



# DRAFT BASIC ASSESSMENT REPORT

for  
**TELLURIC FARM**  
on

Remainder 43 & 191 of Portion 444 and Farm 104  
of Portion 444, Gansevallei

In terms of the

National Environmental Management Act (Act No. 107  
of 1998, as amended) & 2014 Environmental Impact  
Regulations

Prepared for Applicant: ACME Capital (Pty) Ltd

Date: 13 April 2023

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**PURPOSE OF THIS REPORT:**

Draft Basic Assessment Report

**APPLICANT:**

ACME Capital (Pty) Ltd

**CAPE EAPRAC REFERENCE NO:**

BIT704/05

**SUBMISSION DATE**

13 April 2023

**PUBLIC PARTICIPATION**


By participating in this environmental process, whether it be through written submissions, telephonic enquiries, registrations or attendance of meetings, you are automatically giving consent for your full contact details and/or any submissions/inputs to be used and published in all matters pertaining to this application i.e. reports/notifications/communication for review or decision-making.

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NAME of PRIMARY EAP	TITLE	SIGNATURE
Ms Louise-Mari van Zyl	Ms	

## DISTRIBUTION

DESIGNATION	NAME	EMAIL / FAX
Potential Stakeholders	Stakeholder Register	Preferred communication
DEADP, George	Shireen Pullen	Electronic submission

# DRAFT BASIC ASSESSMENT REPORT

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

## Telluric Farm

### Remainders 43 & 191 of Portion 444 and Farm 104 of Portion 444, Gansevallei

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## 1. CONTENT OF BASIC ASSESSMENT REPORTS

Appendix 1 of the 2014 EIA Regulations (as amended) contains the required contents of a Basic Assessment Report. The checklist below serves as a summary of how these requirements were incorporated into this Basic Assessment Report.

<b>Requirement</b>	<b>Details</b>
<p>(a) Details of -</p> <p>(i) The EAP who prepared the report; and</p> <p>(ii) The expertise of the EAP, including, curriculum vitae.</p> <p>(iii) Applicant Details</p>	Ms Louise-Mari van Zyl
<p>(b) The location of the activity, including –</p> <p>(i) The 21 digit Surveyor General code of each cadastral land parcel;</p> <p>(ii) Where available, the physical address and farm name;</p> <p>(iii) Where the required information in items (i) and (ii) is not available, the coordinates of the boundary of the property or properties.</p>	<p>Farm Portion: 104/444 - C03900000000044400104</p> <p>Farm Portion: RE/43/444 - C03900000000044400043</p> <p>Farm Portion: RE/7/444 - C03900000000044400007</p>
<p>(c) a plan which locates the proposed activity or activities applied for as well as the associated structures and infrastructure at an appropriate scale, or, if it is</p> <p>(i) A linear activity, a description and coordinates of the corridor in which the proposed activity or activities is to be undertaken; or</p> <p>(ii) On land where the property has not been defined, the coordinates within which the activity is to be undertaken.</p>	Refer to Appendix A & B for location & site plan
<p>(d) a description of the scope of the proposed activity, including -</p> <p>(i) All listed and specified activities triggered and being applied for; and</p> <p>(ii) A description of the activities to be undertaken including associated structures and infrastructure.</p>	Refer to main report
<p>(e) A description of the policy and legislative context within which the development is proposed, including –</p> <p>(i) An identification of all legislation, policies, plans, guidelines, spatial tools, municipal development planning frameworks, and instruments that are applicable to this activity and have been considered in the preparation of the report; and</p> <p>(ii) How the proposed activity complies with and responds to the legislation and policy context,</p>	Refer to main report

Requirement	Details
<p><i>plans, guidelines, tools frameworks and instruments.</i></p>	
<p><i>(f) A motivation for the need and desirability for the proposed development, including the need and desirability of the activity in the context of the preferred location.</i></p>	Refer to main report
<p><i>(g) A motivation for the preferred site, activity and technology alternative.</i></p>	Refer to main report
<p><i>(h) A full description of the process followed to reach the proposed preferred alternative within the site, including -</i></p> <ul style="list-style-type: none"> <li><i>(i) Details of all alternatives considered;</i></li> <li><i>(ii) Details of the public participation process undertaken in terms of regulation 41 of the Regulations, including copies of the supporting documents and inputs;</i></li> <li><i>(iii) A summary of the issues raised by interested and affected parties, and an indication of the manner in which the issues were incorporated, or the reasons for not including them;</i></li> <li><i>(iv) The environmental attributes associated with the alternatives focusing on the geographical, physical, biological, social, economic, heritage and cultural aspects;</i></li> <li><i>(v) The impacts and risks identified for each alternative, including the nature, significance, consequence, extent, duration and probability of the impacts, including the degree to which these impacts:</i> <ul style="list-style-type: none"> <li><i>(aa) can be reversed;</i></li> <li><i>(bb) may cause irreplaceable loss of resources; and</i></li> <li><i>(cc) can be avoided, managed or mitigated.</i></li> </ul> </li> <li><i>(vi) The methodology used in determining and ranking the nature, significance, consequences, extent, duration and probability of potential environmental impacts and risks associated with the alternatives;</i></li> <li><i>(vii) Positive and negative impacts that the proposed activity and alternatives will have on the environment and on the community that may be affected focusing on the geographical, physical, biological, social, economic, heritage and cultural aspects;</i></li> <li><i>(viii) The possible mitigation measures that could be applied and level of residual risk;</i></li> <li><i>(ix) The outcome of the site selection matrix;</i></li> <li><i>(x) If no alternatives, including alternative locations for the activity were investigated, the motivation for not considering such; and</i></li> <li><i>(xi) A concluding statement indicating the preferred alternatives, including preferred location of the activity.</i></li> </ul>	Refer to main report
<p><i>(i) A full description of the process undertaken to identify, assess and rank the impacts the</i></p>	Refer to main report

Requirement	Details
<p><i>activity will impose on the preferred location through the life of the activity, including –</i></p> <ul style="list-style-type: none"> <li><i>(ii) A description of all environmental issues and risks that were identified during the environmental impact assessment process; and</i></li> <li><i>(iii) An assessment of the significance of each issue and risk and an indication of the extent to which the issue and risk could be avoided or addressed by the adoption of mitigation measures.</i></li> </ul>	
<p><i>(j) An assessment of each identified potentially significant impact and risk, including -</i></p> <ul style="list-style-type: none"> <li><i>(i) Cumulative impacts;</i></li> <li><i>(ii) The nature, significance and consequences of the impact and risk;</i></li> <li><i>(iii) The extent and duration of the impact and risk;</i></li> <li><i>(iv) The probability of the impact and risk occurring;</i></li> <li><i>(v) The degree to which the impact and risk can be reversed;</i></li> <li><i>(vi) The degree to which the impact and risk may cause irreplaceable loss of resources; and</i></li> <li><i>(vii) The degree to which the impact and risk can be mitigated.</i></li> </ul>	Refer to main report
<p><i>(k) Where applicable, a summary of the findings and impact management measures identified in any specialist report complying with Appendix 6 to these Regulations and an indication as to how these findings and recommendations have been included in the final assessment report.</i></p>	Refer to main report
<p><i>(l) An environmental impact statement which contains:</i></p> <ul style="list-style-type: none"> <li><i>(i) A summary of the key findings of the environmental impact assessment;</i></li> <li><i>(ii) A map at an appropriate scale which superimposes the proposed activity and its associated structures and infrastructure on the environmental sensitivities of the preferred site indicating any areas that should be avoided, including buffers; and</i></li> <li><i>(iii) A summary of the positive and negative impacts and risks of the proposed activity and identified alternatives.</i></li> </ul>	Refer to main report
<p><i>(m) Based on the assessment, and where applicable, impact management measures from specialist reports, the recording of proposed impact management objectives, and the impact management outcomes for the development for inclusion in the EMPr.</i></p>	Refer to main report and Appendix H for EMPr
<p><i>(n) Any aspects which were conditional to the findings of the assessment either by the EAP or specialist which are to be included as conditions of authorisation.</i></p>	Refer to main report
<p><i>(o) A description of assumptions, uncertainties and gaps in knowledge which relate to the assessment and mitigation measures proposed.</i></p>	Refer to main report

<b>Requirement</b>	<b>Details</b>
<i>(p) A reasoned opinion as to whether the proposed activity should or should not be authorised, and if the opinion is that it should be authorised, any conditions that should be made in respect of that authorisation.</i>	Refer to main report
<i>(q) Where the proposed activity does not include operational aspects, the period for which the environmental authorisation is required, the date on which the activity will be concluded and the post construction monitoring requirements finalised.</i>	Refer to main report
<i>(r) An undertaking under oath or affirmation by the EAP in relation to:</i> <i>(i) The correctness of the information provided in the reports;</i> <i>(ii) The inclusion of comments and inputs from stakeholders and I&amp;APs;</i> <i>(iii) The inclusion of inputs and recommendations from the specialist reports where relevant; and</i> <i>(iv) Any information provided by the EAP to interested and affected parties and any responses by the EAP to comments or inputs made by interested and affected parties.</i>	Refer to main report
<i>(s) Where applicable, details of any financial provisions for the rehabilitation, closure and ongoing post decommissioning management of negative environmental impacts.</i>	Not applicable to this application
<i>(t) Any specific information that may be required by the competent authority.</i>	
<i>(u) Any other matters required in terms of section 24(4)(a) and (b) of the Act.</i>	



## **BASIC ASSESSMENT REPORT**

**THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) AND  
THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS.**

**NOVEMBER 2019**

(For official use only)	
Pre-application Reference Number (if applicable):	
EIA Application Reference Number:	
NEAS Reference Number:	
Exemption Reference Number (if applicable):	
Date BAR received by Department:	
Date BAR received by Directorate:	
Date BAR received by Case Officer:	

### **GENERAL PROJECT DESCRIPTION**

(This must include an overview of the project including the Farm name/Portion/Erf number)

**ACME Capital (Pty) Ltd**, a subsidiary of **Dormell Properties 139 (Pty) Ltd**, has recently purchased a 30.24ha property situated on a small hill in Plettenberg Bay (Bitou Municipality, Western Cape Province).

Taking into account the **ongoing land use** (grazing, vegetable gardening, continuous brush cutting to stimulate suitable grazing habitat), as well as the **remnant intact thicket** covered slopes containing **protected trees**, and an area identified by the botanical specialist as having **high conservation** value due to the presence of an important plant species, **approximately 15ha** is deemed suitable for the establishment of new vineyards.

The proposed boutique wine grower (Telluric Farm brand) will be located on the specified properties near Dieprivier Vlei, facing predominantly Southeast. The entire property consists of three (3) portions (Figure 1):

1. Portion 104/444 (15.48ha)
2. Portion 191/444 (9.926ha) [previously Portions 7 & 189 Farm 444]
3. Portion RE/43/444 (7.51ha)

Portion 191/444 of the Farm Ganse Vallei No 444, created from the consolidation of Portions 7 & 189 of the Farm Ganse Vallei No 444, has been registered at the Deeds Office (Source: Marike Vreken, 2022). This has not yet been reflected in CapeFarmMapper (2022), so all maps in this report still show RE/7/444. To make the CapeFarmMapper (2022) maps easier to understand, portion 191/444 will be referred to as RE/7/444.

An existing access servitude is registered across neighbouring property Portion 174/444. **Portion RE/7/444** was acquired by the Applicant post the acquisition of Portion 104/44 and 43/444 to provide the main access to all three properties which has its **own direct access from the Provincial Road (Rietvlei Road)**. The access across RE/7/444 will continue to provide the main access to all three properties in future should development be implemented.

- As part of the +/-**15ha vineyard** development, the Applicant wishes to establish a small single storey **wine tasting/sales facility** (on RE/7/444 – now consolidated to form Portion 191/444) with a 100 seater, single storey **boutique restaurant** on 104/444 on approximately 900m<sup>2</sup> (excluding parking area) all on Portion 104/444.
- **Farm accommodation** (manager and staff dwellings, new as well as conversion of existing houses) and ancillary buildings (farm shed, storage rooms) support the activity on Portions 104/444 and Portion 191/444 (RE/7/444) as primary right under Agriculture 1.

**Water for irrigation** comes from the **existing off-stream dams** on the property (3x) that are fed via water drained from the grazing areas via existing contours, supplemented with **groundwater** (WULA in place for storage as well as abstraction of groundwater) and rainwater (collected from roofs and stored in Jo-Jo tanks) also delivered to the houses/staff accommodation. The restaurant will utilise a combination of **rainwater, groundwater and bottled** water only. The accommodation and restaurant will be serviced with **conservancy tanks**. **Electricity is available on the farm already**, however the dwellings will be fitted with **solar panels** (the restaurant will have a landscaped/garden rooftop for visual screening).

Dormell Properties 139 (Pty) Ltd has a track record of establishing vineyards, having developed a wine estate on the Vlakkenberg Mountain (Erf 1043, Constantia Cape Town).

It must be noted that establishment of vineyards/vegetables on the recognised, previously transformed/ploughed/cultivated area, are ongoing (refer to Figure 2 for spatial reference). This application is for the establishment of additional areas (+/-10ha) for cultivation i.e., transformation of virgin land not previously disturbed i.e. soil disturbance and although disturbed, by definition is still viewed as natural vegetation.

The remainder of the property, where no evidence of historical ploughing i.e., soil disturbance/vegetation removal has taken place (although continuously brush-cut over time to stimulate growth of grasses for grazing), is the focus of the Basic Assessment process. The exception is most of the remaining natural areas along the southern portions of the three cadastral units where there is intact thicket.



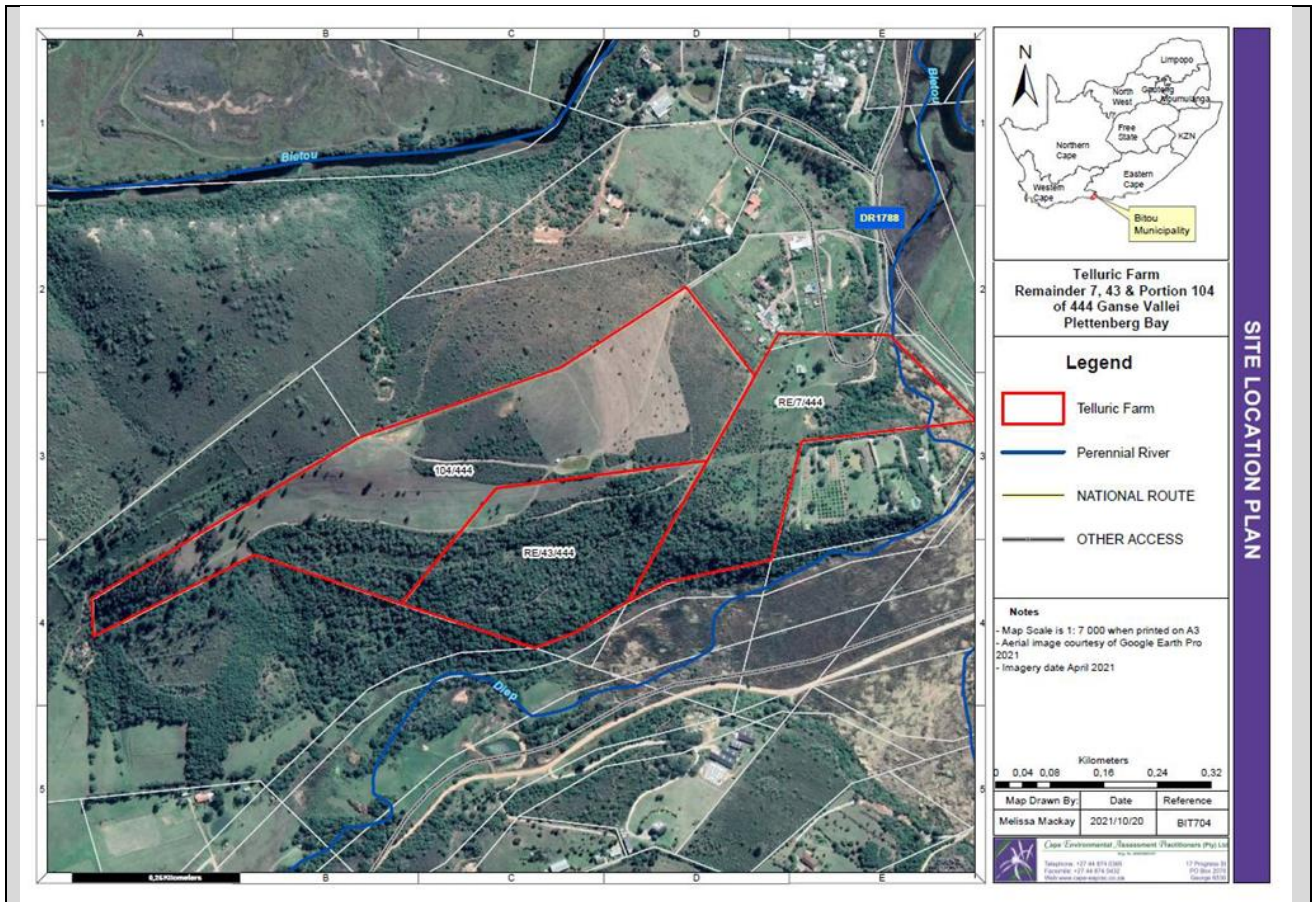


Figure 1: Site Location Plan.



Figure 2: Acknowledged agricultural areas with historical disturbance/vegetation transformation. Remainder identified for vineyards establishment/cultivation.

**IMPORTANT INFORMATION TO BE READ PRIOR TO COMPLETING THIS BASIC ASSESSMENT REPORT**

1. **The purpose** of this template is to provide a format for the Basic Assessment report as set out in Appendix 1 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"), Environmental Impact Assessment ("EIA") Regulations, 2014 (as amended) in order to ultimately obtain Environmental Authorisation.

2. The Environmental Impact Assessment ("EIA") Regulations is defined in terms of Chapter 5 of the National Environmental Management Act, 19998 (Act No. 107 of 1998) ("NEMA") hereinafter referred to as the "NEMA EIA Regulations".
3. The required information must be typed within the spaces provided in this Basic Assessment Report ("BAR"). The sizes of the spaces provided are not necessarily indicative of the amount of information to be provided.
4. All applicable sections of this BAR must be completed.
5. Unless protected by law, all information contained in, and attached to this BAR, will become public information on receipt by the Competent Authority. If information is not submitted with this BAR due to such information being protected by law, the applicant and/or Environmental Assessment Practitioner ("EAP") must declare such non-disclosure and provide the reasons for believing that the information is protected.
6. This BAR is current as of **November 2019**. It is the responsibility of the Applicant/ EAP to ascertain whether subsequent versions of the BAR have been released by the Department. Visit this Department's website at <http://www.westerncape.gov.za/eadp> to check for the latest version of this BAR.
7. This BAR is the standard format, which must be used in all instances when preparing a BAR for Basic Assessment applications for an environmental authorisation in terms of the NEMA EIA Regulations when the Western Cape Government Department of Environmental Affairs and Development Planning ("DEA&DP") is the Competent Authority.
8. Unless otherwise indicated by the Department, one hard copy and one electronic copy of this BAR must be submitted to the Department at the postal address given below or by delivery thereof to the Registry Office of the Department. Reasonable access to copies of this Report must be provided to the relevant Organs of State for consultation purposes, which may, if so indicated by the Department, include providing a printed copy to a specific Organ of State.
9. This BAR must be duly dated and originally signed by the Applicant, EAP (if applicable) and Specialist(s) and must be submitted to the Department at the details provided below.
10. The Department's latest Circulars pertaining to the "One Environmental Management System" and the EIA Regulations, any subsequent Circulars, and guidelines must be taken into account when completing this BAR.
11. Should a water use licence application be required in terms of the National Water Act, 1998 (Act No. 36 of 1998) ("NWA"), the "One Environmental System" is applicable, specifically in terms of the synchronisation of the consideration of the application in terms of the NEMA and the NWA. Refer to this Department's Circular EADP 0028/2014: One Environmental Management System.
12. Where Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) ("NHRA") is triggered, a copy of Heritage Western Cape's final comment must be attached to the BAR.
13. The Screening Tool developed by the National Department of Environmental Affairs must be used to generate a screening report. Please use the Screening Tool link <https://screening.environment.gov.za/screeningtool> to generate the Screening Tool Report. The screening tool report must be attached to this BAR.
14. Where this Department is also identified as the Licencing Authority to decide on applications under the National Environmental Management: Air Quality Act (Act No. 29 of 2004) ("NEM:AQA"), the submission of the Report must also be made as follows, for-
 

Waste Management Licence Applications, this report must also (i.e., another hard copy and electronic copy) be submitted for the attention of the Department's Waste Management Directorate (Tel: 021-483-2728/2705 and Fax: 021-483-4425) at the same postal address as the Cape Town Office.

Atmospheric Emissions Licence Applications, this report must also be (i.e., another hard copy and electronic copy) submitted for the attention of the Licensing Authority or this Department's Air Quality Management Directorate (Tel: 021 483 2888 and Fax: 021 483 4368) at the same postal address as the Cape Town Office.

**DEPARTMENTAL DETAILS**

<p><b>CAPE TOWN OFFICE: REGION 1 and REGION 2</b></p> <p><b>(Region 1: City of Cape Town, West Coast District)</b>  <b>(Region 2: Cape Winelands District &amp; Overberg District)</b></p>	<p><b>GEORGE OFFICE: REGION 3</b></p> <p><b>(Central Karoo District &amp; Garden Route District)</b></p>
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<p>BAR must be sent to the following details:</p> <p>Western Cape Government                  Department of Environmental Affairs and Development Planning                  Attention: Directorate: Development Management (Region 1 or 2)                  Private Bag X 9086                  Cape Town,                  8000</p> <p>Registry Office                  1<sup>st</sup> Floor Utilitas Building                  1 Dorp Street,                  Cape Town</p> <p>Queries should be directed to the Directorate: Development Management (Region 1 and 2) at:                  Tel: (021) 483-5829                  Fax (021) 483-4372</p>	<p>BAR must be sent to the following details:</p> <p>Western Cape Government                  Department of Environmental Affairs and Development Planning                  Attention: Directorate: Development Management (Region 3)                  Private Bag X 6509                  George,                  6530</p> <p>Registry Office                  4<sup>th</sup> Floor, York Park Building                  93 York Street                  George</p> <p>Queries should be directed to the Directorate: Development Management (Region 3) at:                  Tel: (044) 805-8600                  Fax (044) 805 8650</p>

**MAPS**

<p><b>Provide a location map (see below) as Appendix A1 to this BAR that shows the location of the proposed development and associated structures and infrastructure on the property.</b></p>	
<p>Locality Map:</p>	<p>The scale of the locality map must be at least 1:50 000. For linear activities or development proposals of more than 25 kilometres, a smaller scale e.g., 1:250 000 can be used. The scale must be indicated on the map.</p> <p>The map must indicate the following:</p> <ul style="list-style-type: none"> <li>• an accurate indication of the project site position as well as the positions of the alternative sites, if any;</li> <li>• road names or numbers of all the major roads as well as the roads that provide access to the site(s)</li> <li>• a north arrow;</li> <li>• a legend; and</li> <li>• a linear scale.</li> </ul> <p>For ocean based or aquatic activity, the coordinates must be provided within which the activity is to be undertaken and a map at an appropriate scale clearly indicating the area within which the activity is to be undertaken.</p> <p>Where comment from the Western Cape Government: Transport and Public Works is required, a map illustrating the properties (owned by the Western Cape Government: Transport and Public Works) that will be affected by the proposed development must be included in the Report.</p>
<p><b>Provide a detailed site development plan / site map (see below) as Appendix B1 to this BAR; and if applicable, all alternative properties and locations.</b></p>	
<p>Site Plan:</p>	<p>Detailed site development plan(s) must be prepared for each alternative site or alternative activity. The site plans must contain or conform to the following:</p> <ul style="list-style-type: none"> <li>• The detailed site plan must preferably be at a scale of 1:500 or at an appropriate scale. The scale must be clearly indicated on the plan, preferably together with a linear scale.</li> <li>• The property boundaries and numbers of all the properties within 50m of the site must be indicated on the site plan.</li> <li>• On land where the property has not been defined, the co-ordinates of the area in which the proposed activity or development is proposed must be provided.</li> <li>• The current land use (not zoning) as well as the land use zoning of each of the adjoining properties must be clearly indicated on the site plan.</li> <li>• The position of each component of the proposed activity or development as well as any other structures on the site must be indicated on the site plan.</li> <li>• Services, including electricity supply cables (indicate aboveground or underground), water supply pipelines, boreholes, sewage pipelines, storm water infrastructure and access roads that will form part of the proposed development <b>must</b> be clearly indicated on the site plan.</li> <li>• Servitudes and an indication of the purpose of each servitude must be indicated on the site plan.</li> <li>• Sensitive environmental elements within 100m of the site must be included on the site plan, including (but not limited to):                         <ul style="list-style-type: none"> <li>○ Watercourses / Rivers / Wetlands</li> <li>○ Flood lines (i.e., 1:100 year, 1:50 year and 1:10 year where applicable);</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>○ Coastal Risk Zones as delineated for the Western Cape by the Department of Environmental Affairs and Development Planning ("DEA&amp;DP"):</li> <li>○ Ridges;</li> <li>○ Cultural and historical features/landscapes;</li> <li>○ Areas with indigenous vegetation (even if degraded or infested with alien species).</li> <li>● Whenever the slope of the site exceeds 1:10, a contour map of the site must be submitted.</li> <li>● North arrow</li> </ul> <p>A map/site plan must also be provided at an appropriate scale, which superimposes the proposed development and its associated structures and infrastructure on the environmental sensitivities of the preferred and alternative sites indicating any areas that should be avoided, including buffer areas.</p>
Site photographs	Colour photographs of the site that shows the overall condition of the site and its surroundings (taken on the site and taken from outside the site) with a description of each photograph. 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 a recent aerial photograph. Photographs must be attached to this BAR as <b>Appendix C</b> . The aerial photograph(s) should be supplemented with additional photographs of relevant features on the site. Date of photographs must be included. Please note that the above requirements must be duplicated for all alternative sites.
Biodiversity Overlay Map:	A map of the relevant biodiversity information and conditions must be provided as an overlay map on the property/site plan. The Map must be attached to this BAR as <b>Appendix D</b> .
Linear activities or development and multiple properties	GPS co-ordinates must be provided in degrees, minutes and seconds using the Hartebeeshoek 94 WGS84 co-ordinate system. Where numerous properties/sites are involved (linear activities) you must attach a list of the Farm Name(s)/Portion(s)/Erf number(s) to this BAR as an Appendix. For linear activities that are longer than 500m, please provide a map with the co-ordinates taken every 100m along the route to this BAR as <b>Appendix A3</b> .

