



PRE-APPLICATION DRAFT BASIC ASSESSMENT REPORT

for

PACALTSDORP FILLING STATION

on

Erf 7379, Pacaltsdorp, George Municipality

In terms of the

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



Prepared for Proponent:
Pacaltspropdev (Pty) Ltd

Date: 24 April 2025

Appointed EAP: Ms Louise-Mari van Zyl (EAPASA Reg: 2019/1444)
Assisting Candidate EAP: Mr Francois Byleveld (EAPASA Reg: 2023/6770)
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Report Reference: GEO654/05
Department Reference: 16/3/3/6/7/1/D2/45/0224/24
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APPOINTED ENVIRONMENTAL ASSESSMENT PRACTITIONER:

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PO Box 2070

George

6530

Tel: 044-874 0365

Appointed EAP: **Ms Louise-Mari van Zyl** (MA Geography & Environmental Science [US]; EAPSA Registration Number **2019/1444**). Ms van Zyl has over twenty years' experience as an environmental practitioner.

Assisted By - Candidate EAP: **Mr Francois Byleveld** (MSc Geology [University of the Free State] (Candidate EAPASA Registration Number: **2023/6770**) in assistance to the Appointed EAP.

PURPOSE OF THIS REPORT:

Pre-Application Draft Basic Assessment Report

PROPONENT:

Pacaltspropdev (Pty) Ltd

CAPE EAPRAC REFERENCE NO:

GEO654/05

SUBMISSION DATE

24 April 2025

PRE-APPLICATION DRAFT BASIC ASSESSMENT REPORT

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

Pacaltsdorp Filling Station

Erf 7379, Pacaltsdorp, George Municipality

Submitted for:
Stakeholder Review & Comment

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Report Issued by:
Cape Environmental Assessment Practitioners

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PO Box 2070
17 Progress Street
George 6530

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- Appendix B1: Site Development Plan**
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- Appendix E12: Comment From DEA&DP on Nol**
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- Appendix G2: Terrestrial Biodiversity Compliance Statement**
- Appendix G3: Terrestrial Animal Species Compliance Statement**
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- Appendix G5: Planning Report**
- Appendix G6: Engineering Services Report**
- Appendix G7: Stormwater Management Plan**
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**Western Cape
Government**

Department of Environmental Affairs and
Development Planning

PRE-APP DRAFT BASIC ASSESSMENT REPORT

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

APRIL 2024



PRE-APP DRAFT BASIC ASSESSMENT REPORT

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

APRIL 2024

(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)

Pacaltspropdev (Pty) Ltd, hereafter referred to as the Proponent, proposes to develop a filling station with associated infrastructure on Erf 7379 in Pacaltsdorp, George.

The proposed development site is located on the corner of Church Street, Beach Road and Mission Street in Pacaltsdorp, George (Figure 1). The erf is situated within the built-up township of Pacaltsdorp and is included with the 'urban edge' as well as the 'urban area' of the township. The property is vacant and the site transformed, mostly void of natural vegetation. An artificial stormwater canal transects the property in the South-Western corner. The main arterial road of Pacaltsdorp (Beach Road) forms the Southern boundary of the property.



Figure 1: Locality map of Erf 7379 on the corner of Church Street, Beach Road and Mission Street in Pacaltsdorp, George (CapeFarmMapper, 2025).

Proposal:

- Drive Thru (~250m²);
- Line Shops (~325m²);
- Fuel Filling Station (~288m²);
- Anchor Yard (~177m²);
- Electrical infrastructure (~20m²);
- Bin Area (~9m²);
- Ablution facilities (~23m²);
- Parking (55 x Parking Units @ ~6m² per unit).

Total development footprint on Erf 7379 amounts to ~4663m².

The proposed development consists of a fuel filling station with a storage capacity not exceeding 80 cubic metres of fuel in underground tanks (4 x 19 000l fuel tanks). The filling station will entail four-islands where the fuel pumps are situated (Figure 2).

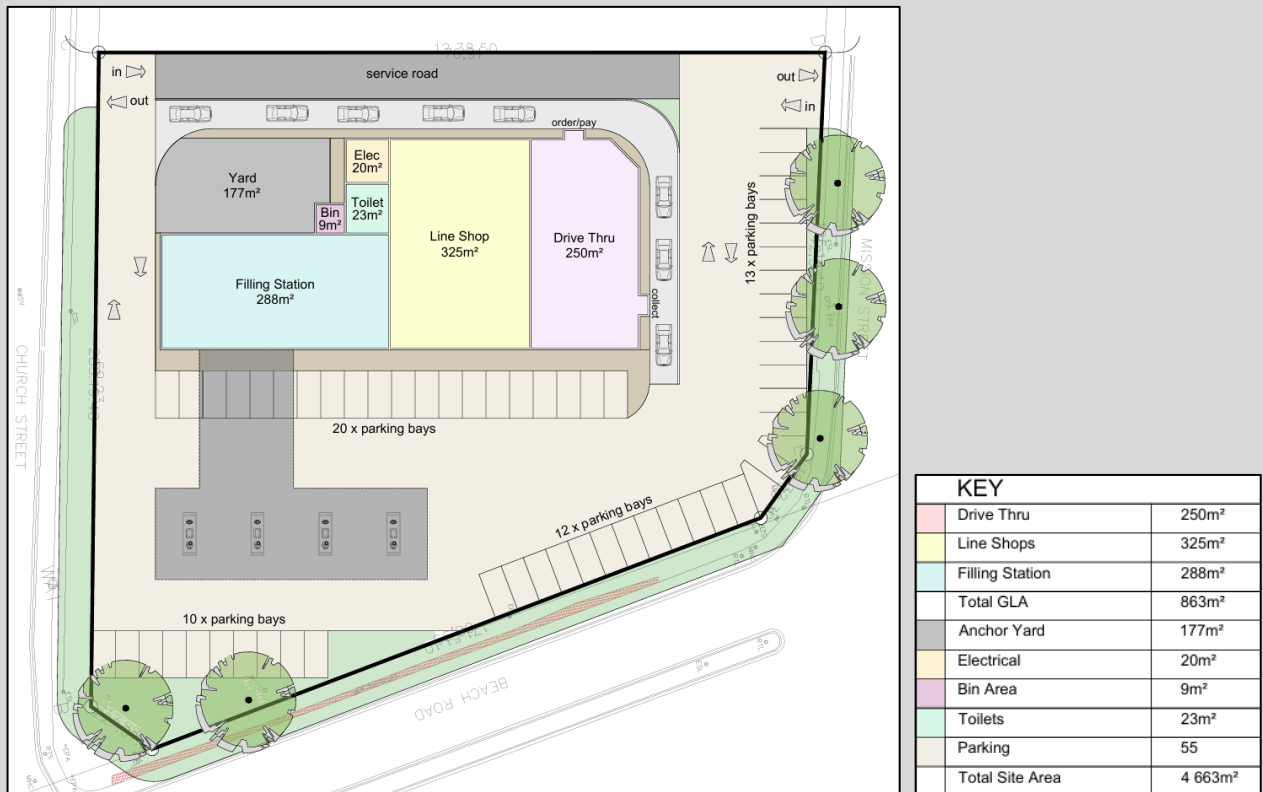


Figure 2: Site Development Plan of proposed DBAR filling station on Erf 7379, Pacaltsdorp (Gareths Calvert Designs t/a CCA, 2021).

Access:

The proposed filling station will have two (2) entrances, namely an in-out from Church Street and in-out from Mission Street (Figure 3). Access 1 is located in Mission Street, ~45m to the east of the unsignalized full intersection with Beach Road. Access 2 is located in Church Street, ~82m to the east of the signalized full intersection with Beach Road.

The access spacing requirements were derived from the Western Cape Government (WCG) Access Management Guidelines (2020) and considered by the traffic engineer as part of the design requirements.

Please refer to Appendix G8 for the Traffic Impact Assessment for the proposed development.

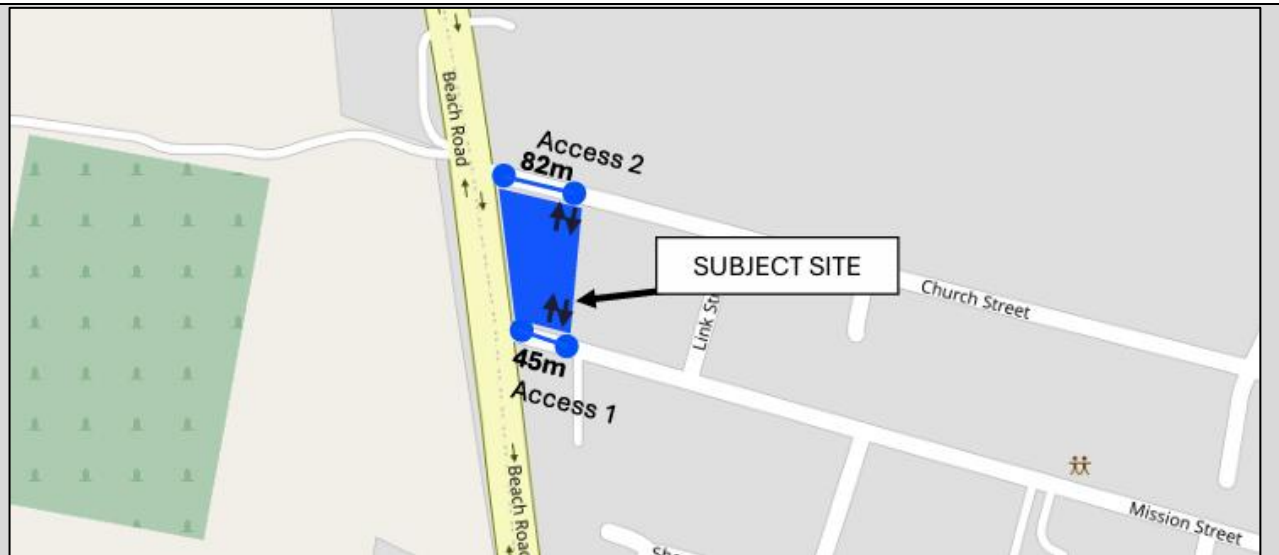


Figure 3: Proposed site access namely an in-out from Church Street and in-out from Mission Street (SMEC, 2025).

Potable Water:

The potable water supply system will be designed as a conventional medium pressure reticulation network with a minimum water connection pipe size of 110mmØ. There are three possible connection points:

1. A 110mmØ UPVC reticulation pipe located in Mission Street (south of Erf 7379);
2. A 200mmØ asbestos-cement (AC) distribution main located in Beach Road (west of Erf 7379);
3. A 300mmØ asbestos-cement (AC) distribution main located in Church Street (north of Erf 7379).

Please refer to Appendix G6 for the full Civil Engineering Services Report for the proposed development.

Sewerage:

The sewer system will be designed as a conventional waterborne gravity reticulation system with two possible connection points to the municipal infrastructure:

1. In Church Street (north of Erf 7379);
2. In Mission Street (south of Erf 7379).

The sewer system connection will be made with a new manhole on the existing sewer line with the minimum pipe diameter of 160mm for main lines and 110mmØ for building connections.

Please refer to Appendix G6 for the full Civil Engineering Services Report for the proposed development.

Stormwater:

Erf 7379 is intersected by an artificial stormwater canal that directs water from Church Street in a Southern direction towards a natural drainage line that starts South of Beach Road. This canal transects the South-Western corner of the site. This existing artificial stormwater canal will be re-routed outside the erf boundaries of Erf 737,9 as part of the Municipal stormwater system, at the cost of the developer.

The existing municipal stormwater pipe system is situated along Church Street (north of Erf 7379) directing flow from west to east. A separate pipe system is located within Mission Street (south of Erf 7379) also facilitating a west to east flow.

The new stormwater infrastructure necessary to redirect and service the proposed development on Erf 7379 will be tied into the existing stormwater network. Please refer to Appendix G7 for the full Stormwater Management Plan and detailed designs. An overview of the stormwater management plan can be seen in Figure 4.

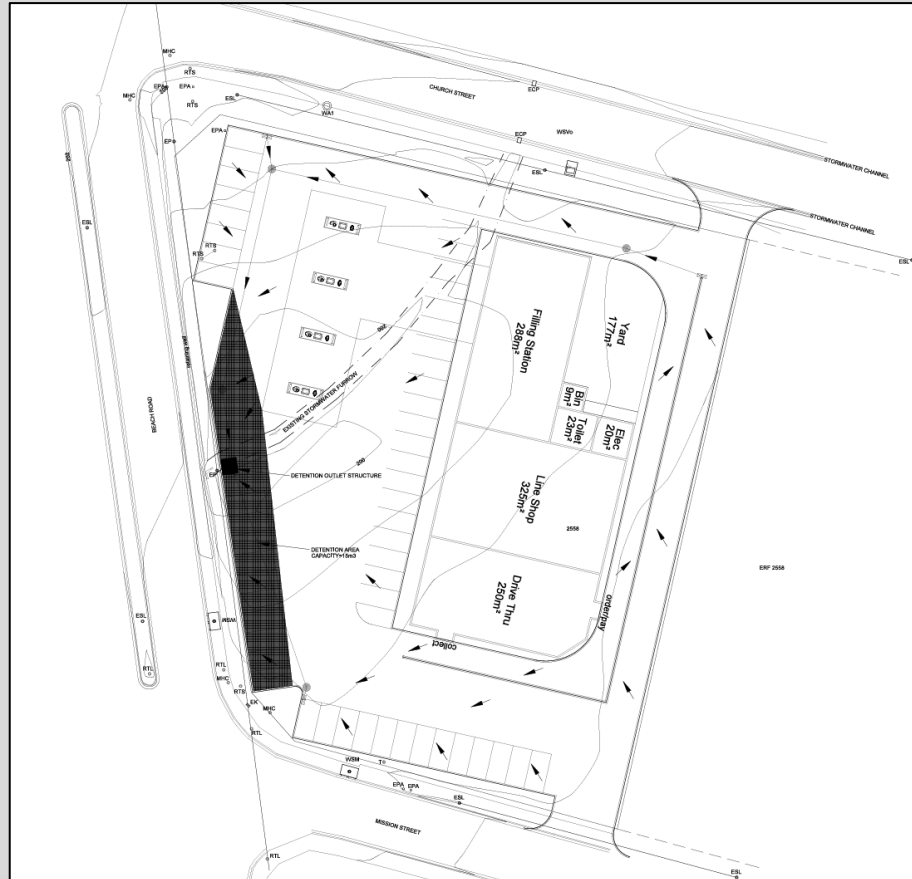


Figure 4: Stormwater management plan for the proposed development on Erf 7379 (DVP INC Consulting Engineers, 2023).

Solid Waste:

The proposed development is to be serviced by the local authority which will collect refuse from the refuse facility on the premises.

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, 1998 (Act No. 107 of 1998) ("NEMA") hereinafter referred to as the "NEMA EIA Regulations".
3. *Submission of documentation, reports and other correspondence:*

The Department has adopted a digital format for corresponding with proponents/Proponents or the general public. If there is a conflict between this approach and any provision in the legislation, then the provisions in the legislation prevail. If there is any uncertainty about the requirements or arrangements, the relevant Competent Authority must be consulted.

The Directorate: Development Management has created generic e-mail addresses for the respective Regions, to centralise their administration. Please make use of the relevant general administration e-mail address below when submitting documents:

DEADPEIAAdmin@westerncape.gov.za

Directorate: Development Management (Region 1):
City of Cape Town; West Coast District Municipal area;
Cape Winelands District Municipal area and Overberg District Municipal area.

DEADPEIAAdmin.George@westerncape.gov.za

Directorate: Development Management (Region 3):
Garden Route District Municipal area and Central Karoo District Municipal area

General queries must be submitted via the general administration e-mail for EIA related queries. Where a case-officer of DEA&DP has been assigned, correspondence may be directed to such official and copied to the relevant general administration e-mail for record purposes.

