns 373 (west) and 420 (east), Outeniqua Game Farm

Coordinates of Property boundary: Portion 420

Point	Latitude (S)	Longitude (E)
1	33°57'52.20"S	22° 1'30.81"E
2	33°58'38.26"S	22° 1'29.71"E
3	33°59'28.00"S	22° 2'27.85"E
4	34° 0'47.23"S	22° 2'41.96"E
5	33°59'51.33"S	22° 3'9.72"E
6	34° 0'3.30"S	22° 3'24.53"E
7	33°58'43.48"S	22° 2'24.51"E

Coordinates of Property boundary: Portion 373

Point	Latitude (S)	Longitude (E)
1	33°58'38.26"S	22° 1'29.71"E
2	33°59'40.90"S	22° 0'31.56"E
3	34° 0'34.33"S	22° 1'7.85"E
4	34° 0'47.23"S	22° 2'41.96"E
5	33°59'28.00"S	22° 2'27.85"E

Cooridnates of new access point

Coordinates of Area 1 - Farm RE/420 –5 dwellings and road area

Point	Latitude (S)	Longitude (E)
1	33°58'51.84"S	22° 2'19.75"E
2	33°59'13.24"S	22° 2'18.57"E
3	33°59'13.66"S	22° 2'20.09"E
4	33°58'57.28"S	22° 2'21.77"E

Coordinates of dwellings (Area 1), from Recommended SDP, 2025

Label SDP 2020	Indication of development	Deg Lat	Deg Long
B6	**Actual position - Dwelling 2**	-33.983764°	22.039185°
B7	**Actual position - Dwelling 3**	-33.984846°	22.039603°
B8	Developed / Dwelling 1	-33.982645°	22.038847°
B9	Actual position - Dwelling 4	-33.985740°	22.039328°
B10	Actual position - Dwelling 5	-33.986875°	22.038874°

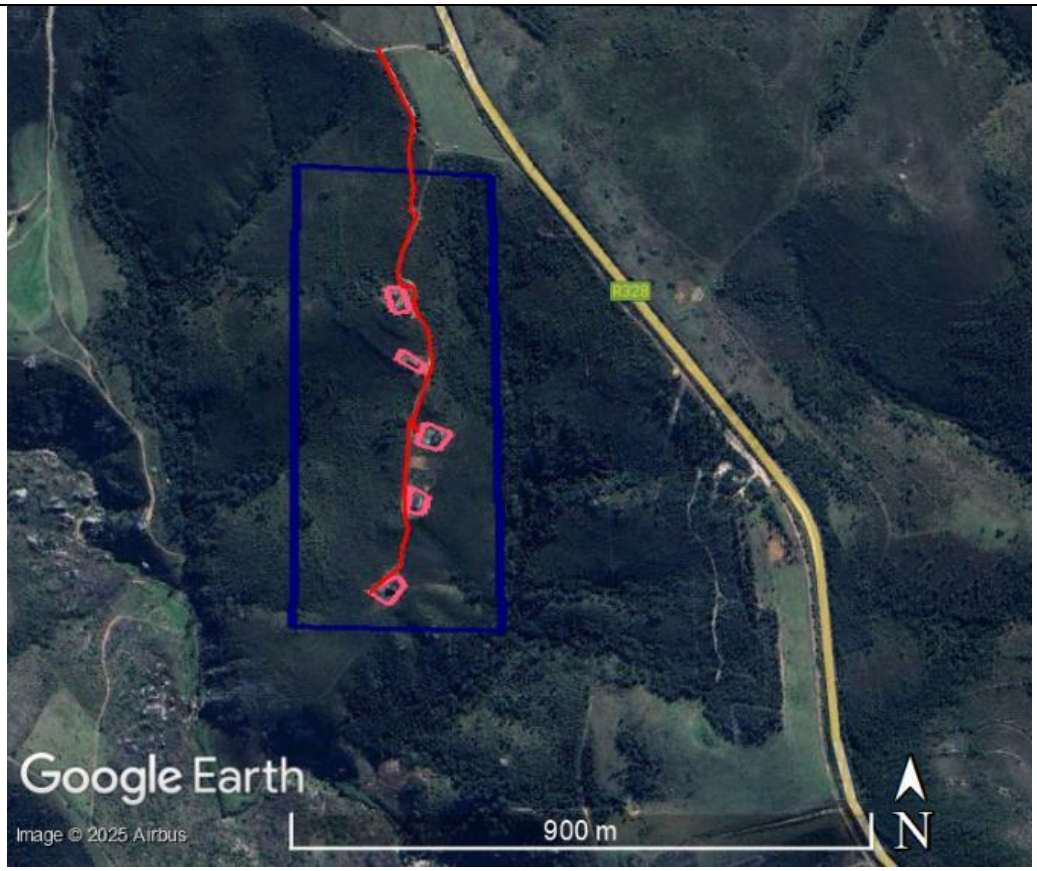


Figure 3: Area 1 (5 dwellings)

Coordinates of Area 2 - Farm RE/420 – roads, dwellings, structures, water storage

Point	Latitude (S)	Longitude (E)
1	33°58'49.62"S	22° 1'59.52"E
2	33°58'56.42"S	22° 1'48.02"E
3	33°59'10.25"S	22° 2'5.55"E
4	33°58'57.69"S	22° 1'58.97"E

Figure 4: Area 2 (dwellings, structures, road, water storage)

Roads between Areas 2 and 3

Road	Start		End	
	Latitude (S)	Longitude (E)	Latitude (S)	Longitude (E)
1	33°59'18.16"S	22° 1'39.13"E	34° 0'0.63"S	22° 2'33.04"
2	33°59'28.01"S	22° 2'2.97"E	33°59'56.14"S	22° 2'33.23"E
3	33°59'20.38"S	22° 2'8.27"E	33°59'56.14"S	22° 2'33.23"E

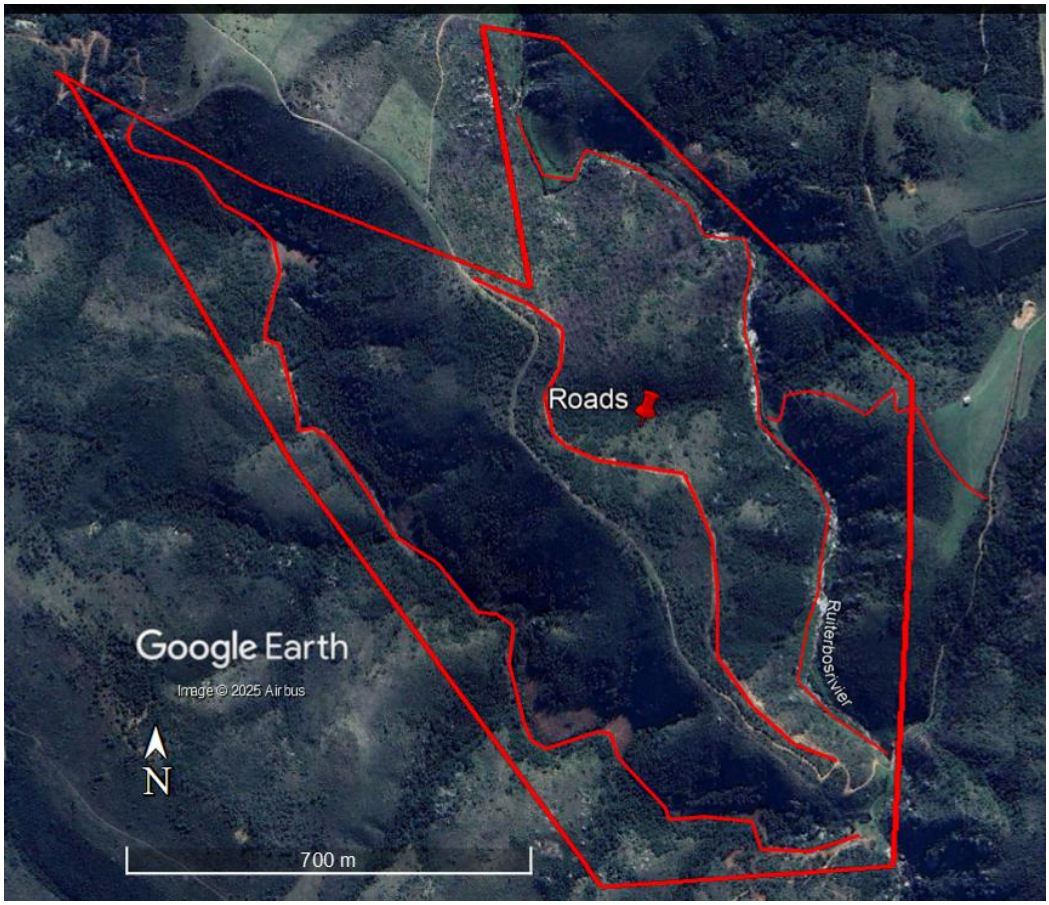


Figure 5: Roads between area 2 and 3

Area 3: Existing dam, proposed dam, road crossing, solar

Existing dam / road crossing

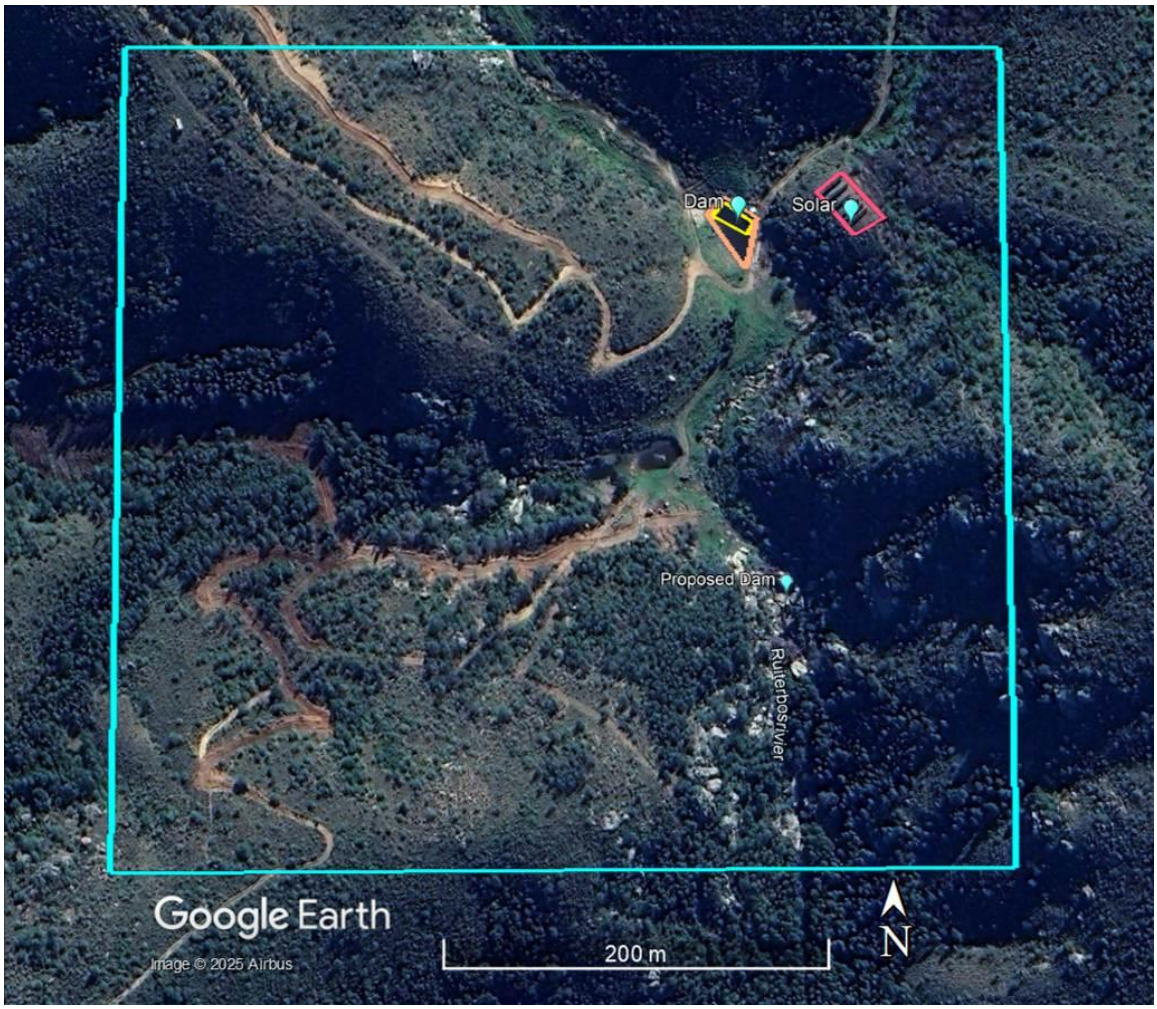
Point	Latitude (S)	Longitude (E)
1	33°59'54.70"S	22° 2'32.81"E

Proposed Dam (This site is also the preferred option (Option 2) in Geotechnical Desk Study & Site Walkover provided in Appendix H7)

Point	Latitude (S)	Longitude (E)
1	34° 0'1.45"S	22° 2'34.10"E
Coordinates provided in Geotechnical report for option 2 (provided as decimal: -34.000508° ; 22.042803°)	**34° 0'1.83"S**	**22° 2'34.09"E**

Solar

Point	Latitude (S)	Longitude (E)
1	33°59'54.88"S	22° 2'35.39"E



Area 4: Agricultural area and supporting activities – ptn 373

Area	Size estimate	Latitude (S)	Longitude (E)	Land use	Recommendation
1	4,98ha	34° 0'19.72"S	22° 2'13.73"E	In use / Past use / Future use – not feasible	Not recommended
2	1.55 ha	34° 0'5.66"S	22° 1'52.82"E	Past use	Only dryland grazing
3	2.01 ha	34° 0'10.49"S	22° 1'33.86"E	In use	Preferably not be used; if used, only dryland grazing
4	2.87ha	34° 0'15.31"S	22° 1'23.79"E	Past use	Only dryland grazing
5	0.5 ha	34° 0'19.26"S	22° 1'22.58"E	Future use – not feasible Intact fynbos	Retain as fynbos; removal of dense wattles as per AIS management plan
6	6.79 ha	34° 0'6.68"S	22° 1'30.46"E	Past use Future use – not feasible	Retain as fynbos; removal of dense wattles as per AIS management plan
7	0.34 ha	34° 0'4.91"S	22° 1'21.93"E	Future use – not feasible	Retain as fynbos; removal alien trees as per AIS management plan
8	3.38 ha	33°59'55.65"S	22° 1'26.30"E	Past use	Only dryland; removal alien trees in field and adjacent

					area as per AIS management plan
9	3.56 ha	33°59'46.51"S	22° 1'29.08"E	In use	No further expansion this area. Manage agricultural area as per mitigation measures.
10	2.5ha	33°59'39.25"S	22° 1'28.68"E	In use	Manage agricultural area as per mitigation measures.
11	2.48 ha	33°59'39.40"S	22° 1'34.92"E	Past use - invaded	Dryland grazing Manage as per AIS management plan
12	3.14 ha	33°59'47.99"S	22° 1'41.20"E	Past use - invaded	Not suitable – low potential soils. Manage as per AIS management plan
13	2.85ha / 9.2 ha	33°59'52.27"S	22° 1'36.77"E	Future - likely feasible (2.85 indicate d in purple) Remaining area 13 – not feasible (9.2 ha)	Low ecological importance however soil potential is indicated as low for the corresponding area.
14	35.27 ha	33°59'19.59"S	22° 1'6.70"E	In use Past use	Maintain as irrigated agricultural area; use past use area for additional irrigated area and required dwellings, storage.
15	0.33ha	33°59'32.60"S	22° 1'5.87"E	Future use – not suitable	Retain as fynbos No agricultural expansion permitted.
16	0.89ha	33°59'7.31"S	22° 1'17.79"E	In use	Area surrounding dam should be mulched and planted.
17	30.73 ha	33°58'57.74"S	22° 1'32.69"E	Past use	Recommended for irrigated mixed cropped farming. Manage as per agricultural measures.
18	8 ha	33°59'32.50"S	22° 0'47.54"E	Past use and solar facility	Recommended for irrigated mixed cropped farming. Manage as per agricultural measures.

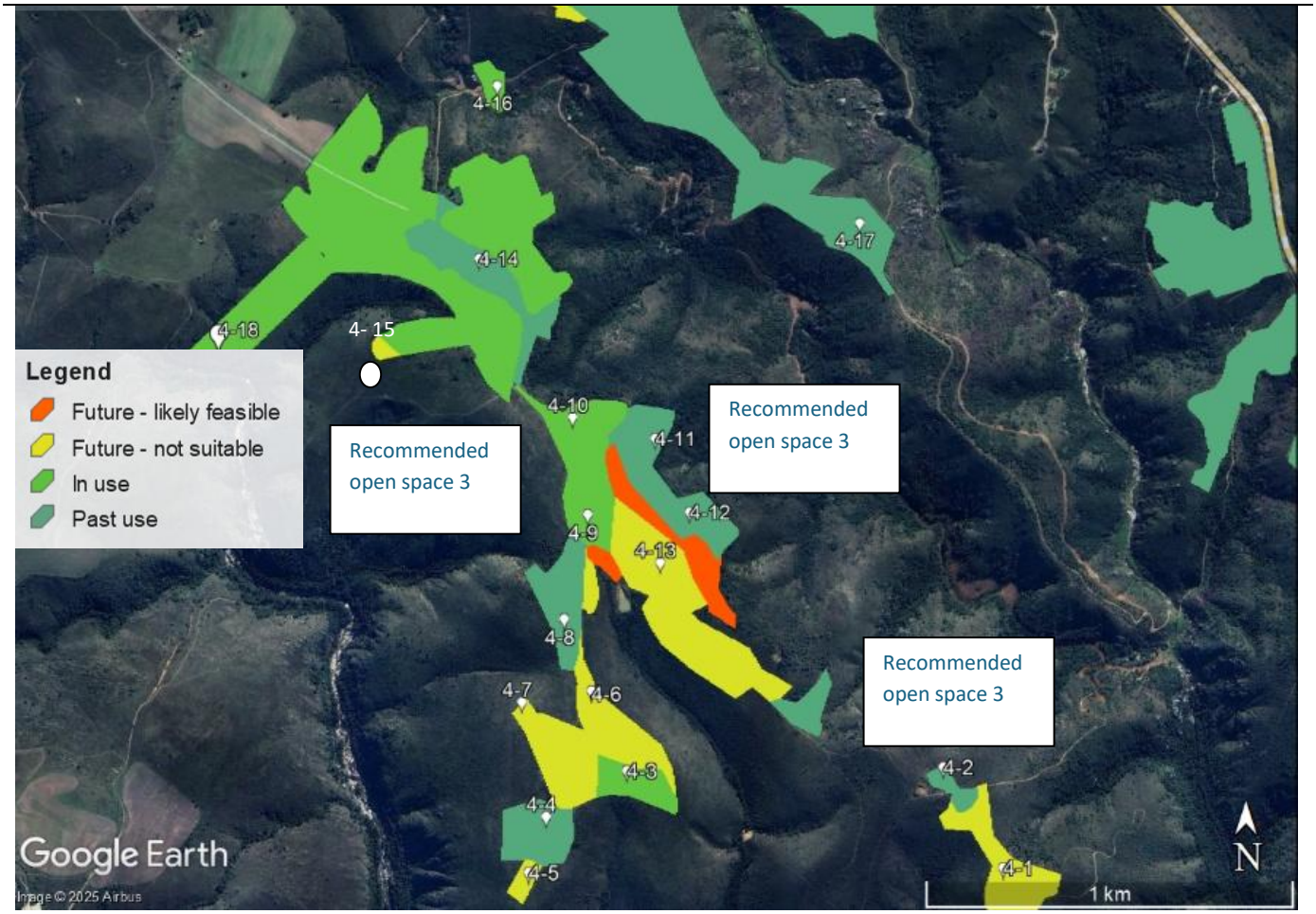


Figure 6: Area 4: Agricultural areas (past, current and not feasible) – ptn 373

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

Area	Size estimate	Latitude (S)	Longitude (E)	Land use	Recommendation
1 and 2	30 ha	33°59'41.55"S	22° 3'2.58"E	In use / past use	Maintain infrastructure as required; Small scale agriculutral actvities permitted. Manage as per agriculutral management measures. 1 ha night camp area proposed for elephant is included in this area.
Elephant enclosure	1 ha	33°59'44.10"S	22° 2'56.06"E	Furtherance to game reserve and conservation	
3	6.5 ha	33°59'32.19"S	22° 2'44.04"E	Past use / in use	Dryland – maintain for game farm animals
4 Predator enclosure	10.7 ha	33°59'22.68"S	22° 2'39.17"E	Past use agri / Furtherance to game reserve and conservation	Only dryland; predator enclosure proposed for this area. Plan shows 17.6 ha and requires clearing of vegetation not mapped as past use. Retain footprint of enclosure to past use area (i.e. 10.7ha)

					Manage as per enclosure management plan.
5 and 6	5.9 ha – corresponds to Arearea 2	33°58'49.62"S	22° 1'59.52"E	Past use / in use	Rehabilitate roads in areas as required. Increase biodiversity in this area through active re-vegetation. Prioritise for AIS removal. Dryland management only. Manage as per terrestrial biodiversity, AIS and fire management measures provided.
7	28.45 ha (14.6 ha + 12 .7 ha)+ (1.15ha)	33°58'29.68"S	22° 2'1.32"E	Past use / In use	Maintain dwellings, don't use and rehabilitate unecessary roads. Manage as per AIS management plan and terrestrial biodiversity management measures.
8	11.5 ha	33°57'59.63"S	22° 1'34.46"E	Past use	Not recommended – rehabilitate unecessary roads. Recommended to be incorporated into recommended open space 3 area.

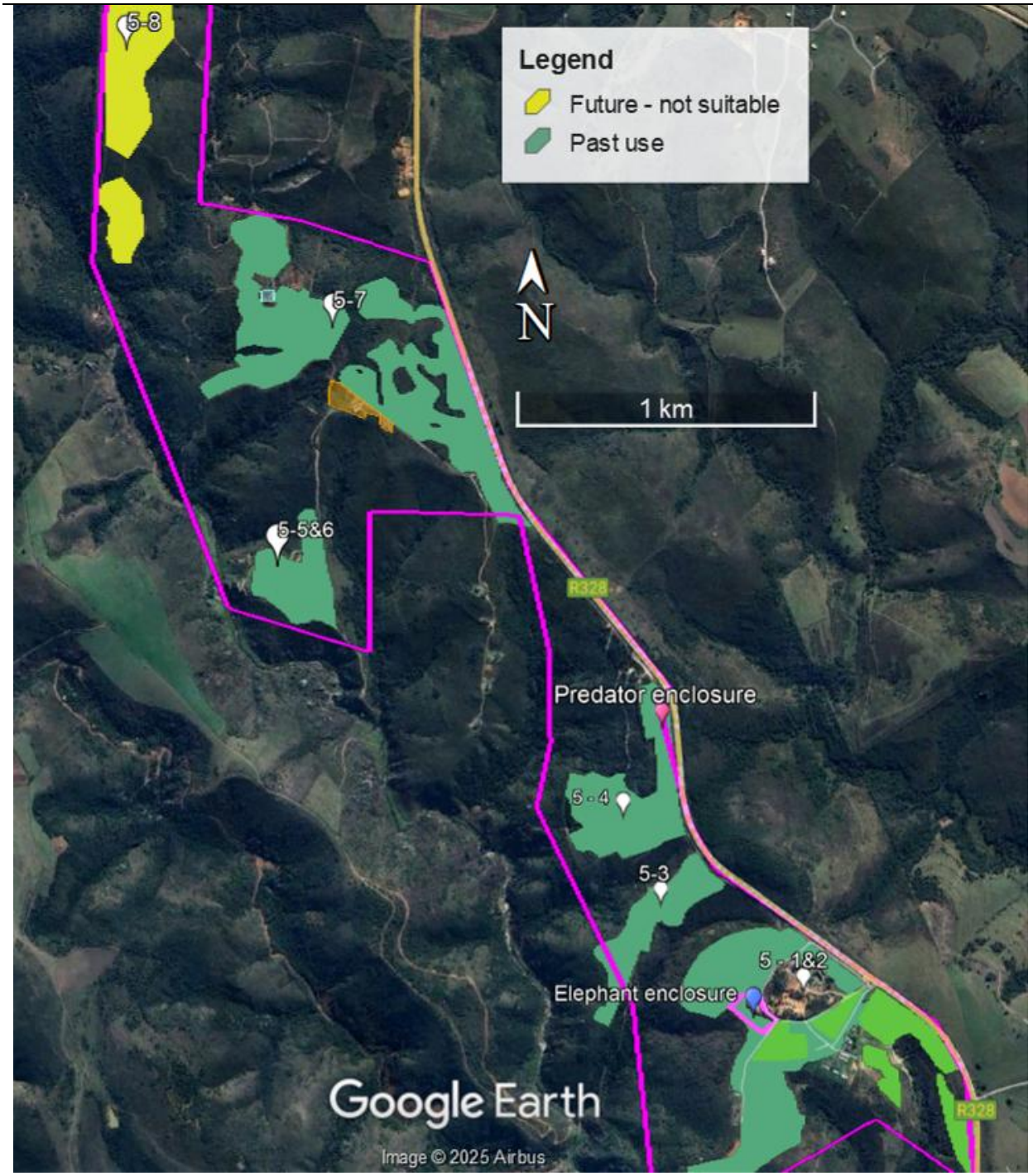


Figure 7: Area 5: Agricultural areas (past, current) and current and furtherance of tourism facilities and enclosures – ptn 373; enclosures and area 5-8 recommended to be incorporated into recommended open space 3 area.

Figure 8: Layout of predator enclosure - area to remain on previously disturbed agricultural footprint (maximum 10 ha)

Figure 9: Night-time elephant enclosure (1 ha) to be established previously disturbed agricultural area

Please note:

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

Street address:	Outeniqua Game Garm, R328		
Magisterial District or Town:	Mossel Bay		
Closest City/Town:	Hartenbos / Mossel Bay	Distance	18 (km)
Zoning of Property:	Agricultural Zoning 1		

Please note:

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

Was the property rezoned after commencement of activities?	YES	**NO**
If yes, what was the previous zoning?		
NA – Zoned Agriculture		
Is a rezoning application required? **NOTE: Estimated 700 ha recommended to be rezoned to open space 3 following EA**	YES	**NO**
Is a consent use application required?	YES	**NO**

Locality map:	A locality map must be attached to the Application Form as an appendix. The scale of the locality map must be at least 1:50 000. For linear activities of more than 25 kilometres, a smaller scale e.g. 1:250 000 can be used. The scale must be indicated on the map. The map must indicate the following: • an accurate indication of the project site position as well as the positions of the alternative sites, if any; • road names or numbers of all the major roads as well as the roads that provide access to the site(s) • a north arrow; • a legend; • the prevailing wind direction; and • GPS co-ordinates (Indicate the position of the proposed activity using the latitude and longitude of the centre point of the site for each alternative site. The co-ordinates should be in degrees and decimal minutes. The minutes should have at least three decimals to ensure adequate accuracy. The projection that must be used in all cases is the WGS-84 spheroid in a national or local projection)
Landowner(s) Consent:	If the applicant is not the owner or person in control of the land on which the activity has been undertaken, he/she must obtain written consent from all landowners or persons in control of the land (of the site and all alternative sites). This must be attached to this document as Appendix G. Such consent must indicate whether or not the owner or person in control of the land would support approval of the application and that the land need not be rehabilitated. **Note:** The consent of the landowner or person in control of the land is not required for: a) linear activities; b) an activity directly related to prospecting or exploration of a mineral and petroleum resource or extraction and primary processing of a mineral resource; or c) strategic integrated projects ("SIPs") as contemplated in the *Infrastructure Development Act, 2014 (Act No. 23 of 2014)*.

2. APPLICATION HISTORY

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

Has any national, provincial or local authority considered any development applications on the property previously?	**Yes**	No
If so, please give a brief description of the type and/or nature of the application/s as well as a reference number, if applicable: (In instances where there was more than one application, please attach a list of these applications)		
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)

Outeniqua Game Farm(RE/420) has been approved and managed as a game farm with a Certificate of Adequate Enclosure issued by Cape Nature Conservation. Approved for the breeding, selling of wildlife species as per approved Outeniqua Game Farm Management Plan and Addendums.

Construction of a resort was approved in September 2008 (EG12/2/1-74) and **included ptn 373**. The following activities in terms of Schedule 1 of GN No. R1182 of 5 September 1997 were approved:
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
Overview of development authorised included:
Consolidation of ptn 350 (426 ha), ptn 373 (785 ha), Ptn 3 of Farm Palmiet Rivier (62ha)
Construction of 30 holiday chalets with footprint of 120m2 each, reception area and restaurant and associated services (Delplan, 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.
Activity did not seem to commence. Farm portions did not seem to be consolidated as proposed.
This authorisation allowed for 300 ha development (total land area ptns 350, 373, 3 = 1574ha); estimated extent of area authorised for approval

Which authority considered the application:		
Department of Water and Sanitation: Breede-Gouritz Catchment Management Agency Cape Nature Conservation Western Cape Department of economic Development and environmental planning		
Has any one of the previous application/s on the property been approved **or** refused? If so provide a list of the successful and unsuccessful application/s and the reasons for decision(s).	**Yes**	No

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)

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Provide detail on the period of validity of decision and expiry dates of the above applications/ permits etc.
GA is currently valid Certificate of Adequate Enclosure is currently valid Refer to Appendix B5 – SDP, 2020 Refer to Appendix F – Licenses and permits Refer to Appendix J – documents reviewed

SECTION B: ACTIVITY INFORMATION

1. ACTIVITIES APPLIED FOR

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

Applicant (Full names): Patric Moore on Behalf of Outeniqua Game Farm cc Signature: _____

Place: _____ Date: _____

EAP (Full names): Claire de Jongh subcontracted by Ecoroute_ Signature: _____

Place: Port Elizabeth / Gqberha_____ Date: 10 November 2025

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

1.1 Applicable EIA listed activities

ECA EIA Contraventions: between 08 September 1997 and end of 09 May 2002			
Activities commenced with on or after 08 September 1997 and before end 09 May 2002: EIA regulations promulgated in terms of the ECA, Act 73 of 1989			
Government Notice No. ("GN") R1182 Activity No(s):	Describe the relevant listed activity/ies in writing as per GN No. 1182 of 1997	Describe the portion of the development as per the project description that relates to the applicable listed activity.	State the date of commencement of each activity
ECA EIA Contraventions: between 10 May 2002 and end of 02 July 2006			
Activities unlawfully commenced with on or after 10 May 2002 and before end 02 July 2006: EIA regulations promulgated in terms of the ECA, Act 73 of 1989,			

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

GN No. R. 327 Activity No(s): (Listing Notice 1 of 2014)	Describe the relevant listed activity(ies) in writing as per GN No. R.327 of 2014 ("NEMA 2014 Basic Assessment listed activity/ies")	Describe the portion of the development as per the project description that relates to the applicable listed activity.	State the date of commencement of each activity
~~12~~	~~The development of—~~ ~~(i) dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 100 square metres; or~~ ~~(ii)~~ **~~infrastructure or structures with a physical footprint of 100 square metres or more;~~** ~~where such development occurs—~~ ~~(a) within a watercourse;~~ ~~(c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse; —~~ ~~6~~ ~~excluding—~~ ~~(cc) activities listed in activity 14 in Listing Notice 2 of 2014 or~~ **~~activity 14 in Listing Notice 3 of 2014,~~** ~~in which case that activity applies;~~	Activity 14, LN3	
13	The development of facilities or infrastructure for the off-stream storage of water, including dams and reservoirs, with a combined capacity of 50 000 cubic metres or more, unless such storage falls within the ambit of **activity 16 in Listing Notice 2 of 2014**	Two road crossings have created dams within the watercourses. The water holding capacity of these is estimated to be 2000 m3 and 4000m3. Reservoirs are in place; GA is in place for 40 000m3 storage on each farm portion. A new dam is proposed which will have a maximum storage capacity of 150 000 cubic meters; A geological assessment (September 2025) has been carried out by SRK and provided as Appendix H7; a Preliminary Dam design has been prepared by GG&G Consulting Engineers and provided as Appendix B7. The preliminary design has been sent to the aquatic specialist to confirm all measures have been incorporated into the design to prevent / reduce impacts as far as possible. This will also be submitted to the DWS / BOCMA as part of the WULA The preliminary dam design allows for the development of the dam in phases, with phase 1 having a dam storage of about 40 000 m3 at a dam wall height of 10 m (at the spillway crest) for the expected lower scale agricultural operations in the short to medium term. The dam design has allowed for future dam raise for additional storage when the agricultural activities reach full scale operations to increase the dam storage holding capacity to150 000 m3, at a wall height of about 14.5 m (at the spillway crest) with a flooded area of about 4.9 ha .	2016 - 2020 Proposed: Upon NEMA and NWA approval
19	The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse;	Confirmed; road crossings and dams	2022
27	The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in	Clearance of indigenous vegetation (not disturbed in previous 10 years) has taken place between 2016 – 2024 for development of structures, dam and roads; Area 1 – 8000m2 – 5 dwellings (GR granite fynbos) Area 2 – 9000m2 – 2 dwellings, reservoir (GR granite fynbos) Roads – 10000m2 (GR granite fynbos)	Area 1 – 2020 Area 2 – 2017 Roads – 2018 - 2024 Area 3 – 2016 Area 4 – 2017 Area 5 - 2017

	accordance with a maintenance management plan.	Area 3 – 800m2 - (existing dam) (Thicket / fynbos mosaic, past use, AIS) Area 4 – 10000m2 (existing dam and agricultural) (Thicket / fynbos mosaic, past use AIS) Area 5 – 7200m2 - restaurant **Total - 4.5ha** Current agricultural activities in place developed on past used agricultural areas (disturbed within previous 10 years) Ptn 420 – 17.2 ha (irrigated) Ptn 373 – 56.31 ha (irrigated) Existing dryland – 12 ha (pastures) Total – 85 ha Current on disturbed / degraded Swellendam silcrete Area 5 – 7200m2 – restaurant Furtherance: Additional agricultural: 20 ha – Area 4-17 ptn 373 (past use) Elephant enclosure (1ha) - Area 5-1&2 (past use) Predator enclosure (10ha) - Area 5-4 (past use) 150 000m3 dam - Area 3 (4.5ha) (Thicket / fynbos mosaic, past use AIS/ aquatic) Total – 35 ha Total footprint: 122.5 ha Ln 2; Activity 27 included to authorise all footprints.	
28	Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development: (i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or (ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare; excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.	14/1/1/E3/9/10/3/L1019/19 Occurs outside urban area Zoned as Agriculture 1 Properties were used for cattle farming between 1976 to current. Farmhouse was in place on ptn 420; roads were in place. Crops are currently in place (60 ha) on ptns 373 and 420 Game farm is in place on ptn 420. A restaurant is in place; however, footprint of area is 7200m2. On Ptn 420 five new dwellings have been developed, two dwellings and supporting structures and reservoirs have been developed. All dwellings are used by owners / management team. Land currently is used mostly for agriculture and game farming with dwellings provided for operational staff. The combined area of the restaurant and church area is 1.8 ha, and this activity is therefore included in this this application. The revised SDP (Appendix B8) recommends identified agricultural areas and supporting infrastructure to remain as agricultural 1 and the remaining area to be zoned as open space 3. Zoning of the restaurant and shop to be advised by a town planner, the recommended SDP includes the restaurant and shop in agricultural 1. RE/420 (489ha) and 373 (789ha) = 1278 ha Total development and agricultural footprint (including 1.8 ha church and restaurant): 122.5 ha Open space 3 area: 859 ha Agricultural zone 1: 419 ha	Area 1 – 2020 Area 2 – 2017 Area 3 – 2016 Area 4 – 2017 Area 5 - 2017
~~48~~	~~The expansion of—~~ ~~i) infrastructure or structures where the physical footprint is expanded by 100 square metres or more; or~~	Dam formed at road crossing (OGF 1 and 4-16) expanded by approximately 300m2); Ln 3 - Activity 14	

	~~(ii) dams or weirs, where the dam or weir, including infrastructure and water surface area, is expanded by 100 square metres or more;~~ ~~where such expansion occurs—~~ ~~(a) within a watercourse;~~ ~~(b) in front of a development setback; or~~ ~~(c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse;~~ ~~excluding—~~ ~~(cc) activities listed in activity 14 in Listing Notice 2 of 2014 or~~ **~~activity 14 in Listing Notice 3 of 2014, in which case that activity applies;~~** ~~ee) where such expansion occurs within existing roads, road reserves or railway line reserves.~~		
GN No. R. 325 Activity No(s): (Listing Notice 2 of 2014)	**Describe the relevant listed activity(ies) in writing as per GN No. R.325 of 2014 ("NEMA 2014 Scoping/EIA listed activity/ies")**	**Describe the portion of the development as per the project description that relates to the applicable listed activity.**	**State the date of commencement of each activity**
15	The clearance of an area of 20 hectares or more of indigenous vegetation, excluding where such clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or	Clearance of indigenous vegetation (not disturbed in previous 10 years) has taken place between 2016 – 2024 for development of structures, dam and roads; Area 1 – 8000m2 – 5 dwellings (GR granite fynbos) Area 2 – 9000m2 – 2 dwellings, reservoir (GR granite fynbos) Roads – 10000m2 (GR granite fynbos) Area 3 – 800m2 - (existing dam) (Thicket / fynbos mosaic, past use, AIS) Area 4 – 10000m2 (existing dam and agricultural) (Thicket / fynbos mosaic, past use AIS) Total - 3.7ha Current agricultural activities in place developed on past used agricultural areas (disturbed within previous 10 years) Ptn 420 – 17.2 ha (irrigated) Ptn 373 – 56.31 ha (irrigated) Existing dryland – 12 ha (pastures) Total – 85 ha Current on disturbed / degraded Swellendam silcrete Area 5 – 7200m2 - restaurant Furtherance: Additional agricultural: 20 ha – Area 4-17 ptn 373 (past use) Elephant enclosure (1ha) - Area 5-1&2 (past use) Predator enclosure (10ha) - Area 5-4 (past use) 150 000m3 dam - Area 3 (Thicket / fynbos mosaic, past use AIS/ aquatic) Total – 35 ha Total footprint: 122.5 ha Total – 45000 m2 / 4.5 ha (including degraded Swellendam silcrete fynbos) Estimate 3.7ha – GR granite fynbos Estimate 1 ha – Swellendam silcrete fynbos	Area 1 – 2020 Area 2 – 2017 Roads – 2018 - 2024 Area 3 – 2016 Area 4 – 2017 Area 5 - 2017

		Ln 2; Activity 27 included to authorise all footprints LN1 activity 27 and LN 3 activity 12 included in application	
16	The development of a dam where the highest part of the dam wall, as measured from the outside toe of the wall to the highest part of the wall, is 5 metres or higher or where the highwater mark of the dam covers an area of 10 hectares or more.	New dam is proposed which will have a maximum storage capacity of 150 000 cubic meters; the concept drawing indicates the dam wall will be 12 meters in height including a 2-meter freeboard. A geological assessment (September 2025) has been carried out by SRK and provided as Appendix H7; a Preliminary Dam design has been prepared by GG&G Consulting Engineers and provided as Appendix B7. The preliminary design has been sent to the aquatic specialist to confirm all measures have been incorporated into the design to prevent / reduce impacts as far as possible. This will also be submitted to the DWS / BOCMA as part of the WULA The preliminary dam design allows for the development of the dam in phases, with phase 1 having a dam storage of about 40 000 m3 at a dam wall height of 10 m (at the spillway crest) for the expected lower scale agricultural operations in the short to medium term. The dam design has allowed for future dam raise for additional storage when the agricultural activities reach full scale operations to increase the dam storage holding capacity to150 000 m3, at a wall height of about 14.5 m (at the spillway crest) with a flooded area of about 4.9 ha .	Upon EA and WUL (if attained)
27	The development of a road— Excluding a road (b) which is 1 kilometre or shorter; or	Additional tracks developed between 2016 and 2024; Four access tracks on the farms exceed 1km in length; distances are 1km, 1.2km, 1.4km and 2.3km. These are internal tracks and this activity is not deemed to be triggered. The main access at km 18,21 was relocated to km 18,26 as instructed. The relocation of km 20,4 access to a new access at km 20.33 on TR3302 is included in this application and assessment.	Roads – 2016 - 2024
GN No. R. 324 Activity No(s): (Listing Notice 3 of 2014)	**Describe the relevant listed activity(ies) in writing as per GN No. R.324 of 2014**	**Describe the portion of the development as per the project description that relates to the applicable listed activity.**	**State the date of commencement of each activity**
2	The development of reservoirs, excluding dams, with a capacity of more than 250 cubic metres. **i. Western Cape** ii. In areas containing indigenous vegetation; or	Reservoirs in place Storage of water (40 000m3) authorised on ptn 373 Storage of water (40 000m3) authorised on ptn 420	Existing / 2017
4	The development of a road wider than 4 metres with a reserve less than 13,5 metres. **i. Western Cape** ii. Areas outside urban areas; (aa) Areas containing indigenous vegetation;	Small sections of road on very steep terrain exceed 4-meter width Additional tracks developed between 2016 and 2024; Four access tracks on the farms exceed 1km in length; distances are 1km, 1.2km, 1.4km and 2.3km. The main access at km 18,21 was relocated to km	2017

		18,26 as instructed. The relocation of km 20,4 access to a new access at km 20.33 on TR3302 is included in this application and assessment. The required access point may exceed 4m; the internal road from the gate to existing road is not to exceed 4 meters in width. The access gate and new road section will traverse existing agricultural areas and more than 300m2 intact indigenous vegetation will not be required to be cleared for this access gate at 20.33.	
6	The development of resorts, lodges, hotels, tourism or hospitality facilities that sleeps 15 people or more. i. Western Cape ii. Outside urban areas; (aa) Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans; or (bb) Within 5km from national parks, world heritage sites, areas identified in terms of NEMPAA or from the core area of a biosphere reserve; - excluding the conversion of existing buildings where the development footprint will not be increased.	Not applicable ; Not assessed	Upon NEMA and associated NWA approval
12	The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of Indigenous vegetation is required for Maintenance purposes undertaken in accordance with a maintenance management plan. **i. Western Cape** i. Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004; ii. Within critical biodiversity areas identified in bioregional plans;	Clearance of indigenous vegetation (not disturbed in previous 10 years) has taken place between 2016 – 2024 for development of structures, dam and roads; Area 1 – 8000m2 – 5 dwellings (GR granite fynbos) Area 2 – 9000m2 – 2 dwellings, reservoir (GR granite fynbos) Roads – 10000m2 (GR granite fynbos) Area 3 – 800m2 - (existing dam) (Thicket / fynbos mosaic, past use, AIS) Area 4 – 10000m2 (existing dam and agricultural) (Thicket / fynbos mosaic, past use AIS) Total - 3.7ha Current agricultural activities in place developed on past used agricultural areas (disturbed within previous 10 years) Ptn 420 – 17.2 ha (irrigated) Ptn 373 – 56.31 ha (irrigated) Existing dryland – 12 ha (pastures) Total – 85 ha Current on disturbed / degraded Swellendam silcrete Area 5 – 7200m2 - restaurant Furtherance: Additional agricultural: 20 ha – Area 4-17 ptn 373 (past use) Elephant enclosure (1ha) - Area 5-1&2 (past use) Predator enclosure (10ha) - Area 5-4 (past use) 150 000m3 dam (4.5 ha) Area 3 (Thicket / fynbos mosaic, past use AIS/ aquatic) Total – 35 ha Total footprint: 125 ha Vegetation on the study area is Swellendam Silcrete Fynbos (endangered) and Garden Route Granite Fynbos (critically Endangered) Clearance of **indigenous vegetation (not disturbed in previous 10 years)** has taken place between 2016 –	Area 1 – 2020 Area 2 – 2017 Roads – 2018 - 2024 Area 3 – 2016 Area 4 – 2017 Area 5 - 2017

		2024 for development of structures, dam and roads; Area 1 – 8000m2 (GR granite fynbos) Area 2 – 9000m2 (GR granite fynbos) Roads – 10000m2 (GR granite fynbos) Area 3 – 800m2 and 150 000m3 dam (existing dam) (Thicket / fynbos mosaic, past use AIS) Area 4 – 10000m2 (existing dam and agricultural) (Thicket / fynbos mosaic, past use AIS) Area 5 – 7200m2 – restaurant degraded Swellendam silcrete Total – 45000 m2 / 4.5 ha (including degraded Swellendam silcrete fynbos) Estimate 3.7ha – GR granite fynbos Estimate 1 ha – Swellendam silcrete fynbos LN1 activity 27 and LN 2 activity 15 included in application	
14	The development of— (i) dams or weirs, where the dam or weir, including infrastructure and water surface area exceeds 10 square metres; or (ii) infrastructure or structures with a Physical footprint of 10 square metres or more; where such development occurs— (a) within a watercourse; (b) in front of a development setback; or (c) if no development setback has been adopted, within 32 metres of a watercourse, measured from the edge of a watercourse; Western Cape Outside urban areas (ff) Critical biodiversity areas or ecosystem service areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans;	According to the WCBSP for Mossel Bay, the entire length of the Ruiterbos River running through both properties is mapped as an aquatic Critical Biodiversity Area (CBA1); The majority of Portions 420 and 373 are considered first priority Terrestrial Critical Biodiversity Areas (CBA 1). Road crossings Area 3 –150 000m3 dam (OGF2 /option 2) Area 3 - OGF1 – to be rehabilitated and suitable road crossing required Area 4-16 – 10 000m2 (existing dam and agricultural) (to be rehabilitated) and suitable road crossing required	Area 3 – 2016 Area 4 – 2017
23	The expansion of— (i) dams or weirs where the dam or weir is expanded by 10 square metres or more; or (ii) infrastructure or structures where the Physical footprint is expanded by 10 square metres or more; where such expansion occurs— a) within a watercourse; c) if no development setback has been adopted, within 32 metres of a watercourse, measured from the edge of a watercourse; **i. Western Cape** i. Outside urban areas: (ff) Critical biodiversity areas or ecosystem service areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans;	Area 3 - OGF1 – to be rehabilitated and suitable road crossing required (OGF1)within watercourse was expanded (2019 / 2020) by 10 m2 or more.	Area 3 – 2016 / 2019

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

1.2 Applicable Waste Management Activities

List the relevant waste management activity/ies applied for:

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

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

Please note:

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

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

1.3 Activities listed similarly in terms of the EIA Regulations

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

The similarly listed activities in terms of the EIA Regulations promulgated in terms of the NEMA, Act 107 of 1998,		
GN No. R. 327 Activity No(s): (Listing Notice 1 of 2014)	**Describe the relevant listed activity(ies) in writing as per GN No. R.327 of 2014 ("NEMA 2014 Basic Assessment listed activity/ies")**	**Describe the portion of the development as per the project description that relates to the applicable listed activity.**
13	The development of facilities or infrastructure for the off-stream storage of water, including dams and reservoirs, with a combined capacity of 50 000 cubic metres or more, unless such storage falls within the ambit of **activity 16 in Listing Notice 2 of 2014 (5 meters high / area more than 10ha)**	Two road crossings have created dams within the watercourses. The water holding capacity of these is estimated to be 2000 m3 and 4000m3. Reservoirs are in place; GA is in place for 40 000m3 storage on each farm portion. A new dam is proposed which will have a maximum storage capacity of 150 000 cubic meters; A preliminary dam design has been prepared by GG&G (appendix B7); a geotechnical assessment has been

		prepared by SRK (Appendix H8). The preliminary dam at the preferred site (referred to as option 2 in studies / corresponds to OGF2 site) allows for the development of the dam in phases., with phase 1 having a dam wall height of 5 meters; the design has allowed for the increases in wall height and expansion of dam area; at a holding capacity of 150 000 m3, the height will be 15 meters.
19	The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse;	Road crossings; dam within watercourse.
27	The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.	Clearance of indigenous vegetation (not disturbed in previous 10 years) has taken place between 2016 – 2024 for development of structures, dam and roads; Area 1 – 8000m2 – 5 dwellings (GR granite fynbos) Area 2 – 9000m2 – 2 dwellings, reservoir (GR granite fynbos) Roads – 10000m2 (GR granite fynbos) Area 3 – 800m2 - (existing dam) (Thicket / fynbos mosaic, past use, AIS) Area 4 – 10000m2 (existing dam and agricultural) (Thicket / fynbos mosaic, past use AIS) Total - 3.7ha Current agricultural activities in place developed on past used agricultural areas (disturbed within previous 10 years) Ptn 420 – 17.2 ha (irrigated) Ptn 373 – 56.31 ha (irrigated) Existing dryland – 12 ha (pastures) Total – 85 ha Current on disturbed / degraded Swellendam silcrete Area 5 – 7200m2 – restaurant Furtherance: Additional agricultural: 20 ha – Area 4-17 ptn 373 (past use) Elephant enclosure (1ha) - Area 5-1&2 (past use) Predator enclosure (10ha) - Area 5-4 (past use) 150 000m3 dam (4.5ha) - Area 3 (Thicket / fynbos mosaic, past use AIS/ aquatic) Total – 35ha Total footprint: 122.5 ha Ln 2; Activity 27 included to authorise all footprints..
28	Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development: (i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or (ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare; excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.	14/1/1/E3/9/10/3/L1019/19 Occurs outside urban area Zoned as Agriculture 1 Properties were used for cattle farming between 1976 to current. Farmhouse was in place on ptn 420; roads were in place. Crops are currently in place (60 ha) on ptns 373 and 420 Game farm is in place on ptn 420. A restaurant is in place; however, footprint of area is 7200m2.

