

Annexure A

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PROJECT:
Proposed subdivision & rezoning for George Municipality

PROJEK:

DESCRIPTION:
Erf 325/RE, Mission Street, Pacaltsdorp, George

BESKRYWING:

TITLE:
Subdivision plan

TITEL:

NOTES:
Subdivision of Remainder Erf 325, Pacaltsdorp, George into:

Portion A: ±7,953.17²; and

Remainder Erf 325.

NOTAS:

A3 Scale:

1:1500

Tel: 044 873 4566 • Email: planning@delplan.co.za
www.delplan.co.za

DESIGNED: DV

DRAWN: MV

FILE PATH: 1235/GEO/22/Tek/SKF
PLAN NO: SUB1

DATE: AUGUST 2023

PLAN NAME: ANNEXURE

Annexure B

[illegible][illegible]

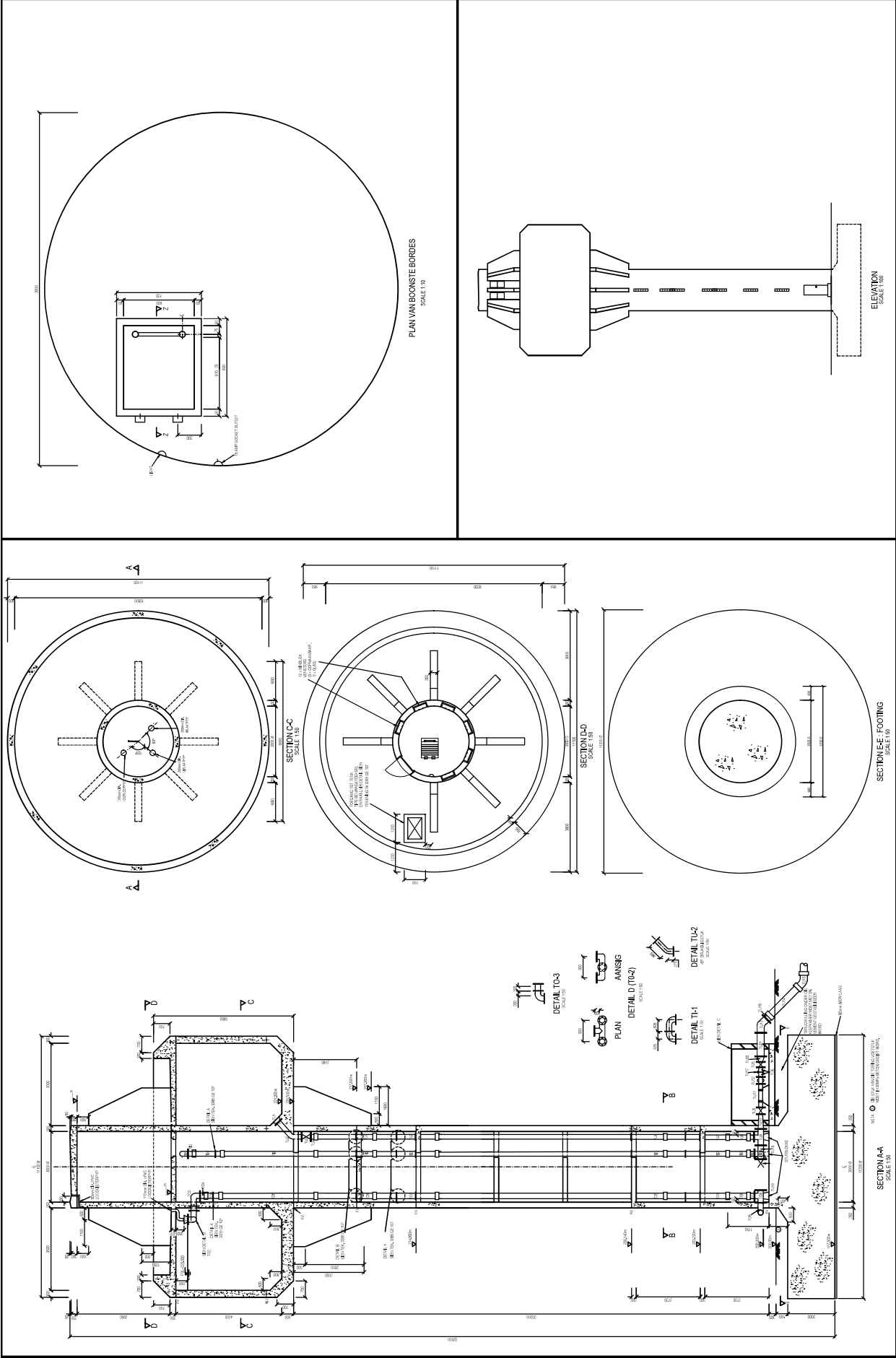


FIGURE 3 : 300kL WATER TOWER
 SCALE: NTS



LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

Pre-application consultation is an advisory session and is required prior to submission of an application for rezoning, consent use, temporary departure and subdivision. It does not in any way pre-empt the outcome of any future application which may be submitted to the Municipality.

PART A: PARTICULARS

Reference number: **2469240**

Purpose of consultation: **To consult a Municipal town planner on their opinion on the said development**

Brief proposal: **George Municipality want to construct a new reservoir & water pressure tower on a portion of Erf 325, Pacaltsdorp. As the property is zoned for Undetermined Use Zone, the portion need to be subdivided and rezoned to Utility Zone.**

Property(ies) description: **Portion of Erf 325, Pacaltsdorp (Crescent Drive)**

Date: **7 November 2022**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Mun.	044 801 9477	lhuyser@george.gov.za
Official	Fakazile Vava	George Mun.	044 801 9555	fvava@gmail.com
Pre-applicant	Delarey Viljoen	DELplan Consulting	044 873 4566	planning@delplan.co.za

Documentation provided for discussion:

(Include document reference, document/plan dates and plan numbers where possible and attach to this form)

1. **Copy of title deed**
2. **Locality plan – in text**
3. **SDP**
4. **Plan of structures**
5. **Council resolution**

Has pre-application been undertaken for a Land Development application with the Department of Environmental Affairs & Development Planning (DEA&DP)?

(If so, please provide a copy of the minutes)

YES	NO
-----	----

Comprehensive overview of proposal:

We have been appointed by Zutari on behalf of the George Municipality for the subdivision and rezoning for a portion of Erf 325, Pacaltsdorp situated in Crescent Drive. Access will be gained from Mission Street in the south via Crescent Drive. The structures are proposed directly east of the existing electrical substation on Erf 4451. The water pipeline will run along the eastern side of Erven 935 – 937 and will connect with the line in Mission Street.



Locality

The water pressure tower will be 32.5m in height and the reservoir 4.7m. This infrastructure is crucial for the implementation of numerous human settlement projects as well as other planned and approved residential projects in the Pacaltsdorp area.

A checklist for the determination of any EIA listed activities was submitted to DEA&DP. Their comments are awaited.

We also ask for exemption from providing a **Conveyancer's certificate**.

PART C: QUESTIONNAIRES

SECTION A:

DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if relevant	What land use planning applications are required?	Application fees payable
✓	2(a) a rezoning of land;	To be determined
	2(b) a permanent departure from the development parameters of the zoning scheme;	R
	2(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
✓	2(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	To be determined
	2(e) a consolidation of land that is not exempted in terms of section 24;	R
	2(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
	2(g) a permission required in terms of the zoning scheme;	R
	2(h) an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(i) an extension of the validity period of an approval;	R
	2(j) an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l) a permission required in terms of a condition of approval;	R
	2(m) A determination of a zoning;	R
	2(n) A closure of a public place or part thereof;	R
	2(o) a consent use contemplated in the zoning scheme;	R
	2(p) an occasional use of land;	R
	2(q) to disestablish a home owner's association;	R

	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant		What prescribed notice and advertisement procedures will be required?	Advertising fees payable
Y	N	Serving of notices (i.e. registered letters etc.)	R
Y	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
Y	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
TOTAL APPLICATION FEE* (VAT excluded):			To be determined

PLEASE NOTE: * Application fees are estimated on the information discussed and are subject to change with submission of the formal application and/or yearly application fee increase.

SECTION B:

PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	X			
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]		X		
Any other Municipal by-law that may be relevant to application? (If yes, specify)		X		
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? GIZS What is the current zoning of the property? Undetermined Use Zone What is the proposed zoning of the property?				

<p>Utility Zone</p> <p>Does the proposal fall within the provisions/parameters of the zoning scheme?</p> <p>Yes</p> <p>Are additional applications required to deviate from the zoning scheme? (if yes, specify)</p> <p>To be determined</p>	
---	--

QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?	X			
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?		X		

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		X		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		X		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?			X	Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) /			X	National Department of Environmental Affairs (DEA) & DEA&DP

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (strikethrough irrelevant)				
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		X		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		X		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		X		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		X		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		X		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		X		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		X		Transnet
Is the property subject to a land / restitution claims?		X		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		X		SANParks / CapeNature
Will the proposal require comments from DEFF?		X		Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		X		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (strikethrough irrelevant)		X		Western Cape Provincial Departments of Cultural Affairs & Sport (DCAS), Education, Social Development, Health and

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
				Community Safety

SECTION D:
SERVICE REQUIREMENTS

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM: (list internal department)
Electricity supply:	X			Directorate: Electro-technical Services
Water supply:		X		Directorate: Civil Engineering Services
Sewerage and waste water:		X		Directorate: Civil Engineering Services
Stormwater:	X			Directorate: Civil Engineering Services
Road network:	X			Directorate: Civil Engineering Services
Telecommunication services:		X		
Other services required? Please specify.		X		
Development charges:		X		

PART D: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF THE APPLICATION

COMPULSORY INFORMATION REQUIRED:					
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	Y	N	Full copy of the Title Deed
Y	N	Locality Plan	Y	N	Site Layout Plan
Y	N	Proof of payment of fees	Y	N	Bondholder's consent
MINIMUM AND ADDITIONAL REQUIREMENTS:					
Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
Y	N	Land Use Plan	Y	N	Proposed Zoning plan
Y	N	Phasing Plan	Y	N	Consolidation Plan
Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
Y	N	Proposed Subdivision Plan (including street names and numbers)	Y	N	Copy of original approval letter
Y	N	Services Report or indication of all municipal services / registered servitudes	Y	N	Home Owners' Association consent
Y	N	Copy of Environmental Impact	Y	N	1 : 50 / 1:100 Flood line determination

		Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)			(plan / report)
Y	N	Other (specify)	Y	N	Required number of documentation copies

PART E: DISCUSSION

Pre-application as discussed on 9 November 2022 for subdivision and rezoning of Erf 325, Pacaltsdorp to accommodate a water reservoir tank and a pressure tower. Applicant was present for the pre-app and provided the following plan as presented on the meeting.



Town Planning comments:

- Applicant advised to reconsider layout for the subdivision, cadastral area to line up with the electricity sub-station's cadastral area.
- Applicant to confirm and ensure location of pressure tower – specifically the distances between boundaries (to show all dimensions).
- Comments from DEADP will be required.
- Applicant to be exempted from providing a conveyancer certificated as discussed.

CES comments

- Erf 325 (CES - 09/11/2022) - Municipal water project – supported

PART F: SUMMARY / WAY FORWARD

Revised plans to be submitted for reconsideration.



OFFICIAL: _____

Fakazile Vava (Town Planner)

PRE-APPLICANT: **Delarey Viljoen**

(FULL NAME)



SIGNED: _____

Ilané Huyser (Senior Town Planner)

SIGNED: _____

DATE: _____ 2022.12.02 _____

DATE: **9 November 2022**

**Please note that the above comments are subject to the documents and information available to us at the time of the pre-application meeting and we reserve our rights to elaborate on this matter further and/or request more information/documents should it be deemed necessary.*

Erf 325 Pacaltsdorp _ Water tower (rezoning & subdivision).