All correspondence, comments, requests and decisions in terms of applications, will be issued to either the Proponent/requester in a digital format via email, with digital signatures, and copied to the Environmental Assessment Practitioner ("EAP") (where applicable).

4. 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.
5. All applicable sections of this BAR must be completed.
6. 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 Proponent and/or Environmental Assessment Practitioner ("EAP") must declare such non-disclosure and provide the reasons for believing that the information is protected.
7. This BAR is current as of **April 2024**. It is the responsibility of the Proponent/ 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> to check for the latest version of this BAR.
8. 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.

9. 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.
10. This BAR must be duly dated and originally signed by the Proponent, EAP (if applicable) and Specialist(s) and must be submitted to the Department at the details provided below.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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	
CAPE TOWN OFFICE: DIRECTORATE: DEVELOPMENT MANAGEMENT (REGION 1) (City of Cape Town, West Coast District, Cape Winelands District & Overberg District)	GEORGE REGIONAL OFFICE: DIRECTORATE: DEVELOPMENT MANAGEMENT (REGION 3) (Central Karoo District & Garden Route District)
The completed Form must be sent via electronic mail to: DEADPEIAAdmin@westerncape.gov.za	The completed Form must be sent via electronic mail to: DEADPEIAAdmin.George@westerncape.gov.za
Queries should be directed to the Directorate: Development Management (Region 1) at: E-mail: DEADPEIAAdmin@westerncape.gov.za Tel: (021) 483-5829	Queries should be directed to the Directorate: Development Management (Region 3) at: E-mail: DEADPEIAAdmin.George@westerncape.gov.za Tel: (044) 814-2006
Western Cape Government Department of Environmental Affairs and Development Planning Attention: Directorate: Development Management (Region 1) Private Bag X 9086 Cape Town, 8000	Western Cape Government Department of Environmental Affairs and Development Planning Attention: Directorate: Development Management (Region 3) Private Bag X 6509 George, 6530

MAPS

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.	
Locality Map:	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. The map must indicate the following: <ul style="list-style-type: none"> • an accurate indication of the project site position as well as the positions of the alternative sites, if any; • road names or numbers of all the major roads as well as the roads that provide access to the site(s) • a north arrow; • a legend; and • a linear scale. 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. 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.
Provide a detailed site development plan / site map (see below) as Appendix B1 to this BAR; and if applicable, all alternative properties and locations.	
Site Plan:	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: <ul style="list-style-type: none"> • 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. • The property boundaries and numbers of all the properties within 50m of the site must be indicated on the site plan. • 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. • 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. • 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. • 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 must be clearly indicated on the site plan. • Servitudes and an indication of the purpose of each servitude must be indicated on the site plan. • 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"> ○ Watercourses / Rivers / Wetlands ○ Flood lines (i.e., 1:100 year, 1:50 year and 1:10 year where applicable);

	<ul style="list-style-type: none"> o Coastal Risk Zones as delineated for the Western Cape by the Department of Environmental Affairs and Development Planning ("DEA&DP"): o Ridges; o Cultural and historical features/landscapes; o Areas with indigenous vegetation (even if degraded or infested with alien species). • Whenever the slope of the site exceeds 1:10, a contour map of the site must be submitted. • North arrow <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 Appendix C . 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 Appendix D .
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 Appendix A3 .

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:	Maps		
	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	x
	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; (refer to Main Report)	x
Appendix C:	Photographs		✓
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:	Comment from BOCMA	x
	Appendix E4:	Comment from the DEADP: Oceans and Coast	x
	Appendix E5:	Comment from the DFFE	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 on Nol	✓
	Appendix E13:	Comment from DEA&DP: Air Quality	x
	Appendix E14:	Comment from DEA&DP: Coastal Management	x
	Appendix E15:	Comment from the local authority (Bitou Municipality)	x
	Appendix E16:	Confirmation of all services (water, electricity, sewage, solid waste management)	x
	Appendix E17:	Comment from the District Municipality	x
	Appendix E18:	Copy of an exemption notice	x
	Appendix E19:	Pre-approval for the reclamation of land	x
	Appendix E20:	Proof of agreement/TOR of the specialist studies conducted.	x
	Appendix E21:	Proof of land use rights	✓
	Appendix E22:	Proof of public participation agreement for linear activities	x
Appendix F:	Public participation information: including a copy of the register of I&APs, the comments and responses Report , proof of notices, advertisements and any other public participation information as is required.		✓
Appendix G:	Specialist Report(s)		✓
Appendix H:	EMPr		✓
Appendix I:	Screening tool report		✓
Appendix J:	The impact and risk assessment for each alternative (refer to Main Report)		x
Appendix K:	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 (refer to the Main Report).		x

SECTION A: ADMINISTRATIVE DETAILS

Highlight the Departmental Region in which the intended application will fall	CAPE TOWN OFFICE: REGION 1		GEORGE OFFICE: REGION 3
	{City of Cape Town, West Coast District	{Cape Winelands District & Overberg District}	(Central Karoo District & Garden Route District)
Duplicate this section where there is more than one Proponent	Pacaltspropdev (Pty) Ltd		
Name of Proponent/Proponent:	Pacaltspropdev (Pty) Ltd		
Name of contact person for Proponent/Proponent (if other):	Adrian Odendaal		
Company/ Trading name/State Department/Organ of State:	Pacaltspropdev (Pty) Ltd		
Company Registration Number:	2018/269339/07		
Postal address:	PO Box 1, Pennington		
		Postal code: 4184	
Telephone:		Cell: 082 956 5946	
E-mail:	adrian@ariel.net.za	Fax: (—)	
Company of EAP:	Cape Environmental Assessment Practitioners (Cape EAPrac)		
Appointed EAP name:	Ms Louise-Mari van Zyl		
Assisting Candidate EAP name:	Mr Francois Byleveld		
Postal address:	PO Box 2070, George		
		Postal code: 6530	
Telephone:	044 874 0365	Cell: 071 603 4132	
Appointed EAP E-mail:	louise@cape-eaprac.co.za	Fax: (—)	
Assisting Candidate EAP E-mail:	francois@cape-eaprac.co.za		
Appointed EAP Qualifications:	MA Geography & Environmental Science (US)		
Assisting Candidate EAP Qualifications:	MSc Geology (UFS)		
Appointed EAP registration no:	2019/1444		
Assisting Candidate EAP registration no:	2023/6770		
Duplicate this section where there is more than one landowner	Pacaltspropdev (Pty) Ltd		
Name of landowner:	Pacaltspropdev (Pty) Ltd		
Name of contact person for landowner (if other):	Adrian Odendaal		

Postal address:	PO Box 1, Pennington	
		Postal code: 4184
	Telephone:	Cell: 082 956 5946
	E-mail:	Fax: (—)
	adrian@ariel.net.za	
Name of Person in control of the land: Name of contact person for person in control of the land: Postal address:	Same as Landowner	
		Postal code:
	Telephone:	Cell:
		Fax: (—)
	E-mail:	

<p>Duplicate this section where there is more than one Municipal Jurisdiction Municipality in whose area of jurisdiction the proposed activity will fall:</p>	George Municipality		
	Contact person:	Delia Power	
	Postal address:	PO Box 19, George	
			Postal code: 6530
	Telephone	044 801 9111	Cell:
	E-mail:	dpower@george.co.za	

SECTION B: CONFIRMATION OF SPECIFIC PROJECT DETAILS AS INLCUDED IN THE APPLICATION FORM

1.	Is the proposed development (please tick):	New	<input checked="" type="checkbox"/>	Expansion	
2.	Is the proposed site(s) a brownfield of greenfield site? Please explain.				
Greenfield site (study site specifically). Erf 7379 is currently vacant with no development on it. An existing artificial stormwater canal traverses the property to direct stormwater south-side of Beach Road.					
3.	For Linear activities or developments				
3.1	Provide the Farm(s)/Farm Portion(s)/Erf number(s) for all routes:				
3.2	Development footprint of the proposed development for all alternatives.				—m ²
3.3	Provide a description of the proposed development (e.g. for roads the length, width and width of the road reserve in the case of pipelines indicate the length and diameter) for all alternatives.				
3.4.	Indicate how access to the proposed routes will be obtained for all alternatives.				
3.5	SG Digit codes of the Farms/Farm Portions/Erf numbers for all alternatives				
3.6	Starting point co-ordinates for all alternatives				
	Latitude (S)	°	'	"	
	Longitude (E)	°	'	"	
	Middle point co-ordinates for all alternatives				
	Latitude (S)	°	'	"	
	Longitude (E)	°	'	"	
	End point co-ordinates for all alternatives				
	Latitude (S)	°	'	"	
	Longitude (E)	°	'	"	
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.					
4.	Other developments				
4.1	Property size(s) of all proposed site(s):				4663m ²
4.2	Developed footprint of the existing facility and associated infrastructure (if applicable):				m ²
4.3	Development footprint of the proposed development and associated infrastructure size(s) for all alternatives:				4663m ²
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).				
The Proponent proposes to develop a fuel filling station with associated infrastructure on Erf 7379 in Pacaltsdorp, George.					
The site is a vacant erf located on the corner of Church Street, Beach Road and Mission Street in Pacaltsdorp, George (Figure 1).					

Proposal:

- Drive Thru (~250m²);
- Line Shops (~325m²);
- Fuel Filling Station (~288m²);
- Anchor Yard (~177m²);
- Electrical (~20m²);
- Bin Area (~9m²);
- Ablution facilities (~23m²);
- Parking (55 x Parking Units @ ~6m² per unit).

Total development footprint on Erf 7379 amounts to ~4663m².

The proposed development consists of a fuel filling station with a storage capacity not exceeding 80 cubic metres of fuel in underground tanks (4x 19 000 l tanks). The filling station will entail four-islands where the fuel pumps are situated on the forecourt (Figure 2).

Access:

The proposed filling station will have two (2) entrances, namely an in-out from Church Street and in-out from Mission Street (Figure 3). Access 1 is located in Mission Street, ~45m to the east of the unsignalized full intersection with Beach Road. Access 2 is located in Church Street, ~82m to the east of the signalized full intersection with Beach Road.

The access spacing requirements were derived from the Western Cape Government (WCG) Access Management Guidelines (2020).

Please refer to Appendix G8 for the Traffic Impact Assessment for the proposed development.

Potable Water:

The potable water supply system will be designed as a conventional medium pressure reticulation network with a minimum water connection pipe size of 110mmØ. There are three possible connection points:

1. A 110mmØ UPVC reticulation pipe located in Mission Street (south of Erf 7379);
2. A 200mmØ asbestos-cement (AC) distribution main located in Beach Road (west of Erf 7379);
3. A 300mmØ asbestos-cement (AC) distribution main located in Church Street (north of Erf 7379).

Please refer to Appendix G6 for the full Civil Engineering Services Report for the proposed development.

Sewerage:

The sewer system will be designed as a conventional waterborne gravity reticulation system with two possible connection points to the municipal infrastructure:

1. In Church Street (north of Erf 7379);
2. In Mission Street (south of Erf 7379).

The sewer system connection will be made with a new manhole on the existing sewer line with the minimum pipe diameter of 160mm for main lines and 110mmØ for building connections.

Please refer to Appendix G6 for the full Civil Engineering Services Report for the proposed development.

Stormwater:

Erf 7379 is intersected by a stormwater canal, which descends from the northern boundary to the western boundary. This existing stormwater canal is to be re-rerouted outside the erf boundaries of Erf 7379 at the cost of the developer, into the existing Municipal stormwater system.

An existing pipe system is situated within Church Street (north of Erf 7379) directing flow from west to east. A separate pipe system is located within Mission Street (south of Erf 7379) also facilitating a west to east flow.

The new stormwater infrastructure will be required to service the proposed development on Erf 7379. Please refer to Appendix G7 for the full Stormwater Management Plan and detailed designs. An overview of the stormwater management plan can be seen in Figure 4.

Solid Waste:

The proposed development is to be serviced by the local authority which will collect refuse from the refuse facility on the premises.

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

The proposed filling station will have two (2) entrances, namely an in-out from Church Street and in-out from Mission Street (Figure 3). Access 1 is located in Mission Street, ~45m to the east of the unsignalized full intersection with Beach Road. Access 2 is located in Church Street, ~82m to the east of the signalized full intersection with Beach Road. Beach Road is an arterial double-lane road that acts as a collector road for Pacaltsdorp. Upgrades to the road were recently done by the Municipality along with upgrades to the bridge crossing the N2 in the direction of George.

The access spacing requirements were derived from the Western Cape Government (WCG) Access Management Guidelines (2020).

Please refer to Appendix G8 for the Traffic Impact Assessment for the proposed development.

4.6 .	SG Digit code(s) of the proposed site(s) for all alternatives:	C	0	2	7	0	0	0	7	0	0	0	0	7	3	7	9	0	0	0	0
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4.7 .	Coordinates of the proposed site(s) for all alternatives:																				
	Latitude (S)										34°					00'					52.42''
	Longitude (E)										22°					27'					04.92''

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.
Rezoning in terms of the Spatial Planning Land Use Management Act No. 16 of 2013 (SPLUMA). Erf 7379 is zoned Single Residential Zone I and it is proposed to rezone the property to Business Zone II .

4. Policies

Explain which policies were considered and how the proposed activity or development complies and responds to these policies.
<p>Please note that the information below has been extracted from the Rezoning Application compiled by Tshani Consulting (Pty) Ltd in 2024. The information below consist of various key aspects provided of in the Rezoning Application. Please refer to Appendix G5 for the full list of Legislation and Policies considered in the Rezoning Application for the proposed development.</p> <p>The following policies were taken into consideration and the proposed development is considered to be compliant with:</p> <ul style="list-style-type: none"> • Spatial Planning Land Use Management Act No. 16 of 2013. • George Municipality Integrated Development Plan 2022/2027. • George Municipal Spatial Development Framework 2023/2027. <p>Spatial Planning Land Use Management Act No.16 of 2013 (SPLUMA):</p> <p>The spatial planning and land use management act aims to achieve the following through land use management and the objects of this act are to:</p> <ol style="list-style-type: none"> (a) Provide for a uniform, effective and comprehensive system of spatial planning and land use management for the republic; (b) Ensure that the system of spatial planning and land use management promotes social and economic inclusion; (c) Provide for development principles and norms and standards;

- (d) Provide for the sustainable and efficient use of land;
- (e) Provide for cooperative government and intergovernmental relations amongst the national, provincial and local spheres of government; and
- (f) Redress the imbalances of the past and to ensure that there is equity in the application of spatial development planning and land use management systems.

The property has been vacant for decades (a historic house was present till around 1940) and no further residential development has taken place on the site. It's spatial location at a dual-intersection with Beach Road, as well as on the East side of Beach Road creates an opportunity for a different land use that is likely to result in the sustainable and efficient use of the land.

The following principles apply to spatial planning, land development and land use management:

(a) The principle of spatial justice, whereby:

- I. Past spatial and other development imbalances must be redressed through improved access to and use of land;
- II. Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterized by widespread poverty and deprivation;
- III. Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons;
- IV. Land use management systems must include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homeland areas;
- V. Land development procedures must include provisions that accommodate access to secure tenure and the incremental upgrading of informal areas; and
- VI. A municipal planning tribunal considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or site is affected by the outcome of the application;

According to the Planner, the site is located in a residential area which was previously neglected in terms of services and infrastructure, with the addition of another filling station indicative of supporting development in the Pacaltsdorp area.