		On Ptn 420 five new dwellings have been developed, two dwellings and supporting structures and reservoirs have been developed. All dwellings are used by owners / management team. Land currently is used mostly for agriculture and game farming with dwellings provided for operational staff. The combined area of the restaurant and church area is 1.8 ha, and this activity is therefore included in this this application. The revised SDP (Appendix B8) recommends identified agricultural areas and supporting infrastructure to remain as agricultural 1 and the remaining area to be zoned as open space 3. Zoning of the restaurant and shop to be advised by a town planner, the recommended SDP includes the restaurant and shop in agricultural 1. RE/420 (489ha) and 373 (789ha) = 1278 ha Total development and agricultural footprint (including 1.8 ha church and restaurant): 122.5 ha Open space 3 area: 859 ha Agricultural zone 1: 419 ha
GN No. R. 325 Activity No(s): **(Listing Notice 2 of 2014)**	Describe the relevant listed activity(ies) in writing as per GN No. R.325 of 2014 ("NEMA 2014 Scoping/EIA listed activity/ies")	Describe the portion of the development as per the project description that relates to the applicable listed activity.
15	The clearance of an area of 20 hectares or more of indigenous vegetation, excluding where such clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or	Clearance of indigenous vegetation (not disturbed in previous 10 years) has taken place between 2016 – 2024 for development of structures, dam and roads; Area 1 – 8000m2 – 5 dwellings (GR granite fynbos) Area 2 – 9000m2 – 2 dwellings, reservoir (GR granite fynbos) Roads – 10000m2 (GR granite fynbos) Area 3 – 800m2 - (existing dam) (Thicket / fynbos mosaic, past use, AIS) Area 4 – 10000m2 (existing dam and agricultural) (Thicket / fynbos mosaic, past use AIS) Total - 3.7ha Current agricultural activities in place developed on past used agricultural areas (disturbed within previous 10 years) Ptn 420 – 17.2 ha (irrigated) Ptn 373 – 56.31 ha (irrigated) Existing dryland – 12 ha (pastures) Total – 85 ha Current on disturbed / degraded Swellendam silcrete Area 5 – 7200m2 - restaurant Furtherance: Additional agricultural: 20 ha – Area 4-17 ptn 373 (past use) Elephant enclosure (1ha) - Area 5-1&2 (past use) Predator enclosure (10ha) - Area 5-4 (past use) 150 000m3 dam (4.5ha) - Area 3 (Thicket / fynbos mosaic, past use AIS/ aquatic) Total – 35ha

		Total footprint: 125 ha Total – 45000 m2 / 4.5 ha (including degraded Swellendam silcrete fynbos) Estimate 3.7ha – GR granite fynbos Estimate 1 ha – Swellendam silcrete fynbos Ln 2; Activity 27 included to authorise all footprints LN1 activity 27 and LN 3 activity 12 included in application
16	The development of a dam where the highest part of the dam wall, as measured from the outside toe of the wall to the highest part of the wall, is 5 metres or higher or where the highwater mark of the dam covers an area of 10 hectares or more.	New dam is proposed which will have a maximum storage capacity of 150 000 cubic meters; the concept drawing indicates the dam wall will be 12 meters in height including a 2-meter freeboard. A preliminary dam design has been prepared by GG&G (appendix B7); a geotechnical assessment has been prepared by SRK (Appendix H8). The preliminary dam at the preferred site (referred to as option 2 in studies / corresponds to OGF2 site) allows for the development of the dam in phases., with phase 1 having a dam wall height of 5 meters; the design has allowed for the increases in wall height and expansion of dam area; at a holding capacity of 150 000 m3, the height will be 15 meters
27	The development of a road— Excluding a road (b) which is 1 kilometre or shorter; or	Additional tracks developed between 2016 and 2024; Four access tracks on the farms exceed 1km in length; distances are 1km, 1.2km, 1.4km and 2.3km. These are internal tracks and this activity is not deemed to be triggered. The main access at km 18,21 was relocated to km 18,26 as instructed. The relocation of km 20,4 access to a new access at km 20.33 on TR3302 is included in this application and assessment.
GN No. R. 324 Activity No(s): **(Listing Notice 3 of 2014)**	Describe the relevant listed activity(ies) in writing as per GN No. R.324 of 2014	Describe the portion of the development as per the project description that relates to the applicable listed activity.
2	The development of reservoirs, excluding dams, with a capacity of more than 250 cubic metres. **i. Western Cape** ii. In areas containing indigenous vegetation; or	Reservoirs in place Storage of water (40 000m3) authorised on ptn 373 Storage of water (40 000m3) authorised on ptn 420
4	The development of a road wider than 4 metres with a reserve less than 13,5 metres. **i. Western Cape** ii. Areas outside urban areas; (aa) Areas containing indigenous vegetation;	Small sections of road on very steep terrain exceed 4 meter width Additional tracks developed between 2016 and 2024; Four access tracks on the farms exceed 1km in length; distances are 1km, 1.2km, 1.4km and 2.3km. The main access at km 18,21 was relocated to km 18,26 as instructed. The relocation of km 20,4 access to a new access at km 20.33 on TR3302 is included in this application and assessment. The required access point may exceed 4m; the internal road from the gate to existing road is not to exceed 4 meters in width. The access gate and new road section will traverse existing agricultural areas and more than 300m2 intact indigenous vegetation will not be required to

		be cleared for this access gate at 20.33.
~~6~~	~~The development of resorts, lodges, hotels, tourism or hospitality facilities that sleeps 15 people or more.~~ ~~i. Western Cape~~ ~~ii. Outside urban areas;~~ ~~(aa) Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans; or~~ ~~(bb) Within 5km from national parks, world heritage sites, areas identified in terms of NEMPAA or from the core area of a biosphere reserve; - excluding the conversion of existing buildings where the development footprint will not be increased.~~	Not required
12	The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of Indigenous vegetation is required for Maintenance purposes undertaken in accordance with a maintenance management plan. **i. Western Cape** i. Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004; ii. Within critical biodiversity areas identified in bioregional plans;	Clearance of indigenous vegetation (not disturbed in previous 10 years) has taken place between 2016 – 2024 for development of structures, dam and roads; Area 1 – 8000m2 – 5 dwellings (GR granite fynbos) Area 2 – 9000m2 – 2 dwellings, reservoir (GR granite fynbos) Roads – 10000m2 (GR granite fynbos) Area 3 – 800m2 - (existing dam) (Thicket / fynbos mosaic, past use, AIS) Area 4 – 10000m2 (existing dam and agricultural) (Thicket / fynbos mosaic, past use AIS) Total - 3.7ha Current agricultural activities in place developed on past used agricultural areas (disturbed within previous 10 years) Ptn 420 – 17.2 ha (irrigated) Ptn 373 – 56.31 ha (irrigated) Existing dryland – 12 ha (pastures) Total – 85 ha Current on disturbed / degraded Swellendam silcrete Area 5 – 7200m2 - restaurant Furtherance: Additional agricultural: 20 ha – Area 4-17 ptn 373 (past use) Elephant enclosure (1ha) - Area 5-1&2 (past use) Predator enclosure (10ha) - Area 5-4 (past use) 150 000m3 dam (4.5ha) - Area 3 (Thicket / fynbos mosaic, past use AIS/ aquatic) Total – 35 ha Total footprint: 125 ha Vegetation on the study area is Swellendam Silcrete Fynbos (endangered) and Garden Route Granite Fynbos (critically Endangered) Clearance of **indigenous vegetation (not disturbed in previous 10 years)** has taken place between 2016 – 2024 for development of structures, dam and roads; Area 1 – 8000m2 (GR granite fynbos) Area 2 – 9000m2 (GR granite fynbos) Roads – 10000m2 (GR granite fynbos) Area 3 – 800m2 and 150 000m3 dam (existing dam) (Thicket / fynbos mosaic, past use AIS)

		Area 4 – 10000m2 (existing dam and agricultural) (Thicket / fynbos mosaic, past use AIS) Area 5 – 7200m2 – restaurant degraded Swellendam silcrete Total – 45000 m2 / 4.5 ha (including degraded Swellendam silcrete fynbos) Estimate 3.7ha – GR granite fynbos Estimate 1 ha – Swellendam silcrete fynbos LN1 activity 27 and LN 2 activity 15 included in application
14	The development of— (i) dams or weirs, where the dam or weir, including infrastructure and water surface area exceeds 10 square metres; or (ii) infrastructure or structures with a Physical footprint of 10 square metres or more; where such development occurs— (a) within a watercourse; (b) in front of a development setback; or (c) if no development setback has been adopted, within 32 metres of a watercourse, measured from the edge of a watercourse; Western Cape Outside urban areas (ff) Critical biodiversity areas or ecosystem service areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans;	According to the WCBSP for Mossel Bay, the entire length of the Ruiterbos River running through both properties is mapped as an aquatic Critical Biodiversity Area (CBA1); The majority of Portions 420 and 373 are considered first priority Terrestrial Critical Biodiversity Areas (CBA 1). Road crossings Area 3 –150 000m3 dam (OGF2 /option 2) Area 3 - OGF1 – to be rehabilitated and suitable road crossing required Area 4-16 – 10 000m2 (existing dam and agricultural) (to be rehabilitated) and suitable road crossing required
23	The expansion of— (i) dams or weirs where the dam or weir is expanded by 10 square metres or more; or (ii) infrastructure or structures where the Physical footprint is expanded by 10 square metres or more; where such expansion occurs— a) within a watercourse; c) if no development setback has been adopted, within 32 metres of a watercourse, measured from the edge of a watercourse; **i. Western Cape** i. Outside urban areas: (ff) Critical biodiversity areas or ecosystem service areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans;	According to the WCBSP, entire length of the Ruiter Bos River running through both properties is mapped as an aquatic Critical Biodiversity Area (CBA1); The majority of Portions 420 and 373 are Terrestrial CBA1. Dam (OGF1)within watercourse was expanded (2019 / 2020) by 10 m2 or more. Area 3 - OGF1 – to be rehabilitated and suitable road crossing required

Please note:

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

2. ACTIVITY DESCRIPTION

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

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

The farms had previously (prior to 2005) been used for dryland cattle grazing. Historical imagery shows that approximately 197 ha of the area had been used for grazing. Vegetation within the study area is Swellendam Silcrete Fynbos (endangered) and Garden Route Granite Fynbos (critically Endangered).
Clearance of indigenous vegetation (not disturbed in previous 10 years) has taken place between 2016 – 2024 for development of structures, dam and roads;
Area 1 – 8000m2 – 5 dwellings
Area 2 – 9000m2 – dwellings, reservoir
Roads – 10000m2
Area 3 – 800m2 - (existing dam)
Area 4 – 10000m2 (existing dam and agricultural)
Total - 3.7ha

Developed on previously disturbed area:
Area 5 – 7200m2 – restaurant

Current agricultural activities in place developed on past used agricultural areas (disturbed within previous 10 years)
Ptn 420 – 17.2 ha (irrigated)
Ptn 373 – 56.31 ha (irrigated)
Existing dryland – 12 ha (pastures)
Total – 85 ha

An additional 200 ha was proposed to be cleared for additional crops – however following this assessment (water availability and soil conditions), this is no longer proposed. A maximum of 80 ha is proposed with 60 ha under irrigation and 20 ha available for rotation. Irrigated crops include maize, lucerne, avocado; and vegetables in tunnels. A dam with a 150 000m3 capacity is required to be constructed.

Proposed:
Additional agricultural: 20 ha – Area 4-17 ptn 373
Elephant enclosure (1ha) - Area 5-1&2
Predator enclosure (10ha) - Area 5-4
Proposed 150 000m3 dam (2ha) - Area 3
Total – 33 ha

Total footprint: 122.5 ha

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

The farms had previously been used for dryland cattle grazing. Historical imagery shows that approximately

197 ha of the area had been used for grazing. Vegetation within the study area is Swellendam Silcrete Fynbos (endangered) and Garden Route Granite Fynbos (critically Endangered).
Clearance of indigenous vegetation (not disturbed in previous 10 years) has taken place between 2016 – 2024 for development of structures, dam and roads;
Area 1 – 8000m2 – 5 dwellings
Area 2 – 9000m2 – dwellings, reservoir
Roads – 10000m2
Area 3 – 800m2 - (existing dam)
Area 4 – 10000m2 (existing dam and agricultural)
Total - 3.7ha

Developed on previously disturbed area:
Area 5 – 7200m2 – restaurant

Current agricultural activities in place developed on past used agricultural areas (disturbed within previous 10 years)
Ptn 420 – 17.2 ha (irrigated)
Ptn 373 – 56.31 ha (irrigated)
Existing dryland – 12 ha (pastures)
Total – 85 ha

An additional 200 ha was proposed to be cleared for additional crops – however following this assessment (water availability and soil conditions), this is no longer proposed. A maximum of 80 ha is proposed with 60 ha under irrigation and 20 ha available for rotation. Irrigated crops include maize, lucerne, avocado; and vegetables in tunnels.

Furtherance:
Additional agricultural: 20 ha – Area 4-17 ptn 373
Elephant enclosure (1ha) - Area 5-1&2
Predator enclosure (10ha) - Area 5-4
Proposed 150 000m3 dam (2ha) - Area 3
Total – 33 ha

Total footprint: 122.5 ha

Due to the high conservational value it is recommended that the areas which have been identified as suitable for agricultural use (approximately 125 ha), including the relevant management and workers dwellings and storage facilities, new dam and the restaurant and church area remain zoned as agricultural 1 and the remaining area, used by game farm animals and comprised of intact fynbos, with thicket and AIS along the drainage lines, be zoned as open space 3 for conservation use. This is an area of approximately 849 hectares with approximately 759 ha mapped as critically endangered Garden Route Granite Fynbos, and the remainder mapped as endangered Swellendam silcrete fynbos. The mapped GR granite fynbos area has been confirmed to have thicket elements in the valley areas, and the drainage lines are invaded with alien trees (approximate 200ha).

Applying the Biodiversity Offset Guideline (DFFE, 2023), which recommends an offset ratio of 30:1 for residual loss of Critically Endangered vegetation, the 3.7 ha of new disturbance with GG granite fynbos equates to an offset requirement of ±111 ha.

In addition, Swellendam Silcrete Fynbos (FFc1) occurs over approximately 90 ha within OGF and is listed as Endangered, with <5% formally protected nationally. Historic agricultural use and proposed development for a church and restaurant precinct have affected approximately 1 ha of this vegetation type (however this area is situated between an existing quarry, dam and agricultural fields and considered to have been degraded). Based on an offset ratio of 10:1 for Endangered ecosystems, the required offset area is approximately 10 ha.

The applicant commits to securing approximately 859 ha of the property as an open space 3 area, representing a substantial biodiversity gain well in excess of the required offset. This commitment will deliver a net biodiversity gain, contribute directly to the national conservation target for Garden Route Granite Fynbos, and effectively increase the formally protected extent of this vegetation type from 0.3% to approximately 0.42% and secure long-term, in situ persistence of this vegetation type.

RE/420 (489ha) and 373 (789ha) = 1278 ha
Total development and agricultural operations (including 1.8 ha church and restaurant): 125 ha
Open space 3 area: 859 ha
Agricultural zone 1: 419 ha

(c) Please provide details of all components of the activity and attach diagrams (e.g. architectural drawings or perspectives, engineering drawings, process flow charts etc.).

Buildings	**YES**	NO

Provide brief description:

Area 1 – five dwellings
Each dwelling is approximately 1200m2

Area 2
Dwelling: 900m2
Dwelling: 1750m2
Structure: 1300m2

Area 5: Agricultural area, game farm, tourism, enclosures and supporting activities on ptn 420
Restaurant area - 7200m2
Proposed – predator enclosure: 10 ha (maximum) within previously disturbed area
Proposed – elephant night enclosure: 1 ha within previously disturbed area

Plans provided are included as appendix B
Recommended SDP provided as Appendix B8.
Preliminary dam design provided as Appendix B7.

Infrastructure (e.g. roads, power and water supply/ storage)	**YES**	NO

Provide brief description:

No municipal services (electricity, water, or sewage) are available on the property. As such, all energy requirements are met through off-grid systems, primarily solar power and gas.

Roads and tracks are in place. Unnecessary roads are recommended to be rehabilitated. Crossings which require modification are identified.

Area 3 – dam (existing), solar
Solar panel – 500m2
Area 4
Solar – 3000 m2

Reservoirs in place
Storage of water (40 000m3) authorised on ptn 373
Storage of water (40 000m3) authorised on ptn 420.
An existing road crossing was upgraded that resulted in the creation of a small instream dam (OGF1) on the Ruiterbos River .This is recommended to be rehabilitated (Appendix I – EMPr)

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)

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)

A new dam is proposed with a storage capacity of 150 000 cubic meters. The concept design of the dam has been developed; the dam wall is planned have a 12-meter wall height including a 2 meter freeboard.
The final design of dam to consider ecological water requirements and incorporate release flow infrastructure, either through a pipe-and-valve outlet system or via a bypass mechanism (e.g., weir and pipeline). A pipe / valve system is the preferred and recommended mechanism. Pumps used to abstract water from the dam must be fitted with calibrated flow meters with the purpose of ensuring that annual lawful water allocations are not exceeded.

A geotechnical assessment (September 2025) has been carried out by SRK and provided as Appendix H7; a Preliminary Dam design has been prepared by GG&G Consulting Engineers and provided as Appendix B7. The preliminary design has been sent to the aquatic specialist to confirm the design meets the required hydrological requirements of the catchment area and all measures have been incorporated into the design to prevent / reduce impacts as far as possible. This will also be submitted to the DWS / BOCMA as part of the WULA
The preliminary dam allows for the development of the dam in phases., with phase 1 having a dam wall height of 5 meters; the design has allowed for the increases in wall height and expansion of dam area; at a holding capacity of 150 000 m3, the height will be 15 meters.
The release flow mechanism has been incorporated into the design to allow for release of flow to maintain the ecological water requirements of the reserve. A coffer dam will be required during the construction phase to keep the area dry during construction; construction is also recommended to be planned during the dry season. A pipe will be installed at the coffer dam to pump water out as required during construction; this pipe will be maintained for use in the release flow mechanism; the pipe will be placed beneath the dam - the optimal dam site area in terms of geotechnical requirements to minimise foundations, is very narrow and a bypass will therefore not be possible. The release flow will be digitally monitored and submitted to BOCMA as per WUL conditions. The released flow will mimic the natural non – perennial conditions with increased release during storm events and minimal flow during dry conditions.

Any additional abstraction from the Ruiterbos River must be subject to the formal surrender of existing borehole water use rights on RE/420 and RE/373 to ensure overall compliance with the lawful water allocation.

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

No manufacturing or processing will take place.

Storage facilities for raw materials and products (e.g. volume and substances to be stored)

Provide brief description	YES	NO

Establishment of crop farming (approximately 48.75 ha on ptn 373; 17.1 ha on ptn 420) has taken place between 2014 - 2024 for agricultural activities with the majority of current farming areas are taking place on previously disturbed cattle grazing areas. Number of storage facilities are in place in the agricultural areas. These are indicated in the recommended and updated SDP, 2025 (Appendix B7).

Farm portion	Label from SDP 2020	id	Lat	Long	Developed, year
373	store 3	Developed (area 4-15)	-33.989647°	22.021098°	Developed 2018 within disturbed agricultural area
373	Store 1	Not developed	-33.996569°	22.021431°	Not developed
420	Store 2	Developed (area 2)	-33.977290°	22.034542°	Developed, 2018
420	AS1	Developed (area 5)	-33.997359°	22.052172°	Developed, 2011
420	AS2	Developed (area 5)	-33.997172°	22.051818°	Developed, 2011
420	AS3	Developed (area 5)	-33.997084°	22.051528°	Developed, 2011

Estimate: 15 ha maize; 20 ha lucerne, 10 ha avocado, 3 ha tunnels, currently in place. Livestock (80 cattle and 160 sheep) are in place.

A maximum of 80 ha crop farming is proposed with 60 ha under irrigation and 20 ha available for rotation.

Storage and treatment facilities for solid waste and effluent generated by the project	**Yes**	No

Provide brief description

Current systems include:

- Septic tanks or French drains for domestic wastewater.
- Restaurant wastewater is treated using grease traps and septic tanks.

(d) Other activities (e.g. water abstraction activities, crop planting activities)	**Yes**	No

Provide brief description

Establishment of crop farming (approximately 48.75 ha on ptn 373; 17.1 ha on ptn 420) has taken place between 2014 - 2024 for agricultural activities with the majority of current farming areas are taking place on previously disturbed cattle grazing areas. Currently in place: 15 ha maize; 20 ha lucerne, 10 ha avocado, 3 ha tunnels (48 ha) currently in place. Livestock (80 cattle and 160 sheep) are kept in paddocks. Game farm animals are in place. Water is also required for domestic use at dwellings and restaurant.

Based on the soil, vegetation and hydrology assessment, a maximum of 80 ha agricultural is deemed feasible with 60 ha under irrigation and 20 ha available for rotation.

RE/373 has an authorised abstraction of 80 000 m3 from the Palmiet River. A new instream dam is proposed in the Ruiterbos River to meet water requirements for the area. The hydrology assessment shows that a dam size of 150 000 m3 is expected to provide a 95 % assurance of supply. Considering an existing water entitlement of 80 000 m3 from the Ruiterbos River, a Water Use License (WUL) would be required to abstract and additional 100 000 m3 to 135 000 m3 in order to meet irrigation demands.

The concept design of the dam has been developed; the dam wall is planned have a 12-meter wall height including a 2 meter freeboard. The final design of dam to consider ecological water requirements and incorporate release flow infrastructure, either through a pipe-and-valve outlet system or via a bypass mechanism (e.g., weir and pipeline). A pipe and valve outlet system is the preferred and recommended mechanism. Pumps used to abstract water from the dam must be fitted with calibrated flow meters with the purpose of ensuring that annual lawful water allocations are not exceeded.

A geotechnical assessment (September 2025) has been carried out by SRK and provided as Appendix H7; a Preliminary Dam design has been prepared by GG&G Consulting Engineers and provided as Appendix B7. The preliminary design has been sent to the aquatic specialist to confirm the design meets the required hydrological requirements of the catchment area and all measures have been incorporated into the design to prevent / reduce impacts as far as possible. This will also be submitted to the DWS / BOCMA as part of the WULA

The preliminary dam allows for the development of the dam in phases., with phase 1 having a dam wall height of 5 meters; the design has allowed for the increases in wall height and expansion of dam area; at a holding capacity of 150 000 m3, the height will be 15 meters.

The release flow mechanism has been incorporated into the design to allow for release of flow to maintain the ecological water requirements of the reserve. A coffer dam will be required during the construction phase to keep the area dry during construction; construction is also recommended to be planned during the dry season. A pipe will be installed at the coffer dam to pump water out as required during construction; this pipe will be maintained for use in the release flow mechanism; the pipe will be placed beneath the dam - the optimal dam site area in terms of geotechnical requirements to minimise foundations, is very narrow and a bypass will therefore not be possible. The release flow will be digitally monitored and submitted to BOCMA as per WUL conditions. The released flow will mimic the natural non – perennial conditions with increased release during storm events and minimal flow during dry conditions.

The existing dammed areas at watercourse crossings must be rehabilitated as per the rehabilitation plan provided in the EMPr as a condition of approval for the new larger dam

Any additional abstraction from the Ruiterbos River must be subject to the formal surrender of existing borehole water use rights on RE/420 and RE/373 to ensure overall compliance with the lawful water allocation.

Due to the high conservational value it is recommended that the areas which have been identified as suitable for agricultural use (approximately 120 ha), including the relevant management and workers dwellings and storage facilities, new dam and the restaurant and church area remain zoned as agricultural 1 and the remaining area, used by game farm animals and comprised of intact fynbos, with thicket and AIS along the drainage lines, be zoned as open space 3 for conservation use.

3. PHYSICAL SIZE OF THE ACTIVITY

Indicate the physical spatial size of the activity as well as associated infrastructure (footprints):	122 ha
Indicate the area that has been transformed / cleared to allow for the activity as well as associated infrastructure	3.7 ha
Total area:	**1278 ha**

Portion 420 of Outeniqua Game Farm is approximately 489ha.

Irrigated area - ~17.2 ha

Area 1 – 8000m2 – 5 dwellings

Area 2 – 9000m2 – dwellings, reservoir

Restaurant - 7200m2
Roads – 10000m2
150 000m3 dam - 2 ha-
proposed predator enclosure - ~10.4 ha
elephant night holding – 1 ha
Total – 33 ha
Approximately 456 ha is available for free-ranging game and natural vegetation and accompanying fauna

Portion 373 is approximately 789 ha in extent.
Irrigated – 56.31 ha (irrigated)
Existing dryland – 12 ha (pastures)
Additional agricultural: 20 ha – Area 4-17 ptn 373
Total – 89 ha
Approximately 700 ha available for natural vegetation and accompanying fauna
Total footprint: 122.5 ha
Estimated area of alien invasive vegetation: 200 ha – recommended to be cleared and rehabilitated
Estimated previously disturbed area that site show signs of fynbos regeneration and these areas are not recommended for further agricultural expansion / disturbance: 22.98 ha

4. SITE ACCESS

Was there an existing access road?	YES	NO
If NO, what was the distance over which the new access road was built? Please indicate the length and width of the new road.	(Length)	m
	(width)	m

Describe the type of access road constructed:

The property is accessed via the R328.
Internal roads and tracks are in place. (Roads, SDP 2020 provided in appendix B)
Additional internal roads and tracks developed between 2016 and 2024; Three roads identified which exceed 1km in length; distances are 1.2km, 1.4km and 2.3km.
In response to comments received from the western Cape Provincial Roads Department and Engineer , a traffic impact assessment has been prepared and provided as Appendix H8.

It was found that low existing traffic volumes occur on TR3302 which indicates there is sufficient spare capacity on the road and the addition of farm trips generated by OGF will cause no change in service levels and continued and furtherance of activities will therefore have a low impact.
The main access at km 18,21 was relocated to km 18,26 as instructed.
The relocation of km 20,4 access to a new access at km 20.33 has been included in this application and assessment.
The required access gate (compliant to game entrance gates) and new access section to an existing access road will traverse agricultural areas and will not require the removal of intact fynbos.
Once the EA application process has concluded, design for new access is to be submitted to the district Road Engineer.

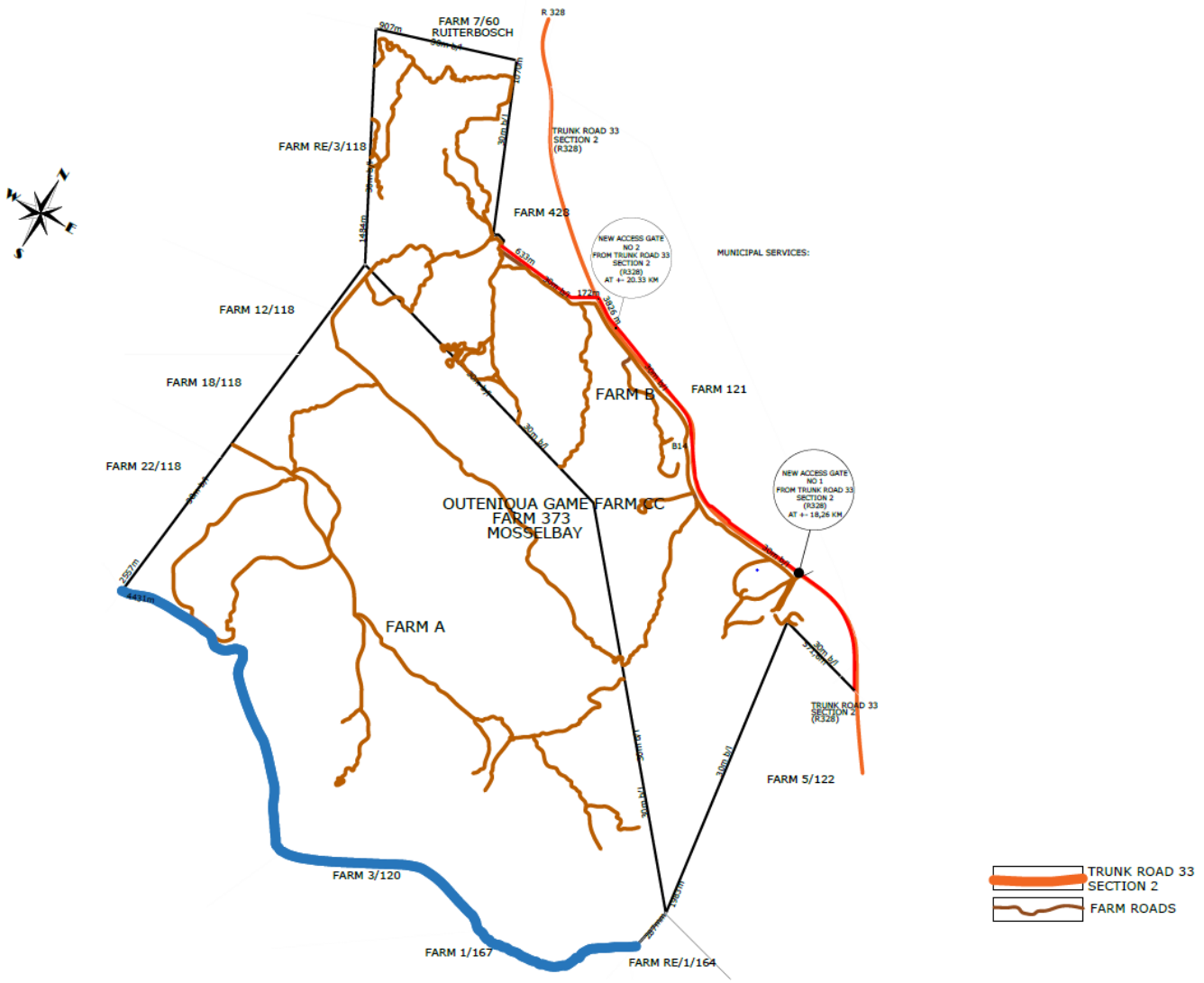


Figure 10: Roads and tracks (extracted from SDP, 2020)(Refer to Appendix B)

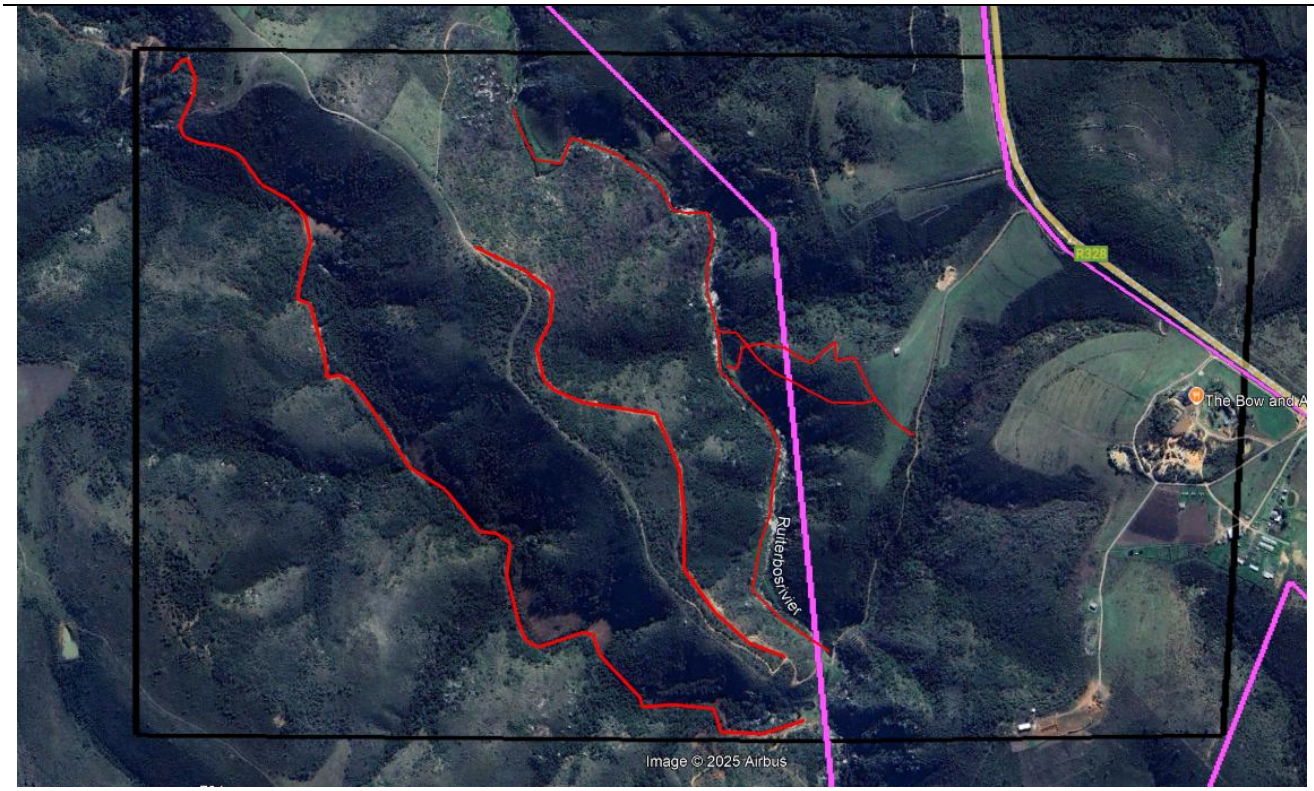


Figure 11: New roads / tracks identified

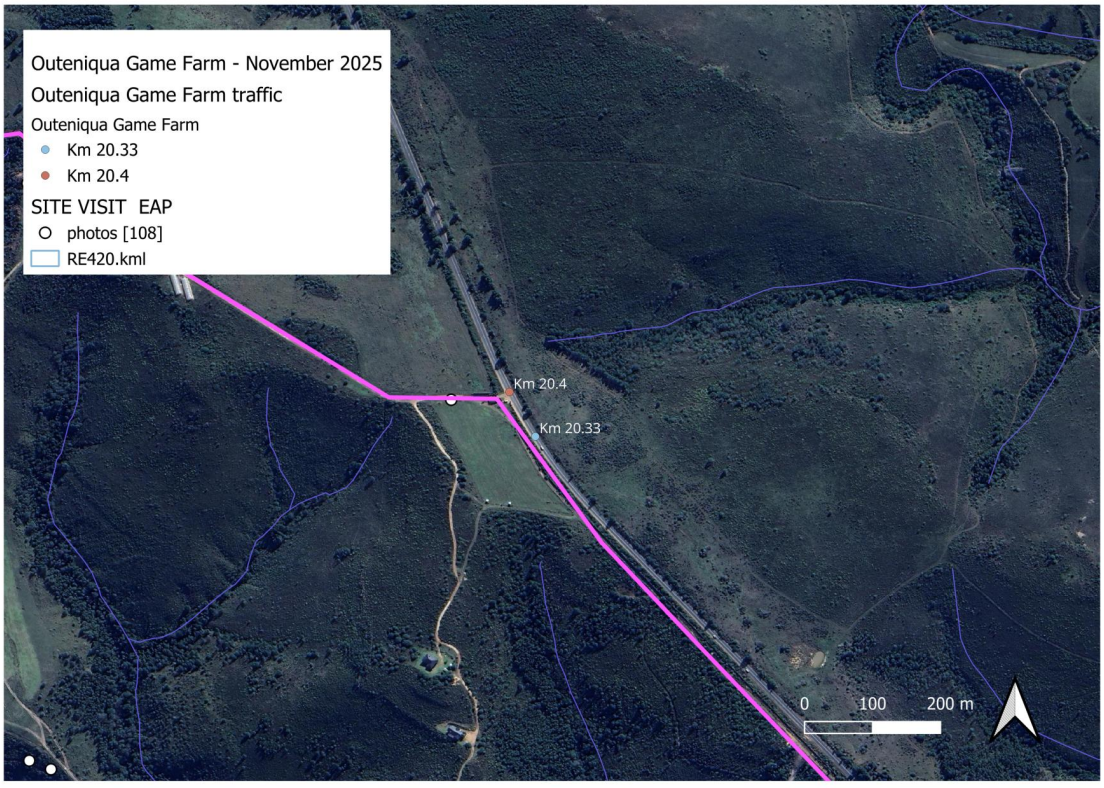


Figure 12: New access required – this will not require clearing of indigenous vegetation

Please Note:

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

5. SITE PHOTOGRAPHS

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

Please note:

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

PHOTOGRAPHS ARE PROVIDED IN APPENDIX D.

6. APPLICABLE LEGISLATION, POLICIES AND/OR GUIDELINES

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

LEGISLATION	ADMINISTERING AUTHORITY	TYPE Permit/ license/ authorisation/comment	DATE (if already obtained):
National Environmental Management Act (Act No. 107 of 1998)	DEADP	Environmental authorisation Section 24G of NEMA	In process (this application)
Environmental Impact Assessment Regulations (2014, as amended)	DEADP	Environmental authorisation	In process (this application)
CONSERVATION OF AGRICULTURAL RESOURCES ACT, 1983 (ACT 43 OF 1983)	Western Cape Department of Agriculture	Soil permit – cultivation of virgin soil	Required
National Water Act (act 36 of 1998)	DWS / BOGMA	Authorisation for water uses: S21a, b, c and i	In place for a and b – new application for new dam and to authorise existing activities
The Nature Conservation Ordinance (Ord 19 of 1974)	Cape Nature	Certificate of Adequate Enclosure	Required for proposed / in place for existing
National Norms and Standards for the Management of Elephants in South Africa published in terms on NEMBA, 2023	SanPArks, Cape Nature	Annexure II – management plans for captive elephants	Required for proposed
Norms and standards for captive lions			
The Nature Conservation Ordinance (Ord 19 of	Cape Nature	Permits for flora and fauna listed in terms of PNCO	Ongoing as required

LEGISLATION	ADMINISTERING AUTHORITY	TYPE Permit/ license/ authorisation/comment	DATE (if already obtained):
1974)			
National Environmental Management Act: Biodiversity Act (Act No. 10 of 2004)	Cape Nature	Permits of SCC flora and fauna listed in terms of NEMBA	Ongoing as required
National Forest Act No 84 of 1998 as amended / Forestry Laws Amendment Act (Act 35 Of 2005)	Department of Forestry	Permits for protected trees listed in terms of NFA	Ongoing as required
Other legislation consulted and relevant measures / principles incorporated into EMPR / required			
Constitution Of The Republic Of South Africa (Act 108 Of 1996)	RSA		
National Heritage Resources Act, 1999 (Act No. 25 of 1999) (NHRA).	Heritage WC	Mitigation included in EMPr	EMPr
National Veld and Forest Fire Act (Act 101 Of 1998)	Southern Cape Fire Protection Association (SCFPA)	Fire management plan and controlled burning	Member of SCFPA
National Environmental Management Act: Waste Act (Act No 59 of 2008)	DFFE	Waste management hierarchy. Norms and standards for composting	EMPr
National Environmental Management Act: Air Quality Act (Act No 39 of 2004)	Garden Route District Municipality	Dust control	EMPr
National Environmental Management: Protected Areas Act (Act No. 57 of 2003)	DFFE Cape Nature SANParks	Formal and informal protected areas	EMPr
Biodiversity Management Plan For The African Lion (Panthera Leo) In Terms Of National Environmental Management: Biodiversity Act, 2004 (Act No. 10 Of 2004)	DFFE Cape Nature SANParks	Norms and Standards for captive lions and permit conditions	
National Environmental Management	DFFE DEADP CAPE NATURE	As required	

LEGISLATION	ADMINISTERING AUTHORITY	TYPE Permit/ license/ authorisation/comment	DATE (if already obtained):
Amendment Act (Act 62 Of 2008)	DWS WC agriculture		
Environmental Conservation Act (Act No. 73 of 1989)	DFFE	General Policy in terms of ECA	EMPR
The Fencing Act (Act No. 31 of 1963) i	Western Cape Department of agriculture	Fencing Requirements	Game farm management plan
Western Cape Game Translocation and Utilisation Policy and the Fencing Policy	Western Cape Department of agriculture	Fencing Requirements	Game farm management plan
Municipal system Act (32 of 2000)	Mossel Bay Integrated Development Plan		
Western Cape Land Use Planning Act, 2014 (Act 3 of 2014)	Mossel Bay		
SPLUMA (Act 13 Of 2013)	Mossel Bay		
Fertilizers, Farm Feeds, Agricultural Remedies and Stock Remedies Act, 1947 (Act No. 36 of 1947)	Department of Agriculture		
Agricultural Pest Act, 1983 (Act No 36 of 1983)	Department of Agriculture		
Medicines and Related Substances Control Act, 1965 (Act 101 of 1965)	Department of Health		
Hazardous Substances Act, 1973 (Act 15 of 1973)	Department of Health		
The Foodstuffs, Cosmetics and Disinfectants Act (FCDA), 1972 (Act No. 54 of 1972)	Department of Health		
The Occupational Health and Safety Act (OHSA), 1993 (Act No. 85 of 1993)	Department of Labour		

POLICY/ GUIDELINES	ADMINISTERING AUTHORITY
DFFE Screening tool and relevant protocols	DFFE
DWS Risk Assessment Matrix	DWS
Western Cape Biodiversity Spatial Plan, 2017	DEADP / Cape Nature
Ecosystem Guidelines for Environmental Assessment in the Western Cape, fynbos Forum	DEADP / Cape Nature

List of Threatened Ecosystems, 2022	DEADP / Cape Nature
SANBI VEGMAP 2018	DEADP / Cape Nature
Veld Management and Planted Pastures	Agricultural, land reform and rural development DFFE
A PRACTICAL GUIDE TO MANAGING INVASIVE ALIEN PLANTS	Department of Agriculture
Honeybush tea production guideline. 2016.	Department of Agriculture
Production Guideline – Avocado, Department of Agriculture, Forestry and Fisheries, 2012	Department of Agriculture
National Norms and Standards for the Management of Elephants in South Africa published in terms on NEMBA, 2023	SanPArks, Cape Nature
Guidelines for Grazing Capacity Determination	Department of Agriculture
SUSTAINABLE HARVESTING OF WILD HONEYBUSH	Department of Agriculture Cape Nature
South African Action Plan for the Conservation of Cheetahs and African Wild Dogs, workshop report, 2009	DFFE Cape Nature
The Garden Route Environmental Management Framework	Garden route District Municipality
Mossel Bay Spatial Development Framework	Mossel Bay Municipality
MOSSEL BAY MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK / ENVIRONMENTAL MANAGEMENT FRAMEWORK	Mossel Bay Municipality
DEA (2014), Companion to the EIA Regulations 2014, Integrated Environmental Management Guideline Series 5, Department of Environmental Affairs, (DEA), Pretoria, South Africa	DEADP / DWS / WC Agriculture / Cape Nature
DEADP (2014) Guideline on Public Participation, EIA Guideline and Information Document Series. Western Cape Department of Environmental Affairs & Development Planning	DEADP
NEMA EIA Regulations Guideline and Information Document Series: Guideline on Alternatives Guideline on Appeals Guideline on Exemption Applications Guideline on Need and Desirability Guideline on Public Participation Guideline on Transitional Arrangements Guideline for determining the Scope of Specialist Involvement in EIA Processes Guideline for involving Visual and Aesthetic Specialists in EIA Processes Guideline for involving Social Assessment Specialists in EIA Processes Guideline for involving Hydrogeologists in EIA Processes Guideline for involving Biodiversity Specialists in EIA Processes Guideline for Environmental Management Plans	DEADP

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

If not specifically applied for in terms of this application, does the development require an application for a waste management license in terms of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008)?	YES	**NO**
If yes, has an application been submitted to the licensing authority?	YES	NO
Does the proposed project require an application for a water use license in terms of the National Water Act, 1998 (Act No. 36 of 1998)?	**YES**	NO
If yes, has an application been submitted to the licensing authority?	**Yes**	NO
If no, please provide evidence of existing water use rights (if applicable) with this application form.		
Does the proposed project require an application for an atmospheric emissions license in terms of the National Environmental Management: Air Quality Act, 2004 (Act No. 39 of 2004)?	YES	**NO**
If yes, has an application been submitted to the licensing authority?	YES	NO
Does the proposed project require an application in terms of the National Environmental Management: Integrated Coastal Management Act ("NEM: ICMA")?	YES	**NO**
If yes, has an application been submitted to the relevant competent authority?	YES	NO
If yes, provide more details of the application submitted/to be submitted in terms of the NEM: ICMA		

8. APPLICATIONS IN TERMS OF OTHER LEGISLATION

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

If yes, please complete the table below:

Type of approval required (List the applicable legislation & approval required):	Name of the authority responsible for administering the applicable legislation	Application submitted (Yes / No)	Status of application (e.g. pending/ granted/ refused)
Soil permit APPLICATION TO CULTIVATE VIRGIN SOIL (Regulation 2) in terms of CONSERVATION OF AGRICULTURAL RESOURCES ACT, 1983 (ACT 43 OF 1983) (rectification and proposed)	Department Agriculture	No	None on record
Water use license in terms of the National water (act 36 of 1998)	DWS / BOGMA	Yes / As required	In place / require for all existing and proposed activities
Permits for disturbance / removal of any protected trees in terms of the National Forestry Act	DFFE - Forestry	As required	
Permits for protected fauna or flora species in terms of the national Environmental Management: Biodiversity Act	Cape Nature	As required	
Permits for species as identified in the Provincial Nature Conservation Ordinance	Cape Nature	As required	
Certificate of Adequate Enclosure issued by Cape Nature Conservation. Approved for the breeding, selling of wildlife species as per approved Outeniqua Game Farm Management Plan and Addendums. In place	Cape Nature	Yes	In place
National Veld and Forest Fire Act (Act 101 Of 1998) - Development of fire management practices to prevent and combat fires and legal duty and responsibility to ensure that veld fires do not break out on their property, and to take preventative measures to minimize the risk of fires spreading. Due to the fire risk inherent for any fire driven ecosystem (fynbos), it is important that this application be reviewed by the Southern Cape Fire Protection Association (SCFPA) so they can provide comments on management recommendations. **It is noted that OGF is a member of the SCFPA.** It is important to retain this membership. Assistance with controlled fire blocks on the property is important for the fire-driven ecosystem.	SCFPA	Yes	Member

SECTION C: DESCRIPTION OF RECEIVING ENVIRONMENT

SITE/AREA DESCRIPTION

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

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

Refer to Appendix M for full impact assessment

1. THE GEOLOGICAL FORMATIONS UNDERLYING THE SITE (TICK THE APPROPRIATE BOX)

GRANITE	**X**	QUARTZITE	
SHALE		DOLOMITE	
SANDSTONE		DOLERITE	
OTHER (specify)	**silcrete**		

2. GRADIENT OF THE SITE

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

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

3. Location in landscape

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

Ridgeline	**Plateau**	**Side slope of hill/mountain**	Closed valley	**Open valley**	Plain	**Undulating plain/low hills**	Dune	Sea-front	Other
If other, please describe									
Refer to Appendix M – Impact assessment									

4. Groundwater, Soil and Geological stability of the site

4.1 Groundwater, Soil and Geological stability of the site (PRE-COMMENCEMENT)

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

Shallow water table (less than 1.5m deep)	[redacted]	NO	[redacted]
Seasonally wet soils (often close to water bodies)	[redacted]	NO	[redacted]
Unstable rocky slopes or steep slopes with loose soil	[redacted]	NO	[redacted]
Dispersive soils (soils that dissolve in water)	[redacted]	NO	[redacted]
Soils with high clay content	[redacted]	NO	[redacted]
Any other unstable soil or geological feature	[redacted]	NO	[redacted]
An area sensitive to erosion	YES	[redacted]	[redacted]

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

Shallow water table (less than 1.5m deep)	[redacted]	**NO**	[redacted]
Seasonally wet soils (often close to water bodies)	[redacted]	NO	[redacted]
Unstable rocky slopes or steep slopes with loose soil	[redacted]	NO	[redacted]
Dispersive soils (soils that dissolve in water)	[redacted]	NO	[redacted]
Soils with high clay content	[redacted]	NO	[redacted]
Any other unstable soil or geological feature	[redacted]	NO	[redacted]
An area sensitive to erosion	YES	[redacted]	[redacted]

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

Refer to Appendix M – Impact assessment

5. SURFACE WATER

5.1 SURFACE WATER (PRE-COMMENCEMENT)

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

Perennial River	**YES**	[redacted]	[redacted]
Non-Perennial River	**YES**	[redacted]	[redacted]
Permanent Wetland	[redacted]	**NO**	[redacted]
Seasonal Wetland	**YES**	[redacted]	[redacted]
Artificial Wetland	[redacted]	**NO**	[redacted]
Estuarine / Lagoonal wetland	[redacted]	**NO**	[redacted]

5.2 SURFACE WATER (POST-COMMENCEMENT)

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

Perennial River	**YES**	[redacted]	[redacted]
Non-Perennial River	**YES**	[redacted]	[redacted]
Permanent Wetland	[redacted]	**NO**	[redacted]
Seasonal Wetland	**YES**	[redacted]	[redacted]
Artificial Wetland	[redacted]	**NO**	[redacted]
Estuarine / Lagoonal wetland	[redacted]	**NO**	[redacted]

Refer to Appendix M – Impact assessment

6. VEGETATION AND/OR GROUNDCOVER

Please note: The Department may request specialist input/studies depending on the nature of the biodiversity occurring on the site and potential impact(s) of the activity/ies. To assist with the identification of the biodiversity occurring on site and the ecosystem

status consult http://bgis.sanbi.org.za or BGIShelp@sanbi.org.za. Information is also available on compact disc ("cd") from the Biodiversity-GIS Unit, Ph (021) 799 8738. This information may be updated from time to time and it is the applicant/ EAP's responsibility to ensure that the latest version is used. A map of the relevant biodiversity information (including an indication of the habitat conditions as per (b) below) and must be provided as an overlay map to the property/site plan as an **appendix** to this form.

6.1 vegetation AND/OR GROUNDCOVER (PRE-COMMENCEMENT)

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

Indigenous Vegetation - good condition	**Indigenous Vegetation with scattered aliens**	**Indigenous Vegetation with heavy alien infestation**
Describe the vegetation type above: Garden Route Granite Fynbos Swellendam Silcrete Fynbos Gouritz Valley Thicket	Describe the vegetation type above: Garden Route Granite Fynbos Swellendam Silcrete Fynbos Gouritz Valley Thicket	Describe the vegetation type above: Gouritz Valley Thicket Garden Route Granite Fynbos
Provide ecosystem status for above: Garden Route Granite Fynbos - critically endangered (CR) Swellendam Silcrete Fynbos - endangered (EN) Gouritz Valley Thicket - critically endangered (CR)	Provide ecosystem status for above: Garden Route Granite Fynbos - critically endangered (CR) Swellendam Silcrete Fynbos - endangered (EN) Gouritz Valley Thicket - critically endangered (CR)	Provide Ecosystem status for above: Garden Route Granite Fynbos - critically endangered (CR) Gouritz Valley Thicket - critically endangered (CR)
Indigenous Vegetation in an ecological corridor or along a soil boundary / interface	Veld dominated by alien species Extent of areas with alien invasive species (AIS): 200ha (current) AIS cleared (2017 to date) estimated at 200 ha.	Distinctive soil conditions (e.g. Sand over shale, quartz patches, limestone, alluvial deposits, termitaria etc.) – describe The geology of the assessment area is predominantly granite with some ridge crests capped with silcrete remnants (consistent Garden Route Granite Fynbos and Swellendam silcrete vegetation).
Bare soil	Building or other structure	Sport field
Other (describe below)	**Cultivated land** Historically, land use on the property included cattle grazing and small-scale quarrying, which contributed to the disturbance of approximately 197 ha of fynbos.	Paved surface

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

Systematic Biodiversity Planning Category				**If CBA or ESA, indicate the reason(s) for its selection in biodiversity plan**
Critical Biodiversity Area (CBA)	Ecological Support Area (ESA)	Other Natural Area (ONA)	No Natural Area Remaining (NNR)	Vegetation on site is critically endangered (CR) Garden Route Granite Fynbos, endangered (EN) Swellendam Silcrete Fynbos and some of valley vegetation was found to be representative of 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

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

Habitat Condition	Percentage of habitat condition class (adding up to 100%)	Description and additional Comments and Observations (including additional insight into condition, e.g. poor land management practises, presence of quarries, grazing/harvesting regimes etc).
Natural	53%	Portion 373 is approximately 789 ha in extent Portion 420 of Outeniqua Game Farm is approximately 489 ha Combined 1278 ha Previous land use - 197 ha Estimated AIS area – 200 ha (note estimated 200 ha AIS already cleared) 1278 – 197 – 200 – 200 = 681 ha
Near Natural (includes areas with low to moderate level of alien invasive plants)	15.6%	200 ha - moderate
Degraded (includes areas heavily invaded by alien plants)	15.6%	200 ha – infested
Transformed (includes cultivation, dams, urban, plantation, roads, etc)	15.4%%	197 ha (pastures, quarry – prior disturbance)

Note:

RE/420 (489ha) and 373 (789ha) = 1278 ha

Indigenous vegetation cleared is estimated at 45000 m2 / 4.5 ha (including degraded Swellendam silcrete fynbos)

Estimate 3.7ha – GR granite fynbos (required offset: 111 ha)

Estimate 1 ha – Swellendam silcrete fynbos (required offset: 10 ha)

Total development and agricultural footprint (including 1.8 ha church and restaurant): 125 ha

Open space 3 area: 859 ha (approximately 90 ha intact Swellendam, 11 ha enclosures, owners dwelling A1, 200 ha Invaded Gouritz thicket along non-perennial streams and drainage lines; ; 558 ha Garden route granite fynbos)

Agricultural zone 1: 419 ha (dwellings, approximately 120 ha agricultural areas, storage areas, restaurant and church, dam)

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

Terrestrial Ecosystems		Aquatic Ecosystems		
Ecosystem threat status as per the	**Critical**	**Wetland (including**	Estuary	Coastline

National Environmental Management: Biodiversity Act,2004 (Act No. 10 of 2004)	**Endangered**	**rivers, depressions, channelled and un-channelled wetlands, flats, seeps pans, and artificial wetlands)**						
	Vulnerable							
	Least Threatened							
		YES	NO	UNSURE	YES	**NO**	YES	**NO**

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

Refer to Appendix M – Impact assessment

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 rivers and non-perennial drainage lines are mapped as Rivers and Wetland CBA1 (WCBCP)

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.

Due to the high conservational value it is recommended that the areas which have been identified as suitable for agricultural use (approximately 125 ha) and area includes the relevant management and workers dwellings and storage facilities, storage dam and the restaurant and church) remain zoned as agricultural 1 and approximately 859 ha be zoned as open space 3 for conservation use. The vegetation within the recommended open space 3 area has been verified to be comprised of intact fynbos comprised mostly of Garden route granite fynbos (CR) and some Swellendam silcrete fynbos (EN) remaining (majority of this vegetation has been completely modified by historical farming on the property), with Gouritz thicket elements (EN) and AIS (estimated 200ha) along the drainage lines.