## ACRONYMS

DAFF:	Department of Forestry and Fisheries
DEA:	Department of Environmental Affairs
DEA& DP:	Department of Environmental Affairs and Development Planning
DHS:	Department of Human Settlement
DoA:	Department of Agriculture
DoH:	Department of Health
DWS:	Department of Water and Sanitation
EMPr:	Environmental Management Programme
HWC:	Heritage Western Cape
NFEPA:	National Freshwater Ecosystem Protection Assessment
NSBA:	National Spatial Biodiversity Assessment
TOR:	Terms of Reference
WCBSP:	Western Cape Biodiversity Spatial Plan
WCG:	Western Cape Government

## ATTACHMENTS

**Note:** The Appendices must be attached to the BAR as per the list below. Please use a ✓ (tick) or a x (cross) to indicate whether the Appendix is attached to the BAR.

The following checklist of attachments must be completed.

APPENDIX		✓ (Tick) or x (cross)
Appendix A:	<b>Maps</b>	
	Appendix A1: Locality Map	✓
	Appendix A2: Coastal Risk Zones as delineated in terms of ICMA for the Western Cape by the Department	✓

		of Environmental Affairs and Development Planning	
	Appendix A3:	Map with the GPS co-ordinates for linear activities	x
Appendix B:	Appendix B1:	Site development plan(s)	✓
	Appendix B2	A map of appropriate scale, which superimposes the proposed development and its associated structures and infrastructure on the environmental sensitivities of the preferred site, indicating any areas that should be avoided, including buffer areas;	Main Report
Appendix C:	Photographs		Main Report
Appendix D:	Biodiversity overlay map		✓
Appendix E:	Permit(s) / license(s) / exemption notice, agreements, comments from State Department/Organs of state and service letters from the municipality.		
	Appendix E1:	Final comment/ROD from HWC	✓
	Appendix E2:	Copy of comment from Cape Nature	x
	Appendix E3:	Final Comment from the DWS	x
	Appendix E4:	Comment from the DEA: Oceans and Coast	x
	Appendix E5:	Comment from the DAFF	x
	Appendix E6:	Comment from WCG: Transport and Public Works	x
	Appendix E7:	Comment from WCG: DoA	x
	Appendix E8:	Comment from WCG: DHS	x
	Appendix E9:	Comment from WCG: DoH	x
	Appendix E10:	Comment from DEA&DP: Pollution Management	x
	Appendix E11:	Comment from DEA&DP: Waste Management	x
	Appendix E12:	Comment from DEA&DP: Biodiversity	x
	Appendix E13:	Comment from DEA&DP: Air Quality	x

	<b>Appendix E14:</b>	<b>Comment from DEA&amp;DP: Coastal Management</b>	x
	<b>Appendix E15:</b>	<b>Comment from the local authority</b>	x
	<b>Appendix E16:</b>	<b>Confirmation of all services (water, electricity, sewage, solid waste management)</b>	✓
	<b>Appendix E17:</b>	<b>Comment from the District Municipality</b>	x
	<b>Appendix E18:</b>	<b>Copy of an exemption notice</b>	x
	<b>Appendix E19</b>	<b>Pre-approval for the reclamation of land</b>	x
	<b>Appendix E20:</b>	<b>Proof of agreement/TOR of the specialist studies conducted.</b>	x
	<b>Appendix E21:</b>	<b>Proof of land use rights</b>	x
	<b>Appendix E22:</b>	<b>Proof of public participation agreement for linear activities</b>	x
<b>Appendix F:</b>	<b>Public participation information: including a copy of the register of I&amp;APs, the <del>comments and responses Report</del>, proof of notices, advertisements and any other public participation information as is required.</b>		x
<b>Appendix G:</b>	<b>Specialist Report(s)</b>		✓
<b>Appendix H:</b>	<b>EMPr</b>		✓
<b>Appendix I:</b>	<b>Screening tool report</b>		✓
<b>Appendix J:</b>	<b>The impact and risk assessment for each alternative</b>		Main Report
<b>Appendix K:</b>	<b>Need and desirability for the proposed activity or development in terms of this Department's guideline on Need and Desirability (March 2013)/DEA Integrated Environmental Management Guideline</b>		Main Report
<b>Appendix.....</b>	<b>Any other attachments must be included as subsequent appendices</b>		

## SECTION A: ADMINISTRATIVE DETAILS

Highlight the Departmental Region in which the intended application will fall	CAPE TOWN OFFICE:		GEORGE OFFICE:	
	REGION 1 <small>(City of Cape Town, West Coast District)</small>	REGION 2 <small>(Cape Winelands District &amp; Overberg District)</small>	REGION 3 <small>(Central Karoo District &amp; Garden Route District)</small>	
<b>Duplicate this section where there is more than one Proponent</b> Name of Applicant/Proponent: Name of contact person for Applicant/Proponent (if other): Company/ Trading name/State Department/Organ of State: Company Registration Number:  Postal address:  Telephone:  E-mail:	Acme Capital (Pty) Ltd subsidiary of Dormell Properties 139 (Pty) Ltd			
	Louis Jacobus du Preez (ID 5908285109087)			
	Acme Capital (Pty) Ltd			
	2004/007257/07			
	185 Constantia Main Road			
	Constantia		Postal code:	7806
	078 800 9003		Cell:	078 800 9003
	ij@seedstone.co.za (copy to pierre.dupreez@suttonpl.com)		Fax:	
	Company of EAP: Cape Environmental Assessment Practitioners ( <i>Cape EAPrac</i> ) EAP name: Ms Louise-Mari van Zyl Postal address: PO Box 2070 Telephone: 044 874 0365 E-mail: Ms Louise-Mari van Zyl Qualifications: MA Geography & Environmental Studies (Stellenbosch University) EAPASA registration no: Director <b>Louise-Mari van Zyl</b> (MA Geography & Environmental Science [US]; Registered Environmental Assessment Practitioner with the Environmental Assessment Practitioners of South Africa, EAPSA, Registration Number <b>2019/1444</b> . Ms van Zyl has over twenty years' experience as an environmental practitioner.			
	<b>Duplicate this section where there is more than one landowner</b> Name of landowner: Name of contact person for landowner (if other):			
Acme Capital (Pty) Ltd subsidiary of Dormell Properties 139 (Pty) Ltd				
LJ du Preez				

Postal address:	185 Constantia Main Road		
	Constantia	Postal code:	7806
	Telephone: E-mail:	078 800 9003	Cell: 078 800 9003
	ij@seedstone.co.za	Fax:	
Name of Person in control of the land: Name of contact person for person in control of the land: Postal address:  Telephone:  E-mail:	Same as Applicant		
		Postal code:	
	( )	Cell:	
		Fax:	

<b>Duplicate this section where there is more than one Municipal Jurisdiction</b> Municipality in whose area of jurisdiction the proposed activity will fall:  Contact person:  Postal address:  Telephone:  E-mail:	Bitou Municipality		
	Mr Chris Schliemann		
	4 Church Street Lonks View, Office no.2		
	Plettenberg Bay	Postal code:	6600
	(044) 50 3324	Cell:	086 659 7954
	cschliemann@plett.gov.za	Fax:	





<b>Note: For Linear activities or developments longer than 500m, a map indicating the co-ordinates for every 100m along the route must be attached to this BAR as Appendix A3.</b>		
4.	<b>Other developments</b>	
4.1.	Property size(s) of all proposed site(s):	<u>Portion 104/444:</u> 15.48ha <u>Portion RE/7/444:</u> 7.25ha <u>Portion RE/43/444:</u> 7.51ha
4.2.	Developed footprint of the existing facility and associated infrastructure (if applicable):	
4.3.	Development footprint of the proposed development and associated infrastructure size(s) for all alternatives:	The entire property is approximately 30.24ha of which approximately 15ha of brushcut and earmarked for agriculture/vineyards.
4.4.	Provide a detailed description of the proposed development and its associated infrastructure (This must include details of e.g. buildings, structures, infrastructure, storage facilities, sewage/effluent treatment and holding facilities).	
<p>The project entails the following:</p> <p>Refer to Figure 3.</p> <p><u>Portion 104/444 (15.48ha)</u></p> <ul style="list-style-type: none"> <li>- Proposed single storey 100 seater restaurant with storage cellar for wine sales/tasting             <ul style="list-style-type: none"> <li>o Care has been taken to position the restaurant below the ridgeline, with parking tucked behind the structure to fit better with the landscape</li> </ul> </li> <li>- Parking area with a walkway to the restaurant</li> <li>- Proposed conservation area adjacent to the proposed restaurant (presence of single <i>Muraltia Knysnaensis</i> surveyed by botanist in area next to the proposed position of the restaurant)</li> <li>- Main Dwelling on this cadastral unit</li> <li>- Majority of vineyards</li> <li>- Remnant natural areas/thicket (not to be transformed)</li> <li>- New internal access road to restaurant (3m wide, circular route)</li> <li>- New 2-spoor farm track to proposed primary dwelling</li> </ul> <p><u>RE/7/444 (7.25ha) – now consolidated as Portion 191/444</u></p> <ul style="list-style-type: none"> <li>- Main entrance gate off Provincial Road (Rietvlei Road)</li> <li>- New main Dwelling as primary right on this cadastral unit</li> <li>- New 2-spoor farm track to proposed main dwelling</li> <li>- Limited new vineyards</li> <li>- Remnant natural areas along southern slopes (not to be transformed)</li> </ul> <p><u>RE43/444 (7.51ha)</u></p> <ul style="list-style-type: none"> <li>- Minority new vineyards</li> <li>- Majority remnant natural areas along southern slopes (not to be transformed)</li> </ul>		

It is the intention of the Applicant to keep minor corridors of remnant natural vegetation between the vineyard blocks where indigenous species will remain and be re-established.

There are three (3x) small, established, off-stream dams on Telluric Farm. These dams sit at low lying catchment areas and are fed via existing contouring that directs water to these dams.

A new borehole was established on the most western boarder of Portion 104/444. Water from this borehole may be used to supplement irrigation water from the dams and used for washing and ablution at the restaurant and primary dwellings (reservoir less than 250m<sup>3</sup> for additional storage).



**Figure 3: Provisional Site Plan (preferred alternative).**

4.5. Indicate how access to the proposed site(s) will be obtained for all alternatives.

Access to the property is via an existing road directly off Rietvlei Road, across Portion 7/444.

A servitude road is also available via Portion 176/444.

The main access to the vineyards/restaurants/dwellings will be via the existing access directly off Rietvlei Road via Portion 7/444 (the Applicant intends to register this existing access as the primary access).

4.6.	SG Digit code(s) of the proposed site(s) for all alternatives:	C 0 3 9 0 0 0 0 0 0 0 0 0 0 4 4 4 0 0 1 0 4		
		C 0 3 9 0 0 0 0 0 0 0 0 0 0 4 4 4 0 0 0 4 3		
		C 0 3 9 0 0 0 0 0 0 0 0 0 0 4 4 4 0 0 0 0 7		
4.7.	Coordinates of the proposed site(s) for all alternatives:			
	Latitude (S)	34°	0'	55.44"
	Longitude (E)	23°	22'	11.39"

## SECTION C: LEGISLATION/POLICIES AND/OR GUIDELINES/PROTOCOLS

### 1. EXEMPTION APPLIED FOR IN TERMS OF THE NEMA AND THE NEMA EIA REGULATIONS

Has exemption been applied for in terms of the NEMA and the NEMA EIA Regulations. If yes, include a copy of the exemption notice in Appendix E18.	YES	NO
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### 2. IS THE FOLLOWING LEGISLATION APPLICABLE TO THE PROPOSED ACTIVITY OR DEVELOPMENT

The National Environmental Management: Integrated Coastal Management Act, 2008 (Act No. 24 of 2008) ("ICMA"). If yes, attach a copy of the comment from the relevant competent authority as Appendix E4 and the pre-approval for the reclamation of land as Appendix E19.	YES	NO
The National Heritage Resources Act, 1999 (Act No. 25 of 1999) ("NHRA"). If yes, attach a copy of the comment from Heritage Western Cape as Appendix E1.	YES	NO
The National Water Act, 1998 (Act No. 36 of 1998) ("NWA"). If yes, attach a copy of the comment from the DWS as Appendix E3.	YES	NO
The National Environmental Management: Air Quality Act, 2004 (Act No. 39 of 2004) ("NEM:AQA"). If yes, attach a copy of the comment from the relevant authorities as Appendix E13.	YES	NO
The National Environmental Management Waste Act (Act No. 59 of 2008) ("NEM:WA")	YES	NO
The National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004 ("NEMBA").	YES	NO
The National Environmental Management: Protected Areas Act, 2003 (Act No. 57 of 2003) ("NEMPAA").	YES	NO
The Conservation of Agricultural Resources Act, 1983 (Act No. 43 of 1983). If yes, attach comment from the relevant competent authority as Appendix E5.	YES	NO

### 3. OTHER LEGISLATION

List any other legislation that is applicable to the proposed activity or development.
<ul style="list-style-type: none"> <li>– National Environmental Management Act (Act 107 of 1998 as amended)</li> <li>– Roads and Ribbon Development Act, 1940 (Act 21 of 1940)</li> <li>– Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)</li> <li>– Western Cape Land Use Planning Act, 2014 (Act 3 of 2014)</li> <li>– Western Cape Mountain and Ridgeline Development (2016)</li> <li>– Outeniqua Coastal Sensitive Areas (OSCA) Regulations</li> </ul>

### 4. POLICIES

Explain which policies were considered and how the proposed activity or development complies and responds to these policies.
<p><b>4.1 Western Cape Provincial SDF (2014)</b></p> <p>The Western Cape Provincial Spatial Development Framework (PSDF) was approved in 2014 by the Western Cape Parliament and serves as a strategic spatial planning tool that "communicates the provinces spatial planning agenda".</p> <p>The Western Cape PSDF <b>promotes sustainable farming</b> (i.e., activities that generate <b>positive socio-economic returns</b> and do <b>not pose significant risk to the environment</b>).</p> <p>The proposed activity complies with:</p> <ol style="list-style-type: none"> <li>1. <b>Policy R3</b> (Safeguard the Western Cape's agricultural and mineral resources and manage their sustainable use). The intention is to <b>continue to exercise agricultural rights</b> on the</li> </ol>

property to **optimise the agricultural potential** of the site. The already transformed and degraded areas are going to be used for new farming ventures (vineyards) which will have **positive socio-economic returns**. It is believed the **remnant thicket** along the southern slopes, as well as the area set aside for long-term **conservation** where the single siting of *Muraltia knysnaensis* (Polygalaceaea – Knysna Butterflybush) was made, is acceptable as measures to minimise and manage negative environmental impact.

2. **Policy E3** (Revitalise and strengthen urban space-economies as the engine of growth). The proposed development will **create additional employment opportunities** with the added facility of a restaurant/wine sales, to **supplement tourism** in the area.

#### 4.2. Eden Spatial Development Framework (2017)

The Eden District Spatial Development Framework was approved in 2017 and aims to establish a strong strategic direction and vision, towards increasing levels of detail in the spatial recommendations that are directive rather than prescriptive and providing guidance to local municipalities in the district regarding future spatial planning, strategic decision making and regional integration. The vision and strategic direction identify four key drivers of spatial change within the district. These four strategies lie at the heart of this SDF and the problem statement, spatial concept, spatial proposals, and implementation are organised around these directives.

The proposed project complies with **Policy 1.3**. (Grow an inclusive **agricultural economy**). Agriculture plays a significant role in Eden District municipality. According to the Eden Spatial Development Framework (2017), agriculture provides opportunities to increase employment and grow products for local and international markets. The proposed activity complies with this policy as it has the potential to:

- Increase employment opportunities
- protect and grow the agricultural economy in areas designated for agricultural use
- preserves agricultural land and optimises areas in support of agriculture
- protects and enhance agricultural operations
- ensures water security through making use of surface and groundwater under management of a Water Use License (WULA)

#### 4.3. Bitou & Goose Valley Spatial Development Framework (2017)

According to Bitou Spatial Development Framework, the small contribution which **agriculture** is making to the **Bitou economy should be expanded**. Only 50% of the available (agricultural) land in the municipal area is currently being utilised effectively for agriculture and ways of **increasing agricultural production should be explored**. Agriculture can potentially make a significant contribution in **alleviating unemployment**.

The proposed activity contributes to **agriculture expansion** and **employment opportunities**. The development proposal also includes the protection of land requiring conservation.

The draft Goose Valley SDF reflects remaining natural areas as well as agricultural areas in their spatial planning. In accordance with the CBA dataset, the SDP reflects a large portion of the property as biodiversity areas:



site inspections. These principles apply to the specialist studies that have been identified in the screening tool and motivated as not necessary in this report.

According to the Screening Tool the following themes have been identified as sensitive:

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

#### Agriculture Theme (high sensitivity)

An Agricultural Potential Study was compiled by the Applicant and reviewed by Dr Johan Lanz who is a SACNASP registered agricultural specialist. His findings are **supportive of the agricultural potential study**. The Department of Agriculture has been provided with a copy and their comment will inform the outcome of the environmental application process. The agriculture potential study will also be used to inform the necessary **CARA application**.

#### Terrestrial Biodiversity theme (very high sensitivity)

A Biodiversity Impact Assessment was compiled by Dr David Hoare. The transformed and degraded nature of the proposed area for converting to vineyards/orchards (due to ongoing brush-cutting and grazing) has impacted on the overall sensitivity of the site biodiversity.

Approximately 7ha of the original Fynbos habitat is 'transformed' (no longer resembles Garden Route Shale Fynbos), whilst another 8.5ha is in a 'degraded' condition (still representative of Garden Route Shale Fynbos).

The **remaining milkwood thicket** along the southern slopes and the identified **conservation area next to the restaurant** is deemed **sufficient conservation measures to balance the environmental impact and the socio-economic benefit** of the venture. **Cape Nature will be approached for comment** as part of the public participation process and their input will help inform the outcome of the environmental application.

#### Fauna (high sensitivity)

A Faunal Compliance Statement was compiled by Dr David Hoare. The remnant south facing slopes consisting mostly of milkwood thicket provides continued habitat for identified species to be sustained. **Cape Nature will be approached for comment** as part of the public participation process and their input will help guide the outcome of the environmental process.

#### Flora (medium sensitivity)

A Botanical Impact Assessment was compiled by Dr David Hoare. The transformed and degraded nature of the study area (due to ongoing brush-cutting and grazing) has impacted on the overall sensitivity of the site biodiversity. Historical aerials dating back to 1942 indicate that the site has been utilised for farming over an extended period of time.

The presence of a single protected species (Knysna butterfly bush) was noted during the botanical surveys and a suitable area identified by the botanist that must be retained to avoid impacting on this species and its potential habitat.

The **remaining milkwood thicket** along the southern slopes and the identified **conservation area next to the restaurant** is deemed **sufficient conservation measures** to **balance the environmental impact and the socio-economic benefit** of the venture.

**Cape Nature will be approached for comment** as part of the public participation process and their input will help inform the outcome of the environmental application.

Aquatic Biodiversity (very high sensitivity)

Aquatic Assessment report was compiled by Dr James Dabrowski in support of the Water Use License Application for additional storage and maintenance on existing off-stream dams. The study site does **not contain any natural watercourses/aquatic features**.

**BGCMA will be approached for comment** as part of the public participation process.

Archaeological and Cultural Heritage Sensitivity Theme (very high sensitivity)

Mr Stefan de Kock of Perception Planning with input from Dr Lita Webley. **Heritage Western Cape confirmed that no further studies are required.**

Paleontological sensitivity theme (medium sensitivity)

Mr Stefan de Kock of Perception Planning with input from Dr Lita Webley. **Heritage Western Cape confirmed that no further studies are required.**

CAA (high sensitivity)

The development does not trigger the obstacle collision / potential hazard requirements as set out by the CAA given that it is agricultural activities with limited buildings.

**SACAA will be approached for comment** as part of the public participation process.

Defence (low sensitivity)

This theme is not relevant nor applicable to this application. No study is required.

## SECTION D: APPLICABLE LISTED ACTIVITIES

List the applicable activities in terms of the NEMA EIA Regulations

Activity No(s):	Provide the relevant <b>Basic Assessment Activity(ies)</b> as set out in <b>Listing Notice 1</b>	Describe the portion of the proposed development to which the applicable listed activity relates.
17	Development (v) within a distance of 100m inland of the high-water mark of an estuary, in respect of (e) infrastructure or structures with a development footprint of 50 square metres or more	The property is located within 100m of the high-water mark of an estuary albeit elevated substantially from natural ground level. The main gate and existing access partially falls within this scope.
27	The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation.	Areas on the property previously brush-cut by the previous landowners and utilised for grazing (~4.5ha) that has been transformed and is no longer representative of Garden Route Shale Fynbos albeit still defined as 'natural', plus roughly 8.5ha of degraded fynbos.



Activity No(s):	Provide the relevant <b>Basic Assessment Activity(ies)</b> as set out in <b>Listing Notice 3</b>	Describe the portion of the proposed development to which the applicable listed activity relates.
4 (aa)	The development of a road wider than 4m with a reserve less than 13.5m (ii) in areas outside urban areas (aa) containing indigenous vegetation.	The site contains several existing farm tracks. The main access and road to the proposed restaurant will be three (3m) wide, designed as a circular route that links to existing farm tracks, with passing bays that will exceed the 4m threshold in places.
12 (i, ii, iii)	Clearance of an area of 300sq/m or more of indigenous vegetation, within any critically endangered or endangered ecosystem listed in Section 52 of NEMBA, within critical biodiversity areas (CBAs) identified in bioregional plans and within 100m inland of the high water mark of an estuarine functional zone.  <i>[NOTE: The 2011 Gazetted status for Garden Route Shale Fynbos was Vulnerable]. The November 2022 Gazetted status has elevated the status to that of Endangered.]</i>	Transformation and removal of approximately 8.5ha degraded Garden Route Shale Fynbos for the purposes of establishing vineyards/orchards in conjunction with development of primary dwellings and a restaurant with associated infrastructure and amenities.
<b>Note:</b> <ul style="list-style-type: none"> <li>The listed activities specified above must reconcile with activities applied for in the application form. 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, a new application for Environmental Authorisation will have to be submitted.</li> <li>Where additional listed activities have been identified, that have not been included in the application form, and amended application form must be submitted to the competent authority.</li> </ul>		

List the applicable waste management listed activities in terms of the NEM:WA

Activity No(s):	Provide the relevant <b>Basic Assessment Activity(ies)</b> as set out in <b>Category A</b>	Describe the portion of the proposed development to which the applicable listed activity relates.

List the applicable listed activities in terms of the NEM:AQA

Activity No(s):	Provide the relevant <b>Listed Activity(ies)</b>	Describe the portion of the proposed development to which the applicable listed activity relates.

## SECTION E: PLANNING CONTEXT AND NEED AND DESIRABILITY

1.	Provide a description of the preferred alternative.
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The preferred alternative is to exercise agricultural rights on the property. Conversion of grazing/pastures to vineyard/orchards to optimise the agriculture potential of the property.