(b) The principle of spatial sustainability, whereby spatial planning and land use management systems must:

- I. Promote land development that is within the fiscal, institutional and administrative means of the republic;
- II. Ensure that special consideration is given to the protection of prime and unique agricultural land;
- III. Uphold consistency of land use measures in accordance with environmental management instruments;
- IV. Promote and stimulate the effective and equitable functioning of land markets;
- V. Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments;
- VI. Promote land development in locations that are sustainable and limit urban sprawl; and

VII. Result in communities that are viable; The proposal complies with this principle in that it takes into account the environmental matters and against the urban sprawl phenomenon.

The development of the now vacant site, within the urban edge/urban area is deemed to be aligned with limiting urban sprawl. As a commercial business operation, it will contribute to municipal rates and tax base and result in a more efficient use of the land.

(c) The principle of efficiency, whereby:

- I. Land development optimizes the use of existing resources and infrastructure;
- II. Decision-making procedures are designed to minimize negative financial, social, economic or environmental impacts; and
- III. Development application procedures are efficient and streamlined and timeframes are adhered to by all parties;

(d) the principle of spatial resilience, whereby flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks; and

(e) The principle of good administration.

The application is the subject of an environmental, as well as a spatial planning application process in which decision-makers will consider both positive, as well as negative impacts associated with the receiving environment and economic/social aspects of the community.

George Municipality Integrated Development Plan 2022/2027:

The George Municipality's Integrated Development Plan 2022/2027 is the business plan that will guide development and growth of the George Municipal area over the next 5 years.

The Spatial Development Framework (SDF) is the primary spatial response to the development context, needs and development vision of the Municipality. It is the primary level of translation of social, economic and environmental development and management.

The strategic objectives of George Municipality include to develop and grow George.

This application is in line with the vision of the Executive Mayor as it is also a way of promoting growth and development to existing urban areas within George Municipality.

George Municipal Spatial Development Framework 2023/2027:

The SDF is a primary spatial response to the development context, needs and development vision of the municipality. It is a key land use management tool at a strategic level that has an important role to play in guiding and managing Municipal decisions relating to the use, development and planning of land. It is a legislative requirement and should resonate with the national and provincial spatial development priorities.

The SDF is also a transformation tool. With its focus on spatial restructuring, it guides the location of future development in a manner that addresses the imbalances of the past. It enables the municipality to manage its land resources in a developmental and sustainable manner. It provides an analysis of the spatial needs and issues and provides strategies and programs to address these challenges.

In response to the trends and challenges present in the George Local Municipality, the municipality developed a vision to "Develop George as a resilient regional development anchor of excellence for prosperity, inclusive-and smart growth. The primary levers for achieving SPLUMA principles for the municipality include:

- Growth management – compact urban form

- Settlement restructuring – integrated human settlements
- Public transport and supporting road infrastructure
- Adequate bulk services (water and sanitation)
- Understanding the space economy and supporting economic growth
- Sustainable public finances

5. Guidelines

List the guidelines which have been considered relevant to the proposed activity or development and explain how they have influenced the development proposal.

5.1. Guideline on Need and Desirability, DEA (2017)

Refer to section E(12) for a detailed Need & Desirability project description.

5.2. Guideline for the Review of Specialist input in the EIA process (June 2005)

The guideline was followed to:

- Ensure that the specialists inputs meet the terms of reference.
- Ensure that specialist inputs are provided in a form and quality that can be incorporated into the integrated report and can be understood by non-specialists.

5.3. Guideline for Environmental Management Plans (June 2005)

The draft EMPr has been included with this Pre-Application Draft Basic Assessment Report to provide practical and implementable actions to ensure that the development maintains sustainability and minimise impacts through all its phases. The document is finalised as per the Guidelines and requirements of NEMA.

5.4. Guideline on generic terms of Reference for EAPs and Project Schedules (March 2013)

Followed guidance on:

- Generic Requirements for EAPs (what an EAP must manage).
- Generic Requirements for persons compiling a specialist report.
- Scope of Work (project description, primary responsibility, anticipated inputs etc.).

5.5. Guideline for determining the scope of specialist involvement in the EIA process (June 2005)

This Guideline was used to determine the timing, scope and quality of specialist inputs in the EIA process along with the Specialist Protocol requirements.

5.6. Guideline on Alternatives (March 2013)

Refer to section H for a detailed Alternatives comparison for the proposed project.

5.7. Guideline for involving biodiversity specialists in the EIA process (June 2005)

This guideline was used to identify the key triggers and issues which will require specialist input on biodiversity in addition to the Specialist Protocols. Refer to section C(6) for a detailed motivation for including/excluding specific specialist studies during the project.

5.8. Guideline for involving social assessment specialists in the EIA process (February 2007)

Refer to section C(5) for information on the socio-economic description.

6. Protocols

Explain how the proposed activity or development complies with the requirements of the protocols referred to in the NOI and/or application form

According to the DEA&DP series of guidelines for the involvement of specialists in the EIA process (2005), one of the underpinning generic principles is to **eliminate the unnecessary specialist involvement** through proactive project planning and design to avoid or sufficiently reduce negative impacts. Another is to **maximise the use of existing relevant information** prior to involving a specialist. This includes the input from the EAP and specialists, in the form of site photographs and 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 Report (Appendix I) 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
Plant Species Theme			X	
Terrestrial Biodiversity Theme	X			

Agriculture (High Sensitivity) – The Screening Tool Report identified the proposed development site to have a 'High' sensitivity for the Agriculture Theme.

The proposed development site has not been subject to any historical agricultural activities. The site is highly transformed due to alien vegetation growth as well as illegal dumping from the surrounding community. Erf 7379 is small in size (4664 m²) and located within the urban edge of George Municipality. Erf 7379 is zoned Single Residential Zone I within the urban area of Pacaltsdorp. Up till 1940 a dwelling was present on the property.

An Agricultural Compliance Statement undertaken by Mr Johann Lanz (Appendix G4), concluded that the proposed development is acceptable because it does not lead to any loss of potential, viable cropland, and therefore minimal loss of future agricultural potential.

The Agricultural assessment **disputes the 'High' sensitivity** identified by the Screening Tool Report and rates the entire property as being of a 'Medium' agricultural sensitivity with a maximum land capability of 6 due to the assessed agricultural production potential and current land use. The entire property is considered to be **below the threshold** for needing to be conserved as agricultural production land due to limitation that make it **unsuitable as viable cropland**. The overall negative agricultural impact of the proposed development is therefore assessed as being of **LOW significance** and acceptable, with approval of the proposed development not subject to any conditions.

The sensitivity rating of High is therefore **disputed** and the EAP, with input from the Agricultural Specialist, is of the opinion that a more appropriate sensitivity rating for the Agriculture theme is **Medium**. An **Agricultural Compliance Statement** has been undertaken to inform the Basic Assessment Process.

The Department of Agriculture has been approached for comment on this Pre-Application Draft Basic Assessment Report as part of the Public Participation Process.

Animal Species (Medium Sensitivity) – The Screening Tool Report identified the proposed development site to have a 'Medium' sensitivity for the Animal Species Theme.

The proposed development site is **highly transformed** with little remaining indigenous habitat that can sustain fauna other than domesticated animals that roam free on the subject property. The George Municipality regularly issues instructions to land owners with vacant properties, such as Erf 7379, to maintain their properties (i.e., brushcutting), which the landowner of the subject property has done. Due to the **continued disturbance of vegetation** as well as the lack of a ecological burning, the **natural regrowth/rehabilitation has been significantly suppressed**.

The **small size** of the property as well as the **isolated natured** (completely surrounded by roads and residential developments), reduces the opportunity for fauna to utilise the property as a sustainable habitat.

An Terrestrial Animal Species Compliance Statement was undertaken by Confluent Environmental (Pty) Ltd (Appendix G3). During the site inspection, no Avifauna, Mammal, Terrestrial Invertebrate, Amphibians or Reptile Species of Conservation Concern were identified. The likelihood of occurrence of all SCC's suspected to occur on Erf 7379 were determined to be **Very Low**.

The sensitivity rating of 'Medium' is therefore **refuted** due to it being unlikely that SCCs will utilise the proposed development footprint and the Faunal Specialist is of the opinion that a more appropriate sensitivity of '**LOW**' should apply. An **Animal Species Compliance Statement** has been undertaken to inform the Basic Assessment Process.

CapeNature has been approached for comment on this Pre-Application Draft Basic Assessment Report as part of the Public Participation Process.

Aquatic Biodiversity (Very High Sensitivity) – The Screening Tool Report identified the proposed development site to have a 'Very High' sensitivity for the Aquatic Biodiversity Theme due to the site being located within the Outeniqua Strategic Water Source Area (SWSA).

Confluent Environmental (Pty) Ltd was appointed in 2021 to undertake a Sensitivity Verification on the subject property in which it was concluded that based on the results of a desktop study and site inspection, there are **no natural watercourses** present on Erf 7379. The findings of the Watercourse Verification is consistent with the Wetlands (NWM5 & NFEPA) layers as well as Rivers (NGI & DWS) layers which **does not indicate any watercourse features** on Erf 7379.

In 2025, Confluent Environmental (Pty) Ltd updated the Watercourse Verification Report to an Aquatic Biodiversity Compliance Statement in which it was concluded that the proposed development **will not impact on any watercourse** or associated freshwater biodiversity. Even though the proposed development is located within 100m of a non-perennial watercourse located to the west of Beach road, the development site does not occur within the floodline or riparian zone of this watercourse. It is therefore confirmed that **no Section 21 (c) and (i) water uses are triggered by the proposed development**.

The sensitivity rating of 'Very High' is **refuted** and the EAP, with input from the Watercourse Verification completed in 2021 and the Aquatic Compliance Statement completed in 2025, is of the opinion that the Aquatic Biodiversity Theme should have a sensitivity rating of '**LOW**' for the proposed development.

The Breede-Olifants Catchment Management Agency (BOCMA) has been approached for comment on the Pre-Application Draft Basic Assessment Report during the public participation process.

Archaeological and Cultural Heritage (Very High Sensitivity) – The Screening Tool Report identified the proposed development site to have a 'Very High' sensitivity for the Archaeological and Cultural Heritage Theme due to the subject property being located within 2km of a Grade II Heritage Site.

Erf 7379 is surrounded by existing township development and bordered by three roads to the north, west and south, with a residential dwelling towards the east.

Dr Lita Webley was appointed to investigate the likelihood of construction that may result in impacts or destruction of historical archaeological resources, namely the below ground ruins of a house which was present on the property in 1940. Because the house was present in 1940 the National Heritage Resources Act (NHRA) protects all archaeological resources older than 100 years.

Given the presence of the old house, a Section 35 permit was obtained (HWC Case # 2061303SB0620E) for the excavation and disturbance of Erf 7379 which is valid until 03 July 2025. The Proponent will apply for an extension of this permit.

The proposed land use does not trigger Section 38(1) of the NHRA and considering that HWC did issue the Section 35 Permit, the sensitivity rating is **refuted** due to the location of the property being within the Pacaltsdorp urban area as well as the transformed nature of the site. The lowest possible rating of 'Very-Low' is recommended and no further studies are required.

HWC has been approached for comment on the Pre-Application Draft Basic Assessment Report as part of the Public Participation Process.

Civil Aviation (Very High Sensitivity) – The Screening Tool Report identified the proposed development site to have a 'Very High' sensitivity for the Civil Aviation Theme.

The proposed development **will not exceed any of the Civil Aviation Regulations** in terms of height and does not pose a threat to air traffic in terms of any obstruction. The proposed development site is located in close proximity to similar developments. The proposed development **does not require prior approval from the SACAA**.

The sensitivity rating of 'Very High' is **refuted** and the EAP is of the opinion that the theme is not applicable to this application. Since there are no provisions in the Protocols for 'not applicable' the lowest rating level of 'Very-Low' remains. **There are no reasonable grounds for any specialist studies to confirm this**

The South African Civil Aviation Authority (SACAA) has been approached for comment on this Pre-Application Draft Basic Assessment report as part of the Public Participation Process.

Defence (Low Sensitivity) – The Screening Tool Report identified the proposed development site to have a 'Low' sensitivity for the Defence Theme.

The proposed development will pose no threat to military or defence forces of South Africa. The site is not situated near any military facilities.

The sensitivity rating of 'Low' is **refuted** and the EAP is of the opinion that this theme is **not relevant or applicable** to the proposed development. Since there is no provision in the Protocols for 'not applicable' the lowest possible rating of '**Very-Low**' remains.

Further consultation with the Department of Defence is not deemed necessary.

Plant Species Theme (Medium Sensitivity) – The Screening Tool Report identified the proposed development site to have a 'Medium' sensitivity for the Plant Species Theme.

The proposed development site is **highly transformed** with little remaining indigenous habitat. The George Municipality regularly issues instructions to land owners with vacant properties, such as Erf 7379, to maintain their properties (i.e., brushcutting), which the landowner of the subject property has done. Due to the continued disturbance of vegetation as well as the lack of a ecological burning, the **natural regrowth/rehabilitation** has been **significantly suppressed**.

Confluent Environmental (Pty) Ltd was appointed to undertake a Botanical assessment of Erf 7379 (Appendix G2). Following a site inspection, **no species of conservation concern** or important taxa

were confirmed on the subject property and it was also confirmed that **no SCC's** are likely to occur on site.

The sensitivity rating of Medium is **refuted** and the appointed Botanical Specialist is of the considered opinion that a more appropriate sensitivity of '**LOW**' should apply.

A **Terrestrial Biodiversity & Botanical Compliance Statement** has been undertaken to inform the Basic Assessment Process.

CapeNature and the Department of Forestry, Fisheries and the Environment (DFFE) have been approached for comment on this Pre-Application Draft Basic Assessment Report as part of the Public Participation Process.

Terrestrial Biodiversity Theme (Very High Sensitivity) – The Screening Tool Report identified the proposed development site to have a 'Very High' sensitivity for the Terrestrial Biodiversity Theme due to the subject property being located within the Outeniqua Strategic Water Source Area (SWSA), Garden Route National Park Buffer Area as well as the possible occurrence of Garden Route Granite Fynbos which has a conservation Status of Critically Endangered.

Due to the small size of the subject property, as well as the transformed nature of the site, it is unlikely that the proposed development will impact on the conservation status of Garden Route Granite Fynbos.

The sensitivity rating of 'Very High' is **refuted**, and the EAP with input from the Terrestrial Biodiversity Specialist is of the opinion that a more appropriate sensitivity rating of **LOW** should apply. A **Terrestrial Biodiversity & Botanical Compliance Statement** has been undertaken to inform the Basic Assessment Process.

CapeNature and the Department of Forestry, Fisheries and the Environment (DFFE) have been approached for comment on this Pre-Application Draft Basic Assessment Report as part of the Public Participation Process.

Additional protocols identified in the Screening Tool Report:

Palaeontological Impact Assessment: The sensitivity rating is **refuted** due to the location of the property being within the Pacaltsdorp urban area as well as the transformed nature of the site. The EAP is of the opinion that the Archaeological Theme sensitivity is **not relevant or applicable** to the proposed development. Since there is no provision in the Protocols for 'not applicable' the lowest possible rating of '**Very-Low**' remains. **The proposed land use does not trigger Section 38(1) of the NHRA.**

Heritage Western Cape has been for comment on this Pre-Application Draft Basic Assessment Report as part of the Public Participation Process.

Hydrology Assessment: Has been addressed through detailed stormwater management and design specifications (please refer to Appendix G6 and G7 for the Civil Engineering Services Report and Stormwater Management Plan). A Groundwater Risk assessment has also been undertaken to form part of the Basic Assessment process to inform on potential of groundwater contamination from storage and handling of fuel in underground tanks (Appendix 10).