RE/420 (489ha) and 373 (789ha) = 1278 ha

Indigenous vegetation cleared is estimated at 45000 m2 / 4.5 ha (including degraded Swellendam silcrete fynbos)

Estimate 3.7ha – GR granite fynbos (required offset: 111 ha)

Estimate 1 ha – Swellendam silcrete fynbos (required offset: 10 ha)

Total development and agricultural footprint (including 1.8 ha church and restaurant): 125 ha

Open space 3 area: 859 ha (approximately 90 ha intact Swellendam, 11 ha enclosures, owners dwelling A1, 200 ha Invaded Gouritz thicket along non-perennial streams and drainage lines; ; 558 ha Garden route granite fynbos)

Agricultural zone 1: 419 ha (dwellings, approximately 120 ha agricultural areas, storage areas, restaurant and church, dam)

Confirmed on site: *Freesia fergusoniae* (status = Endangered). *Erica unicolor mutica (EN)* *Phylica velutina, Jamesbrittenia calciphila - near threatened (NT)* *Hermannia lavandulifolia, Freesia cf. fergusoniae; - vulnerable species* *SS142* Protected Trees *Sideroxylon inerme inerme* *Pittosporum viridiflorum*; Additional flora SCC that may be found provided in Table 10 of Terrestrial biodiversity and flora assessment (Appendix H1)
Potential fauna SCC Black Harrier (*Circus maurus*) - EN Mountain Silverleaf (*Aneuryphymus montanus*) - VU Cape Spiny Mouse (*Acomys subspinosus*) -Near Threatened (NT) Cape Golden Mole (*Chrysochloris asiatica*) Near Threatened (NT) Parrot-beaked Tortoise (*Homopus areolatus*) Near Threatened (NT) Cape Dwarf Chameleon (*Bradypodion pumilum*) Vulnerable (VU) Cape Sugarbird (*Promerops cafer)* LC (but range-restricted) Orange-breasted Sunbird (*Anthobaphes violacea*) LC (but fynbos-restricted) SS8

6.2 VEGETATION AND/OR GROUNDCOVER (POST-COMMENCEMENT)

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

Indigenous Vegetation - good condition		**Indigenous Vegetation with scattered aliens**		**Indigenous Vegetation with heavy alien infestation**	
Describe the vegetation type above: Garden Route Granite Fynbos Swellendam Silcrete Fynbos Gouritz Valley Thicket		Describe the vegetation type above: Garden Route Granite Fynbos Swellendam Silcrete Fynbos Gouritz Valley Thicket		Describe the vegetation type above: Gouritz Valley Thicket Garden Route Granite Fynbos	
Provide ecosystem status for above: Garden Route Granite Fynbos - critically endangered (CR) Swellendam Silcrete Fynbos - endangered (EN) Gouritz Valley Thicket - critically endangered (CR)		Provide ecosystem status for above: Garden Route Granite Fynbos - critically endangered (CR) Swellendam Silcrete Fynbos - endangered (EN) Gouritz Valley Thicket - critically endangered (CR)		Provide Ecosystem status for above: Garden Route Granite Fynbos - critically endangered (CR) Gouritz Valley Thicket - critically endangered (CR)	
Indigenous Vegetation in an ecological corridor or along a soil boundary / interface		Veld dominated by alien species Extent of areas with alien invasive species (AIS): 200ha Estimated 200 ha AIS cleared between 2017 - current		Distinctive soil conditions (e.g. Sand over shale, quartz patches, limestone, alluvial deposits, termitaria etc.) – describe The geology of the assessment area is predominantly granite with some ridge crests capped with silcrete remnants (consistent Garden Route Granite Fynbos	

		and Swellendam silcrete vegetation).
Bare soil	Building or other structure	Sport field
Other (describe below) Past undisturbed area currently in use – ptn 420: 2.7 ha five dwellings and road - 8000m2 dwellings, structures, water storage, roads, tracks on ptn 420 - 9000m2 Roads between Area 2 and 3 on ptn 420 – 10 000 m2 Dam area – 800m2 Proposed activities on previously disturbed areas: 13.4 ha Elephant night enclosure to accommodate a maximum of four (4) African elephants: 1 ha within previously disturbed area Proposed – predator enclosure: 10,4 ha (maximum) within previously disturbed area 150 000m3 dam	**Cultivated land** Past use agricultural areas currently in use: 43 ha (ptn 373) Past use agricultural areas currently in use: 17.2 ha (ptn 420) Additional proposed – 20 ha Dryland (all past use): 12 ha Past undisturbed agricultural area currently in use: 1 ha (to be rehabilitated)	Paved surface

(a) 1

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

Refer to Appendix F – Impact assessment

Past undisturbed area currently in use: 2.7 ha on Portion 420
Five dwellings and road - 8000m2
Dwellings, structures, water storage, roads, tracks - 9000m2
Roads – 10 000 m2
Dam area – 800m2

Portion 373
Past undisturbed agricultural area currently in use within non-perennial drainage line mapped as CBA: 1 ha
Total area of disturbance to intact fynbos: 3.7 ha

Indigenous vegetation cleared is estimated at 45000 m2 / 4.5 ha (including degraded Swellendam silcrete fynbos)
Estimate 3.7ha – GR granite fynbos (required offset: 111 ha)
Estimate 1 ha – Swellendam silcrete fynbos (required offset: 10 ha)

A geological assessment (September 2025) has been carried out by SRK and provided as Appendix H7; a Preliminary Dam design has been prepared by GG&G Consulting Engineers and provided as Appendix B7. The preliminary design has been sent to the aquatic specialist to confirm the design meets the required hydrological requirements of the catchment area and all measures have been incorporated into the design to prevent / reduce impacts as far as possible. This will also be submitted to the DWS / BOCMA as part of the WULA
The preliminary dam design allows for the development of the dam in phases, with phase 1 having a dam storage of about 40 000 m3 at a dam wall height of 10 m (at the spillway crest) for the expected lower scale agricultural operations in the short to medium term. The dam design has allowed for future dam raise for additional storage when the agricultural activities reach full scale operations to increase the dam storage holding capacity to150 000 m3, at a wall height of about 14.5 m (at the spillway crest) with a flooded area of about 4.9 ha .
The release flow mechanism has been incorporated into the design to maintain downstream baseflows release to meet the ecological water requirements of the reserve. A coffer dam will be constructed upstream of the proposed dam site during the construction phase to keep the construction area dry; the dam construction is also recommended to be planned during the dry season. Given the steep nature of the river embarkments on either side of the proposed dam wall, an underground pipeline will be installed to specifications from the coffer dam to gravitate water out of the coffer dam as required during construction; this pipe will be maintained as part of the release flow mechanism; the pipe will be placed beneath the dam - the optimal dam site area in terms of geological requirements to minimise foundations, is very narrow and a bypass will therefore not be possible. The release flow will be digitally metered and regularly recorded for submission to BOCMA as per WUL conditions. The released flow will mimic the natural non – perennial conditions with increased release during storm events and minimal flow during dry conditions

Recommended Open space 3 area: 859 ha (approximately 90 ha intact Swellendam, 11 ha enclosures, owners dwelling A1, 200 ha Invaded Gouritz thicket along non-perennial streams and drainage lines; ; 558 ha Garden route granite fynbos)
Agricultural zone 1: 419 ha (dwellings, approximately 120 ha agricultural areas, storage areas, restaurant and church, dam)

6.3 VEGETATION / GROUNDCOVER MANAGEMENT

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

Majority of agricultural and restaurant activities located on previously modified areas – identified suitable areas for activities are identified in the impact assessment; this has been informed by soil, terrestrial biodiversity, and flora assessments carried out as part of this application
Ongoing AIS removal – continued management of AIS recommended to take place as per EMPr
Member of Southern Cape Fire Protection Association – fire management recommended to take place as per EMPr
Certificate of Adequate Enclosure issued by Cape Nature Conservation
Water use license in place – borehole water is not suitable for irrigation and domestic needs and an instream dam with a 150 000m3 capacity; a hydrology assessment and aquatic assessment has been carried out as part of this application

7.1 LAND USE OF THE SITE (PRE-COMMENCEMENT)

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

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

(a) Please provide a description.

Refer to Appendix M – Impact assessment

OGF covers a combined area of 1278 ha in extent and are located in the foothills of the Outeniqua Mountains within the Southern Coastal Belt ecoregion which is located between 0 and 500 masl and is characterized by undulating plains and low hills of moderate relief. The mean annual precipitation (MAP) is relatively low (454 mm per annum - Bailey and Pitman, 2016), with distinct peaks in the transition between summer and autumn (March to April) and winter and spring (August to November).

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. 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.

The Ruiterbos River originates from the mountains and runs north to south along the boundary of the two properties and joins the Palmiet River to form the Brandwag River which terminates at the Great Brak Estuary. The Ruiterbos River is mapped as a non-perennial river associated with a channelled valley-bottom wetland. The river runs along the steeply confined valley and fed by several non-perennial rivers draining from the east and west. 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.

The extent of AIS on the property has been estimated as an area of approximately 200ha occurring mostly within the drainage line on the site.

The farm portions have historically been used for cattle grazing and quarrying activities and associated dwellings, roads and water supply and had an estimated combine footprint of approximately 198 ha (97 ha on ptn 420; 99 ha on ptn 373).

7.2 LAND USE CHARACTER OF SURROUNDING AREA (PRE-COMMENCEMENT)

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

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

7.3 LAND USE CHARACTER OF SURROUNDING AREA (POST-COMMENCEMENT)

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

(c)

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

(d)

Habitat Condition – Post commencement	**Percentage of habitat condition class (adding up to 100%)**	**Description and additional Comments and Observations (including additional insight into condition, e.g. poor land management practises, presence of quarries, grazing/harvesting regimes etc).**
Natural	53%	Portion 373 is approximately 789 ha in extent Portion 420 of Outeniqua Game Farm is approximately 489 ha Combined 1278 ha Previous land use - 197 ha Development disturbance – 2016 onwards – 4.5ha and dam (4.5ha in degraded valley area) Estimated AIS area – 200 ha (estimated cleared to date – 200ha) Estimated degraded area / near natural- 275 Enclosures, agricultural operations– 125 ha (Estimated current footprint – 97 ha) (on past footprints with exception of 9ha) 1278–200ha ais – 200 degraded – 9ha Estimate: 672 ha
Near Natural (includes areas with low to moderate level of alien invasive plants)	22%	200 ha (low /med AIS) 197 – 125 ha (72 ha – near natural) 272 ha near natural
Degraded (includes areas heavily invaded by alien plants)	15.5%	200 ha – infested
Transformed (includes cultivation, dams, urban, plantation, roads, etc)	9.5%	125 ha – continued activities

7. SOCIO-ECONOMIC CONTEXT

7.1 SOCIO-ECONOMIC CONTEXT (PRE-COMMENCEMENT)

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

Past activities allowed for one tenant to occupy the area, and the area was used for cattle farming up until 2016. No authorisations are on record for this activity. Agricultural imagery shows the agricultural areas used for farming dating back to the 1970s on the farm portions. Quarrying activities are also visible. Employment opportunities and income generation would have been provided by these activities.

7.2 SOCIO-ECONOMIC CONTEXT (POST-COMMENCEMENT)

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

Current activities allow for staff to be accommodated in the existing agricultural dwellings, and the 7 dwellings on ptn 420. A game farm and restaurant has also been established as well as 60 ha of cropland. The landowner reportedly encourages proposals from the existing staff members (agricultural and game farming activities) which will add value to the land.

The existing restaurant and accompanying tourist activities are situated on ptn 420 alongside the R328. Ptn 420 is used as a game farming area (with small sections of agricultural areas that can be seen in the google earth 1985 imagery). Ptn 373 is used for the majority of agricultural activities.

The agricultural activities provides avocados, maize and vegetables to the market and the small-scale vegetables are also made available for staff use.

The agricultural activities and restaurant, game farm and tourist activities provide employment.

The borehole water on the site is not suitable for domestic or irrigation purposes. The impact of not being able to source water for the activities currently in place will have significant high economic and social impacts.

8. HISTORICAL AND Cultural ASPECTS

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

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

- *(a) the construction of a road, wall, power line, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;*
- *(b) the construction of a bridge or similar structure exceeding 50m in length;*
- *(c) any development or other activity which will change the character of a site-*
  - *(i) exceeding 5 000 m² in extent; or*
  - *(ii) involving three or more existing erven or subdivisions thereof; or*
  - *(iii) involving three or more erven or divisions thereof which have been consolidated within the past five years; or*
  - *(iv) the costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority;*
- *(d) the re-zoning of a site exceeding 10 000 m² in extent; or*
- *(e) any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority, must at the very earliest stages of initiating such a development, notify the responsible heritage resources authority and furnish it with details regarding the location, nature and extent of the proposed development.*"

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

- *(a) places, buildings, structures and equipment of cultural significance;*
- *(b) places to which oral traditions are attached or which are associated with living heritage;*
- *(c) historical settlements and townscapes;*
- *(d) landscapes and natural features of cultural significance;*

(e) geological sites of scientific or cultural importance;
(f) archaeological and palaeontological sites;
(g) graves and burial grounds, including—
(i) ancestral graves;
(ii) royal graves and graves of traditional leaders;
(iii) graves of victims of conflict;
(iv) graves of individuals designated by the Minister by notice in the Gazette;
(v) historical graves and cemeteries; and
(vi) other human remains which are not covered in terms of the Human Tissue Act, 1983 (Act No. 65 of 1983);
(h) sites of significance relating to the history of slavery in South Africa;
(i) movable objects, including—
(i) objects recovered from the soil or waters of South Africa, including archaeological and palaeontological objects and material, meteorites and rare geological specimens;
(ii) objects to which oral traditions are attached or which are associated with living heritage;
(iii) ethnographic art and objects;
(iv) military objects;
(v) objects of decorative or fine art;
(vi) objects of scientific or technological interest; and
(vii) books, records, documents, photographic positives and negatives, graphic, film or video material or sound recordings, excluding those that are public records as defined in section 1(xiv) of the National Archives of South Africa Act, 1996 (Act No. 43 of 1996)."

Is section 38 of the National Heritage Resources Act, 1999, applicable to the development?		YES	**NO**
		UNCERTAIN	
If YES, explain:			
Did/does the development impact on any national estate referred to in section 3(2) of the National Heritage Resources Act, 1999?		YES	**NO**
		UNCERTAIN	
If YES, explain:			
Was any building or structure older than 60 years affected in any way?	YES	**NO**	UNCERTAIN
If YES, explain:			

Please Note:

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

9. COASTAL ASPECTS (SEAFRONT/SEA ENVIRONMENT)

(a) Is the site(s) located within any of the following areas? (highlight the appropriate boxes).
If the site or alternative site is closer than 100m to such an area, please provide the approximate distance in (m).

AREA	YES	NO	UNSURE	If "YES": Distance to nearest area (m)
An area within 100m of the high water mark of the sea	YES	NO	UNSURE	
An area within 100m of the high water mark of an estuary/lagoon	YES	NO	UNSURE	
An area within the littoral active zone	YES	NO	UNSURE	
An area in the coastal public property	YES	NO	UNSURE	
Major anthropogenic structures	YES	NO	UNSURE	
An area within a Coastal Protection Zone	YES	NO	UNSURE	
An area seaward of the coastal management line	YES	NO	UNSURE	
An area within the high risk zone (20 years)	YES	**NO**	UNSURE	

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

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

10. REGIONAL PLANNING CONTEXT

Is the activity permitted in terms of the property's existing land use rights?	**YES**	NO	Please explain
Agricultural 1 Zoning			
Note: OGF cc would like to designate approximately 700 ha of intact vegetation (reserve area) as open space 3.			
Will the activity be in line with the following?			
Provincial Spatial Development Framework (PSDF)	**YES**	NO	Please explain
Key development issues (extracted from the PSDF) **The MB SQ 2021 identifies several threats and challenges in the natural, the built- and socio-economic environments – see par 3.5 in Section A. Threats to the bio-diversity of the area, provision of housing opportunities for all income groups within the proper spatial framework and work opportunities for all are some of the key issues that need to be addressed in this SDF.** **Activities on OGF address biodiversity threat (AIS removal), providing housing to staff, and provide work opportunities.** **It is recommended that approximately 859 ha of the farm portions be designated as open space 3 / private reserve.**			
Urban edge / Edge of Built environment for the area	**YES**	NO	Please explain
Agricultural 1 Zoning outside urban edge			
Integrated Development Plan of the Local Municipality	**YES**	NO	Please explain
Agricultural 1 Zoning outside urban edge			
Note: It is recommended that approximately 859 ha of the farm portions be designated as open space 3 / private reserve. Identified high potential agricultural land and related infrastructures will remain agricultural 1.			
Spatial Development Framework of the Local Municipality	**YES**	NO	Please explain
Agricultural 1 Zoning outside urban edge			
Note: It is recommended that approximately 859 ha of the farm portions be designated as open space 3 / private reserve. Identified high potential agricultural land and related infrastructures will remain agricultural 1.			
Approved Structure Plan of the Municipality	**YES**	NO	Please explain
Agricultural 1 Zoning outside urban edge			
Note: It is recommended that approximately 859 ha of the farm portions be designated as open space 3 / private reserve. Identified high potential agricultural land and related infrastructures will remain agricultural 1.			
An Environmental Management Framework (EMF) adopted by the Department	**YES**	NO	Please explain
MOSSEL BAY MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK / ENVIRONMENTAL MANAGEMENT FRAMEWORK Core 1 areas (CBA 1 and 2) and Agricultural • Western Cape Biodiversity Spatial Plan Category: • Protected areas • Critical Biodiversity Area 1 (Terrestrial/ Aquatic) • Critical Biodiversity Area 2 (Degraded)			
Note: It is recommended that approximately 859 ha of the farm portions be designated as open space 3 / private reserve.			

Identified high potential agricultural land and related infrastructures will remain agricultural 1.			
Any other Plans	YES	NO	Please explain

Figure 13: MBM EMF with indication of OGF

SECTION D: NEED AND DESIRABILITY

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

1. Was the activity permitted in terms of the property's land use rights at the time of commencement?	**YES**	NO	Please explain
Agricultural use: zoning			
Refer to Appendix B			
It is recommended that approximately 859 ha of the farm portions be designated as open space 3 / private reserve. Identified high potential agricultural land and related infrastructures will remain agricultural 1.			

2. Was the activity in line with the following?			
(a) Provincial Spatial Development Framework (PSDF)	**YES**	NO	Please explain
Key development issues *The MB SQ 2021 identifies several threats and challenges in the natural, the built- and socio-economic environments –*			

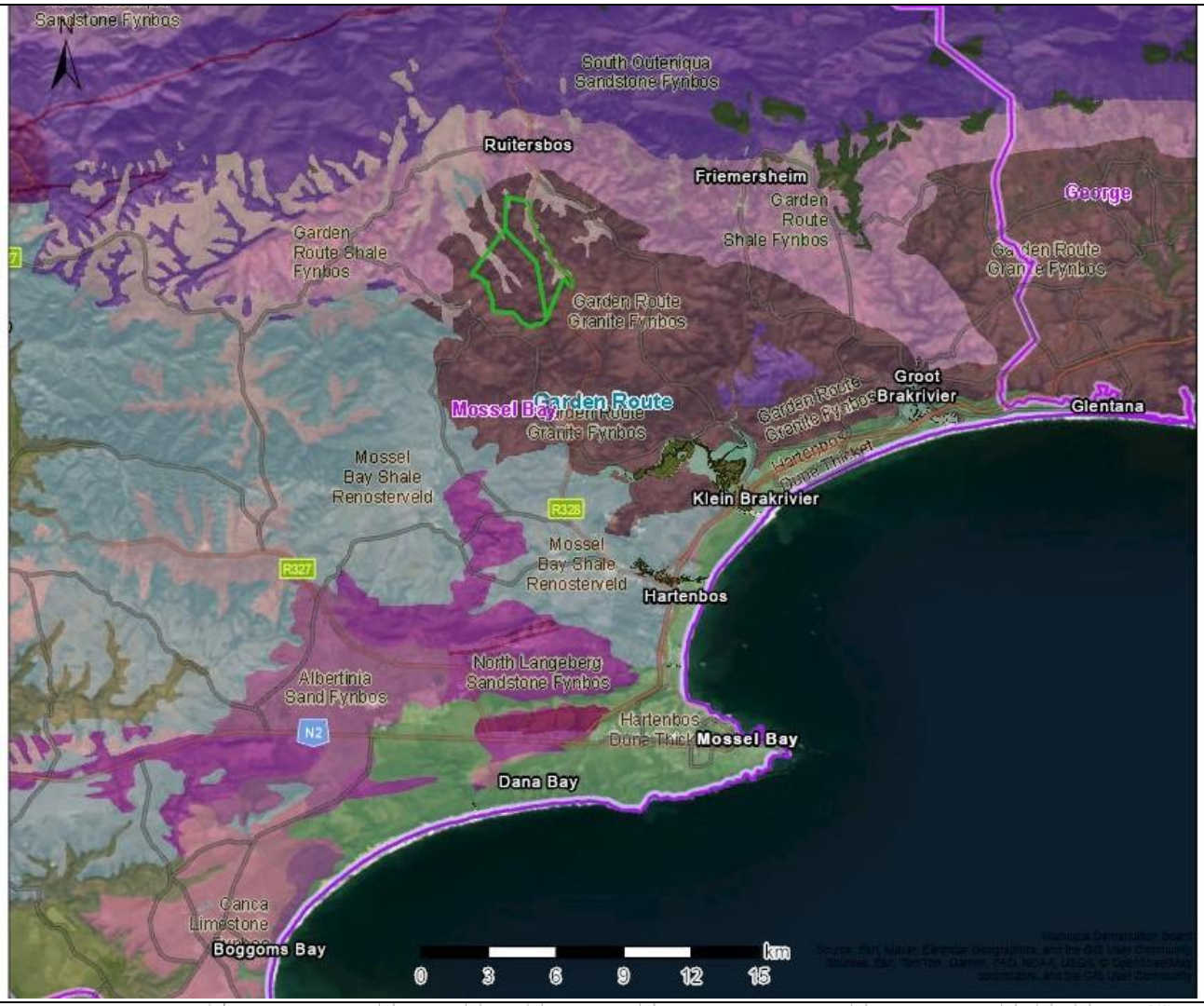
see par 3.5 in Section A. Threats to the bio-diversity of the area, provision of housing opportunities for all income groups within the proper spatial framework and work opportunities for all are some of the key issues that need to be addressed in this SDF.

Activities on OGF address biodiversity threat (AIS removal), providing housing to staff, and provide work opportunities.

The biodiversity of the municipal area is endangered in many ways and it has to be a guiding factor in future planning. However, conventional methods of ad hoc surveys and preservation of isolated pockets of CBA areas are not the ultimate solution. Other options are being considered to reach a more sustainable way forward for conservation. The Municipality, together with relevant stakeholders, is investigating the possibility of a strategic offset that will prioritise large areas of land for conservation. The WCBSP used a systematic biodiversity planning approach to identify spatial priority areas that meet both national and provincial targets in the most efficient way possible, emphasizing landscape resilience to a changing climate, while trying to avoid conflict with other land-uses. The assessment outputs -- maps of Critical Biodiversity Areas (CBAs) and Ecological Support Areas (ESAs) -- are the primary biodiversity informants for land- and resource-use decision making and forward planning exercises, such as Strategic Environmental Assessments (SEAs), Environmental Management Frameworks (EMFs) and Spatial Development Frameworks (SDFs).

The majority of vegetation mapped in the MBM is CR or EN, with exception of the northern Swellendam silcrete fynbos and North Langeberg Sandstone Fynbos and Canca limestone in the SW section of the MBM.

Figure 14: *Indication of CBA mapped in Mossel Bay Municipality(WCBCP, 2024)*



NAME	BIOREGION	BIOME	CODE	STATUS	Summary	Scope	EC	WC	PA_natural	% Protected	PL_2018
Albertinia Sand Fynbos	South Coast Fynbos Bioregic	Fynbos	FFd9	EN	Restricted distribution & threateni	Global & National status	0%	100%	30,070	5,8%	PP
Canca Limestone Fynbos	South Coast Fynbos Bioregic	Fynbos	FFl3	LC		Global & National status	0%	100%	10,071	1,3%	NP
Cape Lowland Alluvial Vegetation	Alluvial Vegetation	Azonal Vegeta	AZa2	EN	Restricted distribution & rate of los	Global & National status	0%	100%	6,351	1,8%	PP
Garden Route Granite Fynbos	Eastern Fynbos-Renosterveld	Fynbos	FFg5	CR	Restricted distribution & rate of los	Global & National status	0%	100%	1,386	0,3%	NP
Garden Route Shale Fynbos	Eastern Fynbos-Renosterveld	Fynbos	FFh9	EN	Restricted distribution & rate of los	Global & National status	7%	93%	31,622	5,6%	PP
Hartenbos Dune Thicket	Albany Thicket	Albany Thicke	AT40	EN	Restricted distribution & threateni	Global & National status	0%	100%	37,269	5,7%	PP
Mossel Bay Shale Renosterveld	East Coast Renosterveld Bio	Fynbos	FRs14	CR	Restricted distribution & rate of los	Global & National status	0%	100%	310,236	99,9%	WP
North Langeberg Sandstone Fynbos	Southern Fynbos Bioregion	Fynbos	FFs15	LC		Global & National status	0%	100%	263,465	79,2%	WP
South Outeniqua Sandstone Fynbos	Eastern Fynbos-Renosterveld	Fynbos	FFs19	LC		Global & National status	0%	100%	939,673	76,8%	WP
Swellendam Silcrete Fynbos	Southern Fynbos Bioregion	Fynbos	FFc1	EN	Restricted distribution & rate of los	Global & National status	0%	100%	68,695	12,3%	MP

Figure 15: Vegetation types (NatVEG Map, 2019) and Ecosystem Status (2022) of MBM

(b) Urban edge / Edge of Built environment for the area	**YES**	NO	Please explain
Property is location outside the urban edge and zoned for agricultural use.			
It is recommended that approximately 859 ha of the farm portions be designated as open space 3 / private reserve. Identified high potential agricultural land and related infrastructures will remain agricultural 1.			
(c) Integrated Development Plan and Spatial Development Framework of the Local Municipality (e.g. would the approval of this application have compromised the integrity of the existing approved and credible municipal IDP and SDF?).	YES	**NO**	Please explain
Property is location outside the urban edge and zoned for agricultural use. Majority of activities currently in place occur on past use areas with exception of 3.7 ha. The total development footprint is estimated at 125 ha which is 52 ha smaller than past use activities and will be incorporated back into the CBA of the property.			
It is recommended that approximately 859 ha of the farm portions be designated as open space 3 / private reserve. Identified high potential agricultural land and related infrastructures will remain agricultural 1.			
(d) Approved Structure Plan of the Municipality	**YES**	NO	Please explain
Property is located outside the urban edge and zoned for agricultural use.			
It is recommended that approximately 859 ha of the farm portions be designated as open space 3 / private reserve. Identified high potential agricultural land and related infrastructures will remain agricultural 1.			

(e) An Environmental Management Framework (EMF) adopted by the Department (e.g. Would the approval of this application have compromised the integrity of the existing environmental management priorities for the area and if so, can it be justified in terms of sustainability considerations?)	YES	**NO**	Please explain
Majority of activities currently in place / proposed occur / are planned on past use areas with exception of 3.7 ha (existing) and the storage dam (4.5 ha). Of the 3.6 ha, approximately 1.6 ha will be rehabilitated (small agricultural area and road) The total development footprint (existing and proposed) is estimated at 122.5 ha which is 55 ha smaller than past use activities and will be incorporated back into the CBA of the property. Further more, AIS clearing is already taking place and is recommended to continue as per the EMPr. The current proposal is deemed to be acceptable an in line with land planning and conservation targets.			
(f) Any other Plans (e.g. Guide Plan)	**YES**		Please explain
All relevant legislation, plans and policies have been considered. The current proposal is deemed to be acceptable an in line with land planning and conservation targets.			
Biodiversity Offset Guideline (DFFE, 2023), "biodiversity offset" means the measurable outcome of compliance with a formal requirement contained in an environmental authorisation to implement an intervention that has the purpose of counterbalancing1 the residual negative impacts of an activity, or activities, on biodiversity, through increased protection and appropriate management, after every effort has been made to avoid and minimise impacts, and rehabilitate affected areas; Approximately 120 ha of current operational areas was previously disturbed through historical agricultural activity, while the recent unlawful clearance under this Section 24G application comprises ≈ 3.7 ha Applying the Biodiversity Offset Guideline (DFFE, 2023), which recommends an offset ratio of 30:1 for residual loss of Critically Endangered vegetation, the 3.7 ha of new disturbance with GG granite fynbos equates to an offset requirement of ±111 ha. In addition, Swellendam Silcrete Fynbos (FFc1) occurs over approximately 90 ha within OGF and is listed as Endangered, with <5% formally protected nationally. Historic agricultural use and proposed development for a church and restaurant precinct have affected approximately 1 ha of this vegetation type (however this area is situated between an existing quarry, dam and agricultural fields and considered to have been degraded). Based on an offset ratio of 10:1 for Endangered ecosystems, the required offset area is approximately 10 ha. According to the SANBI National Ecosystem Status 2022 (RLE 2022) dataset (extract provided below), Garden Route Granite Fynbos (FFg5) is has only 0.3 % (≈ 1 386 ha) of its current natural extent formally protected The applicant commits to securing approximately 859 ha of the property as an open space 3 area, representing a substantial biodiversity gain well in excess of the required offset. This commitment will deliver a net biodiversity gain, contribute directly to the national conservation target for Garden Route Granite Fynbos, and effectively increase the formally protected extent of this vegetation type to approximately 0.42% and secure long-term, in situ persistence of this vegetation type.			

3. Was the land use (associated with the activity for which rectification is sought) considered within the timeframe intended by the existing approved Spatial Development Framework (SDF) agreed to by the relevant environmental authority (i.e. was the development in line with the projects and programmes identified as priorities within the relevant IDP)?	**YES**	NO	Please explain
Examples of strategies / actions / focus areas included in the IDP which are relevant to activities on OGF Spatial strategies STRATEGY 1 - Conserve and manage the natural environment in balance with the demands from urban growth and agricultural use. STRATEGY 2 - Secure sufficient water and food for future demands STRATEGY 3 - Facilitate opportunities for utilization of renewable energy STRATEGY 6 - Create a local economic base to provide sustainable employment opportunities • Old agricultural areas are used for current agricultural activities • Agricultural areas contribute to food supply. • Dwellings and work opportunities have been created for local people.			

- Education and awareness is created around mammals through game drive activities.
- Water is required to ensure continuation of existing activities. The required capacity based on hydrological requirements has been done. Monitoring devices must be installed at the dam.
- Gas and solar panel is used. Buildings have been orientated to reduce unnecessary seasonal energy requirements.
- With no further development of intensive agriculture and rehabilitation of unnecessary road and planting of fire protection thicket hedges, and food gardens around dwelling and restaurant area the current activities are considered to be a sustainable use of land.
- The landowner encourages the development of proposals by employers (e.g. agricultural activities, predator enclosure)

RUITERBOS - Action
Job creation by supporting SMME's and current social projects (communal food garden)

- Old agricultural areas are used for current agricultural activities
- Greenhouses in place
- Ongoing rehabilitation in AIS areas can result in sustainable harvesting of local products
- Landscaping recommended around dwellings a per EMPr

Key economic sector - AGRICULTURE, FISHING, GAME FARMING AND FORESTRY
Subsistence Farming – recommended around dwellings, restaurant area for staff / restaurant use
Rural Development - development of staff dwellings and local employment
Utilisation of Arable land; Previous grazing are used for current activities
Water Conservation and sustainable practices – rainwater harvesting in place; hydrology study completed; irrigated farming area to be expanded by only 20 ha; ongoing AIS is taking place which should increase catchment

CONSTRUCTION AND PROPERTY DEVELOPMENT and balance between water supply infrastructure for agriculture and urban development
Upfront costs are high for developers (Bulk Infrastructure and Capital Contributions) – the landowner has spent a considerable amount of money on existing infrastructures and agricultural activities. Water is required to sustain the operations.
Innovative building methods & alternative energy sources; Combination of solar and gas is used; sewage is managed on site using septic tanks. Water supply is proposed from the new instream dam.

TOURIST ATTRACTIONS AND ACTIVITIES/ ACCOMMODATION/ FOODAND& BEVERAGES
Creation of a niche tourism market. – game farm, archery and SCC activities
Marketing & Awareness Programmes – contributes to awareness of various mammals
More youth entertainment areas - game farm, archery and SCC activities

MOSSEL BAY MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK / ENVIRONMENTAL MANAGEMENT FRAMEWORK

Majority of activities currently in place / proposed occur / are planned on past use areas with exception of 3.7 ha (existing) and the proposed dam. Of the 3.6 ha, approximately 1.6 ha will be rehabilitated (small agricultural area and road)
The total development footprint (existing and proposed) is estimated at 122.5 ha which is 55 ha smaller than past use activities and will be incorporated back into the CBA (core 1 area in terms of MBM SDF, 2023) of the property. Furthermore, AIS clearing is already taking place and is recommended to continue as per the EMPr. This entails an additional 200 ha of fynbos (and thicket) vegetation rehabilitated on the site. Sustainable harvesting of honeybush tea and buchu should be considered on the property after 5 years of AIS clearing and rehabilitation to assist to generate and income and assist to cover the AIS management costs. An overall 255 ha will therefore be incorporated back into the CBA / core 1 area in the long term.
The applicant commits to securing approximately 859 ha of the property as an open space 3 area, this will include the game reserve, main dwelling and 5 management dwellings. The remaining area consisting of the most suitable agricultural areas, main dwelling and workers dwellings and restaurant area, will remain zoned as agricultural zone 1. This is deemed to be in line with required agricultural productive land as well as required conservation use area. The current proposal is deemed to be acceptable an in line with land planning and conservation targets with the EMPr in place.

4. Should development, or if applicable, expansion of the town/area concerned in terms of this land use (associated with the activity being applied for) have occurred here when activities commenced?	**YES**	NO	Please explain

All approvals should have been in place prior to commencement.

Majority of activities currently in place / proposed occur / are planned on past use areas with exception of 3.7 ha (existing) and the proposed dam. Of the 3.6 ha, approximately 1.6 ha will be rehabilitated (small agricultural area and road)

The total development footprint (existing and proposed) is estimated at 125 ha which is 52 ha smaller than past use activities and will be incorporated back into the CBA (core 1 area in terms of MBM SDF, 2023) of the property.

The applicant commits to securing approximately 859 ha of the property as an open space 3 area, this will include the game reserve, main dwelling and 5 management dwellings. The remaining area consisting of the most suitable agricultural areas, main dwelling and workers dwellings and restaurant area, will remain zoned as agricultural zone 1. This is deemed to be in line with required agricultural productive land as well as required conservation use area.

The current proposal is deemed to be acceptable an in line with land planning and conservation targets with the EMPr in place.

5. Did the community/area need the activity and the associated land use concerned (was it a societal priority)? (This refers to the strategic as well as local level (e.g. development is a national priority, but within a specific local context it could be inappropriate.)	**YES**	NO	Please explain

Water is necessary; current quality of borehole water does not meet irrigation and domestic requirements. The hydrology assessment has informed water requirements for activities.

Economic and work opportunities are provided by the activities.

Dwellings provide housing to staff.

Unnecessary roads are required to be rehabilitated.

The existing dam (and identified agricultural area – 0.81 ha) must be rehabilitated as a condition of approval for the new larger dam. Any additional abstraction from the Ruiterbos River must be subject to the formal surrender of existing borehole water use rights on RE/420 and RE/373 to ensure overall compliance with the lawful water allocation.

The applicant commits to securing approximately 859 ha of the property as an open space 3 area, this will include the game reserve, main dwelling and 5 management dwellings. The remaining area consisting of the most suitable agricultural areas, main dwelling and workers dwellings and restaurant area, will remain zoned as agricultural zone 1. This is deemed to be in line with required agricultural productive land as well as required conservation use area.

The recommended open space 3 area consists of intact CR fynbos, some EN fynbos and some FR Gouritz thicket and drainage lines / valley areas infested with AIS. The open space 3 area, will include the game reserve, main dwelling and 5 management dwellings. The remaining area consisting of the most suitable agricultural areas, main dwelling and workers dwellings and restaurant area, will remain zoned as agricultural zone 1. The owner has evidently committed to ongoing clearing of AIS on the property with a dedicated team assigned to this activity. The owner is required to follow the proposed AIS management plan included with the EMPr and maintain soil over as far as possible using mulch, seeds, indigenous plants.

The operations are considered to be in line with required agricultural productive land as well as required conservation use area.

The current proposal is deemed to be acceptable an in line with national and local land planning and conservation targets with the EMPr in place.

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

No municipal services (electricity, water, or sewage) are available on the property.

The groundwater (abstraction approval in place) is very brackish and cannot be used for domestic and irrigation purposes. The hydrology assessment has informed water requirements for activities.

An existing road (developed in the 1980s) was modified to create a dam in order to provide the operations with additional water; the groundwater authorised for abstraction is very brackish and not suitable for drinking or irrigation.

The existing dam (and identified agricultural area – 0.81 ha) must be rehabilitated as a condition of approval for the new larger dam. Any additional abstraction from the Ruiterbos River must be subject to the formal surrender of existing borehole water use rights on RE/420 and RE/373 to ensure overall compliance with the lawful water allocation.

A geological assessment (September 2025) has been carried out by SRK and provided as Appendix H7; a Preliminary Dam design has been prepared by GG&G Consulting Engineers and provided as Appendix B7. The preliminary design has been sent to the aquatic specialist to confirm the design meets the required hydrological requirements of the catchment area and all measures have been incorporated into the design to prevent / reduce impacts as far as possible. This will also be submitted to the DWS / BOCMA as part of the WULA

The preliminary dam design allows for the development of the dam in phases, with phase 1 having a dam storage of about 40 000 m^3 at a dam wall height of 10 m (at the spillway crest) for the expected lower scale agricultural operations in the short to medium term. The dam design has allowed for future dam raise for additional storage when the agricultural activities reach full scale operations to increase the dam storage holding capacity to150 000 m3, at a wall height of about 14.5 m (at the spillway crest) with a flooded area of about 4.9 ha .

The release flow mechanism has been incorporated into the design to maintain downstream baseflows release to meet the ecological water requirements of the reserve. A coffer dam will be constructed upstream of the proposed dam site during the construction phase to keep the construction area dry; the dam construction is also recommended to be planned during the dry season. Given the steep nature of the river embarkments on either side of the proposed dam wall, an underground pipeline will be installed to specifications from the coffer dam to gravitate water out of the coffer dam as required during construction; this pipe will be maintained as part of the release flow mechanism; the pipe will be placed beneath the dam - the optimal dam site area in terms of geological requirements to minimise foundations, is very narrow and a bypass will therefore not be possible. The release flow will be digitally metered and regularly recorded for submission to BOCMA as per WUL conditions. The released flow will mimic the natural non – perennial conditions with increased release during storm events and minimal flow during dry conditions.

Sewage is managed at each site using a septic tank.

All energy requirements are met through off-grid systems, primarily solar power and gas.

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

8. Was this project part of a national programme to address an issue of national concern or importance?	YES	**NO**	Please explain

9. Did location factors favour this land use (associated with the activity applied for) at this place? (This relates to the contextualisation of the land use on this site within its broader context.)	**YES**	NO	Please explain
Yes – the current proposal managed as per the EMPr with no further intensive agricultural activities fits in with surrounding land uses. It			

10. How did/does the activity or the land use associated with the activity applied for, impact on sensitive natural and cultural areas (built and rural/natural environment)?	YES	**NO**	Please explain
The current proposal managed as per the EMPr fits into the natural and cultural environment. Certain low impact activities can be incorporated into the proposal to enhance biodiversity (e.g. Bee keeping)			

11. How did/does the development impact on people's health and wellbeing	YES	**NO**	Please explain

(e.g. in terms of noise, odours, visual character and sense of place, etc.)?			
Positive social impacts are identified as a result of operations			

12. Did/does the proposed activity or the land use associated with the activity applied for, result in unacceptable opportunity costs?	YES	**NO**	Please explain
No. Positive social impacts are identified as a result of operations			

13. What were the cumulative impacts (positive and negative) of the land use associated with the activity applied for?	**YES**	NO	Please explain

With regards to literature reviewed, the majority of vegetation types in the MBM are CR or E due to the fact that they are endemic to the area. Grazing has specifically been identified for the decline of the silcrete and granite fynbos in the area, Grazing (past activity) is therefore identified as having a high cumulative impact on the vegetation (in combination with other identified areas within the vegetation type modified for grazing). The amount of modified area is reduced by 52 ha in the current proposal.

The applicant commits to securing approximately 859 ha of the property as an open space 3 area, this will include the game reserve, main dwelling and 5 management dwellings. The remaining area consisting of the most suitable agricultural areas, main dwelling and workers dwellings and restaurant area, will remain zoned as agricultural zone 1.

Current land use activities are largely concentrated within previously disturbed areas, with the exception of the proposed dam footprint and new dwellings and identified tracks.

It is recommended that approximately 21 ha of historically disturbed land on Portion 373 and 17.5 ha on Portion 420 be left to regenerate naturally as part of broader ecological restoration efforts. This should be incorporated into the open space 3 area.

Alien Invasive Species (AIS) currently affect an estimated 200 ha of the property. Ongoing AIS clearing is being implemented and should continue in conjunction with rehabilitation activities in line with the Environmental Management Programme (EMPr).

The owner has evidently committed to ongoing clearing of AIS on the property with a dedicated team assigned to this activity. The owner is required to follow the proposed AIS management plan included with the EMPr and maintain soil over as far as possible using mulch, seeds, indigenous plants.

Suitable areas for irrigated and dryland agriculture have been identified using a combination of factors, including soil potential, slope gradient, ecological sensitivity, rehabilitation potential, and water availability. These identified areas are to remain agricultural 1.

The shift from cattle grazing and quarrying to a more diversified and managed land use approach—including wildlife tourism, crop production —combined with implementation of the EMPr (AIS control, landscaping, rehabilitation, and agricultural management), can reduce further habitat fragmentation and support long-term biodiversity conservation. Restoration of unnecessarily disturbed areas, including the dam site and redundant roads, is encouraged to further improve ecological integrity. If the activities are well managed the impact is considered a low positive cumulative impact for overall land use on the area as 52 ha of previously disturbed area will be retained as natural vegetation and a further 200 ha AIS will be cleared in the long term.

The impact of the instream dam is identified as having a cumulative high negative impact on instream habitat and aquatic biota. To mitigate the dam design must incorporate operational release infrastructure capable of releasing environmental flows, either through a pipe-and-valve outlet system or via a bypass mechanism (e.g., weir and pipeline). A pipe-and-valve outlet system is the preferred and recommended option to allow for controlled and adjustable releases. This system should be used to ensure a continuous low-flow release throughout the year, and temporary increases in flow during and immediately after rainfall or storm events, to simulate natural runoff. The preliminary dam designs are made available in the final S24G application

The agricultural area at area 4-16 and associated crossing is identified as having a medium high cumulative impact on the non-perennial drainage line. This area is identified as an area requiring rehabilitation and a proper hydrological flow path (e.g. culvert or low water crossing) should be installed at this road crossing. This road is anticipated to be retained

long-term due to its role in accessing recommended agricultural areas 4-14 and 4-17. Addressing this area can result in a positive low cumulative impact on the aquatic ecosystem.

Correct alien invasive management is identified as having a cumulative positive impact of medium significance on the overall functioning of terrestrial and aquatic ecosystems on OGF in the medium term (3 to 10 years). This will also increase the runoff of the catchment area however caution must be applied to ensuring cleared areas are rapidly and effectively revegetated to avoid sedimentation, erosion and further AIS invasive. Maintain permanent soil cover as far as possible in agricultural areas and cleared AIS areas.

Exceeding the carrying capacity of the area is identified as a cumulative negative impact of medium to high significance. The stocking rates and the browser: grazer ratio relative to carrying capacity, as well as the selected game are recommended to be reassessed and managed within the carrying capacity of the area. Consider removal of extra-limital selective grazers (zebra, waterbuck). Managing within the carrying capacity can result in a positive low cumulative imapct. A dedicated open space 3 area of 859 ha will be positive for game and natural fauna on the site.

The use of fertilizers and pesticides is identified as a cumulative negative impact associated with agricultural activities. Careful management (and integration of resources available on the property as part of operations) should reduce this to a low impact.

All energy requirements are met through off-grid systems, primarily solar power and gas and therefore cumulative impacts on non renewable fossil fuels are reduced.

According to the SANBI National Ecosystem Status 2022 (RLE 2022) dataset (extract provided below), Garden Route Granite Fynbos (FFg5) is has only 0.3 % (≈ 1 386 ha) of its current natural extent formally protected
The applicant commits to securing approximately 859 ha of the property as an open space 3 area, representing a substantial biodiversity gain well in excess of the required offset. This commitment will deliver a net biodiversity gain, contribute directly to the national conservation target for Garden Route Granite Fynbos, and effectively increase the formally protected extent of this vegetation type to approximately 0.42% and secure long-term, in situ persistence of this vegetation type.

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

The landowner needs to manage the property in such a way that it provides a sustainable source of income. There are a number of activities occurring on the property,

Dwellings should preferably have been located in a lower fire risk area, however, measures can be implemented to increase fire protection to these areas which also have associated environmental benefits (removal of surrounding AIS, indigenous thicket hedges, small scale food gardens which will increase biodiversity).

The game farm, managed within the carrying capacity and with no extra-limital species, is considered to be a sustainable option with many environmental benefits for the area. Designating 859 ha to open space 3 is recommended.
Some roads have been unnecessarily developed due to poor planning. Identified roads must be rehabilitated and the necessary roads selected for operations and game drives must be maintained and equipped with any erosion and stormwater management measures as necessary.

A reliable source of supply of water will be required to ensure sustainability of the current operations. The hydrology study provides the availability of the surface water in the area and an indication of the amount that can be provided to the operations without causing high significant impacts on the functioning of this river ecosystem. All operations and proposals must remain within this amount. Similarly, the agricultural potential of the soil types has been done which has informed the recommended agricultural areas in combination with the terrestrial biodiversity and vegetation assessments.
The impact of the instream dam is identified as having a cumulative high negative impact on instream habitat and aquatic biota. To mitigate the dam design must incorporate operational release infrastructure capable of releasing

environmental flows, either through a pipe-and-valve outlet system or via a bypass mechanism (e.g., weir and pipeline). A pipe-and-valve outlet system is preferred and recommend to allow for controlled and adjustable releases. This system should be used to ensure a continuous low-flow release throughout the year, and temporary increases in flow during and immediately after rainfall or storm events, to simulate natural runoff.

A geological assessment (September 2025) has been carried out by SRK and provided as Appendix H7; a Preliminary Dam design has been prepared by GG&G Consulting Engineers and provided as Appendix B7. The preliminary design has been sent to the aquatic specialist to confirm the design meets the required hydrological requirements of the catchment area and all measures have been incorporated into the design to prevent / reduce impacts as far as possible. This will also be submitted to the DWS / BOCMA as part of the WULA

The preliminary dam design allows for the development of the dam in phases, with phase 1 having a dam storage of about 40 000 m^3 at a dam wall height of 10 m (at the spillway crest) for the expected lower scale agricultural operations in the short to medium term. The dam design has allowed for future dam raise for additional storage when the agricultural activities reach full scale operations to increase the dam storage holding capacity to150 000 m3, at a wall height of about 14.5 m (at the spillway crest) with a flooded area of about 4.9 ha .

The release flow mechanism has been incorporated into the design to maintain downstream baseflows release to meet the ecological water requirements of the reserve. A coffer dam will be constructed upstream of the proposed dam site during the construction phase to keep the construction area dry; the dam construction is also recommended to be planned during the dry season. Given the steep nature of the river embarkments on either side of the proposed dam wall, an underground pipeline will be installed to specifications from the coffer dam to gravitate water out of the coffer dam as required during construction; this pipe will be maintained as part of the release flow mechanism; the pipe will be placed beneath the dam - the optimal dam site area in terms of geological requirements to minimise foundations, is very narrow and a bypass will therefore not be possible. The release flow will be digitally metered and regularly recorded for submission to BOCMA as per WUL conditions. The released flow will mimic the natural non – perennial conditions with increased release during storm events and minimal flow during dry conditions

The agricultural area at area 4-16 and associated crossing is identified as having a medium high cumulative impact on the non-perennial drainage line. This area is identified as an area requiring rehabilitation and a proper hydrological flow path (e.g. culvert or low water crossing) should be installed at this road crossing. The existing dam (and identified agricultural area – 0.81 ha) must be rehabilitated as a condition of approval for the new larger dam. Any additional abstraction from the Ruiterbos River must be subject to the formal surrender of existing borehole water use rights on RE/420 and RE/373 to ensure overall compliance with the lawful water allocation.

The amount of modified area is reduced by 52 ha in the current proposal. The natural vegetation on the site can be enhanced with the enforcement of the measures proposed in the EMPr. Further intensive agriculture is not recommended for the property due to insufficient water supply for further expansion and low suitability of the soils in the area. The carrying capacity of the area based on prevailing conditions must be considered and managed accordingly. The EAP recommends to continue to diversify economic activities on the property and recommends business proposals that are economically viable, and which can rehabilitate and enhance the biodiversity of the land (e.g. low water use crops such as olive, beekeeping, organic poultry farming, education activities surrounding the game animals and alien clearing and rehabilitation, sustainable harvesting of buchu and honeybush (within 5 years).

15. What are/were the benefits to society in general and to the local communities?	Please explain
Staff dwellings	
Employment creation	
Food production (commercial) and income generation	
Food production (subsistence)	
Environmental awareness - importance of mammals including threatened and vulnerable species	
Cultural awareness – archery activities	
Entertainment venue and income generation	
Enhancement of tourist activity in area due to provision of facilities located in close proximity to the coastal towns	

16. Any other need and desirability considerations related to the activity?	Please explain
A reliable source of supply of water will be required to ensure sustainability of the current operations.	