Date: 18/11/2022

Enquiries: Melanie Geyer
Tel. 044 801 9268

**PROJECT New Pacaltsdorp East Reservoir, Tower and Pump Station
LAND USE APPLICATION ERF 325 PACALSDORP, GEORGE**

POWER OF ATTORNEY

I, Johannes Franciscus Koegelenberg (Director: Civil Engineering Services – George Municipality), the undersigned and mandated by Council Resolution dated 30 June 2022, on behalf of the registered owner of Erf 325, Pacaltsdorp, George Municipality and Division hereby instruct DELPLAN Consulting to submit the required land use applications with the local authority.



**JANNIE KOEGELENBERG
DIRECTOR: CIVIL ENGINEERING SERVICES**

Date: 2022-11-22

Witnesses:

1. 

2. 

Our Ref.: 1235/GEO/22
Your Ref.: Erf 325, Pacaltsdorp

12 September 2023

The Municipal Manager
George Municipality
PO Box 19
GEORGE
6530

ATTENTION: MR. CLINTON PETERSEN

BY HAND

Dear Mr. Petersen,

PROPOSED SUBDIVISION AND REZONING: ERF 325, PACALTSDORP, GEORGE MUNICIPALITY AND DIVISION, WESTERN CAPE PROVINCE

1. The above matter refers.
2. Attached hereto find the following:
 - A copy of the Motivational Report
 - A copy of the required documentation;
3. We hope that you will be able to process the application as soon as possible.

Yours Faithfully
DELPLAN Consulting



DELAREY VILJOEN Pr. Pln

https://delplan.sharepoint.com/sites/Delplan/Shared Documents/General/Documents/PROJECTS/2022/1235-GEO-22/Korrespondensie/Report/ERF_325_PACALTSDORP_COVER_LETTER.doc

Cc: ZUTARI / GEORGE MUNICIPALITY

**PROPOSED SUBDIVISION AND REZONING APPLICATION ON REMAINDER ERF 325,
PACALTS DORP, GEORGE MUNICIPALITY AND DIVISION**



REPORT FOR: GEORGE MUNICIPALITY



URBAN & REGIONAL PLANNERS

D E V E L O P M E N T E N V I R O N M E N T L I N K

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13. APPLICATION FORM

PROPOSED SUBDIVISION AND REZONING ON REMAINDER ERF 325, PACALTSDORP, GEORGE MUNICIPALITY AND DIVISION

1. INTRODUCTION

Zutari Consulting Engineers was appointed by George Municipality to upgrade its infrastructure and part of the upgrades is a planned new water reservoir, pressure tower and pumpstation. The site proposed for the new infrastructure is on a portion of the Remainder of Erf 325, Pacaltsdorp. *Zutari* appointed *DELPLAN Consulting*, on behalf of George Municipality, to conduct the required town planning services.

The proposed area identified for the construction of the reservoir, pressure tower and pumpstation will be subdivided and rezoned to gain the necessary rights for the proposed development. A copy of the Power of Attorney to submit this land use application is attached as **Annexure 1**.

1.1 TITLE DEED

According to a search at the Deeds Office, Remainder Erf 325, Pacaltsdorp measures 599.6484ha and the property is registered to **George Municipality**. Both the Title deed and the Deeds Search is attached as **Annexure 2**. It was confirmed that no Conveyancer Certificate will be required in the pre-application with George Municipality (**Annexure 4**). Furthermore, the SG Diagram is attached as **Annexure 3**.

1.2 APPLICATION

1. **Subdivision** in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law (2023) of the Remainder Erf 325, Pacaltsdorp into two portions:
 - Portion A (measuring: $\pm 7,953.17\text{m}^2$)
 - Remainder Erf 325, Pacaltsdorp
2. **Rezoning** in terms of Section 15(2)(a) of the George Municipality: Land Use Planning By-Law (2023) of **Portion A** from "Undetermined Use Zone" to "Utility Zone".

1.3 PRE-APPLICATION

A Pre-application consultation meeting was conducted on 09 November 2022. The following comments were made:

Town Planning comments:

- Applicant advised to reconsider layout for the subdivision, cadastral area to line up with the electricity sub-station's cadastral area.

Noted, proposed plan was amended accordingly.

- Applicant to confirm and ensure location of pressure tower – specifically the distances between boundaries (to show all dimensions).

Noted, included on the site plan.

- Comments from DEADP will be required.

Noted. An EIA process and WULA application is in process. The Final BAR will be submitted with the application.

- Applicant to be exempted from providing a conveyancer certificated as discussed.

Noted.

CES comments

- Erf 325 (CES - 09/11/2022) - Municipal water project – supported.

Noted.

The Pre-application is attached as **Annexure 4**.

2 DEVELOPMENT PROPOSAL

2.1 PROPOSED DEVELOPMENT

George Municipality is in the process of upgrading its infrastructure and part of the upgrades is a 3ML water reservoir, 300kL water pressure tower and pumpstation on a portion of Remainder Erf 325, Pacaltsdorp. The proposed water pressure tower will be 32.5m high and the reservoir will be 4.7m high. These structures are proposed directly east of the existing electrical substation on Erf 4451, Pacaltsdorp. The water pipeline will run along the eastern side of Erven 935 – 937, Pacaltsdorp and will connect with the line in Mission Street.

The Municipality's present storage volume falls short of the required minimum storage of 36 to 48 hours of the Annual Average Daily Demand. The Pacaltsdorp East area is extremely vulnerable to potable water shortages during periods of water supply disruption. The aim of the project is to increase the portable storage capacity by the construction of a new ground level reservoir. The construction also includes a new water tower to maintain sufficient water pressure through the water network of the Pacaltsdorp East area as well a new pumpstation to supply the elevated tower tank from the ground level reservoir.

Figure 1 below is an illustration of the proposed infrastructure, and its location and Figure 2 indicate the proposed water pressure tower.

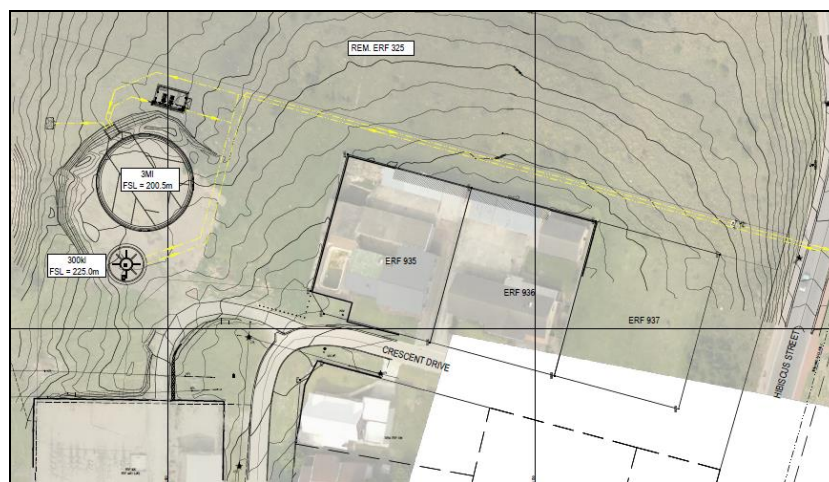


Figure 1: An extract of the Site Plan indicating the proposed infrastructure.

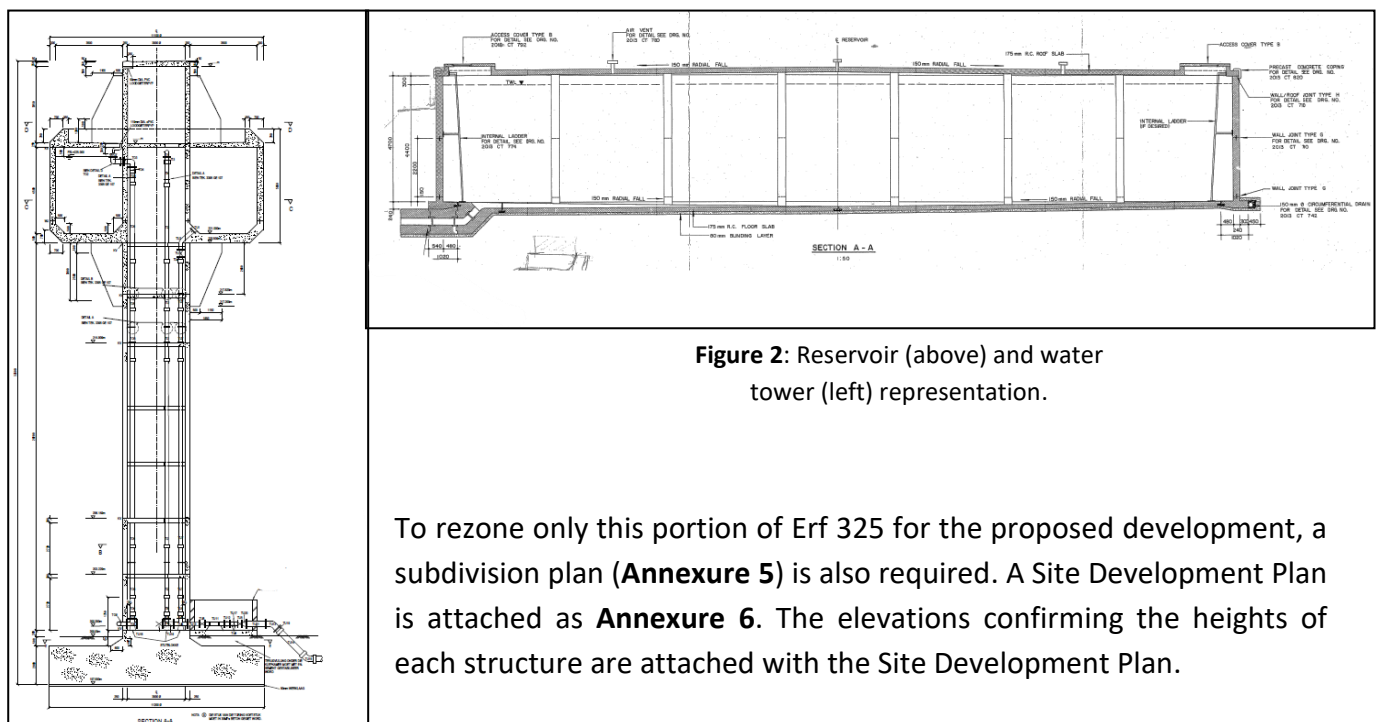


Figure 2: Reservoir (above) and water tower (left) representation.

To rezone only this portion of Erf 325 for the proposed development, a subdivision plan (**Annexure 5**) is also required. A Site Development Plan is attached as **Annexure 6**. The elevations confirming the heights of each structure are attached with the Site Development Plan.

2.2 ACCESSIBILITY

The proposed development is bordered by Mission Street on the southern side and Crescent Drive on the western side. Access to the development will be gained from Mission Street via Crescent Drive. The image below indicates the proposed portion and the surrounding roads.



Figure 3: An extract indicating the subject portion and surrounding roads.

2.3 ENGINEERING SERVICES

The proposed development will link with the existing electrical infrastructure in the area. Water for the construction phase will be sourced from George Municipality.

2.4 IMPACT ON THE ENVIRONMENT

Zutari submitted an Environmental Applicability Checklist to the Department of Environmental Affairs and Development Planning (DEA&DP) on 5 April 2023. DEA&DP will confirm whether any listed activities are triggered in terms of NEMA. Comments from DEA&DP are attached as **Annexure 7**. The Basic Assessment Report (BAR) utilized for the EIA is also attached herewith and is summarized as follows:

“The Basic Assessment process has found that the development of the 3Mℓ Pacaltsdorp reservoir, 300Kℓ water tower and associated infrastructure will result in the transformation of land. However, the impacts of the project can be mitigated if all control measures are applied.”