Noise Impact Assessment: Filling station is proposed along an arterial road that carries high volumes of traffic resulting in higher than normal ambient noise levels already. Since a fuel filling station relies on the same traffic passing in Beach Boulevard, it does not generate additional noise by itself. **Noise Impact Assessment is therefore not considered necessary.**

Geotechnical Assessment: Design specifications must account for potential leakage from underground tanks in addition to test boreholes that must be inspected annually to monitor any potential groundwater contamination.

Socio-Economic Assessment: Socio-Economic Impact Assessment has been undertaken to form part of the Basic Assessment process (Appendix G9) .

SECTION D: APPLICABLE LISTED ACTIVITIES

List the applicable activities in terms of the NEMA EIA Regulations

Activity No(s):	Provide the relevant Basic Assessment Activity(ies) as set out in Listing Notice 1	Describe the portion of the proposed development to which the applicable listed activity relates.
12	<p>The development of—</p> <p>(i) dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 100 square metres; or</p> <p>(ii) infrastructure or structures with a physical footprint of 100 square metres or more;</p> <p>where such development occurs—</p> <p>(a) within a watercourse;</p> <p>(b) in front of a development setback; or</p> <p>(c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse; —</p> <p>excluding—</p> <p>(aa) the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour;</p> <p>(bb) where such development activities are related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies;</p> <p>(cc) activities listed in activity 14 in Listing Notice 2 of 2014 or activity 14 in Listing Notice 3 of 2014, in which case that activity applies;</p> <p>(dd) where such development occurs within an urban area;</p> <p>(ee) where such development occurs within existing roads, road reserves or railway line reserves; or</p>	<p>There are no watercourses present on Erf 7379 as confirmed by Confluent Environmental, however, there is a natural watercourse approximately 30m to the south-west of the proposed development site, on the opposite side of Beach Road i.e. separated by Beach Road reserve.</p> <p>Erf 7379 is located within the Urban Edge of George Municipality and is therefore considered to be located within the Urban Area of Pacaltsdorp Residential Neighbourhood.</p> <p>This Activity is therefore considered to not be applicable to the proposed development considering the exclusion provision.</p>
Activity No(s):	Provide the relevant Basic Assessment Activity(ies) as set out in Listing Notice 3	Describe the portion of the proposed development to which the applicable listed activity relates.

<p>4</p>	<p>The development of a road wider than 4 metres with a reserve less than 13,5 metres.</p> <p>i. Western Cape</p> <p>i. Areas zoned for use as public open space or equivalent zoning;</p> <p>ii. Areas outside urban areas;</p> <p>(aa) Areas containing indigenous vegetation;</p> <p>(bb) Areas on the estuary side of the development setback line or in an estuarine functional zone where no such setback line has been determined; or</p> <p>iii. Inside urban areas:</p> <p>(aa) Areas zoned for conservation use; or</p> <p>(bb) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority.</p>	<p>The proposed filling station will entail the development of a road wider than 4m inside urban areas, however Erf 7379 is not zoned and / or designated for conservation use in the Spatial Development Framework.</p> <p>This Activity is therefore considered to not be applicable to the proposed development</p>
<p>10</p>	<p>The development and related operation of facilities or infrastructure for the storage, or storage and handling of a dangerous good, where such storage occurs in containers with a combined capacity of 30 but not exceeding 80 cubic metres.</p> <p>i. Western Cape</p> <p>i. Areas zoned for use as public open space or equivalent zoning;</p> <p>ii. All areas outside urban areas; or</p> <p>iii. Inside urban areas</p> <p>(aa) Areas seawards of the development setback line or within 200 metres from the high water mark of the sea if no such development setback line is determined;</p> <p>(bb) Areas on the watercourse side of the development setback line or within 100 metres from the edge of a watercourse where no such setback line has been determined; or</p> <p>(cc) Areas on the estuary side of the development setback line or in an estuarine functional zone where no such setback line has been determined.</p>	<p>Although the underground fuel tanks will not exceed a total storage capacity of 80 cubic metres, the site is within 100 m from the edge of a watercourse (approximately 30m to the south-west of Erf 7379). Erf 7379 is separated from the closest non-perennial watercourse by approximately 30m (Beach Road).</p>

<p>12</p>	<p>The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.</p> <p>i. Western Cape</p> <p>i. Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004;</p> <p>ii. Within critical biodiversity areas identified in bioregional plans;</p> <p>iii. Within the littoral active zone or 100 metres inland from high water mark of the sea or an estuarine functional zone, whichever distance is the greater, excluding where such removal will occur behind the development setback line or even in urban areas;</p> <p>iv. On land, where, at the time of the coming into effect of this Notice or thereafter such land was zoned open space, conservation or had an equivalent zoning; or</p> <p>v. On land designated for protection or conservation purposes in an Environmental Management Framework adopted in the prescribed manner, or a Spatial Development Framework adopted by the MEC or Minister.</p>	<p>The clearance of vegetation on site will exceed 300m², however the site is mostly covered in alien vegetation with little remaining indigenous vegetation present.</p> <p>The vegetation on this site is highly modified and the vegetation is no longer representative of the mapped Garden Route Granite Fynbos (Critically Endangered status) as verified by the Botanical Specialist.</p> <p>The owner regularly brushcut the site on instruction from the George Municipality in order to keep it clean within an otherwise residential area and the rest of the time the site is used by free roaming domestic livestock as grazing areas.</p>
<p>14</p>	<p>The development of—</p> <p>(i) dams or weirs, where the dam or weir, including infrastructure and water surface area exceeds 10 square metres; or</p> <p>(ii) infrastructure or structures with a physical footprint of 10 square metres or more; where such development occurs—</p> <p>(a) within a watercourse;</p>	<p>Erf 7379 is considered to be located within an urban area and the onsite artificial stormwater canal is not deemed to be a natural watercourse with the closest natural watercourse being separated from the property by Beach Boulevard.</p> <p>This Activity is therefore considered to not be applicable to the proposed development</p>

	<p>(b) in front of a development setback; or</p> <p>(c) if no development setback has been adopted, within 32 metres of a watercourse, measured from the edge of a watercourse;</p> <p>excluding the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour.</p> <p>i. Western Cape</p> <p>i. Outside urban areas:</p> <p>(aa) A protected area identified in terms of NEMPAA, excluding conservancies;</p> <p>(bb) National Protected Area Expansion Strategy Focus areas;</p> <p>(cc) World Heritage Sites;</p> <p>(dd) Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority;</p> <p>(ee) Sites or areas listed in terms of an international convention;</p> <p>(ff) Critical biodiversity areas or ecosystem service areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans;</p> <p>(gg) Core areas in biosphere reserves; or</p> <p>(hh) Areas on the estuary side of the development setback line or in an estuarine functional zone where no such setback line has been determined.</p>	
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Note:

- The listed activities specified above must reconcile with activities applied for in the application form. The onus is on the Proponent 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.
- 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.

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

Activity No(s):	Provide the relevant Basic Assessment Activity(ies) as set out in Category A	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

SECTION E: PLANNING CONTEXT AND NEED AND DESIRABILITY

1.	Provide a description of the preferred alternative.
<p>The preferred alternative is to develop a filling station with associated infrastructure on Erf 7379 in Pacaltsdorp, George.</p> <p>The proposed development site is located on the corner of Church Street, Beach Road and Mission Street in Pacaltsdorp, George (Figure 1).</p> <p>Proposal:</p> <ul style="list-style-type: none"> • Drive Thru (~250m²); • Line Shops (~325m²); • Filling Station (~288m²); • Anchor Yard (~177m²); • Electrical (~20m²); • Bin Area (~9m²); • Ablution facility (~23m²); • Parking (55 x Parking Units @ ~6m² per unit). <p>Total development footprint on Erf 7379 amounts to ~4663m².</p> <p>The proposed development consists of a fuel filling station with a storage capacity not exceeding 80 cubic metres of fuel in underground tanks (4x 19 000 litre tanks). The filling station will entail four-islands where the fuel pumps are situated (Figure 2).</p> <p>Access:</p> <p>The proposed filling station will have two (2) entrances, namely an in-out from Church Street and in-out from Mission Street (Figure 3). Access 1 is located in Mission Street, ~45m to the east of the unsignalized full intersection with Beach Road. Access 2 is located in Church Street, ~82m to the east of the signalized full intersection with Beach Road.</p> <p>The access spacing requirements were derived from the Western Cape Government (WCG) Access Management Guidelines (2020).</p> <p>Please refer to Appendix G8 for the Traffic Impact Assessment for the proposed development.</p> <p>Potable Water:</p> <p>The potable water supply system will be designed as a conventional medium pressure reticulation network with a minimum water connection pipe size of 110mmØ. There are three possible connection points:</p> <ol style="list-style-type: none"> 1. A 110mmØ UPVC reticulation pipe located in Mission Street (south of Erf 7379); 2. A 200mmØ asbestos-cement (AC) distribution main located in Beach Road (west of Erf 7379); 3. A 300mmØ asbestos-cement (AC) distribution main located in Church Street (north of Erf 7379). <p>Please refer to Appendix G6 for the full Civil Engineering Services Report for the proposed development.</p> <p>Sewerage:</p> <p>The sewer system will be designed as a conventional waterborne gravity reticulation system with two possible connection points to the municipal infrastructure:</p> <ol style="list-style-type: none"> 1. In Church Street (north of Erf 7379); 2. In Mission Street (south of Erf 7379). 	

<p>The sewer system connection will be made with a new manhole on the existing sewer line with the minimum pipe diameter of 160mm for main lines and 110mmØ for building connections.</p> <p>Please refer to Appendix G6 for the full Civil Engineering Services Report for the proposed development.</p> <p>Stormwater:</p> <p>Erf 7379 is intersected by a stormwater canal, which descends from the northern boundary to the western boundary. This existing stormwater canal is to be re-rerouted outside the erf boundaries of Erf 7379 at the cost of the developer.</p> <p>An existing pipe system is situated within Church Street (north of Erf 7379) directing flow from west to east. A separate pipe system is located within Mission Street (south of Erf 7379) also facilitating a west to east flow.</p> <p>New stormwater infrastructure will be required to service the proposed development on Erf 7379. Please refer to Appendix G7 for the full Stormwater Management Plan and detailed designs. An overview of the stormwater management plan can be seen in Figure 4.</p> <p>Solid Waste:</p> <p>The proposed development is to be serviced by the local authority which will collect refuse from the refuse room on the premises.</p>	
2.	<p>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.</p>
<p>Erf 7379 is zoned Single Residential Zone I (Appendix E21) and it is proposed to rezone the property to Business Zone II for the shops and Consent Use for the service station (please refer to Appendix G5 for the Rezoning and Consent Use Application).</p>	
3.	<p>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.</p>
<p>There are no existing approvals for Erf 7379 to the knowledge of the EAP.</p>	
4.	<p>Explain how the proposed development will be in line with the following?</p>
4.1	<p>The Provincial Spatial Development Framework.</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”. The PSDF puts in place a coherent framework for the province’s urban and rural areas that:</p> <ul style="list-style-type: none"> • Gives spatial expression to national and provincial development agendas. • Serves as basis for coordinated and integrated planning alignment on National and Provincial Department Programmes. • Support municipalities to fulfil their mandates in line with national and provincial agendas. • Communicates government’s spatial development agenda. <p>The proposed development compliments the SDF’s spatial goals that aim to take the Western Cape on a path towards:</p> <ul style="list-style-type: none"> • Greater productivity, competitiveness and opportunities within the spatial economy, • Strengthening resilience and sustainable development through provision of services.
4.2	<p>The Integrated Development Plan of the local municipality.</p> <p>The George Municipality’s Integrated Development Plan 2022/2027 is the business plan that will guide development and growth of the George Municipal area over the next 5 years.</p>

	<p>The Spatial Development Framework (SDF) is the primary spatial response to the development context, needs and development vision of the Municipality. It is the primary level of translation of social, economic and environmental development and management. The strategic objectives of George Municipality include to develop and grow George.</p> <p>This application is in line with the vision of the Executive Mayor as it is also a way of promoting growth and development to existing areas within George Municipality.</p>
4.3.	The Spatial Development Framework of the local municipality.
	<p>The SDF is a primary spatial response to the development context, needs and development vision of the municipality. It is a key land use management tool at a strategic level that has an important role to play in guiding and managing Municipal decisions relating to the use, development and planning of land. It is a legislative requirement and should resonate with the national and provincial spatial development priorities.</p> <p>The SDF is also a transformation tool. With its focus on spatial restructuring, it guides the location of future development in a manner that addresses the imbalances of the past. It enables the municipality to manage its land resources in a developmental and sustainable manner. It provides an analysis of the spatial needs and issues and provides strategies and programs to address these challenges.</p> <p>In response to the trends and challenges present in the George Local Municipality, the municipality developed a vision to “Develop George as a resilient regional development anchor of excellence for prosperity, inclusive-and smart growth. The primary levers for achieving SPLUMA principles for the municipality include:</p> <ul style="list-style-type: none"> • Growth management – compact urban form • Settlement restructuring – integrated human settlements • Public transport and supporting road infrastructure • Adequate bulk services (water and sanitation) • Understanding the space economy and supporting economic growth • Sustainable public finances
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.
	<p>Comments/inputs received on the Pre-Application Draft Basic Assessment Report during the public participation period will be considered and included in this section upon distribution of the Draft Basic Assessment Report. Comments already received i.e. HWC Section 35 Permit is reflected in this pre-application BAR.</p>
6.	Explain how the Western Cape Biodiversity Spatial Plan (including the guidelines in the handbook) has influenced the proposed development.
	<p>At the time during which specialist studies were undertaken (October 2024), the Western Cape Biodiversity Spatial Plan (2023) has not been adopted into law yet and specialist assessments were completed with the 2017 Western Cape Biodiversity Spatial Plan Dataset.</p> <p>It is noted that according to the 2017 WC BSP, the proposed development study site does not contain any designated Critical Biodiversity Areas or Ecological Support Areas (Figure 5).</p>



Figure 5: Critical Biodiversity Areas and Ecological Support Areas in relation to the proposed development study site (Western Cape Biodiversity Spatial Plan – 2017) (CapeFarmMapper, 2024).

The 2023 Western Cape Biodiversity Spatial Plan (WC BSP) has since been formally adopted into law on 13 December 2024 in alignment with the Western Cape Biodiversity Act (No. 6 of 2022) which marked the replacement of the 2017 WC BSP as the official biodiversity prioritisation data informant.

According to the 2023 WC BSP, a large portion of the study site is designated as CBA 1: Terrestrial associated with Garden Route Granite Fynbos (Figure 6).



Figure 6: Critical Biodiversity Areas and Ecological Support Areas in relation to the proposed development study site (Western Cape Biodiversity Spatial Plan – 2023) (CapeFarmMapper, 2025).

The findings of the Terrestrial Biodiversity and Botanical Compliance Statement (Appendix G2) is similar to the 2017 WC BSP, as vegetation observed within the proposed development footprint is mostly in a transformed state. The subject property resembles a lawn, and the vegetation on the property is no longer representative of fynbos vegetation, nor does it contain any fynbos elements.

Critical Biodiversity Area 1

Definition: Areas in a natural condition that are required to meet biodiversity targets, for species, ecosystems or ecological processes and infrastructure.

Objective: Maintain in a natural or near-natural state, with no further loss of natural habitat. Degraded areas should be rehabilitated. Only low-impact, biodiversity-sensitive land uses are appropriate.

It is therefore deemed inefficient to try and maintain the property in a natural site or to rehabilitate the property to a natural fynbos. Lack of ecological burns and Municipal By-Laws dictating that all erven within an urban area must manage (cut) vegetation cover, does not enable or support restoration or rehabilitation of the property.

It is believed that the 2017 CBA map is an accurate reflection of the property instead of the 2023 mapped CBA designation.

7.	Explain how the proposed development is in line with the intention/purpose of the relevant zones as defined in the ICMA.
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Not Applicable.