17. Please describe how the general objectives of Integrated Environmental Management as set out in section 23 of NEMA were taken into account:
The following approvals are required: - Environmental Authorisation in terms of National Environmental Management Act (Act 107 of 1998) for listed activities included in this S24 G application - Water use license in term of the National Water Act (act 36 of 1998) (all water uses must be included in application – DWS to advise) - Soil permit APPLICATION TO CULTIVATE VIRGIN SOIL (Regulation 2) in terms of CONSERVATION OF AGRICULTURAL RESOURCES ACT, 1983 (ACT 43 OF 1983) (rectification and proposed) - Permits for disturbance / removal of any protected trees in terms of the National Forestry Act - Permits for removal of any protected fauna or flora species in terms of the national Environmental Management: Biodiversity Act - Permits for removal of any species as identified in the Provincial Nature Conservation Ordinance - Certificate of Adequate Enclosure issued by Cape Nature Conservation. Approved for the breeding, selling of wildlife species as per approved Outeniqua Game Farm Management Plan and Addendums. In place - National Veld and Forest Fire Act (Act 101 Of 1998) - Development of fire management practices to prevent and combat fires and legal duty and responsibility to ensure that veld fires do not break out on their property, and to take preventative measures to minimize the risk of fires spreading. Due to the fire risk inherent for any fire driven ecosystem (fynbos), it is important that this application be reviewed by the Southern Cape Fire Protection Association (SCFPA) so they can provide comments on management recommendations. It is noted that OGF is a member of the SCFPA. It is important to retain this membership. Assistance with controlled fire blocks on the property is important for the fire-driven ecosystem. - Biodiversity Offset Guideline (DFFE, 2023), - Applying the Biodiversity Offset Guideline (DFFE, 2023), which recommends an offset ratio of 30:1 for residual loss of Critically Endangered vegetation, the 3.7 ha of new disturbance with GG granite fynbos equates to an offset requirement of ±111 ha. In addition, based on an offset ratio of 10:1 for Endangered ecosystems, the required offset area of Swellendam Silcrete Fynbos (FFc1) (EN) is approximately 10 ha. According to the SANBI National Ecosystem Status 2022 (RLE 2022) dataset (extract provided below), Garden Route Granite Fynbos (FFg5) is has only 0.3 % (≈ 1 386 ha) of its current natural extent formally protected The applicant commits to securing approximately 859 ha of the property as an open space 3 area, representing a substantial biodiversity gain well in excess of the required offset. This commitment will deliver a net biodiversity gain, contribute directly to the national conservation target for Garden Route Granite Fynbos, and effectively increase the formally protected extent of this vegetation type to approximately 0.42% and secure long-term, in situ persistence of this vegetation type. Activities relating to these approvals are described and assessed. Refer to Appendix M

18. Please describe how the **principles of environmental management** as set out in section 2 of NEMA were taken into account:	
Principles:	
(1) The principles set out in this section apply throughout the Republic to the actions of all organs of state that may significantly affect the environment and- (a) shall apply alongside all other appropriate and relevant considerations, including the State's responsibility to respect, protect, promote and fulfil the social and economic rights in Chapter 2 of the Constitution and in particular the basic needs of categories of persons disadvantaged by unfair discrimination; (b) serve as the general framework within which environmental management and implementation plans must be formulated; (c) serve as guidelines by reference to which any organ of state must exercise any function when taking any decision in terms of this Act or any statutory provision concerning the protection of the environment; (d) serve as principles by reference to which a conciliator appointed under this Act must make recommendations; and (e) guide the interpretation, administration and implementation of this Act, and any other law concerned with the protection or management of the environment.	Required approvals from relevant authority is provided
(2) Environmental management must place people and their needs at the forefront of its concern, and serve their physical, psychological, developmental, cultural and social interests equitably.	Social impacts are addressed. Public participation

(3) Development must be socially, environmentally and economically sustainable.	Social, environmental and economic aspects have been addressed
(4)	
(a) Sustainable development requires the consideration of all relevant factors including the following:	
(i) That the disturbance of ecosystems and loss of biological diversity are avoided, or, where they cannot be altogether avoided, are minimised and remedied;	Terrestrial and aquatic ecosystems are considered
ii) that pollution and degradation of the environment are avoided, or, where they cannot be altogether avoided, are minimised and remedied;	Impacts have been identified and mitigation measures are provided
(iii) that the disturbance of landscapes and sites that constitute the nation's cultural heritage is avoided, or where it cannot be altogether avoided, is minimised and remedied;	Terrestrial and aquatic ecosystems are considered
(iv) that waste is avoided, or where it cannot be altogether avoided, minimised and re-used or recycled where possible and otherwise disposed of in a responsible manner;	Impacts have been identified and mitigation measures are provided
(v) that the use and exploitation of non-renewable natural resources is responsible and equitable, and takes into account the consequences of the depletion of the resource;	Overview of energy use is provided; overview of soil conditions and mitigation measures provided.
(vi) that the development, use and exploitation of renewable resources and the ecosystems of which they are part do not exceed the level beyond which their integrity is jeopardised;	Overview of hydrology, aquatic and terrestrial ecosystems provided and mitigation measures provided.
(vii) that a risk-averse and cautious approach is applied, which takes into account the limits of current knowledge about the consequences of decisions and actions; and	Relevant information has been provided to inform decision making
(viii) that negative impacts on the environment and on people's environmental rights be anticipated and prevented, and where they cannot be altogether prevented, are minimised and remedied	Impact assessment and mitigation measures provided
(b) Environmental management must be integrated, acknowledging that all elements of the environment are linked and interrelated, and it must take into account the effects of decisions on all aspects of the environment and all people in the environment by pursuing the selection of the best practicable environmental option.	EMPr is provided; best practices are encouraged.
(c) Environmental justice must be pursued so that adverse environmental impacts shall not be distributed in such a manner as to unfairly discriminate against any person, particularly vulnerable and disadvantaged persons	Not identified
(d) Equitable access to environmental resources, benefits and services to meet basic human needs and ensure human well-being must be pursued and special measures may be taken to ensure access thereto by categories of persons disadvantaged by unfair discrimination.	Hydrology assessment carried out; approval from DWS required for water uses. Not identified
(e) Responsibility for the environmental health and safety consequences of a policy, programme, project, product, process, service or activity exists throughout its life cycle.	Indication of competent authorities provided; EMPr provided with indication of responsibility.
(f) The participation of all interested and affected parties in environmental governance must be promoted, and all people must have the opportunity to develop the understanding, skills and capacity necessary for achieving equitable and effective participation, and participation by vulnerable and disadvantaged persons must be ensured.	Public participation in terms of Section 41 of the NEMA EIA regulations is being carried out
(g) Decisions must take into account the interests, needs and values of all interested and affected parties, and this includes recognising all forms of knowledge, including traditional and ordinary knowledge.	And overview of past and current activities provided and all information provided has been considered.
(h) Community wellbeing and empowerment must be promoted through environmental education, the raising of environmental awareness, the sharing of knowledge and experience and other appropriate means.	Environmental awareness and education is noted and addressed
(i) The social, economic and environmental impacts of activities, including disadvantages and benefits, must be considered, assessed and evaluated, and decisions must be appropriate in the light of such consideration and assessment.	Social, environmental and economic impacts have been considered
(j) The right of workers to refuse work that is harmful to human health or the environment and to be informed of dangers must be respected and protected.	An EMPr is provided and includes education and awareness to the public, managers and employees

(k) Decisions must be taken in an open and transparent manner, and access to information must be provided in accordance with the law.	Public participation in terms of Section 41 of the NEMA EIA regulations is being carried out
(l) There must be intergovernmental co-ordination and harmonisation of policies, legislation and actions relating to the environment.	Indication of relevant approval and competent authorities provided;
(m) Actual or potential conflicts of interest between organs of state should be resolved through conflict resolution procedures.	
(n) Global and international responsibilities relating to the environment must be discharged in the national interest.	
(o) The environment is held in public trust for the people, the beneficial use of environmental resources must serve the public interest and the environment must be protected as the people's common heritage.	Recommendations for sustainable use of the land provided in EMPr
(p) The costs of remedying pollution, environmental degradation and consequent adverse health effects and of preventing, controlling or minimising further pollution, environmental damage or adverse health effects must be paid for by those responsible for harming the environment.	Recommendations for sustainable use of the land provided in EMPr; alien invasive trees are problematic and therefore no single person can be identified for invasion across the country. Removal of alien trees is costly; Ongoing AIS has been taking place by the landowner. Measures are provided to guide alien clearing; sustainable harvesting is provided as an option once rehabilitation is in place to cover the costs of removing alien trees. Measures to rehabilitate eroded areas are provided; measures to ensure fire risk is minimised is provided. A hydrology study has been done to determine water availability and to inform a dam design that will allow water only to be captured during high rainfall events thereby provided the required water for the farming operations without impacting any downstream users. The final dam design is recommended to allow natural flows to continue during drier conditions. A soil assessment was carried out to identify suitable agricultural soils. A terrestrial biodiversity assessment assisted in identifying suitable working areas and areas and area which must not be developed further.
(q) The vital role of women and youth in environmental management and development must be recognised and their full participation therein must be promoted.	Noted
(r) Sensitive, vulnerable, highly dynamic or stressed ecosystems, such as coastal shores, estuaries, wetlands, and similar systems require specific attention in management and planning procedures, especially where they are subject to significant human resource usage and development pressure	This has been addressed; EMPr is provided to maintain sensitive environments identified.

SECTION E: ALTERNATIVES

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

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

(a) the property on which, or location where, it is to undertake the activity/the activity was undertaken;
(b) the type of activity to be undertaken;
(c) the design or layout of the activity;
(d) the technology to be used in the activity;
(e) the operational aspects of the activity; and
(f) the option of not implementing the activity.

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

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

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

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

Please note:

- Detailed written proof of the investigation of alternatives must be provided. If no reasonable or feasible alternative exists, a motivation must be provided.
- Alternatives considered for a Section 24G application are used to determine if the development was the best practicable alternative (environmentally, socially and economically) for the site or property.
- In respect of a section 24 application, the option of not implementing the activity ("no-go"), includes the option of ceasing the activity, not implementing continuation of the activity, refusal of the commenced activity and complete rehabilitation of the affected site.

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

OGF Portions 373 (789 ha) and 420 (489ha) are the only farms available for the proposed activities.

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

Initial proposed – expansion of existing crop area on ptn 373 (60ha) by more than 200 ha Current and preferred – identification of suitable areas following soil, hydrology and terrestrial biodiversity assessment and identified a further 20 ha for crop area
Borehole water in use is brackish and unsuitable – instream dam for surface water use is proposed and assessed

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

Current and preferred – identification of suitable areas following soil, hydrology and terrestrial biodiversity assessment and identified a further 20 ha for crop area

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

No municipal services (electricity, water, or sewage) are available on the property. As such, all energy requirements are met through off-grid systems, primarily solar power and gas.

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

AIS management and accompanying rehabilitation is provided in EMPr
The agricultural area at area 4-16 and associated crossing is identified as having a medium high cumulative impact on the non-perennial drainage line. This area is identified as an area requiring rehabilitation and a proper hydrological flow path (e.g. culvert or low water crossing) should be installed at this road crossing. The existing dam (and identified 4-16 agricultural area – 0.81 ha) must be rehabilitated as a condition of approval for the new larger dam. Any additional abstraction from the Ruiterbos River must be subject to the formal surrender of existing borehole water use rights on RE/420 and RE/373 to ensure overall compliance with the lawful water allocation.
Unnecessary roads to be rehabilitated
The final design of dam to consider ecological water requirements and incorporate release flow infrastructure, either through a pipe-and-valve outlet system or via a bypass mechanism (e.g., weir and pipeline),
No further crop farming other than additional 20 ha recommended for properties based on hydrological, terrestrial biodiversity and soil assessment. AIS clearing and rehabilitation as per plants provided in EMPr is recommended; sustainable harvesting of buchu and honeybush tea as per EMPr is provided as low impact alternative to pastures and crop farming. No cultivars of these are recommended.
Manage game farm as per recommended grazer: browser ratio and within carrying capacity of area
Incorporate bee farming, organic poultry farming and consider lower water requirement crops such as olives (in comparison to maize and olives)

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

The activity is not recommended to be ceased. The current proposal is recommended to be authorised and the accompanying EMPr is recommended to be approved and implemented. Due to the high conservational value it is recommended that the areas which have been identified as suitable for agricultural use (approximately 120 ha), including the relevant management and workers dwellings and storage facilities, new dam and the restaurant and church area remain zoned as agricultural 1 and the remaining area, used by game farm animals and comprised of intact fynbos, with thicket and AIS along the drainage lines, be zoned as open space 3 for conservation use. This is an area of approximately 849 hectares with approximately 759 ha mapped as critically endangered Garden Route Granite Fynbos, and the remainder mapped as endangered Swellendam silcrete fynbos. The mapped GR granite fynbos area has been confirmed to have thicket elements in the valley areas, and the drainage lines are invaded with alien trees (approximate 200ha). Approximately 120 ha was previously disturbed through historical agricultural activity, while the recent unlawful clearance under this Section 24G application comprises ≈ 3.7 ha Applying the Biodiversity Offset Guideline (DFFE, 2023), which recommends an offset ratio of 30:1 for residual loss of Critically Endangered vegetation, the 3.7 ha of new disturbance with GG granite fynbos equates to an offset requirement of ±111 ha. In addition, Swellendam Silcrete Fynbos (FFc1) occurs over approximately 90 ha within OGF and is listed as Endangered, with <5% formally protected nationally. Historic agricultural use and proposed development for a church and restaurant precinct have affected approximately 1 ha of this vegetation type (however this area is situated between an existing quarry, dam and agricultural fields and considered to have been degraded). Based on an offset ratio of 10:1 for Endangered ecosystems, the required offset area is approximately 10 ha. According to the SANBI National Ecosystem Status 2022 (RLE 2022) dataset (extract provided below), Garden Route Granite Fynbos (FFg5) is has only 0.3 % (≈ 1 386 ha) of its current natural extent formally protected (original historical extent estimated at 450 000ha, of which over 70 % is now degraded or transformed). Securing approximately 859 ha will deliver a net biodiversity gain, contribute directly to the national conservation target for Garden Route Granite Fynbos, and effectively increase the formally protected extent of this vegetation type to approximately 0.42% and secure long-term, in situ persistence of this vegetation type. Identified areas of high agricultural potential are recommended to remain zoned as agricultural 1. The agricultural area at area 4-16 and associated crossing is identified as having a medium high cumulative impact on the non-perennial drainage line. This area is identified as an area requiring rehabilitation and a proper hydrological flow path (e.g. culvert or low water crossing) should be installed at this road crossing. The existing dam (and identified 4-16 agricultural area – 0.81 ha) must be rehabilitated as a condition of approval for the new larger dam. Any additional abstraction from the Ruiterbos River must be subject to the formal surrender of existing borehole water use rights on RE/420 and RE/373 to ensure overall compliance with the lawful water allocation. Ongoing AIS clearing will contribute to increase runoff in the future, strict implementation of measures contained within the EMPr and accompanying AIS management plan can result in a positive impact.

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

AIS management and accompanying rehabilitation is provided in EMPr
The agricultural area at area 4-16 and associated crossing is identified as having a medium high cumulative impact on the non-perennial drainage line. This area is identified as an area requiring rehabilitation and a proper hydrological flow path (e.g. culvert or low water crossing) should be installed at this road crossing. The existing dam (and identified 4-16 agricultural area – 0.81 ha) must be rehabilitated as a condition of approval for the new larger dam. Any additional abstraction from the Ruiterbos River must be subject to the formal surrender of existing borehole water use rights on RE/420 and RE/373 to ensure overall compliance with the lawful water allocation.
Unnecessary roads to be rehabilitated

The final design of dam to consider ecological water requirements and incorporate release flow infrastructure, either through a pipe-and-valve outlet system or via a bypass mechanism (e.g., weir and pipeline), A geological assessment (September 2025) has been carried out by SRK and provided as Appendix H7; a Preliminary Dam design has been prepared by GG&G Consulting Engineers and provided as Appendix B7. The preliminary design has been sent to the aquatic specialist to confirm the design meets the required hydrological requirements of the catchment area and all measures have been incorporated into the design to prevent / reduce impacts as far as possible. This will also be submitted to the DWS / BOCMA as part of the WULA The preliminary dam design allows for the development of the dam in phases, with phase 1 having a dam storage of about 40 000 m^3 at a dam wall height of 10 m (at the spillway crest) for the expected lower scale agricultural operations in the short to medium term. The dam design has allowed for future dam raise for additional storage when the agricultural activities reach full scale operations to increase the dam storage holding capacity to150 000 m3, at a wall height of about 14.5 m (at the spillway crest) with a flooded area of about 4.9 ha . The release flow mechanism has been incorporated into the design to maintain downstream baseflows release to meet the ecological water requirements of the reserve. A coffer dam will be constructed upstream of the proposed dam site during the construction phase to keep the construction area dry; the dam construction is also recommended to be planned during the dry season. Given the steep nature of the river embarkments on either side of the proposed dam wall, an underground pipeline will be installed to specifications from the coffer dam to gravitate water out of the coffer dam as required during construction; this pipe will be maintained as part of the release flow mechanism; the pipe will be placed beneath the dam - the optimal dam site area in terms of geological requirements to minimise foundations, is very narrow and a bypass will therefore not be possible. The release flow will be digitally metered and regularly recorded for submission to BOCMA as per WUL conditions. The released flow will mimic the natural non – perennial conditions with increased release during storm events and minimal flow during dry conditions
No further crop farming other than additional 20 ha recommended for properties based on hydrological, terrestrial biodiversity and soil assessment. AIS clearing and rehabilitation with the plants provided in EMPr is recommended; sustainable harvesting of buchu (*Agathosma recurvifolia*) and honeybush tea (*Cyclopia subternata*) as per EMPr is provided as low impact alternative to pastures and crop farming. No cultivars of these are recommended.
Manage game farm as per recommended grazer: browser ratio and within carrying capacity of area
Incorporate bee farming and consider lower water requirement crops such as olives (in comparison to maize and olives)

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

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

AIS management and accompanying rehabilitation is provided in EMPr
The agricultural area at area 4-16 and associated crossing is identified as having a medium high cumulative impact on the non-perennial drainage line. This area is identified as an area requiring rehabilitation and a proper hydrological flow path (e.g. culvert or low water crossing) should be installed at this road crossing. The existing dam (and identified 4-16 agricultural area – 0.81 ha) must be rehabilitated as a condition of approval for the new larger dam. Any additional abstraction from the Ruiterbos River must be subject to the formal surrender of existing borehole water use rights on RE/420 and RE/373 to ensure overall compliance with the lawful water allocation.
Unnecessary roads to be rehabilitated
The final design of dam to consider ecological water requirements and incorporate release flow infrastructure, either through a pipe-and-valve outlet system or via a bypass mechanism (e.g., weir and pipeline),
No further crop farming other than additional 20 ha recommended for properties based on hydrological, terrestrial biodiversity and soil assessment. AIS clearing and rehabilitation as per plants provided in EMPr is recommended; sustainable harvesting of buchu and honeybush tea as per EMPr is provided as low impact alternative to pastures and crop farming. No cultivars of these are recommended.
Manage game farm as per recommended grazer: browser ratio and within carrying capacity of area
Incorporate bee farming and consider lower water requirement crops such as olives (in comparison to maize and olives)
Revised SDP 2025 recommended to be approved and rezoning carried out within 2 years of EA (if attained)

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

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

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

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

(a) Geographical and physical aspects:

IMPACTS AND SIGNIFICANCE RATING – SOIL AND LAND CAPABILITY

Aspect	**Excavation Activities and roads and crossings**			
Phase	**Construction / Operations**			
Impact:	**Soil erosion and ability of vegetation to recover**			
Nature of impact:	**Direct**			
Description of impact:	Excavation activities associated with the construction of dwellings, structures, roads etc have increased soil erosion and sediment runoff, which slows down and compromises the ability of the natural vegetation to recover in eroded areas. Measures are to be put in place to remediate eroded areas and prevent further erosion			
Impact Status	Negative Impact		Negative Impact	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Activity	1	Activity	1
Duration	Short to medium	3	Very short	1
Frequency	Seldom	3	Seldom	3
Intensity	Low to medium	2	Low	1
Severity	Negative Medium	8	Negative Low	5
Consequence	Negative Medium	9	Negative Low	6
Probability	Expected	5	Possible	4
Impact Significance	**Negative Medium**	**14**	**Negative Low**	10
Mitigation / Reversibility	Possible – - Revegetate area as per rehabilitation plan for dwellings, roads, dams as applicable - Mulch bare areas – chip AIS material (without seed) for mulch material and place in windrows - Put in place stone spillways where necessary - Put in place anti-erosion berms in roads where necessary - Minimize soil disturbance and compaction, such as using hand tools instead of heavy machinery. Use specialized equipment designed to reduce environmental footprint, like lightweight mowers or trimmers. - Stabilize disturbed soils promptly with native vegetation or erosion control materials. - Construction and land-clearing activities to be scheduled to avoid periods of heavy rainfall to reduce the risk of debris and sediment runoff.			
Confidence	High			

Aspect	**Agricultural activities**
Phase	**Operational**
Impact:	**Soil potential and land capability**
Nature of impact:	**Direct**
Description	
Annual crops - Following harvesting, and before planting, large areas on the farm may be exposed at a single time, and	

susceptible to wind and water erosion. Sediment may be eroded, transported and deposited in the surrounding area. Using a combination of mulch and maintaining a permanent organic cover on the worked areas will assist in preventing soil erosion / loss and reducing generation of dust. Besides aiding in reducing water evaporation the use of a straw mulch can result in vastly improved crop yields.

Perennial crops – While perennial crops such as avocados, citrus, and olives generally maintain canopy cover and root structures that help stabilize the soil, the areas between trees are often left bare, especially during early growth stages or in intensively managed orchards. These exposed inter-row zones are also vulnerable to wind and water erosion, particularly on sloped terrain. To address this, it is recommended that these areas be permanently mulched and / or managed with a low-growing organic ground cover. This not only minimizes erosion and dust but also helps regulate soil temperature, reduces water evaporation, suppresses weeds, and can contribute to improved soil fertility over time. An example of an indigenous ground cover is *Helichrysum cymosum which is a drought tolerant which can assist with weed suppression, improved soil condition and natural pest deterrent.*

Other – No formal crop farming is recommended to take place in this area. This area is recommended to be incorporated to a recommended open space 3 area.

This area, as well as the majority of drainage line areas on the property which (estimated of 200 ha) requires ongoing AIS clearing combined with active and passive rehabilitation. A 10-15 m buffer areas of drainage lines / rivers are to be rehabilitated with wetland plants and maintained; the remaining areas to be rehabilitated as per the rehabilitation plan and accompanying list of flora species.

Sustainable harvesting of *Agathosma recurvifolia* and *Cyclopia subternata* could be considered once rehabilitation is complete.

With the implementation of mitigation measures — including the use of permanent organic mulch, erosion control strategies, and the establishment of indigenous ground covers — the current risks associated with soil exposure can be significantly reduced. A positive impact may result in the medium term, through improved soil health, enhanced biodiversity, increased water retention, and more resilient agricultural systems.

Impact Status	**Negative Impact**		**Negative / positive Impact**	
Impact Criteria	Impact significance			
	Without mitigation		With mitigation	
Spatial	Site	2	Activity	1
Duration	Short – medium term	3	Very short	1
Frequency	Infrequent	2	Infrequent	2
Intensity	Low – medium	3	Low	1
Severity	Negative Low	8	Low	4
Consequence	Negative Low	10	Low	5
Probability	Plausible	3	Slight	2
Impact Significance	Negative Medium	13	Low	7

Mitigation

General Agricultural Practices

- Recommended agricultural areas are provided in **Error! Reference source not found.**, **Error! Reference source not found.** and **Error! Reference source not found.**
- Consider olive trees due to the lower water requirements.
- No planting on slopes steeper than 1:5 (20%) to prevent erosion
- Liming will be required, particularly on upper slopes and ridge crests, based on soil pH levels and crop requirements (especially for lucerne and fruit trees).
- Deep ripping to depths of at least 60 cm should be undertaken only where compacted soils are present, and not in sensitive areas such as fynbos zones or slopes prone to erosion.
- Ridging to a height of 40 cm is recommended on most sites for the establishment of citrus, avocado, or olive trees.
- Ridges should follow natural contours to reduce the risk of erosion and to assist with water retention.
- Apply organic mulch to all open areas between and around crops to:
    - Reduce water evaporation
    - Suppress weed growth
    - Improve soil structure and crop yields
- Cleared Alien Invasive Species (AIS) biomass (seed-free) may be used as mulch
- Maintain permanent organic ground cover on worked areas to prevent wind and water erosion and reduce dust emissions.
- Exposed areas between fruit trees should be permanently mulched and/or interplanted with low-growing, water-wise

indigenous ground covers such as:
  - *Helichrysum cymosum*
  - *Pelargonium capitatum*
  - *Carpobrotus edulis*
- Where appropriate, interplant perennial indigenous crops for sustainable harvesting, such as:
  - *Artemisia afra* (African Wormwood)
  - *Origanum vulgare* (Wild/Berg Oregano)
  - *Salvia africana-lutea* (Wild Sage)
- Land clearing activities should be scheduled to avoid periods of heavy rainfall to minimize erosion risk.
- Avoid working with wet soils, as this will damage soil structure and compromise productivity.
- Access is limited to existing tracks or clearly demarcated low-impact routes; No off-track driving is allowed.
- Regular monitoring of tracks must be undertaken to assess signs of degradation.
- Recommend that high potential agricultural lands remain zoned as agricultural 1

Other and drainage lines and AIS areas:

- Rehabilitation (active and passive) of AIS-cleared areas in accordance with alien invasive management plan and rehabilitation plan.
- Maintain a 10–15 m buffer from the drainage line, to be rehabilitated with locally indigenous riverine vegetation.
- No fertilisers, pesticide, herbicides, fencing, or irrigation is permitted in this area (unless for target clearing of AIS).
- No heavy machinery is permitted within these areas
- *Agathosma recurvifolia* (Least concern) and *Cyclopia subternata* (near threatened) are included in the list of plants to use for rehabilitation. Sustainable harvesting of these could take place once the area is rehabilitated with the plants included in the rehabilitation plan. Access to this area to be primarily by foot, with wheelbarrows or hand-pulled carts for harvest transport. sustainably harvested (not uprooted), allowing natural regeneration to continue supporting erosion control, habitat provision, and water quality. Sustainable harvesting includes. No commercial varieties of *Agathosma recurvifolia* and *Cyclopia subternata permitted due to interference with surrounding species. Permits will be required for Cyclopia subternata*
- Annual audit recommended to determine level of rehabilitation, extent of AIS and population levels of *Agathosma recurvifolia* and *Cyclopia subternata to inform sustainable harvesting.*
- The following guidelines for sustainable harvesting guidelines are provided:
- *Cyclopia subternata (*Honeybush Vleitee)
- Harvesting of Vleitee should be seen as pruning; Choose tall, healthy plants with many branches for harvesting; select and cut only some of the branches on a plant to avoid killing the plant; Cut older side branches; Leave young branches to regrow; Only prune 50% of the branches; Always leave the main trunk uncut.
- Recommend to incorporate this area into open space 3

Confidence	High

Aspect	**Farming Operations – fertilizers, pesticides**			
Phase	**Operations**			
Impact:	**Soil and groundwater quality and surrounding indigenous vegetation and fauna**			
Nature of impact:	**Cumulative**			
Description Excessive fertilizer use, and use of pesticides, can impact soil quality, groundwater and surface waters				
Impact Status	**Negative Impact**		**Negative Impact**	
Impact Criteria	Impact significance			
	Without mitigation		With mitigation	
Spatial	Site	2	Activity	1
Duration	Short	2	Very short	1
Frequency	Seldom	3	Infrequent	2
Intensity	Medium	3	Low	1
Severity	Negative Medium	8	Negative Medium	4
Consequence	Negative Medium	10	Negative Medium	5
Probability	Expected	5	Probable	4
Impact Significance	Medium	15	Low	9
Mitigation - No fertilizers or pesticides permitted in natural surrounding areas / drainage lines. - Potassium based (not sodium based) fertilizers recommended to prevent saline runoff form farming areas. - Avoid over-application of fertilizers and apply the correct amount				

- Rotate annual crops from different botanical families to reduce the risk of soil-borne diseases and pest build-up; example - Lucerne - Maize - Lucerne - Maize: Rotate between these two crops to allow for nitrogen fixation by lucerne to support maize growth. Lucerne will improve soil health, especially in terms of nitrogen content, benefiting maize crops. - Avoid overuse of synthetic fertilizers. After growing a leguminous crop like lucerne, the soil will have increased nitrogen, reducing the need for nitrogen-based fertilizers in subsequent crops. - Between crop rotations, consider using organic amendments such as compost or cover crops to build soil organic matter, improve microbial activity, and reduce the need for synthetic fertilizers and herbicides - Use minimum tillage or no-till practices between crop rotations to protect soil structure, prevent erosion, and promote water infiltration. This also helps maintain beneficial soil organism - Maintain permanent soil cover as far as possible; Apply organic mulch after crop harvests to preserve soil moisture, prevent erosion, and reduce weed growth between rotations. - Apply pesticides when absolutely necessary and follow application guidelines to minimize environmental impact. - Use Integrated Pest Management techniques where practical, such as monitoring pest populations, introducing beneficial insects, and applying organic or low-toxicity treatments. - Apply fertilizers and pesticides with the utmost caution. - Investigate use of alternative fertilizers - manure, cakes of plant origin, vermicompost, microbial bio-fertilizers - Keep all fertilizers and pesticides well labelled and locked away in a secure store room. If pesticides are to be used: - Make use of target-specific pesticides only. - Avoid persistent pesticides, rather using biodegradable types. - Understand how each pesticide works, and when its effects should become evident. - Ensure selection of the correct pesticide, and best method of application and dose. - Avoid indiscriminate aerial spraying at all times, and aerial spraying on windy days. - No spraying of pesticides if bees are present - The use of pesticides are regulated by the Department of Agriculture, Fisheries and Forestry. Ensure compliance with applicable legislation: Legislation applicable to pesticides and fertilizers includes: o Fertilizers, Farm Feeds, Agricultural Remedies and Stock Remedies Act, 1947 (Act No. 36 of 1947) o Agricultural Pest Act, 1983 (Act No 36 of 1983) o Section 24 of the Constitution of the Republic of South Africa, (Act No. 108 of 1996) o Medicines and Related Substances Control Act, 1965 (Act 101 of 1965) o Hazardous Substances Act, 1973 (Act 15 of 1973) o The Foodstuffs, Cosmetics and Disinfectants Act (FCDA), 1972 (Act No. 54 of 1972) o The Occupational Health and Safety Act (OHSA), 1993 (Act No. 85 of 1993) o Conservation of Agricultural Resources Act, 1983 (Act 43 of 1983) - Ensure correct training in proper pesticide use is provided to workers. - Ensure the correct Personal Protective Equipment (PPE) is provided and used during pesticide applications. - Paraquat is not to be used due to its extreme toxicity to animals and humans.	
Confidence	High

IMPACTS AND SIGNIFICANCE RATING – FIRE MANAGEMENT

Aspect	**Fire regimes and planning**
Phase	**Construction and operations**
Impact:	**Fire risk and hazard**
Nature of impact:	**Direct**
Description of impact: The dwellings positions should have been selected in order to maintain the ability of fynbos to burn in the future. the Dwellings in Area 1 should not have been built on a hilltop and should have been planned for more flat areas (Esler et al., 2014). However, measures can be put in place to reduce fire risk of this area. With the occurrence of the high number of alien vegetation on the site and natural fynbos, the site is considered to have a high fire risk; measures must be put in place to prevent unplanned fires and control planned fires. With no management of the Fynbos, it will start to present a fire risk and will result in long-term biodiversity loss. It recommended that the OGF remain a member of the SCFPA. Fire-proof hedges (Esler et al., 2014) can be made with indigenous species to reduce fire risk around the built environment. With recommendations implemented the risk of uncontrolled burns can be prevented / reduced.	

Impact Status	Negative Impact		Negative Impact	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Local	3	Site	2
Duration	Very short	1	Very short	1
Frequency	Rarely	1	Rare	1
Intensity	High	5	Low-medium	2
Severity	Negative Medium	7	Low	4
Consequence	Negative Medium	10	Low	6
Probability	Anticipated	6	Possible	4
Impact Significance	**Negative Medium High**	**16**	**Negative Low**	10
Impact:	**Fire driven ecosystem**			
Nature of impact:	**Direct**			
Description of impact: The correct hot fires at correct timing and intervals, combined with ongoing AIS and rehabilitation should result in a long-term positive impact for the fynbos vegetation.				
Impact Status	Negative Impact		Positive Impact	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Local	3	Site	2
Duration	Very short	1	Medium to long	4
Frequency	Rarely	1	Rare	1
Intensity	High	5	Low	1
Severity	Negative Medium	7	Negative Low	6
Consequence	Negative Medium	10	Negative Low	8
Probability	Anticipated	6	Plausible	3
Impact Significance	Negative Medium High	**16**	Positive medium	11

Mitigation

- Fire management must comply with the National Veld and Forest Fire Act No. 101 of 1998, which mandates a 5m fire break where natural veld adjoins agricultural land or alien areas.
- All landholders must implement a fire management plan. A permit is required from the Fire Protection Association (FPA) to conduct controlled burns.
- Controlled burns must be planned with local fire authorities
- Recommended fire frequency: Every **10 to 15 years** for mature calcrete and silcrete fynbos types as these fynbos types typically regenerate more slowly than sandstone fynbos. Too frequent fires could reduce seeds banks. Last fire occurred December 2016; controlled burns will be required between 2026 and 2031.

Recommended burning Strategy:

- Patch burns (mosaic burning): Recommended over blanket burns to reduce fire intensity, maintain habitat heterogeneity, and allow wildlife and livestock to move between burned and unburned areas.
- Target areas: Prioritize areas with dense alien growth or moribund vegetation for burning. Burning should occur before seed-set of alien species like Acacia mearnsii or Acacia cyclops.
- Post-burn recovery: Exclude livestock for 1 season post-burn using temporary fencing to allow vegetation recovery. Follow up with manual clearing to prevent alien species resurgence.
- Conduct burns **late summer to early autumn** (March–April) under mild conditions to reduce fire risk and align with the natural fire season, allowing early winter rains to stimulate regrowth.

Ongoing Management and Safety:

- AIS control: Ongoing clearing of alien invasive species (AIS) must be part of the fire management strategy.
- Fire safety: Designate areas for fire, ban open fires outside these zones, and install fire-proof hedges using indigenous species to reduce fire risk around built environments.
- Emergency measures: Ensure adequate fire-fighting measures, emergency water supply, and visible emergency numbers at all times. Key staff should have access to emergency contact information.
- Training: Provide job-specific fire management training for all individuals responsible for managing fires.

Confidence	High

IMPACTS AND SIGNIFICANCE RATING – LAND USE

Aspect	**Land use change – past, current, proposed**
Phase	**Construction and Operations**
Impact:	**Change of land use from cattle farming to mixed use including crops, grazing, game farm, enclosures and restaurant.**
Nature of impact:	Cumulative / direct
Description	

Current land use activities are largely concentrated within previously disturbed areas, with the exception of the proposed dam footprint and new dwellings and some internal roads.

It is recommended that approximately 21 ha of historically disturbed land 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 the property. Ongoing AIS clearing is being implemented and should continue in conjunction with rehabilitation activities in line with the Environmental Management Programme (EMPr).

Suitable areas for irrigated and dryland agriculture have been identified using a combination of factors, including soil potential, slope gradient, ecological sensitivity, rehabilitation potential, and water availability.

The shift from cattle grazing and quarrying to a more diversified and managed land use approach—including wildlife tourism, crop production —combined with implementation of the EMPr (AIS control, landscaping, rehabilitation, and agricultural management), can reduce further habitat fragmentation and support long-term biodiversity conservation. Restoration of unnecessarily disturbed areas, including redundant roads, is encouraged to further improve ecological integrity. If the activities are well managed the impact is considered a low positive impact for overall land use on the area.

Due to the high conservational value it is recommended that the areas which have been identified as suitable for agricultural use (approximately 120 ha), including the relevant management and workers dwellings and storage facilities, new dam and the restaurant and church area remain zoned as agricultural 1 and the remaining area, used by game farm animals and comprised of intact fynbos, with thicket and AIS along the drainage lines, be zoned as open space 3 for conservation use. A town planner to advise on zoning requirements of church and restaurant; it is currently (SDP, 2025 – Appendix B8) recommended to remain agricultural 1.

Applying the Biodiversity Offset Guideline (DFFE, 2023), which recommends an offset ratio of 30:1 for residual loss of Critically Endangered vegetation, the 3.7 ha of new disturbance with GG granite fynbos equates to an offset requirement of ±111 ha.

In addition, Swellendam Silcrete Fynbos (FFc1) occurs over approximately 90 ha within OGF and is listed as Endangered, with <5% formally protected nationally. Historic agricultural use and proposed development for a church and restaurant precinct have affected approximately 1 ha of this vegetation type (however this area is situated between an existing quarry, dam and agricultural fields and considered to have been degraded). Based on an offset ratio of 10:1 for Endangered ecosystems, the required offset area is approximately 10 ha.

According to the *SANBI National Ecosystem Status 2022 (RLE 2022)* dataset (extract provided below), Garden Route Granite Fynbos (FFg5) is has only 0.3 % (≈ 1 386 ha) of its current natural extent formally protected (original historical extent estimated at 450 000ha, of which over 70 % is now degraded or transformed).

NAME	BIOME	CODE	STATUS	Trigger Criteria	Summary	Scope	PcNat 1990	PcNat 2014	PcNat 2018	PcNat2 040ard	PcNatDegALT	PcDegLostALT	WC	PA_natural	PrcPAnat	PL_2018
Garden Route Granite Fynbos	Fynbos	FFg5	**CR**	**B1(i)**	Restricted distribution & rate of loss	Global & National status	47	41	37	28	41	72	100%	1,386	0,3 %	NP
Swellendam Silcrete Fynbos	Fynbos	FFc1	**EN**	**B1(i)**	Restricted distribution & rate of loss	Global & National status	54	48	45	38	52	56	100%	68,695	12,3 %	MP

The applicant commits to securing approximately 859 ha of the farm portions as an open space 3 area, representing a substantial biodiversity gain well in excess of the required offset. This commitment will deliver a **net biodiversity gain**, contribute directly to the national conservation target for Garden Route Granite Fynbos, and effectively increase the formally protected extent of this vegetation type to approximately 0.42% and secure long-term, in situ persistence of this vegetation type.

Impact Status	**Negative Impact**		**Positive Impact**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Site	2	Site	2
Duration	Medium – long	4	Medium – long	2
Frequency	Seldom	3	Seldom	3

Intensity	Medium low	2	Low	1
Severity	Negative Medium High	9	Negative Low	7
Consequence	Negative Medium High	11	Negative Low	6
Probability	Probable	4	Slight	1
Impact Significance	**Negative Medium**	**15**	**Positive Low**	**7**
Mitigation	- Avoid additional clearing activities that will result in fragmentation of habitats. Patch connectivity must be maintained and maximised to allow for movement of pollinators - Low impact agricultural activities such as beekeeping / honey production can be integrated into crop areas. Beekeeping supports the pollination of crops such as avocados, citrus, and other fruit trees, improving yields and supporting ecosystem health. - Care should be taken to ensure that beehives are placed in areas that do not disturb sensitive ecosystems or wildlife habitats. - Consider olive trees due to lower water requirements - Consider sustainable harvesting once AIS clearing combined with rehabilitation is underway - Owl boxes are recommended for natural rodent control, supporting ecological balance. - Seek advice of land planner to determine what zoning the activities require – a different zoning may be required for the restaurant facilities on Area 5-1 &2. - A town planner to advise on zoning requirements of church and restaurant; it is currently (SDP, 2025 – Appendix B8) recommended to remain agricultural 1. - To compensate for illegal and continued clearing of indigenous vegetation is it recommended open space 3 rezoning is recommended to be a condition of the authorisation and the rezoning application effected within two years of the EA (if received)			
Confidence	High			

(b) Biological aspects:

Has the development impacted on critical biodiversity areas (CBAs) or ecological support areas (ESAs)?	**YES**	NO
If yes, please describe:		
Refer to Appendix M – Impact assessment The Department of Forestry, Fisheries, and the Environment (DFFE) screening tool report has identified the **Terrestrial Biodiversity Theme of** Farm Portions 420 (489ha) and 373 (789ha), Outeniqua Game Farm as having **a Very High sensitivity.** **Historical vegetation on the property is** critically endangered (CR) Garden Route Granite Fynbos, endangered (EN) Swellendam Silcrete Fynbos (midlands upland fynbos ecosystems, FEG) with valley vegetation representative of Gouritz Valley Thicket (CR). 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 rivers and non-perennial drainage lines are mapped as Rivers and Wetland CBA1 (WCBCP) 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.		
Has the development impacted on terrestrial vegetation, or aquatic ecosystems (wetlands, estuaries or the coastline)?	**YES**	NO
If yes, please describe:		
Assessment provided below. **Refer to Appendix M – Impact assessment**		
Has the development impacted on any populations of threatened plant or animal species, and/or on any habitat that may contain a unique signature of plant or animal species?	**YES**	NO
If yes, please describe:		
Assessment provided below. **Refer to Appendix M – Impact assessment**		

Please describe the manner in which any other biological aspects were impacted:
Assessment provided below. **Refer to Appendix M – Impact assessment**

IMPACTS AND SIGNIFICANCE RATING – TERRESTRIAL BIODIVERSITY (INCLUDING FLORA AND FAUNA)

PAST ACTIVITIES

Aspect	**Past agricultural activities (Area 4-1-15 and 17; Area 5)**
Phase	**Construction / Operations**
Baseline	**Historical vegetation on the property is** critically endangered (CR) Garden Route Granite Fynbos, endangered (EN) Swellendam Silcrete Fynbos (midlands upland fynbos ecosystems, FEG) with valley vegetation representative of Gouritz Valley Thicket (CR).
Impact:	**Habitat Loss and Fragmentation and loss of SCC**
Nature of impact:	**Direct**

Description

Historical agricultural activities (dryland cattle grazing) have modified identified areas on the property (little natural vegetation remaining, soil disturbance and AIS). Certain 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). Most of the identified areas will require AIS management.

Area	Size estimate	Past land use	Current Land use	Recommendation
4-1	4,98ha	0.71 ha used in past	Roads and tracks	Not recommended Future use – not feasible
4-5	0.5 ha	Used in past	Not in use	Retain as fynbos;
4-6	6.79 ha	Used in past	Not in use	Retain as fynbos;
4-7	0.34 ha	Used in past	Not in use	Retain as fynbos Future use – not feasible
4-12	3.14 ha	Used in past	Not in use - invaded	Not suitable – low potential soils.
5-8	11.5 ha (agricultural)	Past use. Not in use / some tracks	Not recommended – rehabilitate unecessary tracks	Future use – not feasible

Impact Status	**Negative Impact**		**Positive Impact**	
Impact Criteria	Without mitigation		With mitigation (AIS clearing and no disturbance to previously disturbed fynbos area)	
Spatial	Site	2	Site	2
Duration	Medium	4	Short to Medium	3
Frequency	Seldom	3	Infrequent	2
Intensity	Medium	3	Low	1
Severity	Medium High	10	Low	6
Consequence	Medium High	12	Low	8
Probability	Probable	4	Slight	2
Impact Significance	**Medium High**	**16**	Low	10
Mitigation / Reversibility	Ongoing removal of the AIS using a combination of fire, clearing and biological measures as per the recommended fire management and AIS management measures, can considerably improve the condition of the site. Certain 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). The ongoing clearing of AIS and implementation of management measures could improve the functioning of terrestrial and aquatic ecosystems on OGF. Unnecessary roads and tracks must be rehabilitated as per rehabilitation plan provided in the EMPr.			
Confidence	High			

CONTINUATION OF EXISTING ACTIVITIES

Aspect	**Clearing of vegetation for roads, dwellings (Areas 1, 2, 3)**

Phase	**Planning / Construction**			
Baseline	**Intact fynbos / thicket with some AIS in dwelling areas; roads along watercourses heavily infested with AIS**			
Impact:	**Habitat Loss and Fragmentation**			
Nature of impact:	**Direct**			
Description of impact	Construction activities led to habitat loss and fragmentation. Disruption of plant communities; altered ecological processes. Roads should have been planned in order to avoid multiple redundant roads.			
Impact Status	**Negative Impact**		**Negative Impact**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Site	2		
Duration	Life of operation	5		
Frequency	Medium	4		
Intensity	High	5		
Severity	High	14		
Consequence	Medium High	16		
Probability	Expected	5		
Impact Significance	**Negative High**	**21**		
Mitigation / Reversibility	Not possible – activity has already occurred			
Confidence	High			

Aspect	**Clearing of vegetation for roads, dwellings (Areas 1,2,3)**			
Phase	**Planning / Construction**			
Baseline	**Intact fynbos / thicket with some AIS in dwelling areas; roads along watercourses heavily infested with AIS**			
Impact:	**Loss of indigenous vegetation and flora and fauna SCC**			
Nature of impact:	**Direct**			
Description Clearing of thicket and fynbos vegetation took place. A search and rescue of geophytes and succulents and fauna could have occurred. Habitat disturbance due to development and construction in Area 2 may have affected a population of a Sensitive Species (S142). Revegetation of bare soil following construction is an essential part of concluding the construction phase of the project. The plants that could have been rescued could have been used for this purpose both in the 2m disturbance footprint, as well as in areas where alien clearing could have taken place. Clearance of vegetation may have displaced small mammals, reptiles, and ground-nesting birds, especially within sensitive fynbos and wetland-edge habitats. Unnecessary harm to fauna (particularly reptiles and burrowing mammals) could have been prevented.				
Impact Status	**Negative Impact**		**Negative Impact**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Activity	1		
Duration	Long term / permanent	6		
Frequency	Rarely	1		
Intensity	Medium to high	5		
Severity	Negative Medium High	12		
Consequence	Negative Medium High	13		
Probability	Anticipated	6		
Impact Significance	**Negative Medium High**	**19**		
Mitigation / Reversibility	Not possible – activity has already occurred			
Confidence	High			

Aspect	**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)**
Phase	**Planning / Construction**
Baseline	**Previously disturbed areas**

Impact:	**Habitat Loss and Fragmentation**			
Nature of impact:	**Direct**			
Description	These activities were developed on old agricultural lands. No further habitat fragmentation deemed to occur as a result of these activities.			
Impact Status	**Negative Impact**		**Negative Impact**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Activity	1		
Duration	Medium - long	5		
Frequency	Rarely	1		
Intensity	Low	1		
Severity	Negative Medium High	7		
Consequence	Negative Medium High	8		
Probability	Slight	2		
Impact Significance	**Negative Low**	**10**		
Mitigation / Reversibility	Not possible – activity has already occurred			
Confidence	High			

Aspect	**Clearing of vegetation for agricultural activities, enclosures and restaurant facility and supporting structures (reservoirs, solar, roads) (Area 4-15, 17, 18, 9, 10,3 Area 5)**			
Phase	**Planning / Construction**			
Baseline	**Previously disturbed areas**			
Impact:	**Loss of indigenous vegetation and SCC**			
Nature of impact:	**Direct**			
Description	Clearing of vegetation took place. No search and rescue was carried out and therefore loss of some SCC may have occurred based on the natural vegetation and seed bank of the area. However, the probability, 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 of the land by OGF. Operational management must take place as per the operational mitigation measures.			
Impact Status	**Negative Impact**		**Negative Impact**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Activity	1		
Duration	Medium - long	5		
Frequency	Rarely	1		
Intensity	Low	1		
Severity	Negative Medium High	7		
Consequence	Negative Medium High	8		
Probability	Slight	2		
Impact Significance	**Negative Low**	**10**		
Mitigation / Reversibility	Not possible – activity has already occurred			
Confidence	High			

Aspect	**Clearing of vegetation for agricultural activities at area 4-16 and associated crossing and dam area**
Phase	**Planning / Construction**
Baseline	**Intact area and falls within identified drainage line and mapped as a NFEPA valley bottom wetland**
Impact:	**Disruption of ecosystem services**
Nature of impact:	**Direct**
Description	
Clearing of vegetation took place in a thicket area which was likely disturbed by AIS. The road was already in place in 2005 however no dammed area is visible. The mapped drainage line (DWS) seems to be thicket vegetation infested with AIS. This area is mapped as a NFEPA wetland. (Eastern Fynbos-Renosterveld Granite Fynbos_Channelled valley-bottom wetland).	

A section of transformed lawn / fields exists adjacent to a small dam. While some clearing was also visible adjacent to the dam, this can be rehabilitated; only the lawn areas are included as In-use agricultural areas here (ca. 0.89 ha).

Figure 16: 2005 - Area 4-16

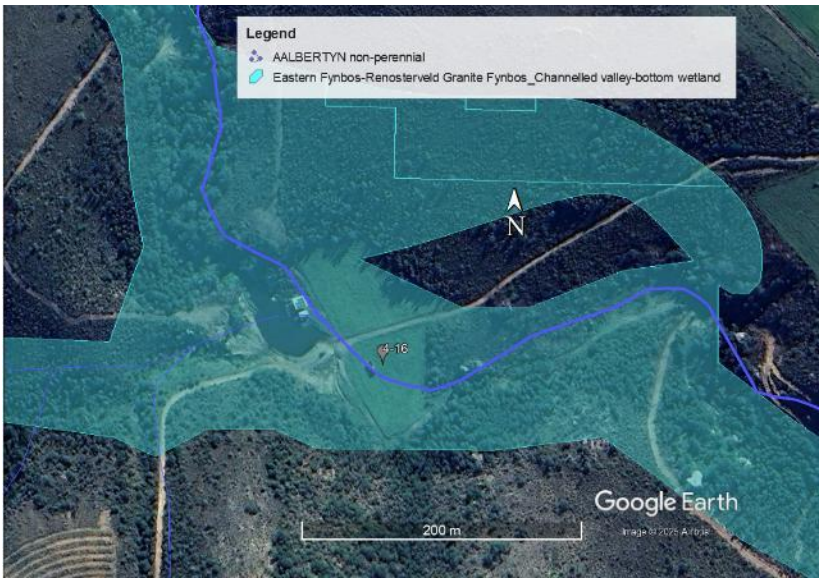


Figure 17: Current - Area 4-16 – showing dammed area, farming area and NFEPA channelled valley bottom wetland.

This area (0.89ha) is in a valley area and is recommended to be rehabilitated with thicket / riverine/ wetland vegetation. The dammed area needs to be modified to allow for drainage. The watercourse crossing will require a small culvert to be installed to ensure drainage during rainfall conditions. The operational management measures need to be implemented to ensure ongoing removal of AIS within the drainage line areas on the property. These measures should in the long term, increase the amount of water that can be captured by the proposed OGF2 dam during storm events. Buffers (32 meters) of intact riverine / thicket vegetation should be maintained along all drainage lines and should not be used for any activities (including agricultural activities) with exception of authorised activities – road crossings, dwelling within 32 meters and instream dam)

Impact Status	**Negative Impact**		**Positive Impact**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Site	2	Activity	1
Duration	Life of operations	5	Life of operations	5
Frequency	Seldom	3	Seldom	1
Intensity	Medium	3	Low	1
Severity	Negative Medium	10	Low	7
Consequence	Negative Medium	12	Low	8

Probability	Possible	4	Slight	2
Impact Significance	**Medium**	**16**	Low	10
Mitigation / Reversibility	Possible – recommend modifications to allow drainage from this area; agricultural area should be rehabilitated back to thicket /riverine /wetland vegetation • 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 to ensure drainage during rainfall conditions. • ongoing removal of AIS within drainage line areas on the property • Buffers (10 meters) of indigenous vegetation (as per rehabilitation plan) should be maintained along all drainage lines and should not be used for any activities (including agricultural activities) with exception of authorised activities – road crossings, dwelling within 32 meters, AIS clearing and instream dam)			
Confidence	High			

EXISTING CONTINUED OPERATIONS- CONSTRUCTION / MAINTENANCE

Aspect	**Construction of Proposed dam – 150 000 m3 capacity**
Phase	**Construction and operations**
Impact:	***Loss of Riparian and Thicket Habitat and SCC***
Nature of impact:	**Direct**

Description

Construction of a larger dam could have impacts on protected trees and other flora in the vicinity. The creation of an instream dam modifies the natural river environment by impounding water, which changes the flow regime and water levels upstream and downstream. This affects the ecological balance of the riparian zone and can lead to the submersion of previously existing habitats. Plants, invertebrates, fish, and other organisms that rely on specific riverine conditions may be adversely affected or displaced.

Impact Status	Negative Impact		Negative Impact	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Local	3	Site	2
Duration	Very short	1	Very short	1
Frequency	Rarely	1	Rarely	1
Intensity	High	5	Medium	3
Severity	Negative Medium	7	Negative Low	5
Consequence	Negative Medium	10	Negative Low	7
Probability	Anticipated	6	Anticipated	6
Impact Significance	**Negative Medium High**	**16**	**Negative Medium**	13
Mitigation	Difficult / Possible - Protected trees must be avoided - All protected trees identified must be demarcated prior to the commencement of the construction of the dam. - If it is anticipated that protected trees will be affected by the construction of the dam, then the appropriate forestry licence must be obtained first. - Construction of the dam must occur during the dry season (i.e. December to January / June to July) - The disturbance footprint must be clearly defined and demarcated - Preferably one road should be used for access (entry and exit). - The access road may not be the Jeep track that extends between Areas 2 and 3 along the Ruiterbos River. - Should large muddy areas be created, these areas must be rehabilitated and stabilised to avoid unnecessary further reaching impacts.			
Confidence	High			

Aspect	**Agricultural activities, enclosures**
Phase	**Planning, construction, operations**
Impact:	***Loss of fynbos / thicket vegetation and habitats and disruption to fauna***
Nature of impact:	**Direct**

Description

Agricultural activities are in place on Area 4-15 and recommended to be managed as per EMPr; Suitable areas for expansion include area 4-17 and a small section is also identified on Area 4-13 (2.58 ha). Area 5-4 is considered an

acceptable site for the predator enclosure and may not exceed the 10.4 ha previously disturbed footprint. Area 5 1&2 is considered acceptable for the development of the 1ha elephant enclosure. Disturbance of indigenous vegetation and associated fauna in these areas is deemed to be negative low with mitigation measures in place.