The report also sets out the following positive and negative points regarding the proposed development:

“Positive: • *Skills development for semi-skilled and unskilled workers in water supply infrastructure technology and construction.* • *Improved water security and supply for residents located in Pacaltsdorp.*

Negative: • *Visual impact* • *Vegetation removal and associated risk of increased soil erosion on unprotected slopes* • *Increased stormwater run-off if control measures are not implemented.”*

The report also sets out several recommendations for impact management outcomes on page 35 of said report to ensure the best result is achieved. The full BAR report can be seen in attached **Annexure 8**.

2.5 IMPACT ON THE SURROUNDING NEIGHBOURS

The proposed reservoir and water tower are rather large structures and will have an impact on the views of the surrounding neighbours. It is however argued that the benefit of the proposed potable water storage structures to the community outweigh the negative impact on the views of the surrounding neighbours. Their eastern views will be unobstructed.

The proposed development will follow the required public participation process and the surrounding neighbours and wider community will be given the opportunity to raise their concerns or comments. These concerns or comments will then be addressed accordingly.

3 CONTEXTUAL INFORMATION

3.1 LOCALITY

The portion of Remainder Erf 325, Pacaltsdorp, identified for the construction of a new reservoir tower and pump station, is situated in Pacaltsdorp. The proposed portion is situated north of Mission Street and east of Crescent Drive.

Figure 4 below indicates the subject property, in relation to the surrounding neighbourhoods and roads. Figure 5 provides a closer look at the subject property and surrounding area. A Locality map is attached as **Annexure 9**.

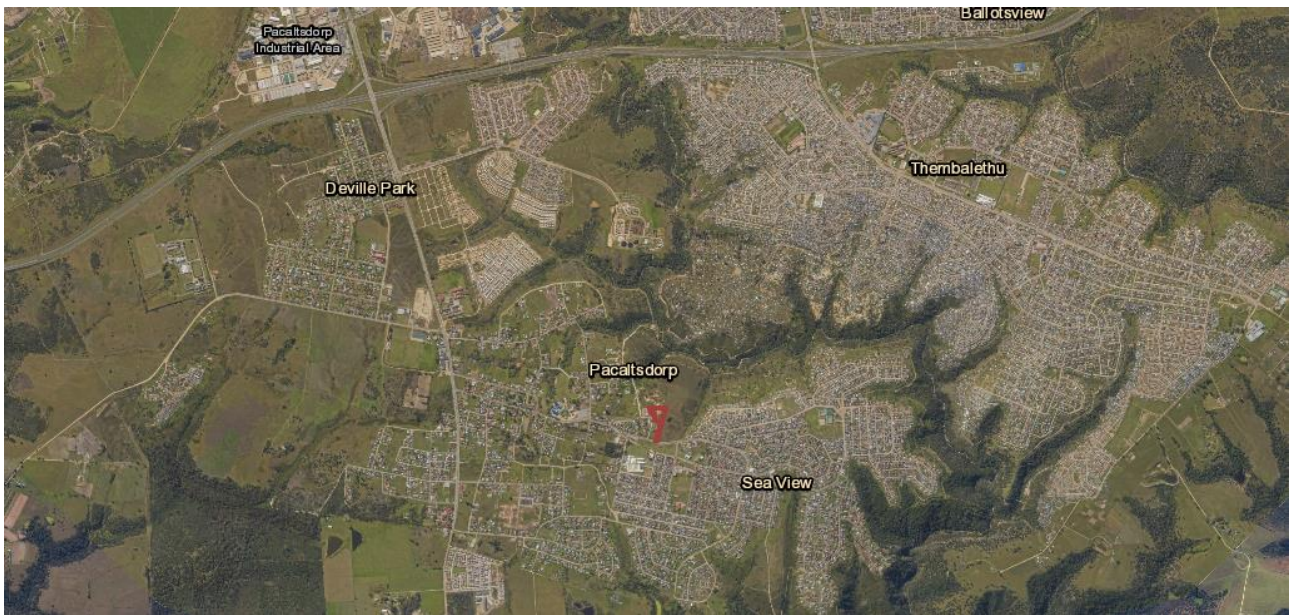


Figure 4: The location of the subject portion in relation with Pacaltsdorp and the surrounding extensions and roads.



Figure 5: An extract of satellite imagery of the subject portion (indicated in red) together with the immediate surrounding land uses.

3.2 EXISTING LAND USES AND CHARACTER OF THE AREA

The subject property is currently vacant and containing mostly grasses and alien vegetation. The image below indicates the vegetation growing on the portion identified for the proposed infrastructure.



Figure 6: A photograph of the subject property.

The subject portion is surrounded by different uses, there are residential properties, an electrical substation, and a large vacant field (Remainder Erf 325, Pacaltsdorp). The proposed infrastructure will influence the character of the area given the size of the structures. However, given that there is already an electrical substation, the proposed reservoir, pump station and water tower will be a continuation of the existing infrastructure. A land use plan for the area is attached herewith as **Annexure 10**, confirming the surrounding land uses in the area, which also corresponds to the respective zoning particulars in the area.

3.3 ZONING

The zoning of the subject property according to the George Integrated Zoning Scheme By-Law is Undetermined Use Zone. As indicated above, the application constitutes the rezoning of the subdivided portion from “*Undetermined Use*” Zone to “*Utility Zone*”. The current zoning of the property is indicated in figure 7 as well as the Zoning Plan attached as **Annexure 11**. Furthermore, and the proposed Zoning Plan is attached as **Annexure 12**.

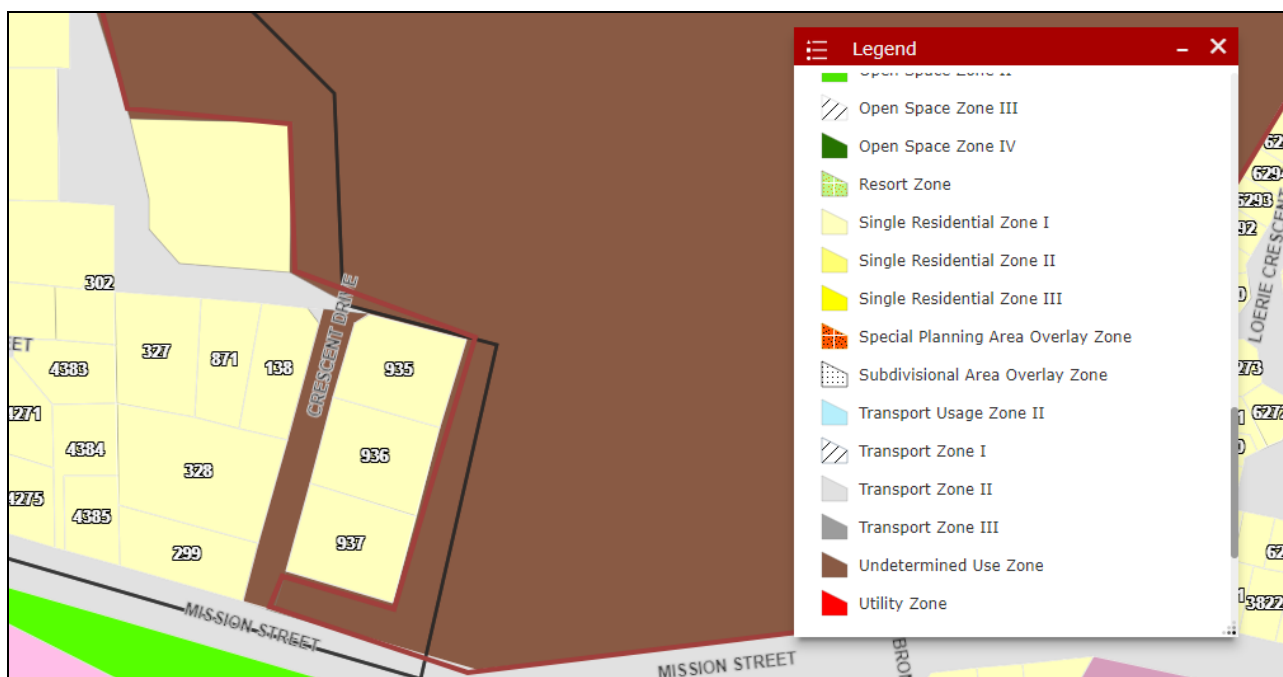


Figure 7: An illustration of the zoning of the subject property.

4 RELEVANT SPATIAL PLANNING POLICIES

4.1 EXITING POLICY FRAMEWORKS

This section briefly addresses the relevant spatial policy frameworks that provide guidance to development proposals in general and its applicability to this proposed development. These include:

4.1.1 George Municipal Spatial Development Framework (2023)

The GSDF states that the sufficient provision of public- and social infrastructure should be prioritised to accommodate the future growth and development of Pacaltsdorp. Significant new housing opportunities are being developed for a range of income groups on Erf 325, bringing about a need for increase in service provision. The GMSDF identified the need for bulk water and link services in Pacaltsdorp as a priority, thereby constituting the current land use application.

The proposed development is therefore considered to be in line with the GMSDF.

4.1.2 Pacaltsdorp Local Spatial Development Framework (PLSDF) (2015)

The PLSDF indicated that a large area of Remainder Erf 325, Pacaltsdorp was earmarked for affordable housing. The document further states that substantial infrastructure development will be required to support further development. The image below indicates the area earmarked for affordable housing and the subject portion is indicated with a red arrow.

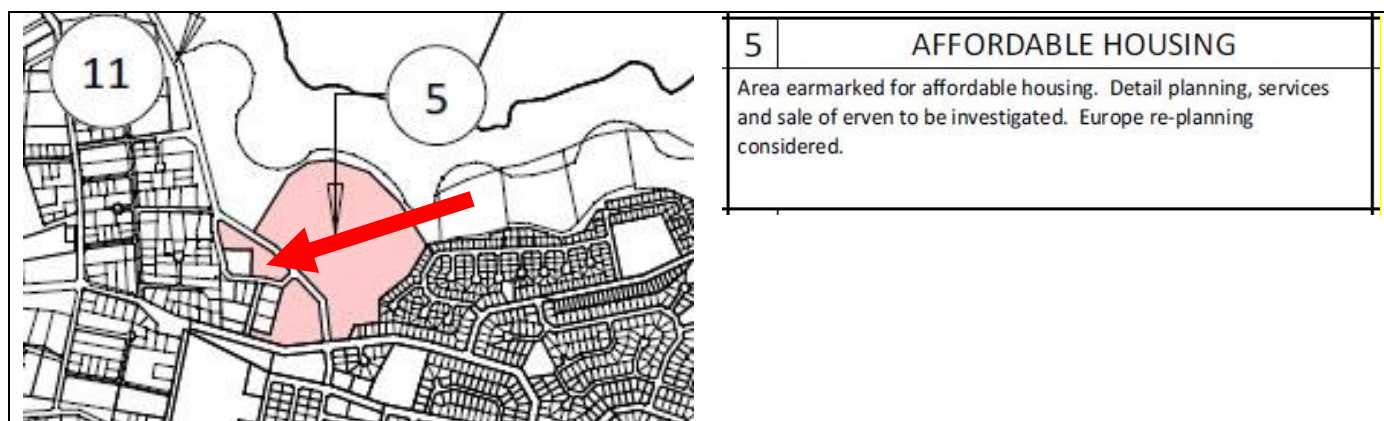


Figure 8: An extract from the PLSDF indicating the proposed projects for the area. The subject portion is indicated with the red arrow.