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.
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The screening tool report has not changed since the submission of the Notice of Intent form.

9.	Explain how the proposed development will optimise vacant land available within an urban area.
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The property is currently largely vacant and makes limited contribution to the local economy of the town other than rates & taxes for primary usage. The proposed development promotes smart growth by ensuring the efficient use of the land and infrastructure within the urban edge, by containing urban sprawl and prioritising infill, densification and redevelopment within settlements.

10.	Explain how the proposed development will optimise the use of existing resources and infrastructure.
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The proposed development will make use of existing infrastructure in terms of water, sewerage, electricity and access roads.

Confirmation of services capacity by George Municipality to be included in the Draft Basic Assessment Report.

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).
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Confirmation of services capacity to be included in the Draft Basic Assessment Report.

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.
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'Need', as defined by DEA&DP, refers to the timing of the proposal and the 'Desirability' refers to the 'placing' of the proposed development.

Need:

The proposed development is in line with all the provincial, district and local development policies. The timing is correct for this development as it will:

- Create employment opportunities during the construction and operational phases;
- Contribute to the economic growth of the George Municipality;
- Increase the holistic financial sustainability of George Municipality.
- The greater Pacaltsdorp area has seen an increase in development (mostly residential) towards the South with Mooikloof and Le Grand developed over the past ten years. The resulting increase in traffic is a determining factor in when/where to position a fuel filling station as is the case in this application.

Please also refer to Section E) 4.1., 4.2. and 4.3. for additional information regarding the need for the proposed development.

Desirability:

The proposal is regarded as desirable because the proposed development:

- Based on the outcome of all of the specialist studies, including traffic, socio-economic, botanical/biodiversity, aquatic, archaeology, geohydrological as well as fauna, it is confirmed that the activity is unlikely to impact negatively existing land use rights of residences and businesses in the area, or the receiving environment;
- It is unlikely to prevent any surrounding owner to exercise their legal land use rights.
- Will create employment opportunities during the construction and operational phase.
- Development of the property will optimise land that is currently vacant within the urban edge.
- The proposed development will make use of existing municipal services such as water, electricity and sewage.

Please also refer to Section E) 4.1., 4.2. and 4.3. for additional information regarding the need for the proposed development.

Questions to be engaged with when considering need & desirability:**1. How will this development impact the ecological integrity of the area?**

The development will result in a loss of less than 0.47ha of transformed vegetation due to physical infrastructure. The proposed development site is not located in a high-risk area such as areas affected by flood lines and steep slopes.

The proposed development will avoid any pollution runoff into the non-perennial watercourse located west of Beach Road through implementation of mitigation measures recommended by the aquatic specialist in consultation with the project engineer (please refer to Appendix G7 for the Stormwater Management Plan of the proposed development).

2. How will this development enhance ecosystems and/or result in the loss or protection of biological diversity? What measures were explored to avoid negative impacts and enhance positive impacts?

The proposed development will be limited to Erf 7379 which is completely transformed with the botanical specialist stipulating the no SCC or important fynbos taxa were confirmed on the site, and none are likely to occur on Erf 7379. The Erf has also been transformed for over two decades. The botanical sensitivity of the site is confirmed as **LOW** (Appendix G2).

3. How will this development pollute and/or degrade the biophysical environment? What measures were explored to avoid or minimise these impacts?

The proposed development will not pollute and/or degrade the biophysical environment. The following measures were explored to avoid or minimise pollution/degradation impacts:

- Rainwater harvesting tanks be installed at all buildings;
- Use of swale and detention ponds to attenuate stormwater runoff, encourage infiltration and reduce the speed, energy and volumes at which stormwater is discharged from the site;
- Use of permeable paving to encourage infiltration into the soil; and
- Use of retention ponds and artificial wetlands to capture stormwater runoff and prevent its discharge from the site.
- Contaminated areas where clean water has the potential to mix with pollutants must be prevented from draining directly into the stormwater system and must to be directed into an approved on-site treatment or retaining system in the form of an oil and grit separator tank, prior to discharge into the stormwater system.
- The on-site treatment system must be frequently maintained by a suitably qualified contractor to prevent the build-up of fine-grained and oil-based pollutants.
- Cleaning and washing water of the forecourt must be collected and directed through the on-site treatment system.
- An emergency spill response plan must be formulated to manage any risk that results from the leakage or spillage of any hazardous materials.

Please refer to Appendix G1 for the Aquatic Biodiversity Compliance Statement as well as Appendix G7 for the Stormwater Management Plan.

4. What waste will be generated by this development? Measures to avoid waste?

General construction waste during the development phase of the proposed project. Waste produced during construction will be collected and removed by appointed contractors to a registered waste management facility (records must be kept and provided to the environmental control officer for auditing purposes). Alternatively, the material can be re-used in the construction phase where fill material is required. During the operational phase, the proposed development is to be serviced by the local authority which will collect refuse from the refuse room on the premises. Confirmation of services capacity to be included in the Draft Basic Assessment Report.

5. How will this development use and/or impact on non-renewable resources?

The proposed development will make use of existing infrastructure in terms of water, sewerage, electricity and access roads. Confirmation of services capacity to be included in the Draft Basic Assessment Report.

6. How will the ecological impacts resulting from this development, have an impact on people's environmental right in terms of the following:

Negative impact:

- Temporary noise during construction – refer to EMPr for mitigation measures (Appendix I).
- Temporary construction traffic associated with the development phase.
- Development of a new structure(s) and land use type within the otherwise residential landscape.

Positive impacts:

- Optimise vacant land within the urban edge of George Municipality.
- Employment opportunities during construction and operational phases.

Socio-economic impacts (Please refer to Appendix G9 for the Social Impact Assessment and Market Study):

- Change in character and sense-of-place from an open property to a compact business development consisting of a filling station, take-away drive thru and shops.
- Employment opportunities during the construction and operational phases.
- Increase the holistic financial sustainability of George Municipality.

- Commercial impact of introducing another fuel filling station within the same geographical area is likely to be deemed commercial competition which is often perceived to have a negative financial implication for similar businesses.

Positive and negative ecological impacts:

- Result in limited loss of vegetation (less than 0.47ha of transformed vegetation as a result of physical infrastructure).
- Non-perennial watercourse located west of Beach Road will be avoided and will not pollute and/or degrade the biophysical environment by implementation of design/mitigation measures as stipulated in the Aquatic Biodiversity Compliance Statement (Appendix G1) and in the Stormwater Management Plan (Appendix G7).

7. What is the socio-economic context of the area?

Please refer to Section G(8) in this Pre-Application Draft Basic Assessment Report as well as Appendix G9 for the Social Impact Assessment and Market Study for the proposed development.

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.

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

Not applicable.

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

Please refer to Appendix F for copies of advert, site notices, notifications & stakeholder register.

- Neighbouring property owners** were identified using CapeFarmMapper.
- Adjacent neighbouring property owners were compiled into a list sent to the George Municipality for confirmation of **contact details** in terms of the POPIA.
- Key Authorities** were identified according to whether or not they have a mandated interest in the area/site.
- Key Heritage Authorities** (Simon van der Stel Foundation, Pacaltsdorp Heritage Council, HWC)
- Local Ward Councillor** was verified with the George Municipality.
- Site Notices** were placed at two separate locations on the site calling for I&APs to register and review the **Pre-Application DBAR**.
- Written notifications** were sent to all potential I&APs via email/post informing of the availability of the Pre-Application DBAR and the opportunity to register as an I&AP.
- Advert** appeared in the *George Herald* on 17 April 2025 for I&APs to register and submit comment on the Pre-Application DBAR.

Comments received in response to the Pre-Application DBAR or in request to be registered will be considered and added to the Stakeholder Register and all submissions will be incorporated and reflected in the Draft Basic Assessment Report.

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

The following State Departments and Organs of State will be consulted with:

- Breede-Olifants Catchment Management Agency
- CapeNature
- Western Cape Department of Agriculture
- Western Cape Department of Environmental Affairs and Development Planning
- Western Cape Department of Environmental Affairs and Development Planning: Pollution and Chemicals Management
- Western Cape Department of Health
- Western Cape Provincial Roads
- Department of Forestry, Fisheries and the Environment
- Department of Mineral Resources and Energy
- Fuel Retailers Association
- George Municipality
- Garden Route District Municipality
- Heritage Western Cape
- SACAA

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

Department of Defence – The development will pose no threat to military or defence forces of South Africa. The site is not situated near any military facilities. The EAP is of the opinion that the theme is not applicable to this application. Since there is no provision in the Protocols for 'not applicable' the lowest possible rating level of Low remains. **There are no reasonable grounds to conduct any specialists' studies to affirm this and further consultation with Department of Defence is not necessary.**

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

To be updated for Draft Basic Assessment Report.

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.

To be updated for Draft 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:

- o 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);
- o 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);
- o if a facsimile was sent, a copy of the facsimile Report;
- o if an electronic mail was sent, a copy of the electronic mail sent; and
- o 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.		
Groundwater Complete			
1.3.	Indicate above which aquifer your proposed development will be located and explain how this has influenced your proposed development.		
<p>Please also refer to Appendix G10 for the complete Groundwater Risk Assessment undertaken for the proposed development.</p> <p>The proposed development is hosted in an unconfined, primary porosity (intergranular) aquifer which is hosted within multiple clay and silt layers. No impacts to the underlying aquifer system are expected during the construction of the proposed Pacaltsdorp Filling Station on Erf 7379 and therefore no mitigation measures are required for the construction phase.</p>			
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.		
<p>No groundwater level or other information could be obtained from the National Groundwater Archive (NGA) in a 2km radius of the subject property. Two boreholes were drilled on the property namely Borehole North (BHN) and Borehole South (BHS). The groundwater levels were measured at 7.84 meters below surface (mbs) for BHN and 7.37mbs for BHS (Figure 7).</p> <p>Erf 7379 is situated next to a local water divide. It is expected that the natural groundwater flow gradient for the majority of the subject property will be from the north-north-east to the south south-west. Groundwater from the far north-east of the site may flow towards the north. The borehole positions should therefore cover particle movement in any of these directions.</p>			



Figure 7: Water level depths below surface and elevation recorded during the hydrocensus (Groundwater Complete, 2025).

The established filling station at the proposed site may impact the underlying aquifer system if leaks were to occur in any of the underground storage tanks, pipes and joins. Please refer to Section 8 of the Groundwater Risk Assessment (Appendix G10) for recommendations regarding a monitoring programme which is to be implemented at BHN and BHS during the operational phase of the propose filling station development. Aspects that need to be monitored include:

- Monthly monitoring of groundwater levels in the purpose-drilled monitoring boreholes.
- The water quality of groundwater in the project area should be measured at least twice a year (in the wet and dry season) specifically for hydrocarbons.

The Groundwater Risk Assessment concluded that based on the groundwater characteristics of the project area and the proposed development, the development can be supported from a groundwater perspective. The proposed development will present a **Very Low** risk to the groundwater environment provided that all management and monitoring actions as provided in the Groundwater Risk Assessment (Appendix G10) be implemented and maintained throughout the operational phase of the proposed development.

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 J.M. Dabrowski (Confluent Environmental (Pty) Ltd)			
2.3.	Explain how the presence of watercourse(s) and/or wetlands on the property(ies) has influenced your proposed development.		
<p>The Screening Tool Report identified the proposed development site to have a 'Very High' sensitivity for the Aquatic Biodiversity Theme due to the site being located within the Outeniqua Strategic Water Source Area (SWSA).</p> <p>Confluent Environmental (Pty) Ltd was appointed in 2021 to undertake a Watercourse Verification on the subject property in which it was concluded that based on the results of a desktop study and site inspection, there are no natural watercourses present on Erf 7379. The findings of the Watercourse</p>			

Verification is consistent with the Wetlands (NWM5 & NFEPA) layers as well as Rivers (NGI & DWS) layers which does not indicate any watercourse features on Erf 7379.

In 2025, Confluent Environmental (Pty) Ltd updated the Watercourse Verification Report to an Aquatic Biodiversity Compliance Statement in which it was concluded that the proposed development will not impact on any watercourse or associated freshwater biodiversity. Even though the proposed development is located within 100m of a non-perennial watercourse located to the west of Beach road, the development site does not occur within the floodline or riparian zone of this watercourse. It is therefore confirmed that **no Section 21 (c) and (i) water uses are triggered by the proposed development** (Appendix G1).

The sensitivity of Aquatic Biodiversity on Erf 7379 can be regarded as **Low** should the management recommendations be implemented.

Management recommendations suggested in the Aquatic Biodiversity Compliance Statement with regards to Stormwater Runoff:

- Rainwater harvesting tanks be installed at all buildings;
- Use of swales and detention ponds to attenuate stormwater runoff, encourage infiltration and reduce the speed, energy and volumes at which stormwater is discharged from the site;
- Use of permeable paving to encourage infiltration into the soil; and
- Use of retention ponds and artificial wetlands to capture stormwater runoff and prevent its discharge from the site.

Management recommendations suggested in the Aquatic Biodiversity Compliance Statement with regards to Stormwater Quality:

- Contaminated areas where clean water has the potential to mix with pollutants must be prevented from draining directly into the stormwater system and must to be directed into an approved on-site treatment or retaining system in the form of an oil and grit separator tank, prior to discharge into the stormwater system.
- The on-site treatment system must be frequently maintained by a suitably qualified contractor to prevent the build-up of fine-grained and oil-based pollutants.
- Cleaning and washing water of the forecourt must be collected and directed through the on-site treatment system.
- An emergency spill response plan must be formulated to manage any risk that results from the leakage or spillage of any hazardous materials.

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.		
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.		
Bianke Fouché (Confluent Environmental (Pty) Ltd).			
4.3.	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>The following key resources were used during the biodiversity studies:</p> <ul style="list-style-type: none"> • The DFFE screening tool listed SCC. • Plant occurrence data from SANBI's Botanical Research and Herbarium Management System (BRAHMS) for the Plants of Southern Africa (POSA) database. • iNaturalist observations of the property and surrounding areas. • Past specialist reports and insight into the species likely present in the area. <p>Ecosystem/ vegetation type data was sourced from:</p> <ul style="list-style-type: none"> • The 2018 and 2024 updated South African Beta version of the National Vegetation Map (NVM) from SANBI's Biodiversity Geospatial Information System (BGIS) database, and the National Biodiversity Assessment report of 2018 (Skowno et al., 2018). • Shapefiles for the Western Cape Biodiversity Spatial Plan (WC BSP) were downloaded from BGIS database (CapeNature, 2017; Pool-Sandvliet et al., 2017). • Cape Farm Mapper for additional spatial information required for the site. • Chief Directorate: National Geo-spatial Information (CD: NGI) Geospatial Portal and Google Earth for the acquisition of historical aerial imagery of the site. • The Revised National List of Ecosystems that are Threatened and in need of protection, National Environmental Management: Biodiversity Act (Act No. 10, 2004, as revised in Nov. 2022), and the Vegetation of South Africa, Lesotho, and Swaziland (Mucina & Rutherford, 2006). 			
4.4.	Explain how the objectives and management guidelines of the Biodiversity Spatial Plan have been used and how has this influenced your proposed development.		
<p>At the time during which specialist studies were undertaken (October 2024), the Western Cape Biodiversity Spatial Plan (2023) has not been adopted into law yet and specialist assessments were completed with the 2017 Western Cape Biodiversity Spatial Plan Dataset.</p> <p>It is noted that according to the 2017 WC BSP, the proposed development study site does not contain any designated Critical Biodiversity Areas or Ecological Support Areas (Figure 5).</p> <p>The 2023 Western Cape Biodiversity Spatial Plan (WC BSP) has since been formally adopted into law on 13 December 2024 in alignment with the Western Cape Biodiversity Act (No. 6 of 2022) which marked the replacement of the 2017 WC BSP as the official biodiversity prioritisation data informant.</p> <p>According to the 2023 WC BSP, a large portion of the study site is designated as CBA 1: Terrestrial associated with Garden Route Granite Fynbos (Figure 6).</p> <p>The findings of the Terrestrial Biodiversity and Botanical Compliance Statement (Appendix G2) is similar to the 2017 WC BSP, as vegetation observed within the proposed development footprint is mostly in a transformed state. The subject property is a lawn, and it does not represent fynbos vegetation, nor does it contain any fynbos elements.</p> <p>Critical Biodiversity Area 1</p> <p><u>Definition:</u> Areas in a natural condition that are required to meet biodiversity targets, for species, ecosystems or ecological processes and infrastructure.</p>			

Objective: Maintain in a natural or near-natural state, with no further loss of natural habitat. Degraded areas should be rehabilitated. Only low-impact, biodiversity-sensitive land uses are appropriate.