Impact Status	Negative Impact		Negative Impact	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Site	2	Activity	1
Duration	Long term	6	Long term	6
Frequency	Infrequent	2	Rarely	1
Intensity	Medium	3	Low	1
Severity	Negative Medium	11	Negative Low	8
Consequence	Negative Medium	13	Negative Low	9
Probability	Anticipated	5	Slim	1
Impact Significance	**Negative Medium High**	**18**	**Negative Low**	10
Mitigation	Difficult / Possible - No further expansion of agricultural areas or development of structures other than those identified in this assessment should take place. - No agricultural activities to take place within 32 meters of drainage lines / river lines. Only authorised activities included in the S24G assessment are permitted within 32 meters of drainage lines / river lines – dam, watercourse crossings, single dwelling. - Carry out search and rescue for indigenous fauna and flora / protected trees within the agricultural footprint / enclosure footprints prior to disturbance of the area; - Rescue identified fauna / flora and place in similar area on property outside of agricultural / enclosure footprints (as necessary). - Permits required for fauna search and rescue (i.e., tortoises) must be obtained before any construction commences. Some animal species that potentially occur, in addition to potential flora and fauna SCC, are protected under CITES and the PNCO. A permit will be required for their removal where appropriate. For example, tortoises are listed on Schedule 2 of the PNCO and will, therefore, require permits for their removal during the construction phase of the project. - A permit is required for activities that disturb protected bird species, particularly during the breeding season. Sites with eggs or chicks are considered to be protected sites. - Threatened species should be removed to similar habitat within proximity of the project area by a suitably qualified person where appropriate. Reptiles such as lizards are less mobile compared to mammals, and some mortalities could arise. - Record of permits for removal / transplanting of sensitive species of conservational concern / protected trees to be kept on record in EM file for audit purposes. - Ensure all required permits are in place from CapeNature for the predator and elephant enclosures. - Gathering of firewood / plants /fauna in adjacent areas is not permitted outside of search and rescue operations, AIS clearing operations. Staff and visitors should be informed of such. - Fines must be imposed for illegal collection of plants / animals on the property and reported if required (i.e. poaching suspected) - Movement of workers must be limited to areas under construction. Access to surrounding areas is not permitted; these must be designated as no-go areas during construction. - It is important that clearing activities are kept to the minimum and take place in a phased manner; this allows any smaller animal species to move into safe areas and prevents wind and water erosion of the cleared areas. - At any point (during construction), if an animal with limited mobility is observed on site, this should be reported to the ECO and construction temporarily halted. - No animals are to be harmed or killed during the course of operations - All open excavations must be securely fenced or barricaded. Excavations / dams / reservoirs must be checked daily for trapped fauna; floating devices should be placed in these for any trapped fauna to use. Trapped animals are to be rescued and released. - Establish strict speeding regulations. All personnel and visitors to abide to speeding regulations. Signs should be put up along the roads to remind people of speed limits, as well as warnings to look out for small animals on the roads. - For any assistance with snake removals/relocations, identifications, or bite treatment contact the African Snakebite Institute. - No insect zappers should be allowed on site, nor the general application of insecticides around infrastructure. Ecofriendly repellents are readily available (i.e. citronella oil/lotions) and should be used instead. - Speedbumps or other speed reducing techniques can be incorporated into the road design to assist in keeping speeds to a minimum. - No feeding of wildlife is permitted, and no disposal/discarding of any food waste (bones, scraps,			

	fruit pips/cores) within the surrounding environment is allowed. - Ensure scavenger proof bins and waste management areas are in place to prevent access of wildlife to food waste
Confidence	High

Aspect	**Roads and tracks**
Phase	**Post construction / operations**
Impact:	**Habitat Loss and Fragmentation and unnecessary loss of SCC**
Nature of impact:	**Direct**

Description

Creation of unnecessary roads and tracks leading to unnecessary loss of vegetation and habitat loss and fragmentation. Multiple, intersecting roads and the close proximity of new roads to existing ones perpetuate habitat fragmentation. The presence of new roads and dwellings has also created negative edge effects that affect ecological dynamics. These influence plant growth, species interactions, pollinators, and biodiversity.

The main access at km 18,21 was relocated to km 18,26 as instructed by the Department of Roads, the relocation of km 20,4 access to a new access at km 20.33 is required to be carried out. The required access gate (compliant to game entrance gates) and new access section to an existing access road will traverse agricultural areas and will not require the removal of intact fynbos.

Impact Status	Negative Impact		Negative Impact	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Activity	1	Activity	1
Duration	Very short	1	Very short	1
Frequency	Rarely	1	Rarely	1
Intensity	Low	1	Low	1
Severity	Negligible	3	Negligible	3
Consequence	Negligible	4	Negligible	4
Probability	Plausible	3	Slim	1
Impact Significance	**Negative Low**	**7**	Negligible	5

Roads and track on the farm portions

Impact Status	Negative Impact		Negative Impact	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Site	2	Site	2
Duration	Medium	4	Medium	4
Frequency	Infrequent	2	Rarely	1
Intensity	Medium	3	Low	1
Severity	Negative Medium high	9	Negative Medium	6
Consequence	Negative Medium	11	Negative Medium	8
Probability	Anticipated	6	Slight	2
Impact Significance	**Negative Medium High**	**17**	**Negative Low**	10

Mitigation / Reversibility: Difficult / Possible

- No new road may be constructed directly adjacent to an eroding existing road, especially when no erosion control measures are in place.
- Determine which roads are needed for game drives, agricultural activities and management activities and rehabilitate roads not needed / not feasible to drive- mulch and revegetate
- No more new roads are to be made along the valley slopes that lead to the Ruiterbos River.
- Where feasible, utilize existing roads instead of constructing new ones. Upgrading and expanding current roadways can be more environmentally beneficial than creating new routes.
- Some of the existing roads are redundant, and one path must be chosen and used. Design and implement shared access routes where possible, combining multiple access points into single, multi-use roads. This approach minimizes the total length of roads required and reduces habitat fragmentation.
- Plan road layouts to minimize impact on sensitive areas, such as wetlands, riparian zones, and critical habitats. Ensure that the road network is as compact and direct as possible to reduce land disturbance and fragmentation.
- Where roads are along steep inclines, ensure that the road meanders down as opposed to cutting straight down. This will minimise erosion.
- The new road that was excavated between May and August 2024 must be rehabilitated with fynbos species only, as the old road is still functional and can be upgraded to reduce the likelihood that it will become eroded.
- The illegal wide road assessed north of the northernmost dwelling in Area 2 should preferably

	be rehabilitated and the associated river crossing should be removed. - The road at Area 4-16 should be equipped with a culvert and the dammed area modified to ensure drainage from the area; the surrounding 0.89 ha to be seeded with vegetation as per rehabilitation plan. A well-maintained road between Areas 4-15 and 4-17 is important as these will be the main agricultural areas on the site.
Confidence	High

Aspect	**Dwellings, facilities and structures**			
Phase	**Operations**			
Impact:	**Habitat Loss, SCC Loss and Fragmentation**			
Nature of impact:	**Direct**			
Description of impact	The presence of dwellings, supporting structures and facilities has created negative edge effects that affect ecological dynamics. These influence plant growth, species interactions, pollinators, and biodiversity.			
Impact Status	**Negative Impact**		**Negative Impact**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Site	2	Activity	1
Duration	Life of operation	5	Life of operation	5
Frequency	Seldom	3	Rarely	1
Intensity	Low to medium	2	Low	1
Severity	Medium High	10	Medium	7
Consequence	Medium High	12	Medium	8
Probability	Plausible	3	Slight	2
Impact Significance	**Negative Medium**	**15**	**Low**	**10**
Mitigation / Reversibility	Possible – - Gardens to be redesigned to be water wise and avoid erosion and friendly to wildlife and the greater natural habitat. - Plan gardens to capture rainfall & slow water loss. - Create a grey-water wetland if there is a need for water filtration & absorption of extra nutrients. - No garden waste is to be dumped in any remaining natural area and must be disposed of in a responsible manner. Select an existing level site within an existing disturbed footprint for a composting area. - No NEMBA invasive plants permitted in landscaping - Plant local indigenous vegetation; thicket around dwellings are recommended as fire mitigation measures; grey water wetlands can also be planned to serve as a firebreak for the dwellings. - Avoid plants that are hybrids and cultivars - Plant during the rainy season (early winter May/June) and add a 10cm thick layer of wood chip to keep in moisture. - Reduce or replace lawns with water-wise groundcovers or enlarging shrub beds. - Add local edible and aromatic plants - Avoid water & nutrient intensive vegetable gardens - Ensure soft landscaping (natural vegetation) is used as opposed to hard landscaping (avoid impermeable surfaces) - Clearly delineate maintenance zones and employ low-impact maintenance techniques - Schedule major maintenance activities to avoid critical periods such as flowering, seed dispersal, and pollination periods (for most species this is during spring between September to November). - Gathering of firewood / plants /fauna in adjacent areas is not permitted outside of search and rescue operations, AIS clearing operations. Staff and visitors should be informed of such. - Establish strict speeding regulations. All personnel and visitors to abide to speeding regulations. Signs should be put up along the roads to remind people of speed limits, as well as warnings to look out for small animals on the roads. - For any assistance with snake removals/relocations, identifications, or bite treatment contact the African Snakebite Institute. - No insect zappers should be allowed on site, nor the general application of insecticides around infrastructure. Ecofriendly repellents are readily available (i.e. citronella oil/lotions) and should be used instead. - Speedbumps or other speed reducing techniques can be incorporated into the road design to assist in keeping speeds to a minimum. - No feeding of wildlife is permitted, and no disposal/discarding of any food waste (bones, scraps, fruit pips/cores) within the surrounding environment is allowed.			

	- Ensure scavenger proof bins and waste management areas are in place to prevent access of wildlife to food waste – refer to waste management. Rehabilitation plan to include: - Rehabilitate cleared areas with native fynbos / thicket / riparian vegetation. This will stabilize the soil, reduce erosion, and create a natural barrier to prevent debris from reaching the river. - Initial graminoid ground covers that could be considered include members of the families Restionaceae, Cyperaceae, and Poaceae. Examples of species that could be planted includes *Aristida diffusa, Aristida junciformis, Cynodon dactylon, Ehrharta erecta, Elegia tectorum, Eragrostis capensis, Eragrostis curvula, Ficinia truncata (near the watercourse), Ischyrolepis subverticillata, Pentameris macrantha, Pentameris pallida, Restio festuciformis, Restio quadratus, Schoenoxiphium lanceum (riparian zone), Stipa dregeana, Tetraria bromoides, Thamnochortus insignis, and Themeda triandra.* - No kikuyu grass may be planted. This is a listed and recognised invasive species. - Dwelling disturbance and invaded areas between the dwellings should be rehabilitated and ongoing alien clearing effort should be prioritised in these areas. - Active restoration will need to take place at the rehabilitated road and associated river crossing in order to minimise further erosion and sediment transport. Introduce hardy, fast-growing native ground cover plants that are well-adapted to local conditions. Grasses that can be considered include Themeda triandra, Eragrostis capensis, Eragrostis curvula, and Stenotaphrum secundatum. - *Osteospermum moniliferum (Bietou), Diospyros dichrophylla, Searsia glauca, Pterocelastrus tricuspidatus (Candlewood), Grewia occidentalis (Crossberry), Carissa bispinosa, and Euclea racemosa (Gwarrie)* are also appropriate for this illegal road section. - Develop a long-term monitoring plan for the kikuyu grass at the jeep track along the Ruiterbos River to ensure that it doesn't invade into the Ruiterbos River drainage line. - Protected trees may not be impacted on by clearing and rehabilitation activities - Consider sourcing indigenous plants belonging to Gouritz thicker, GR granite fynbos and Swellendam silcrete fynbos from nearby authorised developments in the Mossel Bay Municipality to reduce costs and also ensure these plants are transplanted in a similar vegetation type with similar conditions. Ensure all required permits are in place for search, removal and relocation. It must be noted that protected trees from a nearby development is going to be moved and recommended by the EAP to be planted in AIS cleared valley areas, suitable to Gouritz Thicket. Permits will be applied for and the trees relocated, and relevant coordinates and tree details provided to Cape Nature.
Confidence	High

Aspect	**Game farming and stock farming**
Phase	**Operations**
Impact:	Exceeding carrying capacity and poaching treat
Nature of impact:	**Cumulative**

Description

Grazers , browsers and mixed feeders are kept on OGF. Habitats and foraging areas include fynbos, thicket, ravines and old grazing lands. Note that animals such as bontebok and zebra are selective grazers and will not feed on the fynbos.

The carrying capacity of ptn 420 is estimated at between 45 and 65 LSU; the existing LSU is 92 LSU.

The carrying capacity of ptn 373 is estimated at between 60 and 104 LSU; the existing LSU of 107 is considered to be at maximum land capacity.

The current ratio of feeders is estimated at:

- Browsers: ~28.5%
- Grazers: ~39.5%
- Mixed Feeders: ~32%

Recommended ratio:

- Browsers: 40–60% Browsers
  Grazers: 30–50% Grazers
  Mixed Feeders 10–20%

Over stocking of animals can result in overgrazing and / over browsing and degrade sensitive fynbos vegetation and reduce habitat for small mammals, birds, and invertebrates and alter vegetation structure and species composition over time. High numbers of extra-limital species (e.g., Waterbuck, Nyala, Giraffe) may outcompete native species or alter plant communities. Lack of natural predators and artificial feeding may affect ecological dynamics.

High grazer pressure (currently 39.3% of total LSU) can reduce grass cover, leading to erosion and invasive plant proliferation; an underrepresentation of native browsers can lead to imbalance in shrub management, potentially affecting small specialist herbivores and plant pollinators.

Maintaining a suitable grazer/ browsing / mixed feed ratio can assist to prevent overgrazing and soil loss and mimic the natural diversity of feeding behaviours. The current ratio shows that browsers are slightly underrepresented for a fynbos landscape, where shrubs and ericoid vegetation dominate. It is recommended to decrease the number of selective grazers (i.e., zebra and waterbuck).

Ongoing monitoring of the 4 elephants will be required to determine their natural foraging in the area during walks.

Ongoing AIS clearing and rehabilitation and careful management can increase the carrying capacity of the land. Ensure anti-poaching measures are in place to prevent harm to the fauna on site.

Impact Status	**Negative Impact**		**Negative / Positive Impact**	
Impact Criteria	Impact significance			
	Without mitigation		With mitigation	
Spatial	Site	2	Site	2
Duration	Medium – long term	4	Medium	3
Frequency	Seldom	3	Infrequent	2
Intensity	Medium	3	Low	1
Severity	Negative Medium High	10	Negative Low	6
Consequence	Negative Medium High	12	Negative Low	8
Probability	Expected	5	Slight	2
Impact Significance	Medium High	18	Low	10

Mitigation

- Reassess stocking rates and the browser: grazer ratio relative to carrying capacity; ; It is recommended that approximately 859 ha of the farm portions be rezoned to open space 3 and managed for conservation purposes. This will increase the area available to current game on the site.
- Monitor sensitive species and implement exclusion zones or buffer areas in regions with confirmed SCC or high conservation value.
- Put in place AIS, fire management and rehabilitation plan
- Consider removal of extra-limital selective grazers (zebra, waterbuck) are not typical of this vegetation type – their presence should be justified by low numbers and active management.
- Encourage coexistence of native fauna and managed game by:
  - Maintaining connectivity between natural patches
  - Avoiding fencing that blocks small animal movement
- Ongoing monitoring of the 4 elephants will be required to determine their natural foraging in the area during walks. Record of plants utilized naturally should be kept and note if any AIS is preferred.
- Incorporate these measures into a comprehensive game farm management plan
- Ensure all SCC permits, enclosure permits, and game farming permits are in place and kept up to date and relevant requirements are adhered to

- Ensure anti-poaching measures are in place: - Regular patrols by trained personnel to identify snares and traps, recent human activity (cut fences, spoor etc), injured / snared animals. Follow up reporting (CapeNature, SAPs as required). - Installation of surveillance equipment in key areas -	
Confidence	High

IMPACTS AND SIGNIFICANCE RATING – ALIEN INVASIVE VEGETATION

Aspect	**Construction activities**			
Phase	**Construction of**			
Impact:	**Increase in AIS / displacement indigenous vegetation**			
Nature of impact:	**Direct**			
Description of impact Construction activities (dam, clearing for agricultural activities) can lead to introduction of AIS and lead to seeding of AIS on disturbed areas. AIS must be hand removed immediately on construction areas to prevent further invasion of AIS on the farm.				
Impact Status	**Negative Impact**		**Negative Impact**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Site	2	Activity	1
Duration	Medium	4	Very short	1
Frequency	Regular	4	Infrequent	2
Intensity	Low	1	Low	1
Severity	Negative Medium	9	Negative Medium	4
Consequence	Negative Medium	11	Negative Medium	5
Probability	Plausible	3	Plausible	3
Impact Significance	**Negative Medium**	**14**	**Negative Low**	**8**
Mitigation / Reversibility	Possible - Materials used during construction must be sourced and transported responsibly to minimise the risk new invasive plants - Adequately clean construction equipment and machinery to prevent the transfer of invasive seeds / plant material between sites. - Train all staff to identify common AIS (black wattle) and hand remove as soon as detected - Dispose small plants; large plants are addressed for operational phase - Native plant species collected during site clearing activities to be used for site restoration and revegetation to outcompete invasive plants and restore ecological balance			
Confidence	High			

Aspect	**Alien Invasive Management**			
Phase	**Operations**			
Impact:	**Increase in AIS / displacement indigenous vegetation** **Poor management can lead to disruption to ecosystem services / correct management can be beneficial for terrestrial and aquatic ecosystems**			
Nature of impact:	**Direct**			
Description of impact The established invasives further alter plant community structures and reduce the resilience of the native flora, maintaining an ongoing challenge for ecological recovery. Incorrect management of removed AIS; material placed in watercourse at several locations disrupting the flow of the Ruiterbos river impacting on its health and ecosystem services; ensuring no slash material is dumped into the watercourse can reverse this to a negligible impact.				
Impact Status	**Negative Impact**		**Negligible Impact**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Activity	1	Activity	1
Duration	Medium	4	Short	1

Frequency	Seldom	3	Rare	1
Intensity	Low to medium	2	Low	1
Severity	Medium	9	negligible	3
Consequence	Medium	10	negligible	4
Probability	Plausible	3	Plausible	1
Impact Significance	**Medium**	**13**	negligible	**5**
Impact:	**Correct management can be beneficial for terrestrial and aquatic ecosystems**			
Nature of impact:	**Cumulative**			

Description of impact

Ongoing removal of the AIS using a combination of fire, clearing and biological measures as per the recommended fire management and AIS management measures, can considerably improve the condition of the site. The ongoing clearing of AIS and implementation of management measures could improve the overall functioning of terrestrial and aquatic ecosystems on OGF.

Impact Status	**Negative Impact**		**Positive Impact**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Activity	1	Activity	1
Duration	Medium	4	Medium	4
Frequency	Seldom	3	Seldom	3
Intensity	Low to medium	2	Low to medium	2
Severity	Medium	9	Medium	9
Consequence	Medium	10	Medium	10
Probability	Plausible	3	Plausible	3
Impact Significance	**Medium**	**13**	**Medium**	**13**

Mitigation / Reversibility

Possible

Alien invasive species management plan to include:

- Disturbed areas around dwellings must be cleared of invasives with the aim of rehabilitating the fynbos / thicket vegetation.
- When chemical treatments are necessary for the treatment of invasive plants, use targeted applications that minimize exposure to non-target species.
- Areas with new / small infestations should be targeted for alien clearing first, gradually moving to areas with denser & more established invasions.
- Target hilltops and upstream areas first for clearing.
- Native plant species should be used for site restoration and revegetation to outcompete invasive plants and restore ecological balance.
- New invasions to be promptly cleared on ongoing basis
- Set up collection areas for removed AIS materials – areas should be level and outside floodline
- Do not stockpile removed AIS materials / debris in watercourses within floodline of the river
- No burning of AIS is preferred; if AIS material is to be burnt it must not be burnt in watercourses / within floodline of the river
- Clear smaller areas at a time;
- Shred / chip cleared material on site to create mulch to prevent erosion and suppress wattle regrowth and / or create windrows (long, narrow piles) of AIS material away from the river and position these on contour lines to reduce erosion and allow for natural decomposition
- Cut prior to seed formation or implement biological control measures to prevent seed formation (seed-feeding weevils and gall-forming flies and wasps which prevent seed production by inducing the formation of galls instead of seed pods). This will increase the prospects for effective control through the combination of mechanical felling, fire, and seed reduction.
    - Acacia mearnsii (Black Wattle) typically flowers in spring to early summer (August–November), and seeds mature by late summer/autumn.
    - Acacia cyclops (Rooikrans) flowers mostly in late winter to spring (July–October), with seed pods developing by summer.
    - Best Time to Cut: Late autumn to early winter (May–June)
-
- Combine mechanical felling, chemical control, and biological control. This measure is in place for Black wattle infestations along the valley edges where the Ruiterbos River meanders.
- Plant indigenous vegetation (provided in rehabilitation plan) on cleared sloped areas to encourage regrowth as per rehabilitation measures.

	- Fire management should also include blocks of dense AIS areas – where burning of wattle occurs prior to seed bearing stage of wattle and during seeds formation of fynbos (i.e. winter months) - New invasions to be promptly cleared on ongoing basis - Protected trees may not be impacted on by clearing activities - Research shows that elephants have preference to *Acacia mearnsii* to fynbos vegetation; plan walks through areas with newly emerging A. mearnsii in attempt to allow elephants to remove these naturally. *A. mearnsii* which is cut on the property can also be used as feed for the elephants in combination with lucerne.
Confidence	High

IMPACTS AND SIGNIFICANCE RATING – AQUATIC BIODIVERSITY

EXISTING ACTIVITIES - CONSTRUCTION AND OPERATION

Aspect	**Construction within watercourses – road crossings between area 2 and 3**
Phase	**Construction and operation**
Impact:	Disturbance of bed and banks caused by construction of road along the Ruiterbos River
Nature of impact:	Direct

Structures are limited to short sections of concrete track on the bank of the river at crossing X1. Multiple entry/exit points to/from the river at X7 and X9 have resulted in unnecessary additional disturbance to the riverbank, however none of the crossings that were assessed have resulted in any impedance of flow and have not resulted in any erosion of the bank.1

Impact Status	**Negative Impact**		**Negligible**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Activity	1	Activity	1
Duration	Very short	1	Very short	1
Frequency	Seldom	3	Rare	1
Intensity	Low	1	Low	1
Severity	Negative Low	5	Negligible	3
Consequence	Negative Low	6	Negligible	4
Probability	Slim	2	Slim	1
Impact Significance	Low	8	Negligible	5

Impact	Removal of riparian habitat
Nature of impact:	Direct

Description

Based on the site assessment and historical imagery, it appears as if the riparian zone was dominated by *A. mearnsii*, although it is uncertain whether any indigenous species may have been present in amongst the invasion. Dense, woody invasions of *A. mearnsii* typically degrade channel habitat by constraining flood events to the river channel which contributes to increased bank erosion. Dense canopies also shade out stabilising understorey vegetation which also contributes to erosion of the channel. It is therefore most likely that current bank incision observed along the river is largely related to the historical invasion along the river. Currently the riparian zone is dominated by *C. clandestinus,* and trees and shrubs are largely absent from the riparian zone. Shallow rooted riparian species do not stabilise banks well and the channel will most likely be susceptible to continued erosion in the future. Impacts associated with historic and current condition of the riparian zone are similar and, assuming the riparian zone was historically dominated by *A. mearnsii*, the transformation to a grass dominated riparian zone represents a relatively low impact. It is however likely that some indigenous species were cleared, which, if left in-situ, would have contributed to a more rapid regeneration of the riparian zone.

Impact Status	**Negative Impact**		**Negligible**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Activity	1	Activity	1
Duration	Very short	1	Very short	1
Frequency	Seldom	2	Rare	1
Intensity	Medium	3	Low	1
Severity	Negative Low	6	Negligible	3
Consequence	Negative Low	7	Negligible	4
Probability	Slim	2	Slim	1
Impact Significance	Low	9	Negligible	5
Mitigation Measures				

- Entry/exit points at each crossing must be restricted to a single track to limit disturbance to the bank and the potential for erosion to occur; and - Road crossings must be routinely inspected. Any bank sections which have become exposed and appear vulnerable to erosion should be immediately protected in an appropriate manner so as to prevent or arrest the erosive process before further damage to the channel can occur; - Alien invasive species must continue to be controlled along the river. Felled trees must be removed from the banks and must not be dumped in the active channel of the river. - Passive regeneration together with active planting of the riparian zone must be encouraged. Passive regeneration allows indigenous species to naturally re-seed and re-establish along the banks. This process must be encouraged wherever possible and vehicle access must be restricted to use of the road only so as to avoid disturbance to new seedlings. Recommended plant species for active planting provided in rehabilitation measures (also provided in Aquatic assessment, appendix D1 and EMPr)	
Reversibility	High
Irreplaceability	Low
Confidence	High

Aspect	**Construction within watercourses –** gabion road structure crossing the Ruiterbos River / existing OFG1 dam
Phase	**Construction and operation**
Impact:	Impendence of flow caused by the gabion road structure crossing the Ruiterbos River
Nature of impact:	Direct

Description

Construction of the gabion road crossing, together with excavation of sediment from the channel upstream of the road has impeded flow in the Ruiterbos River and created a small instream dam, allowing the landowner to abstract water from the river. The gabion wall does however allow water to flow through the wall and base flows below the crossing were maintained at the time of the site visit. It is however unknown whether this base flow would be maintained when the water in the dam drops below a certain level.

Impact Status	**Negative Impact**		**Negligible**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Activity	1	Activity	1
Duration	Medium - Long	5	Very short	1
Frequency	Often	5	Rare	1
Intensity	Low	1	Low	1
Severity	Medium High	11	Negligible	3
Consequence	Medium	12	Negligible	4
Probability	Expected	6	slim	1
Impact Significance	Medium high	18	Negligible	5
Impact:	Impact of OGF1 dam on river habitat			
Nature of impact:	Direct			

Description

Excavation of sediment from upstream of the dam wall has created a small dam basin in the river, 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.

Impact Status	**Negative Impact**		**Negligible**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Activity	1	Activity	1
Duration	Very short	1	Very short	1
Frequency	Rare	1	Rare	1
Intensity	Low	1	Low	1
Severity	Negligible	11	Negligible	11
Consequence	Negligible	12	Negligible	12
Probability	Slim	1	Slim	1
Impact Significance	Negligible	5	Negligible	5
Aspect	**Construction within watercourses**			
Phase	Construction			
Impact:	Impact of dumping excavated sediment in the Ruiterbos River			

Nature of impact:	Direct			
Description Excavated sediment has been dumped in the watercourse downstream of the gabion wall which has smothered aquatic habitat. Future flood flows could potentially be diverted into the opposite bank (causing erosion of the bank) or could disperse the dumped sediment over a larger area, smothering a greater area of habitat.				
Impact Status	**Negative Impact**		**Negligible**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Activity	1	Activity	1
Duration	Very short	1	Negligible	-
Frequency	Rare	1	Rare	1
Intensity	Low	1	Low	1
Severity	Negligible	4	Negligible	3
Consequence	Negligible	4	Negligible	4
Probability	Anticipated / occurred	6	Slim - Plausible	1 - 3
Impact Significance	Low	10	Negligible to low	5 – 7

Mitigation

- The existing dam must be rehabilitated as a condition of approval for the new larger dam

Rehabilitation Plan:

Removal of Sediment Previously Excavated from the Riverbed

- An excavator may be used to remove sediment from river;
- The sediment must be removed from the watercourse as soon as possible and stockpiled well outside of the floodline for use in rehabilitation of the river channel once the dam wall has been removed. The stockpile must be covered and protected from rainfall and erosion to prevent loss of material;
- Care must be taken not to widen or deepen the channel during the removal of the dumped material. The depth of the bed and width of the channel must be continuous with the channel further downstream.

Removal of Dam Wall

- An excavator may be used to remove the dam wall;
- Dam removal must take place during the dry season (generally June to July or December to January) so as to minimise the potential of flooding whilst working in the watercourse. Weather forecasts must be consulted with aim of the ensuring a minimum 3-day window of low (< 10 %) percent likelihood of rainfall.
- The water level must be drawn down as much as possible prior to removal of the dam wall. A single opening must be made in the wall to allow water to drain out in a controlled manner.
- Once the water level has receded, the gabion wall can be removed using common excavation methods and earth-moving equipment. The wall must be removed in a systematic fashion, with the excavator operating from the surface of the existing road crossing, moving backwards along the road as material is removed from the watercourse.
- All gabion and road materials, including rock, wire baskets and concrete/cement structures MUST be removed from the site and disposed of at an appropriate waste disposal facility. No road materials or gabion baskets may be dumped in the watercourse or stockpiled adjacent to the watercourse.
- Removal of the dam wall must be overseen by and appropriately qualified Environmental Control Officer (ECO) or an aquatic ecologist.

Replacement and Stabilisation of Soil

- The channel must be reshaped such that the embankment slopes gently towards the channel and is consistent with the natural channel of the river.
- Stockpiled sediment can be used to reshape the banks
- Precautions
- Construction vehicle parking and equipment stores must be located at least 100 m from the demarcated area to prevent fuel and material spills from entering the watercourse;
- Access by vehicles must be in and out on one road only to reduce the area of disturbance;
- The wetland areas upstream of the dam must be demarcated as 'No-go Areas' for people and vehicles.
- The banks must be reshaped and sloped to the natural site contours, avoiding the creation of ditches and cuts which channel water flow and cause erosion. The shape/contours/dimensions of the banks must be continuous with the undisturbed section of wetland upstream of the dam.
- Reshaping of the channel must take place during the dry season (generally June to July or December to January) so as to minimise the potential of flooding whilst working in the watercourse. Weather forecasts must be consulted with aim of the ensuring a minimum 3-day window of low (< 10 %) percent likelihood of rainfall
- The final reshaped channel must be independently assessed by an ECO or aquatic ecologist and signed off as complete.

Revegetation

- Seed the slopes and stream bed with an indigenous fynbos grass mix and cover with a light mulch;
- Nail in overlapping soil saver matting to protect the soil (see Appendix 5);
- Revegetated slopes must be actively monitored to ensure a dense cover of > 80% of grass. Gaps should be actively re-seeded;
- A combination of active and passive revegetation must take place in the 10 m buffer zone: Active = planting recommended indigenous species, and Passive = not disturbing indigenous plants that naturally germinate (See Table 4 for suitable plant species);
- Alien vegetation must be actively removed before it becomes established when it can either be hand-pulled or removed with a tree popper. NO heavy machinery can be used for the purpose of alien removal;
- Revegetation of the buffer and previously excavated area must be monitored 6-monthly by an ECO or Aquatic Ecologist until such time that revegetation of the banks is considered satisfactory;
- Monitoring should also take place by the landowner following heavy rainfall to identify and proactively address erosion before it can progress too severely;
- Eroded areas of the steep banks must be refilled with topsoil, reseeded with grass mix, covered with a light mulch and protected with soil saver mats; and
- Monitoring of the site is recommended to ensure that rehabilitation efforts are successful and that problematic areas are attended to effectively and pro-actively. Monitoring is provided in EMPr)

Table 4: Flora species identified for active rehabilitation of disturbed / cleared areas

Species Name	Common Name	Planting density guide / 75 m2
Trees		
Ekebergia capensis	Cape Ash	1
Halleria lucida	Tree fuchsia	3
Osteospermum moniliferum	Bitou	3
Searsia undulata	Kuni-bush	1
Protea neriifolia	Pink ice	1
Buddleja salviifolia	Sagewood	1
Tarchonanthus littoralis	Coastal camphorbush	2
Virgilia oroboides	Keurboom	1
Shrubs		Per 75m2
Agathosma recurvifolia	Boegoe	2
Cyclopia subternata	Vleitee	5
Helichrysum petiolare	Licorice plant	5
Phylica ericoides	Hardeblaar	2
Psoralea axillaris	Violet-flash fountainbush	1
Watsonia angusta	Narrow watsonia	2
Watsonia fourcadei	Forked watsonia	2
Watsonia pillansii	Orange watsonia	2
Selago corymbosa	Stiff bitterbush	2
Otholobium acuminatum	Longsepal dottypea	1
Pelargonium cordifolium	Heartleaf storksbill	3
Grass		Per m2
Themeda triandra	Red grass	2
Eragrostis capensis	Heart-seed love grass	2
Eragrostis curvula	Weeping love grass	2
Pennisetum macrourum	Riverbed grass	2

Reversibility	High
Irreplaceability	Low
Confidence	High

Aspect	**Agricultural activities at area 4-16 and associated crossing and dam area**
Phase	**Construction / Operations**
Impact:	Disruption of ecosystem services - Area and falls within drainage line and associated NFEPA valley bottom wetland

Nature of impact:	Cumulative

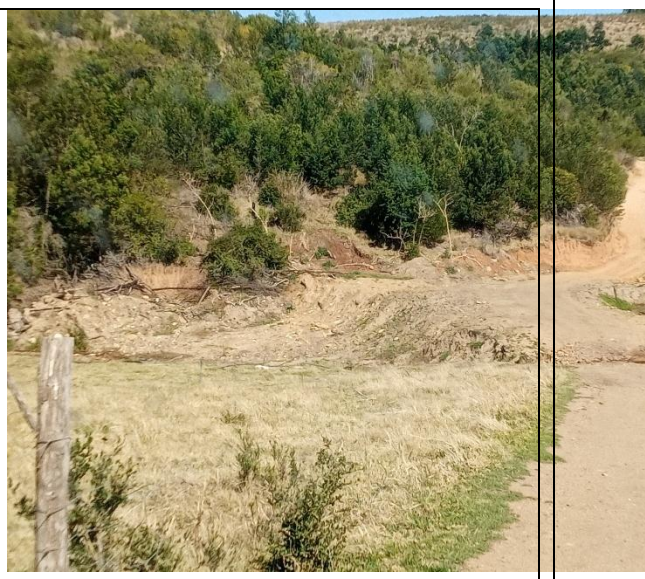
Description

The existing road crossing was already in place by 2005; however, no dammed area is visible in historical imagery from that period. A section of transformed lawn or fields is present adjacent to the current small dam. At the road crossing, no culvert, bridge, or formal channel is visible to facilitate hydrological flow, and the obstruction of natural drainage has the potential to contribute to ecological degradation.

This location intersects a mapped non-perennial drainage line (DWS) and falls within a NFEPA-designated channelled valley-bottom wetland system. It is recommended that a proper hydrological flow path—such as a culvert or low-water causeway—be installed to restore connectivity and preserve wetland function.

In line with the broader rehabilitation strategy, alien invasive species (AIS) clearing and passive vegetation regeneration must be implemented in this area. Long-term AIS control has the added benefit of improving catchment hydrology and may enhance stormwater capture into the proposed OGF2 dam.

A minimum buffer of 32 meters of intact riverine or thicket vegetation must be maintained along all drainage lines. These buffer zones should remain free from disturbance, including agricultural use, with the exception of authorised activities such as road crossings, the existing dwelling within 32 meters, and the in-stream dam.



Impact Status	**Negative Impact**		**Positive Impact**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Site	2	Activity	1
Duration	Medium	4	Life of operations	5
Frequency	Seldom	3	Seldom	1
Intensity	Medium High	4	Low	1
Severity	Negative Medium High	11	Low	7
Consequence	Negative Medium High	13	Low	8
Probability	Possible	4	Slight	2
Impact Significance	**Medium High**	**17**	Low	10
Mitigation / Reversibility	Possible			

Mitigation

- Rehabilitation: The disturbed area should be rehabilitated to restore thicket, riverine, or wetland vegetation, in accordance with the rehabilitation plan.
- Hydrological Connectivity: A proper hydrological flow path (e.g. culvert or low water crossing) must be installed at the road crossing. This road is anticipated to be retained long-term due to its role in accessing recommended agricultural areas 4-15 and 4-17.
- Alien Invasive Species Management: Ongoing removal of alien invasive species (AIS) must be implemented within all drainage line areas across the property.
- Buffer Zones: A minimum buffer of 10 meters of intact riverine or thicket vegetation must be maintained along all drainage lines. These buffer zones must remain undisturbed and may not be used for any activities, including agriculture, except for:
    - Authorised road crossings
    - The existing dwelling located within 32 meters
    - AIS clearing activities

○ The in-stream dam	
Confidence	High

PLANNING, CONSTRUCTION AND OPERATIONS – CONTINUED AND FURTHERANCE ACTIVITIES

Aspect	**Construction activities within watercourses**
Phase	**Construction**
Impact:	Disturbance and pollution of aquatic habitat caused by construction of the activities
Nature of impact:	Direct

Description

Construction of an instream dam wall and rehabilitation / modification of road crossings will require that construction vehicles and machinery will need to access the river which can result in:

• Physical disturbance of aquatic habitat (beyond the footprint of the dam) and

• Pollution through leaks and spills of hydrocarbons (i.e. fuel and oil from construction vehicles and machinery) and other construction materials (e.g. cement, paint etc.) and

• Mobilisation of sediment due excavation of the bed and banks and operation of construction vehicles in the watercourse

Impact Status	**Negative Impact**		**Negative Impact**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Activity	1	Activity	1
Duration	Short (3 months – 1 year)	2	Short (3 months – 1 year)	2
Frequency	Rare	1	Rare	1
Intensity	Medium / high	4	Medium	3
Severity	Medium high	7	Medium high	6
Consequence	Medium high	8	Medium high	7
Probability	Expected	5	Plausible	3
Impact Significance	Medium	13	Low	10
Reversibility	High			
Irreplaceability	Low			

Mitigation

- Construction of the dam must occur during the dry season (i.e. December to January or June to July);
- Working areas must be clearly demarcated and no vehicle access or disturbance must take place outside of demarcated areas;
- Rehabilitate and naturalise areas beyond the development footprint, which have been affected by the construction activities, using indigenous grass species;
- Vehicles must be restricted to travelling only on designated roadways to limit the ecological footprint of the proposed development activities;
- Restrict vehicle access to the river to single points that are clearly demarcated;
- Excavators and all other machinery and vehicles must be checked for oil and fuel leaks daily. No machinery or vehicles with leaks are permitted to work in the river;
- No fuel storage, refuelling, vehicle maintenance or vehicle depots to be allowed within 30 m of the edge of the river;
- Ensure that all stockpiles are well managed and have measures such as berms and hessian sheets implemented to prevent erosion and sedimentation. Stockpiles must be located more than 30 m from the edge of the river;
- Contractors used for the project should have spill kits available to ensure that any fuel or oil spills are cleaned and disposed correctly;
- Adequate sanitary facilities and ablutions must be provided for all personnel throughout the project area. Use of these facilities must be enforced (these facilities must be kept clean so that they are a desired alternative to the surrounding vegetation) and must be routinely serviced; and
- No dumping of construction or waste material is permitted. All construction and waste materials must be removed from the river valley and correctly disposed.

Confidence	High

Aspect	**New instream dam**
Phase	**Planning and operations**

Impact:	Impact of reduced instream flows on instream habitat and aquatic biota.
Nature of impact:	Direct / Cumulative

Description

Instream aquatic biota are adapted to specific temporal variations in flow volumes. Dams disrupt the volume of flows and timing of flood events, which in turn influences downstream habitat quality and availability. Construction of a dam will impound flows and alter the natural flow regime of the river downstream of the dam. Base flows are most likely to be affected, and the volume and duration of base flow events is expected to be significantly reduced. Given that the river flows are seasonal, reduction in base flows can have a significant impact on downstream biota. Flow conditions downstream of the dam are likely to become highly intermittent, with low potential for maintenance of aquatic macroinvertebrate and fish communities over longer periods. It is likely that pools along the river (which are currently sustained by prolonged periods of base flow) would dry up and only opportunistic macroinvertebrate species (with rapid life cycles) would be able to tolerate such flow conditions. Downstream flows will generally be restricted to high and peak flood events when the dam periodically reaches the full supply level and overflows. Overall, an approximately 2 km stretch of the Ruiterbos River will be affected by the dam.

Impact Status	**Negative Impact**		**Negative Impact**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Local	3	Site	2
Duration	Long term	5	Long term	5
Frequency	Rare	1	Rare	1
Intensity	High	5	Medium	3
Severity	Medium high	11	Medium	9
Consequence	Medium high	14	Medium	11
Probability	Anticipated / certain	6	Expected	5
Impact Significance	High	20	Medium high	16

Mitigation

- Ecological Water Requirement (EWR): The EWR for the Ruiterbos River is recommended to be determined. While the simulated MAR for the dam catchment is estimated at approximately 1.24 Mm^3/year (representing 51% of the upstream catchment area at gauging station K1H004), no specific EWR has yet been quantified for this river reach.
- The dam design must incorporate operational release infrastructure capable of releasing environmental flows, either through a pipe-and-valve outlet system or via a bypass mechanism (e.g., weir and pipeline), in accordance with the outcomes of the EWR.
- All irrigation and operational water demands must be clearly quantified to ensure abstraction and meets the water demand for the farm and remains within permissible limits. The catchment MAR (1.24 Mm^3) is sufficient to meet the proposed irrigation demands, provided this is managed efficiently.
- A comprehensive water balance must be developed, integrating inflows (from hydrological modelling), irrigation needs, and environmental flow releases. The dam must not be designed to store volumes exceeding the actual water demand
- Final design of dam to consider ecological water requirements and incorporate release flow infrastructure, either through a pipe-and-valve outlet system or via a bypass mechanism (e.g., weir and pipeline),
- Pumps used to abstract water from the dam must be fitted with calibrated flow meters with the purpose of ensuring that annual lawful water allocations are not exceeded, and abstraction volumes must be submitted to BOCMA bi-annually to ensure lawful water use.
- Biomonitoring Plan: An aquatic biomonitoring programme, including at minimum SASS and IHI (Index of Habitat Integrity) assessments, must be implemented. This plan should monitor whether the dam's environmental flow releases are maintaining downstream aquatic ecosystem integrity at the Recommended Ecological Category (REC). The specific frequency, timing, and monitoring indicators must be informed by the EWR determination.
- Water Rights Alignment: Any additional abstraction from the Ruiterbos River must be subject to the formal surrender of existing borehole water use rights on RE/420 and RE/373 to ensure overall compliance with the lawful water allocation.

Interim Release flow requirements (for comment from DWS)

Mean Annual Runoff (MAR): 1.24 million m^3/year

Proposed Dam Capacity: 150,000 m^3

Interim Environmental Water Requirement (EWR): ~9.5% of MAR ≈ 118,000 m^3/year

- A formal Reserve Determination has not yet been undertaken. However, based on the hydrological assessment of the dam catchment (MAR estimated at 1.24 million m^3/year) and considering the planned cessation of existing borehole abstractions on RE/420 and RE/373, it is reasonable to apply a precautionary approach and implement an interim EWR.
- A release allocation of approximately 118,000 m^3/year (9.5% of MAR) is proposed to simulate continuous environmental baseflows downstream of the dam. This estimate aligns with standard EWR ratios applied within the K10D catchment for similar river systems.

Dam Operation Requirements

- The dam must be operated to:
  - Maintain continuous baseflow release throughout the year,
  - Provide increased outflows during storm events or peak rainfall, and
  - Allow for adaptive management until a formal EWR is determined.
- A pipe-and-valve outlet system, preferred by the landowner, is recommended to accommodate controlled and adjustable releases. This infrastructure will enable:
  - A year-round trickle flow to maintain ecological connectivity downstream,
  - Temporary flow increases during and after rainfall events to mimic natural runoff patterns.
- This approach reflects the regional rainfall regime (~450 mm/year), with peak rainfall typically occurring during spring (September–November) and autumn (March–May), and dry conditions prevailing from December to February.

Reversibility	High
Irreplaceability	Low
Confidence	High

Aspect	**New instream dam**			
Phase	**Operations**			
Impact:	Inundation of river habitat caused by construction of a new instream dam			
Nature of impact:	Direct			
Description Construction of a new instream dam will result in a larger area of inundation, permanently transforming a section of river habitat from a lentic to a lotic system. Macroinvertebrate communities along the river reach will be altered. In terms of fish species only T. sparmanii was collected during sampling. These fish favour slow flowing pools and are unlikely to be negatively affected by the inundation of the river. 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				
Impact Status	**Negative Impact**		**Negative Impact**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Activity	1		
Duration	Long term	6		
Frequency	Rare	1		
Intensity	High	5		
Severity	Medium high	12		
Consequence	Medium high	13		
Probability	Anticipated / occurred	6		
Impact Significance	Medium high	19		
Mitigation	- Cannot be mitigated; will be permanent impact			
Reversibility	High			
Irreplaceability	Low			
Confidence	High			
Impact:	Impact of reduced sediment transport on instream habitat and aquatic biota.			
Nature of impact:	Direct			
Description Substrate along the riverbed is dominated by bedrock and coarse sediment (coarse sand and fine gravel). Dams act as a barrier to sediment transport and trap sediment 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. Shortage of sediment supply downstream of the dam can also lead to accelerated erosion of the bed and banks of downstream watercourses, which ultimately leads to degradation of habitat quality over time.				
Impact Status	**Negative Impact**			
Impact Criteria	Without mitigation		With mitigation	
Spatial	Local	3		
Duration	Long term	5		
Frequency	Rare	1		
Intensity	High	5		

Severity	Medium high	11		
Consequence	Medium high	14		
Probability	Expected	5		
Impact Significance	High	190		
Mitigation	Cannot be mitigated.			
Reversibility	High			
Irreplaceability	Low			
Confidence	High			
Impact:	Fragmentation of aquatic habitat caused by construction of OGF2			
Nature of impact:	Direct			

Description:

The dam creates a barrier preventing movement of biota upstream and downstream of the wall. This most significantly affects fish species. *T. sparmanii* are not migratory and are adapted to living in slow flowing lentic systems and are therefore unlikely to be affected. The longfin eel (*Anguilla mossambica*) was not collected during sampling on the river but is common along rivers throughout the Southern Cape. This species is catamadromous and breed at sea but spend most of their adult life in freshwater systems. They therefore migrate from the sea to rivers and vice versa and dams pose significant barriers to migration routes. There are no major impoundments downstream of the proposed dam site and it is possible that this species may migrate upstream and inhabit pools along the length of the river. While dam walls do pose significant barriers to migration, this species is known to navigate up high barriers

A fish ladder can be incorporated into the design of the dam wall which is designed to allow fish eels to migrate over dam walls. This option is however likely to add expense to the dam design and construction and would need to be designed by a suitably qualified specialist. Given that the river reach is not considered to be important for fish diversity and the fact that *A. mossambica* is not threatened, can navigate up significant obstacles and is not confirmed to be present in the river, the construction of a fish ladder is not considered to be a justifiable mitigation measure.

Impact Status	**Negative Impact**			
Impact Criteria	Without mitigation		With mitigation	
Spatial	Local	3		
Duration	Long term	5		
Frequency	Regular	4		
Intensity	High	5		
Severity	Medium high	14		
Consequence	Medium high	17		
Probability	Probable	4		
Impact Significance	High	21		
Mitigation	- Cannot be mitigated.			
Reversibility	High			
Irreplaceability	Lo			
Confidence	High			

Aspect	**Construction of dam within watercourse (Ruiterbos)**
Phase	**Operations**
Impact:	Impact of dam on downstream users
Nature of impact:	Direct

Description

Ruiterbos River - There are no additional water users on the Ruiterbos River downstream of the proposed dam and increased abstraction will therefore not affect any users that abstract water from the Ruiterbos River. The most important impact is on the ecological flows in the river and on base flows in particular. Currently dry river conditions (with minimal base flow or zero flow) occur approximately 40 % of the time (Ruiterbos-Pre). For all dam sizes, modelled flows (Ruiterbos-Post) indicate that that these low flow conditions will increase to approximately 60 % of the time. (Refer to ecological impact assessed)

Brandwag River - According to the 50-year simulation period, MAR at K1H004 is expected to reduce from to 11.08 Mm3 to 10.87 Mm3 which is considered minimal. According to the WARMS database, water users downstream of the applicant are registered to abstract a total of 3.54 Mm3 per annum. The reduction in MAR caused by the storage and increased abstraction from the Ruiterbos River is therefore unlikely to have any significant impact on downstream users.

Based on a volume of 7.82 Mm3 that remains unallocated, the additional abstraction of 100 000 m3 to 135 000 m3 per annum will ensure that sufficient water remains in the system to meet reserve requirements of 1.78 Mm3 per annum.

Impact Status	**Negligible**
Mitigation	- Flow meters must be installed on pumps and records of abstraction volumes must be submitted to BOCMA bi-annually. - The EWR for the Ruiterbos River must be determined and an outlet works must be incorporated into the dam design to ensure that the EWR is met. Alternatively, a weir and pipeline must be constructed at the dam inlet to divert baseflows around the dam and into the Ruiterbos River below the dam. - 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. **Interim Release flow requirements (or comment form DWS)** Mean Annual Runoff (MAR): 1.24 million m³/year Proposed Dam Capacity: 150,000 m³ Interim Environmental Water Requirement (EWR): ~9.5% of MAR ≈ 118,000 m³/year • A formal Reserve Determination has not yet been undertaken. However, based on the hydrological assessment of the dam catchment (MAR estimated at 1.24 million m³/year) and considering the planned cessation of existing borehole abstractions on RE/420 and RE/373, it is reasonable to apply a precautionary approach and implement an interim EWR. • A release allocation of approximately 118,000 m³/year (9.5% of MAR) is proposed to simulate continuous environmental baseflows downstream of the dam. This estimate aligns with standard EWR ratios applied within the K10D catchment for similar river systems. Dam Operation Requirements • The dam must be operated to: ○ Maintain continuous baseflow release throughout the year, ○ Provide increased outflows during storm events or peak rainfall, and ○ Allow for adaptive management until a formal EWR is determined. • A pipe-and-valve outlet system, preferred by the landowner, is recommended to accommodate controlled and adjustable releases. This infrastructure will enable: ○ A year-round trickle flow to maintain ecological connectivity downstream, ○ Temporary flow increases during and after rainfall events to mimic natural runoff patterns. • This approach reflects the regional rainfall regime (~450 mm/year), with peak rainfall typically occurring during spring (September–November) and autumn (March–May), and dry conditions prevailing from December to February. Compliance and Monitoring • All pumps abstracting water from the dam must be equipped with calibrated

	flow meters to monitor water usage and ensure compliance with lawful allocations. • Additional abstraction from the Ruiterbos River must be conditional upon the formal surrender of borehole water use rights on RE/420 and RE/373 to ensure that cumulative abstraction remains lawful.
Reversibility	High
Irreplaceability	Low
Confidence	High

A geological assessment (September 2025) has been carried out by SRK and provided as Appendix H7; a Preliminary Dam design has been prepared by GG&G Consulting Engineers and provided as Appendix B7. The preliminary design has been sent to the aquatic specialist to confirm the design meets the required hydrological requirements of the catchment area and all measures have been incorporated into the design to prevent / reduce impacts as far as possible. This will also be submitted to the DWS / BOCMA as part of the WULA

The preliminary dam design allows for the development of the dam in phases, with phase 1 having a dam storage of about 40 000 m3 at a dam wall height of 10 m (at the spillway crest) for the expected lower scale agricultural operations in the short to medium term. The dam design has allowed for future dam raise for additional storage when the agricultural activities reach full scale operations to increase the dam storage holding capacity to150 000 m3, at a wall height of about 14.5 m (at the spillway crest) with a flooded area of about 4.9 ha .