The proposed potable water storage infrastructure is therefore considered to be in line with the PLSDF given that it will allow for the further development of the area, specifically the affordable housing projects planned for the area.

5 STATUTORY FRAMEWORKS

Following the most recent legislative and procedural changes that have become applicable to the management of land use planning in South Africa, and consequently the Western Cape Province, it is considered necessary to summarise the implications of the current statutory framework within the context of this land use planning application. Set out below are set of principles and ethical conventions related to this application.

5.1 Spatial Planning and Land Use Management Act, 2013 (ACT 16 OF 2013) (SPLUMA)

Section 7 of SPLUMA lists the five development principles that apply to spatial planning, land use development and land use management namely (each of which to be elaborated on);

- 1) Spatial justice refers to the need for improved access and use of land in order to readdress past spatial and development imbalances as well as the need for SDF's and relevant planning policies, spatial planning mechanisms, land use management systems and land development procedures to address these imbalances.

This development principle is not applicable to this application with regards to land access, but the increase in service accessibility by the surrounding area could speak to addressing imbalances in the area with regards to unequal service accessibility in the past.

- 2) Spatial sustainability refers to the need for spatial planning and land use management systems to promote land development that is viable and feasible within a South African context, to ensure the protection of agricultural land and maintain environmental management mechanisms. It furthermore relates to the need to promote effective/ equitable land markets, whilst considering the cost implications of future development on infrastructure and social services as well as the need to limit urban sprawl and ensure viable communities.

The proposed development complies with the Pacaltsdorp Local Spatial Development Framework as well as the George Municipal Spatial Development Framework (GMSDF). These two spatial frameworks emphasise the need for infrastructure investment. The proposed portion is situated within the urban edge.

- 3) Efficiency relates to the need for optimal use of existing resources and infrastructure, decision- making that minimizes negative financial, social, economic or environmental impacts and development application procedures that are efficient and streamlined.

The proposed development constitutes an increased capacity for service delivery, given that the infrastructure will increase the potable water storage capacity for the area. The proposal is for the benefit of the community as the increased capacity will ensure that existing infrastructure is not over utilised. This would minimise financial impacts associated with the maintenance of over stressed and overloaded infrastructure.

- 4) Spatial resilience refers to the extent to which spatial plans, policies and land use management systems are flexible and accommodating to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

The development proposal does not undermine the aim of any relevant spatial plan. The proposal will benefit the community given that it will increase the potable water storage capacity for the area and increase livelihood sustainability which would otherwise become strained due to degradation of existing infrastructure and diminishing service capacity.

- 5) Good administration refers to the obligation on all spheres of government to ensure implementation of the above efficiently, responsibly and transparently.

This principle has no direct bearing on the application. George Municipality should consider the application within the prescribed timeframes. Public participation must be transparent with policies and legislation. Procedures should be clear to inform and empower members of the public.

5.2 Land Use Planning Act (LUPA)

The development objectives entrenched in SPLUMA have been assimilated into the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) and sets out a basis for the adjudication of land use planning applications in the province. It requires that local municipalities have due regard to at least the following when doing so:

- Applicable spatial development frameworks;
- Applicable structure plans;
- Land use planning principles referred to in Chapter VI (Section 59);
- Desirability of the proposed land use; and
- Guidelines that may be issued by the Provincial Minister regarding the desirability of proposed land use.

The land use planning principles of LUPA (Section 59) is in essence the expansion of the five development principles of SPLUMA listed above. Again, only the relevant aspects are addressed in this report.

5.2.1 Compliance / consistence with spatial policy directives

Section 19(1) and (2) of LUPA states that the following:

“(1) If a spatial development framework or structure plan specifically provides for the utilisation or development of land as proposed in a land use application or a land development application, the proposed utilisation or development is regarded as *complying* with that spatial development framework or structure plan;

(2) If a spatial development framework or structure plan does not specifically provide for the utilisation or development of land as proposed in a land use application or a land development application, but the proposed utilisation or development is not conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilisation or development is regarded as being *consistent* with that spatial development framework or structure plan.”

As addressed under heading 4 it is clear that the application is *consistent* with the spatial policies, specifically the Pacaltsdorp Local Spatial Development Framework. The subject property falls within an area that was earmarked for airport support uses.

5.2.2 Desirability

The desirability of a proposed development relies heavily on the acceptability of the proposed land use development and its consistency with spatial policy documentation. This proposed development is considered in line with the planning policy applicable to the area, specifically the Pacaltsdorp Local Spatial Development Framework, thereby making it a desirable development.

The Municipality's present storage volume falls short of the required minimum and therefore Pacaltsdorp East area is extremely vulnerable to potable water shortages during periods of water supply disruption. The project aims to increase the portable storage capacity, as the *need* for increased capacity has risen over the last views years due to increased rainfall shortages and increased urban development. The need for the development, therefore, constitutes its desirability for the Municipality and the surrounding community.

Given the above, the proposed development is considered desirable.

6 CONCLUSION

As discussed above, George Municipality is currently in the process of upgrading its infrastructure and part of the upgrades is a planned new water reservoir, tower and pumpstation on a portion of Remainder Erf 325, Pacaltsdorp. The proposed infrastructure will increase the potable water capacity of Pacaltsdorp. The project also includes a new water tower to maintain sufficient water pressure through the water network of the Pacaltsdorp East area as well a new pumpstation to supply the elevated pressure tower tank from the ground level reservoir.

The proposed application is consistent with the relevant spatial planning policies, specifically the Pacaltsdorp Local Spatial Development Framework. The identified site for the proposed development is considered desirable, given that it is currently vacant. Furthermore, a large portion of Remainder Erf 325, Pacaltsdorp were earmarked for future affordable housing developments which will require water.

We believe that the abovementioned principles, considerations, and guidelines for this land use application of Remainder Erf 325, Pacaltsdorp satisfies the applicable legislation. As a result, it is trusted that this application can be finalised successfully.



DELAREY VILJOEN Pr. Pln

SEPTEMBER 2023



ERF 325, PACALTSDORP, P:0 (CAPE TOWN)

Deeds Office Property Erf

Annexure F

Suite G01, Waterview 2, Waterview Close, Century City

Tel: +27 860 340 000

Website: <https://www.searchworks.co.za>

SEARCH INFORMATION

Summary

Search Type	DEEDS OFFICE PROPERTY ERF
Search Description	ERF 325, PACALTSDORP, P:0 (CAPE TOWN)
Reference	NOLEENS
Date	04/07/2022

ERF INFORMATION

Summary

Deeds Office	CAPE TOWN
Property Type	ERF
Township	PACALTSDORP
Erf Number	325
Portion Number	0
Previous Description	-
Registration Division	NOT AVAILABLE
Municipality	PACALTSDORP MUN
Province	WESTERN CAPE
Diagram Deed	G48/1965
Size	599.6484 H
LPI Code	C02700070000032500000
Street Address	UNKNOWN

OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
MUN GEORGE	-	SECT 16	-
MUN GEORGE	-	-	-

OWNER INFORMATION

Owner 1 of 2

Owner Name	MUN GEORGE
ID / Reg. Number	-
Owner Type	COMPANY
Title Deed	G48/1965
Purchase Date	-
Registration Date	29/04/1965
Purchase Price	SECT 16
Multiple Owners	YES
Multiple Properties	-
Share	-
Microfilm Reference No.	20170912 13:56:04


OWNER INFORMATION	

OWNER INFORMATION (CONTINUED)	
Owner 2 of 2	
Owner Name	MUN GEORGE
ID / Reg. Number	-
Owner Type	COMPANY
Title Deed	T12043/2004
Purchase Date	-
Registration Date	-
Purchase Price	-
Multiple Owners	YES
Multiple Properties	-
Share	-
Microfilm Reference No.	-

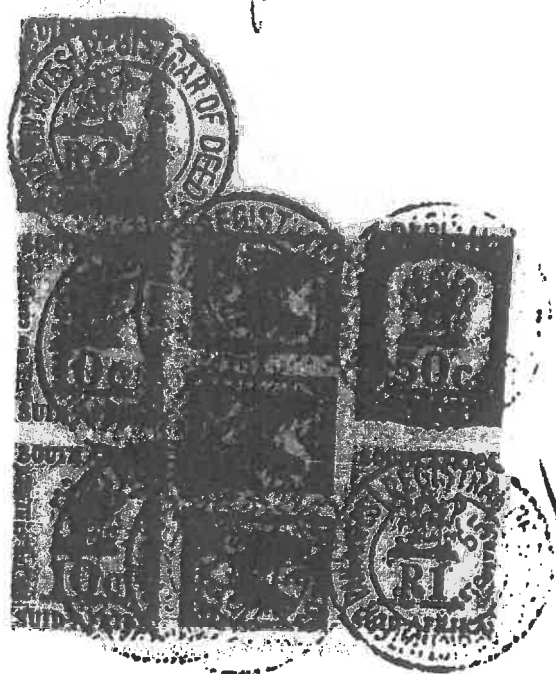
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I3194/1978I-G48/965	-	-	-
I3569/1976I-G48/965	-	MUN PACALTS DORP	-
I5407/1977I-G48/965	-	MUN PACALTS DORP	-
VA1591/1990-48/1965G	-	-	-
VA8335/2009	20091119 13:38:51	MUN GEORGE	-
VA947/1983-48/1965G	-	-	-
NOW SUBDIVISION	-	TOWN PACALTS DORP ,ERF 4648 ,PRTN 0	-
NOW SUBDIVISION	-	TOWN PACALTS DORP ,ERF 4927 ,PRTN 0	-
NOW SUBDIVISION	-	TOWN PACALTS DORP ,ERF 5236 ,PRTN 0	-
NOW SUBDIVISION	-	TOWN PACALTS DORP ,ERF 5373 ,PRTN 0	-
NOW SUBDIVISION	-	TOWN PACALTS DORP ,ERF 6250 ,PRTN 0	-
NOW SUBDIVISION	-	TOWN PACALTS DORP ,ERF 6493 ,PRTN 0	-
NOW SUBDIVISION	-	TOWN PACALTS DORP ,ERF 7386 ,PRTN 0	-
NOW SUBDIVISION	-	TOWN PACALTS DORP ,ERF 5631 ,PRTN 0	-
NOW SUBDIVISION	-	TOWN PACALTS DORP ,ERF 7372 ,PRTN 0	-
NOW SUBDIVISION	-	TOWN PACALTS DORP ,ERF 7373 ,PRTN 0	-
NOW SUBDIVISION	-	TOWN PACALTS DORP ,ERF 8536 ,PRTN 0	-
NOW SUBDIVISION	-	TOWN PACALTS DORP ,ERF 8537 ,PRTN 0	-
NOW SUBDIVISION	-	TOWN PACALTS DORP ,ERF 8538 ,PRTN 0	-
NOW SUBDIVISION	-	TOWN PACALTS DORP ,ERF 7362 ,PRTN 0	-
NOW SUBDIVISION	-	TOWN PACALTS DORP ,ERF 7363 ,PRTN 0	-
NOW SUBDIVISION	-	TOWN PACALTS DORP ,ERF 7364 ,PRTN 0	-
NOW SUBDIVISION	-	TOWN PACALTS DORP ,ERF 7365 ,PRTN 0	-

ENDORSEMENT(S)			
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NOW SUBDIVISION	-	TOWN PACALTS DORP ,ERF 8543 ,PRTN 0	-
NOW SUBDIVISION	-	TOWN PACALTS DORP ,ERF 8541 ,PRTN 0	-

HISTORY INFORMATION			
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G48/1965	20170912 13:56:04	MUN GEORGE	R 16,00

REPORT INFORMATION		
Date of Information	04/07/2022 09:14	
Print Date	04-07-2022 09:15	
Generated By	NOLEEN STOFFELS	
Reference	NOLEENS	
Report Type	DEEDS OFFICE PROPERTY ERF	

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Handwritten: 1972
Certificate of Registered Title 13074/1972
Sec 43 47/37
Of 856 groot 17, 623 hektar.
Reminder 1043, 2358 hektar.
1972-8-6-1972

Handwritten: Willem de Vries

Handwritten: For further endorsement see

Verwysingsnr. D. 110.