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.

Terrestrial Biodiversity Compliance Statement (Confluent Environmental (Pty) Ltd): The Terrestrial Biodiversity Compliance statement stipulated the following (Appendix G2):

- The vegetation observed on Erf 7379 is mostly transformed consisting of lawn and does not represent fynbos vegetation and also does not contain any fynbos elements.
- The Terrestrial Biodiversity Theme Sensitivity is confirmed to be **Low**.



Figure 8: Composite photo indicating Erf 7379 from the north-eastern corner (Confluent Environmental, 2024).

Terrestrial Plant Species Compliance Report (Confluent Environmental): The Terrestrial Plant Species Compliance Statement stipulated the following (Appendix G2):

- No Species of Conservation Concern (SCC) or important fynbos taxa were confirmed on site and none are likely to occur on Erf 7379.
- The Botanical Sensitivity is confirmed to be **Low**.

It is concluded that the proposed development will not negatively affect the Terrestrial Biodiversity or Plant Species of the subject property or surrounding area with the following recommendations to be implemented:

- Kikuyu grass may not be used in landscaping around the filling station or any of the associated proposed developments on Erf 7379. Indigenous lawn varieties such as *Cyndodon dactylon* or *Stenotaphrum secundatum* are rather recommended.
- The Poplar trees must be removed.
- The stormwater systems and culverts connected to the site must be cleaned. This is urgent and includes cleaning out the culverts on the opposite side of beach road prior to the commencement of any construction on the site
- Ongoing effort must be made to avoid solid waste accumulating in drainage systems.
- Native plant species should be used in landscaping if any landscaping is planned.
- If trees are going to be planted anywhere on the site, ensure that these are planted in a hollow to allow for better capturing of surface water, preventing excess runoff.
- Where paving is made where no heavy vehicles are expected (e.g., just for pedestrians), make use of permeable surfaces.

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 site is not located within a protected area.

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

The Screening Tool Report identified the proposed development site to have a 'Medium' sensitivity for the Animal Species Theme.

The proposed development site is highly transformed with little remaining indigenous habitat that can sustain fauna other than domesticated animals that roam free on the subject property. The George Municipality regularly issues instructions to land owners with vacant properties, such as Erf 7379, to maintain their properties (i.e., brushcutting), which the landowner of the subject property has done. Due to the continued disturbance of vegetation as well as the lack of a ecological burning, the natural regrowth/rehabilitation has been significantly suppressed.

The small size of the property as well as the isolated natured (completely surrounded by roads and residential developments), reduces the opportunity for fauna to utilise the property as a sustainable habitat.

An **Terrestrial Animal Species Compliance Statement** was undertaken by Confluent Environmental (Pty) Ltd (Appendix G3).

During the site inspection, no Avifauna, Mammal, Terrestrial Invertebrate, Amphibians or Reptile Species of Conservation Concern were identified. The likelihood of occurrence of all SCC's suspected to occur on Erf 7379 were determined to be Very Low.

The Terrestrial Animal Theme sensitivity is confirmed to be **Low**. The following recommendations were included in the Terrestrial Animal Species Compliance Statement:

- Comments on the management of the stormwater canal as per the recommendations of the Aquatic Specialist's report (J. Dabrowski, Confluent Environmental) must be applied as must the recommendations made by the Botanical Specialist Report (B. Fouche, Confluent Environmental) to reduce impacts on any native vegetation and thereby associated fauna species.
- Stormwater flow in the greater landscape is compromised by litter and dense vegetation at this site and across the road. This must be addressed to promote animal health in the greater landscape which may use this space for foraging (birds and mammals) or as habitat (amphibians, mammals, and invertebrates).

5. Geographical Aspects

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

No 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.		
6.3.	Explain how areas that contain sensitive heritage resources have influenced the proposed development.		
<p>There are no sensitive heritage resources identified on the proposed development site.</p> <p>The Screening Tool Report identified the proposed development site to have a 'Very High' sensitivity for the Archaeological and Cultural Heritage Theme due to the subject property being located within 2km of a Grade II Heritage Site.</p> <p>Erf 7379 is surrounded by existing township development and bordered by three roads to the north, west and south, with a residential dwelling towards the east.</p>			

The sensitivity rating is **refuted** due to the location of the property being within the Pacaltsdorp urban area as well as the transformed nature of the site. The EAP is of the opinion that the Archaeological Theme sensitivity is not relevant or applicable to the proposed development. Since there is no provision in the Protocols for 'not applicable' the lowest possible rating of 'Low' remains.

The proposed land use does not trigger Section 38(1) of the NHRA, however a Section 35 permit was obtained (HWC Case # 2061303SB0620E) for the excavation and disturbance of Erf 7379 which is valid until 03 July 2025, with a possible extension upon submission of a progress report stating the reasons for extension.

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.

A Section 35 permit was obtained (HWC Case # 2061303SB0620E) for the excavation and disturbance of Erf 7379 which is valid until 03 July 2025, with a possible extension upon submission of a progress report stating the reasons for extension. The following conditions are applicable to the Section 35 permit:

- Adequate recording methods as specified in the Regulations and Guidelines pertaining to the National Heritage Resources Act must be used.
- Adequate recording methods as specified in the Regulations and Guidelines pertaining to the National Heritage Resources Act must be used.
- A final report, in both digital and hardcopy format, MUST be submitted to HWC on or before 3 July 2025.
- An extension to this permit can be granted on submission of a progress report (if work was initiated) and a letter stating reasons for the extension. HWC reserves the right to withhold further permits if progress is not deemed satisfactory.
- All material collected and excavated, as well as field notes and records, will be curated by the Iziko Museums.
- Reprints of all published papers or copies of theses or reports resulting from this work must be lodged with HWC.
- If a published report has not appeared within three years of the lapsing of this permit, the report in terms of the permit will be made available to researchers on request.
- It is the responsibility of the permit holder to obtain permission from the landowner for each visit, and conditions of access imposed the landowner must be observed.
- HWC shall not be liable for any losses, damages or injuries to persons or properties as a result of any activities in connection with this permit.
- HWC reserves the right to cancel this permit by notice to the permit holder

In the event that any heritage resources, including evidence of graves and human burials, archaeological material and paleontological material be discovered during the development, all work must be stopped immediately, and Heritage Western Cape must be notified without delay.

8. Socio/Economic Aspects

8.1. Describe the existing social and economic characteristics of the community in the vicinity of the proposed site.

Please see below an extract from Social Impact Assessment and Market Study (Appendix G9) undertaken for the proposed development by Dr Jonathan Bloom (Multi-Purpose Business Solutions CC, 2024).

"Pacaltsdorp is mainly a residential suburb, with medium to high-density residential pockets in the eastern (New Dawn and Sea View), north-eastern (Rosedale) and northwestern (Delville) parts. The

central areas around Beach Road are mainly residential, with a lower density and several vacant erven. The George Traffic Department, Pacaltsdorp Post Office, Community Hall and Pacaltsdorp Pharmacy are located in the Pacaltsdorp CDB area, further south along Beach Road.

There are limited commercial activities in Pacaltsdorp, mainly small businesses with a few retail convenience stores. There are no significant industrial activities, as these are concentrated in Samsui Industria, just north of Pacaltsdorp. Another existing fuel filling station is located on the other side of Beach Road.

The Pacaltsdorp CBD is centred between Beach Road, Clinic Street, and Mission Street. In the Pacaltsdorp CBD, large vacant areas provide excellent opportunities for infill development, densification and creating a vibrant business environment. Redevelopment of the existing urban fabric should be encouraged with development that provides agglomeration benefits. According to the George Municipality (2015), existing and mainly single residential land uses should be replaced with business uses mixed with high-density residential development".

8.2. Explain the socio-economic value/contribution of the proposed development.

Development of filling station with associated shops and take-away drive thru, in this particular area is unlikely to deter from the character/value of the greater area due to its locality within a residential suburb.

The proposed development will contribute to the socio-economic value of George Municipality in the following ways:

- Create temporary employment opportunities during pre-construction and construction phase.
- Create employment opportunities during operational phase.
- Create temporary employment opportunities for contractors, small businesses and suppliers during construction and operational phases.
- Increase in the attraction of George Municipality.
- Improve the holistic financial sustainability of the local municipality due to additional rates and taxes being generated.

Please see below an extract from Social Impact Assessment and Market Study (Appendix G9) pertaining to the potential positive social-economic impacts of the proposed development:

- **Employment opportunities:** The findings of the employment analysis for the construction period indicate that the project could sustain 176 (direct, indirect and induced) employment opportunities during construction. Household incomes from new direct job opportunities could increase by R18,6 million during construction. During operations, about 59 new direct full-time employment opportunities are foreseen. A number of indirect employment opportunities may be supported through service-level agreements with service providers.
- **Economic income:** The capital investment of an estimated R45 million during construction could generate R121.8 in new business sales, referred to as the production (or output) that creates demand for business activity over the construction period. The increase in production output could add R39,1 million (net of the import leakage) to George's GGP during construction. During operations, an estimated R8.3 million to R11.1 million in nominal terms could accrue to the George Municipality based on the low and high scenario, respectively.
- **Demonstration impact:** The proposed project is a holistic offering to address changing consumer behaviour patterns – combining fuel, fast food and convenience shopping in one location. This combination is a holistic "attraction" and a positive since nothing similar exists in the area, but it will affect other businesses in the area. The development could have a positive demonstration effect on other businesses, causing them to upgrade and share in a larger market, which includes the filling station down the road. The consumer market and behaviour patterns evolve, and businesses must continuously renew in response to changing

consumer trends and behaviour to remain relevant. The demonstration impact could also trigger further agglomeration benefits, which refers to the cost advantages companies and industries enjoy when they are located near one another, of which the new service station is a part. The retail component will add further capacity and convenience for the residents of Pacaltsdorp. Trade Intelligence (2024) Research suggests that “.....most shoppers perceive forecourt prices to be reasonable and many now expect good promotions at their local petrol station store too, not just their supermarket”. This research underpins that shopping convenience in a middle to lower-income community at comparative and competitive prices with existing food retail provisions would further benefit the consumer.

- **Surrounding property values:** Although no research exists for the Pacaltsdorp area, international research suggests that some property buyers and those residing near a proposed filling station site may perceive the fuel and the complementing non-fuel components as an important convenience factor.

8.3. Explain what social initiatives will be implemented by Proponent to address the needs of the community and to uplift the area.

The development is proposed as a private development. The immediate surrounding ‘community’ in which the site is located is not characterised as impoverished and it is unlikely that community upliftment (projects) is required.

8.4. 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.

Pre-construction and Construction Phase:

- Noise impact – construction activities will be limited to normal working hours (07:00 – 18:00) with no activities to take place on Sundays and public holidays.
- No impact regarding odours.
- Minimal dust pollution – construction vehicle movement will be limited to the designated access routes and dust control measures will be put in place for the work areas.

Operational Phase:

- Noise impact associated with operations of a filling station.
- No impact regarding odours,
- Low impact regarding visual character and sense of place.
- Economic aspects relating to commercial competition linked to existing fuel filling stations in the vicinity.

Please see below an extract from Social Impact Assessment and Market Study (Appendix G9) pertaining to the potential negative social-economic impacts of the proposed development:

- **Impact on traffic flows:** Increased traffic along the access routes can be expected during construction and operations. The Traffic Impact Assessment recommended several transport improvements to accommodate the proposed development.
- **The influx of job-seekers:** The local area experiences high unemployment, with only 42,90% of the total population within 5 km of the site employed in 2011. An influx of job seekers from outside Pacaltsdorp will lead to competition among local residents for employment opportunities.
- **Increase in local crime:** There is a risk of increased crime levels in areas where construction activities occur, including on-site petty theft, theft of building material, on-selling of security information, or burglary and theft at nearby properties.
- **Displacement of existing businesses:** Based on the assumptions and the vehicle trip generation figures determined by the TIA, a medium (50%-60%) to medium-high (61% to 75%) displacement impact of 59,52% to 64,90% is anticipated should a new filling station entrant enter the market. However, should Pacaltsdorp grow in resident numbers and economic activity (especially businesses), the market should expand and increase the potential


patronage for both service stations, resulting in the demonstration impact stated as a potential positive outcome.

- Surrounding property values:** Although no local research per se exists, international research suggests that landowners within 500 m of the development could experience an initial negative impact on their property values. However, this will depend on how much convenience is a key marker for property buyers.

Please refer to Section I for the full list of assessed impacts with mitigation measures.

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.	
Alternative 1 (Preferred)	
<p>The preferred development site is Erf 7379 which is located on the corner of Church Street, Beach Road and Mission Street in Pacaltsdorp, George (Figure 9).</p>	
	
<p>Figure 9: Locality map of Erf 7379 on the corner of Church Street, Beach Road and Mission Street in Pacaltsdorp, George (CapeFarmMapper, 2025).</p>	
Provide a description of any other property and site alternatives investigated.	
Provide a motivation for the preferred property and site alternative including the outcome of the site selectin matrix.	
Provide a full description of the process followed to reach the preferred alternative within the site.	
Provide a detailed motivation if no property and site alternatives were considered.	
<p>Site selection is determined by ownership and therefore no other property alternative was available for consideration by the Proponent.</p>	

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

The development will result in a loss of less than 0.47ha of transformed vegetation due to physical infrastructure. The proposed development site is not located in a high-risk area such as areas affected by flood lines and steep slopes.

The proposed development will avoid any pollution runoff into the non-perennial watercourse located west of Beach Road through implementation of mitigation measures recommended by the aquatic specialist in consultation with the project engineer (please refer to Appendix G7 for the Stormwater Management Plan of the proposed development).

1.2.	Activity alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.
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Provide a description of the preferred activity alternative.

Alternative 1 (Preferred)

The preferred activity alternative is to develop a filling station with associated infrastructure on Erf 7379 in Pacaltsdorp, George.

Proposal:

- Drive Thru (~250m²);
- Line Shops (~325m²);
- Filling Station (~288m²);
- Anchor Yard (~177m²);
- Electrical (~20m²);
- Bin Area (~9m²);
- Toilets (~23m²);
- Parking (55 x Parking Units @ ~6m² per unit).

Total development footprint on Erf 7379 amounts to ~4663m².

The proposed development consists of a fuel filling station with a storage capacity not exceeding 80 cubic metres of fuel in underground tanks. The filling station will entail four-islands where the fuel pumps are situated (Figure 2).

Provide a description of any other activity alternatives investigated.

No-Go alternative (status quo) with no development of a filling station:

Under this alternative the current land use would continue within the primary rights of Residential Zone I.

Provide a motivation for the preferred activity alternative.