The preferred alternative entails the following (Figure 3):

Portion 104/444 (15.48ha)

- Proposed single storey 100 seater restaurant with storage cellar for wine sales/tasting
  - o Care has been taken to position the restaurant below the ridgeline, with parking tucked behind the structure to fit better with the landscape
- Parking area with a walkway to the restaurant
- Proposed conservation area adjacent to the proposed restaurant (presence of a single *Muraltia Knysnaensis* surveyed by botanist in area next to the proposed position of the restaurant)
- Main Dwelling on this cadastral unit
- Majority of vineyards
- Remnant natural areas/thicket (not to be transformed)
- New internal access road to restaurant (3m wide, circular route)
- New 2-spoor farm track to proposed primary dwelling

RE/7/444 (7.25ha) – now consolidated as Portion 191/444

- Main entrance gate off Provincial Road (Rietvlei Road)
- New main Dwelling as primary right on this cadastral unit
- New 2-spoor farm track to proposed main dwelling
- Limited new vineyards
- Remnant natural areas along southern slopes (not to be transformed)

RE43/444 (7.51ha)

- Minority new vineyards
- Majority remnant natural areas along southern slopes (not to be transformed)

2.	Explain how the proposed development is in line with the existing land use rights of the property as you have indicated in the NOI and application form? Include the proof of the existing land use rights granted in Appendix E21.
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The property is zoned for Agriculture I and the intention is to continue to exercise agricultural rights on the property to optimise the agricultural potential of the site by converting pastures/grazing areas to mostly vineyards/orchards.

3.	Explain how potential conflict with respect to existing approvals for the proposed site (as indicated in the NOI/and or application form) and the proposed development have been resolved.
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OSCA issued by Bitou Municipality for the clearing of invasive alien vegetation. The proposal is not in conflict with this approval.

WULA issued for licensing of a borehole, as well as registration of existing off-stream dams inclusive of their maintenance and upgrading where necessary. The proposal is not in conflict with this approval.

4.	Explain how the proposed development will be in line with the following?
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4.1	The Provincial Spatial Development Framework.
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The PSDF supports Economic sectors and specific areas targeted for support are:

	Agriculture – commercial agriculture focused primarily in the existing intensively farmed areas, small farmer development in proximity to settlements and subsistence urban farming.
4.2	The Integrated Development Plan of the local municipality.
	According to Bitou Municipality's IDP, Argo-tourism including wine farming provide an opportunity for further tourism development.  Agro-tourism is part of Bitou Municipality's Agricultural Development Programme.
4.3.	The Spatial Development Framework of the local municipality.
	According to Bitou Municipality's Spatial Development Framework, the small contribution which agriculture is making to the Bitou economy should be expanded. Only 50% of the availability land is currently being utilised for agriculture and ways of increasing agricultural production should be explored.  The draft Goose Valley SDF does indicate a small portion of the site as agricultural with the majority of the property as Biodiversity Area which aligns with the CBA dataset for the area.
4.4.	The Environmental Management Framework applicable to the area.
	Not applicable.
5.	Explain how comments from the relevant authorities and/or specialist(s) with respect to biodiversity have influenced the proposed development.
	Comment from authorities will be considered once received in response to the DBAR. These will be considered and responded to in the Final Bar.
6.	Explain how the Western Cape Biodiversity Spatial Plan (including the guidelines in the handbook) has influenced the proposed development.
	<p><u>Terrestrial Biodiversity</u></p> <p>According to the Terrestrial Biodiversity Assessment (Hoare, 2022), the Western Cape Biodiversity Spatial Plan for Bitou (Cape Nature 2017) shows that significant parts of the site are within a CBA1 area with small sections of CBA2 and ESA2 areas (Figure 4).</p> <ul style="list-style-type: none"> <li>• According to the WCBSP (Western Cape Spatial Plan), CBAs are required to meet biodiversity targets for species, ecosystems or ecological processes and infrastructure.</li> <li>• CBAs are areas of high biodiversity and ecological value and need to be kept in a natural or near-natural state, with no further loss of habitat or species.</li> </ul> <p>Despite the overall ecosystem type for the entire site being indicated as <b>Garden Route Shale Fynbos</b> with an Endangered ecosystem treat status, following a full habitat assessment of the study site, which included surveys for special species concern, protected flora, as well as protected trees, undertaken by Dr Hoare (March, April &amp; October surveys), it was determined by the independent botanical/biodiversity specialist, that the remnant natural habitat includes <b>fynbos, thicket</b> and <b>estuarine wetland vegetation</b> and not only Garden Route Shale Fynbos as per the ecosystem threat status dataset.</p>

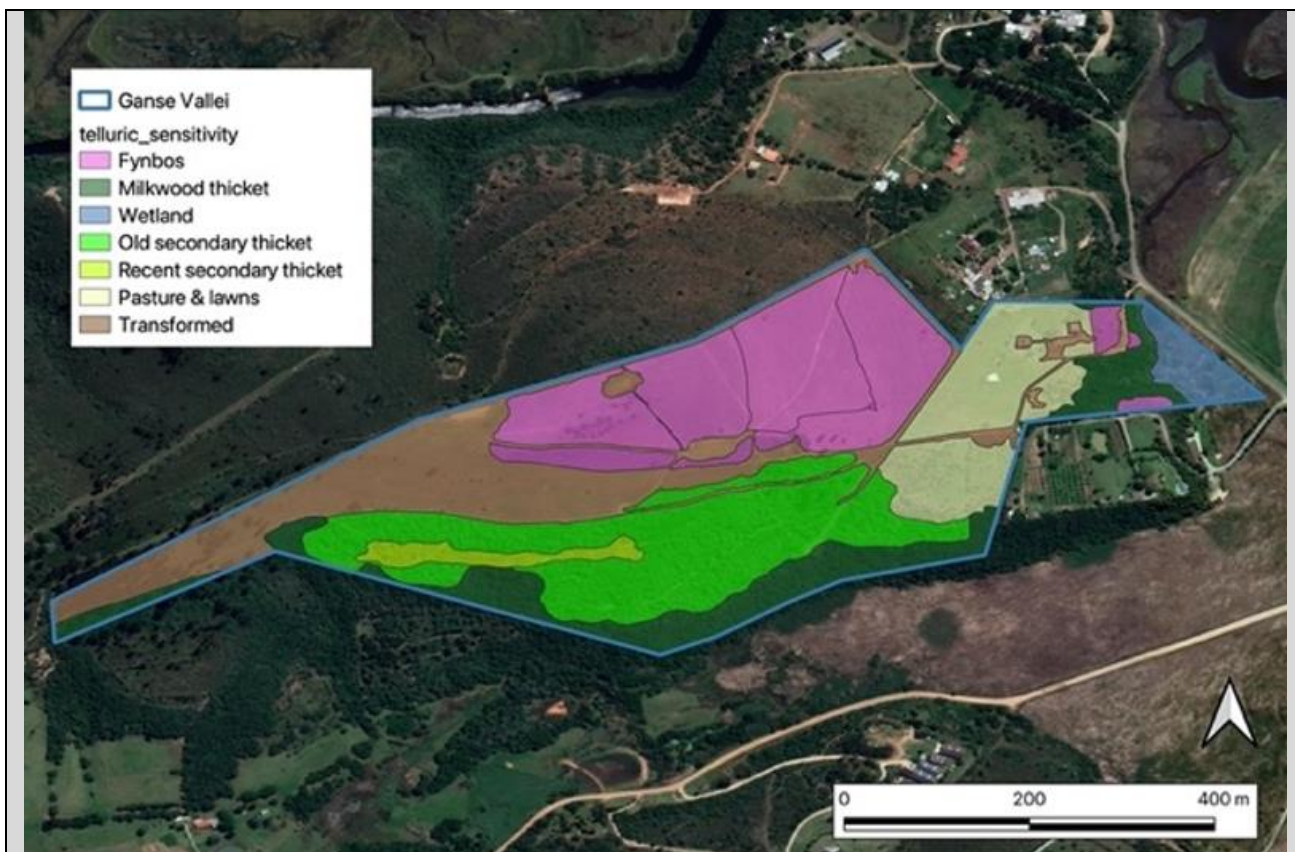


Figure 5: Habitat assessment and description of land cover (Dr Hoare, 2022).

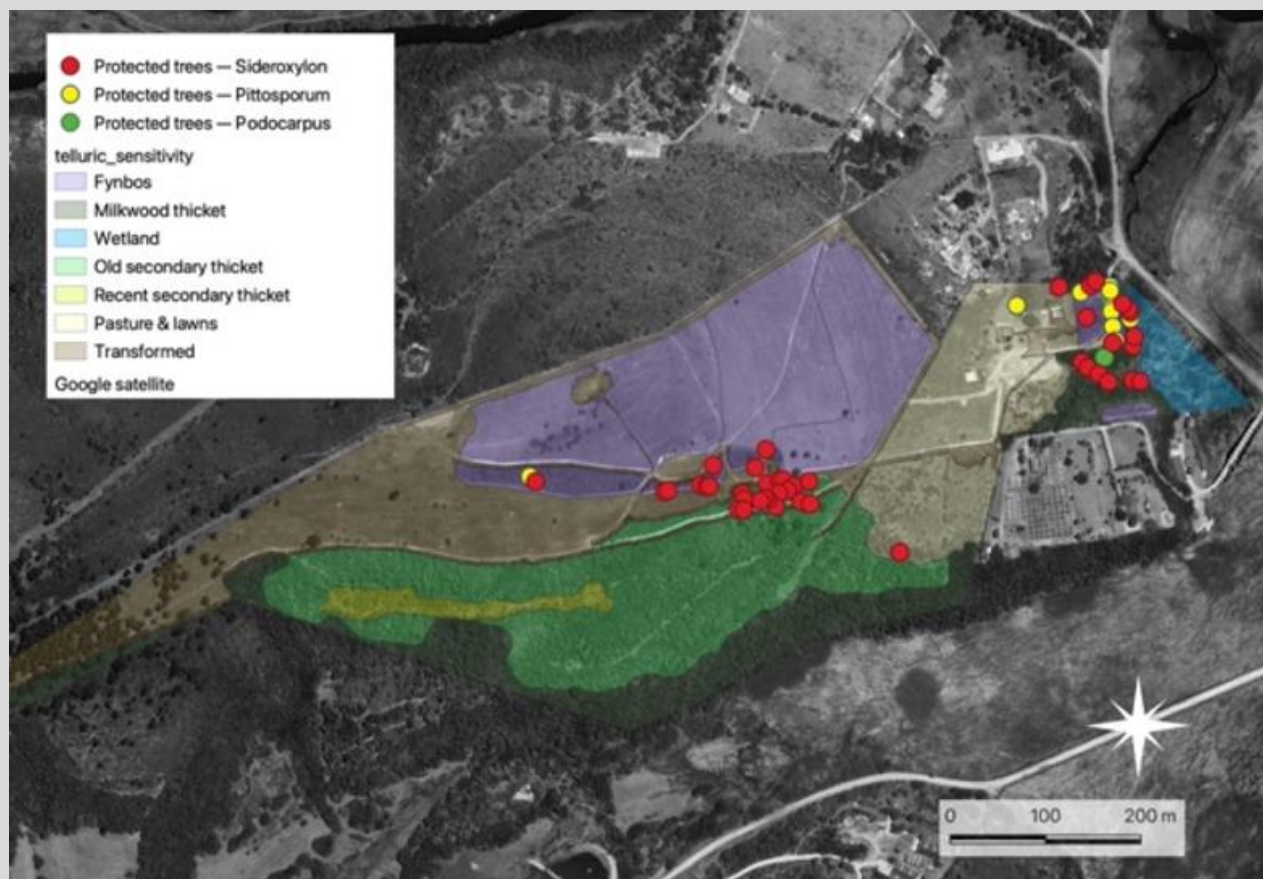


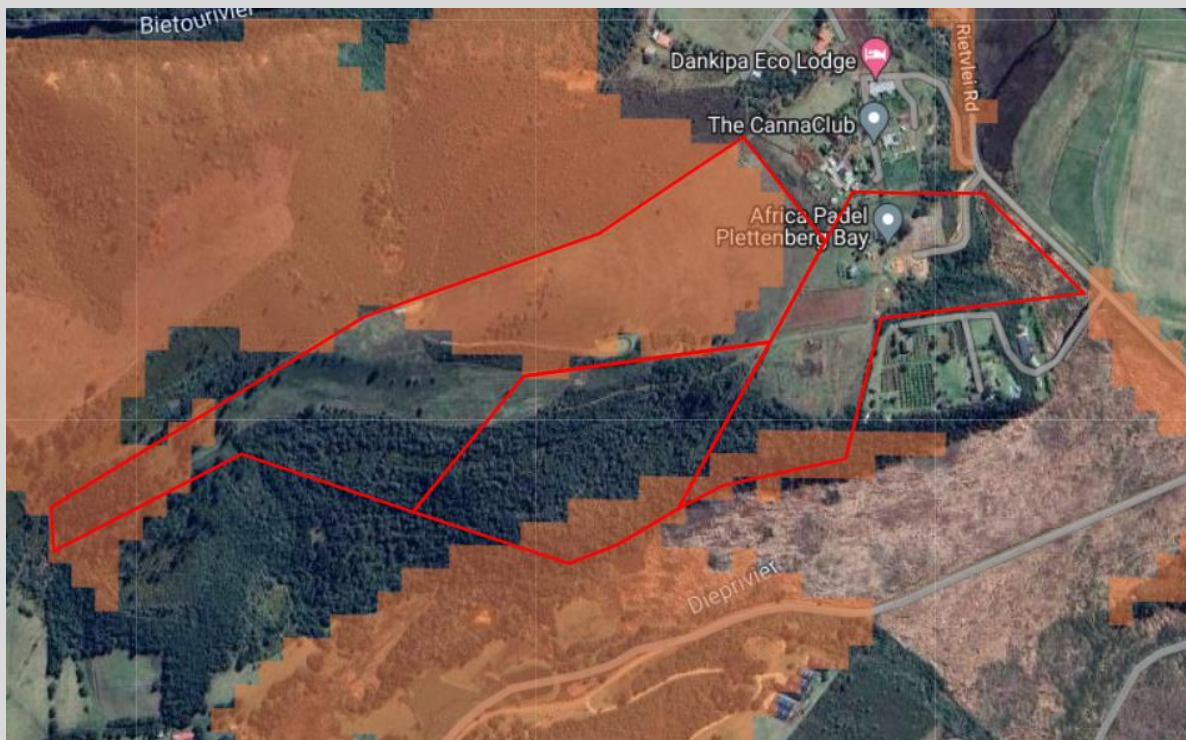
Figure 6: Location of protected tree species overlaid onto the habitat sensitivity map (Source: Hoare 2022).

Dr Hoare determined that the natural habitat to be affected by the proposed activity, will be original **fynbos** habitat that composes nearly half of the property (+/- 15ha). Of this fynbos area (mostly on Portion 104/444, roughly 7ha is significantly transformed (Western half) no longer representative of Garden Route Shale Fynbos, with low biodiversity value, whilst approximately 8.5ha (Eastern half) has been degraded albeit less so compared to the highly transformed western half of the cadastral unit.

Referring to the habitat map of Dr Hoare:

- For the purposes of this assessment the 'transformed' area does not resemble or contain Garden Routh Shale Fynbos remnants any longer due to historical land use associated with cultivation.
- The 'degraded' Fynbos area is still representative of Garden Route Shale Fynbos albeit not in a pristine condition.

This site specific habitat assessment and ground-truthed description of the land cover, to some extent, coincides with the 2022 natural remaining extent of select ecosystem types reflecting what would have been remnant Fynbos prior to the latest brush-cutting observed in .



**Figure 7: SANBI remnant natural vegetation types (2022).**

The remaining 50% of the property (southern slopes ) contains **milkwood thicket** in various stages of succession, along with old pastures and a very small area indicated as wetland habitat. The milkwood thicket will not be affected in any significant manner by the proposed activity.

Historical Fynbos areas on the property has been impacted over time and is in various transformed stages ranging from highly transformed (in the Western half) to degraded in the East.

Continued brush-cutting over many years have resulted in gradual conversion to natural pastures that are utilised for grazing purposes. The proposed activities on site are limited within the transformed and degraded fynbos areas.

Despite continued degradation of the degraded Fynbos area (Eastern half), as a result of brush-cutting and grazing, this area has not been irreversibly transformed, thus it still have the potential to

recover to a natural state. In accordance with the Critical Biodiversity Areas (CBA) handbook, such areas “.....should kept in a natural or near-natural state, with no further loss of habitat or species”.

However to achieve such a natural state, the current land owner will have to cease all grazing, remove all animals from the property, stop brush-cutting, implement a long term alien clearing programme and implement ecological burning.

Since CBA has not yet been adopted for the Western Cape, there is little to no legal provision that forces the landowner to abide by the CBA Handbook and said conservation outcomes. In practice, the land owner has no intention of restoring the pastures and grazing areas to a natural state. Hence the conservation outcome of CBA (for this particular site i.e Status Quo alternative) will not be achieved for the already degraded Fynbos areas even in the event that the vineyard proposal is not approved.

Refer to section G(4) for a detailed Biodiversity description.



**Figure 8: Land cover within the Eastern portion of 104/444 that is deemed degraded Fynbos.**



**Figure 9: Western half of 104/444 that has been significantly transformed over time and no longer resembles Garden Route Shale Fynbos.**

Despite the varying levels of degradation and transformation within the fynbos area, the detailed habitat assessment is important for understanding the suitability of habitat on the site for various plant and animal species of concern, which usually have very specific habitat requirements.

Avoidance mitigation has been applied in the sense that the project design has followed the habitat sensitivity (consent use units and primary dwellings have been removed from the remaining milkwood thicket slopes) and retained areas with the highest biodiversity value where a single Knysna Butterflybush was identified within the brushcut areas.

With the exception of a central area identified as suitable habitat for the Knysna Butterflybush, the area earmarked for vineyards/orchards are limited to the transformed/degraded Fynbos areas. A single plant was observed (during the initial survey, and again in the follow-up detailed search of the site) and no additional plants were found despite a thorough search by the specialist of the entire area around the observed plant. It was found near to the top of the slope within recently brush-cut fynbos.

Brush-cutting on the site probably stimulated the observed plant to flower. Incidentally disturbance i.e. brush-cutting or fire, appears to be a critically important ecological factor, which removes above-ground biomass in the host vegetation, thus facilitating growth and reproduction of this species. The plants probably persist in older fynbos but are unlikely to flower under moribund vegetation conditions. Fire, or similar disturbance, is therefore a critical factor in the long-term persistence of the species within any particular patch of vegetation. This is supported by the significant number of observations of this species in recently burnt or cleared areas. The suffrutex growth form also suggests that the species is a re-sprouter and is therefore adapted to fire or some

other form of defoliation. It is, however, a low-growing shrublet and can therefore be easily overgrown and missed.

According to Hoare (2022) it is unknown to what degree re-seeding is important in population dynamics of *Muraltia knysnaensis*, but other herbaceous members of the genus are known to grow well from seed, and that seeds are either wind-dispersed or, more likely, ant-dispersed (Bond & Slingsby 1983; Pierce 1990). A study on the more common *Muraltia squarrosa* (Pierce 1990) indicates that it is ant-dispersed, and that seed germination is cued by removal of vegetation that results in increased diurnal temperature variation, rather than due to fire *per se*. The method of dispersal is important because dispersal distances are unlikely to be more than several metres at a time (facilitated by ants), and consequently, that loss of populations in specific locations would be relatively permanent in the absence of recruitment from surrounding areas. *Muraltia* species are known to be self-pollinated, which means that a single plant can produce viable seed. The need to set aside a viable area for potential distribution of the single plant found, was identified and based on the known information on their dispersal/germination a suitable area was identified by the specialist in the same location.

Despite continued degradation of the Fynbos areas, as a result of brush-cutting and grazing, some of the fynbos areas have not been irreversibly transformed, thus they still have the *potential* to recover to a natural state under improved conditions. In accordance with the Critical Biodiversity Areas (CBA) handbook, such areas ".....*should be kept in a natural or near-natural state, with no further loss of habitat or species*".

However to restore the degraded fynbos area to a natural state, the current land owner will have to cease all grazing, remove domestic animals from the property, stop brush-cutting, implement a long term alien clearing programme, as well as implement ecological burning.

Since CBA has not yet been adopted for the Western Cape, there is little to no legal provision that forces the landowner to abide by the CBA Handbook and said conservation outcomes. In practice, the land owner has no intention of restoring the pastures and grazing areas to a natural state. If not converted to vineyards/orchard, the Applicant will continue to utilise the property for natural grazing, the impact on biodiversity still expected to be negative judging from the status quo conditions.

It is therefore unlikely that the conservation outcome of CBA (for this particular site i.e Status Quo alternative) will be achieved for the already degraded Fynbos areas even in the event that the vineyard proposal is not approved.

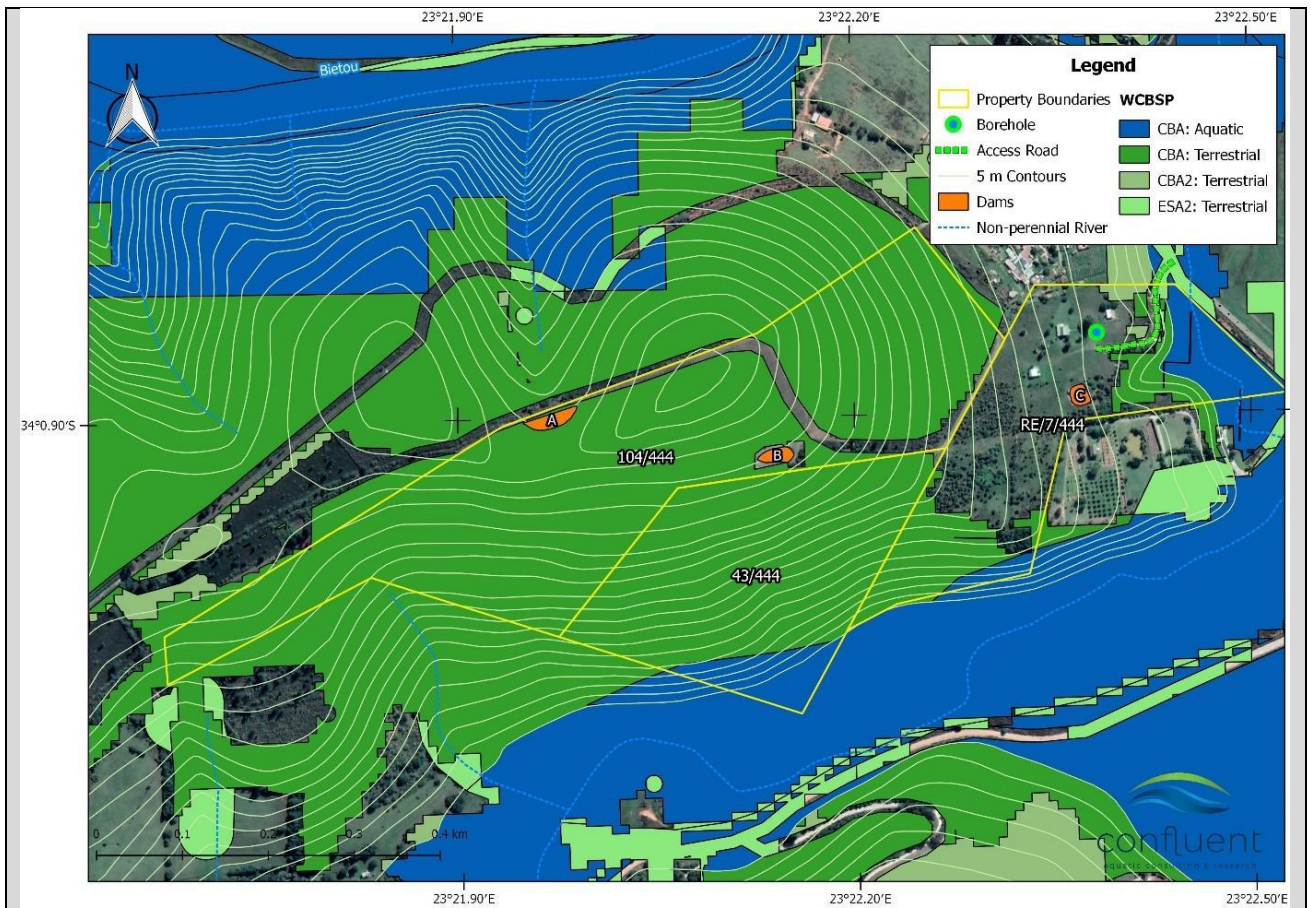
Refer to section G(4) for a detailed Biodiversity/Botanical description.

#### Aquatic Assessment

According the WCBSP for Bitou, only the far eastern most corner of RE/7/444 is categorized as an aquatic CBA (Figure 5). No other aquatic CBAs / ESAs occur on RE/7/444 or the other two properties. No activities will take place within any aquatic CBA.

Maintenance work on, as well as expansion of, existing off-stream dams have been considered by the aquatic specialist and a Water Use License (WULA) issued for the necessary work as well as utilisation of ground water to supplement surface water for the vineyards/orchards.