48

REPUBLIEK VAN SUID-AFRIKA. 1965

GRONDBRIEF Nr.

MADELAAL ooreenkomstig Goedkeuring gedateer
6 Junie 1964, magtiging verleer is vir die
toekenning kragtens die bepalinge van
artikel 2 van die Wet op die Beskikking oor
Stantsgrond, 1961, aan die DORPSBESTUUR
BACALTSBORG, van die hierondergemelde grond.

SO GETUIG HIERNEDIE AKTE dat die
Republiek van Suid-Afrika, behouders die regte
van die Stant, hierby aan die genoemde

Handwritten signature: S.P.

DORPSBESTUUR / ...

SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN <u>ERF 7372 (A.P.P. OF ERF 325) =</u> IN RESPECT OF <u>32,6957 HA</u>	
T ①	RESTANT REMAINDER
REGISTRATEUR/REGISTRAR	

SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN <u>ERF 8430 (Pudly Street)</u> IN RESPECT OF <u>PACALISDORP = 2,3379 HA</u>	
T ②	RESTANT REMAINDER <u>606,9691 HA</u>
REGISTRATEUR/REGISTRAR	

DORPSBESTUUR PACALTSDORP,

sy opvolgers-in-titel of regverkrygendes,

teken, afstaan en transporteer, die grond

1. ERF 324 PACALTSDORP,

GELEË in die Dorpsbestuursgebied van
Pacaltsdorp, Administratiewe Distrik
van George, Provinsie die Kaap die
Goeie Hoop;

GROOT twaalf desimaal twee agt sewe agt
(12.2878) morg;

SOOS VOORGESTEL en omskryf op die
hierby aangehegte Kaart nr. 6390/63;

ONDERWORPE aan die volgende voorwaardes:

- (a) Die Staatspresident het te alle
tye die reg om sodanige gedeelte
of gedeeltes van die hiernoe toe-
gekende grond as wat nog nie deur
die Dorpsbestuur Pacaltsdorp ver-
vrem is nie, weer in besit te
neem vir Staats- en/of openbare
doeleindes. Ingeval van sodanige
terugneming sal die Staat vir
geen vergoeding aanspreeklik wees
nie, behalwe ten aansien van
permanente verbeterings van 'n
duursame aard op die grond aange-
bring deur die genoemde Dorpsbestuur
of deur enige ander liggaam of per-
soon uitdruklik daartoe gelas deur
die genoemde Dorpsbestuur.
- (b) Dat die Administrasie, soos omskryf
in artikel 1 van Wet nr. 70 van 1957,
te eniger tyd, sonder betaling van
vergoeding, enige grond hierin
tegeken, wat ten tye van hierdie
oordrag in besit of deur die
Administrasie gebruik was vir sy
doeleindes en ondernemings, mag
orteien.

CP

(c) Alle / ...

- (c) Alle regte op minerale op of onder die grond word aan die Staat voorbehou.

2. ERF 325 PACALTSDORP,

GELEEN in die Dorpsbestuursgebied van Pacaltsdorp, Administratiewe Distrik van George, Provinsie die Kaap die Goede Hoop;

GROOT eenduisend tweehonderd agt-en-dertig desimaal vyf drie agt vier (1238.5384) morg;

SOOS VOORGESTEL en omskryf op die hierby aangehegte Kaart nr. 8600/1963; ONDERWORPE aan die voorwaardes soos uiteengesit in paragraaf 1 (a), (b) en (c) hierbo.

AJDUS GEDOEN en GETEKEN te KAAPSTAD deur die Streeksvertegenwoordiger, Departement van Lande, Kaapstad, op hierdie 16^{de} dag van ~~November~~ 1964, kragtens behoorlike magtiging volgens die Wet op die Beskikking oor Staatsgrond, 1961.



STREEKSVERTEENWOORDIGER:
DEPARTEMENT VAN LANDE: KAAPSTAD.

Wagesien:



GEREGISTREER / ...

GEKLEURDE GROEP
COLOURED GROUP

1060, 386
4612
1000, 84781

1410
7 5 111

GEREGISTREER in die *Com.*
REGISTER van *Procurator*
1. BOEKDEEL FOLIO *324*
2. BOEKDEEL FOLIO *325*
DATUM *29 April 1965*

for
ASSISTENT

[Signature]
REGISTRATEUR VAN AKTES.

VIR VERDERE ENDORSEMENTS MEN
FOR FURTHER ENDORSEMENTS SEE

Page 8

5

15

Inf 324 Pacelidorp

Para 2: $899 = 7804 \text{ var}$

GETRANSPORTEER 9 -10- 1974 Aan Pacoltendorp Bodegging
THANFHERED..... To.....
No. T. / 24. Restant 975,0 197 Ita.
34155
Assi. Registrar / Assi. Registrar

Die onderstaande heersende vertegenwoordigers op die abtikanter
afdeling hiervan d.d. 14/8/1974

Best Para 2

ENDORSEMENT IN TERMS OF SECTION 31 (5) OF ACT 47 OF
1937 (AS AMENDED)

ENDOMEMENT KRACHTENS ARTIKEL 31 (8) VAN WET 47 VAN
1957 (8008 GEWYSIG)

The herein mentioned property, in Part 2 of 9, 2108 Ha
Die elendom hierin vermeld 1

Die elemens hierin vermeld
has been expropriated by *Provisional Admin. van die Kaap*
is ontstaan deur die

in terms of Article 120 van Ord. 15/52 and 2/3 and rd. 3/36
kragens

Vide Notice of expropriation No. R/N/17/1499 14-30-71-74
 Vide onteleningkennisgeving No.

vide onteleningekennigegewij Nr. [redacted]
filed as expos. caveat. [redacted] / 74
getuigen als onteleninge caveat [redacted]

1. 1. Name of the person or organization
 2. 2. Address
 3. 3. City
 4. 4. State
 5. 5. Zip
 6. 6. Phone
 7. 7. Fax
 8. 8. E-mail
 9. 9. Other
 10. 10. Other
 11. 11. Other
 12. 12. Other
 13. 13. Other
 14. 14. Other
 15. 15. Other
 16. 16. Other
 17. 17. Other
 18. 18. Other
 19. 19. Other
 20. 20. Other
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 93. 93. Other
 94. 94. Other
 95. 95. Other
 96. 96. Other
 97. 97. Other
 98. 98. Other
 99. 99. Other
 100. 100. Other

DEEDS OFFICE/CAPE TOWN
AKT/KANTOON/KANTAD

8-10-1974 REGISTRAR OF DEEDS:
REGISTRAR VAN AKTEN

Para 2. Exp 948 mass 5,995.7 ha

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TRANSFERRED
No. 43374
Destination...
Remarks...

175,0157
5,9957
179,0230

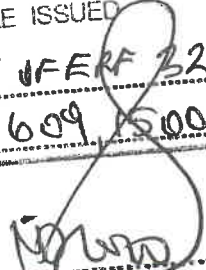
Copy, core registered to No. 77871 in terms of

Sax. 223

67,4364 ha

Reminder: 475, 7941 he ktaas

-24-

SERTIFIKAAT VAN GEREISTREEPDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF	ERF 8536 (PTN OF ERF 325) = 1570 m ²
RESTANT REMAINDER 609,1500 H	
T 000081082 / 2012	 REGISTRATEUR/REGISTRAR
21 DEC 2012	

SERTIFIKAAT VAN GEREISTREEPDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF	ERF 8537 (PTN OF ERF 325) = 1000 m ²
RESTANT REMAINDER 609,1500 H	
T 000081083 / 2012	 REGISTRATEUR/REGISTRAR
21 DEC 2012	

SERTIFIKAAT VAN GEREISTREEPDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF	ERF 8538 (PTN OF ERF 325) = 2458 m ²
RESTANT REMAINDER 608,8042 H	
T 000081084 / 2012	 REGISTRATEUR/REGISTRAR
21 DEC 2012	

not 48 / 1965

EVIDENCE/PROPERTY
 Of 324 Pacalton Corp

Para 2

30467

175

Certificate of Registration
Issued In Terms of
Ordinance No. 10 of 1967

No. 43 / 47/37

of the year 1973 growth 11, 0970 ha.

Estate No. 957, 9260 ha.

DEEDS OFFICE,
ATTERKERK TOWN,

APR 18 1973

SUBREGISTRAR

Page 2

Ex. 900 g, 100 2758 m²

GETTRANSPORTER.....
TRANSFERRED.....
No.....
Remainder.....
Remainder.....
28867 1975
Asst. Registrar.....
Asst. Registrar.....

Para 2

937. groot 1.522 vkn

GET TRANSPORTED 16-9-1976 To 1. W. C. MASTER
TRANSFERRED 957, 498011
No. Restant
Remainder R. H. R. v
28868 11976 Asst. Registrar
Asst. Registrar.

Lara 2 :- Erf 936 groot 1522 m²

Q. TRANSPORTER *21-12-1977* *M. C. van B...*
 TRANSFERRED.....
 T. *177* *957,3458* *h...*
 No. *2832* *1* *h...*
 Registrar.

872 mas 780 m2

Page 21 of 21

AIR TRANSPORT
 TRANSFER
 26978
 25-10-1977
 AGENT
 H.P. 956, 953, 1000
 AIRPORT
 26978

MR. CLEGG
FOR ENDORSEMENTS SEE P. 11

7

RECEIVED J. 30

7
BLADSY/PAGE

ENDORSEMENT OF
ENDORSEMENT ON gent 48/65

EIENDOM/PROPERTY
erf 325 Parcellidorp

Para 2 21024 178

Certificate of Registered Title No.		Issued in terms of
Sertifikaat van Geregistreerde Titel No.		uitgereik kragtens
Sect. <u>43</u>	Act No. <u>47/37</u>	In respect of the
Art. <u>1833</u>	Wet No. <u>meas 7, 4095 HA</u>	ten opsigte van
Remainder <u>949, 5426 HA</u>		
Restant		
DEEDS OFFICE, AKTESKANTOOR, CAPE TOWN/KAAPSTAD.		ASST. REGISTRAR, ASST.-REGISTRATEUR.
2-9-08-1978		

Die endossement hierunder
appears under D/O copy hereby
dd 17/12/75

Para 1

ENDORSEMENT IN TERMS OF SECTION 31 (8) OF ACT No. 47 OF
1927 (AS AMENDED)
ENDOSSEMENT KRAFTENS ARTIKEL 31(8) VAN WET Nr. 47 VAN
1927 (SOOS GEWYSIG)

The herein-mentioned property
Die genoemde eiendom
has been expropriated by
is ontien deur die
in terms of Art 81 van W 54 van 1971
kragtens

Vide Notice of expropriation No. 1153/75
Vide ontieningskennie No. 1153/75
Filed as exprop. advat. 1153/75 plans in duplicate filed
geleësaar as ontieningsadvat. 1153/75 plans in tweevoud ge-

leësaar
DEEDS OFFICE,
AKTESKANTOOR,
CAPE TOWN,
KAAPSTAD.

17-12-1975 29-08-1978

Para 2 erf 935 meas 1510m²

29-02-28 Aan M.C. van Boom

GETRANSFERRED	To
TRANSFERRED	To
No. <u>1105/79</u>	Restant <u>949, 3916 HA</u>
	Remainder
ASST. REGISTRAR	
ASST.-REGISTRATEUR	

BLADSY/PAGE 8
ENDOSSEMENT OP
ENDORSEMENT ON GRANT 48/1965

EIENDOM/PROPERTY ERF 324 PACALSDORP
(ETC.)