The release flow mechanism has been incorporated into the design to maintain downstream baseflows release to meet the ecological water requirements of the reserve. A coffer dam will be constructed upstream of the proposed dam site during the construction phase to keep the construction area dry; the dam construction is also recommended to be planned during the dry season. Given the steep nature of the river embarkments on either side of the proposed dam wall, an underground pipeline will be installed to specifications from the coffer dam to gravitate water out of the coffer dam as required during construction; this pipe will be maintained as part of the release flow mechanism; the pipe will be placed beneath the dam - the optimal dam site area in terms of geological requirements to minimise foundations, is very narrow and a bypass will therefore not be possible. The release flow will be digitally metered and regularly recorded for submission to BOCMA as per WUL conditions. The released flow will mimic the natural non – perennial conditions with increased release during storm events and minimal flow during dry conditions

(c) Socio-Economic aspects:

What was the capital value of the activity on completion?	R 25 Mil est	
What is the (expected) yearly income or contribution to the economy that is/will be generated by or as a result of the activity?	R unknown	
Has/will the activity have contributed to service infrastructure?	YES	**NO**
How many new employment opportunities were/will be created in the construction phase of the activity?	Estimated 10	
What was the value of the employment opportunities during the construction phase?	R unknown	
What percentage of this accrued to previously disadvantaged individuals?	%	
How was this ensured and monitored (please explain):		
How many permanent new employment opportunities were/will be created during the operational phase of the activity?	Estimated 20	
What is the current/expected value of the employment opportunities during the first 10 years?	R unknown	
What percentage of this accrued/will accrue to previously disadvantaged individuals?	%	
How was/will this be ensured and monitored (please explain):		
Any other information related to the manner in which the socio-economic aspects was/will be impacted:		

IMPACT RATINGS

Aspect	**Dwellings**			
Impact:	**Accommodation**			
Phase	**Operational**			
Nature of impact:	**Direct – social benefits**			
Dwellings allow for accommodation to be provided for the staff.				
Impact Status	**Positive Impact**		**Positive Impact**	
Impact Criteria	Impact significance			
	Without mitigation		With mitigation	
Spatial	Site	2	Site	2
Duration	Short	2	Short	2
Frequency	Rarely	1	Rarely	1
Intensity	Low	1	Low	1
Degree	Positive low	4	Positive low	4
Consequence	Positive Low	6	Positive Low	6
Probability	Plausible	3	Plausible	3
Impact Significance	**Positive Low**	**9**	**Positive Low**	**9**
Mitigation	Possible - Rehabilitate areas around dwellings and structures as per EMPr - Pit in place a fire management plan as per EMPr			
Confidence	High			

Aspect	**Traffic**			
Impact	**Food production, economic, social**			
Phase	**Operational**			
Nature of impact:	**Indirect**			
OGF is located west of Trunk road 3302; the property obtains access off Trunk road 3302. Land use approval was granted in 2022 for consent to establish a function venue, and for a temporary departure to provide a chapel. the development currently comprises of the working agricultural farm, game farm, dwellings for farm workers, owners and other employees, chape (90 persons) and restaurant (100 person). Western sections of the farm obtain access from the Haelkraal Road (DR1604) via minor road 6433 (OP6433). A site visit was carried out by the traffic engineer in September 2025 in response to comments received during the 60-day public review and comment period on the preapplication draft S24 G application. The engineer confirmed that: The main access at km 18,21 was relocated to km 18,26 as instructed The relocation of km 20,4 access to a new access at km 20.33 will be carried out once the S24G application has concluded and design for new access will be submitted to the district Road Engineer for approval. The impact of the development on traffic was found to cause no change in service levels as there are low exsintg traffic volumes on the TR3302 which means there is sufficient capacity on the road.				
Impact Status	**Negative Impact**		**Negative Impact**	
Impact Criteria	Impact significance			
	Without mitigation		With mitigation	
Spatial	Site	2	Site	2
Duration	Life of operations	5	Life of operations	5
Frequency	Rare	1	Rare	1
Intensity	Low	1	Low	1
Severity	Negative medium	7	Medium high	7
Consequence	Negative medium	9	Medium high	9
Probability	Slim	1	Slim	1
Impact Significance	**Negative Low**	**10**	**Negative Low**	**10**
Mitigation	- Once the S24G application has concluded, submit design for new access to the district Road Engineer			

	for approval. - The new access at Km 20.33 is to be design and constructed according to the Western cape Government construction drawings and regulations. - Ensure required access is in place within one year of the NEMA S24G decision - Exclusive right turn lane is not warranted

Aspect	**Agricultural, restaurant, game farm, enclosures and construction of dam**			
Impact:	**Economic opportunities and employment creation**			
Phase	**Operational**			
Nature of impact:	**Direct – employment creation**			
The agricultural operations provide employment opportunities in both cultivation and harvesting. The restaurant, game farm management, enclosures and related tourism activities further contribute to local job creation.				
Impact Status	**Positive Impact**		**Positive Impact**	
Impact Criteria	Impact significance			
	Without mitigation		With mitigation	
Spatial	Local	3	Local	3
Duration	Short	2	Short to medium	3
Frequency	Rarely	1	Rarely	1
Intensity	Low	1	Low to medium	2
Degree	Low	5	low	6
Consequence	Low	8	Low	9
Probability	Anticipated	6	Plausible	6
Impact Significance	**Positive Medium**	**14**	**Positive Medium**	**15**
Mitigation	Possible - Encourage employment of local persons - Use local suppliers for required materials and services (e.g. transport, recycling, solar requirements) - Put in place a fire management plan as per EMPr - Ensure all operational managers have read the EMPr and communicate measures to the staff through training - Work specific training must be provided to those dealing directly with AIS removal and revegetation of areas. This will include familiarising themselves with all alien invasives identified on the property as well as all the plants listed in the rehabilitation plan. - Work specific management must be provided to those working in game farm area with regards to natural SCC deemed likely to occur on the property as well as identification of snares etc.			
Confidence	High			

Aspect	**Agricultural, restaurant, game farm, enclosures**			
Impact:	**Environmental awareness**			
Phase	**Operational**			
Nature of impact:	**Direct**			
The existing game farm and proposed enclosures play a significant role in promoting environmental awareness, particularly in relation to species of conservation concern. These activities create an opportunity for tourists and staff to learn about indigenous fauna, conservation challenges, and the importance of habitat protection. The presence of SCC and the emphasis on their protection fosters a greater appreciation for biodiversity among visitors.				
Impact Status	**Positive Impact**		**Positive Impact**	
Impact Criteria	Impact significance			
	Without mitigation		With mitigation	
Spatial	International	6	International	6
Duration	Very short	1	Very short	1
Frequency	Regular	4	Regular	4
Intensity	Low	1	Low	1
Degree	Positive low	6	Positive low	6
Consequence	Positive medium	12	Positive medium	12
Probability	Plausible	3	Plausible	3
Impact Significance	**Positive medium**	**15**	**Positive medium**	**15**
Mitigation	Possible - Put in place EMPr – carrying capacity, AIS, rehabilitation, agricultural areas			

	- Consider incorporation of sustainable agricultural products into tourism - Consider incorporation of agricultural produce into restaurant
Confidence	High

Aspect	**Water requirements**			
Impact	**Food production, economic, social**			
Phase	**Operational**			
Nature of impact:	**Indirect**			
Furtherance activities (storage dam) may only resume once approvals, and relevant conditions are in place; 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.				
Impact Status	**Negative Impact**		**Positive Impact**	
Impact Criteria	Impact significance			
	Without mitigation		With mitigation	
Spatial	Site	2	Site	2
Duration	Short to medium	3	Life of operations	5
Frequency	Seldom	3	Regular	4
Intensity	Medium	3	Low to medium	2
Severity	Negative medium	9	Medium high	11
Consequence	Negative medium	11	Medium high	14
Probability	Anticipated	6	Anticipated	6
Impact Significance	**Negative Medium high**	**17**	**Positive medium high**	**20**
Mitigation	Possible - Final design of dam to consider ecological water requirements and incorporate release flow infrastructure, either through a pipe-and-valve outlet system or via a bypass mechanism (e.g., weir and pipeline), - Pumps used to abstract water from the dam must be fitted with calibrated flow meters with the purpose of ensuring that annual lawful water allocations are not exceeded, and abstraction volumes, with bi-annual volume reporting to BOCMA. - Any leaks noted to be immediately repaired. - Install rainwater tanks at all roofed structures to assist with catchment of water during high rainfall Water use license application to include: Section 21(a): Taking water from a water resource - Any additional abstraction from the Ruiterbos River must be subject to the formal surrender of existing borehole water use rights on RE/420 and RE/373 to ensure overall compliance with the lawful water allocation. - Dam – irrigation, domestic, animal use, restaurant use Section 21(b): Storing water - Dam and existing reservoirs on site Section 21(c): Impeding or diverting the flow of water in a watercourse. - for infrastructure near or within mapped wetlands and drainage lines, including dwellings and roads. Section 21(i): Altering the bed, banks, course, or characteristics of a watercourse. - construction within or adjacent to a wetland or drainage line, dwellings, roads, dam, rehabilitation and AIS clearing - A Risk Assessment Matrix compiled by an SACNASP Professional (aquatic) must accompany the WULA to identify and evaluate the magnitude, likelihood, and consequences of each water use activity and its potential impact on the water resource.			

(d) Cultural and historic aspects:

Screening tool report shows a low sensitivity for archaeology, heritage and paleontology for Farms RE/420 and 373.

IMPACT RATINGS

Aspect	**All activities in place and proposed activities**
Phase	**Construction**

Impact:	**Loss of archaeological / paleontological resources**			
Nature of impact:	**Direct –** disturbance to vegetation and soil can reveal artefacts. Disturbance and loss of resource can occur without mitigation measures in place.			
Impact Status	**Negative Impact**		**Positive Impact**	
Impact Criteria	Impact significance			
	Without mitigation		With mitigation	
Spatial	Activity	1	Activity	1
Duration	Permanent	6	Very short	1
Frequency	Rare	1	Rare	3
Intensity	High	1	Medium	3
Severity	Negative Medium	8	Negative Low	7
Consequence	Negative Medium	9	Negative Low	8
Probability	Slim	1	Slim	1
Impact Significance	**Low**	**10**	**Low**	**9**
Mitigation	- If archaeological / paleontology sites are unearthed / identified, the find brought to the immediate attention of the developer and all work is to be stopped immediately and reported by the ECO accompanied by photographs and coordinates. This must be sent to a suitable specialist and the WC Heritage as soon as possible to inspect the findings. Any recommendations followed from such an investigation must be carried out. - Any discovered artefacts shall not be removed under any circumstances without consent from the WC Heritage Authority			
Confidence	High			

2. WASTE AND EMISSIONS

(a) Waste (including effluent) management

Did the activity produce waste (including rubble) during the construction phase?	**YES**	NO
If yes, indicate the types of waste (actual type of waste, e.g. oil, and whether hazardous or not) and estimated quantity per type?	unknown m^3	
Building Rubble and construction waste Refer to Waste management in EMPr – Appendix I		

Does the activity produce waste during its operational phase?	**YES**	NO
If yes, indicate the types of waste (actual type of waste, e.g. oil, and whether hazardous or not) and estimated quantity per type? AIS clearing Food scraps General waste streams – plastics, papers, tins, glass Hazardous waste – batteries, electrical Sewage waste - septic tank systems Refer to Waste management in EMPr – Appendix I	Unknown m^3	

Where and how was/will the waste be treated / disposed of (describe)?		
Due to the absence of municipal sewage and waste removal services, the property is reliant on on-site waste management systems. Current systems include: - Septic tanks or French drains for domestic wastewater. - Restaurant wastewater is treated using grease traps and septic tanks. - General waste is taken to registered landfill site - Some burning of AIS Refer to Waste management in EMPr – Appendix I		
Has the municipality or relevant authority confirmed that sufficient capacity exists for treating / disposing of the waste (to be) generated by this activity(ies)? If yes, provide written confirmation from Municipality or relevant authority	YES	**NO**

Does/will the activity produce waste that is/will be treated and/or disposed of at another facility other than into a municipal waste stream?	YES	**NO**
If yes, has this facility confirmed that sufficient capacity exists for treating / disposing of the waste (to be) generated by this activity(ies)? Provide written confirmation from the facility and provide the following particulars of the facility:	YES	NO
Does the facility have an operating license? (If yes, please attach a copy of the license.)	YES	NO
Facility name:		
Contact person:		
Postal address:		
	Postal code:	
Telephone:	Cell:	
E-mail:	Fax:	

Describe the measures that were/will be taken to reduce, reuse or recycle waste:
Due to the absence of municipal sewage and waste removal services, the property is reliant on on-site waste management systems. Current systems include: - Septic tanks or French drains for domestic wastewater. - Restaurant wastewater is treated using grease traps and septic tanks. - General waste is taken to registered landfill site - Some burning of AIS Refer to Waste management in EMPr – Appendix I

(b) Emissions into the atmosphere

Does/will the activity produce emissions that will be disposed of into the atmosphere?	YES	**NO**
If yes, does it require approval in terms of relevant legislation?	YES	**NO**
Describe the emissions in terms of type and concentration and how it is/will be treated/mitigated:		
Dust is generated from roads and bare agricultural areas. Refer to Appendix I - EMPr.		

3. WATER USE

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

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

If water was extracted from a groundwater source, river, stream, dam, lake or any other natural feature, please indicate the volume that was extracted per month:	m^3

Authorised abstraction of 80 000 m3 from the Palmiet River; groundwater abstraction of 117 819 m3
Authorised abstraction of 80 000 m3 from the Ruiterbos River; groundwater abstraction of 73 425 m3

Please provide proof of assurance of water supply (e.g. Letter of confirmation from municipality / water user associations, yield of borehole) Did/does the activity require a water use permit / license from DWA?	**YES**	NO
If yes, please submit a certified copy of the water use permit/license or submit the necessary application to Department of Water Affairs and attach proof thereof to this application, whichever is applicable. Refer to Appendix F – Permits and licenses		
Describe the measures that were/ will be taken to reduce water demand, and measures to reuse or recycle water:		
A dam is required for required water use. The concept design if for a maximum capacity of 150 0000m3. It is requested that the Existing GA for abstraction of water from Ruiterbos and the groundwater abstraction be replaced by the new		

water use. Existing dammed area on Ruiterbos and agricultural area 4-16 to be rehabilitated.
BGCMA officials have been to site and will be sent a copy of this draft application and companying appendices for comment and review. Impacts provided under biological.

4. POWER SUPPLY

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

Solar panels are used.
Generators / machinery using diesel is used.
Gas is used for cooking.

If power supply is not available, where will power be sourced from?
Solar panels are used.
Generators / machinery using diesel is used.
Gas is used for cooking.

5. ENERGY EFFICIENCY

Describe the design measures, if any, that have been taken to ensure that the activity is energy efficient:
No municipal services (electricity, water, or sewage) are available on the property. As such, all energy requirements are met through off-grid systems, primarily solar power and gas. Solar installations provide electricity for dwellings, agricultural activities, restaurant facilities, and water pumping infrastructure. The use of renewable energy aligns with sustainable land use practices and reduces long-term operational costs.

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

No municipal services (electricity, water, or sewage) are available on the property. As such, all energy requirements are met through off-grid systems, primarily solar power and gas. Solar installations provide electricity for dwellings, agricultural activities, restaurant facilities, and water pumping infrastructure. The use of renewable energy aligns with sustainable land use practices and reduces long-term operational costs.

Aspect	**Energy management**			
Phase	**Operational**			
Impact:	**Reliance on non-renewable energy sources**			
Nature of impact:	**Direct / cumulative**			
No municipal services (electricity, water, or sewage) are available on the property. As such, all energy requirements are met through off-grid systems, primarily solar power and gas. Solar installations provide electricity for dwellings, agricultural activities, restaurant facilities, and water pumping infrastructure. The use of renewable energy aligns with sustainable land use practices and reduces long-term operational costs.				
Impact Status	**Positive Impact**		**Positive Impact**	
Impact Criteria	Impact significance			
	Without mitigation		With mitigation	
Spatial	Activity	1	Activity	1
Duration	Short to medium	3	Short to medium	3
Frequency	often	5	often	5
Intensity	Low	1	Low	1
Severity	Negative Medium	8	Negative Medium	8
Consequence	Negative Medium	9	Negative Medium	9
Probability	Slight	1	Slight	1

Impact Significance	**Low**	**10**	**Low**	**9**
Mitigation	- Use of solar-powered pumps for irrigation and domestic water supply. - Energy-efficient lighting and appliances in all new dwellings and hospitality facilities. - Limited night lighting to reduce disturbance to wildlife and minimize energy demand.			
Confidence	High			

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

Refer to Appendix M – Assessment Report

Refer to Table 6

Please note:

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

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

Impacts on geographical and physical aspects:	
Nature of impact:	
Extent and duration of impact:	
Probability of occurrence:	
Degree to which the impact can be reversed:	
Degree to which the impact may cause irreplaceable loss of resources:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	
Degree to which the impact can be mitigated:	
Proposed mitigation:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	

IMPACTS AND SIGNIFICANCE RATING – SOIL AND LAND CAPABILITY

Aspect	**Excavation Activities and roads and crossings**			
Phase	**Construction / Operations**			
Impact:	**Soil erosion and ability of vegetation to recover**			
Nature of impact:	**Direct**			
Description of impact:	Excavation activities associated with the construction of dwellings, structures, roads etc have increased soil erosion and sediment runoff, which slows down and compromises the ability of the natural vegetation to recover in eroded areas. Measures are to be put in place to remediate eroded areas and prevent further erosion			
Impact Status	Negative Impact		Negative Impact	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Activity	1	Activity	1
Duration	Short to medium	3	Very short	1
Frequency	Seldom	3	Seldom	3
Intensity	Low to medium	2	Low	1
Severity	Negative Medium	8	Negative Low	5
Consequence	Negative Medium	9	Negative Low	6
Probability	Expected	5	Possible	4

Impact Significance	Negative Medium	14	Negative Low	10
Mitigation / Reversibility	Possible – - Revegetate area as per rehabilitation plan for dwellings, roads, dams as applicable - Mulch bare areas – chip AIS material (without seed) for mulch material and place in windrows - Put in place stone spillways where necessary - Put in place anti-erosion berms in roads where necessary - Minimize soil disturbance and compaction, such as using hand tools instead of heavy machinery. Use specialized equipment designed to reduce environmental footprint, like lightweight mowers or trimmers. - Stabilize disturbed soils promptly with native vegetation or erosion control materials. - Construction and land-clearing activities to be scheduled to avoid periods of heavy rainfall to reduce the risk of debris and sediment runoff.			
Confidence	High			

Aspect	**Agricultural activities**
Phase	**Operational**
Impact:	**Soil potential and land capability**
Nature of impact:	**Direct**

Description

Annual crops - Following harvesting, and before planting, large areas on the farm may be exposed at a single time, and susceptible to wind and water erosion. Sediment may be eroded, transported and deposited in the surrounding area. Using a combination of mulch and maintaining a permanent organic cover on the worked areas will assist in preventing soil erosion / loss and reducing generation of dust. Besides aiding in reducing water evaporation the use of a straw mulch can result in vastly improved crop yields.

Perennial crops – While perennial crops such as avocados, citrus, and olives generally maintain canopy cover and root structures that help stabilize the soil, the areas between trees are often left bare, especially during early growth stages or in intensively managed orchards. These exposed inter-row zones are also vulnerable to wind and water erosion, particularly on sloped terrain. To address this, it is recommended that these areas be permanently mulched and / or managed with a low-growing organic ground cover. This not only minimizes erosion and dust but also helps regulate soil temperature, reduces water evaporation, suppresses weeds, and can contribute to improved soil fertility over time. An example of an indigenous ground cover is *Helichrysum cymosum which is a drought tolerant which can assist with weed suppression, improved soil condition and natural pest deterrent.*

Other – No formal crop farming is recommended to take place in this area. This area is recommended to be incorporated to a recommended open space 3 area.

This area, as well as the majority of drainage line areas on the property which (estimated of 200 ha) requires ongoing AIS clearing combined with active and passive rehabilitation. A 10-15 m buffer areas of drainage lines / rivers are to be rehabilitated with wetland plants and maintained; the remaining areas to be rehabilitated as per the rehabilitation plan and accompanying list of flora species.

Sustainable harvesting of *Agathosma recurvifolia* and *Cyclopia subternata* could be considered once rehabilitation is complete.

With the implementation of mitigation measures — including the use of permanent organic mulch, erosion control strategies, and the establishment of indigenous ground covers — the current risks associated with soil exposure can be significantly reduced. A positive impact may result in the medium term, through improved soil health, enhanced biodiversity, increased water retention, and more resilient agricultural systems.

Impact Status	**Negative Impact**		**Negative / positive Impact**	
Impact Criteria	Impact significance			
	Without mitigation		With mitigation	
Spatial	Site	2	Activity	1
Duration	Short – medium term	3	Very short	1
Frequency	Infrequent	2	Infrequent	2
Intensity	Low – medium	3	Low	1
Severity	Negative Low	8	Low	4
Consequence	Negative Low	10	Low	5

Probability	Plausible	3	Slight	2
Impact Significance	Negative Medium	13	Low	7

Mitigation

General Agricultural Practices

- Recommended agricultural areas are provided in **Error! Reference source not found.**, **Error! Reference source not found.** and **Error! Reference source not found.**
- Consider olive trees due to the lower water requirements.
- No planting on slopes steeper than 1:5 (20%) to prevent erosion
- Liming will be required, particularly on upper slopes and ridge crests, based on soil pH levels and crop requirements (especially for lucerne and fruit trees).
- Deep ripping to depths of at least 60 cm should be undertaken only where compacted soils are present, and not in sensitive areas such as fynbos zones or slopes prone to erosion.
- Ridging to a height of 40 cm is recommended on most sites for the establishment of citrus, avocado, or olive trees.
- Ridges should follow natural contours to reduce the risk of erosion and to assist with water retention.
- Apply organic mulch to all open areas between and around crops to:
    - Reduce water evaporation
    - Suppress weed growth
    - Improve soil structure and crop yields
- Cleared Alien Invasive Species (AIS) biomass (seed-free) may be used as mulch
- Maintain permanent organic ground cover on worked areas to prevent wind and water erosion and reduce dust emissions.
- Exposed areas between fruit trees should be permanently mulched and/or interplanted with low-growing, water-wise indigenous ground covers such as:
    - *Helichrysum cymosum*
    - *Pelargonium capitatum*
    - *Carpobrotus edulis*
- Where appropriate, interplant perennial indigenous crops for sustainable harvesting, such as:
    - *Artemisia afra* (African Wormwood)
    - *Origanum vulgare* (Wild/Berg Oregano)
    - *Salvia africana-lutea* (Wild Sage)
- Land clearing activities should be scheduled to avoid periods of heavy rainfall to minimize erosion risk.
- Avoid working with wet soils, as this will damage soil structure and compromise productivity.
- Access is limited to existing tracks or clearly demarcated low-impact routes; No off-track driving is allowed.
- Regular monitoring of tracks must be undertaken to assess signs of degradation.
- Recommend that high potential agricultural lands remain zoned as agricultural 1

Other and drainage lines and AIS areas:

- Rehabilitation (active and passive) of AIS-cleared areas in accordance with alien invasive management plan and rehabilitation plan.
- Maintain a 10–15 m buffer from the drainage line, to be rehabilitated with locally indigenous riverine vegetation.
- No fertilisers, pesticide, herbicides, fencing, or irrigation is permitted in this area (unless for target clearing of AIS).
- No heavy machinery is permitted within these areas
- *Agathosma recurvifolia* (Least concern) and *Cyclopia subternata* (near threatened) are included in the list of plants to use for rehabilitation. Sustainable harvesting of these could take place once the area is rehabilitated with the plants included in the rehabilitation plan. Access to this area to be primarily by foot, with wheelbarrows or hand-pulled carts for harvest transport. sustainably harvested (not uprooted), allowing natural regeneration to continue supporting erosion control, habitat provision, and water quality. Sustainable harvesting includes. No commercial varieties of *Agathosma recurvifolia* and *Cyclopia subternata permitted due to interference with surrounding species. Permits will be required for Cyclopia subternata*
- Annual audit recommended to determine level of rehabilitation, extent of AIS and population levels of *Agathosma recurvifolia* and *Cyclopia subternata to inform sustainable harvesting.*
- The following guidelines for sustainable harvesting guidelines are provided:
- *Cyclopia subternata (*Honeybush Vleitee)
- Harvesting of Vleitee should be seen as pruning; Choose tall, healthy plants with many branches for harvesting; select and cut only some of the branches on a plant to avoid killing the plant; Cut older side branches; Leave young branches to regrow; Only prune 50% of the branches; Always leave the main trunk uncut.
- Recommend to incorporate this area into open space 3

Confidence	High

Aspect	**Farming Operations – fertilizers, pesticides**

Phase	**Operations**			
Impact:	**Soil and groundwater quality and surrounding indigenous vegetation and fauna**			
Nature of impact:	**Cumulative**			
Description Excessive fertilizer use, and use of pesticides, can impact soil quality, groundwater and surface waters				
Impact Status	**Negative Impact**		**Negative Impact**	
Impact Criteria	Impact significance			
	Without mitigation		With mitigation	
Spatial	Site	2	Activity	1
Duration	Short	2	Very short	1
Frequency	Seldom	3	Infrequent	2
Intensity	Medium	3	Low	1
Severity	Negative Medium	8	Negative Medium	4
Consequence	Negative Medium	10	Negative Medium	5
Probability	Expected	5	Probable	4
Impact Significance	Medium	15	Low	9

Mitigation

- No fertilizers or pesticides permitted in natural surrounding areas / drainage lines.
- Potassium based (not sodium based) fertilizers recommended to prevent saline runoff form farming areas.
- Avoid over-application of fertilizers and apply the correct amount
- Rotate annual crops from different botanical families to reduce the risk of soil-borne diseases and pest build-up; example - Lucerne - Maize - Lucerne - Maize: Rotate between these two crops to allow for nitrogen fixation by lucerne to support maize growth. Lucerne will improve soil health, especially in terms of nitrogen content, benefiting maize crops.
- Avoid overuse of synthetic fertilizers. After growing a leguminous crop like lucerne, the soil will have increased nitrogen, reducing the need for nitrogen-based fertilizers in subsequent crops.
- Between crop rotations, consider using organic amendments such as compost or cover crops to build soil organic matter, improve microbial activity, and reduce the need for synthetic fertilizers and herbicides
- Use minimum tillage or no-till practices between crop rotations to protect soil structure, prevent erosion, and promote water infiltration. This also helps maintain beneficial soil organism
- Maintain permanent soil cover as far as possible; Apply organic mulch after crop harvests to preserve soil moisture, prevent erosion, and reduce weed growth between rotations.
- Apply pesticides when absolutely necessary and follow application guidelines to minimize environmental impact.
- Use Integrated Pest Management techniques where practical, such as monitoring pest populations, introducing beneficial insects, and applying organic or low-toxicity treatments.
- Apply fertilizers and pesticides with the utmost caution.
- Investigate use of alternative fertilizers - manure, cakes of plant origin, vermicompost, microbial bio-fertilizers
- Keep all fertilizers and pesticides well labelled and locked away in a secure store room.

If pesticides are to be used:

- Make use of target-specific pesticides only.
- Avoid persistent pesticides, rather using biodegradable types.
- Understand how each pesticide works, and when its effects should become evident.
- Ensure selection of the correct pesticide, and best method of application and dose.
- Avoid indiscriminate aerial spraying at all times, and aerial spraying on windy days.
- No spraying of pesticides if bees are present
- The use of pesticides are regulated by the Department of Agriculture, Fisheries and Forestry. Ensure compliance with applicable legislation: Legislation applicable to pesticides and fertilizers includes:
    - Fertilizers, Farm Feeds, Agricultural Remedies and Stock Remedies Act, 1947 (Act No. 36 of 1947)
    - Agricultural Pest Act, 1983 (Act No 36 of 1983)
    - Section 24 of the Constitution of the Republic of South Africa, (Act No. 108 of 1996)
    - Medicines and Related Substances Control Act, 1965 (Act 101 of 1965)
    - Hazardous Substances Act, 1973 (Act 15 of 1973)
    - The Foodstuffs, Cosmetics and Disinfectants Act (FCDA), 1972 (Act No. 54 of 1972)
    - The Occupational Health and Safety Act (OHSA), 1993 (Act No. 85 of 1993)
    - Conservation of Agricultural Resources Act, 1983 (Act 43 of 1983)
- Ensure correct training in proper pesticide use is provided to workers.
- Ensure the correct Personal Protective Equipment (PPE) is provided and used during pesticide applications.
- Paraquat is not to be used due to its extreme toxicity to animals and humans.

Confidence	High

IMPACTS AND SIGNIFICANCE RATING – FIRE MANAGEMENT

Aspect	**Fire regimes and planning**			
Phase	**Construction and operations**			
Impact:	**Fire risk and hazard**			
Nature of impact:	**Direct**			
Description of impact: The dwellings positions should have been selected in order to maintain the ability of fynbos to burn in the future. the Dwellings in Area 1 should not have been built on a hilltop and should have been planned for more flat areas (Esler et al., 2014). However, measures can be put in place to reduce fire risk of this area. With the occurrence of the high number of alien vegetation on the site and natural fynbos, the site is considered to have a high fire risk; measures must be put in place to prevent unplanned fires and control planned fires. With no management of the Fynbos, it will start to present a fire risk and will result in long-term biodiversity loss. It recommended that the OGF remain a member of the SCFPA. Fire-proof hedges (Esler et al., 2014) can be made with indigenous species to reduce fire risk around the built environment. With recommendations implemented the risk of uncontrolled burns can be prevented / reduced.				
Impact Status	Negative Impact		Negative Impact	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Local	3	Site	2
Duration	Very short	1	Very short	1
Frequency	Rarely	1	Rare	1
Intensity	High	5	Low-medium	2
Severity	Negative Medium	7	Low	4
Consequence	Negative Medium	10	Low	6
Probability	Anticipated	6	Possible	4
Impact Significance	**Negative Medium High**	**16**	**Negative Low**	10
Impact:	**Fire driven ecosystem**			
Nature of impact:	**Direct**			
Description of impact: The correct hot fires at correct timing and intervals, combined with ongoing AIS and rehabilitation should result in a long-term positive impact for the fynbos vegetation.				
Impact Status	Negative Impact		Positive Impact	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Local	3	Site	2
Duration	Very short	1	Medium to long	4
Frequency	Rarely	1	Rare	1
Intensity	High	5	Low	1
Severity	Negative Medium	7	Negative Low	6
Consequence	Negative Medium	10	Negative Low	8
Probability	Anticipated	6	Plausible	3
Impact Significance	Negative Medium High	**16**	Positive medium	11

Mitigation

- Fire management must comply with the National Veld and Forest Fire Act No. 101 of 1998, which mandates a 5m fire break where natural veld adjoins agricultural land or alien areas.
- All landholders must implement a fire management plan. A permit is required from the Fire Protection Association (FPA) to conduct controlled burns.
- Controlled burns must be planned with local fire authorities
- Recommended fire frequency: Every **10 to 15 years** for mature calcrete and silcrete fynbos types as these fynbos types typically regenerate more slowly than sandstone fynbos. Too frequent fires could reduce seeds banks. Last fire occurred December 2016; controlled burns will be required between 2026 and 2031.

Recommended burning Strategy:

- Patch burns (mosaic burning): Recommended over blanket burns to reduce fire intensity, maintain habitat heterogeneity, and allow wildlife and livestock to move between burned and unburned areas.
- Target areas: Prioritize areas with dense alien growth or moribund vegetation for burning. Burning should occur before seed-set of alien species like Acacia mearnsii or Acacia cyclops.
- Post-burn recovery: Exclude livestock for 1 season post-burn using temporary fencing to allow vegetation recovery. Follow up

with manual clearing to prevent alien species resurgence. - Conduct burns **late summer to early autumn** (March–April) under mild conditions to reduce fire risk and align with the natural fire season, allowing early winter rains to stimulate regrowth. Ongoing Management and Safety: - AIS control: Ongoing clearing of alien invasive species (AIS) must be part of the fire management strategy. - Fire safety: Designate areas for fire, ban open fires outside these zones, and install fire-proof hedges using indigenous species to reduce fire risk around built environments. - Emergency measures: Ensure adequate fire-fighting measures, emergency water supply, and visible emergency numbers at all times. Key staff should have access to emergency contact information. - Training: Provide job-specific fire management training for all individuals responsible for managing fires.

Confidence	High

IMPACTS AND SIGNIFICANCE RATING – LAND USE

Aspect	**Land use change – past, current, proposed**
Phase	**Construction and Operations**
Impact:	**Change of land use from cattle farming to mixed use including crops, grazing, game farm, enclosures and restaurant.**
Nature of impact:	Cumulative / direct

Description

Current land use activities are largely concentrated within previously disturbed areas, with the exception of the proposed dam footprint and new dwellings and some internal roads.

It is recommended that approximately 21 ha of historically disturbed land 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 the property. Ongoing AIS clearing is being implemented and should continue in conjunction with rehabilitation activities in line with the Environmental Management Programme (EMPr).

Suitable areas for irrigated and dryland agriculture have been identified using a combination of factors, including soil potential, slope gradient, ecological sensitivity, rehabilitation potential, and water availability.

The shift from cattle grazing and quarrying to a more diversified and managed land use approach—including wildlife tourism, crop production —combined with implementation of the EMPr (AIS control, landscaping, rehabilitation, and agricultural management), can reduce further habitat fragmentation and support long-term biodiversity conservation. Restoration of unnecessarily disturbed areas, including redundant roads, is encouraged to further improve ecological integrity. If the activities are well managed the impact is considered a low positive impact for overall land use on the area.

Due to the high conservational value it is recommended that the areas which have been identified as suitable for agricultural use (approximately 120 ha), including the relevant management and workers dwellings and storage facilities, new dam and the restaurant and church area remain zoned as agricultural 1 and the remaining area, used by game farm animals and comprised of intact fynbos, with thicket and AIS along the drainage lines, be zoned as open space 3 for conservation use. A town planner to advise on zoning requirements of church and restaurant; it is currently (SDP, 2025 – Appendix B8) recommended to remain agricultural 1.

Applying the Biodiversity Offset Guideline (DFFE, 2023), which recommends an offset ratio of 30:1 for residual loss of Critically Endangered vegetation, the 3.7 ha of new disturbance with GG granite fynbos equates to an offset requirement of ±111 ha.

In addition, Swellendam Silcrete Fynbos (FFc1) occurs over approximately 90 ha within OGF and is listed as Endangered, with <5% formally protected nationally. Historic agricultural use and proposed development for a church and restaurant precinct have affected approximately 1 ha of this vegetation type (however this area is situated between an existing quarry, dam and agricultural fields and considered to have been degraded). Based on an offset ratio of 10:1 for Endangered ecosystems, the required offset area is approximately 10 ha.

According to the *SANBI National Ecosystem Status 2022 (RLE 2022)* dataset (extract provided below), Garden Route Granite Fynbos (FFg5) is has only 0.3 % (≈ 1 386 ha) of its current natural extent formally protected (original historical extent estimated at 450 000ha, of which over 70 % is now degraded or transformed).

NAME	BIOME	CODE	STATUS	Trigger Criteria	Summary	Scope	PcNat1990	PcNat2014	PcNat2018	PcNat2040ard	PcNatDegALT	PcDegLostALT	WC	PA_natural	PrcPAnat	PL_2018
Garden	Fynbos	FFg5	**CR**	**B1(i)**	Restricted	Global &	47	41	37	28	41	72	100%	1,386	0,3 %	NP

Route Granite Fynbos					distribution & rate of loss	National status										
Swellendam Silcrete Fynbos	Fynbos	FFc1	**EN**	**B1(i)**	Restricted distribution & rate of loss	Global & National status	54	48	**45**	38	52	56	100%	68,695	12,3%	MP

The applicant commits to securing approximately 859 ha of the farm portions as an open space 3 area, representing a substantial biodiversity gain well in excess of the required offset. This commitment will deliver a **net biodiversity gain**, contribute directly to the national conservation target for Garden Route Granite Fynbos, and effectively increase the formally protected extent of this vegetation type to approximately 0.42% and secure long-term, in situ persistence of this vegetation type.

Impact Status	**Negative Impact**		**Positive Impact**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Site	2	Site	2
Duration	Medium – long	4	Medium – long	2
Frequency	Seldom	3	Seldom	3
Intensity	Medium low	2	Low	1
Severity	Negative Medium High	9	Negative Low	7
Consequence	Negative Medium High	11	Negative Low	6
Probability	Probable	4	Slight	1
Impact Significance	**Negative Medium**	**15**	**Positive Low**	**7**
Mitigation	- Avoid additional clearing activities that will result in fragmentation of habitats. Patch connectivity must be maintained and maximised to allow for movement of pollinators - Low impact agricultural activities such as beekeeping / honey production can be integrated into crop areas. Beekeeping supports the pollination of crops such as avocados, citrus, and other fruit trees, improving yields and supporting ecosystem health. - Care should be taken to ensure that beehives are placed in areas that do not disturb sensitive ecosystems or wildlife habitats. - Consider olive trees due to lower water requirements - Consider sustainable harvesting once AIS clearing combined with rehabilitation is underway - Owl boxes are recommended for natural rodent control, supporting ecological balance. - Seek advice of land planner to determine what zoning the activities require – a different zoning may be required for the restaurant facilities on Area 5-1 &2. - A town planner to advise on zoning requirements of church and restaurant; it is currently (SDP, 2025 – Appendix B8) recommended to remain agricultural 1. - To compensate for illegal and continued clearing of indigenous vegetation is it recommended open space 3 rezoning is recommended to be a condition of the authorisation and the rezoning application effected within two years of the EA (if received)			
Confidence	High			

Impact on biological aspects:	
Nature of impact:	
Extent and duration of impact:	
Probability of occurrence:	
Degree to which the impact can be reversed:	
Degree to which the impact may cause irreplaceable loss of resources:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	
Degree to which the impact can be mitigated:	
Proposed mitigation:	

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

IMPACTS AND SIGNIFICANCE RATING – TERRESTRIAL BIODIVERSITY (INCLUDING FLORA AND FAUNA)

PAST ACTIVITIES

Aspect	**Past agricultural activities (Area 4-1-15 and 17; Area 5)**
Phase	**Construction / Operations**
Baseline	**Historical vegetation on the property is** critically endangered (CR) Garden Route Granite Fynbos, endangered (EN) Swellendam Silcrete Fynbos (midlands upland fynbos ecosystems, FEG) with valley vegetation representative of Gouritz Valley Thicket (CR).
Impact:	**Habitat Loss and Fragmentation and loss of SCC**
Nature of impact:	**Direct**

Description

Historical agricultural activities (dryland cattle grazing) have modified identified areas on the property (little natural vegetation remaining, soil disturbance and AIS). Certain 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). Most of the identified areas will require AIS management.

Area	Size estimate	Past land use	Current Land use	Recommendation
4-1	4,98ha	0.71 ha used in past	Roads and tracks	Not recommended Future use – not feasible
4-5	0.5 ha	Used in past	Not in use	Retain as fynbos;
4-6	6.79 ha	Used in past	Not in use	Retain as fynbos;
4-7	0.34 ha	Used in past	Not in use	Retain as fynbos Future use – not feasible
4-12	3.14 ha	Used in past	Not in use - invaded	Not suitable – low potential soils.
5-8	11.5 ha (agricultural)	Past use. Not in use / some tracks	Not recommended – rehabilitate unecessary tracks	Future use – not feasible

Impact Status	**Negative Impact**		**Positive Impact**	
Impact Criteria	Without mitigation		With mitigation (AIS clearing and no disturbance to previously disturbed fynbos area)	
Spatial	Site	2	Site	2
Duration	Medium	4	Short to Medium	3
Frequency	Seldom	3	Infrequent	2
Intensity	Medium	3	Low	1
Severity	Medium High	10	Low	6
Consequence	Medium High	12	Low	8
Probability	Probable	4	Slight	2
Impact Significance	**Medium High**	**16**	Low	10
Mitigation / Reversibility	Ongoing removal of the AIS using a combination of fire, clearing and biological measures as per the recommended fire management and AIS management measures, can considerably improve the condition of the site. Certain 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). The ongoing clearing of AIS and implementation of management measures could improve the functioning of terrestrial and aquatic ecosystems on OGF. Unnecessary roads and tracks must be rehabilitated as per rehabilitation plan provided in the EMPr.			
Confidence	High			

CONTINUATION OF EXISTING ACTIVITIES

Aspect	**Clearing of vegetation for roads, dwellings (Areas 1, 2, 3)**
Phase	**Planning / Construction**

Baseline	**Intact fynbos / thicket with some AIS in dwelling areas; roads along watercourses heavily infested with AIS**			
Impact:	**Habitat Loss and Fragmentation**			
Nature of impact:	**Direct**			
Description of impact	Construction activities led to habitat loss and fragmentation. Disruption of plant communities; altered ecological processes. Roads should have been planned in order to avoid multiple redundant roads.			
Impact Status	**Negative Impact**		**Negative Impact**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Site	2		
Duration	Life of operation	5		
Frequency	Medium	4		
Intensity	High	5		
Severity	High	14		
Consequence	Medium High	16		
Probability	Expected	5		
Impact Significance	**Negative High**	**21**		
Mitigation / Reversibility	Not possible – activity has already occurred			
Confidence	High			

Aspect	**Clearing of vegetation for roads, dwellings (Areas 1,2,3)**			
Phase	**Planning / Construction**			
Baseline	**Intact fynbos / thicket with some AIS in dwelling areas; roads along watercourses heavily infested with AIS**			
Impact:	**Loss of indigenous vegetation and flora and fauna SCC**			
Nature of impact:	**Direct**			
Description Clearing of thicket and fynbos vegetation took place. A search and rescue of geophytes and succulents and fauna could have occurred. Habitat disturbance due to development and construction in Area 2 may have affected a population of a Sensitive Species (S142). Revegetation of bare soil following construction is an essential part of concluding the construction phase of the project. The plants that could have been rescued could have been used for this purpose both in the 2m disturbance footprint, as well as in areas where alien clearing could have taken place. Clearance of vegetation may have displaced small mammals, reptiles, and ground-nesting birds, especially within sensitive fynbos and wetland-edge habitats. Unnecessary harm to fauna (particularly reptiles and burrowing mammals) could have been prevented.				
Impact Status	**Negative Impact**		**Negative Impact**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Activity	1		
Duration	Long term / permanent	6		
Frequency	Rarely	1		
Intensity	Medium to high	5		
Severity	Negative Medium High	12		
Consequence	Negative Medium High	13		
Probability	Anticipated	6		
Impact Significance	**Negative Medium High**	**19**		
Mitigation / Reversibility	Not possible – activity has already occurred			
Confidence	High			

Aspect	**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)**
Phase	**Planning / Construction**
Baseline	**Previously disturbed areas**
Impact:	**Habitat Loss and Fragmentation**

Nature of impact:	**Direct**			
Description				
	These activities were developed on old agricultural lands. No further habitat fragmentation deemed to occur as a result of these activities.			
Impact Status	**Negative Impact**		**Negative Impact**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Activity	1		
Duration	Medium - long	5		
Frequency	Rarely	1		
Intensity	Low	1		
Severity	Negative Medium High	7		
Consequence	Negative Medium High	8		
Probability	Slight	2		
Impact Significance	**Negative Low**	**10**		
Mitigation / Reversibility	Not possible – activity has already occurred			
Confidence	High			

Aspect	**Clearing of vegetation for agricultural activities, enclosures and restaurant facility and supporting structures (reservoirs, solar, roads) (Area 4-15, 17, 18, 9, 10,3 Area 5)**			
Phase	**Planning / Construction**			
Baseline	**Previously disturbed areas**			
Impact:	**Loss of indigenous vegetation and SCC**			
Nature of impact:	**Direct**			
Description				
	Clearing of vegetation took place. No search and rescue was carried out and therefore loss of some SCC may have occurred based on the natural vegetation and seed bank of the area. However, the probability, 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 of the land by OGF. Operational management must take place as per the operational mitigation measures.			
Impact Status	**Negative Impact**		**Negative Impact**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Activity	1		
Duration	Medium - long	5		
Frequency	Rarely	1		
Intensity	Low	1		
Severity	Negative Medium High	7		
Consequence	Negative Medium High	8		
Probability	Slight	2		
Impact Significance	**Negative Low**	**10**		
Mitigation / Reversibility	Not possible – activity has already occurred			
Confidence	High			

Aspect	**Clearing of vegetation for agricultural activities at area 4-16 and associated crossing and dam area**
Phase	**Planning / Construction**
Baseline	**Intact area and falls within identified drainage line and mapped as a NFEPA valley bottom wetland**
Impact:	**Disruption of ecosystem services**
Nature of impact:	**Direct**
	Description
	Clearing of vegetation took place in a thicket area which was likely disturbed by AIS. The road was already in place in 2005 however no dammed area is visible. The mapped drainage line (DWS) seems to be thicket vegetation infested with AIS. This area is mapped as a NFEPA wetland. (Eastern Fynbos-Renosterveld Granite Fynbos_Channelled valley-bottom wetland).

A section of transformed lawn / fields exists adjacent to a small dam. While some clearing was also visible

adjacent to the dam, this can be rehabilitated; only the lawn areas are included as In-use agricultural areas here (ca. 0.89 ha).

Figure 18: 2005 - Area 4-16

Figure 19: Current - Area 4-16 – showing dammed area, farming area and NFEPA channelled valley bottom wetland.

This area (0.89ha) is in a valley area and is recommended to be rehabilitated with thicket / riverine/ wetland vegetation. The dammed area needs to be modified to allow for drainage. The watercourse crossing will require a small culvert to be installed to ensure drainage during rainfall conditions. The operational management measures need to be implemented to ensure ongoing removal of AIS within the drainage line areas on the property. These measures should in the long term, increase the amount of water that can be captured by the proposed OGF2 dam during storm events. Buffers (32 meters) of intact riverine / thicket vegetation should be maintained along all drainage lines and should not be used for any activities (including agricultural activities) with exception of authorised activities – road crossings, dwelling within 32 meters and instream dam)

Impact Status	**Negative Impact**		**Positive Impact**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Site	2	Activity	1
Duration	Life of operations	5	Life of operations	5
Frequency	Seldom	3	Seldom	1
Intensity	Medium	3	Low	1
Severity	Negative Medium	10	Low	7
Consequence	Negative Medium	12	Low	8
Probability	Possible	4	Slight	2

Impact Significance	**Medium**	**16**	Low	10
Mitigation / Reversibility	Possible – recommend modifications to allow drainage from this area; agricultural area should be rehabilitated back to thicket /riverine /wetland vegetation • 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 to ensure drainage during rainfall conditions. • ongoing removal of AIS within drainage line areas on the property • Buffers (10 meters) of indigenous vegetation (as per rehabilitation plan) should be maintained along all drainage lines and should not be used for any activities (including agricultural activities) with exception of authorised activities – road crossings, dwelling within 32 meters, AIS clearing and instream dam)			
Confidence	High			

EXISTING CONTINUED OPERATIONS- CONSTRUCTION / MAINTENANCE

Aspect	**Construction of Proposed dam – 150 000 m3 capacity**			
Phase	**Construction and operations**			
Impact:	***Loss of Riparian and Thicket Habitat and SCC***			
Nature of impact:	**Direct**			
Description Construction of a larger dam could have impacts on protected trees and other flora in the vicinity. The creation of an instream dam modifies the natural river environment by impounding water, which changes the flow regime and water levels upstream and downstream. This affects the ecological balance of the riparian zone and can lead to the submersion of previously existing habitats. Plants, invertebrates, fish, and other organisms that rely on specific riverine conditions may be adversely affected or displaced.				
Impact Status	Negative Impact		Negative Impact	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Local	3	Site	2
Duration	Very short	1	Very short	1
Frequency	Rarely	1	Rarely	1
Intensity	High	5	Medium	3
Severity	Negative Medium	7	Negative Low	5
Consequence	Negative Medium	10	Negative Low	7
Probability	Anticipated	6	Anticipated	6
Impact Significance	**Negative Medium High**	**16**	**Negative Medium**	13
Mitigation	Difficult / Possible - Protected trees must be avoided - All protected trees identified must be demarcated prior to the commencement of the construction of the dam. - If it is anticipated that protected trees will be affected by the construction of the dam, then the appropriate forestry licence must be obtained first. - Construction of the dam must occur during the dry season (i.e. December to January / June to July) - The disturbance footprint must be clearly defined and demarcated - Preferably one road should be used for access (entry and exit). - The access road may not be the Jeep track that extends between Areas 2 and 3 along the Ruiterbos River. - Should large muddy areas be created, these areas must be rehabilitated and stabilised to avoid unnecessary further reaching impacts.			
Confidence	High			

Aspect	**Agricultural activities, enclosures**
Phase	**Planning, construction, operations**
Impact:	***Loss of fynbos / thicket vegetation and habitats and disruption to fauna***
Nature of impact:	**Direct**
Description Agricultural activities are in place on Area 4-15 and recommended to be managed as per EMPr; Suitable areas for expansion include area 4-17 and a small section is also identified on Area 4-13 (2.58 ha). Area 5-4 is considered an	

acceptable site for the predator enclosure and may not exceed the 10.4 ha previously disturbed footprint. Area 5 1&2 is considered acceptable for the development of the 1ha elephant enclosure. Disturbance of indigenous vegetation and associated fauna in these areas is deemed to be negative low with mitigation measures in place.

Impact Status	Negative Impact		Negative Impact	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Site	2	Activity	1
Duration	Long term	6	Long term	6
Frequency	Infrequent	2	Rarely	1
Intensity	Medium	3	Low	1
Severity	Negative Medium	11	Negative Low	8
Consequence	Negative Medium	13	Negative Low	9
Probability	Anticipated	5	Slim	1
Impact Significance	**Negative Medium High**	**18**	**Negative Low**	10
Mitigation	Difficult / Possible - No further expansion of agricultural areas or development of structures other than those identified in this assessment should take place. - No agricultural activities to take place within 32 meters of drainage lines / river lines. Only authorised activities included in the S24G assessment are permitted within 32 meters of drainage lines / river lines – dam, watercourse crossings, single dwelling. - Carry out search and rescue for indigenous fauna and flora / protected trees within the agricultural footprint / enclosure footprints prior to disturbance of the area; - Rescue identified fauna / flora and place in similar area on property outside of agricultural / enclosure footprints (as necessary). - Permits required for fauna search and rescue (i.e., tortoises) must be obtained before any construction commences. Some animal species that potentially occur, in addition to potential flora and fauna SCC, are protected under CITES and the PNCO. A permit will be required for their removal where appropriate. For example, tortoises are listed on Schedule 2 of the PNCO and will, therefore, require permits for their removal during the construction phase of the project. - A permit is required for activities that disturb protected bird species, particularly during the breeding season. Sites with eggs or chicks are considered to be protected sites. - Threatened species should be removed to similar habitat within proximity of the project area by a suitably qualified person where appropriate. Reptiles such as lizards are less mobile compared to mammals, and some mortalities could arise. - Record of permits for removal / transplanting of sensitive species of conservational concern / protected trees to be kept on record in EM file for audit purposes. - Ensure all required permits are in place from CapeNature for the predator and elephant enclosures. - Gathering of firewood / plants /fauna in adjacent areas is not permitted outside of search and rescue operations, AIS clearing operations. Staff and visitors should be informed of such. - Fines must be imposed for illegal collection of plants / animals on the property and reported if required (i.e. poaching suspected) - Movement of workers must be limited to areas under construction. Access to surrounding areas is not permitted; these must be designated as no-go areas during construction. - It is important that clearing activities are kept to the minimum and take place in a phased manner; this allows any smaller animal species to move into safe areas and prevents wind and water erosion of the cleared areas. - At any point (during construction), if an animal with limited mobility is observed on site, this should be reported to the ECO and construction temporarily halted. - No animals are to be harmed or killed during the course of operations - All open excavations must be securely fenced or barricaded. Excavations / dams / reservoirs must be checked daily for trapped fauna; floating devices should be placed in these for any trapped fauna to use. Trapped animals are to be rescued and released. - Establish strict speeding regulations. All personnel and visitors to abide to speeding regulations. Signs should be put up along the roads to remind people of speed limits, as well as warnings to look out for small animals on the roads. - For any assistance with snake removals/relocations, identifications, or bite treatment contact the African Snakebite Institute. - No insect zappers should be allowed on site, nor the general application of insecticides around infrastructure. Ecofriendly repellents are readily available (i.e. citronella oil/lotions) and should be used instead. - Speedbumps or other speed reducing techniques can be incorporated into the road design to assist in keeping speeds to a minimum. - No feeding of wildlife is permitted, and no disposal/discarding of any food waste (bones, scraps,			

	fruit pips/cores) within the surrounding environment is allowed. - Ensure scavenger proof bins and waste management areas are in place to prevent access of wildlife to food waste
Confidence	High

Aspect	**Roads and tracks**
Phase	**Post construction / operations**
Impact:	**Habitat Loss and Fragmentation and unnecessary loss of SCC**
Nature of impact:	**Direct**

Description

Creation of unnecessary roads and tracks leading to unnecessary loss of vegetation and habitat loss and fragmentation. Multiple, intersecting roads and the close proximity of new roads to existing ones perpetuate habitat fragmentation. The presence of new roads and dwellings has also created negative edge effects that affect ecological dynamics. These influence plant growth, species interactions, pollinators, and biodiversity.