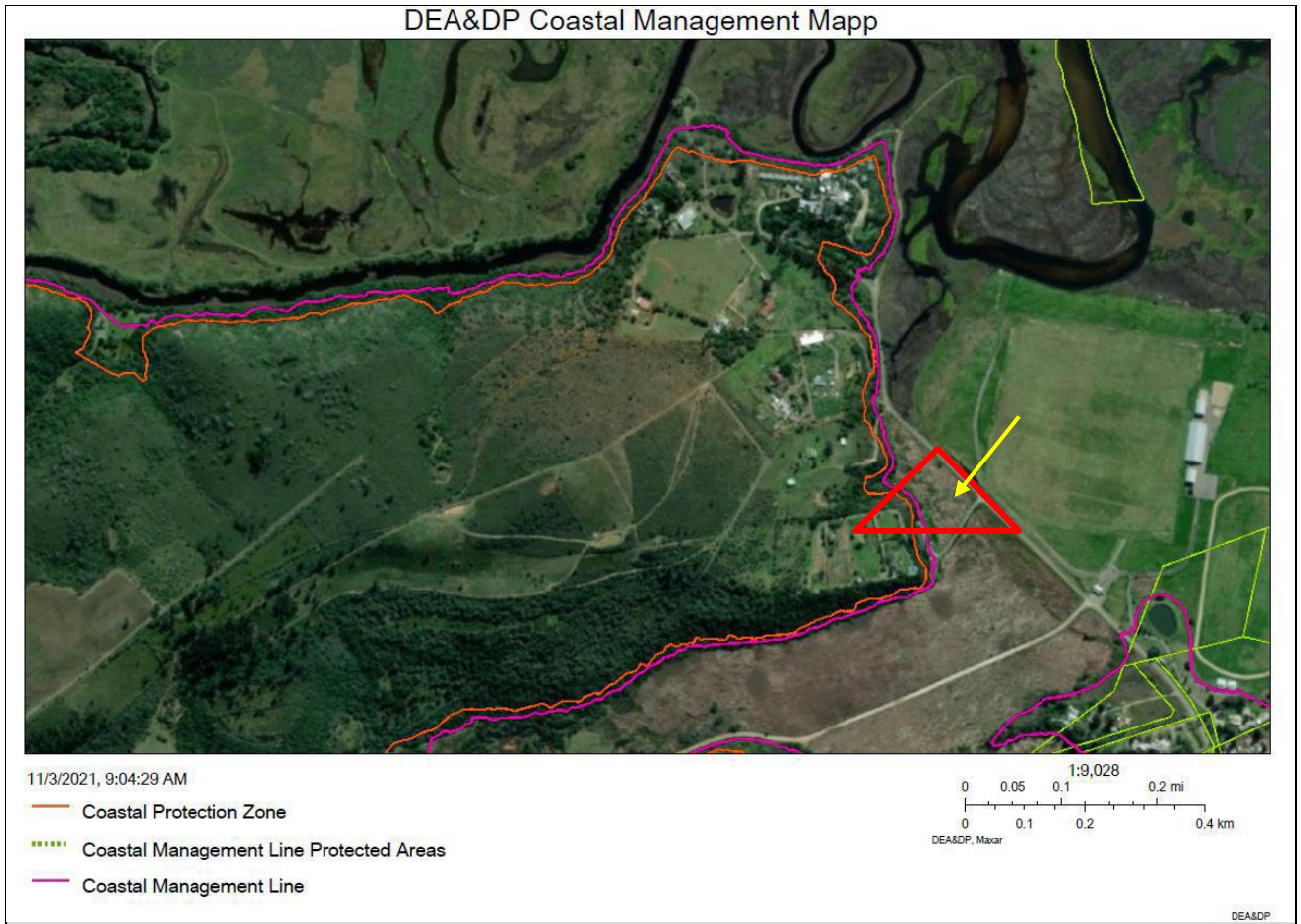
**Figure 10: WCBSP map of the study areas (Aquatic Assessment, 2021).**

7. Explain how the proposed development is in line with the intention/purpose of the relevant zones as defined in the ICMA.

The Coastal Protection Zones aims to (Figure 6):

- protect the ecological integrity, natural character, and the economic, social and aesthetic value of the neighbouring coastal public property.
- avoid increasing the effect or severity of natural hazards.
- protect people, property and economic activities from the risks and threats which may arise from dynamic coastal processes such as wave and wind erosion, coastal storm surges, flooding and sea-level rise.
- maintain the natural functioning of the littoral active zone.
- maintain the productivity of the coastal zone.
- allow authorities to perform rescue and clean-up operations.

Majority of Telluric Farm is located outside of the Coastal Management Lines as per DEADP Coastal Management Map for Plettenberg Bay. A small portion of the property lies within the management lines, note that no activities will be occurring within that portion of the property. The proposed activity will not affect the aims and objectives of the Coastal Protection Zone.



**Figure 11: Coastal Management Map (DEADP).**

8. Explain whether the screening report has changed from the one submitted together with the application form. The screening report must be attached as Appendix I.

The screening tool has not changed. It is still the same screening tool submitted with the application form.

9. Explain how the proposed development will optimise vacant land available within an urban area.

The site does not fall within an urban area.

10. Explain how the proposed development will optimise the use of existing resources and infrastructure.

The proposed development will use an existing road for access to the property (directly off Rietvlei Road across Portion 7/444). A servitude road is also available via Portion 176/444. The proposed development will also use existing services infrastructure connection points (municipal electricity), existing irrigation sources (three existing dams) and will optimise areas already utilised for agriculture albeit a different type i.e. grazing vs vineyards.

11. Explain whether the necessary services are available and whether the local authority has confirmed sufficient, spare, unallocated service capacity. (Confirmation of all services must be included in Appendix E16).

Telluric Farm has access to municipal electricity.

The installing and running of roof top solar power on the dwellings supplement electrical needs from the municipal grid and ultimately lead to a more conservative and sustainably green farming.

In terms of water use, Telluric farm will abstract water (for irrigation purposes) from the licensed borehole located on the most Western border of 104/444 to supplement existing surface water resources and pump it into the existing on-site dams to supplement surety of supply when run-off water to the dams is reduced during dry periods.

The restaurant will rely on the same sources for washing and ablution, whilst all water required for drinking in the restaurant will be bottled water and rainwater. Households will rely on water from the licensed borehole and rainwater from rainwater storage tanks at each house.

12. In addition to the above, explain the need and desirability of the proposed activity or development in terms of this Department's guideline on Need and Desirability (March 2013) or the DEA's Integrated Environmental Management Guideline on Need and Desirability. This may be attached to this BAR as Appendix K.

According to the Need & Desirability Guidelines (2014) the following questions must be answered:

**How will this development impact on the ecological integrity of the area?**

The proposed activity will result in the permanent loss of Garden Route Shale Fynbos habitat of approximately 8.5ha. In the event that this ecosystem was in pristine or good condition, the loss would have compromised the integrity of the area. However the remnant Garden Route Shale Fynbos is degraded to the point where its integrity has been modified reducing the level of impact on ecological integrity. It is acknowledged that the remnant Thicket covering approximately 50% of the property will be preserved under the current proposal. This remnant natural habitat will continue to serve an ecological function in support of the ecological integrity of the greater area.

**How were threatened ecosystems, sensitive, vulnerable, highly dynamic or stressed ecosystems, CBA, conservation targets, ecological drivers, EMFs, SDFs and global and international responsibilities relating to the environment taken into account in the management and planning procedures?**

Majority of the site is earmarked as a CBA. Groundtruthing by qualified specialists determined that roughly 50% of the site is either transformed i.e. not representative of endangered Garden Route Shale Fynbos or degraded Fynbos as a result of brush cutting regimes and lack of ecological fire. The remnant, intact and functional ecosystem associated with the Milkwood Thicket will not be affected and will be conserved under the current proposal. Wetland which are present on the site will not be directly impacted as a result of the development with mitigation and management recommendations to avoid indirectly impacting on these features.

The proposal is seen to be aligned with the principles of sustainable economic development in the agricultural and tourism sectors as per the relevant SDFs although recognition is given the remnant natural ecosystems as important biodiversity areas (to be preserved in the preferred alternative).

The identification and protected of the Knysna Butterflybush in a designated botanical reserve is a positive outcome considering that the current land use regime will ultimately result in the loss of its habitat and the species in this location.

**How will this development disturb or enhance ecosystems and/or result in the loss or protection of biological diversity?**

Diversity within the historical Fynbos areas have been severely compromised by the historical and ongoing land use practice of brush-cutting and grazing (this accounts for nearly 50% of the site). By focussing the proposed activities within this 50% transformed and degraded Fynbos areas, the remaining 50% milkwood Thicket will be enhanced through continuous alien vegetation clearing that will further improve the secondary thicket portions within.

In addition, the identification and protected of the Knysna Butterflybush in a designated botanical reserve is a positive outcome considering that the current land use regime will ultimately result in the loss of its habitat and the species in this location.

**How will this development pollute or degrade the biophysical environment?**

The use of organic fertilisers is an important aspect of the proposed vineyard operations since it improves the ultimate quality of the grape product. Runoff is directed to existing off-stream dams on the property from where it will be re-used for irrigation. This reduces the likelihood of potentially elevated levels of nitrates from entering the lower lying wetland. Likewise the remnant milkwood Thicket (approximately 50% of the site) separate the proposed vineyards from the lower lying

wetland habitat and will serve to act as a biological filter. Pollution of the wetland is therefore highly unlikely.

**What waste will be generated and what measures are in place to avoid/reduce/reuse waste?**

The majority of waste will be of organic nature (clippings/trimmings of vineyards/orchard, invasive alien vegetation), as well as food waste from the restaurant. The organic material will be chipped and applied to the vineyards as organic fertiliser which reduces the amount of waste that would typically go to the Municipal landfill site.

**How will this development disturb or enhance landscapes and or sites that constitute the nation's cultural heritage?**

The development will not disturb or enhance the landscape or sites that has any cultural significance. The two existing labourer cottages at the bottom of the property closest to the entrance will be retained and not affected by the development. Heritage Western Cape has confirmed that the development will not impact on heritage resources.

**How will this development use/impact on non-renewable natural resources?**

The use of surface water (collected in existing registered dams) for irrigation purposes is deemed a beneficial use of natural resources. In addition the licensed borehole provides additional surety of supply.

**How will this development use/impact on renewable natural resources and the ecosystems of which they are part?**

Soil will be enhanced through organic fertiliser whilst retaining moisture through groundcover. Solar panels will be utilised for the dwellings to reduce electricity demand.

**Do the proposed location, type and scale of the development promote reduced dependency on resources?**

Making use of organic waste products generated on the property is a sustainable way of reducing the dependency on chemical fertilisers that not only impacts on soil composition and water quality over longer periods of time, but also on the demand for minerals that are used to produce chemical fertilisers.

**What is the limits of current knowledge i.e. gaps, uncertainties and assumptions?**

Through site assessments during various seasons of the year assisted with good identification of plant and animal species of importance and conservation value. Unknown factors include long-term monitoring and compliance with the EMP and WULA.

**To what extent was a risk averse and cautious approach applied to the development?**

Rather than applying to convert the entire site to vineyards, the determination of appropriate soil conditions, as well as water demand and supply were taken into account in the final proposed vineyard areas. This approach reduces the risk of the operation not being sustainable in the long term. In addition, due to the reliance of this operation on water supply, the testing and licensing of a borehole provides additional surety of supply that reduces the risk of potential failure of the enterprise further.

**How will the ecological impacts from this development impacts on people's environmental rights?**

The ecological impacts are limited and deemed to be of medium to low significance and as a result it is unlikely that people's environmental rights will be impacted.

**Describe linkages and dependencies between human wellbeing, livelihoods and ecosystem services applicable to the area in question and how the development will result in socio-economic impacts?**

The property is privately owned, as such the general public has no access to available ecosystem services offered by the site. The transformed and degraded Fynbos offers no ecosystem service value to the public and the conversion of pastures to vineyards will therefore have no impact on linkages and dependencies associated with human wellbeing associated with ecosystem services.

Economic benefits will be derived from additional temporary as well as permanent employment opportunities, as well as direct and indirect income generation opportunities associated with tourism.

Additional environmental awareness and education about remnant milkwood Thicket and the endangered Knysna Butterflybush (within the designated botanical reserve) will help improve knowledge of these natural features to visitors and workers associated with the activities.

**How will this development positively and negatively impact on ecological integrity objectives/targets/considerations of the area?**

Long-term protection of the remnant, intact milkwood Thicket and the establishment of a dedicated botanical reserve is deemed a positive outcome of the preferred alternative when compared to the current land use regime. The latter is highly unlikely to change and comes with a high likelihood of ad hoc clearance of the Thicket and the loss of endangered plant species. By ensuring that roughly 50% of the remnant, intact natural vegetation (thicket habitat) will be protected and avoided, there is still an acceptable level of achieving environmental objectives associated with critical biodiversity areas, ecological functioning and ecological patterns and processes associated with these environments.

**How did the alternatives identified, result in the selection of the best practicable environmental option in terms of ecological considerations?**

Alternative 1 (Preferred Alternative) avoids the remaining, intact natural habitats which animals favour on this property. Improved invasive alien clearing can be implemented within these areas with the additional income generated by the proposed development. Focussing the activity within transformed and degraded Fynbos areas is deemed to be supportive of the best practical environmental option since the socio-economic benefits will be balanced with a moderate to low negative environmental impact.

## SECTION F: PUBLIC PARTICIPATION

The Public Participation Process ("PPP") must fulfil the requirements as outlined in the NEMA EIA Regulations and must be attached as Appendix F. Please note that if the NEM: WA and/or the NEM: AQA is applicable to the proposed development, an advertisement must be placed in at least two newspapers.

1. Exclusively for linear activities: Indicate what PPP was agreed to by the competent authority. Include proof of this agreement in Appendix E22.

Not applicable.

2. Confirm that the PPP as indicated in the application form has been complied with. All the PPP must be included in Appendix F.

Report will be updated with comments received once the comment period on the DBAR ends.

- Neighbouring property owners were identified using CapeFarmMapper,
- Select neighbouring property owners were compiled into a list sent to the Bitou Municipality for confirmation of contact details,
- Key Authorities were identified according to whether or not they have a mandated interest in the area/site;

- Local Councillor was verified with the Bitou Municipality;
- Site Notices were placed on site calling for I&APs to register and review the DBAR;
- Written notifications were sent to all potential I&APs via email/post informing of the availability of the DBAR and the opportunity to register as an I&AP;
- Advert appears in the Knysna-Plett Herald for I&APs to register and submit comment on the DBAR.

Comments received in response to the DBAR or in request to be registered will be added to the Stakeholder Register and their submissions will be incorporated and reflected in the Final Basic Assessment Report.



**KNYSNA-PLETT HERALD**  
INCORPORATING AREAS FROM SEDGEFIELD TO BITOU R4.00  
Thursday 23 March, 2023 www.knysnaplett Herald.com

Thursday 23 March, 2023 13

**Cape EAPrac**  
**PUBLIC PARTICIPATION PROCESS**  
**BASIC ASSESSMENT APPLICATION**

PUBLIC PARTICIPATION PROCESS FOR TELLURIC FARM ON  
REMAINDER 43 & PORTION 191 OF PORTION 444 AND FARM 104 OF PORTION  
444, GANSEVALLEI

**Notice is hereby given of a Public Participation Process in terms of the National Environmental Management Act (NEMA, Act No 107 of 1998 as amended)**

An application for a **Basic Assessment** has been submitted to the Department of Environmental Affairs and Development Planning (DEA&DP) as the competent authority for decision-making.

**Proposal:** Establishment of vineyards along with the proposal for a single-storey boutique restaurant (100-seater), with a wine tasting / sales facility, to ultimately produce & sell wine under the brand 'Telluric Farm'. The proposal also entails the development of two main dwellings (on Portion 104/444 & 191/444) and a Farm Shed on Portion 191/444.

**DEADP Ref:** 16/3/3/6/7/1/D1/14/0011/22

**Location:** Telluric Farm is located near Dieprivier Vlei approximately two (2) kilometres from Goose Valley Golf Club (via Rietvlei Road), Plettenberg Bay.

**Applicant:** ACME Capital (Pty) Ltd      **Environmental Practitioner:** Cape EAPrac

**Information Available:** A Draft Basic Assessment Report (DBAR) is available for a 30-day commenting period, extending from **Monday, 27 March 2023 to Tuesday, 02 May 2023**. The report can be accessed digitally via [www.cape-eaprac.co.za](http://www.cape-eaprac.co.za) / Active Projects. Alternative platforms / access to reports can be arranged on request.

**Deviations/Exemptions:** None applied for.

**Listed activities:** Listing 1 (Activity 17 & 27), Listing 3 (Activity 4).

In order to be registered as an Interested and Affected Party (I&AP) for the BAR process, individuals are requested to respond to this notice by submitting their complete contact details and/or comments to Cape EAPrac in writing (to address below) on or before **02 May 2023**. [Correspondence throughout the remainder of the environmental process will be distributed to registered I&APs only].

**Cape EAPrac – Attention:** Louise-Mari van Zyl, Email: [louise@cape-eaprac.co.za](mailto:louise@cape-eaprac.co.za)  
PO Box 2070 George 6530; Telephone: 044 874 0365

**Take Note:** In to the POPIA legislation when registering as an I&AP a person consents to the lawful processing of personal information for the intended purposes, as described by the Protection of Personal Information Act, 2013 (Act no. 4 of 2013). By registering/submitted comment a person agrees that his/her/their contact details will, where required by a public body, be reflected in regulated reports that must be compiled and submitted to the general public, registered stakeholders, organs of state as well as the competent authority for consideration and decision-making.

**Date of Advertisement:** 23 March 2023 (Knysna-Plett Herald)

3. Confirm which of the State Departments and Organs of State indicated in the Notice of Intent/application form were consulted with.

- Department of Agriculture
- Cape Nature
- Garden Route District Municipality
- Bitou Municipality

- SACAA
- Provincial Roads
- BGCMA
- Department of Health
- SANRAL
- Department of Forestry

4. If any of the State Departments and Organs of State were not consulted, indicate which and why.

5. if any of the State Departments and Organs of State did not respond, indicate which.

6. Provide a summary of the issues raised by I&APs and an indication of the manner in which the issues were incorporated into the development proposal.

DBAR will be updated with comments received and reflected in the Issues & Response Report that will be included in the Final Basic Assessment Report.

**Note:**

A register of all the I&AP's notified, including the Organs of State, and all the registered I&APs must be included in Appendix F. The register must be maintained and made available to any person requesting access to the register in writing.

The EAP must notify I&AP's that all information submitted by I&AP's becomes public information.

Your attention is drawn to Regulation 40 (3) of the NEMA EIA Regulations which states that *"Potential or registered interested and affected parties, including the competent authority, may be provided with an opportunity to comment on reports and plans contemplated in subregulation (1) prior to submission of an application but **must** be provided with an opportunity to comment on such reports once an application has been submitted to the competent authority."*

All the comments received from I&APs on the pre -application BAR (if applicable and the draft BAR must be recorded, responded to and included in the Comments and Responses Report and must be included in Appendix F.

All information obtained during the PPP (the minutes of any meetings held by the EAP with I&APs and other role players wherein the views of the participants are recorded) and must be included in Appendix F.

Please note that proof of the PPP conducted must be included in Appendix F. In terms of the required "proof" the following is required:

- a site map showing where the site notice was displayed, dated photographs showing the notice displayed on site and a copy of the text displayed on the notice;
- in terms of the written notices given, a copy of the written notice sent, as well as:
  - if registered mail was sent, a list of the registered mail sent (showing the registered mail number, the name of the person the mail was sent to, the address of the person and the date the registered mail was sent);
  - if normal mail was sent, a list of the mail sent (showing the name of the person the mail was sent to, the address of the person, the date the mail was sent, and the signature of the post office worker or the post office stamp indicating that the letter was sent);
  - if a facsimile was sent, a copy of the facsimile Report;
  - if an electronic mail was sent, a copy of the electronic mail sent; and
  - if a "mail drop" was done, a signed register of "mail drops" received (showing the name of the person the notice was handed to, the address of the person, the date, and the signature of the person); and
- a copy of the newspaper advertisement ("newspaper clipping") that was placed, indicating the name of the newspaper and date of publication (of such quality that the wording in the advertisement is legible).



## SECTION G: DESCRIPTION OF THE RECEIVING ENVIRONMENT

All specialist studies must be attached as Appendix G.

### 1. GROUNDWATER

1.1.	Was a specialist study conducted?	YES	NO
1.2.	Provide the name and or company who conducted the specialist study.		
Gerhard Steenekamp (Groundwater Complete).			
1.3.	Indicate above which aquifer your proposed development will be located and explain how this has influenced your proposed development.		
<p>Geohydrological study was conducted to provide input on the WULA (Water Use Licence Application). The proposed water use (borehole) is located on RE/7/444. Although surface water storage is sufficient for irrigation of vineyards/orchards, access to groundwater is deemed additional surety of supply in the event of extended drought conditions, especially during the establishment phase of the crops.</p> <p>According to Steenekamp (2022), the geology in the Telluric area creates a highly varying secondary, fractured rock aquifer system with various unconnected/poorly connected aquifers. Telluric is located on a large deposit of Kirkwood conglomerate (Kirkwood formation). The Kirkwood formation is underlain by the Baviaanskloof and Skurweberg formations, which is likely where the groundwater from the borehole is sourced from.</p> <p>A first borehole was drilled in September 2021. This borehole could not be stabilised and a second borehole was drilled at the end of November 2021 (Telluric borehole). This borehole was tested in January 2022 and was found to be of very good overall quality and supply. It draws water from the confined sandstone aquifer below the Krikwood formation. The pump test showed that the borehole responded well, recovered quickly, and has a low risk of saltwater intrusion.</p> <p>It was concluded that if the recommended sustainable yields are not exceeded, groundwater abstraction will have no significant immediate effects on groundwater availability for nearby groundwater users, nor will it have any long-term negative effects on the groundwater system. Monitoring of the groundwater level (when in use) will be conducted to ensure that abstraction does not impact the groundwater quantity and quality over the long-term.</p> <p>Please refer to the Geohydrological Report (2022) for a more detailed aquifer description (Appendix G).</p>			



**Figure 12: Location of Telluric borehole (Geohydrological report, 2022).**

1.4. Indicate the depth of groundwater and explain how the depth of groundwater and type of aquifer (if present) has influenced your proposed development.

According to the Geohydrological study (2022), the groundwater level depth varies greatly due to the poorly connected aquifers and ranges between 18 and 20 m below sea level.

## 2. SURFACE WATER

2.1.	Was a specialist study conducted?	YES	NO
2.2.	Provide the name and/or company who conducted the specialist study.		

Dr James Dabrowski (Confluent Consulting).

2.3.	Explain how the presence of watercourse(s) and/or wetlands on the property(ies) has influenced your proposed development.		
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The following were noted in the Aquatic Assessment and WULA (2021 & 2022):

- The Estuarine Functional Zone of the Keurbooms Estuary extends into RE/7/444 (eastern most extend) and 43/444 (southern extent).
- There are three existing dams on-site (all are off-stream dams). Two on 104/444 and one on RE/7/444.
- The northern most dam on 104/444 is located within an area of natural drainage but is not located within a watercourse. A non-perennial drainage line forms further down the slope from this dam into a northerly direction onto the immediate neighbouring property.
- The southern-most dam on 104/444 is fed by existing furrows.

According to the Aquatic Assessment (2021), the majority of proposed activities occur outside the Keurbooms Estuarine Zone and no degradation of the aquatic habitat is anticipated. The development and operational phases are acceptable from an aquatic ecosystem perspective.

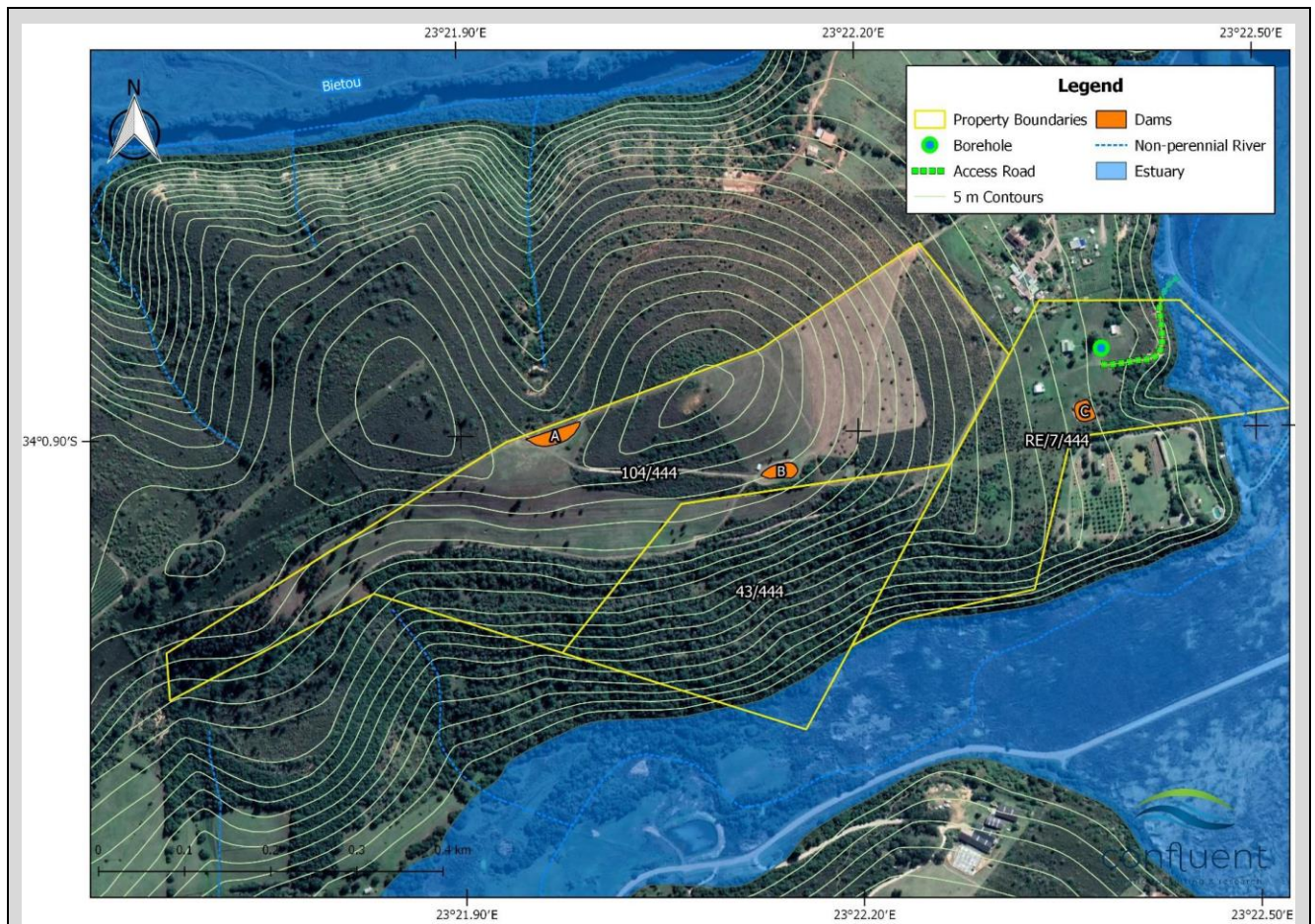


Figure 13: Locality of three dams and borehole (Aquatic Assessment, 2021).