Para 2 15887

Certificate of Registered Title No. 15887 issued in terms of
Sertifikaat van Geregistreerde Titel No. 15887 uitgereik kragtens
Sect. 4.3 Act No. 47/1937 in respect of the
Art. 4.3 Wet No. 47/1937 ten opsigte van
ERF 1830 mers 17,9070 ha
Remainder 931,4846 ha
Resiant
DEEDS OFFICE,
AKTESKANTOOR,
CAPE TOWN/KAAPSTAD.
22-06-1979
Asst. REGISTRAR,
ASST.-REGISTRATEUR.

Para 2 756 groot 6539 vk m.
22-12-1980 Die Hoopstruip

GETRANSPOORTEER
TRANSFERRED
No. 51021/1980
Aan To.
Remainder 930,8307 ha
Asst.-registrator/Asst. Registrar

Para 2 17389

Certificate of Registered Title No. 17389 issued in terms of
Sertifikaat van Geregistreerde Titel No. 17389 uitgereik kragtens
Sect. 4.3 Act No. 47/1937 in respect of the
Art. 4.3 Wet No. 47/1937 ten opsigte van
ERF 774 Groot 11,44469 ha
Remainder 919,3838 ha
Resiant
DEEDS OFFICE,
AKTESKANTOOR,
CAPE TOWN/KAAPSTAD.
1981-04-22
Asst. REGISTRAR,
ASST.-REGISTRATEUR.

FOR FURTHER ENDOSSEMENTS SEE
VIR VERDERE ENDOSSEMENTS SIEN. Page 9

BLAD/PAGE: 9

ENDOSSEMENT OF Grant
ENDORSEMENT ON 48 / 65

EIENDOM/PROPERTY

Erf 325 Picothoedop

Die volgende end. verskyn op die Aktekantoorafskrif
hiervan gedateer 22/1/81
Restant para 2.

SPOORWEGADMINISTRASIE ENDOSSEMENT

Endossement kragtens Artikel 31(6)(a)/32(5) van Wet Nr.
47 van 1937 (soos gewysig)

in gedeelte van
"Die eiendom hierin vermeld in para 2 groot $\pm 2,1071$ Ha
synde ONGEREGISTREERDE ERF 293
is deur die Spoorwegadministrasie onteien kragtens die
Onteieningswet 1975 (Wet No. 63 van 1975) saam gelees
met Wet No. 70 van 1957.

Vide Onteieningskennisgewing Spoorweg Verwysing
Nr. C. 63/80 Aansoek gedateer 24-10-1980 en
Planne geliasseer
ONTEIENINGS CAVEAT NO. EX 14/1981.

Aktekantoor
Kaapstad

Ass. Registerateur
van Aktes.

VIR ENDOSSEMENTE KYK AAN
FOR ENDORSEMENTS SEE PAGE 10 ET SEQ.

Ed 3788

GETRANSPOORTEER
TRANSFERRED

No. 3788

TN 3788

Act 47/37

Para 2.

Certificate of Registered Title
Sertifikaat van Geregtigde Titel

T 54637-88 /19

Issued in terms of sect. 43 Act 47/37

In respect of the
term up to 1988

Ed 3788 = 24,2392 Ha

Remainder
Residue 745,6029 ha

DEEDS OFFICE
AKTESKANTOOR
CAPE TOWN/KAAPSTAD

1988-09-19

Act. Registrar
Act. Registrateur

VA 1591 /1990

Certified a true copy of the duplicate original
Gesertifiseer 'n ware afskrif van die duplikaat-

filed of hereof in this Registry, issued to serve in
oorspronklike oorskrif van hierdie Regi-

plaat in die Akteskantoor, onder die provisiens
strasse van die Akteskantoor in die plek van

at Ed 3788, Act No. 88, (1)
die oorskrif van die bepalings van
die Akteskantoor (Residue No. 88, (1))

Deeds Office
Cape Town/Kaapstad.

1990-09-26

Act. Registrar of Deeds.
Act. Registrateur van Aktes.

I hereby certify in terms of Sect. 5(1)(d) of Act No. 47 of 1937, that receipt
I hereby certify in terms of Sect. 5(1)(d) of Act No. 47 of 1937, that receipt

kwitansie No. 2006344

No. 5,65

uitgereik is in
wat is te sien is

die uitreik van hierdie afskrif

N 1990-09-13

Aktekantoor
Deeds Office
Kaapstad/Cape Town

Act. Registrar of Deeds.

Vir verdere endosmente sien
For further endorsements see.....

11

11
CLASSIFICATION
INSTRUMENT OF 48/1965
INSTRUMENT ON
HINDOMMOORTY: EX F 324
DALCITSORP
ET 69.

PARA 2

59857

1/1981

Certificate of Registered Title No.		Issued in terms of	
Oortifikaat van Geregisterde Titel No.		uitgevaardigd krachtens	
Sect. 47	Act No. 421/812	In respect of the	
Art. 2816	Wet No. 29, 2133 Hekt	ten opzichte van	
Remainder 888, 4966			
Restant.....			
DEEDS OFFICE.			
AKT. KANTOOR.			
CAPE TOWN/KAAPSTAD.			
8083-12-23			

Handwritten signature: Mark

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE

12

ET 69

CLASS PAGE

ENDORSEMENT OF

ENTITLED TO ON T 48 1 1965

ENDOWMENT PROPERTY ERP 324

PACALIS DORP

PARA 2

T 52359/84

Certificate of Registered Title No.		issued in terms of
Sertifikaat van Geregisterde Titel No.		uitgevaardig kragtens
Sect. 43	Art. No. 47/37	in respect of the
Art. 28.17	Wet No. 47/37	ten opzichte van
ERP 28.17 meas. 84, 3225.HA		
Remainder		
Resant 804, 574.1.HA		
DEEDS OFFICE ARTS KANTOOR CAPE TOWN/KAAPSTAD.		ASST. REGISTRAR ASST. REGISTRAR
1984-10-24		

Para 2: Erf 2877 groot 1,5702 Ha.

TRANSPORTEER TRANSFERS	Republiek van Suid-Afrika
No. 12876/85	803,0039 Ha
1985-04-11	Registratur / Registrar

- RESTANT PARA 2
ENDOSSEMENT KRAGTENS ARTIKEL 31(7) VAN WET 47/1937 (SOOS GEWYSIG)
DIE ENDOSSEMENT HIERIN GEDATEER 22/1/1981 WAT VERWYS NA DIE ONTEIENING (EX 14/81) DEUR DIE S.A. VERDERDIF-ISTE VAN 'N GEDEELTE VAN DIE HIERIN NERMELDE ERFDOM IN PARA 2 GROOT ± 2,1071 HA (SYNDE ONGEREGEREERDE ERF 293), IS HIERBY GEKANSELLEER. VIDE AANSOEK GELASSEER MET ONTEIENING CAVEAT NR EX 14/81.
ARTEKANTOOR KAAPSTAD.
1985-07-29
REGISTRATUUR VAN ARTEK REGISTRAR VAN ARTEK

FOR FURTHER INFORMATION SEE
THE PUBLIC RECORDS OFFICE

43

13
(14)

Para 2.

Certificate of Registered Title		T 43859.87		1987
Sertifikaat van Geëgisteerde Titel				
Issued in terms of act.	43	Act	47/1937	
uitgereik kragtens art.		Wet.		
in respect of the				
ten opsigte van				
Erf	3121 meas: - 28.6023 ha.			
Remainder	746-4016 ha			
Restant	746 4016 ha			
DEEDS OFFICE		Asst. Registrar		
AKTESKANTOOR		Asst.-registraatour		
CAPE TOWN/KAAPSTAD				
1887-03-15				

Para 2

Certificate of Registered Title		T 43445.88		19
Sertifikaat van Geëgisteerde Titel				
Issued in terms of act.	43	Act	47/1937	
uitgereik kragtens art.		Wet.		
in respect of the				
ten opsigte van				
Erf	3787 groot 2.5595 ha			
Remainder	746-4016 ha			
Restant	746 4016 ha			
DEEDS OFFICE		Asst. Registrar		
AKTESKANTOOR		Asst.-registraatour		
CAPE TOWN/KAAPSTAD				
1888-07-29				

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BLADSY/PAGE 14
ENDOSSEMENT OP GRANT
ENDORSEMENT ON 48 / 1965
EIENDOM/PROPERTY ERF 324
PACALTS DORP.
ENS.

- RESTANT PARA 2 -

ENDOSSEMENT KRAGTENS ARTIKEL 31(7) VAN
WET 47/1937 (SOOS GEWYSK)

DIE ENDOSSEMENT HIERIN GEDATEER 22/1/1981
WAT VERWYS NA DIE ONTEIENING (EX 14/81)
DEUR DIE S.A. VERVOERDIENSTE VAN 'N
GEDEELTE VAN DIE HIERINVERMELDE EIENDOM IN
PARA 2 GROOT ± 2,1071 HA (SYNDE ONGEREGISTREERDE
ERF 293), IS HIERBY GEKANSELLEER. VIDE
AANSOEK GELIASSEER MET ONTEIENING CAVEAT NR
EX 14/81.

AKTEKANTOOR
KRAAPSTAD.

1985 - 07 - 29


REGISTRATEUR VAN AKTES.
REGISTRAR OF DEEDS.

Para 2 Erf 2818 = 1,2739 Ha ✓

GETEKENDE/TEG	21/11/1983	Saterdag Adventiste
TRANSKRIEERD	Aan	gemeente van S.A.
No. T48485/1983	Rekening	918,1079 Ha
M.L. Bester		
-registrateur/		

BLADSY/PAGE 15
ENDOSSEMENT OP GRONDBRIEF
ENDORSEMENT ON 48 / 1965
EIENDOM/PROPERTY ERF 324
PACALTSDOORP.

ENS.

- RESTANT PARA 2 -

ENDORSEMENT IN TERMS OF SECTION 31 (S) OF THE
1937 (AS AMENDED) (S) OF
ENDOSSEMENT Kragtens ARTIKEL 31 (S) VAN WET VAN
1937 (SOOS GEWYSIG)

* The herein mentioned property IN PARA 2 *
oor Die eiendom hierin vermeld
has been expropriated by REPUBLIEK VAN SUID - AFRIKA
is onteien deur die ART 8(1)(b) VAN DIE WET OP
in terms of NASIONALE DRAIE WET 54 VAN 1971
kragtens

Vide Notice of expropriation No. N10/3/1/038/1 5-2-86

Vide onteieningskennisgewing Nr.

filed as exprop. caveat EX 38/86 plans in duplicate filed
gelaas as onteienings caveat EX 38/86 planne in tweevoud ge-

Nassau EX 38/86

DEEDS OFFICE, CAPE TOWN
AKTEKANTOOR/KAAPSTAD

REGISTRAR OF DEEDS.
REGISTRATEUR VAN AKTES

1986 - 02 - 17

* DIE REG. OM GRUIS, KLIP, SAND, KLEI,
WATER OF ANDER MATERIAAL OF STOF
TE NEEM OP OF IN DIE HIERINVERMELDE
EIENDOM IN PARA 2, UITGEOEFEN SAL WORD
VIR 'N TYDPERK VAN DRIE JAAR VANAF
10/12/1986 T.O.V. 'N GEDEELTE GROOT
± 3,36 HA.