The main access at km 18,21 was relocated to km 18,26 as instructed by the Department of Roads, the relocation of km 20,4 access to a new access at km 20.33 is required to be carried out. The required access gate (compliant to game entrance gates) and new access section to an existing access road will traverse agricultural areas and will not require the removal of intact fynbos.

Impact Status	Negative Impact		Negative Impact	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Activity	1	Activity	1
Duration	Very short	1	Very short	1
Frequency	Rarely	1	Rarely	1
Intensity	Low	1	Low	1
Severity	Negligible	3	Negligible	3
Consequence	Negligible	4	Negligible	4
Probability	Plausible	3	Slim	1
Impact Significance	**Negative Low**	**7**	Negligible	5

Roads and track on the farm portions

Impact Status	Negative Impact		Negative Impact	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Site	2	Site	2
Duration	Medium	4	Medium	4
Frequency	Infrequent	2	Rarely	1
Intensity	Medium	3	Low	1
Severity	Negative Medium high	9	Negative Medium	6
Consequence	Negative Medium	11	Negative Medium	8
Probability	Anticipated	6	Slight	2
Impact Significance	**Negative Medium High**	**17**	**Negative Low**	10

Mitigation / Reversibility

Difficult / Possible

- No new road may be constructed directly adjacent to an eroding existing road, especially when no erosion control measures are in place.
- Determine which roads are needed for game drives, agricultural activities and management activities and rehabilitate roads not needed / not feasible to drive- mulch and revegetate
- No more new roads are to be made along the valley slopes that lead to the Ruiterbos River.
- Where feasible, utilize existing roads instead of constructing new ones. Upgrading and expanding current roadways can be more environmentally beneficial than creating new routes.
- Some of the existing roads are redundant, and one path must be chosen and used. Design and implement shared access routes where possible, combining multiple access points into single, multi-use roads. This approach minimizes the total length of roads required and reduces habitat fragmentation.
- Plan road layouts to minimize impact on sensitive areas, such as wetlands, riparian zones, and critical habitats. Ensure that the road network is as compact and direct as possible to reduce land disturbance and fragmentation.
- Where roads are along steep inclines, ensure that the road meanders down as opposed to cutting straight down. This will minimise erosion.
- The new road that was excavated between May and August 2024 must be rehabilitated with fynbos species only, as the old road is still functional and can be upgraded to reduce the likelihood that it will become eroded.
- The illegal wide road assessed north of the northernmost dwelling in Area 2 should preferably

	be rehabilitated and the associated river crossing should be removed. - The road at Area 4-16 should be equipped with a culvert and the dammed area modified to ensure drainage from the area; the surrounding 0.89 ha to be seeded with vegetation as per rehabilitation plan. A well-maintained road between Areas 4-15 and 4-17 is important as these will be the main agricultural areas on the site.
Confidence	High

Aspect	**Dwellings, facilities and structures**			
Phase	**Operations**			
Impact:	**Habitat Loss, SCC Loss and Fragmentation**			
Nature of impact:	**Direct**			
Description of impact	The presence of dwellings, supporting structures and facilities has created negative edge effects that affect ecological dynamics. These influence plant growth, species interactions, pollinators, and biodiversity.			
Impact Status	**Negative Impact**		**Negative Impact**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Site	2	Activity	1
Duration	Life of operation	5	Life of operation	5
Frequency	Seldom	3	Rarely	1
Intensity	Low to medium	2	Low	1
Severity	Medium High	10	Medium	7
Consequence	Medium High	12	Medium	8
Probability	Plausible	3	Slight	2
Impact Significance	**Negative Medium**	**15**	**Low**	**10**
Mitigation / Reversibility	Possible – - Gardens to be redesigned to be water wise and avoid erosion and friendly to wildlife and the greater natural habitat. - Plan gardens to capture rainfall & slow water loss. - Create a grey-water wetland if there is a need for water filtration & absorption of extra nutrients. - No garden waste is to be dumped in any remaining natural area and must be disposed of in a responsible manner. Select an existing level site within an existing disturbed footprint for a composting area. - No NEMBA invasive plants permitted in landscaping - Plant local indigenous vegetation; thicket around dwellings are recommended as fire mitigation measures; grey water wetlands can also be planned to serve as a firebreak for the dwellings. - Avoid plants that are hybrids and cultivars - Plant during the rainy season (early winter May/June) and add a 10cm thick layer of wood chip to keep in moisture. - Reduce or replace lawns with water-wise groundcovers or enlarging shrub beds. - Add local edible and aromatic plants - Avoid water & nutrient intensive vegetable gardens - Ensure soft landscaping (natural vegetation) is used as opposed to hard landscaping (avoid impermeable surfaces) - Clearly delineate maintenance zones and employ low-impact maintenance techniques - Schedule major maintenance activities to avoid critical periods such as flowering, seed dispersal, and pollination periods (for most species this is during spring between September to November). - Gathering of firewood / plants /fauna in adjacent areas is not permitted outside of search and rescue operations, AIS clearing operations. Staff and visitors should be informed of such. - Establish strict speeding regulations. All personnel and visitors to abide to speeding regulations. Signs should be put up along the roads to remind people of speed limits, as well as warnings to look out for small animals on the roads. - For any assistance with snake removals/relocations, identifications, or bite treatment contact the African Snakebite Institute. - No insect zappers should be allowed on site, nor the general application of insecticides around infrastructure. Ecofriendly repellents are readily available (i.e. citronella oil/lotions) and should be used instead. - Speedbumps or other speed reducing techniques can be incorporated into the road design to assist in keeping speeds to a minimum. - No feeding of wildlife is permitted, and no disposal/discarding of any food waste (bones, scraps, fruit pips/cores) within the surrounding environment is allowed.			

	- Ensure scavenger proof bins and waste management areas are in place to prevent access of wildlife to food waste – refer to waste management. Rehabilitation plan to include: - Rehabilitate cleared areas with native fynbos / thicket / riparian vegetation. This will stabilize the soil, reduce erosion, and create a natural barrier to prevent debris from reaching the river. - Initial graminoid ground covers that could be considered include members of the families Restionaceae, Cyperaceae, and Poaceae. Examples of species that could be planted includes *Aristida diffusa, Aristida junciformis, Cynodon dactylon, Ehrharta erecta, Elegia tectorum, Eragrostis capensis, Eragrostis curvula, Ficinia truncata (near the watercourse), Ischyrolepis subverticillata, Pentameris macrantha, Pentameris pallida, Restio festuciformis, Restio quadratus, Schoenoxiphium lanceum (riparian zone), Stipa dregeana, Tetraria bromoides, Thamnochortus insignis, and Themeda triandra.* - No kikuyu grass may be planted. This is a listed and recognised invasive species. - Dwelling disturbance and invaded areas between the dwellings should be rehabilitated and ongoing alien clearing effort should be prioritised in these areas. - Active restoration will need to take place at the rehabilitated road and associated river crossing in order to minimise further erosion and sediment transport. Introduce hardy, fast-growing native ground cover plants that are well-adapted to local conditions. Grasses that can be considered include Themeda triandra, Eragrostis capensis, Eragrostis curvula, and Stenotaphrum secundatum. - *Osteospermum moniliferum (Bietou), Diospyros dichrophylla, Searsia glauca, Pterocelastrus tricuspidatus (Candlewood), Grewia occidentalis (Crossberry), Carissa bispinosa, and Euclea racemosa (Gwarrie)* are also appropriate for this illegal road section. - Develop a long-term monitoring plan for the kikuyu grass at the jeep track along the Ruiterbos River to ensure that it doesn't invade into the Ruiterbos River drainage line. - Protected trees may not be impacted on by clearing and rehabilitation activities - Consider sourcing indigenous plants belonging to Gouritz thicker, GR granite fynbos and Swellendam silcrete fynbos from nearby authorised developments in the Mossel Bay Municipality to reduce costs and also ensure these plants are transplanted in a similar vegetation type with similar conditions. Ensure all required permits are in place for search, removal and relocation. It must be noted that protected trees from a nearby development is going to be moved and recommended by the EAP to be planted in AIS cleared valley areas, suitable to Gouritz Thicket. Permits will be applied for and the trees relocated, and relevant coordinates and tree details provided to Cape Nature.
Confidence	High

Aspect	**Game farming and stock farming**
Phase	**Operations**
Impact:	Exceeding carrying capacity and poaching treat
Nature of impact:	**Cumulative**

Description

Grazers , browsers and mixed feeders are kept on OGF. Habitats and foraging areas include fynbos, thicket, ravines and old grazing lands. Note that animals such as bontebok and zebra are selective grazers and will not feed on the fynbos.

The carrying capacity of ptn 420 is estimated at between 45 and 65 LSU; the existing LSU is 92 LSU.

The carrying capacity of ptn 373 is estimated at between 60 and 104 LSU; the existing LSU of 107 is considered to be at maximum land capacity.

The current ratio of feeders is estimated at:

- Browsers: ~28.5%
- Grazers: ~39.5%
- Mixed Feeders: ~32%

Recommended ratio:

- Browsers: 40–60% Browsers
  Grazers: 30–50% Grazers
  Mixed Feeders 10–20%

Over stocking of animals can result in overgrazing and / over browsing and degrade sensitive fynbos vegetation and reduce habitat for small mammals, birds, and invertebrates and alter vegetation structure and species composition over time. High numbers of extra-limital species (e.g., Waterbuck, Nyala, Giraffe) may outcompete native species or alter plant communities. Lack of natural predators and artificial feeding may affect ecological dynamics.

High grazer pressure (currently 39.3% of total LSU) can reduce grass cover, leading to erosion and invasive plant proliferation; an underrepresentation of native browsers can lead to imbalance in shrub management, potentially affecting small specialist herbivores and plant pollinators.

Maintaining a suitable grazer/ browsing / mixed feed ratio can assist to prevent overgrazing and soil loss and mimic the natural diversity of feeding behaviours. The current ratio shows that browsers are slightly underrepresented for a fynbos landscape, where shrubs and ericoid vegetation dominate. It is recommended to decrease the number of selective grazers (i.e., zebra and waterbuck).

Ongoing monitoring of the 4 elephants will be required to determine their natural foraging in the area during walks.

Ongoing AIS clearing and rehabilitation and careful management can increase the carrying capacity of the land. Ensure anti-poaching measures are in place to prevent harm to the fauna on site.

Impact Status	**Negative Impact**		**Negative / Positive Impact**	
Impact Criteria	Impact significance			
	Without mitigation		With mitigation	
Spatial	Site	2	Site	2
Duration	Medium – long term	4	Medium	3
Frequency	Seldom	3	Infrequent	2
Intensity	Medium	3	Low	1
Severity	Negative Medium High	10	Negative Low	6
Consequence	Negative Medium High	12	Negative Low	8
Probability	Expected	5	Slight	2
Impact Significance	Medium High	18	Low	10

Mitigation

- Reassess stocking rates and the browser: grazer ratio relative to carrying capacity; ; It is recommended that approximately 859 ha of the farm portions be rezoned to open space 3 and managed for conservation purposes. This will increase the area available to current game on the site.
- Monitor sensitive species and implement exclusion zones or buffer areas in regions with confirmed SCC or high conservation value.
- Put in place AIS, fire management and rehabilitation plan
- Consider removal of extra-limital selective grazers (zebra, waterbuck) are not typical of this vegetation type – their presence should be justified by low numbers and active management.
- Encourage coexistence of native fauna and managed game by:
  - Maintaining connectivity between natural patches
  - Avoiding fencing that blocks small animal movement
- Ongoing monitoring of the 4 elephants will be required to determine their natural foraging in the area during walks. Record of plants utilized naturally should be kept and note if any AIS is preferred.
- Incorporate these measures into a comprehensive game farm management plan
- Ensure all SCC permits, enclosure permits, and game farming permits are in place and kept up to date and relevant requirements are adhered to

- Ensure anti-poaching measures are in place: - Regular patrols by trained personnel to identify snares and traps, recent human activity (cut fences, spoor etc), injured / snared animals. Follow up reporting (CapeNature, SAPs as required). - Installation of surveillance equipment in key areas -	
Confidence	High

IMPACTS AND SIGNIFICANCE RATING – ALIEN INVASIVE VEGETATION

Aspect	**Construction activities**			
Phase	**Construction of**			
Impact:	**Increase in AIS / displacement indigenous vegetation**			
Nature of impact:	**Direct**			
Description of impact Construction activities (dam, clearing for agricultural activities) can lead to introduction of AIS and lead to seeding of AIS on disturbed areas. AIS must be hand removed immediately on construction areas to prevent further invasion of AIS on the farm.				
Impact Status	**Negative Impact**		**Negative Impact**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Site	2	Activity	1
Duration	Medium	4	Very short	1
Frequency	Regular	4	Infrequent	2
Intensity	Low	1	Low	1
Severity	Negative Medium	9	Negative Medium	4
Consequence	Negative Medium	11	Negative Medium	5
Probability	Plausible	3	Plausible	3
Impact Significance	**Negative Medium**	**14**	**Negative Low**	**8**
Mitigation / Reversibility	Possible - Materials used during construction must be sourced and transported responsibly to minimise the risk new invasive plants - Adequately clean construction equipment and machinery to prevent the transfer of invasive seeds / plant material between sites. - Train all staff to identify common AIS (black wattle) and hand remove as soon as detected - Dispose small plants; large plants are addressed for operational phase - Native plant species collected during site clearing activities to be used for site restoration and revegetation to outcompete invasive plants and restore ecological balance			
Confidence	High			

Aspect	**Alien Invasive Management**			
Phase	**Operations**			
Impact:	**Increase in AIS / displacement indigenous vegetation** **Poor management can lead to disruption to ecosystem services / correct management can be beneficial for terrestrial and aquatic ecosystems**			
Nature of impact:	**Direct**			
Description of impact The established invasives further alter plant community structures and reduce the resilience of the native flora, maintaining an ongoing challenge for ecological recovery. Incorrect management of removed AIS; material placed in watercourse at several locations disrupting the flow of the Ruiterbos river impacting on its health and ecosystem services; ensuring no slash material is dumped into the watercourse can reverse this to a negligible impact.				
Impact Status	**Negative Impact**		**Negligible Impact**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Activity	1	Activity	1
Duration	Medium	4	Short	1

Frequency	Seldom	3	Rare	1
Intensity	Low to medium	2	Low	1
Severity	Medium	9	negligible	3
Consequence	Medium	10	negligible	4
Probability	Plausible	3	Plausible	1
Impact Significance	**Medium**	**13**	negligible	**5**
Impact:	**Correct management can be beneficial for terrestrial and aquatic ecosystems**			
Nature of impact:	**Cumulative**			

Description of impact

Ongoing removal of the AIS using a combination of fire, clearing and biological measures as per the recommended fire management and AIS management measures, can considerably improve the condition of the site. The ongoing clearing of AIS and implementation of management measures could improve the overall functioning of terrestrial and aquatic ecosystems on OGF.

Impact Status	**Negative Impact**		**Positive Impact**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Activity	1	Activity	1
Duration	Medium	4	Medium	4
Frequency	Seldom	3	Seldom	3
Intensity	Low to medium	2	Low to medium	2
Severity	Medium	9	Medium	9
Consequence	Medium	10	Medium	10
Probability	Plausible	3	Plausible	3
Impact Significance	**Medium**	**13**	**Medium**	**13**

Mitigation / Reversibility

Possible

Alien invasive species management plan to include:

- Disturbed areas around dwellings must be cleared of invasives with the aim of rehabilitating the fynbos / thicket vegetation.
- When chemical treatments are necessary for the treatment of invasive plants, use targeted applications that minimize exposure to non-target species.
- Areas with new / small infestations should be targeted for alien clearing first, gradually moving to areas with denser & more established invasions.
- Target hilltops and upstream areas first for clearing.
- Native plant species should be used for site restoration and revegetation to outcompete invasive plants and restore ecological balance.
- New invasions to be promptly cleared on ongoing basis
- Set up collection areas for removed AIS materials – areas should be level and outside floodline
- Do not stockpile removed AIS materials / debris in watercourses within floodline of the river
- No burning of AIS is preferred; if AIS material is to be burnt it must not be burnt in watercourses / within floodline of the river
- Clear smaller areas at a time;
- Shred / chip cleared material on site to create mulch to prevent erosion and suppress wattle regrowth and / or create windrows (long, narrow piles) of AIS material away from the river and position these on contour lines to reduce erosion and allow for natural decomposition
- Cut prior to seed formation or implement biological control measures to prevent seed formation (seed-feeding weevils and gall-forming flies and wasps which prevent seed production by inducing the formation of galls instead of seed pods). This will increase the prospects for effective control through the combination of mechanical felling, fire, and seed reduction.
    - Acacia mearnsii (Black Wattle) typically flowers in spring to early summer (August–November), and seeds mature by late summer/autumn.
    - Acacia cyclops (Rooikrans) flowers mostly in late winter to spring (July–October), with seed pods developing by summer.
    - Best Time to Cut: Late autumn to early winter (May–June)
-
- Combine mechanical felling, chemical control, and biological control. This measure is in place for Black wattle infestations along the valley edges where the Ruiterbos River meanders.
- Plant indigenous vegetation (provided in rehabilitation plan) on cleared sloped areas to encourage regrowth as per rehabilitation measures.

	- Fire management should also include blocks of dense AIS areas – where burning of wattle occurs prior to seed bearing stage of wattle and during seeds formation of fynbos (i.e. winter months) - New invasions to be promptly cleared on ongoing basis - Protected trees may not be impacted on by clearing activities - Research shows that elephants have preference to *Acacia mearnsii* to fynbos vegetation; plan walks through areas with newly emerging A. mearnsii in attempt to allow elephants to remove these naturally. *A. mearnsii* which is cut on the property can also be used as feed for the elephants in combination with lucerne.
Confidence	High

IMPACTS AND SIGNIFICANCE RATING – AQUATIC BIODIVERSITY

EXISTING ACTIVITIES - CONSTRUCTION AND OPERATION

Aspect	**Construction within watercourses – road crossings between area 2 and 3**
Phase	**Construction and operation**
Impact:	Disturbance of bed and banks caused by construction of road along the Ruiterbos River
Nature of impact:	Direct

Structures are limited to short sections of concrete track on the bank of the river at crossing X1. Multiple entry/exit points to/from the river at X7 and X9 have resulted in unnecessary additional disturbance to the riverbank, however none of the crossings that were assessed have resulted in any impedance of flow and have not resulted in any erosion of the bank.1

Impact Status	**Negative Impact**		**Negligible**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Activity	1	Activity	1
Duration	Very short	1	Very short	1
Frequency	Seldom	3	Rare	1
Intensity	Low	1	Low	1
Severity	Negative Low	5	Negligible	3
Consequence	Negative Low	6	Negligible	4
Probability	Slim	2	Slim	1
Impact Significance	Low	8	Negligible	5

Impact	Removal of riparian habitat
Nature of impact:	Direct

Description

Based on the site assessment and historical imagery, it appears as if the riparian zone was dominated by *A. mearnsii*, although it is uncertain whether any indigenous species may have been present in amongst the invasion. Dense, woody invasions of *A. mearnsii* typically degrade channel habitat by constraining flood events to the river channel which contributes to increased bank erosion. Dense canopies also shade out stabilising understorey vegetation which also contributes to erosion of the channel. It is therefore most likely that current bank incision observed along the river is largely related to the historical invasion along the river. Currently the riparian zone is dominated by *C. clandestinus,* and trees and shrubs are largely absent from the riparian zone. Shallow rooted riparian species do not stabilise banks well and the channel will most likely be susceptible to continued erosion in the future. Impacts associated with historic and current condition of the riparian zone are similar and, assuming the riparian zone was historically dominated by *A. mearnsii*, the transformation to a grass dominated riparian zone represents a relatively low impact. It is however likely that some indigenous species were cleared, which, if left in-situ, would have contributed to a more rapid regeneration of the riparian zone.

Impact Status	**Negative Impact**		**Negligible**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Activity	1	Activity	1
Duration	Very short	1	Very short	1
Frequency	Seldom	2	Rare	1
Intensity	Medium	3	Low	1
Severity	Negative Low	6	Negligible	3
Consequence	Negative Low	7	Negligible	4
Probability	Slim	2	Slim	1
Impact Significance	Low	9	Negligible	5
Mitigation Measures				

- Entry/exit points at each crossing must be restricted to a single track to limit disturbance to the bank and the potential for erosion to occur; and - Road crossings must be routinely inspected. Any bank sections which have become exposed and appear vulnerable to erosion should be immediately protected in an appropriate manner so as to prevent or arrest the erosive process before further damage to the channel can occur; - Alien invasive species must continue to be controlled along the river. Felled trees must be removed from the banks and must not be dumped in the active channel of the river. - Passive regeneration together with active planting of the riparian zone must be encouraged. Passive regeneration allows indigenous species to naturally re-seed and re-establish along the banks. This process must be encouraged wherever possible and vehicle access must be restricted to use of the road only so as to avoid disturbance to new seedlings. Recommended plant species for active planting provided in rehabilitation measures (also provided in Aquatic assessment, appendix D1 and EMPr)	
Reversibility	High
Irreplaceability	Low
Confidence	High

Aspect	**Construction within watercourses –** gabion road structure crossing the Ruiterbos River / existing OFG1 dam
Phase	**Construction and operation**
Impact:	Impendence of flow caused by the gabion road structure crossing the Ruiterbos River
Nature of impact:	Direct

Description

Construction of the gabion road crossing, together with excavation of sediment from the channel upstream of the road has impeded flow in the Ruiterbos River and created a small instream dam, allowing the landowner to abstract water from the river. The gabion wall does however allow water to flow through the wall and base flows below the crossing were maintained at the time of the site visit. It is however unknown whether this base flow would be maintained when the water in the dam drops below a certain level.

Impact Status	**Negative Impact**		**Negligible**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Activity	1	Activity	1
Duration	Medium - Long	5	Very short	1
Frequency	Often	5	Rare	1
Intensity	Low	1	Low	1
Severity	Medium High	11	Negligible	3
Consequence	Medium	12	Negligible	4
Probability	Expected	6	slim	1
Impact Significance	Medium high	18	Negligible	5
Impact:	Impact of OGF1 dam on river habitat			
Nature of impact:	Direct			

Description

Excavation of sediment from upstream of the dam wall has created a small dam basin in the river, 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.

Impact Status	**Negative Impact**		**Negligible**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Activity	1	Activity	1
Duration	Very short	1	Very short	1
Frequency	Rare	1	Rare	1
Intensity	Low	1	Low	1
Severity	Negligible	11	Negligible	11
Consequence	Negligible	12	Negligible	12
Probability	Slim	1	Slim	1
Impact Significance	Negligible	5	Negligible	5
Aspect	**Construction within watercourses**			
Phase	Construction			
Impact:	Impact of dumping excavated sediment in the Ruiterbos River			

Nature of impact:	Direct			
Description Excavated sediment has been dumped in the watercourse downstream of the gabion wall which has smothered aquatic habitat. Future flood flows could potentially be diverted into the opposite bank (causing erosion of the bank) or could disperse the dumped sediment over a larger area, smothering a greater area of habitat.				
Impact Status	**Negative Impact**		**Negligible**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Activity	1	Activity	1
Duration	Very short	1	Negligible	-
Frequency	Rare	1	Rare	1
Intensity	Low	1	Low	1
Severity	Negligible	4	Negligible	3
Consequence	Negligible	4	Negligible	4
Probability	Anticipated / occurred	6	Slim - Plausible	1 - 3
Impact Significance	Low	10	Negligible to low	5 – 7

Mitigation

- The existing dam must be rehabilitated as a condition of approval for the new larger dam

Rehabilitation Plan:

Removal of Sediment Previously Excavated from the Riverbed

- An excavator may be used to remove sediment from river;
- The sediment must be removed from the watercourse as soon as possible and stockpiled well outside of the floodline for use in rehabilitation of the river channel once the dam wall has been removed. The stockpile must be covered and protected from rainfall and erosion to prevent loss of material;
- Care must be taken not to widen or deepen the channel during the removal of the dumped material. The depth of the bed and width of the channel must be continuous with the channel further downstream.

Removal of Dam Wall

- An excavator may be used to remove the dam wall;
- Dam removal must take place during the dry season (generally June to July or December to January) so as to minimise the potential of flooding whilst working in the watercourse. Weather forecasts must be consulted with aim of the ensuring a minimum 3-day window of low (< 10 %) percent likelihood of rainfall.
- The water level must be drawn down as much as possible prior to removal of the dam wall. A single opening must be made in the wall to allow water to drain out in a controlled manner.
- Once the water level has receded, the gabion wall can be removed using common excavation methods and earth-moving equipment. The wall must be removed in a systematic fashion, with the excavator operating from the surface of the existing road crossing, moving backwards along the road as material is removed from the watercourse.
- All gabion and road materials, including rock, wire baskets and concrete/cement structures MUST be removed from the site and disposed of at an appropriate waste disposal facility. No road materials or gabion baskets may be dumped in the watercourse or stockpiled adjacent to the watercourse.
- Removal of the dam wall must be overseen by and appropriately qualified Environmental Control Officer (ECO) or an aquatic ecologist.

Replacement and Stabilisation of Soil

- The channel must be reshaped such that the embankment slopes gently towards the channel and is consistent with the natural channel of the river.
- Stockpiled sediment can be used to reshape the banks
- Precautions
- Construction vehicle parking and equipment stores must be located at least 100 m from the demarcated area to prevent fuel and material spills from entering the watercourse;
- Access by vehicles must be in and out on one road only to reduce the area of disturbance;
- The wetland areas upstream of the dam must be demarcated as 'No-go Areas' for people and vehicles.
- The banks must be reshaped and sloped to the natural site contours, avoiding the creation of ditches and cuts which channel water flow and cause erosion. The shape/contours/dimensions of the banks must be continuous with the undisturbed section of wetland upstream of the dam.
- Reshaping of the channel must take place during the dry season (generally June to July or December to January) so as to minimise the potential of flooding whilst working in the watercourse. Weather forecasts must be consulted with aim of the ensuring a minimum 3-day window of low (< 10 %) percent likelihood of rainfall
- The final reshaped channel must be independently assessed by an ECO or aquatic ecologist and signed off as complete.

Revegetation

- Seed the slopes and stream bed with an indigenous fynbos grass mix and cover with a light mulch;
- Nail in overlapping soil saver matting to protect the soil (see Appendix 5);
- Revegetated slopes must be actively monitored to ensure a dense cover of > 80% of grass. Gaps should be actively re-seeded;
- A combination of active and passive revegetation must take place in the 10 m buffer zone: Active = planting recommended indigenous species, and Passive = not disturbing indigenous plants that naturally germinate (See Table 4 for suitable plant species);
- Alien vegetation must be actively removed before it becomes established when it can either be hand-pulled or removed with a tree popper. NO heavy machinery can be used for the purpose of alien removal;
- Revegetation of the buffer and previously excavated area must be monitored 6-monthly by an ECO or Aquatic Ecologist until such time that revegetation of the banks is considered satisfactory;
- Monitoring should also take place by the landowner following heavy rainfall to identify and proactively address erosion before it can progress too severely;
- Eroded areas of the steep banks must be refilled with topsoil, reseeded with grass mix, covered with a light mulch and protected with soil saver mats; and
- Monitoring of the site is recommended to ensure that rehabilitation efforts are successful and that problematic areas are attended to effectively and pro-actively. Monitoring is provided in EMPr)

Table 5: Flora species identified for active rehabilitation of disturbed / cleared areas

Species Name	Common Name	Planting density guide / 75 m2
Trees		
Ekebergia capensis	Cape Ash	1
Halleria lucida	Tree fuchsia	3
Osteospermum moniliferum	Bitou	3
Searsia undulata	Kuni-bush	1
Protea neriifolia	Pink ice	1
Buddleja salviifolia	Sagewood	1
Tarchonanthus littoralis	Coastal camphorbush	2
Virgilia oroboides	Keurboom	1
Shrubs		Per 75m2
Agathosma recurvifolia	Boegoe	2
Cyclopia subternata	Vleitee	5
Helichrysum petiolare	Licorice plant	5
Phylica ericoides	Hardeblaar	2
Psoralea axillaris	Violet-flash fountainbush	1
Watsonia angusta	Narrow watsonia	2
Watsonia fourcadei	Forked watsonia	2
Watsonia pillansii	Orange watsonia	2
Selago corymbosa	Stiff bitterbush	2
Otholobium acuminatum	Longsepal dottypea	1
Pelargonium cordifolium	Heartleaf storksbill	3
Grass		Per m2
Themeda triandra	Red grass	2
Eragrostis capensis	Heart-seed love grass	2
Eragrostis curvula	Weeping love grass	2
Pennisetum macrourum	Riverbed grass	2

Reversibility	High
Irreplaceability	Low
Confidence	High

Aspect	**Agricultural activities at area 4-16 and associated crossing and dam area**
Phase	**Construction / Operations**
Impact:	Disruption of ecosystem services - Area and falls within drainage line and associated NFEPA valley bottom wetland

Nature of impact:	Cumulative

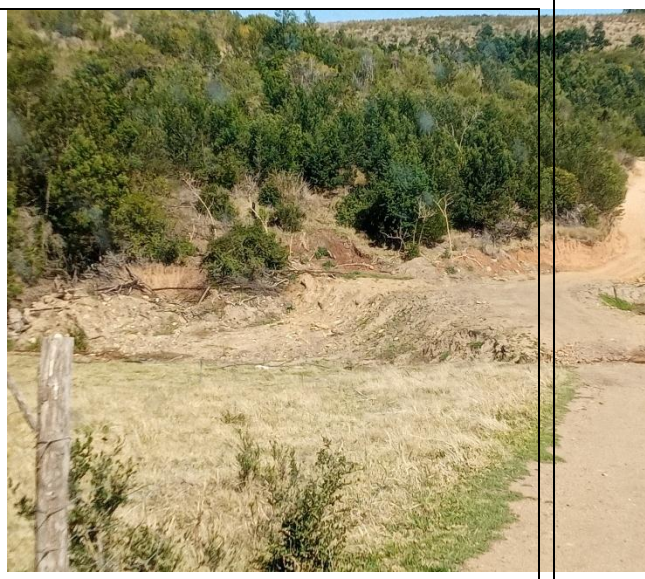
Description

The existing road crossing was already in place by 2005; however, no dammed area is visible in historical imagery from that period. A section of transformed lawn or fields is present adjacent to the current small dam. At the road crossing, no culvert, bridge, or formal channel is visible to facilitate hydrological flow, and the obstruction of natural drainage has the potential to contribute to ecological degradation.

This location intersects a mapped non-perennial drainage line (DWS) and falls within a NFEPA-designated channelled valley-bottom wetland system. It is recommended that a proper hydrological flow path—such as a culvert or low-water causeway—be installed to restore connectivity and preserve wetland function.

In line with the broader rehabilitation strategy, alien invasive species (AIS) clearing and passive vegetation regeneration must be implemented in this area. Long-term AIS control has the added benefit of improving catchment hydrology and may enhance stormwater capture into the proposed OGF2 dam.

A minimum buffer of 32 meters of intact riverine or thicket vegetation must be maintained along all drainage lines. These buffer zones should remain free from disturbance, including agricultural use, with the exception of authorised activities such as road crossings, the existing dwelling within 32 meters, and the in-stream dam.



Impact Status	**Negative Impact**		**Positive Impact**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Site	2	Activity	1
Duration	Medium	4	Life of operations	5
Frequency	Seldom	3	Seldom	1
Intensity	Medium High	4	Low	1
Severity	Negative Medium High	11	Low	7
Consequence	Negative Medium High	13	Low	8
Probability	Possible	4	Slight	2
Impact Significance	**Medium High**	**17**	Low	10
Mitigation / Reversibility	Possible			

Mitigation

- Rehabilitation: The disturbed area should be rehabilitated to restore thicket, riverine, or wetland vegetation, in accordance with the rehabilitation plan.
- Hydrological Connectivity: A proper hydrological flow path (e.g. culvert or low water crossing) must be installed at the road crossing. This road is anticipated to be retained long-term due to its role in accessing recommended agricultural areas 4-15 and 4-17.
- Alien Invasive Species Management: Ongoing removal of alien invasive species (AIS) must be implemented within all drainage line areas across the property.
- Buffer Zones: A minimum buffer of 10 meters of intact riverine or thicket vegetation must be maintained along all drainage lines. These buffer zones must remain undisturbed and may not be used for any activities, including agriculture, except for:
    - Authorised road crossings
    - The existing dwelling located within 32 meters
    - AIS clearing activities

○ The in-stream dam	
Confidence	High

PLANNING, CONSTRUCTION AND OPERATIONS – CONTINUED AND FURTHERANCE ACTIVITIES

Aspect	**Construction activities within watercourses**
Phase	**Construction**
Impact:	Disturbance and pollution of aquatic habitat caused by construction of the activities
Nature of impact:	Direct

Description

Construction of an instream dam wall and rehabilitation / modification of road crossings will require that construction vehicles and machinery will need to access the river which can result in:

• Physical disturbance of aquatic habitat (beyond the footprint of the dam) and

• Pollution through leaks and spills of hydrocarbons (i.e. fuel and oil from construction vehicles and machinery) and other construction materials (e.g. cement, paint etc.) and

• Mobilisation of sediment due excavation of the bed and banks and operation of construction vehicles in the watercourse

Impact Status	**Negative Impact**		**Negative Impact**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Activity	1	Activity	1
Duration	Short (3 months – 1 year)	2	Short (3 months – 1 year)	2
Frequency	Rare	1	Rare	1
Intensity	Medium / high	4	Medium	3
Severity	Medium high	7	Medium high	6
Consequence	Medium high	8	Medium high	7
Probability	Expected	5	Plausible	3
Impact Significance	Medium	13	Low	10
Reversibility	High			
Irreplaceability	Low			

Mitigation

- Construction of the dam must occur during the dry season (i.e. December to January or June to July);
- Working areas must be clearly demarcated and no vehicle access or disturbance must take place outside of demarcated areas;
- Rehabilitate and naturalise areas beyond the development footprint, which have been affected by the construction activities, using indigenous grass species;
- Vehicles must be restricted to travelling only on designated roadways to limit the ecological footprint of the proposed development activities;
- Restrict vehicle access to the river to single points that are clearly demarcated;
- Excavators and all other machinery and vehicles must be checked for oil and fuel leaks daily. No machinery or vehicles with leaks are permitted to work in the river;
- No fuel storage, refuelling, vehicle maintenance or vehicle depots to be allowed within 30 m of the edge of the river;
- Ensure that all stockpiles are well managed and have measures such as berms and hessian sheets implemented to prevent erosion and sedimentation. Stockpiles must be located more than 30 m from the edge of the river;
- Contractors used for the project should have spill kits available to ensure that any fuel or oil spills are cleaned and disposed correctly;
- Adequate sanitary facilities and ablutions must be provided for all personnel throughout the project area. Use of these facilities must be enforced (these facilities must be kept clean so that they are a desired alternative to the surrounding vegetation) and must be routinely serviced; and
- No dumping of construction or waste material is permitted. All construction and waste materials must be removed from the river valley and correctly disposed.

Confidence	High

Aspect	**New instream dam**
Phase	**Planning and operations**

Impact:	Impact of reduced instream flows on instream habitat and aquatic biota.
Nature of impact:	Direct / Cumulative

Description

Instream aquatic biota are adapted to specific temporal variations in flow volumes. Dams disrupt the volume of flows and timing of flood events, which in turn influences downstream habitat quality and availability. Construction of a dam will impound flows and alter the natural flow regime of the river downstream of the dam. Base flows are most likely to be affected, and the volume and duration of base flow events is expected to be significantly reduced. Given that the river flows are seasonal, reduction in base flows can have a significant impact on downstream biota. Flow conditions downstream of the dam are likely to become highly intermittent, with low potential for maintenance of aquatic macroinvertebrate and fish communities over longer periods. It is likely that pools along the river (which are currently sustained by prolonged periods of base flow) would dry up and only opportunistic macroinvertebrate species (with rapid life cycles) would be able to tolerate such flow conditions. Downstream flows will generally be restricted to high and peak flood events when the dam periodically reaches the full supply level and overflows. Overall, an approximately 2 km stretch of the Ruiterbos River will be affected by the dam.

Impact Status	**Negative Impact**		**Negative Impact**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Local	3	Site	2
Duration	Long term	5	Long term	5
Frequency	Rare	1	Rare	1
Intensity	High	5	Medium	3
Severity	Medium high	11	Medium	9
Consequence	Medium high	14	Medium	11
Probability	Anticipated / certain	6	Expected	5
Impact Significance	High	20	Medium high	16

Mitigation

- Ecological Water Requirement (EWR): The EWR for the Ruiterbos River is recommended to be determined. While the simulated MAR for the dam catchment is estimated at approximately 1.24 Mm^3/year (representing 51% of the upstream catchment area at gauging station K1H004), no specific EWR has yet been quantified for this river reach.
- The dam design must incorporate operational release infrastructure capable of releasing environmental flows, either through a pipe-and-valve outlet system or via a bypass mechanism (e.g., weir and pipeline), in accordance with the outcomes of the EWR.
- All irrigation and operational water demands must be clearly quantified to ensure abstraction and meets the water demand for the farm and remains within permissible limits. The catchment MAR (1.24 Mm^3) is sufficient to meet the proposed irrigation demands, provided this is managed efficiently.
- A comprehensive water balance must be developed, integrating inflows (from hydrological modelling), irrigation needs, and environmental flow releases. The dam must not be designed to store volumes exceeding the actual water demand
- Final design of dam to consider ecological water requirements and incorporate release flow infrastructure, either through a pipe-and-valve outlet system or via a bypass mechanism (e.g., weir and pipeline),
- Pumps used to abstract water from the dam must be fitted with calibrated flow meters with the purpose of ensuring that annual lawful water allocations are not exceeded, and abstraction volumes must be submitted to BOCMA bi-annually to ensure lawful water use.
- Biomonitoring Plan: An aquatic biomonitoring programme, including at minimum SASS and IHI (Index of Habitat Integrity) assessments, must be implemented. This plan should monitor whether the dam's environmental flow releases are maintaining downstream aquatic ecosystem integrity at the Recommended Ecological Category (REC). The specific frequency, timing, and monitoring indicators must be informed by the EWR determination.
- Water Rights Alignment: Any additional abstraction from the Ruiterbos River must be subject to the formal surrender of existing borehole water use rights on RE/420 and RE/373 to ensure overall compliance with the lawful water allocation.

Interim Release flow requirements (for comment from DWS)

Mean Annual Runoff (MAR): 1.24 million m^3/year

Proposed Dam Capacity: 150,000 m^3

Interim Environmental Water Requirement (EWR): ~9.5% of MAR ≈ 118,000 m^3/year

- A formal Reserve Determination has not yet been undertaken. However, based on the hydrological assessment of the dam catchment (MAR estimated at 1.24 million m^3/year) and considering the planned cessation of existing borehole abstractions on RE/420 and RE/373, it is reasonable to apply a precautionary approach and implement an interim EWR.
- A release allocation of approximately 118,000 m^3/year (9.5% of MAR) is proposed to simulate continuous environmental baseflows downstream of the dam. This estimate aligns with standard EWR ratios applied within the K10D catchment for similar river systems.

Dam Operation Requirements • The dam must be operated to: o Maintain continuous baseflow release throughout the year, o Provide increased outflows during storm events or peak rainfall, and o Allow for adaptive management until a formal EWR is determined. • A pipe-and-valve outlet system, preferred by the landowner, is recommended to accommodate controlled and adjustable releases. This infrastructure will enable: o A year-round trickle flow to maintain ecological connectivity downstream, o Temporary flow increases during and after rainfall events to mimic natural runoff patterns. • This approach reflects the regional rainfall regime (~450 mm/year), with peak rainfall typically occurring during spring (September–November) and autumn (March–May), and dry conditions prevailing from December to February.

Reversibility	High
Irreplaceability	Low
Confidence	High

Aspect	**New instream dam**			
Phase	**Operations**			
Impact:	Inundation of river habitat caused by construction of a new instream dam			
Nature of impact:	Direct			
Description Construction of a new instream dam will result in a larger area of inundation, permanently transforming a section of river habitat from a lentic to a lotic system. Macroinvertebrate communities along the river reach will be altered. In terms of fish species only T. sparmanii was collected during sampling. These fish favour slow flowing pools and are unlikely to be negatively affected by the inundation of the river. 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				
Impact Status	**Negative Impact**		**Negative Impact**	
Impact Criteria	Without mitigation		With mitigation	
Spatial	Activity	1		
Duration	Long term	6		
Frequency	Rare	1		
Intensity	High	5		
Severity	Medium high	12		
Consequence	Medium high	13		
Probability	Anticipated / occurred	6		
Impact Significance	Medium high	19		
Mitigation	- Cannot be mitigated; will be permanent impact			
Reversibility	High			
Irreplaceability	Low			
Confidence	High			
Impact:	Impact of reduced sediment transport on instream habitat and aquatic biota.			
Nature of impact:	Direct			
Description Substrate along the riverbed is dominated by bedrock and coarse sediment (coarse sand and fine gravel). Dams act as a barrier to sediment transport and trap sediment 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. Shortage of sediment supply downstream of the dam can also lead to accelerated erosion of the bed and banks of downstream watercourses, which ultimately leads to degradation of habitat quality over time.				
Impact Status	**Negative Impact**			
Impact Criteria	Without mitigation		With mitigation	
Spatial	Local	3		
Duration	Long term	5		
Frequency	Rare	1		
Intensity	High	5		

Severity	Medium high	11		
Consequence	Medium high	14		
Probability	Expected	5		
Impact Significance	High	190		
Mitigation	Cannot be mitigated.			
Reversibility	High			
Irreplaceability	Low			
Confidence	High			
Impact:	Fragmentation of aquatic habitat caused by construction of OGF2			
Nature of impact:	Direct			

Description:

The dam creates a barrier preventing movement of biota upstream and downstream of the wall. This most significantly affects fish species. *T. sparmanii* are not migratory and are adapted to living in slow flowing lentic systems and are therefore unlikely to be affected. The longfin eel (*Anguilla mossambica*) was not collected during sampling on the river but is common along rivers throughout the Southern Cape. This species is catamadromous and breed at sea but spend most of their adult life in freshwater systems. They therefore migrate from the sea to rivers and vice versa and dams pose significant barriers to migration routes. There are no major impoundments downstream of the proposed dam site and it is possible that this species may migrate upstream and inhabit pools along the length of the river. While dam walls do pose significant barriers to migration, this species is known to navigate up high barriers

A fish ladder can be incorporated into the design of the dam wall which is designed to allow fish eels to migrate over dam walls. This option is however likely to add expense to the dam design and construction and would need to be designed by a suitably qualified specialist. Given that the river reach is not considered to be important for fish diversity and the fact that *A. mossambica* is not threatened, can navigate up significant obstacles and is not confirmed to be present in the river, the construction of a fish ladder is not considered to be a justifiable mitigation measure.

Impact Status	**Negative Impact**			
Impact Criteria	Without mitigation		With mitigation	
Spatial	Local	3		
Duration	Long term	5		
Frequency	Regular	4		
Intensity	High	5		
Severity	Medium high	14		
Consequence	Medium high	17		
Probability	Probable	4		
Impact Significance	High	21		
Mitigation	- Cannot be mitigated.			
Reversibility	High			
Irreplaceability	Lo			
Confidence	High			

Aspect	**Construction of dam within watercourse (Ruiterbos)**
Phase	**Operations**
Impact:	Impact of dam on downstream users
Nature of impact:	Direct

Description

Ruiterbos River - There are no additional water users on the Ruiterbos River downstream of the proposed dam and increased abstraction will therefore not affect any users that abstract water from the Ruiterbos River. The most important impact is on the ecological flows in the river and on base flows in particular. Currently dry river conditions (with minimal base flow or zero flow) occur approximately 40 % of the time (Ruiterbos-Pre). For all dam sizes, modelled flows (Ruiterbos-Post) indicate that that these low flow conditions will increase to approximately 60 % of the time. (Refer to ecological impact assessed)

Brandwag River - According to the 50-year simulation period, MAR at K1H004 is expected to reduce from to 11.08 Mm3 to 10.87 Mm3 which is considered minimal. According to the WARMS database, water users downstream of the applicant are registered to abstract a total of 3.54 Mm3 per annum. The reduction in MAR caused by the storage and increased abstraction from the Ruiterbos River is therefore unlikely to have any significant impact on downstream users.

Based on a volume of 7.82 Mm3 that remains unallocated, the additional abstraction of 100 000 m3 to 135 000 m3 per annum will ensure that sufficient water remains in the system to meet reserve requirements of 1.78 Mm3 per annum.

Impact Status	**Negligible**
Mitigation	- Flow meters must be installed on pumps and records of abstraction volumes must be submitted to BOCMA bi-annually. - The EWR for the Ruiterbos River must be determined and an outlet works must be incorporated into the dam design to ensure that the EWR is met. Alternatively, a weir and pipeline must be constructed at the dam inlet to divert baseflows around the dam and into the Ruiterbos River below the dam. - 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. **Interim Release flow requirements (or comment form DWS)** Mean Annual Runoff (MAR): 1.24 million m³/year Proposed Dam Capacity: 150,000 m³ Interim Environmental Water Requirement (EWR): ~9.5% of MAR ≈ 118,000 m³/year • A formal Reserve Determination has not yet been undertaken. However, based on the hydrological assessment of the dam catchment (MAR estimated at 1.24 million m³/year) and considering the planned cessation of existing borehole abstractions on RE/420 and RE/373, it is reasonable to apply a precautionary approach and implement an interim EWR. • A release allocation of approximately 118,000 m³/year (9.5% of MAR) is proposed to simulate continuous environmental baseflows downstream of the dam. This estimate aligns with standard EWR ratios applied within the K10D catchment for similar river systems. Dam Operation Requirements • The dam must be operated to: ○ Maintain continuous baseflow release throughout the year, ○ Provide increased outflows during storm events or peak rainfall, and ○ Allow for adaptive management until a formal EWR is determined. • A pipe-and-valve outlet system, preferred by the landowner, is recommended to accommodate controlled and adjustable releases. This infrastructure will enable: ○ A year-round trickle flow to maintain ecological connectivity downstream, ○ Temporary flow increases during and after rainfall events to mimic natural runoff patterns. • This approach reflects the regional rainfall regime (~450 mm/year), with peak rainfall typically occurring during spring (September–November) and autumn (March–May), and dry conditions prevailing from December to February. Compliance and Monitoring • All pumps abstracting water from the dam must be equipped with calibrated

	flow meters to monitor water usage and ensure compliance with lawful allocations. • Additional abstraction from the Ruiterbos River must be conditional upon the formal surrender of borehole water use rights on RE/420 and RE/373 to ensure that cumulative abstraction remains lawful.
Reversibility	High
Irreplaceability	Low
Confidence	High

A geological assessment (September 2025) has been carried out by SRK and provided as Appendix H7; a Preliminary Dam design has been prepared by GG&G Consulting Engineers and provided as Appendix B7. The preliminary design has been sent to the aquatic specialist to confirm the design meets the required hydrological requirements of the catchment area and all measures have been incorporated into the design to prevent / reduce impacts as far as possible. This will also be submitted to the DWS / BOCMA as part of the WULA

The preliminary dam design allows for the development of the dam in phases, with phase 1 having a dam storage of about 40 000 m3 at a dam wall height of 10 m (at the spillway crest) for the expected lower scale agricultural operations in the short to medium term. The dam design has allowed for future dam raise for additional storage when the agricultural activities reach full scale operations to increase the dam storage holding capacity to150 000 m3, at a wall height of about 14.5 m (at the spillway crest) with a flooded area of about 4.9 ha .

The release flow mechanism has been incorporated into the design to maintain downstream baseflows release to meet the ecological water requirements of the reserve. A coffer dam will be constructed upstream of the proposed dam site during the construction phase to keep the construction area dry; the dam construction is also recommended to be planned during the dry season. Given the steep nature of the river embarkments on either side of the proposed dam wall, an underground pipeline will be installed to specifications from the coffer dam to gravitate water out of the coffer dam as required during construction; this pipe will be maintained as part of the release flow mechanism; the pipe will be placed beneath the dam - the optimal dam site area in terms of geological requirements to minimise foundations, is very narrow and a bypass will therefore not be possible. The release flow will be digitally metered and regularly recorded for submission to BOCMA as per WUL conditions. The released flow will mimic the natural non – perennial conditions with increased release during storm events and minimal flow during dry conditions

Impacts on socio-economic aspects:	
Nature of impact:	
Extent and duration of impact:	
Probability of occurrence:	
Degree to which the impact can be reversed:	
Degree to which the impact may cause irreplaceable loss of resources:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	
Degree to which the impact can be mitigated:	
Proposed mitigation:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	

IMPACT RATINGS

Aspect	**Dwellings**	
Impact:	**Accommodation**	
Phase	**Operational**	
Nature of impact:	**Direct – social benefits**	
Dwellings allow for accommodation to be provided for the staff.		
Impact Status	**Positive Impact**	**Positive Impact**

Impact Criteria	Impact significance			
	Without mitigation		With mitigation	
Spatial	Site	2	Site	2
Duration	Short	2	Short	2
Frequency	Rarely	1	Rarely	1
Intensity	Low	1	Low	1
Degree	Positive low	4	Positive low	4
Consequence	Positive Low	6	Positive Low	6
Probability	Plausible	3	Plausible	3
Impact Significance	**Positive Low**	**9**	**Positive Low**	**9**
Mitigation	Possible - Rehabilitate areas around dwellings and structures as per EMPr - Pit in place a fire management plan as per EMPr			
Confidence	High			

Aspect	**Traffic**
Impact	**Food production, economic, social**
Phase	**Operational**
Nature of impact:	**Indirect**

OGF is located west of Trunk road 3302; the property obtains access off Trunk road 3302. Land use approval was granted in 2022 for consent to establish a function venue, and for a temporary departure to provide a chapel. the development currently comprises of the working agricultural farm, game farm, dwellings for farm workers, owners and other employees, chape (90 persons) and restaurant (100 person). Western sections of the farm obtain access from the Haelkraal Road (DR1604) via minor road 6433 (OP6433). A site visit was carried out by the traffic engineer in September 2025 in response to comments received during the 60-day public review and comment period on the preapplication draft S24 G application. The engineer confirmed that:

The main access at km 18,21 was relocated to km 18,26 as instructed

The relocation of km 20,4 access to a new access at km 20.33 will be carried out once the S24G application has concluded and design for new access will be submitted to the district Road Engineer for approval.

The impact of the development on traffic was found to cause no change in service levels as there are low exsintg traffic volumes on the TR3302 which means there is sufficient capacity on the road.

Impact Status	**Negative Impact**		**Negative Impact**	
Impact Criteria	Impact significance			
	Without mitigation		With mitigation	
Spatial	Site	2	Site	2
Duration	Life of operations	5	Life of operations	5
Frequency	Rare	1	Rare	1
Intensity	Low	1	Low	1
Severity	Negative medium	7	Medium high	7
Consequence	Negative medium	9	Medium high	9
Probability	Slim	1	Slim	1
Impact Significance	**Negative Low**	**10**	**Negative Low**	**10**
Mitigation	- Once the S24G application has concluded, submit design for new access to the district Road Engineer for approval. - The new access at Km 20.33 is to be design and constructed according to the Western cape Government construction drawings and regulations. - Ensure required access is in place within one year of the NEMA S24G decision - Exclusive right turn lane is not warranted			

Aspect	**Agricultural, restaurant, game farm, enclosures and construction of dam**
Impact:	**Economic opportunities and employment creation**
Phase	**Operational**
Nature of impact:	**Direct – employment creation**

The agricultural operations provide employment opportunities in both cultivation and harvesting. The restaurant, game farm management, enclosures and related tourism activities further contribute to local job creation.