### 3. COASTAL ENVIRONMENT

3.1.	Was a specialist study conducted?	YES	NO
3.2.	Provide the name and/or company who conducted the specialist study.		
3.3.	Explain how the relevant considerations of Section 63 of the ICMA were taken into account and explain how this influenced your proposed development.	<p>Although the Estuarine Functional Zone extends onto the very bottom sections of RE/7/444 and 43/444, the development (with the exception of the existing intersection and access point on the Provincial Road (Rietvlei Road)) will not impact on the estuarine environment.</p>	
3.4.	Explain how estuary management plans (if applicable) has influenced the proposed development.		
3.5.	Explain how the modelled coastal risk zones, the coastal protection zone, littoral active zone and estuarine functional zones, have influenced the proposed development.		

### 4. BIODIVERSITY

4.1.	Were specialist studies conducted?	YES	NO
4.2.	Provide the name and/or company who conducted the specialist studies.		

<p>Dr David Hoare &amp; Dr Wynand Vlok (David Hoare Consulting (Pty) Ltd).</p> <p>Both specialists are <b>registered Professional Natural Scientists</b>, as well as <b>SACNASP registered</b> in the field of Ecological Science, Botanical Science and Zoology.</p> <p>Dr Hoare: PhD Pr.Sci.Nat. 400221/05 and SACNASP 400221/05 (Ecological Science, Botanical Science) &amp; Dr Vlok Pr. Sci. Nat. 400109/95 and SACNASP 400109/95 (Zoology, Botany).</p>	
4.3.	<p>Explain which systematic conservation planning and other biodiversity informants such as vegetation maps, NFEPA, NSBA etc. have been used and how has this influenced your proposed development.</p> <p>SANBI 2011 &amp; 2022 Ecosystem Threat Status &amp; Remnant Natural Ecosystems datasets</p> <p>NSBA</p> <p>NFEPA</p> <p>Cape Farm Mapper</p> <p>Protected Tree Species List</p> <p>Western Cape Biodiversity Programme</p> <p>Consideration of rare/endangered &amp; species of special concern</p> <p>Site- and species-specific surveys conducted by professional natural scientist specialist to determine applicability and correctness of the Screening Tool through ground-truthing</p>
4.4.	<p>Explain how the objectives and management guidelines of the Biodiversity Spatial Plan have been used and how has this influenced your proposed development.</p> <p>The main impact from the proposed activity will be the loss of fynbos habitat and potentially some protected tree species (although the intention is to keep the protected trees amongst the vineyards) because of clearing and conversion to vineyards/orchards.</p> <p>To this end it would appear that the development proposal does not conform to the WC BSP objective to avoid loss of ecological infrastructure, nor the conservation goal of preserving remnant natural habitats of especially endangered/critically endangered ecosystems.</p> <p>It must be considered however that, as determined by the botanical/biodiversity/faunal specialists that assessed the site conditions, the Fynbos habitat on site has been heavily impacted over time and is not in good condition. The impact of degradation and transformation of the Fynbos area is predominantly attributed to the historic and current land use more so than the proposed land use.</p> <p>Significant bush clearing (of milkwood thicket) and brush cutting (of fynbos) is evident from a series of aerial images dating back to 1942. The historical land use of extensive bush clearing and brush-cutting to create pastures has been corroborated by Mr Andrew Cowley who's family used to own and farm the properties over a period of 86 years preceding the transfer to the current owner in 2022. A historical aerial portfolio, along with an Affidavit by Mr Cowley are included as Appendix M.</p>

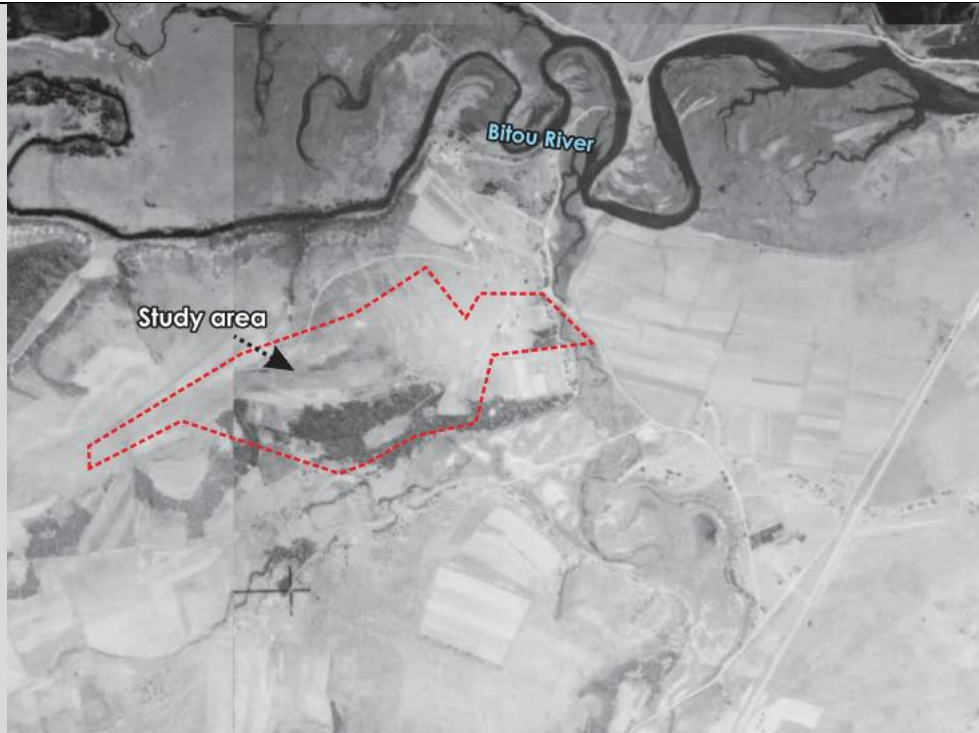


Figure 14: Aerial dated 1942 showing the greater Ganse Vallei area with the study site as being utilised for agricultural purposes.

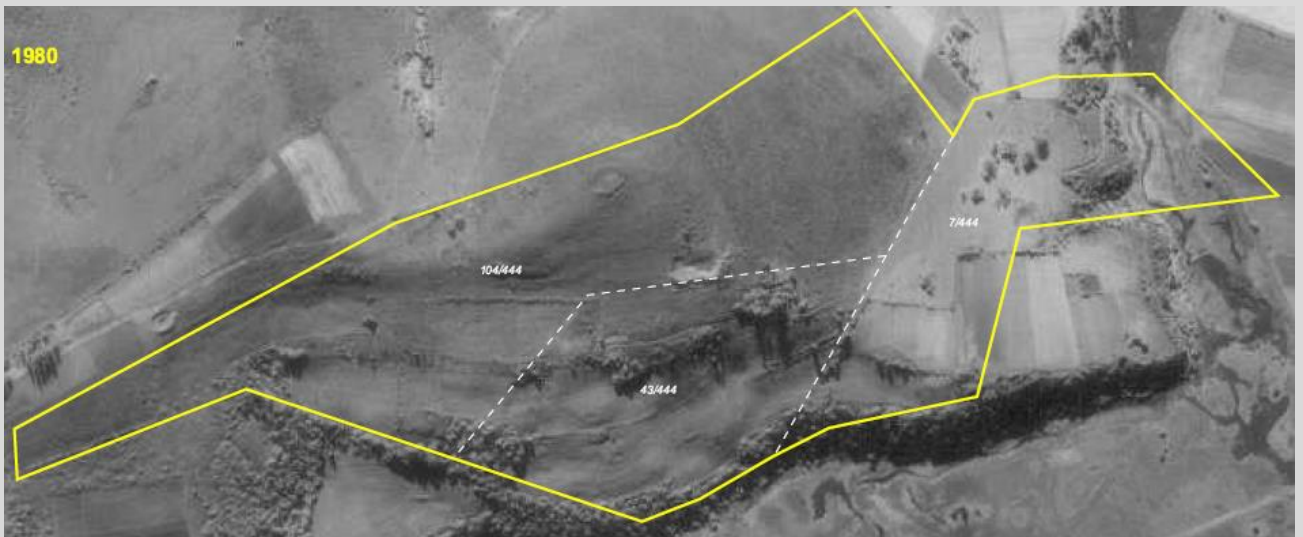


Figure 15: Historical aerial of 1980 indicating extensive bush clearing into the milkwood thicket along the southern slopes as well as utilisation as pastures for grazing within the fynbos areas.

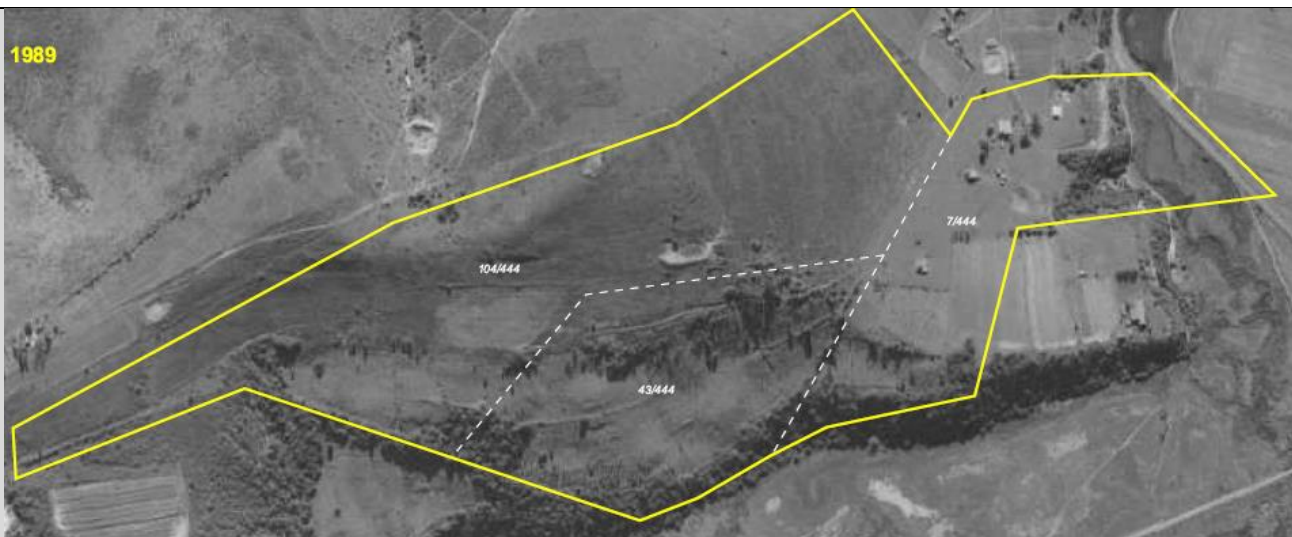


Figure 16: Historical aerial of 1989 indicating continued agricultural usage of the property.



Figure 17: Historical aerial of 1998 prior to the NEMA coming into effect indicating transformed and degraded areas from previous clearing/brush cutting.

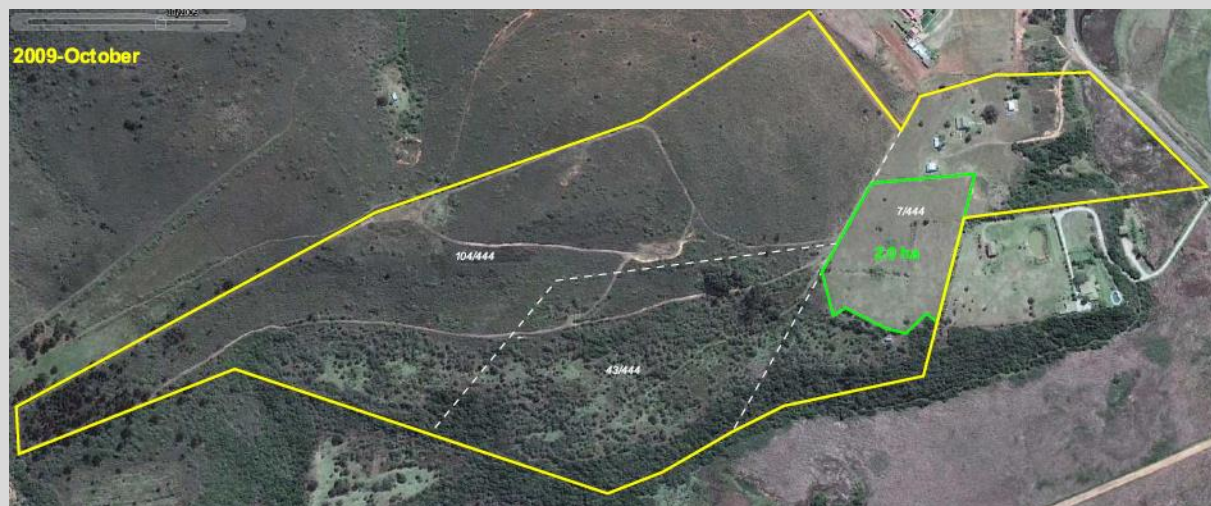
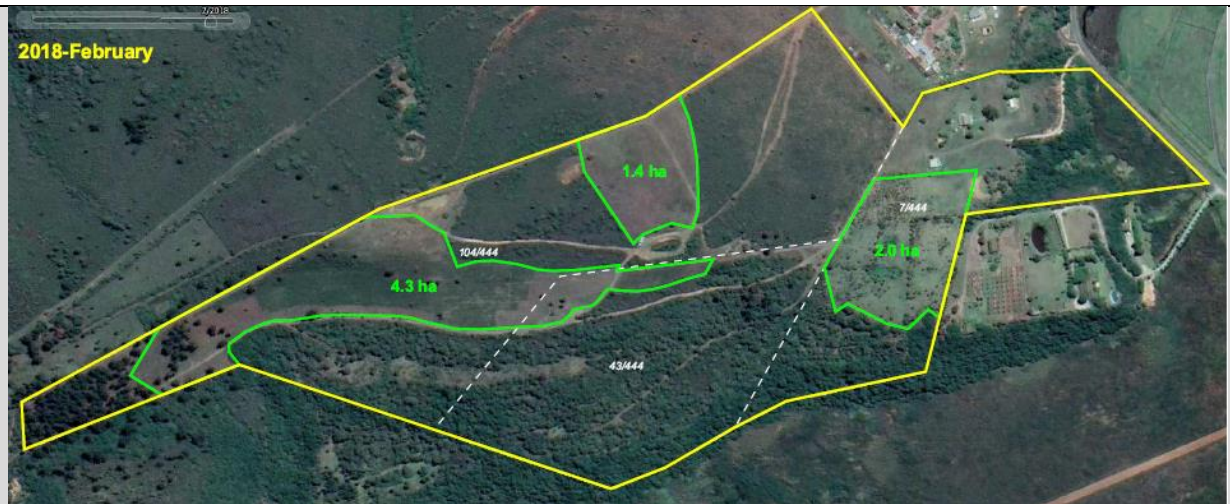
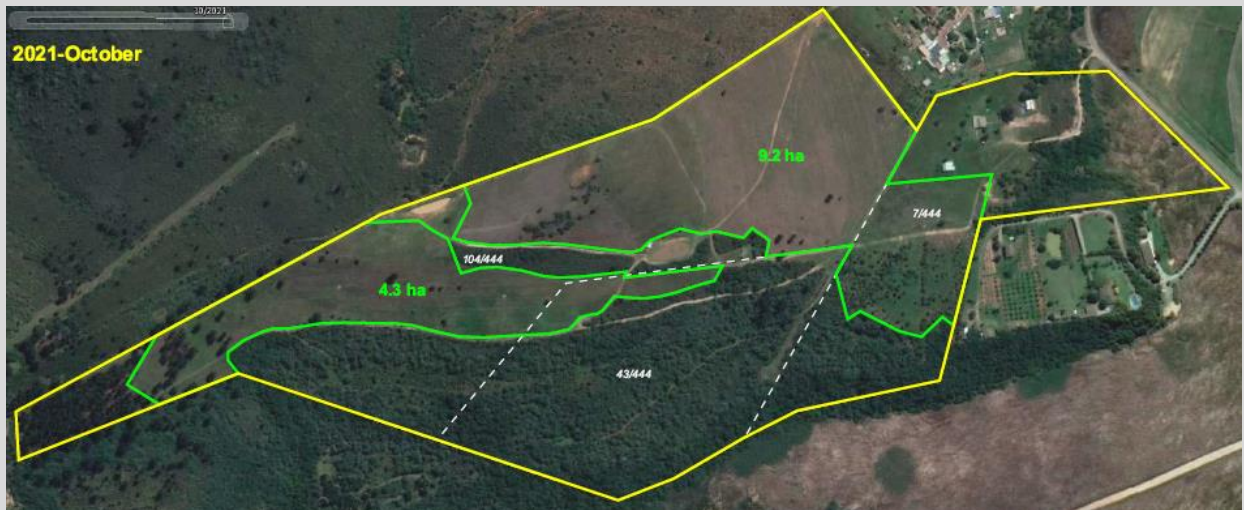


Figure 18: Aerial dated 2009 showing secondary thicket returning to previously cleared southern slopes and reduced brush cutting with more prominent pastures in the eastern portion of the property.



**Figure 19: Aerial dated February 2018 indicating noticeable recovery of the thicket areas with more recent brush cutting into the Fynbos areas again.**



**Figure 20: Aerial from October 2021 (before transfer of the property) indicating more extensive brush-cutting of Fynbos areas.**

Reoccurring brush-cutting/trampling results in the loss of (fynbos) species mostly because some fynbos species need to grow tall / to a certain height, to reach maturity i.e. to produce seed. When brushcut, especially on a continues basis, such species cannot reach maturity and produce seed. Likewise the species that can shoot from root stock are often trampled when the area is utilised as pastures i.e. for grazing purposes. In the absence of such regrowth/germination, the fynbos habitat becomes more grassy because grass species has a much higher level of tolerance for a brush-cutting regime.

Furthermore, when utilised as pastures, such areas become increasingly nutrified (increased volumes of manure from livestock) and Fynbos prefers nutrient poor soils.

In addition, the lack of ecological burning (low cut grass species are much less likely to burn even with wild fire events due to lack of organic fuel load/material) further reduces plant species diversity and subsequent conservation value.

Regular clearing of vegetation, whether by burning or by bush-cutting, will inevitably lead to loss of fynbos species, to be replaced by grasses and weeds. This happens through relatively rapid depletion of soil seed banks, in addition to mortality of adult plants.

At a species specific level according to the SANBI Red List assessment, the coastal fynbos habitat of *Muraltia knysnaensis* has already been changed by at least 58 percent, mostly for agricultural

cultivation, forestry plantations, and urban and coastal development. Subpopulations living in small remnants of natural vegetation are endangered by foreign invasive plant invasions and fire exclusion, and habitat degradation continues. At the study site, fire has been largely excluded whilst bush-cutting has been used to remove the above-ground biomass of fynbos vegetation. Incidentally this land use has favoured *Muraltia knysnaensis* on site in the short-term, but continued and persistent brush-cutting damages the fynbos and compromise the plant's long-term survival at this site.

Contrary to the Fynbos areas, the milkwood thicket along the southern slopes have been excluded from continuous brush-cutting. These areas were eventually also excluded from the pasture areas. As a result the Thicket has recovered fairly well over the past two (2) decades since initial clearing. This (thicket) habitat is deemed intact and judging from both botanical, as well as faunal observations, has greater conservation potential and biodiversity value compared to the degraded Fynbos areas (albeit that it has a higher ecosystem threat status).

To accommodate these factors, avoidance mitigation has been applied with the preferred Alternative in the sense that the project design has:

- followed the habitat sensitivity and retained areas with the highest effective biodiversity value, inclusive of the milkwood thicket,
- reinstating a designated patch of Fynbos in the vicinity where the Butterflybush has been identified and
- avoiding the areas where protected trees have been noted.



**Figure 21: Image snapshot from preferred site plan with indicative location of protected tree species as per botanical survey.**

This approach limits the proposed activities to within the already degraded fynbos areas, whilst the remnant thicket habitat with numerous protected tree species, will continue to function as an intact ecological corridor in support of the critical biodiversity area (CBA).

It is submitted that





**Figure 22: Indicative polygon of remnant (thicket) habitat that will continue as functional habitat within the greater Critical Biodiversity Area (CBA).**

It is submitted that the preferred alternative has taken into account the biodiversity informants and within these constraints, the objectives and management guidelines of the Biodiversity Spatial Plan will still be reasonably achieved in a balanced and sustainable manner.

4.5. Explain what impact the proposed development will have on the site specific features and/or function of the Biodiversity Spatial Plan category and how has this influenced the proposed development.

There are three natural habitats on site consisting of:

1. Fynbos
2. Milkwood Thicket
3. Estuarine Wetlands

When the preferred Site Development Plan is compared to the habitat map, inclusive of the location of protected trees, the vineyards will be entirely within areas mapped as “Fynbos”. Other remaining natural habitat types will be avoided whilst a designated reserve area will be established to protect an area where a single Knysna Butterflybush has been observed.

The Fynbos on site has been heavily impacted over time and is not deemed to have much conservation value or potential under the current land use i.e. Status Quo alternative.

Avoidance mitigation have been applied to ensure that the proposed activities on site will be within these degraded fynbos areas only whilst enabling the intact natural thicket habitat to continue to function as a natural habitat and corridor.

4.6. If your proposed development is located in a protected area, explain how the proposed development is in line with the protected area management plan.

The proposed development is not located in a protected area.

4.7. Explain how the presence of fauna on and adjacent to the proposed development has influenced your proposed development.

Flagged Animal Species of Conservation Concern (SCC) would be found within Milkwood Thicket habitats. No thicket areas will be affected by the proposed development.

According to Dr Vlok it is unlikely that the project will have a direct impact on animal SCC. The project design has followed the habitat sensitivity and retained areas with the highest biodiversity value.

**5. GEOGRAPHICAL ASPECTS**

Explain whether any geographical aspects will be affected and how has this influenced the proposed activity or development.

The position of the restaurant has been carefully selected so as to be off the ridgeline to avoid breaking the skyline.

Steeper slopes have been avoided and will remain covered in thicket.

No other geographical aspects will be affected.

**6. HERITAGE RESOURCES**

6.1.	Was a specialist study conducted?	YES	NO
6.2.	Provide the name and/or company who conducted the specialist study.		
Stefan de Kock of Perception Planning.			
6.3.	Explain how areas that contain sensitive heritage resources have influenced the proposed development.		
No sensitive features identified.			
Heritage Western Cape as the official commenting body has confirmed this and approved the development proposal as per the NID. No further studies are required.			

**7. HISTORICAL AND CULTURAL ASPECTS**

Explain whether there are any culturally or historically significant elements as defined in Section 2 of the NHRA that will be affected and how has this influenced the proposed development.

There are no culturally or historically significant elements associated with the property or immediate surrounding landscape.