Alternative 1 (Preferred):

Alternative 1 is the preferred activity due to the following aspects:

- Create employment opportunities during the construction and operational phases;
- Contribute to the economic growth of the George Municipality;
- Increase the holistic financial sustainability of George Municipality.
- Is unlikely to impact negatively on existing land use rights of neighbouring property owners.
- It will not prevent any surrounding owner to exercise their legal land use rights.
- The proposed development will make use of existing municipal services such as water, electricity and sewage.

Provide a detailed motivation if no activity alternatives exist.

No activity alternatives were considered as the Proponent intends to develop a filling station with associated shops.

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

ACTIVITY ALTERNATIVES		
Impact	No-Go Alternative	Alternative 1 (Preferred)
Positive	<ul style="list-style-type: none"> - No vegetation will be disturbed. - Habitat will remain intact. - No fragmentation of ecosystem patterns/processes. 	<ul style="list-style-type: none"> - Invasive alien vegetation will be removed from the entire property. - Employment opportunities will be created. - Additional rates and taxes will be generated for the Municipality. - Ongoing management of stormwater inlets and outlets associated with Erf 7379 therefore increasing the condition of the non-perennial watercourse located to the west of Beach Road.
Negative	<ul style="list-style-type: none"> - Invasive alien vegetation will be less maintained since the subject property is not utilised by the owners/managers which generally obliges them to keep invasive alien vegetation under control. - No additional employment opportunities will be created. - Property will remain vacant, and concern has been raised about land invasion. - No addition attraction for George Municipality. - No additional rates and taxes will be generated towards Municipal income. - Risk of informal settlement within the remaining open area. 	<ul style="list-style-type: none"> - Permanent loss of ~0.47ha of transformed / invaded vegetation. - Fragmentation of intact habitat and ecosystem. - Additional traffic. - Additional load on non-renewable resources provided by the local municipality. - Additional waste generation that must be accommodated through the Municipal waste disposal systems.

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

Provide a description of the preferred design or layout alternative.

Alternative 1 (Preferred) (Figure 10):

Proposal:

- Drive Thru (~250m²);
- Line Shops (~325m²);
- Filling Station (~288m²);
- Anchor Yard (~177m²);
- Electrical (~20m²);
- Bin Area (~9m²);
- Toilets (~23m²);
- Parking (55 x Parking Units @ ~6m² per unit).

Total development footprint on Erf 7379 amounts to ~4663m².

The proposed development consists of a fuel filling station with a storage capacity not exceeding 80 cubic metres of fuel in underground tanks. The filling station will entail four-islands where the fuel pumps are situated (Figure 2).

Access:

The proposed filling station will have two (2) entrances, namely an in-out from Church Street and in-out from Mission Street (Figure 3). Access 1 is located in Mission Street, ~45m to the east of the unsignalized full intersection with Beach Road. Access 2 is located in Church Street, ~82m to the east of the signalized full intersection with Beach Road.

The access spacing requirements were derived from the Western Cape Government (WCG) Access Management Guidelines (2020).

Please refer to Appendix G8 for the Traffic Impact Assessment for the proposed development.



Figure 10: Site Development Plan of proposed filling station on Erf 7379, Pacaltsdorp (Gareths Calvert Designs t/a CCA, 2021).

Potable Water:

The potable water supply system will be designed as a conventional medium pressure reticulation network with a minimum water connection pipe size of 110mmØ. There are three possible connection points:

1. A 110mmØ UPVC reticulation pipe located in Mission Street (south of Erf 7379);
2. A 200mmØ asbestos-cement (AC) distribution main located in Beach Road (west of Erf 7379);
3. A 300mmØ asbestos-cement (AC) distribution main located in Church Street (north of Erf 7379).

Please refer to Appendix G6 for the full Civil Engineering Services Report for the proposed development.

Sewerage:

The sewer system will be designed as a conventional waterborne gravity reticulation system with two possible connection points to the municipal infrastructure:

1. In Church Street (north of Erf 7379);
2. In Mission Street (south of Erf 7379).

The sewer system connection will be made with a new manhole on the existing sewer line with the minimum pipe diameter of 160mm for main lines and 110mmØ for building connections.

Please refer to Appendix G6 for the full Civil Engineering Services Report for the proposed development.

Stormwater:

Erf 7379 is intersected by a stormwater canal, which descends from the northern boundary to the western boundary. This existing stormwater canal is to be re-routed outside the erf boundaries of Erf 7379 at the cost of the developer.

An existing pipe system is situated within Church Street (north of Erf 7379) directing flow from west to east. A separate pipe system is located within Mission Street (south of Erf 7379) also facilitating a west to east flow.

New stormwater infrastructure will be required to service the proposed development on Erf 7379. Please refer to Appendix G7 for the full Stormwater Management Plan and detailed designs. An overview of the stormwater management plan can be seen in Figure 4.

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

Provide a motivation for the preferred design or layout alternative.

The preferred alternative will be limited to Erf 7379 which is completely transformed with the botanical specialist stipulating the no SCC or important fynbos taxa were confirmed on the site, and none are likely to occur on Erf 7379.

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

Should any reasonable alternative design / layout suggestions come out of the public participation period on the Pre-Application Draft Basic Assessment Report, such alternatives will be considered and represented in the Draft Basic Assessment Report.

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

The preferred alternative will be limited to Erf 7379 which is completely transformed with the botanical specialist stipulating the no SCC or important fynbos taxa were confirmed on the site, and none are likely to occur on Erf 7379.

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.
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Provide a description of the preferred technology alternative:

None developed to date.	
Provide a description of any other technology alternatives investigated.	
None developed to date.	
Provide a motivation for the preferred technology alternative.	
None developed to date.	
Provide a detailed motivation if no alternatives exist.	
None developed to date.	
List the positive and negative impacts that the technology alternatives will have on the environment.	
None developed to date.	
1.5.	Operational alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.
Provide a description of the preferred operational alternative.	
None developed to date.	
Provide a description of any other operational alternatives investigated.	
None developed to date.	
Provide a motivation for the preferred operational alternative.	
None developed to date.	
Provide a detailed motivation if no alternatives exist.	
None developed to date.	
List the positive and negative impacts that the operational alternatives will have on the environment.	
None developed to date.	
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.	
<p>The No-Go / Status Quo alternative is not preferred due to the following reasons:</p> <ul style="list-style-type: none"> • The owner/manager will maintain invasive alien vegetation across the proposed development property. • Concern potentially linked to the threat of land invasion of vacant property. • Considering that the site does contain areas where development can be considered without compromising ecological integrity, patterns or processes, optimising vacant land within the residential node is worth considering. • Development rights will contribute to the economic sustainability of the Municipality through rates and taxes. <p>Notably however the commercial competition impact, which is linked to direct commercial influence of having more fuel filling stations in one area, will be eliminated. It is noted however that legal precedent has been set by outcome of court case(s) whereby commercial competition alone, is not justifiable reason enough to refuse a development application.</p>	
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.

	No-Go Alternative	Alternative 1 (Preferred)
Site Alternatives	Under this alternative the current land use would continue within the primary rights of Residential Zone I.	Alternative 1 The preferred development site is Erf 7379 which is located on the corner of Church Street, Beach Road and Mission Street in Pacaltsdorp, George (Figure 1).
Design / Layout Alternatives		Alternative 1 Proposal: <ul style="list-style-type: none"> • Drive Thru (~250m²); • Line Shops (~325m²); • Filling Station (~288m²); • Anchor Yard (~177m²); • Electrical (~20m²); • Bin Area (~9m²); • Toilets (~23m²); • Parking (55 x Parking Units @ ~6m² per unit). Total development footprint on Erf 7379 amounts to ~4663m ² .

It is noted that the clients **Preferred Alternative is Alternative 1 in the Table above.**

The proposed development is deemed preferable and suitable for the proposed property for the following reasons:

- Site location is suitable and in line with the relevant planning policies applicable to the Western Cape and George Municipality.
- Accessibility is existing with well-maintained, existing access road network (access can be gained from existing provincial and municipal roads).
- The development footprint is small and allows for the preservation of the identified non-perennial watercourse located to the west of Beach Road.

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).

No No-Go areas have been identified on Erf 7379 and the proposed development will result in the removal of all vegetation on the subject property.

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.

SECTION I: FINDINGS, IMPACT MANAGEMENT AND MITIGATION MEASURES

1.	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>Agriculture Compliance Statement:</p> <p>The Agricultural assessment disputes the 'High' sensitivity identified by the Screening Tool Report and rates the entire property as being of a 'Medium' agricultural sensitivity with a maximum land capability of 6 due to the assessed agricultural production potential and current land use. The entire property is considered to be below the threshold for needing to be conserved as agricultural production land due to limitation that make it unsuitable as viable cropland. The overall negative agricultural impact of the proposed development is therefore assessed as being of low significance and acceptable, with approval of the proposed development not subject to any conditions.</p> <p>The sensitivity rating of High is therefore disputed and the EAP, with input from the Agricultural Specialist, is of the opinion that a more appropriate sensitivity rating for the Agriculture theme is Medium.</p> <p>Aquatic Biodiversity Compliance Notice:</p> <p>Confluent Environmental (Pty) Ltd was appointed in 2021 to undertake a Watercourse Verification on the subject property in which it was concluded that based on the results of a desktop study and site inspection, there are no natural watercourses present on Erf 7379. The findings of the Watercourse Verification is consistent with the Wetlands (NWM5 & NFEPA) layers as well as Rivers (NGI & DWS) layers which does not indicate any watercourse features on Erf 7379.</p> <p>In 2025, Confluent Environmental (Pty) Ltd updated the Watercourse Verification Report to an Aquatic Biodiversity Compliance Statement in which it was concluded that the proposed development will not impact on any watercourse or associated freshwater biodiversity. Even though the proposed development is located within 100m of a non-perennial watercourse located to the west of Beach road, the development site does not occur within the floodline or riparian zone of this watercourse. It is therefore confirmed that no Section 21 (c) and (i) water uses are triggered by the proposed development (Appendix G1).</p> <p>The sensitivity of Aquatic Biodiversity on Erf 7379 can be regarded as Low should the management recommendations be implemented.</p> <p>Management recommendations suggested in the Aquatic Biodiversity Compliance Statement with regards to Stormwater Runoff:</p> <ul style="list-style-type: none"> • Rainwater harvesting tanks be installed at all buildings; • Use of swales and detention ponds to attenuate stormwater runoff, encourage infiltration and reduce the speed, energy and volumes at which stormwater is discharged from the site; • Use of permeable paving to encourage infiltration into the soil; and • Use of retention ponds and artificial wetlands to capture stormwater runoff and prevent its discharge from the site. <p>Management recommendations suggested in the Aquatic Biodiversity Compliance Statement with regards to Stormwater Quality:</p> <ul style="list-style-type: none"> • Contaminated areas where clean water has the potential to mix with pollutants must be prevented from draining directly into the stormwater system and must to be directed into an approved on-site treatment or retaining system in the form of an oil and grit separator tank, prior to discharge into the stormwater system. • The on-site treatment system must be frequently maintained by a suitably qualified contractor to prevent the build-up of fine-grained and oil-based pollutants. 	

- Cleaning and washing water of the forecourt must be collected and directed through the on-site treatment system.

An emergency spill response plan must be formulated to manage any risk that results from the leakage or spillage of any hazardous materials.

Groundwater Risk Assessment:

The established filling station at the proposed site may impact the underlying aquifer system if leaks were to occur in any of the underground storage tanks, pipes and joins. Please refer to Section 8 of the Groundwater Risk Assessment (Appendix G10) for recommendations regarding a monitoring programme which is to be implemented at BHN and BHS during the operational phase of the proposed filling station development. Aspects that need to be monitored include:

- Monthly monitoring of groundwater levels in the purpose-drilled monitoring boreholes.
- The water quality of groundwater in the project area should be measured at least twice a year (in the wet and dry season) specifically for hydrocarbons.

The Groundwater Risk Assessment concluded that based on the groundwater characteristics of the project area and the proposed development, the development can be supported from a groundwater perspective. The proposed development will present a **Very Low** risk to the groundwater environment provided that all management and monitoring actions as provided in the Groundwater Risk Assessment (Appendix G10) be implemented and maintained throughout the operational phase of the proposed development.

Terrestrial Animal Species Compliance Statement:

During the site inspection, no Avifauna, Mammal, Terrestrial Invertebrate, Amphibians or Reptile Species of Conservation Concern were identified. The likelihood of occurrence of all SCC's suspected to occur on Erf 7379 were determined to be Very Low.

The Terrestrial Animal Theme sensitivity is confirmed to be **Low**. The following recommendations were included in the Terrestrial Animal Species Compliance Statement:

- Comments on the management of the stormwater canal as per the recommendations of the Aquatic Specialist's report (J. Dabrowski, Confluent Environmental) must be applied as must the recommendations made by the Botanical Specialist Report (B. Fouche, Confluent Environmental) to reduce impacts on any native vegetation and thereby associated fauna species.
- Stormwater flow in the greater landscape is compromised by litter and dense vegetation at this site and across the road. This must be addressed to promote animal health in the greater landscape which may use this space for foraging (birds and mammals) or as habitat (amphibians, mammals, and invertebrates).

Terrestrial Biodiversity Compliance Statement:

- The vegetation observed on Erf 7379 is mostly transformed consisting of lawn and does not represent fynbos vegetation and also does not contain any fynbos elements.
- The Terrestrial Biodiversity Theme Sensitivity is confirmed to be **Low**.

Terrestrial Plant Species Compliance Statement:

- No Species of Conservation Concern (SCC) or important fynbos taxa were confirmed on site and none are likely to occur on Erf 7379.
- The Botanical Sensitivity is confirmed to be **Low**.

It is concluded that the proposed development will not negatively affect the Terrestrial Biodiversity or Plant Species of the subject property or surrounding area with the following recommendations to be implemented:

- Kikuyu grass may not be used in landscaping around the filling station or any of the associated proposed developments on Erf 7379. Indigenous lawn varieties such as *Cyndodon dactylon* or *Stenotaphrum secundatum* are rather recommended.
- The Poplar trees must be removed.
- The stormwater systems and culverts connected to the site must be cleaned. This is urgent and includes cleaning out the culverts on the opposite side of beach road prior to the commencement of any construction on the site.
- Ongoing effort must be made to avoid solid waste accumulating in drainage systems.
- Native plant species should be used in landscaping if any landscaping is planned.
- If trees are going to be planted anywhere on the site, ensure that these are planted in a hollow to allow for better capturing of surface water, preventing excess runoff.
- Where paving is made where no heavy vehicles are expected (e.g., just for pedestrians), make use of permeable surfaces.

Social Impact Assessment:

The Social Impact Assessment provided a summary table of the impacts identified with their respective impact ratings before and after mitigation. The table aims to provide a perspective of the net social benefits and costs associated with the proposed development.

Nature of the Impact		Rating before mitigation	Residual impact (after mitigation)		
Construction					
Nuisance factors (dust and noise)		Moderate (-)	Low (-)		
Influx of job-seekers		Moderate (-)	Low (-)		
Increase in local crime		Moderate (-)	Low (-)		
Employment opportunities		Low (+)			
Economic income		Low (+)			
Operations					
Surrounding property values		Moderate (-)	Low (-)		
		Low (+)			
Displacement		Moderate (-)	Low (-)		
Demonstration effect		Low (+)			
Employment opportunities		Low (+)			
Revenue for local authorities		Low (+)			
Significance Ratings:					
+	Positive	40 – 74	Moderate Negative	100 – 124	High Negative
<40	Low Negative	75 – 99	Moderate-High Negative	125 – 150	Very High Negative

Figure 11: Summary of impact identified in the Social Impact Assessment with their respective impact ratings before and after mitigation measures (Multi-Purpose Business Solutions, 2024).