GEKANSIEER SIE
ENDORSEMENT Ged 13/5/1986

BLADSY/PAGE

118 / 16

ENDOSSEMENT OP GRONDBRIEF

ENDORSEMENT ON 48 / 1965

EIENDOM/PROPERTY ERF 324

PACALTS-DORP

ENS

- RESTANT PARA 2 -

ENDOSSEMENT KRAGTENS ARTIKEL 32(SA)
VAN WET 47/1937 (SOOS GEWYSIG)

DIE ENDOSSEMENT HIERIN GEDATEER
17-2-1986 WAT VERWYS NA DIE ONTEIENING
(EX 38/86) DEUR DIE REPUBLIEK VAN SUID
AFRIKA VAN DIE REG OM GRUIS, KLIP, SAND,
KLEI WATER OF ANDER MATERIAAL OF STOF
TE NEEM OP OF IN DIE HIERINVERMELDE
EIENDOM IN PARA 2 T.O.V. VAN 'N GEDEELTE
GROOT \pm 3,36 HA, IS NOU GEKANSELLEER.
VIDE AANSOEK GELIASSEER MET ONTEIENING
CAVEAT NO EX 38/86.

AKTEKANTOOR

KRAAPSTAD.

1986-05-13



REGISTRATEUR VAN AKTES
REGISTRAR OF DEEDS

Vir verdere endossemante sien bl 17

17

Para 2 :

Erf 3268 = 27,6081 HA

Sertifikaat van Geregistreerde Titel
Certificate of Registered Title No. T61380-90
Issued in terms of
Art. 43 Wet 47/37 ten opsigte van
Sect. Erf 3268 = 27,6081 ha.
In respect of the
Remainder ~~865,5365~~ HA
Aktekantoor, 717,9948 ha
Deeds Office, 15 10 90
Kapsstad/Cape Town Registrar.

PARA 2

T 20736-91

Certificate of Registered Title
Sertifikaat van Geregistreerde Titel No. T61380-90
Issued in terms of
Sect. 43 Act No. 47/37 uitgereik kragtens
Art. Erf 4357-1,8905 HA in respect of the
ten opsigte van
Remainder 716,1043 HA
Restant
DEEDS OFFICE, AKTESKANTOOR, CAPE TOWN/KAPSAD. 10 04 91
REGISTRAR, REGISTRATEUR.

PARA 2

T 20737-91

Certificate of Registered Title
Sertifikaat van Geregistreerde Titel No. T61380-90
Issued in terms of
Sect. 43 Act No. 47/37 uitgereik kragtens
Art. Erf 4232-2404 m² in respect of the
ten opsigte van
Remainder 715,8639 HA
Restant
DEEDS OFFICE, AKTESKANTOOR, CAPE TOWN/KAPSAD. 10 04 91
REGISTRAR, REGISTRATEUR.

PARA 2

T 20738-91

Certificate of Registered Title
Sertifikaat van Geregistreerde Titel No. T61380-90
Issued in terms of
Sect. 43 Act No. 47/37 uitgereik kragtens
Art. Erf 4233-1396 m² in respect of the
ten opsigte van
Remainder 715,7343 HA
Restant
DEEDS OFFICE, AKTESKANTOOR, CAPE TOWN/KAPSAD. 10 04 91
REGISTRAR, REGISTRATEUR.

PARA 2. ERF 4333 meas 1001 m²

SET TRANSFERTEE T		J.J. HENDRICKS	
TRANSFERRED		To	
No. 41682191	Resistant 715,6342 HA		
Remainder			
		<i>Mulwa's</i>	
		Registrar.	

10 02 91

19 ~~18~~

PARA 2 ERF 4333 meas 1001 m²

GETRANSPORTEER T		Aan J.J. HENDRICKS	
TRANSFERRED		To	
No. 41682191	Restant 715,6342 HA	Remainder	
10 02 91		<i>mulwaio</i>	
		Registrar	


ARTIKEL 16 VAN WET 47 VAN 1937 GETRANSPORTEER AAN DE REPUBLIEK VAN SUID AFRIKA MUNISIPALITEIT	SECTION 16 OF ACT 47 OF 1937 TRANSFERRED TO THE REPUBLIC OF SOUTH AFRICA GEORGE vide Prok: 21/95
T 65559 98 15 7 98	<i>Phy</i> REGISTRAR

PARA 2

CERTIFIKAAAT VAN GEREГИSTREERDE TITEL UITGEEN CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF *	RESTANT REMAINDER 683,9017 HA 19
T 65560 98 15 7 98	<i>Phy</i> REGISTRAR

- * 1. ERF 4648 meas: 9,7650 Hg
2. ERF 4927 meas: 11,0194 Hg
3. ERF 5236 meas: 10,9481 Hg

-20-

SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF <u>ERF 5373 = 7,2905 Hg</u>	
RESTANT REG. NINDER <u>676, 6112 Hg</u>	
<u>65587</u> 98	 REGISTRATEUR/REGISTRAR
15 7 98	

III

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ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 20

-21- ~~22~~

Para 2

SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF	Eif 6250 = 10,2555 ha
	RESTANT REMAINED 666,3557 ha
T 000012044 / 2004	llmpe. REGISTRATEUR/REGISTRAR
12 FEB 2004	

Para 2

SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF	Eif 6493 = 1,2217 ha
	RESTANT REMAINED 665,1340 ha
T 000012045 / 2004	llmpe. REGISTRATEUR/REGISTRAR
12 FEB 2004	

ARTIKEL 16 VAN WET 47 VAN 1937 GETRANSFERTEER AAN	SECTION 16 OF ACT 47 OF 1937 TRANSFERRED TO
DIE REPUBLIEK VAN SUID AFRIKA	THE REPUBLIC OF SOUTH AFRICA
GEORGE MUNICIPALITY	
T 000012043 / 2004	llmpe. REGISTRATEUR/REGISTRAR
12 FEB 2004	

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE

22

24

FG 48 / 1965

Para 2 Lf/5631 (Pn 45/325)

GETRANSPORTEER AAN <i>NEI TEMPLE MINISTRIES</i>		TRANSFERRED TO
RESTANT/REMAINDER		<i>664,3597 ka.</i>
T	<i>5429</i> <i>10.</i>	<i>[Signature]</i> REGISTRATEUR/REGISTRAR
<i>04 FEB 2010</i>		

SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF	
RESTANT REMAINDER	
T	REGISTRATEUR/REGISTRAR

IN EPAROIS

SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF	
RESTANT REMAINDER	
T	REGISTRATEUR/REGISTRAR

IN EPAROIS CM

SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF	
RESTANT REMAINDER	
T	REGISTRATEUR/REGISTRAR


IN EPAROIS

23
VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE

VA 008335/09

Certified a true copy of the duplicate original filed of record in this Registry, issued to serve in place of the original thereof under the provisions of Deeds Regulation No. 68

Deeds Registry
Cape Town

13 NOV 2009  Registrar of Deeds

Para 2

CERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF <u>ERF 7372 (Pm ut ERF 325)</u>	
<u>= 32,6957 HA.</u>	RESTANT REMAINDER <u>611,6640 HA</u>
T① 025488/10	 REGISTRATEUR/REGISTRAR
26 MAY 2010	

Para 2

CERTIFIKAAT VAN GEREISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF <u>ERF 7373 (Pm ut ERF 325)</u>	
<u>= 2,3570 HA.</u>	RESTANT REMAINDER <u>609,3070 HA</u>
T② 025489/10	 REGISTRATEUR/REGISTRAR
26 MAY 2010	

S.G N° 8600/1963.

Approved *Staur*
of Surveyor-General.
13-4-1964.

The figure ABCDE middle of Schaap Kops River gully exclusive of the Erven 1, 2, 10, 11, 17 to 42, 44 to 63, 65 to 71, 75 to 101, 111 to 137, 140, 142 to 159, 168 to 183, 187, 216, 219 to 241, 248 to 250, 256 to 272, 274, 288, 290, 291, represents 1238-5384 Morgen of land being

ERF 325 PACALTS DORP

situate in the Village Management Board Area of Pacaltsdorp.
Administrative District of George Province of Cape of Good Hope.

Framed in terms of Sect.39 of Act 9 of 1927.

Scale 1:7500.

SIDES <i>Cape feet:</i>		ANGLES OF DIRECTION			SYSTEM $\angle 23^{\circ}$ CO-ORDINATES \angle	
		<i>Constant</i>			$+1000000:0$	$+19000000:0$
AB	2943.5	152	16	10	A + 67112.3	+ 59870.8
BC	2847.5	252	45	20	B + 68481.9	+ 57265.4
CD	3049.0	165	05	30	C + 65762.4	+ 56421.2
DE	9275.7	258	05	24	D + 66546.9	+ 53474.8
EF	7193.0	322	39	30	E + 57470.9	+ 51560.3
FG	6918.7	350	26	00	F + 53107.9	+ 57279.2
GH	3419.7	108	12	30	G + 51958.1	+ 64101.7
HJ	3588.6	95	59	50	H + 60906.1	+ 61158.3
JA	2790.7	109	05	20	J + 64475.1	+ 60783.4
Ee		78	05	24		
Gg		288	12	30		

Description of Beacons.

- A. Planted Stone 18'x12'x24."
B. 1' Galvanized Pipe 3' long.
C. 4" Peg 3' long.
D. Heavy Rail Section.
E. Truncated Concrete Pyramid 14'x14'.".
F. Planted Stone 14'x12'x12."
G. Planted Stone 11'x9'x14'."
H. Planted Stone 12'x6'x16'."
J. 1" Diameter Iron Peg 3' long.

[illegible]

THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM						
SURVEY DATE	DIAGRAM NO.	SUBDIVISION	AREA AC. & Q. RS.	TRANSFER NO.	INITIALED	REMARKS
5/28/1977	7239/1977	424.27	110.914	65550/78		OK.
5/13/1978	2464/1978	1.5373	3.2870	65550/78		
5/19/1978	1775/1978	1.6473	1.2105	12015/104		3000.
5/28/1978	1165/1978	6.5055	10.2555	12014/104		
5/29/2000	8028/2000	60.6543				
11/27/2001	8171/2001	ET 7386	7.1162 m ²			
5/19/2002	2178/2002	ET 5147		31530/01		24
5/22/1979	5514/1979	ET 7312	32.6957 ha	55288/2002		74
5/22/2001	5575/2001	ET 7313	2,3610 ha	25489/2001		74
5/01/2011	4641/2011	ET 9846	304.9 m ²			
9/02/2010	2034/2010	ET 8536	15.50	5102		74
7/02/2010	2053/2010	ET 8537	1000 m ²	51083/2010		74
7/02/2010	2034/2010	ET 8538	24958	51084/2002		74
5/30/2013	1151/2013	ET 5506	173			

SERVICES / UNCLASSIFIED INFO				
ROUTED EQUIP	DISSEM NO	DESCRIPTION	DEED	INITIALED
E 104/83 * *	749/83 750/83 751/83 752/83	the following figures represent lease hold areas:- a b c d e f g h i j k l m n o p q r s t u v w x y z The letters A through Z represent the various lots of a seven year lease of a mine		
E 1005/84	451/74			
497/3019	776/2019	The lease on block 25 approximately 1000 acres was given to the company for a 20 year period power for 10 million seawater		
492/2019 76/2009		The two hydrographical plans show the location of an electrical power transmission seawater		