**8. SOCIO/ECONOMIC ASPECTS**

8.1.	Describe the existing social and economic characteristics of the community in the vicinity of the proposed site.
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<p><u>Bitou population</u></p> <p>According to the 2020 Bitou Municipality SEP (Socio-Economic Profile) the population of Bitou is 69 321 people in 2021. This total is expected to grow to 77 243 by 2025. The largest population is projected in the 0-14 years of age cohort which is expected to grow at an annual average rate of 3.0%, compared to a growth of 2.7% in the working age population and 1.9% in the aged population. These predicted growth rates increase the dependency ratio from 48.1 in 2021 to 48.3 in 2025. Higher dependency places strain on the income of the working age population.</p> <p><u>Bitou employment</u></p> <p>Bitou has the highest unemployment rate in the Garden Route District. After slowly rising from 22.7% in 2018 to 24.5% in 2019, it declined slightly to 24.2% in 2020. Most job losses affected low and semi-skilled workers who are more vulnerable to living in poverty of economic decline.</p>	
8.2.	<p>Explain the socio-economic value/contribution of the proposed development.</p> <p>Telluric has carefully considered the socio-economic impacts on the surrounding place and people. The key social issues associated with the establishment and development phase include:</p> <ol style="list-style-type: none"> <li>1. Creation of employment and business opportunities for locals</li> <li>2. Support for local economic development and tourism</li> </ol> <p>The development would represent an opportunity to support the development of tourism in the area. The employment and investment opportunities associated with the establishment and operation phase, as well as the benefits associated with visitors will be beneficial to the local economy.</p> <p>Telluric aims to employ:</p> <ul style="list-style-type: none"> <li>• ten (10) permanent staff members that will tend the +/-10ha of vineyards/orchards inter alia.</li> <li>• fifteen (15) temporary workers for the establishment phase &amp; seasonal work to follow in the years after initial planting.</li> <li>• two (2) security guards for full operational phase</li> <li>• +/- twenty-two (22) permanent staff members for the restaurant/wine tasting/sales</li> <li>• +/- twenty (20) part-time waiting staff once restaurant/tourism side of the business has been developed.</li> </ul>
8.3.	<p>Explain what social initiatives will be implemented by applicant to address the needs of the community and to uplift the area.</p> <p>Telluric will look to employ the labour required for the establishment/development phase from the local Bitou community with a narrow focus on the Wittedrift area to ensure that maximum economic benefit can be transferred to the local community.</p>
8.4.	<p>Explain whether the proposed development will impact on people's health and well-being (e.g. in terms of noise, odours, visual character and sense of place etc) and how has this influenced the proposed development.</p> <p>The key social issues associated with the establishment and development phase may include some negative impacts:</p> <ol style="list-style-type: none"> <li>1. Security and safety risk posed by construction workers to local residents             <ol style="list-style-type: none"> <li>a. Development on the property will be supervised by the Applicant with Farm Manager. Labourers will be restricted to the site with limited security risks to people residing in the area.</li> </ol> </li> <li>2. Noise and dust impacts associated with the movement of heavy vehicles and transformation of land (temporary impact)             <ol style="list-style-type: none"> <li>a. These are typically temporary in nature and have a short term duration. Clearing and preparation for vineyards will be undertaken in blocks i.e. phases which will reduce potential noise and dust impacts.</li> </ol> </li> <li>3. Potential visual impact due to a change in landscape character (pastures to vineyards/orchards)</li> </ol>

- a. The status quo landscape does not represent natural Fynbos habitat and has not done so for some time. Vineyards are closer in coloration to the remaining intact thicket that covers approximately 50% of the site than it is to Fynbos. The establishment of vineyards within an agricultural landscape is an acceptable land use and unlikely to cause unacceptable change in the character or sense-of-place of the area.
- 4. Potential visual impact of restaurant in rural landscape.
  - a. The restaurant has been positioned below the ridgeline so as not to break the skyline. In addition the restaurant will be cut into the slope, with a landscaped rooftop to blend with the surrounding landscape. Landscaping and surrounding vineyards will add to softening the feature. Lighting will be downlighters to reduce night light pollution and the parking area positioned behind the restaurant to ensure that the visual footprint is limited.



**Figure 23: Architectural schematic of the proposed restaurant with landscaped garden rooftop (Source: Mira Architects 2022).**

## SECTION H: ALTERNATIVES, METHODOLOGY AND ASSESSMENT OF ALTERNATIVES

### 1. DETAILS OF THE ALTERNATIVES IDENTIFIED AND CONSIDERED

1.1.	Property and site alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.
Provide a description of the preferred property and site alternative.	
The preferred property consists of three (3) portions: <ul style="list-style-type: none"> <li>1. Portion 104/444 (15.48ha)</li> <li>2. Portion RE/7/444 (7.25ha)</li> <li>3. Portion RE/43/444 (7.51 ha)</li> </ul>	
Provide a description of any other property and site alternatives investigated.	
There are no other site alternatives.	
Provide a motivation for the preferred property and site alternative including the outcome of the site selection matrix.	

- The site falls outside the urban edge of Plettenberg Bay within a rural area that is deemed suitable for a combination of tourism and agricultural activities
- The site is designated for agriculture
- The site activity complies with Western Cape SDF, Bitou SDF and IDP
- The soil of the site is suitable for vineyards
- The site already has three licensed on-site storage dams from where sufficient irrigation water can be abstracted for the vineyards/orchards
- The water quantity and quality from the licensed borehole on site is suitable and sufficient for irrigation requirements of the proposed vineyards/orchards as well as surety of supply during times of drought
- Site selection by the Applicant included an understanding of existing site constraints i.e. transformed nature vs pristine natural areas – the previous owners utilised the property extensively as pastures for grazing extending over a period of 86 years (varying levels of disturbance over time). At the time of purchasing the property the areas earmarked for vineyards/orchards by the Applicant were already transformed/degraded and the Applicant has restricted the proposed activities to within such areas.

Provide a full description of the process followed to reach the preferred alternative within the site.

- High level site assessments were undertaken by the viticulturist, before the proposed farm portions were purchased for the establishment of vineyards/orchards.
- Because soil is the fundamental foundation of the proposed development, comprehensive soil studies were ultimately conducted to investigate the suitability of this specific terrain for the planting of the grapevine cultivars in particular.
- The Land Capability of each property was investigated to establish if the soils fall within the Moderate to Moderate-low land capabilities which is important for quality wine production.
- Together with soil sampling, soil profiling and Dynamic Cone Penetrometer testing were carried out to assess the impact of the proposed agricultural activities on the site.
- Soil samples were also chemically analysed to help identify the areas most suitable for the establishment of vineyards/orchards.



**Figure 24: Markings indicating locations of the various soil samples taken from the properties.**

- Water demand and supply were determined based on the suitable agricultural area;
- Groundwater tests were undertaken to determine if additional sources can be counted upon for surety of supply and initial establishment of the vineyards;
- Water Use License was obtained to secure the water volumes and resources;
- Site sensitivity constraints were identified and mapped by suitably and qualified specialists;

<ul style="list-style-type: none"> <li>Alternative layouts were compiled taking into account the various opportunities and constraints resulting the preferred Alternative as described in this draft Basic Assessment Report.</li> </ul>	
Provide a detailed motivation if no property and site alternatives were considered.	
<p>Although several potential sites in the area were initially considered by the viticulturist at the outset of their search for a property, these did not form part of the environmental investigation. Ultimately the proposed farm portions (104/444, RE/7/444 and RE/43/444) were deemed suitable and were purchased for the development.</p>	
List the positive and negative impacts that the property and site alternatives will have on the environment.	
1.2.	Activity alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.
Provide a description of the preferred activity alternative.	
<p>The preferred activity alternative is to continue to exercise agricultural rights on the property but instead of the current agricultural use (vegetable, pastures and grazing), areas will be converted to vineyards/orchards to optimise the agricultural potential of the site. Other development components include:</p> <ul style="list-style-type: none"> <li>Proposed restaurant/wine tasting &amp; sales</li> <li>Parking areas with a walkway to the restaurant</li> <li>Two main dwellings</li> </ul>	
Provide a description of any other activity alternatives investigated.	
<p>The No-Go Alternative (status quo) was considered as an alternative albeit not deemed less intrusive compared to the preferred alternative.</p>	
Provide a motivation for the preferred activity alternative.	
<p>The preferred activity:</p> <ul style="list-style-type: none"> <li>will optimise the agricultural potential of the site in a manner that will not result in new environmental impacts albeit of a more permanent nature.</li> <li>It complies with the PSDF, Bitou SDF and IDP.</li> <li>It will create an opportunity in support of tourism in the area.</li> <li>It will create new and additional employment opportunities.</li> <li>It will result in the conservation of remnant natural areas (thicket).</li> <li>It will result in the protection of a reserve designated for the Knysna Butterflybush of which a single plant was identified (its presence was most likely due to recent brush-cutting having removed organic biomass allowing it to mature and flower – continues brush cutting under the Status Quo will eventually destroy the habitat in its current location)</li> <li>Protected trees will be kept and protected.</li> </ul>	
Provide a detailed motivation if no activity alternatives exist.	
<p>The status quo (No-Go Alternative) was considered as an <b>activity alternative</b> i.e. continued grazing on pastures that will require regular brush cutting across most of the Fynbos habitat. No restaurant and no primary dwellings.</p> <p>This activity alternative is a much less controlled land use, with less regulatory overview i.e. unlikely that the necessary permits for removal of protected trees will be obtained and highly likely that they will be removed over time, less likely that the thicket will not be cleared again in an ad hoc manner and most likely that transformation or development i.e. houses/farm structures will encroach into these remaining intact natural areas, highly unlikely that the area deemed suitable as a botanical reserve</p>	

for the Knysna Butterflybush will be established and maintained and most likely that it will continue to be brush-cut which will reduce its chances of survival, unlikely to generate the income and employment that accompanies a commercial endeavour such as the preferred alternative.

List the positive and negative impacts that the activity alternatives will have on the environment.

Preferred activity vs Status Quo (activity alternative)	
Positive associated with Preferred Activity vs Status Quo	Negative associated with the Preferred Activity vs Status Quo
Optimising agricultural land in a commercial manner (Preferred Alternative) vs a subsistence land use approach (Status Quo).	Irreversible and permanent transformation and loss of Fynbos habitat (Preferred Alternative) vs continued degradation of Fynbos habitat over the long term land use (Status Quo)
Improved and increased employment opportunities in a more sustainable manner (Preferred Alternative) vs mostly temporary and less employment under the subsistence farming approach (Status Quo).	Likely negative impact in terms of the loss of protected tree species under the Status Quo vs protection of the majority of protected trees under the Preferred Alternative.
Increase in construction and operational traffic associated with the Preferred Activity vs limited traffic associated with the Status Quo farming activities.	Additional pressure on water resources both surface and groundwater to supply in the demand associated with the Preferred Alternative vs less pressure on this non-renewable resource under the Status Quo.
Continued and improved invasive alien clearing under the Preferred Alternative that will be monitored for compliance vs less control over the implementation of invasive alien species under the Status Quo activity alternative where monitoring and control is lacking.	
Conservation of a designated botanical reserve for the Knysna Butterflybush under the Preferred Alternative vs the likely loss of species on the property under the Status Quo activity alternative.	

1.3. Design or layout alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts

Provide a description of any other design or layout alternatives investigated.

An initial site layout was developed by the Applicant in conjunction without input from an agricultural irrigation specialist.

**ALTERNATIVE 3 (not deemed feasible): Eliminated**

Portion 104/444 (15.48ha)

- Proposed single storey 100 seater restaurant with storage cellar for wine sales/tasting
  - o Positioning of the restaurant was along the Eastern slope, separated from the parking area on the top of the hill. The distance between the parking area and restaurant was deemed problematic and also it would imply an uphill from the restaurant back to the parking area.
- Presence of *Muraltia Knysnaensis* was unknown at this point in time, thus there was not provision for a botanical reserve.
- Main Dwelling on this cadastral unit
- Second dwelling
- Two sheds
- Vineyards across the entire site not excluding remaining thicket and protected tree species

RE/7/444 (7.25ha) – now consolidated as Portion 191/444

- Main dwelling on this cadastral (located in the remnant thicket)
- Vineyards across the entire site not excluding remaining thicket

RE43/444 (7.51ha)

- Main dwelling on this cadastral (located in the remnant thicket)
- Second dwelling (located in the remnant thicket)
- Store (located in the remnant thicket)
- Vineyards across the entire site not excluding remaining thicket



Figure 25: Alternative 3 not deemed feasible (eliminated).

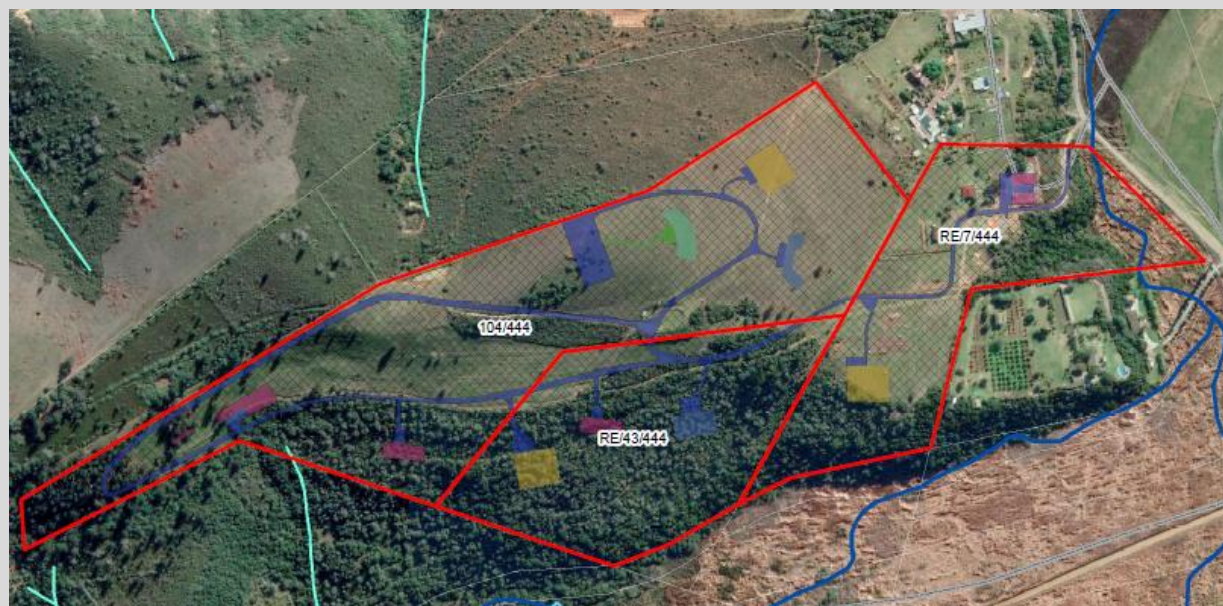


Figure 26: Alternative 3 overlaid onto aerial to show intrusion into remnant milkwood thicket.



The complete transformation of the entire property into vineyards would result in the loss of remnant, intact milkwood thicket that comprises approximately 50% of the property. This habitat resembles the least degraded, remaining natural habitat on the property, containing protected trees and being a habitat for fauna that rely on the thicket for food and protection.

The elevated position of the site renders the many number of primary, secondary and store structures spread across the study site, as potentially visually intrusive in the landscape.

Protected trees are not avoided in this alternative and neither is there no provision for the botanical reserve for protection of the *Muraltia Knysnaensis*.

This alternative was deemed **not feasible and as a result it was eliminated.**

**Alternative 2: Not deemed feasible (eliminated)**

Portion 104/444 (15.48ha)

- Proposed single storey 100 seater restaurant with storage cellar for wine sales/tasting
  - o Positioning of the restaurant was along the Eastern slope, separated from the parking area on the top of the hill. The distance between the parking area and restaurant was deemed problematic and also it would imply an uphill from the restaurant back to the parking area.
- Presence of *Muraltia Knysnaensis* known at this point in time, thus provision was made for the 0.5ha botanical reserve
- Main Dwelling on this cadastral unit
- Second dwelling
- Two sheds (one still located in remnant thicket)
- Vineyards reduced and restricted to transformed and degraded Fynbos areas
- Location of protected trees known at this point, avoided in this alternative

RE/7/444 (7.25ha) – now consolidated as Portion 191/444

- Main dwelling on this cadastral (partially located in the remnant thicket)
- Vineyards reduced and restricted to transformed and degraded Fynbos areas

RE43/444 (7.51ha)

- Main dwelling on this cadastral (located in the remnant thicket)
- Second dwelling (located in the remnant thicket)
- Store (located in the remnant thicket)
- Much reduced vineyards avoiding the remnant thicket and protected trees



**Figure 27: Alternative 2 with reduced vineyards to maintain the remnant thicket, protected trees and include the botanical reserve (eliminated).**

Although deemed a significant improvement compared to Alternative 3, by having reduced the extent of the vineyards to avoid the remnant milkwood thicket and incorporating the conservation areas with protected trees and the Knysna Butterflybush, the number of dwellings and stores, especially their positioning within the remnant Thicket is still determined to be undesirable as it will unnecessarily fragment the remaining intact natural habitat.

This alternative was deemed **not feasible and as a result it was eliminated.**

#### **ALTERNATIVE 1: PREFERRED SITE DEVELOPMENT PLAN**

##### Portion 104/444 (15.48ha)

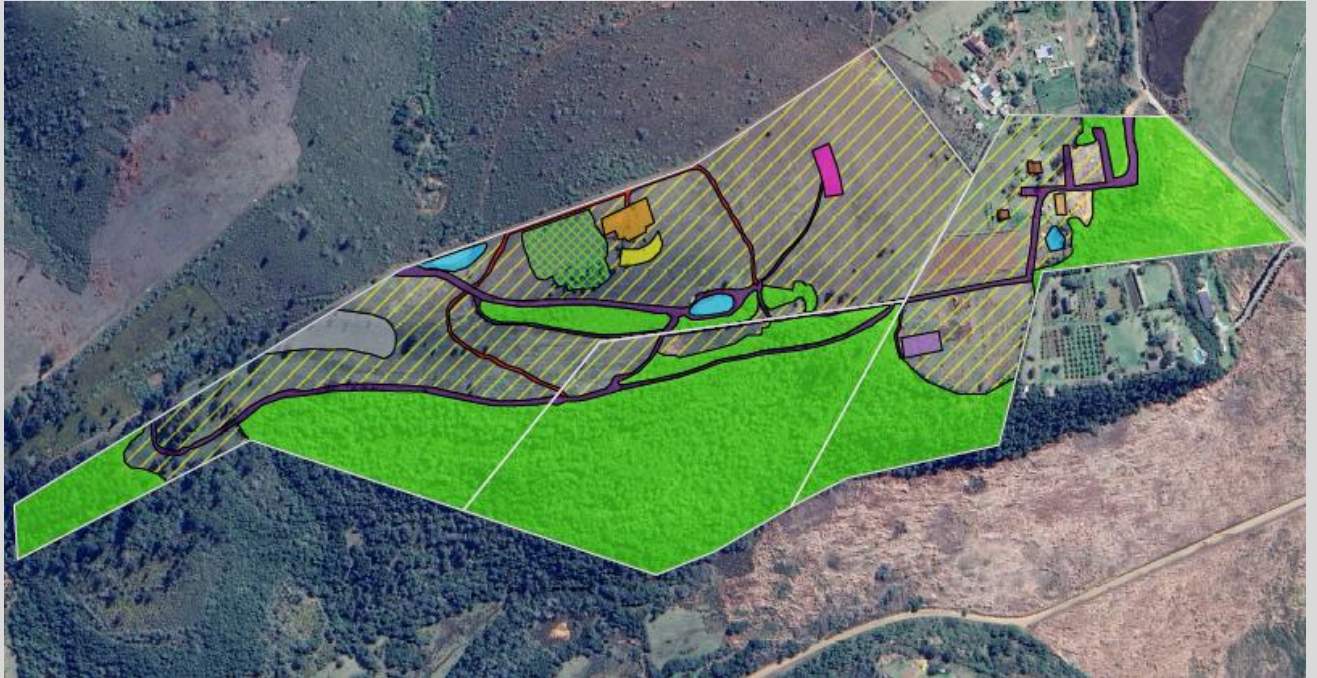
- Proposed single storey 100 seater restaurant with storage cellar for wine sales/tasting
  - Care has been taken to position the restaurant below the ridgeline, with parking tucked behind the structure to fit better with the landscape.
  - The restaurant is moved closer to the centre of the site to reduce the overall footprint and make access easier for visitors
- Parking area set directly behind the restaurant reducing visibility
- Proposed 0.5ha botanical reserve adjacent to the proposed parking area and restaurant improving visibility of the reserve to visitors to the restaurant to accommodate the presence of *Muraltia Knysnaensis*
- Main Dwelling on this cadastral unit
- Majority vineyards
- Remnant natural areas/thicket (not to be transformed)
- New internal access road to restaurant (3m wide, circular route)
- New 2-spool farm track to proposed primary dwelling

RE/7/444 (7.25ha) – now consolidated as Portion 191/444

- Main entrance gate off Provincial Road (Rietvlei Road)
- New main Dwelling as primary right on this cadastral unit
- New 2-spool farm track to proposed main dwelling
- Limited new vineyards
- Remnant natural areas along southern slopes (not to be transformed)

RE43/444 (7.51ha)

- Minority new vineyards
- Majority remnant natural areas along southern slopes (not to be transformed)



**Figure 28: Alternative 1 as the Preferred Alternative (approximate site plan).**

By **reducing the number of structures** on the property (-7), the overall **rural atmosphere is preserved**, whilst the remaining intact **Thicket habitat is avoided** and protected, inclusive of **protected trees**. The close proximity of the botanical reserve and the restaurant to each other increases the exposure of visitors to this feature, contributing the opportunity for **environmental awareness and education** about this species.

- Only two primary dwellings (compared to three previously)
- No secondary dwellings (compared to three previously)
- No additional stores (compared to three previously)

Provide a description of the preferred design or layout alternative.

Alternative 1 as the Preferred Alternative include the following:

Portion 104/444 (15.48ha)

- Proposed single storey 100 seater restaurant with storage cellar for wine sales/tasting
  - o Care has been taken to position the restaurant below the ridgeline, with parking tucked behind the structure to fit better with the landscape.
  - o The restaurant is moved closer to the centre of the site to reduce the overall footprint and make access easier for visitors
- Parking area set directly behind the restaurant reducing visibility

- Proposed 0.5ha botanical reserve for the protection of *Muraltia Knysnaensis*, adjacent to the proposed parking area and restaurant improving visibility of the reserve to visitors to the restaurant
- Main Dwelling on this cadastral unit
- Majority vineyards
- Remnant natural areas/thicket (not to be transformed)
- New internal access road to restaurant (3m wide, circular route)
- New 2-spoor farm track to proposed primary dwelling

RE/7/444 (7.25ha) – now consolidated as Portion 191/444

- Main entrance gate off Provincial Road (Rietvlei Road)
- New main Dwelling as primary right on this cadastral unit
- New 2-spoor farm track to proposed main dwelling
- Limited new vineyards
- Remnant natural areas along southern slopes (not to be transformed)

RE43/444 (7.51ha)

- Minority new vineyards
- Majority remnant natural areas along southern slopes (not to be transformed)

Provide a motivation for the preferred design or layout alternative.

The **preferred Alternative 1** achieves a balanced, sustainable development option through:

- **Optimising existing agricultural areas that are already transformed and degraded** as a result of historic and ongoing land uses involving grazing on pastures that were established and are maintained through continuous brush-cutting;
- Optimise **socio-economic benefits** in the form of **additional employment** and **tourist opportunities**;
- **Maintaining the remaining natural milkwood thicket** and **protected tree species** that are found within this restored habitat and along its verges;
- Establishing a **botanical reserve** for the protection and restoration of a suitable habitat for *Muraltia Knysnaensis*.
- Having **reduced number of dwellings/structures (-7)**, within already transformed/degraded Fynbos areas deemed to be more in line with the rural, agricultural landscape;
- Moving the **restaurant closer to the position of the parking area** (still hidden behind the restaurant to reduce visibility) reduces the visual impact.

Provide a detailed motivation if no design or layout alternatives exist.

List the positive and negative impacts that the design alternatives will have on the environment.

**Alternative 1 (Preferred)**

POSITIVE:

- **Optimising existing agricultural areas that are already transformed and degraded** as a result of historic and ongoing land uses involving grazing on pastures that were established and are maintained through continuous brush-cutting;
- Optimise **socio-economic benefits** in the form of **additional employment** and **tourist opportunities**;

- **Maintaining the remaining natural milkwood thicket** and **protected tree species** that are found within this restored habitat and along its verges;
- Establishing a **botanical reserve** for the protection and restoration of a suitable habitat for *Muraltia Knysnaensis*.
- Having **reduced number of dwellings/structures** (-7), within already transformed/degraded Fynbos areas deemed to be more in line with the rural, agricultural landscape;
- Moving the **restaurant closer to the position of the parking area** (still hidden behind the restaurant to reduce visibility) reduces the visual impact;
- Improved assurance of continuous **invasive alien vegetation clearing** within the remaining natural milkwood thicket area subject to compliance monitoring.

NEGATIVE:

- Permanent, irreversible loss of Fynbos habitat (albeit in a transformed and degraded condition at present and have been for some time already);
- Additional pressure on non-renewable resources i.e. water for irrigation and establishment of vineyard/orchards;
- Additional traffic during construction/establishment and operational phases;
- Change in landscape from pastures to vineyards/orchards (changing between different types of agricultural practices within an agricultural area is deemed an acceptable landscape change)

**Alternative 4: No-Go (Status Quo)**

POSITIVE:

- Fynbos habitat, albeit transformed and degraded remains, although the status quo will not result in recovery of the habitat or improvement of the conservation value of the affected area;
- Landscape change is limited with no additional structures – it is acknowledged however that at the very least a main dwelling (per cadastral unit i.e. three) is a primary right in terms of the zoning scheme regulations for Agricultural Zone 1 properties, thus it cannot be altogether avoided as a future land use;
- Less pressure on non-renewable resources i.e. water for irrigation since the status quo depends mostly on rain with limited irrigation demands;

NEGATIVE:

- Reduced regulatory compliance with no environmental process dictating No-Go areas i.e. ad hoc clearance of remaining natural milkwood thicket to expand pastures, potential felling of protected trees without the necessary permitting;
- No deliberate effort/protection of the *Muraltia Knysnaensis* noted on the site;
- No additional employment/economic/tourist opportunities;
- Lack of invasive alien vegetation clearing with little to no monitoring.