Impact	Mitigation measures
Pre-construction (CEMP)	
<p>Procurement Strategy that includes the following and applies to the project:</p> <ul style="list-style-type: none"> (e) Initiate the activity during the first phase of the development; (f) The strategy is the responsibility of the contractor(s) collectively under the guidance of the Municipality; (g) Focus on opportunities for local labour in the surrounding areas and businesses as a priority. Contractors are required to indicate the geographical location of sub-contractors (businesses) and local labour; and (h) Local contractors invited to tender for work in the context of the terms and conditions included in RFP documentation, which would include skills development, on-site training, etc. 	
Pre-construction & Construction (CEMP)	
<p>Communication Protocols that address directly and indirectly affected residents and surrounding landowners, with specific reference to activities, timelines and intended impacts related to the construction phase and all related activities associated with the implementation of the project (i.e. during the operational phase).</p> <p>Objectives</p> <ul style="list-style-type: none"> • To orientate, generate awareness and gain positive attitudes among stakeholders as far as possible; and • To engage and inform stakeholders of progress regarding all phases of construction. <p>Target audience</p> <ul style="list-style-type: none"> • Property owners and users of the land portions directly surrounding the proposed activity; and • Other stakeholders and property owners that may be affected. <p>Major types of messages</p> <ul style="list-style-type: none"> • Inform directly affected residents on the periphery of the development site and others that would frequent the area; • The commencement date for construction activities related to the project; • Duration and extent of the construction activities and details of individual construction activities; • Progress updates, including any delays in a construction-related activity; and • Ensure appropriate signage is introduced to warn persons frequenting or residing in the area. 	
Construction phase	
Nuisance factors (dust and noise)	Dust and noise emissions during the construction period should be minimised through a Construction Environmental Management Plan (CEMP). The noise could also be reduced with mufflers and silencers on large trucks, as well as restricting activities to working hours.
Influx of job-seekers	Contractors need to employ people from the immediate area whenever possible.
Increase in local crime	Co-operation between the Developer and contractors is essential to ensure that the area around the proposed development remains secured during construction. On-site security measures, such as perimeter fencing, controlled access and security guards and patrols will minimise the risk.
Operational phase	
Surrounding property values	Implementing recommendations made by the various specialists to mitigate potential negative impacts will be essential to minimise negative impacts for surrounding landowners.

Figure 12: Mitigation measures related to the Socio-Economic context that are recommended and to be consolidated into an Implementation Plan as part of the Environmental Management Programme (Multi-Purpose Business Solutions, 2024).

2.	List the impact management measures that were identified by all Specialist that will be included in the EMPr
All impact management measures that were identified by all specialists and described above are included in the EMPr.	
3.	List the specialist investigations and the impact management measures that will not be implemented and provide an explanation as to why these measures will not be implemented.

All impact management measures and specialist findings have been accommodated in the preferred alternative.

4. Explain how the proposed development will impact the surrounding communities.

Please see below an extract from Social Impact Assessment and Market Study (Appendix G9) pertaining to the potential positive social-economic impacts of the proposed development:

- **Employment opportunities:** The findings of the employment analysis for the construction period indicate that the project could sustain 176 (direct, indirect and induced) employment opportunities during construction. Household incomes from new direct job opportunities could increase by R18,6 million during construction. During operations, about 59 new direct full-time employment opportunities are foreseen. A number of indirect employment opportunities may be supported through service-level agreements with service providers.
- **Economic income:** The capital investment of an estimated R45 million during construction could generate R121.8 in new business sales, referred to as the production (or output) that creates demand for business activity over the construction period. The increase in production output could add R39,1 million (net of the import leakage) to George's GGP during construction. During operations, an estimated R8.3 million to R11.1 million in nominal terms could accrue to the George Municipality based on the low and high scenario, respectively.
- **Demonstration impact:** The proposed project is a holistic offering to address changing consumer behaviour patterns – combining fuel, fast food and convenience shopping in one location. This combination is a holistic “attraction” and a positive since nothing similar exists in the area, but it will affect other businesses in the area. The development could have a positive demonstration effect on other businesses, causing them to upgrade and share in a larger market, which includes the filling station down the road. The consumer market and behaviour patterns evolve, and businesses must continuously renew in response to changing consumer trends and behaviour to remain relevant. The demonstration impact could also trigger further agglomeration benefits, which refers to the cost advantages companies and industries enjoy when they are located near one another, of which the new service station is a part. The retail component will add further capacity and convenience for the residents of Pacaltsdorp. Trade Intelligence (2024) Research suggests that “.....most shoppers perceive forecourt prices to be reasonable and many now expect good promotions at their local petrol station store too, not just their supermarket”. This research underpins that shopping convenience in a middle to lower-income community at comparative and competitive prices with existing food retail provisions would further benefit the consumer.
- **Surrounding property values:** Although no research exists for the Pacaltsdorp area, international research suggests that some property buyers and those residing near a proposed filling station site may perceive the fuel and the complementing non-fuel components as an important convenience factor.

Please see below an extract from Social Impact Assessment and Market Study (Appendix G9) pertaining to the potential negative social-economic impacts of the proposed development:

- **Impact on traffic flows:** Increased traffic along the access routes can be expected during construction and operations. The Traffic Impact Assessment recommended several transport improvements to accommodate the proposed development.
- **The influx of job-seekers:** The local area experiences high unemployment, with only 42,90% of the total population within 5 km of the site employed in 2011. An influx of job seekers from outside Pacaltsdorp will lead to competition among local residents for employment opportunities.

<ul style="list-style-type: none"> • Increase in local crime: There is a risk of increased crime levels in areas where construction activities occur, including on-site petty theft, theft of building material, on-selling of security information, or burglary and theft at nearby properties. • Displacement of existing businesses: Based on the assumptions and the vehicle trip generation figures determined by the TIA, a medium (50%-60%) to medium-high (61% to 75%) displacement impact of 59,52% to 64,90% is anticipated should a new entrant enter the market. However, should Pacaltsdorp grow in resident numbers and economic activity (especially businesses), the market should expand and increase the potential patronage for both service stations, resulting in the demonstration impact stated as a potential positive outcome. • Surrounding property values: Although no local research per se exists, international research suggests that landowners within 500 m of the development could experience an initial negative impact on their property values. However, this will depend on how much convenience is a key marker for property buyers. <p>It is important to note that the input obtained from residents, business owners and retailers alike, will help to inform the depth and extent of social and economic impacts which the specialist has considered thus far. Throughout the public participation process, feedback and comments will either validate or refute some of these findings made by the specialists. As part of the ongoing process therefore, stakeholder input will be provided to the specialist for consideration and where necessary further assessment, or additional input to help inform decision-making.</p>	
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.
<ul style="list-style-type: none"> • Water will become a very scarce resource as periods of drought will be longer. Therefore, the use of rainwater collection tanks is important at the buildings to provide additional water supply for landscaping and irrigation. • Rainfall intervals will become less, but downpours may be more severe. Therefore, stormwater management on the site is important to prevent unnecessary erosion and/or flooding. The use of SUDS throughout the development, coupled with rainwater tanks at buildings, as well as road and parking design will reduce the chances of erosion caused by stormwater runoff. • Longer, drying periods will impact on plant growth and keeping landscaped areas presentable requires irrigation/watering. Planting only indigenous, endemic plants in landscaped areas will reduce the need for irrigation and also ensure that landscaped areas are more resilient during periods of drought. 	
6.	Explain whether there are any conflicting recommendations between the specialists. If so, explain how these have been addressed and resolved.
There are no conflicting recommendations made by the specialist studies for the proposed development.	
7.	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.
All the findings and recommendations have been incorporated into the proposal.	
8.	Explain how the mitigation hierarchy has been applied to arrive at the best practicable environmental option.
<ol style="list-style-type: none"> 1. Avoid Impacts: <ul style="list-style-type: none"> • None necessary. 2. Minimise Impacts: <ul style="list-style-type: none"> • Limit construction activities to specified days and times. • Clear the site in a phase manner to reduce dust pollution. • Only indigenous vegetation permitted in the place of the loss of remaining on-site natural vegetation/habitat. 	

- Appointing an ECO to oversee construction to further minimise the potential for unnecessary direct or indirect impacts during the construction as well as the operational phase of the development.
 - Implement resource conservation measures as part of the design, construction and operational phases.
 - Implement Environmental Management Plan under ECO supervision.
3. **Rectify**
 - None necessary.
 4. **Reduce**
 - None necessary.
 5. **Off-Site**
 - None necessary.

SECTION J: GENERAL

1. Environmental Impact Statement

1.1.	Provide a summary of the key findings of the EIA.	
	<ul style="list-style-type: none"> From a spatial planning perspective, the development proposal is deemed to be in line with Western Cape SDF, George Municipal SDF and IDP, particularly considering development of vacant land. The development proposal is likely to contribute to positive socio-economic impacts through employment opportunities during the construction and operational phases, however cognisance is taken of the potential for commercial conflict that may arise from existing fuel filling stations, as well as residents from the area. The development proposal is in character with surrounding developments since it is in proximity to existing retail/commercial business nodes albeit on the opposite side of Beach Road. The proposed development will make use of existing municipal services for water, electricity and sewerage. All specialist findings and mitigation measures have been considered and incorporated into the preferred alternative. The majority of the biophysical assessments all deem the activity to be acceptable, with the socio-economic indicating potential property value, as well as commercial competition (financial aspects) as potential negative operational impacts. 	
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)	
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 vacant land.	Temporary noise, dust and safety impacts associated with the movement of heavy vehicles.
	Temporary employment opportunities during construction (to semi-skilled and un-skilled workers mostly).	Loss of transformed / invaded vegetation and habitat albeit regarded as already disturbed with Low sensitivity.
	Temporary and permanent employment opportunities during the operational (to skilled and semi-skilled workers mostly).	Temporary risk of increased crime during construction.
	Support for local economic development.	Temporary increase in construction vehicle traffic.
	Creation of business opportunities for locals.	Continued maintenance cost (alien clearing, access control, clearing of dumped materials).
	Areas of highest biodiversity value on the preferred site will be retained.	Additional pressure on non-renewable services such as water supply, electrical supply, sewage and solid waste disposal.
	Invasive alien species will be continuously managed.	Increased operational traffic during peak periods impacting.

	Potential impacts on property values.
	Potential commercial competition to other existing filling stations in the immediate area.

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"> • Pre-construction clearing must be done with joint input from the ECO to ensure that new germinated protected tree/plant species, or trees that have grown in size between the date of EA and implementation, are identified. • Implement and adhere to an approved Environmental Management Plan. • Apply for Forestry Permits if any trimming/roots/removal may be required during construction or operational phases (no protected trees identified in Erf 7379). • Buildings must be fitted with rainwater tanks. • All landscaping must be indigenous vegetation in replacement of the loss of transformed / invaded vegetation/habitat. • Restrict working times and hours to minimise noise/dust pollution. • Employ minimum 50% local labour. • Source minimum 50% construction materials locally. • Resource conservation measures must be implemented. • ECO must be appointed for the duration of the construction phase. ECO must evaluate layout plans and landscaping plans.
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.
	Please refer to Section J) 2.1, 2.3, 3, 4 and 5 below.
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>The proposed activity can be considered for environmental authorisation for the following reasons:</p> <ul style="list-style-type: none"> • The proposed development footprint is not deemed sensitive overall. • The loss of approximately 0.47ha of vegetation within the proposed property is deemed acceptable on condition that the prescribed pre-construction, construction and operational conditions are adhered to. • Continued growth of Pacaltsdorp is likely to outweigh (to some degree) the potential negative impacts that may be associated with impacts on property values, as well as commercial competition, over a period of time as more residents/vehicles frequent the area, which will ultimately continue to change the character of the area, especially along the arterial which is Beach Road. <p><u>PRE-CONSTRUCTION:</u></p> <ul style="list-style-type: none"> • Development may not proceed until such time as all approvals are obtained. • An ECO must be appointed prior to construction to oversee site preparation, vegetation removal and construction. • DAFF permits must be obtained prior to removal/trimming/cutting of any protected trees and/or on the property. • Pre-construction clearing must be done with joint input from the ECO to ensure that new germinated protected tree/plant species, or trees that have grown in size between the date of EA and implementation, are identified.

CONSTRUCTION:

- ECO must be appointed for the duration of the construction phase and must inspect site activities on a regular basis to ensure compliance with the EA and EMP;
- ECO must evaluate layout plans and landscaping plans of individual units to ensure no encroachment and the correct use of plants for landscaping
- Clearing of vegetation must be planned in phases to avoid large open areas that will be vacant for periods of time and that could result in unwanted dust pollution and to allow moles to relocate safely;
- EMPr must be implemented and adhered to..

OPERATIONAL:

- None.

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 / 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.

Five (5) year validity period for the EA from date of authorisation to commence with construction.

Five (5) year implementation period from date of commencement to completion of project.

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.

Buildings must be fitted with rainwater tank collection systems for the operational phase to supplement municipal potable water.

Potable water may not be used during the construction phase.

4. Waste

Explain what measures have been taken to reduce, reuse or recycle waste.

The contractor must provide recycle bins on the property during construction and must ensure that staff is aware of what products can be recycled/reused.

At-source separation of waste must be implemented during the operational phase.

5. Energy Efficiency

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

Only LED lights must be used within the development.

Heat and/or solar pumps and/or gas geysers (or similar) must be used throughout the development.

SECTION K: DECLARATIONS

SECTION K: DECLARATIONS**DECLARATION OF THE APPLICANT**

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

I, William Adriaan Ondendaal, ID number 890610 5048 086 in my personal capacity or duly authorised thereto hereby declare/affirm that all the information submitted or to be submitted as part of this application form is true and correct, and that:

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

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

Signature of the Applicant:



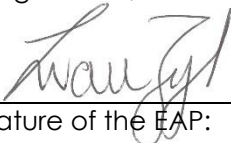
Date: 2025-04-17

Name of company (if applicable): Pacaltspropdev (Pty) Ltd

DECLARATION OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER (“EAP”)

ILouise-Mari van Zyl....., EAP Registration number2019/1444..... 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 Proponent, 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;


Signature of the EAP:

24 April 2025

Date:

Cape Environmental Assessment Practitioners (Pty) Ltd

Name of company (if applicable):

DECLARATION OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER (“EAP”)

IFrancois Byleveld....., EAP Registration number2023/6770..... as the assisting candidate 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 Proponent, 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;

F Byleveld

04/24/2025

Signature of the Assisting Candidate EAP:

Date:

Cape Environmental Assessment Practitioners (Pty) Ltd

Name of company (if applicable):

DECLARATION OF THE SPECIALIST

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

I**Bianke Fouché**....., as the appointed Terrestrial Biodiversity and Botanical 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.



Signature:

24 April 2025

Date:

Confluent Environmental

Name of company (if applicable):

DECLARATION OF THE SPECIALIST

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

I**Dr. Jonathan Bloom**....., as the appointed Socio-Economic 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.

Signature: 

14 April 2025

Date:

Multi-Purpose Business Solutions CC

Name of company (if applicable):

DECLARATION OF THE SPECIALIST

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

I**Gerdus Steenekamp**....., 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.


Signature:

14/04/2025
Date:

Groundwater Complete


Name of company (if applicable):

DECLARATION OF THE SPECIALIST

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

I**Dr. J.M. Dabrowski**....., as the appointed Aquatic 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.


Signature:

24 April 2025

Date:

Confluent Environmental

Name of company (if applicable):

DECLARATION OF THE SPECIALIST

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

I**Johann Lanz**....., as the appointed Agricultural 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.



15 April 2025

Signature:

Date:

SoilZA

Name of company (if applicable):

DECLARATION OF THE SPECIALIST

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

I**Kim Daniels**....., as the appointed Fauna 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.



15/04/2025

Signature:

Date:

Confluent Environmental

Name of company (if applicable):