Impact Status	**Positive Impact**		**Positive Impact**	
Impact Criteria	Impact significance			
	Without mitigation		With mitigation	
Spatial	Local	3	Local	3
Duration	Short	2	Short to medium	3
Frequency	Rarely	1	Rarely	1
Intensity	Low	1	Low to medium	2
Degree	Low	5	low	6
Consequence	Low	8	Low	9
Probability	Anticipated	6	Plausible	6
Impact Significance	**Positive Medium**	**14**	**Positive Medium**	**15**
Mitigation	Possible - Encourage employment of local persons - Use local suppliers for required materials and services (e.g. transport, recycling, solar requirements) - Put in place a fire management plan as per EMPr - Ensure all operational managers have read the EMPr and communicate measures to the staff through training - Work specific training must be provided to those dealing directly with AIS removal and revegetation of areas. This will include familiarising themselves with all alien invasives identified on the property as well as all the plants listed in the rehabilitation plan. - Work specific management must be provided to those working in game farm area with regards to natural SCC deemed likely to occur on the property as well as identification of snares etc.			
Confidence	High			

Aspect	**Agricultural, restaurant, game farm, enclosures**
Impact:	**Environmental awareness**
Phase	**Operational**
Nature of impact:	**Direct**

The existing game farm and proposed enclosures play a significant role in promoting environmental awareness, particularly in relation to species of conservation concern. These activities create an opportunity for tourists and staff to learn about indigenous fauna, conservation challenges, and the importance of habitat protection. The presence of SCC and the emphasis on their protection fosters a greater appreciation for biodiversity among visitors.

Impact Status	**Positive Impact**		**Positive Impact**	
Impact Criteria	Impact significance			
	Without mitigation		With mitigation	
Spatial	International	6	International	6
Duration	Very short	1	Very short	1
Frequency	Regular	4	Regular	4
Intensity	Low	1	Low	1
Degree	Positive low	6	Positive low	6
Consequence	Positive medium	12	Positive medium	12
Probability	Plausible	3	Plausible	3
Impact Significance	**Positive medium**	**15**	**Positive medium**	**15**
Mitigation	Possible - Put in place EMPr – carrying capacity, AIS, rehabilitation, agricultural areas - Consider incorporation of sustainable agricultural products into tourism - Consider incorporation of agricultural produce into restaurant			
Confidence	High			

Aspect	**Water requirements**
Impact	**Food production, economic, social**
Phase	**Operational**
Nature of impact:	**Indirect**

Furtherance activities (storage dam) may only resume once approvals, and relevant conditions are in place; 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.

Impact Status	**Negative Impact**	**Positive Impact**
Impact Criteria	Impact significance	

	Without mitigation		With mitigation	
Spatial	Site	2	Site	2
Duration	Short to medium	3	Life of operations	5
Frequency	Seldom	3	Regular	4
Intensity	Medium	3	Low to medium	2
Severity	Negative medium	9	Medium high	11
Consequence	Negative medium	11	Medium high	14
Probability	Anticipated	6	Anticipated	6
Impact Significance	**Negative Medium high**	**17**	**Positive medium high**	**20**
Mitigation	Possible - Final design of dam to consider ecological water requirements and incorporate release flow infrastructure, either through a pipe-and-valve outlet system or via a bypass mechanism (e.g., weir and pipeline), - Pumps used to abstract water from the dam must be fitted with calibrated flow meters with the purpose of ensuring that annual lawful water allocations are not exceeded, and abstraction volumes, with bi-annual volume reporting to BOCMA. - Any leaks noted to be immediately repaired. - Install rainwater tanks at all roofed structures to assist with catchment of water during high rainfall Water use license application to include: Section 21(a): Taking water from a water resource - Any additional abstraction from the Ruiterbos River must be subject to the formal surrender of existing borehole water use rights on RE/420 and RE/373 to ensure overall compliance with the lawful water allocation. - Dam – irrigation, domestic, animal use, restaurant use Section 21(b): Storing water - Dam and existing reservoirs on site Section 21(c): Impeding or diverting the flow of water in a watercourse. - for infrastructure near or within mapped wetlands and drainage lines, including dwellings and roads. Section 21(i): Altering the bed, banks, course, or characteristics of a watercourse. - construction within or adjacent to a wetland or drainage line, dwellings, roads, dam, rehabilitation and AIS clearing - A Risk Assessment Matrix compiled by an SACNASP Professional (aquatic) must accompany the WULA to identify and evaluate the magnitude, likelihood, and consequences of each water use activity and its potential impact on the water resource.			

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

IMPACT RATINGS

Aspect	**All activities in place and proposed activities**	
Phase	**Construction**	
Impact:	**Loss of archaeological / paleontological resources**	
Nature of impact:	**Direct –** disturbance to vegetation and soil can reveal artefacts. Disturbance and loss of resource can occur without mitigation measures in place.	
Impact Status	**Negative Impact**	**Positive Impact**

Impact Criteria	Impact significance			
	Without mitigation		With mitigation	
Spatial	Activity	1	Activity	1
Duration	Permanent	6	Very short	1
Frequency	Rare	1	Rare	3
Intensity	High	1	Medium	3
Severity	Negative Medium	8	Negative Low	7
Consequence	Negative Medium	9	Negative Low	8
Probability	Slim	1	Slim	1
Impact Significance	**Low**	**10**	**Low**	**9**
Mitigation	- If archaeological / paleontology sites are unearthed / identified, the find brought to the immediate attention of the developer and all work is to be stopped immediately and reported by the ECO accompanied by photographs and coordinates. This must be sent to a suitable specialist and the WC Heritage as soon as possible to inspect the findings. Any recommendations followed from such an investigation must be carried out. - Any discovered artefacts shall not be removed under any circumstances without consent from the WC Heritage Authority			
Confidence	High			

Noise impacts:None	
Nature of impact:	
Extent and duration of impact:	
Probability of occurrence:	
Degree to which the impact can be reversed:	
Degree to which the impact may cause irreplaceable loss of resources:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	
Degree to which the impact can be mitigated:	
Proposed mitigation:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	

Visual impacts / Sense of Place: None	
Nature of impact:	
Extent and duration of impact:	
Probability of occurrence:	
Degree to which the impact can be reversed:	
Degree to which the impact may cause irreplaceable loss of resources:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	
Degree to which the impact can be mitigated:	
Proposed mitigation:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	

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

(c) Impacts that may result from the decommissioning and closure phase (briefly describe and compare the potential impacts (as appropriate), significance rating of impacts, proposed mitigation and significance rating of impacts after mitigation that are likely to occur as a result of the decommissioning and closure phase. -Not applicable

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

Refer to Appendix H and Appendix B7 for dam designs.

7. SPECIALIST INPUTS/STUDIES AND RECOMMENDATIONS

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

Specialist inputs/studies and recommendations:

Rehabilitation around dwellings Rehabilitation of unnecessary roads Identified old grazing lands recommended for further agricultural use Identified old grazing lands recommended for no further agricultural use Identified in use agricultural area 4-16 requiring rehabilitation Identifiable suitable medium to high potential agricultural soils Removal of existing dam in Ruiterbos river and rehabilitation Develop and implement fire management plan Ongoing alien invasive clearing with passive and active rehabilitation A comprehensive water balance must be developed, integrating inflows (from hydrological modelling), irrigation needs, and environmental flow releases. The dam must not be designed to store volumes exceeding the actual water demand. The dam design must incorporate operational release infrastructure capable of releasing environmental flows, either through a pipe-and-valve outlet system or via a bypass mechanism (e.g., weir and pipeline), in accordance with the outcomes of the EWR Any additional abstraction from the Ruiterbos River must be subject to the formal surrender of existing borehole water use rights on RE/420 and RE/373 to ensure overall compliance with the lawful water allocation. An aquatic biomonitoring programme, including at minimum SASS and IHI (Index of Habitat Integrity) assessments, must be implemented.
Refer to specialist assessments – Appendix H Preliminary dam design – Appendix B7 Refer to Verification and Impact Assessment Report – Appendix M Refer to EMPr – Appendix I

8. IMPACT ASSESSMENT SUMMARY

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

Refer to Appendix M – Assessment Report

Impacts	Significance rating of impacts after mitigation (Low, Medium, Medium-High, High, Very High):
Refer to Table 6 below	

Table 6: 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	Habitat Loss and	These activities were	Operational management must	Negative Low	Cannot be mitigated

Aspect	Impact	Summary	Mitigation	Impact rating and Significance without Mitigation	Impact rating and Significance with mitigation
agricultural activities, enclosures and restaurant facility and supporting structures (reservoirs, solar, roads) (Area 4-15, 17, 9, 10,3; Area 5)	Fragmentation	developed on old agricultural lands. No further habitat fragmentation deemed to occur as a result of these activities.	take place as per the operational mitigation measures.		
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	Agricultural activities recommended on area 4-17	No further expansion / development without further	Negative Medium High	Negative Low

Aspect	Impact	Summary	Mitigation	Impact rating and Significance without Mitigation	Impact rating and Significance with mitigation
	fauna	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.	assessment and approval. Put in place measures in EMPr.		
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% 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	correct management can be	Put in place EMPr AIS	Negative Medium	Positive Medium

Aspect	Impact	Summary	Mitigation	Impact rating and Significance without Mitigation	Impact rating and Significance with mitigation
	aquatic ecosystems	beneficial	mitigation, fire management and rehabilitation measures.		

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 and 3	Disturbance of bed and banks caused by construction of road along the Ruiterbos River	none of the crossings that were assessed have resulted in any impedance of flow and have not resulted in any erosion of the bank.	Entry/exit points at each crossing must be restricted to a single track. Road crossings must be routinely inspected. protected in an appropriate manner	Negative Low	Negligible
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	The existing dam must be rehabilitated as a condition of	Negligible	Negligible

Aspect	Impact	Summary	Mitigation	Impact rating and Significance without Mitigation	Impact rating and Significance with mitigation
		to a lentic (stagnant) system. This represents a very small section of habitat relative to the length of the entire river reach	approval for the new larger dam (see Rehabilitation Plan).		
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 biota	Disruption of flow conditions	Operational release mechanisms must be incorporated into the dam design to accommodate the required EWR. Measures in EMPR to be implemented.	Negative High	Negative medium high
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

Aspect	Impact	Summary	Mitigation	Impact rating and Significance without Mitigation	Impact rating and Significance with mitigation
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	

A geotechnical assessment (September 2025) has been carried out by SRK and provided as Appendix H7; a Preliminary Dam design has been prepared by GG&G Consulting Engineers and provided as Appendix H7. The preliminary design has been sent to the aquatic specialist to confirm the design meets the required hydrological requirements of the catchment area and all measures have been incorporated into the design to prevent / reduce impacts as far as possible. This will also be submitted to the DWS / BOCMA as part of the WULA.

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 crossings	Soil erosion and ability of vegetation to recover	Removal of vegetation and increased erosion risk	Put in place EMPr. Rehabilitate as required	Negative medium	Negative Low
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	Overuse pesticides / fertilizers	As per EMPr	Negative medium	Negative low

Aspect	Impact	Summary	Mitigation	Impact rating and Significance without Mitigation	Impact rating and Significance with mitigation
	vegetation and fauna				

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 farm, enclosures and construction of dam	Economic opportunities and employment creation	The agricultural operations provide employment opportunities in both cultivation and harvesting. The restaurant, game farm management, enclosures and	Local employment and suppliers; training provided	**Positive Medium**	**Positive Medium**

Aspect	Impact	Summary	Mitigation	Impact rating and Significance without Mitigation	Impact rating and Significance with mitigation
		related tourism activities further contribute to local job creation.			
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

Traffic impact

In response to comments received from the Western Cape Provincial Roads Department and Engineer , a traffic impact assessment has been prepared and provided as Appendix H8.

Aspect	Impact	Summary	Mitigation	Impact rating and Significance without Mitigation	Impact rating and Significance with mitigation
Traffic impact	no change in service levels and continued and furtherance of activities will therefore have a low impact.	low existing traffic volumes occur on TR3302 which indicates there is sufficient spare capacity on the road	design for new access at km 20.33 is to be submitted to the district Road Engineer. Applicable mitigation measures in the EMPr to be implemented.	Negative low	Negative low

Aspect	Impact	Summary	Mitigation	Impact rating and Significance without Mitigation	Impact rating and Significance with mitigation
Clearance of vegetation for new access	Negligible	The new access will traverse existing agricultural area and no clearance of more than 300m2 indigenous vegetation required.	Applicable mitigation measures in the EMPr to be implemented; any indigenous plants cleared to be transplanted in recommended open space 3 area.	Negative low	Negligible

Refer to figure below within indication of new access point and agricultural area.


Outeniqua Game Farm - November 2025
Outeniqua Game Farm traffic
Outeniqua Game Farm
Km 20.33
Km 20.4
SITE VISIT EAP
photos [108]
RE420.kml
Km 20.4
Km 20.33
0
100
200 m

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

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

Summary:
The five dwellings could have potentially been located in previously disturbed areas / valley thicket areas where existing AIS is a problem. Search and rescue should have taken place prior to commencement of all activities (regardless of whether on previous agricultural areas) to avoid any unnecessary destruction of flora and fauna. However, surrounding fynbos seems intact and with implementation of the EMPr the current proposal is considered to be a sustainable land use.

A hydrology and aquatic assessment should have taken place to determine the water capacity of the area and most suitable location of a dam. The existing dam in the Ruiterbos and agricultural area4-16 is recommended to be rehabilitated; the dammed area at 4-16 also to be addressed to ensure drainage takes place from this area.
Roads for game drives, agricultural activities and staff activities need to be planned correctly and unnecessary roads are no longer to be used, and active revegetation should take place in some road areas.

10. OTHER MANAGEMENT, MITIGATION AND MONITORING MEASURES

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

Fire management Plan
Wildlife management Plan
AIS management Plan
Rehabilitation Plan
Monitoring at rehabilitated OGF1 dam site
AIS and rehabilitation monitoring Annual audit recommended to determine level of rehabilitation, extent of AIS and population levels of *Agathosma recurvifolia* and *Cyclopia subternata* to inform sustainable harvesting. Annual audit for the kikuyu grass at the jeep track along the Ruiterbos River to ensure that it doesn't invade into the Ruiterbos River
Flow Monitoring: Pumps used to abstract water from the dam must be fitted with calibrated flow meters with the purpose of ensuring that annual lawful water allocations are not exceeded, and abstraction volumes must be submitted to BOCMA bi-annually to ensure lawful water use. Biomonitoring Plan: An aquatic biomonitoring programme, including at minimum SASS and IHI (Index of Habitat Integrity) assessments, must be implemented. This plan should monitor whether the dam's environmental flow releases are maintaining downstream aquatic ecosystem integrity at the Recommended Ecological Category (REC). The specific frequency, timing, and monitoring indicators must be informed by the EWR determination.
EMPR provided in Appendix I to be implemented

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

The applicant is able to construct a dam and rehabilitate area 4-16, the existing Ruiterbos dam and the road. A suitable

crossing can also be put in place at 41-16 The applicant is able to put in place the required in stream dam The applicant has been clearing AIS and is able to arrange for the AIS to be done as per the EMPr in conjunction with the rehabilitation plan. Ongoing AIS and active and passive rehabilitation of AIS area can result in an area where sustainable harvesting can take place as another income source which can assist with AIS clearing expenses. The applicant is able to integrate bee farming and owl boxes and suitable waste management measures which can enhance biodiversity in the area. The applicant can consider olive trees as an alternative crop. The current LSU can be reduced to meet the carrying capacity of the area. It is recommended that the revised SDP be approved on condition that 859 ha be formally rezoned to open space 3 for conservation use.

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

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

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

Methodology is provided in section B of Impact assessment report attached as Appendix M to this form.
Reviewed information, specialist investigations, site visits and relevant guidelines and related research inform ratings.
Rating are assigned qualitative and quantitative value.

(b) Please describe the assessment criteria used.

Methodology is provided in section B of Impact assessment report attached as Appendix M to this form.
Specialist investigations, site visits and relevant guidelines and research articles inform ratings.
Rating are assigned qualitative and quantitative values.

(c) Please describe the gaps in knowledge.

Detailed species assessments have not been carried out for the entire area and some species may have been overlooked; search and rescue of fauna and flora must be carried out prior to the start of construction (dam, enclosures)
Ecological Water requirements to inform detailed design of dam has not yet been done. The dam must be designed to allow for release infrastructure such as bypass weirs or pipe with valve. DWS and aquatic specialist are to provide guidance on preferred option for design.

(d) Please describe the underlying assumptions.

The majority of current agricultural areas identified have taken place on old agricultural areas therefore disturbed in preceding 10 years (2005 and earlier).

(e) Please describe the uncertainties.

Detailed species assessments have not been carried out for the entire area and some species may have been overlooked; search and rescue of fauna and flora must be carried out prior to the start of construction (dam, enclosures)

SECTION H: RECOMMENDATIONS OF THE EAP

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

If "NO", list the aspects that should be further assessed through additional specialist input/assessment:

If "YES", please indicate below whether in your opinion the applicant should be directed to cease the activity or if it should be authorised:

Applicant should be directed to cease the activity:	YES	**NO**

Please provide reasons for your opinion

Existing agricultural areas are on previously disturbed areas with exception of area 4-16 which is 0.89 ha. Positive impacts include food production, livelihoods, employment and economic opportunities. The in-use areas should be managed as per operational management plan; expansion of irrigated areas is recommended on area 4-17. The road crossing section at area 4-16 should be modified to allow flow of water into drainage line.

OGF2 dam is recommended to be put in place; the dam must have a maximum capacity of 150 000m3 and must be deigned to ensure that water is captured during high rainfall events and equipped with operational release infrastructure capable of releasing environmental flows, either through a pipe-and-valve outlet system or via a bypass mechanism (e.g., weir and pipeline). A pipe-and-valve outlet system is the preferred and recommended option to allow for controlled and adjustable releases. This system should be used to ensure a continuous low-flow release throughout the year, and temporary increases in flow during and immediately after rainfall or storm events, to simulate natural runoff.

Any additional abstraction from the Ruiterbos River must be subject to the formal surrender of existing borehole water use rights on RE/420 and RE/373 to ensure overall compliance with the lawful water allocation. The existing dam and area4-16 must be rehabilitated as a condition of approval for the new larger dam

It is the opinion of the EAP that due to the vegetation types, soil types and water availability on the property, only 20 ha additional crop expansion should be permitted in addition to existing crop and pasture areas.

Dwellings and structures on areas 1, 2 and 5-5/6/7 to be managed as per operational management plan. These dwellings provide homes to the staff members and with landscaping, fire management and AIS measures in place are not considered to be harmful to the ecosystem functioning.

No further development of roads and tracks should take place. Roads not required must not be used, areas of roads showing erosion should be addressed as per the EMPr. It is recommended that no further structures or dwellings be permitted without the required assessment being carried out and an environmental authorisation received.

Game farm activities promotes awareness to visitors and is considered to have an overall positive impact. It is recommended that the predator enclosure be expanded, and the elephant enclosure be approved. Ensure a game farm management plan is in place and considers relevant measures provided in the EMPr with regards to extra-limital, grazer: browser ratios and carrying capacity of the area.

The majority of drainage line areas on the property which (estimated of 200 ha) requires ongoing AIS clearing combined with rehabilitation. A 10-15 m buffer areas of drainage lines / rivers are to be rehabilitated with plants as provided in rehabilitation plan and maintained. Sustainable harvesting of *Agathosma recurvifolia* and *Cyclopia subternata should* be considered once rehabilitation has been underway for 5 years. Ongoing clearing of AIS as per management plan, should result in improved ecological functions with regards to terrestrial (improved fynbos, thicket, riverine vegetation and habitats) and aquatic systems (increased runoff from increased removal of A*cacia mearnsii*, prevention of sedimentation from incorrect clearing).

It is recommended that the revised SDP be approved on condition that 859 ha be formally rezoned to open space 3 for conservation use.

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

Operational agricultural areas the following areas should be authorised and activities managed as per operational management plan.

Area	Size estimate	Land use	Recommendation
4-2	1.55 ha	Past use	Only dryland grazing
4-3	2.01 ha	In use	Preferably not be used; if used, only dryland grazing

4	2.87ha	Past use	Only dryland grazing
8	3.38 ha	Past use	Only dryland; removal alien trees in field and adjacent area as per AIS management plan
9	3.56 ha	In use	No further expansion this area. Manage agricultural area as per mitigation measures.
10	2.5ha	In use	Manage agricultural area as per mitigation measures.
11	2.48 ha	Past use - invaded	Dryland grazing Manage as per AIS management plan
13	2.85ha	Future - likely feasible	Low ecological importance however soil potential is indicated as low for the corresponding area.
14 + 18	41 ha	In use Past use	Maintain as irrigated agricultural area; use past use area for additional irrigated area and required dwellings, storage.
17	30.73 ha	Past use	Recommended for irrigated mixed cropped farming. Manage as per agricultural measures.
Area 5 -1 and 2	8 ha	In use / past use	Manage as per agriculutral management measures.
Area 5-3	6.5 ha	Past use / in use	Dryland – maintain for game farm animals
Areas 5 -7	28.45 ha	Past use / In use	Dryland – maintain for game farm animals

Dwellings and infrastructures should be authorised on the following areas:

Area	Size estimate	Land use	Recommendation
Area 1	8000m2	5 dwellings	Maintain as per EMP
Area 2	4000m2	2 dwellings, storage, solar	Maintain as per EMP
Area 3	2500m2	OGF dam 2 proposed	As per mitigation measures for design of dam
Area 4-15	1500m2	Dwellings, storage areas	Maintain as per EMP
Area 5 - 1 and 2	2500m2	Stroage areas, greenhouses	Maintain as per EMP
Area 5 - 1 and 2	1 ha	Elephant enclosure - proposed	Construciton as per EMPr Operations as per EMPr
Area 5 - 1 and 2	1.1ha	Restaurant, reservoir, parking, landscaped areas	Maintain as per EMP
Area 5-4 / predator	10.4 ha	Past use / Proposed	Only dryland; predator enclosure proposed for this area. Plan shows 17.6 ha and requires clearing of vegetation not mapped as past use. Retain footprint of enclosure to past use area (i.e. 10.4ha) Manage as per predator enclosure management plan.
Area 5-7	6500m2	Dwelling, greenhouses, reservoir, storage	Maintain dwellings. Manage as per AIS management plan and terrestrial biodiversity management measures.

The following areas are recommended to be rehabilitated

Area	Land use	Recommendation
Area 2		Rehabilitate unnecessary roads.
Area 3	OGF dam 1 existing	Rehabilitate area
Area 4-16	0.89ha area	Area surrounding dam should be mulched and planted. Dammed area to be modified; culvert in road.
Area 4-17		Rehabilitate unnecessary roads.
Area 5 - 5 and 6	Past use / in use	Rehabilitate roads in areas as required.

Area 5-8	Past use	Rehabilitate unecessary roads.
Roads between 2 and 3	Roads	Rehabilitate unnecessary roads.

The following areas are not recommended for further agricultural expansion and recommended to include AIS and fire management.

Area	Size estimate	Land use	Recommendation
4-1	4,98ha	In use / Past use / Future use – not feasible	Not recommended
4-5	0.5 ha	Future use – not feasible Intact fynbos	Retain as fynbos; removal of dense wattles as per AIS management plan
4-6	6.79 ha	Past use Future use – not feasible	Retain as fynbos; removal of dense wattles as per AIS management plan
4-7	0.34 ha	Future use – not feasible	Retain as fynbos; removal alien trees as per AIS management plan
4-12	3.14 ha	Past use - invaded	Not suitable – low potential soils. Manage as per AIS management plan
4-13	9.2 ha	Remaining area 13 – not feasible (9.2 ha)	Low ecological importance however soil potential is indicated as low for the corresponding area.
4-15	0.33ha	Future use – not suitable	Retain as fynbos No agricultural expansion permitted.
5-8	11.5 ha	Past use	Not recommended – rehabilitate unecessary roads.

All recommendations included in Appendix M (impact assessment) and the EMPr (Appendix I) are to be implemented.
It is recommended that the revised SDP be approved on condition that 859 ha be formally rezoned to open space 3 for conservation use.

SECTION I: REPRESENTATIONS – RESPONSE TO AN INCIDENT OR EMERGENCY SITUATION

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

Please note:

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

SECTION J:PUBLIC PARTICIPATION

1. PUBLIC PARTICIPATION PROCESS TO BE FOLLOWED

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

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

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

Please provide a summary of the steps followed where public participation was undertaken in accordance with Regulation 8 prior to submission of this Application Form. Ensure that proof of compliance with Regulation 8 is submitted with this Application Form, including, *inter alia*, proof of preliminary advertisement in a local newspaper.

A public participation process is being carried out in accordance with Section 24J of the NEMA; the following activities have been carried out:
• Notice of proposed application for EA and registration of IAPs:
  ○ Placing two posters close to the site to inform the public of the process.
  ○ Emailing notice to organs of state, landowners and potential IAPs of the intended S24G application
  ○ Placing an advertisement in the Mossel Bay Advertiser on 6 September 2024
• Allowing for a 30-day registration and initial comment period on Notice and BAR
• Registration of IAPs: : 6 September to 7 October 2024
• Record of registration and initial comments received in response to the notices
 	
The draft section 24G application form report was distributed to registered IAPs for a 60-day review and comment period. A public participation meeting was held. Site visit with DEADP law enforcement has been carried out. This Final S24G will be distributed for 30 days review and comment period.
 	
All comments received as well as responses provided by the Environmental Impact Assessment Practitioner and the proponent will be recorded throughout the process. Comments will be addressed in the assessment process. Thereafter the Final S24G application will be submitted to the competent authority for decision making.
 	
Refer to appendix G

Please indicate whether the applicant has a website (please tick relevant box):	**YES**	NO
If yes, please note that the application information as specified above must have been advertised on such website and proof thereof must accompany this application.		
The draft section 24G application form report was distributed to registered IAPs for a 60-day review and comment period. A public participation meeting was held. Site visit with DEADP law enforcement has been carried out. This		

Final S24G will be distributed for 30 days review and comment period.

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

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

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

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

1. In terms of regulation 41 of the EIA Regulations, 2014 -			
(a) fixing a notice board at a place conspicuous to and accessible by the public at the boundary, on the fence or along the corridor of -			
(i) the site where the activity to which the application relates is or is to be undertaken; and	**YES**	DEVIATION	
(ii) any alternative site	YES	DEVIATION	
(b) giving written notice, in any manner provided for in section 47D of the NEMA, to –			
(i) the occupiers of the site and, if the applicant is not the owner or person in control of the site on which the activity is to be undertaken, the owner or person in control of the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;	**YES**	DEVIATION	N/A
(ii) owners, persons in control of, and occupiers of land adjacent to the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;	**YES**	DEVIATION	
(iii) the municipal councillor of the ward in which the site or alternative site is situated and any organisation of ratepayers that represent the community in the area;	**YES**	DEVIATION	
(iv) the municipality (Local and District Municipality) which has jurisdiction in the area;	**YES**	DEVIATION	
(v) any organ of state having jurisdiction in respect of any aspect of the activity; and	**YES**	DEVIATION	
(vi) any other party as required by the Department;	**YES**	DEVIATION	N/A
(c) placing an advertisement in -			
(i) one local newspaper; or	**YES**	DEVIATION	
(ii) any official *Gazette* that is published specifically for the purpose of providing public notice of applications or other submissions made in terms of these Regulations;	YES	DEVIATION	**N/A**
(d) placing an advertisement in at least one provincial newspaper or national newspaper, if the activity has or may have an impact that extends beyond the boundaries of the metropolitan or district municipality in which it is or will be undertaken	YES	DEVIATION	**N/A**
(e) using reasonable alternative methods, as agreed to by the Department, in those instances where a person is desirous of but unable to participate in the process due to— (i) illiteracy; (ii) disability; or (iii) any other disadvantage.	YES	DEVIATION	**N/A**
If you have indicated that "DEVIATION" applies to any of the above, then Section 2. below must be completed.			
NOTE: 2. The NEM: WA requires that a notice must be placed in at least two newspapers.			
If applicable, have/will an advertisement be placed in at least two newspapers?	YES	NO	
If "NO", then an application for exemption from the requirement must be applied for.			

1. **Provide a list of all the state departments that has been / will be consulted:**		
List of State Depts.	**Comment obtained (YES/NO**	**If not, provide reasons**

Note: State department have been notified of intent to submit application and will be sent draft 24G application for 30 day comment and review period; the draft application will then be updated and sent to the CA for consideration		
Department of Environmental Affairs and Development Planning (DEA & DP)	Yes – included in Appendix G	Application to be sent for 30-day comment and review period
Department of Health		Application to be sent for 30-day comment and review period
Heritage Western Cape		Application to be sent for 30-day comment and review period
Transport & Public Works / Department of Infrastructure		Application to be sent for 30-day comment and review period
Department of Water & Sanitation / Breede-Gouritz Catchment Management Agency	Consulted as part of WULA process; site visit with aquatic specialist has been carried out.	Application to be sent for 30-day comment and review period
Western Cape Department of Agriculture		Application to be sent for 30-day comment and review period
National Department of Agriculture, Forestry and Fisheries Land Use and Soil Management Plant Production		Application to be sent for 30-day comment and review period
DFFE: Forestry Management		Application to be sent for 30-day comment and review period
Cape Nature Land Use Advice		Application to be sent for 30-day comment and review period
Southern Cape Fire Protection Agency		Application to be sent for 30-day comment and review period
SANPARKS		Application to be sent for 30-day comment and review period
Mossel Bay Municipality – Ward 7 Councillor		Application to be sent for 30-day comment and review period
Mossel Bay Municipality		Application to be sent for 30-day comment and review period
Garden Route District Municipality		Application to be sent for 30-day comment and review period

2. **Provide a summary of the issues raised by I&APs and an indication of the manner in which the issues raised were incorporated, or the reasons for not being incorporated or addressed.** **(The details of the outcomes of this process, including supporting information must be included in the Comments and Report to be attached to this application as Appendix G.)**
Interested and affected parties have requested the reports for review. All IAPs will be sent the draft application and supporting appendices to all registered IAPs for a 30 day review and comment period. The S24G application form and supporting appendices will be updated. PP and CRR provided in Appendix G.

3. **Provide a summary of any conditional aspects identified / highlighted by any Organs of State, which have jurisdiction in respect of any aspect of the relevant activity.**
All IAPs (including organs of state) will be sent the draft application and supporting appendices to all registered IAPs for a 30 day review and comment period. The S24G application form and supporting appendices will be updated. PP and CRR provided in Appendix G. Information provided to date is included in appendix G (PP and CRR) and Appendix J (documents reviewed by EAP)

Please note:

- **A list of all the potential interested and affected parties, including the organs of State must be opened, maintained and made available to any person requesting access, in writing, to the register.**
- **All comments of interested and affected parties on the Application Form and Additional Information must be recorded, responded to and included in the Comments and Responses Report attached as Appendix G to the Application. The Comments and Responses Report must also include a description of the Public Participation Process followed.**
- **The minutes of any meetings held by the EAP with interested and affected parties and other role players which record the views of the participants must also be submitted as part of the public participation information to be attached to the additional information/Environmental Impact Report as Appendix G.**
- **Proof of all the notices given as indicated, as well as of notice to the interested and affected parties of the availability of the Application Form/Additional Information must be submitted as part of the public participation information to be attached to the application as Appendix G.**

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

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

3. LIST OF STATE DEPARTMENTS

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

Provide a list of all the State departments that will be/have been consulted, including the name and contact details of the relevant official.

LIST OF INTERESTED AND AFFECTED PARTIES, April 2025

STATE DEPARTMENTS			
Name	**Contact Person**	**Contact Details**	**Email**
Department of Environmental Affairs and Development Planning (DEA & DP)	Danie Swanepoel Francois Naude Meryll Fredericks	Private Bag x6509, George, 6530 044 814 2013 (T)	Danie.Swanepoel@westerncape.gov.za Francois.Naude@westerncape.gov.za Meryll.Fredericks@westerncape.gov.za
Department of Environmental Affairs and Development Planning (DEA & DP) Compliance	Zaidah Toefy		Zaidah.Toefy@westerncape.gov.za jck.kotze@gmail.com>;

Department of Environmental Affairs and Development Planning (DEA & DP) Compliance	'Nicholas Kearns'		Nicholas.Kearns@westerncape.gov.za'
Department of Environmental Affairs and Development Planning (DEA & DP) Compliance	Nabeelah Khan'		Nabeelah.Khan@westerncape.gov.za
Department of Environmental Affairs and Development Planning (DEA & DP) Compliance	Diana.Mouton		Diana.Mouton@westerncape.gov.za
DEADP Enforcement	Siphesihle.Khumalo		'siphesihle.khumalo@westerncape.gov.za'
Department of Environmental Affairs & Development Planning: Head of Component: Biodiversity	**Project Manager: Albert Ackhurst**	021 483 8364	Albert.Ackhurst@westerncape.gov.za
Department of Health	Nathan J1acobs	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
Transport & Public Works / Department of Infrastructure	Vanessa Stoffels	24th Floor, 9 Lower Burg Street, Cape Town 021 483 4669 (T)	Vanessa.Stoffels@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
Rudzani Makahane (Mr) Water Use Specialist: Breede-Olifants CMA	Rudzani Makahane (Mr)	Tel: 023 346 8000 | Cell: 079 2141 396 Address: 101 York Street, Room 302, George	rmakahane@bocma.co.za
Breede-Olifants CMA	Rabokale Mphahlele	Tel: 023 346 8000 | Cell: 079 2141 396	rmphahlele@bocma.co.za
Breede-Olifants CMA	Andiswa Sam	Address: 101 York Street, Room 302, George	asam@bocma.co.za

BOCMA Enforcement	Anza-Tshilidzitshau Mabayi	Tel: 023 346 8079 | Cell: 0662727263 | Fax: 044 87 2199| Email: **amabayi@bocma.co.za** Unit 302, 3rd Floor, 101 York Street, P.O. Box 1205, George, 6530	amabayi@bocma.co.za
DFFE: Forestry Management	Melanie Koen	Private Bag x12, Knysna, 6570 044 302 6902 (T) 044 382 5461 (F)	MKoen@dffe.gov.za
Western Cape Department of Agriculture	Cor van der Walt	021 808 5099	Cor.vanderWalt@westerncape.gov.za Brandon.Layman@westerncape.gov.za Landuse.elsenburg@elsenburg.com
National Department of Agriculture, Forestry and Fisheries Land Use and Soil Management	Lutendo Netshilema Directorate Land Use and Soil Management	021 994 1413 Private Bag X2 Sanlamhof 7532	phumezasi@dalrrd.gov.za lutendon@dalrrd.gov.za
National Department of Agriculture, Forestry and Fisheries Directorate: Plant Production	Thabo Ramashala	Private Bag X250, Pretoria, 0001 Tel.: +27 12 319 6072 Fax: +27 12 319 6372	Thabo.Ramashala@daff.gov.za DPP@daff.gov.za
ORGANS OF STATE			
Name	**Contact Person**	**Contact Details**	**Email**
Breede-Gouritz Catchment Management Agency	Andiswa Sam R Mphahlele	PO Box 1205, George, 6530 023 346 8000 (T) 023 347 2012 (F)	asam@bgcma.co.za rmphahlele@bgcma.co.za pntanzi@bgcma.co.za
Cape Nature Land Use Advice	Megan Simons Keith Spencer	Private Bag x6546, George, 6530 044 802 5328 (T) 044 802 5313 (F)	msimons@capenature.co.za kspencer@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	Vanessa Weyer	PO Box 3542, Knysna, 6570 044 302 5600 (T) 044 382 4539 (F)	Vanessa.Weyer@sanparks.org
Agricultural research council	Dr Julius Tjelele Dr Francuois Muller Dr Gilbert Pule Mr Lucas Letsoalo Dr Roger Price		JTjelele@arc.agric.za, MullerF@arc.agric.za letsoalonl@arc.agric.za PriceR@arc.agric.za
SANBI	**Lesley Henderson**		L.Henderson@sanbi.org.za
Mossel Bay Municipality			
Name	**Contact Person**	**Contact Details**	**Email**
Mossel Bay Municipality	**Carel Venter** Director Planning & Economic Development	044 606 5000 (T) 044 606 5062 (F) Postal: Private Bag X29, Mossel Bay, 6500 Physical: 101 Marsh Street, Mossel Bay	cventer@mosselbay.gov.za

Mossel Bay Municipality	**Dick Naidoo** Director Infrastructure Services	044 606 5000 (T) 044 606 5062 (F) Postal: Private Bag X29, Mossel Bay, 6500 Physical: 101 Marsh Street, Mossel Bay	dnaidoo@mosselbay.gov.za
Mossel Bay Municipality	**Colin Puren** Municipal Manager	044 606 5000 (T) 0446065062 (F) Postal: Private Bag X29, Mossel Bay, 6500 Physical: 101 Marsh Street, Mossel Bay	mmoffice@mosselbay.gov.za
Mossel Bay Municipality	**Rushanah Carelse**	044 606 5000 (T) 0446065062 (F) Postal: Private Bag X29, Mossel Bay, 6500 Physical: 101 Marsh Street, Mossel Bay	rcarelse@mosselbay.gov.za
Mossel Bay Municipality – Ward 7 Councillor	Clr Stephan Botha (DA)	tel:0828583902	w.stephan.botha@gmail.com
Mossel Bay Municipality	Minnie, Rudi <rminnie@mosselbay.gov.za>	Please include the following emails on the IAP's mailing list:	admin@mosselbay.gov.za rminnie@mosselbay.gov.za stentu@mosselbay.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
Landowners			
Farm / Erf No.	**Contact Person**	**Postal/ Physical Address**	**Email**
Ptn 420 and 373, Outeniqua Game Farm, Outeniqua Wildlife Adventures	Eric Jurg Olsen	Outeniqua Game Farm, Portion 420 R328 Dist Mossel Bay 6620	Ogfcc1@gmail.com rocky.grompie@gmail.com Cell phone: 0825539462

Please note:

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

Western Cape Government
Environmental Affairs and Development Planning

BETTER TOGETHER.

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

SECTION A: DIRECTIVES

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

i	*immediately cease the activity pending a decision on the application submitted in terms of this subsection*	
ii	*investigate, evaluate and assess the impact of the activity on the environment*	
iii	*remedy any adverse effects of the activity on the environment*	
iv	*cease, modify or control any act, activity, process or omission causing pollution or environmental degradation*	
v	*contain or prevent the movement of pollution or degradation of the environment*	
vi	*eliminate any source of pollution or degradation*	
vii	*compile a report containing-*	
	aa	*a description of the need and desirability of the activity*
	bb	*an assessment of the nature, extent, duration and significance of the consequences for or impacts on the environment of the activity, including the cumulative effects and the manner in which the geographical, physical, biological, social, economic and cultural aspects of the environment may be affected by the proposed activity*
	cc	*a description of mitigation measures undertaken or to be undertaken in respect of the consequences for or impacts on the environment of the activity*
	dd	*a description of the public participation process followed during the course of compiling the report, including all comments received from interested and affected parties and an indication of how the issues raised have been addressed*
	ee	*an environmental management programme*
viii	*provide such other information or undertake such further studies as the Minister, Minister responsible for mineral resources or MEC, as the case may be, may deem necessary.*	

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

Please Note:

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

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

SECTION B: DEFERRAL OF THE APPLICATION

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

(a) the National Prosecuting Authority has decided not to institute prosecution in respect of such contravention or failure;
(b) the applicant concerned is acquitted or found not guilty after prosecution in respect of which such contravention or failure has been instituted; or
(c) the applicant concerned has been convicted by a court of law of an offence in respect of such contravention or failure and the applicant has in respect of the conviction exhausted all the recognised legal proceedings pertaining to appeal or review.

Kindly answer the following questions:

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

"The sub-directorate: environmental Law Enforcement is in the process of investigating unlawful commencement of listed activities on Farm 373 and 420 and that vegetation was removed in order to construct unit/s and a road."
Issued 21 February 2019
Refer to Appendix J

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

SECTION C: QUANTUM OF THE SECTION 24G FINE

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

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

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

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

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

Index	Socio Economic Impact Description of variable	Place an "x" in the appropriate box
	The activity is not giving, has not given and will not give rise to any negative socio-economic impacts	X
	The activity is giving, has given, or could give rise to negative socio-economic impacts, but highly localised	
	The activity is giving, has given, or could give rise to significant negative socio-economic and regionalized impacts	
	The activity is resulting, has resulted or could result in wide-scale negative socio-economic impacts.	
	The agricultural activities and restaurant, game farm and tourist activities provide employment. The game farm area and proposed enclosures provides for the environmental awareness of species of conservational concern The dwellings allow for accommodation to be provided for the staff. Energy costs are dramatically reduced as the staff members live within walking distance of their workplace. The borehole water on the site is not suitable for domestic or irrigation purposes. The impact of not being able to	

source water for the activities currently in place will have significant high economic and social impacts

Index	Biodiversity Impact Description of variable	Place an "x" in the appropriate box
	The activity is not giving, has not given and will not give rise to any impacts on biodiversity	
	The activity is giving, has given or could give rise to localised biodiversity impacts	✓
	The activity is giving, has given or could give rise to significant biodiversity impacts	
	The activity is, has or is likely to permanently / irreversibly transform/ destroy a recognised biodiversity 'hot-spot' or threaten the existence of a species or sub-species.	
Motivation: Clearing of vegetation led to habitat loss and fragmentation and SCC may have been impacted. Rehabilitation of identified areas, combined with ongoing AIS clearing as per EMPr could result in positive impact in long term. Total footprint will be 125 ha which is approximately 52 ha smaller than past grazing land use. The revised SDP is recommended for approval on condition 859 ha is formally designated open space 3.		

Index	Sense of Place Impact and / or Heritage Impact Description of variable	Place an "x" in the appropriate box
	The activity is in keeping with the surrounding environment and / or does not negatively impact on the affected area's sense of place and /or heritage	✓
	The activity is not in keeping with the surrounding environment and will have a localised impact on the affected area's sense of place and/or heritage	
	The activity is not in keeping with the surrounding environment and will have a significant impact on the affected area's sense of place and/ or heritage	
	The activity is completely out of keeping with the surrounding environment and will have a significant impact on the affected area's sense of place and/ or heritage	
Motivation:		

Index	Pollution Impact Description of variable	Place an "x" in the appropriate box
	The activity is not giving, has not given and will not give rise to any pollution	
	The activity is giving, has given or could give rise to pollution with low impacts.	✓
	The activity is giving, has given or could give rise to pollution with moderate impacts.	
	The activity is giving, has given or could give rise to pollution with high impacts.	
	The activity is giving, has given or could give rise to pollution with major impacts.	
Motivation: Implementation of EMPr including correct agricultural and waste management should result in negligible pollution impacts		

PART 2: COMPLIANCE HISTORY AND KNOWLEDGE OF THE APPLICANT

Index	Previous administrative action (i.e. administrative enforcement notices) issued to the applicant in respect of a contravention of section 24F(1) of the National Environmental Management Act and/or section 20(b) of the National Environmental Management Waste Act Description of variable	Place an "x" in the appropriate box
	Administrative action was previously taken against the applicant in respect of the	✓

abovementioned provisions.	
No previous administrative action was taken against the applicant but previous administrative action was taken against a firm(s) on whose board one or more of the applicant's directors sit or sat at the relevant time when the administrative action was taken.	
Administrative action was **not** previously taken against the applicant in respect of the abovementioned provisions.	
Explanation of all previous administrative action taken in respect of the above: Letter form enforcement was received. A site visit was carried out, the official stated it will be recorded that the S24g assessment and relevant specialist studies are currently under way. The previous process initiated by Andrew West was interrupted due to personal circumstance (stroke) and then COVID also delayed the appointment of Ecoroute to continue with the S24G application for illegal commencement and furtherance of activities.	

Index	**Previous Convictions in terms of section 24F(1) of the National Environmental Management Act and/or section 20(b) of the National Environmental Management Waste Act** **Description of variable**	**Place an "x" in the appropriate box**
	The applicant was previously convicted in terms of either or both of the abovementioned provisions.	
	No previous convictions have been secured against the applicant but a conviction has been secured against a firm(s) on whose board one or more of the applicant's directors sit or sat at the relevant time; or a conviction was secured against a director of the applicant in his or her personal capacity.	
	The applicant has not previously been convicted in terms of either or both of the abovementioned provisions.	✓
	Explanation of all previous convictions in respect of the above: Letter form enforcement was received. A site visit was carried out, the official stated it will be recorded that the S24g assessment and relevant specialist studies are currently under way. The previous process initiated by Andrew West was interrupted due to personal circumstance (stroke) and then COVID also delayed the appointment of Ecoroute to continue with the S24G application for illegal commencement and furtherance of activities.	

Index	**Number of section 24G applications previously submitted by the applicant** **Description of variable**	**Place an "x" in the appropriate box**
	Previous applications in terms of section 24G of NEMA were submitted by the applicant.	X
	No previous applications have been submitted by the applicant but a previous application(s) have been submitted by a firm(s) on whose board one or more of the applicant's directors sit or sat at the relevant time.	
	No previous applications have been submitted by the applicant but the applicant sat on the board of a firm that previously submitted an application.	
	Explanation in respect of all previous applications submitted in terms of section 24G: 14/2/4/1/D6/28/0004/20 (Ziyaad Allie - 2020) – however the comment was received which stated that it would be moved to enforcement, at the site visit it was stated it would be confirmed the client is in process of specialist assessments and public participation for the S24G application. Mr Khumalo has left the Department and no feedback following submission of the requested Roads SDP and AIS management plan has been received. 14/1/1/1/E3/9/10/3/L1019 (D Mouton – 2018 / 2019) The previous process initiated by Andrew West was interrupted due to personal circumstance (stroke) and then COVID also delayed the appointment of Ecoroute to continue with the S24G application for illegal commencement and furtherance of activities.	

PART 3: APPLICANT'S PERSONAL CIRCUMSTANCES

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

Index	Any other relevant information that the applicant would like to be considered.
	Motivate and explain fully: The applicant has requested permission from a number of authorities for relevant authorisations: - Cape Nature - Mossel Bay Municipality - Department Water and Sanitation The applicant was not aware that an environmental authorisation was required a the time or farm purchase. The applicant regrets further clearing on the property for development of tracks since the compliance notice was issued. The applicant comments rezoning 859 ha to open space 3 and managing this area for conservation use. The offset required is estimated at 121 ha.

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

SECTION D: PRELIMINARY ADVERTISEMENT

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

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

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

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

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

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

Refer to Appendix G

PART 3 - APPENDICES

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

Appendix		Tick the box if Appendix is attached
Appendix A:	**Locality map**	✓
Appendix B:	**Site plan(s)**	✓
Appendix C:	**Building plans (if applicable)**	✓
Appendix D:	**Colour photographs**	
Appendix E:	**Biodiversity overlay map**	✓
Appendix F:	**Permit(s) / license(s) from any other organ of state including service letters from the municipality**	
Appendix G:	**Public participation information: including a copy of the register of interested and affected parties, the comments and responses report, proof of notices, advertisements, Land owner consent and any other public participation information as required in Section J above.**	✓
Appendix H:	**Specialist Report(s), if any**	✓
Appendix I:	**Environmental Management Programme**	✓
Appendix J:	**Supporting documents relating to compliance/enforcement history of the applicant, including but not limited to, Pre-compliance/compliance notices, Pre-directives/directives etc.**	✓
Appendix K:	**Certified copy of Identity Document of Applicant**	✓
Appendix L:	**Certified copy of the title deed (or title deeds in the case of linear activities)**	✓
Appendix M:	**Any Other (if applicable) (describe) – Site verification and Impact Assessment Report** **M1 – Screening tool report**	✓

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

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

DECLARATIONS

The applicant

Note: Duplicate this section where there is more than one applicant

- I ..... Patric Moore ....., in my personal capacity or duly authorised as .....

  (state capacity) by ..... thereto hereby declare/affirm that all the information contained in this application to be true and correct, and that I:

- am fully aware of my responsibilities in terms of t the National Environmental Management Act of 1998 (Act No. 107 of 1998) ("NEMA"), the Environmental Impact Assessment Regulations, 2014 ("EIA Regulations") in terms of NEMA, the National Environmental Management: Waste Act, 2008 (Act 59 of 2008) ("NEM:WA") and all relevant specific environmental management Act(s), and that failure to comply with these requirements may constitute an offence in terms of the environmental legislation;
- appointed the environmental assessment practitioner as indicated above, which meet all the requirements in terms of Regulation 13 of the EIA Regulations to act as the independent Environmental Assessment Practitioner for this application;
- have provided the environmental assessment practitioner and the competent authority with access to all information at my disposal that is relevant to the application;
- am aware that I may be issued with a directive and that I must comply with such a directive;
- am fully aware of the administrative fine to be paid before a decision, with respect to the continuation of the listed activity(ies), will be made;
- will be responsible for the costs incurred in complying with the environmental legislation including but not limited to –
  - costs incurred in connection with the appointment of the environmental assessment practitioner or any specialist appointed in terms of Regulation 13 of the EIA Regulations);
  - costs incurred in respect of the undertaking of any process required in terms of this application;
  - costs in respect of any prescribed fee payable in respect of this application;
  - costs in respect of specialist reviews, if the competent authority decides to recover costs;
  - the provision of security to ensure compliance with the applicable management and mitigation measures; and
  - fine costs
- am responsible for complying with the conditions that might be attached to any decision(s) issued by the competent authority;
- have the ability to implement the applicable management, mitigation and monitoring measures; and
- hereby indemnify, the government of the Republic of South Africa, the competent authority and all its officers, agents and employees, from any liability arising out of, inter alia, the content of any report, any procedure or any action for which the applicant or environmental assessment practitioner is responsible.

  am aware that a false declaration is an offence in terms of Regulation 48 of the EIA Regulations, 2014 (

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

Signature of the applicant:

Name:

Name of Firm (if applicable):

Date:

THE INDEPENDENT ENVIRONMENTAL ASSESSMENT PRACTITIONER ("EAP")

I Claire De Jongh....., as the appointed independent environmental practitioner ("EAP") hereby declare/affirm the correctness of the information provided or to be provided as part of the application, and that I:

- act/ed as the independent EAP in this application;
- regard the information contained in this application to be true and correct, and
- do not have and will not have any financial interest in the undertaking of the activity, other than remuneration for work performed in terms of the National Environmental Management Act of 1998 (Act No. 107 of 1998) ("NEMA"), the Environmental Impact Assessment Regulations, 2014 ("EIA Regulations") in terms of NEMA, the National Environmental Management: Waste Act, 2008 (Act 59 of 2008) ("NEM:WA") and the relevant specific environmental management Act(s);
- have and will not have any vested interest in the proposed activity proceeding;
- have disclosed, to the applicant and competent authority, any material information that have or may have the potential to influence the decision of the competent authority or the objectivity of any report, plan or document required in terms of the NEMA, the EIA Regulations, the NEM:WA and any specific environmental management Act(s);
- am able to meet the responsibilities in terms of NEMA, the EIA Regulations (specifically in terms of Regulation 13 of the EIA Regulations, 2014) and any specific environmental management Act, and am fully aware that failure to comply with these requirements may constitute and result in disqualification;
- have ensured that information containing all relevant facts in respect of the application was distributed or made available to interested and affected parties and the public and that participation by interested and affected parties was facilitated in such a manner that all interested and affected parties were provided with a reasonable opportunity to participate and to provide comments;
- have ensured that the comments of all interested and affected parties were considered, recorded and submitted to the competent authority in respect of the application;
- have kept a register of all interested and affected parties that participated in the public participation process; and
- have provided the competent authority with access to all information at my disposal regarding the application, whether such information is favourable to the applicant or not.
- am aware that a false declaration is an offence in terms of Regulation 48 of the EIA Regulations

Note: The terms of reference must be attached.

Signature of the environmental assessment practitioner:

Subcontracted by Ecoroute for this S24g application process

Name of company:

12 November 2025

Date:

PART 4 -

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

1. WASTE QUANTITIES

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

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

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

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

Determined from volumes	
Determined with weighbridge/scale	
Estimated	

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

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

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

2. GENERAL

Prevailing wind direction (e.g. NWW)

November – April	
May - October	

The size of population to be served by the facility:

	Mark with "X"	Comment
0-499		

500-9,999		
10,000-199,999		
200,000 upwards		

LANDFILL PARAMETERS (If applicable)

The method of disposal of waste:

Land-building ☐ Land-filling ☐ Both ☐

The dimensions of the disposal site in metres

	At commencement	After rehabilitation

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

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

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

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

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

The Salvage method

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

At source	
Recycling installation	
Formal salvaging	
Contractor	
No salvaging planned	

Fatal flaws for the site:
Indicate which of the following apply to the facility for a waste management activity:

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

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

Wettest six months of the year

November- April	
May -October	

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

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

Location and depth of ground water monitoring boreholes:

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

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

Location and depth of landfill gas monitoring test pit:

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