1.4. Technology alternatives (e.g., to reduce resource demand and increase resource use efficiency) to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.

Provide a description of the preferred technology alternative:

- LED lights (energy efficient lighting)
- Use of solar roof panels for the dwellings and restaurant

Provide a description of any other technology alternatives investigated.

- Installation of rainwater storage tanks at the dwellings and restaurant
- Use of roof top solar at the dwellings (restaurant will have a landscaped/garden roof top)
- Dual flush toilets
- Low flow showerheads in the dwellings

<ul style="list-style-type: none"> <li>• Use of LED lights through the development</li> </ul>	
Provide a motivation for the preferred technology alternative.	
<ul style="list-style-type: none"> <li>• The use of solar reduces the demand on (municipal) electricity.</li> <li>• The use of LED lights reduces the demand for municipal electricity.</li> <li>• Provision for rainwater storage tanks reduces the demand on municipal water supply.</li> </ul>	
Provide a detailed motivation if no alternatives exist.	
List the positive and negative impacts that the technology alternatives will have on the environment.	
The use of alternative energy saving measures, as well as rainwater harvesting, will help conserve non-renewable resources such as water and electricity.	
1.5.	Operational alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.
Provide a description of the preferred operational alternative.	
Provide a description of any other operational alternatives investigated.	
Provide a motivation for the preferred operational alternative.	
Provide a detailed motivation if no alternatives exist.	
List the positive and negative impacts that the operational alternatives will have on the environment.	
1.6.	The option of not implementing the activity (the 'No-Go' Option).
Provide an explanation as to why the 'No-Go' Option is not preferred.	
<ul style="list-style-type: none"> <li>• The agricultural potential will not be optimised within the already transformed and degraded areas of the study site.</li> <li>• There will be less temporary &amp; permanent work opportunities.</li> <li>• There will be less investment / local business / tourist opportunities.</li> <li>• Ongoing grazing and brush cutting continues to result in long-term degradation of the Fynbos areas and as such it is not viewed as a significantly better option from an environmental perspective.</li> <li>• When looking at farming practices in general, it is acknowledged that it is less regulated (compared to when an activity is subject to the outcome of an environmental impact assessment accompanied with an Environmental Management Plan, as well as long-term compliance monitoring), often with unwanted implications associated with the unlicensed removal of protected trees, unlawful bush clearing in an ad hoc manner, lack of invasive alien vegetation clearing that compromising remaining natural areas.</li> </ul>	
1.7.	Provide an explanation as to whether 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.
1.8.	Provide a concluding statement indicating the preferred alternatives, including the preferred location of the activity.

- The site is located outside the urban edge of Plettenberg Bay in a rural area which makes the optimisation of already transformed and degraded agricultural areas a compatible land use;
- The soils of the site are deemed suitable for vineyards
- The **current land** use of the site (bush-cutting and grazing) continues to result in long-term degradation of the Fynbos areas and thus it is not deemed a significantly better environmental option.
- The proposed activity **complies with the PSDF, Bitou SDF and IDP.**
- The **water quality and quantity** are suitable and sufficient for the preferred activity without compromising water resources.
- **Optimising existing agricultural areas that are already transformed and degraded** as a result of historic and ongoing land uses involving grazing on pastures that were established and are maintained through continuous brush-cutting;
- Optimise **socio-economic benefits** in the form of **additional employment** and **tourist opportunities**;
- **Maintaining the remaining natural milkwood thicket** and **protected tree species** that are found within this restored habitat and along its verges;
- Establishing a **botanical reserve** for the protection and restoration of a suitable habitat for *Muraltia Knysnaensis*.
- Having **reduced number of dwellings/structures** (-7), within already transformed/degraded Fynbos areas deemed to be more in line with the rural, agricultural landscape;
- Moving the **restaurant closer to the position of the parking area** (still hidden behind the restaurant to reduce visibility) reduces the visual impact;
- Improved assurance of continuous **invasive alien vegetation clearing** within the remaining natural milkwood thicket area subject to compliance monitoring.

## 2. "NO-GO" AREAS

Explain what "no-go" area(s) have been identified during identification of the alternatives and provide the co-ordinates of the "no-go" area(s).

The No-Go areas are identified in bright and hashed green containing remnant milkwood thicket, Protected Trees and a designated Botanical Reserve for restoration of *Muraltia Knysnaensis* as depicted in the Preferred Alternative 1 site plan.



Figure 29: No-Go Areas indicated in light and hashed green.

### 3. METHODOLOGY TO DETERMINE THE SIGNIFICANCE RATINGS OF THE POTENTIAL ENVIRONMENTAL IMPACTS AND RISKS ASSOCIATED WITH THE ALTERNATIVES.

Describe the methodology to be used in determining and ranking the nature, significance, consequences, extent, duration of the potential environmental impacts and risks associated with the proposed activity or development and alternatives, the degree to which the impact or risk can be reversed and the degree to which the impact and risk may cause irreplaceable loss of resources.

#### **Criteria for Assessment**

These criteria are drawn from the EIA Regulations, published by the Department of Environmental Affairs and Tourism (April 1998) in terms of the Environmental Conservation Act No. 73 of 1989.

These criteria include:

- **Nature of the impact**

This is the appraisal of the type of effect the construction, operation and maintenance of a development would have on the affected environment. This description should include what is to be affected and how.

- **Extent of the impact**

Describe whether the impact will be: local extending only as far as the development site area; or limited to the site and its immediate surroundings; or will have an impact on the region, or will have an impact on a national scale or across international borders.

- **Duration of the impact**

The specialist / EAP should indicate whether the lifespan of the impact would be short term (0-5 years), medium term (5-15 years), long term (16-30 years) or permanent.

- **Intensity**

The specialist / EAP should establish whether the impact is destructive or benign and should be qualified as low, medium or high. The study must attempt to quantify the magnitude of the impacts and outline the rationale used.

- **Probability of occurrence**

The specialist / EAP should describe the probability of the impact actually occurring and should be described as improbable (low likelihood), probable (distinct possibility), highly probable (most likely) or definite (impact will occur regardless of any prevention measures).

The impacts should also be assessed in terms of the following aspects:

- **Legal requirements**

The specialist / EAP should identify and list the relevant South African legislation and permit requirements pertaining to the development proposals. He / she should provide reference to the procedures required to obtain permits and describe whether the development proposals contravene the applicable legislation.



- **Status of the impact**

The specialist / EAP should determine whether the impacts are negative, positive or neutral (“cost – benefit” analysis). The impacts are to be assessed in terms of their effect on the project and the environment. For example, an impact that is positive for the proposed development may be negative for the environment. It is important that this distinction is made in the analysis.

- **Accumulative impact**

Consideration must be given to the extent of any accumulative impact that may occur due to the proposed development. Such impacts must be evaluated with an assessment of similar developments already in the environment. Such impacts will be either positive or negative, and will be graded as being of negligible, low, medium or high impact.

- **Degree of confidence in predictions**

The specialist / EAP should state what degree of confidence (low, medium or high) is there in the predictions based on the available information and level of knowledge and expertise.

Based on a synthesis of the information contained in the above-described procedure, you are required to assess the potential impacts in terms of the following significance criteria:

**No significance:** the impacts do not influence the proposed development and/or environment in any way.

**Low significance:** the impacts will have a minor influence on the proposed development and/or environment. These impacts require some attention to modification of the project design where possible, or alternative mitigation.

**Moderate significance:** the impacts will have a moderate influence on the proposed development and/or environment. The impact can be ameliorated by a modification in the project design or implementation of effective mitigation measures.

**High significance:** the impacts will have a major influence on the proposed development and/or environment and will result in the “no-go” option on the development or portions of the development regardless of any mitigation measures that could be implemented. This level of significance must be well motivated.

#### 4. ASSESSMENT OF EACH IMPACT AND RISK IDENTIFIED FOR EACH ALTERNATIVE

**Note:** The following table serves as a guide for summarising each alternative. The table should be repeated for each alternative to ensure a comparative assessment. The EAP may decide to include this section as Appendix J to this BAR.

◀ State Impact e.g Odour, Noise, clearanc <b>Terrestrial Biodiversity</b> State Impact e.g Odour, Noise, clearanc ▶			
Alternative:	Preferred Alternative		No-Go Alternative
<b>PLANNING, DESIGN AND DEVELOPMENT PHASE</b>			
Potential impact and risk:	<b><u>Loss of secondary vegetation</u></b>		<b><u>Loss of secondary vegetation</u></b>
Nature of impact:	Clearance of fynbos habitat (degraded)		Clearance of degraded fynbos habitat by continuous bush-cutting fynbos for grazing
Extent and duration of impact:	Site specific (local scale), permanent		Long-term degradation
Consequence of impact or risk:	Due to a small area of fynbos to be affected and the poor condition of the fynbos, the overall biodiversity of the site is expected to improve under the proposed project.		Potential loss of plant species Vegetation structure to alter
Probability of occurrence:	Definite		Likely
Degree to which the impact may cause irreplaceable loss of resources:	Marginal Loss		Marginal Loss
Degree to which the impact can be reversed:	Probably Irreversible		Low-Medium
Indirect impacts:	None		None

Cumulative impact prior to mitigation:	Low		Low
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium		Medium
Degree to which the impact can be avoided:	Low		Low
Degree to which the impact can be managed:	Low		Low
Degree to which the impact can be mitigated:	None		None
Proposed mitigation:	Avoidance mitigation wherever possible		None
Residual impacts:	None		None
Cumulative impact post mitigation:	None		None
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Very Low		Very Low
<b>OPERATIONAL PHASE</b>			
<b>Potential impact and risk:</b>			
Nature of impact:			
Extent and duration of impact:			
Consequence of impact or risk:			
Probability of occurrence:			
Degree to which the impact may cause irreplaceable loss of resources:			

Degree to which the impact can be reversed:			
Indirect impacts:			
Cumulative impact prior to mitigation:			
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium High, High, or Very High)			
Degree to which the impact can be avoided:			
Degree to which the impact can be managed:			
Degree to which the impact can be mitigated:			
Proposed mitigation:			
Residual impacts:			
Cumulative impact post mitigation:			
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very High)			
<b>DECOMMISSIONING AND CLOSURE PHASE</b>			
<b>Potential impact and risk:</b>			
Nature of impact:			
Extent and duration of impact:			
Consequence of impact or risk:			
Probability of occurrence:			

Degree to which the impact may cause irreplaceable loss of resources:			
Degree to which the impact can be reversed:			
Indirect impacts:			
Cumulative impact prior to mitigation:			
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium High, High, or Very High)			
Degree to which the impact can be avoided:			
Degree to which the impact can be managed:			
Degree to which the impact can be mitigated:			
Proposed mitigation:			
Residual impacts:			
Cumulative impact post mitigation:			
Significance rating of impact after mitigation (e.g. Low, Medium, Medium High, High, or Very High)			

◀ State Impact e.g Odour, Noise, clearanc <b>Terrestrial Fauna</b> State Impact e.g Odour, Noise, clearanc ▶			
<b>Alternative:</b>	<b>Preferred Alternative</b>	<b>Alternative 3</b>	<b>No Go Option</b>
<b>PLANNING, DESIGN AND DEVELOPMENT PHASE</b>			
Potential impact and risk:	<b><u>Degradation of thicket habitat</u></b>		<b><u>Degradation of thicket habitat</u></b>

Nature of impact:	Degradation of thicket habitat as potential habitat for animal species of conservation concern		Degradation of thicket habitat as potential habitat for animal species of conservation concern
Extent and duration of impact:	Local scale, short-term		Local scale, long-term
Consequence of impact or risk:	Loss of pattern and process		Lack of management of invasive alien vegetation and ad hoc clearance of thicket
Probability of occurrence:	Unlikely		Medium
Degree to which the impact may cause irreplaceable loss of resources:	No loss of resources is likely to take place		Low
Degree to which the impact can be reversed:	Fully reversible under management		Low due to lack of regulatory framework enforced under Status Quo
Indirect impacts:	None		None
Cumulative impact prior to mitigation:	None		None
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low		Low
Degree to which the impact can be avoided:	None		Low
Degree to which the impact can be managed:	Continuously		Low
Degree to which the impact can be mitigated:	High		Low
Proposed mitigation:	Clear signage to be placed along thicket areas informing visitors/employees/workers of the		Status Quo conditions are not easily regulated or monitored since no

	No-Go principle applies with the exception of existing trails/tracks and access for alien clearing  Implement an Ecological Management as part of the EMP  Implement an Alien Invasive Management		approval conditions are put in place.
Residual impacts:	None		None
Cumulative impact post mitigation:	None		None
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low		Low
<b>OPERATIONAL PHASE</b>			
<b>Potential impact and risk:</b>			
Nature of impact:			
Extent and duration of impact:			
Consequence of impact or risk:			
Probability of occurrence:			
Degree to which the impact may cause irreplaceable loss of resources:			
Degree to which the impact can be reversed:			
Indirect impacts:			
Cumulative impact prior to mitigation:			

Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium High, High, or Very High)			
Degree to which the impact can be avoided:			
Degree to which the impact can be managed:			
Degree to which the impact can be mitigated:			
Proposed mitigation:			
Residual impacts:			
Cumulative impact post mitigation:			
Significance rating of impact after mitigation (e.g. Low, Medium, Medium High, High, or Very High)			
<b>DECOMMISSIONING AND CLOSURE PHASE</b>			
<b>Potential impact and risk:</b>			
Nature of impact:			
Extent and duration of impact:			
Consequence of impact or risk:			
Probability of occurrence:			
Degree to which the impact may cause irreplaceable loss of resources:			
Degree to which the impact can be reversed:			
Indirect impacts:			



Cumulative impact prior to mitigation:			
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very High)			
Degree to which the impact can be avoided:			
Degree to which the impact can be managed:			
Degree to which the impact can be mitigated:			
Proposed mitigation:			
Residual impacts:			
Cumulative impact post mitigation:			
Significance rating of impact after mitigation (e.g. Low, Medium, Medium High, High, or Very High)			

◀ State Impact e.g Odour, Noise, clearanc <b>Terrestrial Plant Species</b> State Impact e.g Odour, Noise, clearanc ▶			
Alternative:	Preferred Alternative		No Go Option
<b>PLANNING, DESIGN AND DEVELOPMENT PHASE</b>			
Potential impact and risk:	<b><u>Loss of plant species</u></b>		<b><u>Loss of plant species</u></b>
Nature of impact:	Loss of an individual of an endangered plant species		Loss of an individual of an endangered plant species
Extent and duration of impact:	Local scale, medium-term		Local scale, long-term

Consequence of impact or risk:	Loss of pattern and process		Loss of habitat and the species on site.
Probability of occurrence:	Possible		High
Degree to which the impact may cause irreplaceable loss of resources:	Marginal Loss		Complete loss
Degree to which the impact can be reversed:	Reversible if maintained in a suitable condition		Continued brush cutting will result in the loss of this species
Indirect impacts:	None		None
Cumulative impact prior to mitigation:	None		None
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low		Low
Degree to which the impact can be avoided:	High		Low
Degree to which the impact can be managed:	High		Low
Degree to which the impact can be mitigated:	Suitable habitat can be re-colonised within the identified botanical reserve area		None
Proposed mitigation:	<ol style="list-style-type: none"> <li>1. Implement an Ecological Management as part of the EMP</li> <li>2. Implement an Alien Invasive Management</li> <li>3. Limit unnecessary access to the habitat, especially from visitors to the site.</li> </ol>		None

	4. Disseminate information / educate staff on importance of the habitat, Possible biodiversity induction approach.		
Residual impacts:	None		Loss of species habitat and species
Cumulative impact post mitigation:	None		None
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low		Medium
<b>OPERATIONAL PHASE</b>			
<b>Potential impact and risk:</b>			
Nature of impact:			
Extent and duration of impact:			
Consequence of impact or risk:			
Probability of occurrence:			
Degree to which the impact may cause irreplaceable loss of resources:			
Degree to which the impact can be reversed:			
Indirect impacts:			
Cumulative impact prior to mitigation:			
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium High, High, or Very-High)			

Degree to which the impact can be avoided:			
Degree to which the impact can be managed:			
Degree to which the impact can be mitigated:			
Proposed mitigation:			
Residual impacts:			
Cumulative impact post mitigation:			
Significance rating of impact after mitigation (e.g. Low, Medium, Medium High, High, or Very High)			
<b>DECOMMISSIONING AND CLOSURE PHASE</b>			
<b>Potential impact and risk:</b>			
Nature of impact:			
Extent and duration of impact:			
Consequence of impact or risk:			
Probability of occurrence:			
Degree to which the impact may cause irreplaceable loss of resources:			
Degree to which the impact can be reversed:			
Indirect impacts:			
Cumulative impact prior to mitigation:			

Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium High, High, or Very High)			
Degree to which the impact can be avoided:			
Degree to which the impact can be managed:			
Degree to which the impact can be mitigated:			
Proposed mitigation:			
Residual impacts:			
Cumulative impact post mitigation:			
Significance rating of impact after mitigation (e.g. Low, Medium, Medium High, High, or Very High)			

« State Impact e.g Odour, Noise, clearanc <b>Aquatic</b> State Impact e.g Odour, Noise, clearanc »			
Alternative:	Preferred Alternative		No-Go Alternative
<b>PLANNING, DESIGN AND DEVELOPMENT PHASE</b>			
Potential impact and risk:	<b><u>Disturbance of wetland</u></b>		<b><u>Disturbance of wetland</u></b>
Nature of impact:	Caused during the upgrade of the access road.		Not applicable
Extent and duration of impact:	Short term.		

Consequence of impact or risk:	Disturbance of estuarine fauna & flora due to potential encroachment of storage of construction material.		
Probability of occurrence:	Likely		
Degree to which the impact may cause irreplaceable loss of resources:	Low		
Degree to which the impact can be reversed:	High		
Indirect impacts:	None		
Cumulative impact prior to mitigation:	None		
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low (minor)		
Degree to which the impact can be avoided:	Medium		
Degree to which the impact can be managed:	High		
Degree to which the impact can be mitigated:	High		
Proposed mitigation:	Clearly demarcate alignment of the access road.  No stockpiling of construction materials / equipment outside the demarcated areas.  Appoint ECO to oversee demarcation of wetland areas prior to earthworks.		

Residual impacts:	None		
Cumulative impact post mitigation:	None		
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Negligible		
<b>Potential impact and risk:</b>	<b><u>Input of sediment into the estuary</u></b>		
Nature of impact:	By erosion during upgrading of access road.		
Extent and duration of impact:	Local / Temporary		
Consequence of impact or risk:	High loads of sediment being transported into the estuary during rainfall events.		
Probability of occurrence:	High		
Degree to which the impact may cause irreplaceable loss of resources:	Low		
Degree to which the impact can be reversed:	High		
Indirect impacts:	None		
Cumulative impact prior to mitigation:	None		
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low/Minor		

Degree to which the impact can be avoided:	Medium		
Degree to which the impact can be managed:	High		
Degree to which the impact can be mitigated:	High		
Proposed mitigation:	<p>Plan upgrade of the road surface with the dry season</p> <p>Silt fencing to minimise runoff</p> <p>Surface runoff can be channelled but must have flow reduction provisions</p> <p>Re-vegetate any exposed embankments post construction to stabilise the soil.</p>		
Residual impacts:	None		
Cumulative impact post mitigation:	Very low		
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Negligible		
<b>Potential impact and risk:</b>	<b><u>Pollution of estuary</u></b>		<b><u>Pollution of estuary</u></b>
Nature of impact:	Caused by spillage and leaks of hydrocarbons used in construction vehicles and machinery.		Not applicable
Extent and duration of impact:	Local / Temporary		



Consequence of impact or risk:	Contamination of estuarine habitat via surface runoff.		
Probability of occurrence:	Probable		
Degree to which the impact may cause irreplaceable loss of resources:	Low		
Degree to which the impact can be reversed:	High		
Indirect impacts:	None		
Cumulative impact prior to mitigation:	None		
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low/ Minor		
Degree to which the impact can be avoided:	High		
Degree to which the impact can be managed:	High		
Degree to which the impact can be mitigated:	High		
Proposed mitigation:	<p>Store all hazardous substances in appropriately bunded areas that fall outside of the flow paths and EFZ.</p> <p>No refuelling/maintenance within the EFZ.</p> <p>Service vehicles and equipment regularly.</p>		

Residual impacts:	None		
Cumulative impact post mitigation:	None		
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Negligible		
<b>OPERATIONAL PHASE</b>			
<b>Potential impact and risk:</b>	<b><u>Pollution of estuarine habitat</u></b>		<b><u>Pollution of estuarine habitat</u></b>
Nature of impact:	Caused by runoff of sediments, particles, and nutrients from vineyards		Not applicable
Extent and duration of impact:	Local/Long-term		
Consequence of impact or risk:	Contamination of estuarine habitat		
Probability of occurrence:	Probable		
Degree to which the impact may cause irreplaceable loss of resources:	Low		
Degree to which the impact can be reversed:	High		
Indirect impacts:	None		
Cumulative impact prior to mitigation:	None		
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low/Minor		

Degree to which the impact can be avoided:	Medium		
Degree to which the impact can be managed:	Low		
Degree to which the impact can be mitigated:	Medium		
Proposed mitigation:	<p>Plant vineyards along contours</p> <p>Excess runoff to be directed to the off-stream dams to allow settlement</p> <p>Cultivation of indigenous permanent ground cover on the vine rows</p> <p>Take representative soil samples at any points of erosion towards the estuary</p>		
Residual impacts:	None		
Cumulative impact post mitigation:	None		
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Negligible		
<b>Potential impact and risk:</b>	<b><u>Erosion of the bed and banks of the estuary</u></b>		<b><u>Erosion of the bed and banks of the estuary</u></b>
Nature of impact:	Caused by stormwater discharge from the access road and other hardened surfaces.		Not applicable
Extent and duration of impact:	Limited		

Consequence of impact or risk:	Scour and erosion of the bed and banks of the estuary.		
Probability of occurrence:	Likely		
Degree to which the impact may cause irreplaceable loss of resources:	Low		
Degree to which the impact can be reversed:	High		
Indirect impacts:	None		
Cumulative impact prior to mitigation:	None		
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low/Minor		
Degree to which the impact can be avoided:	High		
Degree to which the impact can be managed:	High		
Degree to which the impact can be mitigated:	High		
Proposed mitigation:	<p>Direct surface runoff away from road surfaces and distribute through ground covered overland flow</p> <p>Direct stormwater discharge from hardened surfaces</p> <p>Have rainwater tanks at houses and the restaurant</p>		

Residual impacts:	None		
Cumulative impact post mitigation:	None		
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Negligible		
<b>DECOMMISSIONING AND CLOSURE PHASE</b>			
<b>Potential impact and risk:</b>			
Nature of impact:			
Extent and duration of impact:			
Consequence of impact or risk:			
Probability of occurrence:			
Degree to which the impact may cause irreplaceable loss of resources:			
Degree to which the impact can be reversed:			
Indirect impacts:			
Cumulative impact prior to mitigation:			
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very High)			
Degree to which the impact can be avoided:			
Degree to which the impact can be managed:			
Degree to which the impact can be mitigated:			

Proposed mitigation:			
Residual impacts:			
Cumulative impact post mitigation:			
Significance rating of impact after mitigation (e.g. Low, Medium, Medium High, High, or Very High)			

## SECTION I: FINDINGS, IMPACT MANAGEMENT AND MITIGATION MEASURES

1.	<p>Provide a summary of the findings and impact management measures identified by all Specialist and an indication of how these findings and recommendations have influenced the proposed development.</p>
<p><b><u>Terrestrial Biodiversity</u></b></p> <p><u>Findings:</u> The proposed site to be developed has been impacted by ongoing activities that continue to cause degradation to Fynbos habitat.</p> <p>The amount of degraded fynbos habitat within the development footprint totals approximately 8.5ha. Most of the fynbos is degraded from a combination of over grazing, as well as continuous brush cutting.</p> <p>Avoidance mitigation has been applied within the development footprint during the design of the project.</p> <p><b>Dr Hoare confirms that the Preferred Alternative can be supported on condition that the necessary mitigation measures be implemented.</b></p> <p><u>Impact management measures:</u></p> <ol style="list-style-type: none"> <li>1. Retain natural belts adjacent to proposed vineyards (already incorporated in SDP).</li> <li>2. Protect areas of milkwood thicket &amp; attempt to enhance secondary thicket on-site through ongoing invasive alien clearing and rehabilitation if required.</li> <li>3. Ensure steps are taken to limit erosion from hardened surfaces.</li> <li>4. Use indigenous and site-appropriate plant species in any rehabilitation and landscaping.</li> <li>5. No additional clearing of natural vegetation should take place outside the Preferred Alternative footprint.</li> <li>6. Compile, implement and monitor invasive alien vegetation especially in the remnant thicket and wetland areas.</li> <li>7. Planned long-term ecosystem management measures for areas outside the development footprint are likely to enhance overall biodiversity value.</li> <li>8. Conduct reasonable search &amp; rescue of species that are likely to transplant successfully into remaining fynbos patches and along the thicket verges.</li> <li>9. Appoint a suitably qualified ECO to demarcate No-Go areas prior to any site clearing and preparation for planting of vineyards to ensure compliance with the EA and EMP.</li> </ol> <p><b><u>Terrestrial Animal Species</u></b></p> <p><u>Findings:</u> No thicket areas, where flagged animal species are most likely to occur, will be affected by the proposed project.</p> <p><b>Dr Vlok confirms that the Preferred Alternative can be supported on condition that the necessary mitigation measures be implemented.</b></p> <p><u>Impact management measures:</u> It is probable that the quality and status of the thicket can be enhanced by maintaining ecological areas on site outside the development footprint. This will have a net positive impact on animal species of conservation concern. Impact Management Measures recommended are the same as for Terrestrial Biodiversity, except for:</p> <ol style="list-style-type: none"> <li>1. Limit access to thicket to existing trails/tracks only (allowing for alien vegetation clearing also);</li> </ol>	

2. Erect appropriate signage along the thicket to inform of its No-Go status and Conservation Value.

### **Terrestrial Plant Species**

**Findings:** A single individual of the Endangered species, *Muraltia knysnaensis*, was found on site. According to the assessment, the possible impacts on an individual plant of *Muraltia knysnaensis* are of **LOW** negative significance. It is probable that current activities (No-Go option) will lead to the loss of this single plant and the further degradation of its habitat. Three species of protected trees were found on site (White milkwood, Cheesewood and Outeniqua Yellowwood) and a permit will be required if any of these species will be affected by the proposed development. A total of 13 plant species occur on the site that is protected under Cape Nature and Environmental Conservation Ordinance 19 of 1974. No national protected plant species (NEMBA) were found on site.

**Dr Hoare confirms that the Preferred Alternative can be supported on condition that the necessary mitigation measures be implemented.**

#### Impact management measures:

- Avoidance mitigation must be applied by conserving the suitable habitat identified as the 0.5ha botanical reserve.
- Ecological management and alien invasive management must be implemented for the botanical reserve and remaining thicket areas.
- Limit unnecessary access to these habitat, especially from visitors to the site.
- Disseminate information/educate staff on the importance of the habitat, and possible biodiversity induction approach.
- ECO must clearly mark all protected trees on-site prior to commencement of any site clearing or preparation for establishment of vineyards. These trees are to be avoided and form part of the No-Go area.
- Necessary permits/licenses must be obtained prior to the removal of any protected species.

#### Specific ecological management measures for the proposed Botanical Reserve:

- Demarcate the designated botanical reserve prior to any site clearing/preparation for the vineyards/orchards (materials used must be highly visible and appropriate signage must be placed around the area to ensure that workers and machinery does not encroach into this area;
- Allow the reserve to go through a first year growth cycle to promote regrowth before any interference to stimulate the ecosystem;
- Ensure that no trail/pathways are created within the botanical reserve – the site is small and pathways will fragment the small ecosystem;
- Ensure that the reserve is not physically blocked from the neighbouring property whilst remnant natural Fynbos is still present on the neighbouring property;
- Conduct a controlled ecological burn of the reserve after one year from when the area is demarcated;
- Continue to perform invasive alien clearing by hand clearing only for the duration of the operational phase of the;
- Botanist to survey the reserve before the first ecological burn (year 1) to establish a baseline species list and condition of the reserve;
- Controlled ecological burn to be implemented at least every 12 years from the burn at the end of year 1;
- Botanist to conduct plant species survey within the designated botanical reserve every third year from year 1, with a further 2 surveys after the second ecological burn. Thereafter the botanist must make recommendations for additional measures to restore the habitat if not



suitably restored, or alternative submit a report to the Competent Authority and CapeNature confirming that the biodiversity diversity is acceptable (thus surveys can be stopped).

**Agriculture**

Findings: The soils are shallow to moderately deep duplex soils with a clay content of between 10 and 25% in the upper soil horizons and are predominantly of the Sterkspruit and Estcourt soil forms. Although such soils pose challenges for wine making, the agricultural assessment is confident that the site can be effectively used for the proposed activities.

**Dr Johan Lanz recommends that the application be considered for approval.**

**Aquatic Assessment Report**

Findings: The Estuarine Functional Zone (EFZ) of Keurbooms Estuary extends into the eastern most extent of RE/7/444 and the southern extend of 43/444. Three existing off-stream dams are located on the properties. The northern most dam on 104/444 is not located within a watercourse but is within an area of natural drainage. The southern-most dam on 104/444 is fed by existing furrows.

**Dr Dabrowski confirms that the Preferred Alternative can be supported on condition that the necessary mitigation measures be implemented.**

Impact management measures – Construction phase:

- Areas must be clearly demarcated with no construction materials or equipment outside the demarcated area. Upgrade of road surface must be done within dry season.
- Manage surface runoff (silt fencing, sandbags).
- Prevent sediment laden water from discharging onto the eastern embankment and re-vegetate any exposed embankments.
- All hazardous waste must be stored outside the direction of preferential flow and outside the EFZ. No refuelling or maintenance of vehicles within the EFZ.
- Service and maintain vehicles and equipment regularly (check for leaks of oil and fuel).
- No machinery and vehicles are permitted if they are leaking oil and/or fuel.

Impact management measures – Operational phase:

- Plant vineyard rows along the contours.
- Cultivation of indigenous permanent ground cover on the vine rows and in work rows to improve water retention.

**Heritage**

Findings: Existing structures with heritage value has been identified at the Eastern bottom of the site and these will be retained and not affected by the proposed activity. The proposed development will not have any material impact on cultural landscape or character.

Impact management measures – Construction phase:

- Should any heritage remains be exposed during earth moving activities HWC must be informed immediately and the area demarcated till further notice.

2.	List the impact management measures that were identified by all Specialist that will be included in the EMPr
	<ul style="list-style-type: none"> <li>• Conduct reasonable search and rescue of species that will be likely to transplant successfully into the thicket verges.</li> <li>• Appoint a suitably qualified ECO prior to commencement with any site preparation for the establishment of vineyards to oversee the clearing of vegetation and planting of vineyards outside of No-Go Areas.</li> <li>• Retain natural belts adjacent to proposed vineyards and maintain these free of invasive alien vegetation.</li> <li>• Protect areas of milkwood thicket inclusive of protected trees identified</li> </ul>

	<ul style="list-style-type: none"> <li>• Attempt to enhance condition of secondary thicket through continuous invasive alien clearing</li> <li>• Limit erosion of surfaces from hard surfaces</li> <li>• Use indigenous and site-appropriate plant species in any rehabilitation and landscaping</li> <li>• No additional clearing of vegetation may take place outside of the preferred layout footprint without proper assessment unless for maintenance purposes</li> <li>• Implement invasive alien vegetation control within remaining natural and No-Go areas.</li> <li>• Implement ecological management within the remaining natural and No-Go areas inclusive of the identified botanical reserve.</li> <li>• ECO to undertake regular monitoring to detect alien invasions early.</li> <li>• Limit access to remaining thicket to appropriate low-impact activities, for example, existing walking trails and tracks (allowing for access to conduct invasive alien clearing as well)</li> <li>• Limit unnecessary access to wetland habitat</li> <li>• Disseminate information / educate staff on the importance of the No-Go areas and remaining natural habitat.</li> <li>• Clearly demarcate the No-Go areas prior to commencing with any soil preparation for the establishment of vineyards and allow work only within the demarcated area.</li> <li>• Install silt fences and sandbags to maintain stormwater runoff during periods when there will be exposed soils.</li> <li>• Should any heritage remains be exposed during earth moving activities HWC must be informed immediately and the area demarcated till further notice.</li> </ul>
3.	List the specialist investigations and the impact management measures that will <b>not</b> be implemented and provide an explanation as to why these measures will not be implemented.
None	
4.	Explain how the proposed development will impact the surrounding communities.
<p>The proposed development is expected to have an overall positive impact on the surrounding community regarding employment and tourism opportunities.</p> <p>There will be mostly temporary impacts associated with the construction phase, namely noise, potentially dust pollution when areas are cleared of ground cover, as well as temporary and permanent employment.</p> <p>The following key mitigation measures are submitted as part of the DBAR (refer to the EMPr for more details):</p> <ul style="list-style-type: none"> <li>• Site clearance and construction activities must be limited to Mondays – Fridays (07h00 – 18h00) and Saturdays (08h00 – 13h00);</li> <li>• Work may not take place on Sundays or public holidays;</li> <li>• Vegetation clearing must be done in phases to avoid large pieces of land being exposed to wind (which could result in unnecessary dust pollution);</li> <li>• Rehabilitation of work areas to take place as soon as possible to minimise dust pollution;</li> <li>• An ECO must be appointed to oversee establishment of the vineyards/orchards and the restaurant and must keep record of any complaints regarding noise/dust pollution</li> <li>• Construction material must be stored on-site and construction vehicles must be fitted with drip trays whenever they are stationary for long periods of time i.e. overnight.</li> <li>• Preference must be given to local employment (Wittedrift, Plettenberg Bay, Bitou Municipal District).</li> <li>• The necessary licenses and permits must be obtained for the removal/trimming/relocation of any protected species prior to such being removed/trimmed/transplanted.</li> </ul>	
5.	Explain how the risk of climate change may influence the proposed activity or development and how has the potential impacts of climate change been considered and addressed.

<p>Climate change to dry periods might reduce run-off water to dams supply. There is a licensed borehole located on the most Western border of 104/444 property that provides additional surety of supply. Telluric Farm will abstract water from this location to supplement existing water resources and pump it into the on-site dams during dry periods.</p> <p>Rain water tanks must be installed at the dwellings and restaurant.</p>	
6.	<p>Explain whether there are any conflicting recommendations between the specialists. If so, explain how these have been addressed and resolved.</p>
<p>There are no conflicting recommendations between specialists.</p>	
7.	<p>Explain how the findings and recommendations of the different specialist studies have been integrated to inform the most appropriate mitigation measures that should be implemented to manage the potential impacts of the proposed activity or development.</p>
<p>All findings and recommendations by the specialists have been incorporated into the proposal or inserted as part of the EMP.</p>	
8.	<p>Explain how the mitigation hierarchy has been applied to arrive at the best practicable environmental option.</p>
<p>1. AVOID IMPACTS</p> <p>Avoidance mitigation has been applied to the preferred alternative.</p>	
<p>2. MINIMISE IMPACTS</p> <p>Appointing an ECO to oversee establishment of the vineyards/orchards to further minimise the potential for unnecessarily direct or indirect impacts.</p> <p>Implement dust control during development.</p> <p>Implement resource conservation measures as part of the design, construction and operational phase.</p> <p>Implement the Environmental Management Plan under ECO supervision.</p>	
<p>3. RECTIFY</p> <p>None necessary</p>	
<p>4. REDUCE</p> <p>None necessary</p>	
<p>5. OFF-SITE</p> <p>None necessary</p>	

## SECTION J: GENERAL

### 1. ENVIRONMENTAL IMPACT STATEMENT

1.1.	<p>Provide a summary of the key findings of the EIA.</p> <ul style="list-style-type: none"> <li>The site falls outside the urban edge of Plettenberg Bay within a rural area consisting mostly of agriculture and remaining natural habitat.</li> </ul>
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- The proposed activity aligns with the Western Cape SDF and Bitou SDF to optimise the agricultural potential of the properties although it is not consistent with the draft Goose Valley SDF that aligns with the CBA indicating the majority of the site as biodiversity areas.
- The majority of historical fynbos on the property is either transformed or degraded from grazing over-time, as well as brush cutting that have resulted in ongoing degradation of this habitat.
- No thicket areas, where flagged animal species are most likely to occur, will be affected by the proposed activity.
- A single individual of the Endangered species, *Muraltia knysnaensis*, was found on site and a designated botanical reserve (0.5ha) will be established in its location in support of the species.
- Three species of protected tree were found on-site and a permit will be required if any of these species will be affected by the proposed development, however these trees are accommodated in the No-Go areas along with the remaining intact Thicket and the botanical reserve.
- A total of 13 plant species occur on site that is protected under Cape Nature and Environmental Conservation Ordinance 19 of 1974. Reasonable search and rescue must be implemented for species that will successfully transplant into the thicket verges.
- The Status Quo (No-Go Alternative) has already resulted in the degradation and transformation of Fynbos on the property. The continued land use will exacerbate these conditions further. Converting these pasture areas to vineyard is not seen as a substantial impact due to their already transformed/degraded condition.
- The probability of rehabilitation of the Fynbos areas under the Status Quo / No-Go alternative is very low since the Applicant purchased the property in an already transformed state (clearing/brush-cutting has not been done by the Applicant but by the previous owners over many years) and his intention is to optimise the agricultural potential of the property, not to return it to natural habitat. It is therefore reasonable to assume that the Status Quo does not pose a much better conservation outcome compared to that of the Preferred Alternative. On the contrary the conditions associated with the Preferred Alternative is more likely to result in (a) additional income that will support invasive alien vegetation management on the property, (b) restoration of a designated botanical reserve set aside for protection of the Knysna Butterflybush, as well as additional income and employment opportunities that are unlikely to realise under the Status Quo.

1.2. Provide a map that superimposes the preferred activity and its associated structures and infrastructure on the environmental sensitivities of the preferred site indicating any areas that should be avoided, including buffers. (Attach map to this BAR as Appendix B2)

Refer to the Preferred Alternative that reflects the No-Go areas.

1.3. Provide a summary of the positive and negative impacts and risks that the proposed activity or development and alternatives will have on the environment and community.

Positive	Negative
Optimising under utilised agricultural land by upscaling the agricultural practice to a commercial venture.	Permanent loss of remnant endangered Fynbos habitat (degraded).
Temporary employment opportunities during construction (to semi-skilled and unskilled workers mostly).	Modification of the landscape by converting pastures to vineyards/orchards (different agricultural activities within a rural agricultural area is deemed acceptable change).

Permanent and temporary employment opportunities during the operational phase (to skilled and semi-skilled workers mostly).	Temporary risk of increased crime during construction.
Support for local economic development and tourism.	Temporary increase in construction vehicular traffic.
Creation of business opportunities for locals.	Additional pressure on non-renewable services.
Areas of highest biodiversity value on the preferred site will be retained.	Continued maintenance cost (alien clearing, access control, clearing of dumped materials).
Improved invasive alien vegetation management under management and monitoring control.	
Protection and conservation of protected trees and remaining thicket as No-Go areas.	

**2. RECOMMENDATION OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER (“EAP”)**

2.1.	Provide Impact management outcomes (based on the assessment and where applicable, specialist assessments) for the proposed activity or development for inclusion in the EMPr
<ul style="list-style-type: none"> <li>• Ensure environmental monitoring and control for the duration of the establishment of the vineyards/orchards and construction of the restaurant and two dwellings.</li> <li>• Implement and adhere to an approved Environmental Management Plan.</li> <li>• Indigenous landscaping/rehabilitation of remaining natural areas only.</li> <li>• Continued invasive alien vegetation management within the designated No-Go Areas.</li> <li>• Ecological management of the designated 0.5ha botanical reserve (refer to specific ecological management actions for details).</li> <li>• Protection of Protected Tree species. Obtain the necessary licenses in case of trimming, removal or transplanting.</li> <li>• Implementation of resource conservation measures.</li> </ul>	
2.2.	Provide a description of any aspects that were conditional to the findings of the assessment either by the EAP or specialist that must be included as conditions of the authorisation.
<p>Please refer to section 2.1. &amp; 2.3. and sections 3.4. &amp; 3.5 below.</p> <p>Specific ecological management recommendations for the Botanical Reserve:</p> <ul style="list-style-type: none"> <li>• Demarcate the designated botanical reserve prior to any site clearing/preparation for the vineyards/orchards (materials used must be highly visible and appropriate signage must be placed around the area to ensure that workers and machinery does not encroach into this area;</li> <li>• Allow the reserve to go through a first year growth cycle to promote regrowth before any interference to stimulate the ecosystem;</li> <li>• Ensure that no trail/pathways are created within the botanical reserve – the site is small and pathways will fragment the small ecosystem;</li> <li>• Ensure that the reserve is not physically blocked from the neighbouring property whilst remnant natural Fynbos is still present on the neighbouring property;</li> <li>• Conduct a controlled ecological burn of the reserve after one year from when the area is demarcated;</li> </ul>	

	<ul style="list-style-type: none"> <li>• Continue to perform invasive alien clearing by hand clearing only for the duration of the operational phase of the;</li> <li>• Botanist to survey the reserve before the first ecological burn (year 1) to establish a baseline species list and condition of the reserve;</li> <li>• Controlled ecological burn to be implemented at least every 12 years from the burn at the end of year 1;</li> <li>• Botanist to conduct plant species survey within the designated botanical reserve every third year from year 1, with a further 2 surveys after the second ecological burn. Thereafter the botanist must make recommendations for additional measures to restore the habitat if not suitably restored, or alternatively submit a report to the Competent Authority and CapeNature confirming that the biodiversity diversity is acceptable (thus surveys can be stopped).</li> </ul>
2.3.	Provide a reasoned opinion as to whether the proposed activity or development should or should not be authorised, and if the opinion is that it should be authorised, any conditions that should be included in the authorisation.
	<p>Based on the outcome of the various specialist studies, who confirmed the transformed and degraded nature of the Fynbos areas, whilst highlighting the need to protect the remaining intact Thicket habitat and designated biodiversity reserve, it is the opinion of the EAP that the Preferred Alternative can be considered for authorisation.</p> <p>Please refer to section 2.1. &amp; 2.3. and sections 3.4. &amp; 3.5 below for conditions.</p>
2.4.	Provide a description of any assumptions, uncertainties and gaps in knowledge that relate to the assessment and mitigation measures proposed.
	The EAP assumes that the necessary approvals such as planning approvals / forestry permits / building plan approvals and contracts i.e., service level agreements, will be finalised within the initial five (5) year commencement period.
2.5.	The period for which the EA is required, the date the activity will be concluded and when the post construction monitoring requirements should be finalised.
	<p>Five year validity period for commencement of the listed activities from date of authorisation.</p> <p>Ten year implementation and completion period from date of commencement.</p> <p>Post-construction monitoring must be finalised within 6 months from when the project commenced, as well as at the end of each phase, and again when the project is completed.</p>

**3. WATER**

Since the Western Cape is a water scarce area explain what measures will be implemented to avoid the use of potable water during the development and operational phase and what measures will be implemented to reduce your water demand, save water and measures to reuse or recycle water.
<p>There is a licensed borehole located on the most Western border of 104/444 property. Telluric Farm will abstract water from this location to supplement existing water resources and pump it into the on-site dams to supplement surety of supply when run-off water to the dams is reduced during dry periods (for irrigation purposes).</p> <p>Structures such as the house and restaurant will be fitted with rainwater tanks to reduce the demand on Municipal water demand.</p>

**4. WASTE**

Explain what measures have been taken to reduce, reuse or recycle waste.
<u>General waste</u>

All general waste that is generated by Telluric whether it be through agriculture, domestic or business waste that will be stored, managed, and disposed of correctly.

Where possible all recyclable waste will be sent to the relevant local recycling facilities.

The Bitou municipality will collect all domestic refuse from the site on a stipulated day every week as is currently the case for properties along Rietvlei road.

Organic material from the vineyards/orchards/alien clearing will be chipped and reapplied as mulch or composting material.

## 5. ENERGY EFFICIENCY

8.1. Explain what design measures have been taken to ensure that the development proposal will be energy efficient.

- Installation of roof top solar at the dwellings (restaurant will have a landscaped/garden rooftop for visual screening);
- Use of LED lights throughout the development.

## SECTION K: DECLARATIONS

### 1. DECLARATION OF THE APPLICANT

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

I .....**Louis Jacobus du Preez** ....., ID number .....**5908285109087**.....in my personal capacity or duly authorised thereto hereby declare/affirm that all the information submitted or to be submitted as part of this application form is true and correct, and that:

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

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

To be signed for Final BAR	2
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Signature of the Applicant:	Date:
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ACME Capital (Pty) Ltd
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Name of company (if applicable):



**2. DECLARATION OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER (“EAP”)**

I **Ms Louise-Mari van Zyl**, EAPASA Registration number **.....2019/1444.....** as the appointed EAP hereby declare/affirm the correctness of the:

- Information provided in this BAR and any other documents/reports submitted in support of this BAR;
- The inclusion of comments and inputs from stakeholders and I&APs;
- The inclusion of inputs and recommendations from the specialist reports where relevant; and
- Any information provided by the EAP to interested and affected parties and any responses by the EAP to comments or inputs made by interested and affected parties, and that:
- In terms of the general requirement to be independent:
  - other than fair remuneration for work performed in terms of this application, have no business, financial, personal or other interest in the activity or application and that there are no circumstances that may compromise my objectivity; or
  - am not independent, but another EAP that meets the general requirements set out in Regulation 13 of NEMA EIA Regulations has been appointed to review my work (Note: a declaration by the review EAP must be submitted);
- In terms of the remainder of the general requirements for an EAP, am fully aware of and meet all of the requirements and that failure to comply with any the requirements may result in disqualification;
- I have disclosed, to the Applicant, the specialist (if any), the Competent Authority and registered interested and affected parties, all material information that have or may have the potential to influence the decision of the Competent Authority or the objectivity of any report, plan or document prepared or to be prepared as part of this application;
- I have ensured that information containing all relevant facts in respect of the application was distributed or was made available to registered interested and affected parties and that participation will be facilitated in such a manner that all interested and affected parties were provided with a reasonable opportunity to participate and to provide comments;
- I have ensured that the comments of all interested and affected parties were considered, recorded, responded to and submitted to the Competent Authority in respect of this application;
- I have ensured the inclusion of inputs and recommendations from the specialist reports in respect of the application, where relevant;
- I have kept a register of all interested and affected parties that participated in the public participation process; and
- I am aware that a false declaration is an offence in terms of Regulation 48 of the NEMA EIA Regulations;



2023/04/13

Signature of the EAP:

Date:

Cape Environmental Assessment Practitioners (Cape EAPrac)

Name of company (if applicable):

**3. DECLARATION OF THE REVIEW EAP**

I ..... EAPASA Registration number ..... as the appointed Review EAP hereby declare/affirm that:

- I have reviewed all the work produced by the EAP;
- I have reviewed the correctness of the information provided as part of this Report;
- I meet all of the general requirements of EAPs as set out in Regulation 13 of the NEMA EIA Regulations;
- I have disclosed to the applicant, the EAP, the specialist (if any), the review specialist (if any), the Department and I&APs, all material information that has or may have the potential to influence the decision of the Department or the objectivity of any Report, plan or document prepared as part of the application; and
- I am aware that a false declaration is an offence in terms of Regulation 48 of the NEMA EIA Regulations.

..... 2022/09/26

Signature of the EAP:

Date:

Cape Environmental Assessment Practitioners (Cape EAPrac)

Name of company (if applicable):

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**4. DECLARATION OF THE SPECIALIST – TO BE SIGNED FOR FINAL BAR**

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

I ..... as the appointed Specialist hereby declare/affirm the correctness of the information provided or to be provided as part of the application, and that:

- In terms of the general requirement to be independent:
  - other than fair remuneration for work performed in terms of this application, have no business, financial, personal or other interest in the development proposal or application and that there are no circumstances that may compromise my objectivity; or
  - am not independent, but another specialist (the "Review Specialist") that meets the general requirements set out in Regulation 13 of the NEMA EIA Regulations has been appointed to review my work (Note: a declaration by the review specialist must be submitted);
- In terms of the remainder of the general requirements for a specialist, have throughout this EIA process met all of the requirements;
- I have disclosed to the applicant, the EAP, the Review EAP (if applicable), the Department and I&APs all material information that has or may have the potential to influence the decision of the Department or the objectivity of any Report, plan or document prepared or to be prepared as part of the application; and
- I am aware that a false declaration is an offence in terms of Regulation 48 of the EIA Regulations.

Click or tap to enter a date.

Signature of the Specialist:

Date:

.....

Name of company (if applicable):

**5. DECLARATION OF THE REVIEW SPECIALIST**

I \_\_\_\_\_, as the appointed Review Specialist hereby declare/affirm that:

- I have reviewed all the work produced by the Specialist(s);
- I have reviewed the correctness of the specialist information provided as part of this Report;
- I meet all of the general requirements of specialists as set out in Regulation 13 of the NEMA EIA Regulations;
- I have disclosed to the applicant, the EAP, the review EAP (if applicable), the Specialist(s), the Department and I&APs, all material information that has or may have the potential to influence the decision of the Department or the objectivity of any Report, plan or document prepared as part of the application; and
- I am aware that a false declaration is an offence in terms of Regulation 48 of the NEMA EIA Regulations.

\_\_\_\_\_ Click or tap to enter a date.

Signature of the EAP: \_\_\_\_\_ Date:

\_\_\_\_\_

Name of company (if applicable):