THIS DIAGRAM IS ANNEXED
TO Grant 48/1965
IN FAVOUR OF
REGISTRAR OF DEEDS

S.G. FILE N° 8/110
SR N° E. 1787/1963.
NOTING PLANS: AL-1BB & BL-70D

M4473
M4259
M4260
M4261
M4262
M4265
M4268
M4471
M4465
M4469
M4472
M4470

M204
M203

SAVED NEGATIVE
9-6-64 FILED

HANS MOES KRAAL

THE FOLLOWING REDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM						
BURST NUMBER	DIGRAM NO.	SUBSTATION	AREA KALSG. MI.	TRANSFER FO	INITIATED	REMOVED
1912/2004	5123/2004	Est 7362	4, 1167.7 Hz	7434.4 Hz	2012	D.C.
1912/2004	5123/2004	Est 7363	339.25 Sqm	7424.7 Hz	2012	D.C.
1912/2004	5123/2004	Est 7364	11, 141.9 Hz	7424.7 Hz	2012	D.C.
1912/2004	5123/2004	Est 7365	6508 Sqm	7424.7 Hz	2012	D.C.
1912/2004	5123/2004	Est 7366	10, 962.1 Hz	7424.7 Hz	2012	M
1912/2004	5123/2004	Est 7367	10, 2867.1 Hz	6584.1 Hz	2012	M
1912/2004	5123/2004	Est 7368	4, 189.1 Hz	6384.2 Hz	2012	NA
1912/2004	5123/2004	Est 7369	5, 72.78 Hz			
1912/2004	5123/2004	Est 7370	11, 813.3 Hz			
1912/2004	5123/2004	Est 7371	27, 16.10 Hz			

Annexure H



**Western Cape
Government**

Department of Environmental Affairs and Development Planning

Dorien Werth

Directorate: Development Management, Region 3
Dorien.Werth@westerncape.gov.za | Tel: 044 814 2005

REFERENCE: 16/3/3/6/1/D2/45/0295/23
DATE OF ISSUE: 01 November 2023

Delplan Consulting
Urban and Regional Planners
PO Box 9956
George
6530

Attention: Delarey Viljoen

Tell: 044 873 4566
E-mail: planning@delplan.co.za

COMMENT ON THE PROPOSED SUBDIVISION AND REZONING: ERF 325, PACALTSDORP, GEORGE MUNICIPALITY AND DIVISION, WESTERN CAPE PROVINCE

1. The above-mentioned matter and the information received by the Directorate: Development Management (Region 3) hereinafter referred to as "this Directorate" via electronic mail on 02 October 2023, refers.
2. This Directorate did receive an application for Environmental Authorisation in terms of the National Environmental Management Act 1998 (Act no. 107 of 1998) ("NEMA") for a proposed upgrading of infrastructure which entails the construction of a 3ML water reservoir, 300KL water tower and pumpstation on Portion of Remainder Erf 325, Pacaltsdorp, George Municipality. residential development on Erf 3991.
3. The application is in the final stages of the Environmental Impact Assessment process and the Environmental Authorisation that will be issued will represent this Directorate's comment on the proposed development.
4. This Department reserves the right to revise or withdraw initial comments or request further information from you based on any information received.

Yours faithfully

pp Malcolm Fredericks Digitally signed by Malcolm Fredericks
Date: 2023.11.01 15:48:22 +02'00'

HEAD OF COMPONENT

ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 3

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Copied: George Municipality

Email: marries@george.gov.za



BASIC ASSESSMENT REPORT

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

NOVEMBER 2019

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

GENERAL PROJECT DESCRIPTION

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

George Municipality is proposing the development of new water infrastructure facilities in support of existing infrastructure for Pacaltsdorp. The Municipality's present potable water storage volume falls short of the required minimum storage of 36 to 48 hours of the Annual Average Daily Demand. The Pacaltsdorp (East) area is therefore extremely vulnerable to potable water shortages during periods of bulk water supply disruption.

The main scope of this project is the construction of a new 3 Megalitre (Mℓ) reinforced concrete reservoir, new 300kℓ tower, water supply pumpstation and associated infrastructure on Erf RE/325.

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

<https://screening.environment.gov.za/screeningtool> to generate the Screening Tool Report. The screening tool report must be attached to this BAR.

14. Where this Department is also identified as the Licencing Authority to decide on applications under the National Environmental Management: Air Quality Act (Act No. 29 of 2004) ('NEM:AQA'), the submission of the Report must also be made as follows, for-
Waste Management Licence Applications, this report must also (i.e., another hard copy and electronic copy) be submitted for the attention of the Department's Waste Management Directorate (Tel: 021-483-2728/2705 and Fax: 021-483-4425) at the same postal address as the Cape Town Office.

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

DEPARTMENTAL DETAILS

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

MAPS

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.	
<p>Locality Map:</p>	<p>The scale of the locality map must be at least 1:50 000. For linear activities or development proposals of more than 25 kilometres, a smaller scale e.g., 1:250 000 can be used. The scale must be indicated on the map. The map must indicate the following:</p> <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. <p>For ocean based or aquatic activity, the coordinates must be provided within which the activity is to be undertaken and a map at an appropriate scale clearly indicating the area within which the activity is to be undertaken.</p> <p>Where comment from the Western Cape Government: Transport and Public Works is required, a map illustrating the properties (owned by the Western Cape Government: Transport and</p>

	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:	<p>Detailed site development plan(s) must be prepared for each alternative site or alternative activity. The site plans must contain or conform to the following:</p> <ul style="list-style-type: none"> • 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"> o Watercourses / Rivers / Wetlands o Flood lines (i.e., 1:100 year, 1:50 year and 1:10 year where applicable); 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	<p>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.</p>
Biodiversity Overlay Map:	<p>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.</p>
Linear activities or development and multiple properties	<p>GPS co-ordinates must be provided in degrees, minutes and seconds using the Hartebeeshoek 94 WGS84 co-ordinate system.</p> <p>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.</p> <p>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.</p>

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
WCBS:	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	N/A- Not a linear activity
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;	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 from HWC	✓
	Appendix E2:	Copy of comment from CapeNature	x Comment requested as part of PPP
	Appendix E3:	Final Comment from the DWS	x Comment requested as part of PPP
	Appendix E4:	Comment from the DEA: Oceans and Coast	N/A
	Appendix E5:	Comment from the DAFF	x

	Appendix E6:	Comment from WCG: Transport and Public Works	x
	Appendix E7:	Comment from WCG: DoA	N/A
	Appendix E8:	Comment from WCG: DHS	N/A
	Appendix E9:	Comment from WCG: DoH	N/A
	Appendix E10:	Comment from DEA&DP: Pollution Management	N/A
	Appendix E11:	Comment from DEA&DP: Waste Management	N/A
	Appendix E12:	Comment from DEA&DP: Biodiversity	Comment requested as part of PPP
	Appendix E13:	Comment from DEA&DP: Air Quality	N/A
	Appendix E14:	Comment from DEA&DP: Coastal Management	N/A
	Appendix E15:	Comment from the local authority	X Applicant is local authority
	Appendix E16:	Confirmation of all services (water, electricity, sewage, solid waste management)	X Pending
	Appendix E17:	Comment from the District Municipality	X Comment requested as part of PPP
	Appendix E18:	Copy of an exemption notice	N/A
	Appendix E19	Pre-approval for the reclamation of land	N/A
	Appendix E20:	Proof of agreement/TOR of the specialist studies conducted	X Included in specialist studies
	Appendix E21:	Proof of land use rights	✓
	Appendix E22:	Proof of public participation agreement for linear activities	N/A-Not a linear activity
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 F- To be updated for Final BAR

Appendix G:	Specialist Report(s)	✓
Appendix H:	EMPr	✓
Appendix I:	Screening tool report	✓
Appendix J:	The impact and risk assessment for each alternative	In the report Section 4
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	✓
Appendix L:	Property details	✓
Appendix M:	Site Sensitivity Report	✓

SECTION A: ADMINISTRATIVE DETAILS

Highlight the Departmental Region in which the intended application will fall	CAPE TOWN OFFICE:		GEORGE OFFICE:
	REGION 1 (City of Cape Town, West Coast District)	REGION 2 (Cape Winelands District & Overberg District)	REGION 3 (Central Karoo District & Garden Route District)
Duplicate this section where there is more than one Proponent Name of Applicant/Proponent: Name of contact person for Applicant/Proponent (if other): Company/ Trading name/State Department/Organ of State: Company Registration Number: Postal address: Telephone: E-mail:	George Local Municipality (herein referred to as George Municipality)		
	Mr Johannes Franciscus Koegelenberg (Director: Civil Engineering Services)		
	George Municipality		
	N/A		
	PO Box 19		
	George		Postal code: 6530
	(044) 801 9111		Cell: N/A
	jkoegelenberg@george.gov.za		Fax: N/A
	Company of EAP: Zutari (Pty) Ltd		
	Lead EAP: Wynand Loftus MTech in Nature Conservation and is a registered professional EAP with EAPASA.		
EAP name: Postal address: Telephone: E-mail: Qualifications: EAPASA registration no:	Secondary EAP: Silindile Sibiya Bsc Hons in Environmental Science and is registered as a candidate EAP with EAPASA (2021/3651)		
	PO Box 509		
	George		Postal code: 6530
	(044) 805 5458		Cell: 072 354 2607
	Wynand.Loftus@zutari.com		Fax: (044) 873 5843
	MTech in Nature Conservation		
	2019/1203		
	George Local Municipality (herein referred to as George Municipality)		
	Mr Johannes Franciscus Koegelenberg		
	PO Box 19		
Duplicate this section where there is more than one landowner Name of landowner: Name of contact person for landowner (if other): Postal address: Telephone: E-mail:	George		Postal code: 6530
	(044) 801 9111		Cell: N/A
	jkoegelenberg@george.gov.za		Fax: N/A
	Same as proponent		
	Name of contact person for person in control of the land:		
	Postal address:		
	Telephone: ()		Cell:
	E-mail:		Fax: ()
	Duplicate this section where there is more than one Municipal Jurisdiction Municipality in whose area of jurisdiction the proposed activity will fall:		
	George Municipality		
Contact person: Postal address: Telephone: E-mail:	Mr Johannes Franciscus Koegelenberg		
	PO Box 19		
	George		Postal code: 6530
	(044) 801 9111		Cell: N/A
	jkoegelenberg@george.gov.za		Fax: N/A

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

1.	Is the proposed development (please tick):	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Expansion
2.	Is the proposed site(s) a brownfield or greenfield site? Please explain.		
This site is a greenfield site – there has been no development at the site. Some illegal dumping and apparent earth moving activities took place in the past.			
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.	m²	
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):	Size of Remainder of Erf 325: 663 ha	
4.2.	Developed footprint of the existing facility and associated infrastructure (if applicable):	N/A m²	
4.3.	Development footprint of the proposed development and associated infrastructure size(s) for all alternatives:	Fenced off area: 5000 m² Infrastructure footprint: 3,500 m² -4000 m²	
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).		
George Municipality proposes the development of a new water storage facility for Pacaltsdorp. The proposed works consists of the following:			
Reservoir, Water Tower and pumpstation			
<ul style="list-style-type: none"> A 3 Megalitre (Mℓ) reservoir with a 250mm Nominal Diameter (ND) inlet and 300mm ND outlet pipe. A 300 Kilolitre (kℓ) water tower with a 300mm ND inlet and outlet pipe A pumpstation with a 300mm ND inlet and outlet pipe. 			
Pipework			

- An existing 300 mm ND Asbestos Cement (AC) pipe supply main delivers water to the Pacaltsdorp (East) area. This pipe will supply the reservoir with water. Should sufficient pressure be available, the pipe will also supply the tower. During times of low supply pressure, a pumpstation will pump water from the reservoir to the tower.
- A 250mm ND uPVC (unplasticized polyvinyl chloride) will supply water to the reservoir/tower.
- A 315mm uPVC pipe will supply water from the water tower to connection at Mission/Hibiscus Street.
- A 315mm uPVC pipe will deliver water between the reservoir and pumpstation also, pump station to tower tank.
- A 315mm uPVC pipe for tower overflow and reservoir to valve chamber pipes.
- A 200mm ND uPVC pipe is proposed for the reservoir scour.

Please refer to Appendix B1 for proposed site development plan. The image below shows the state of the site.

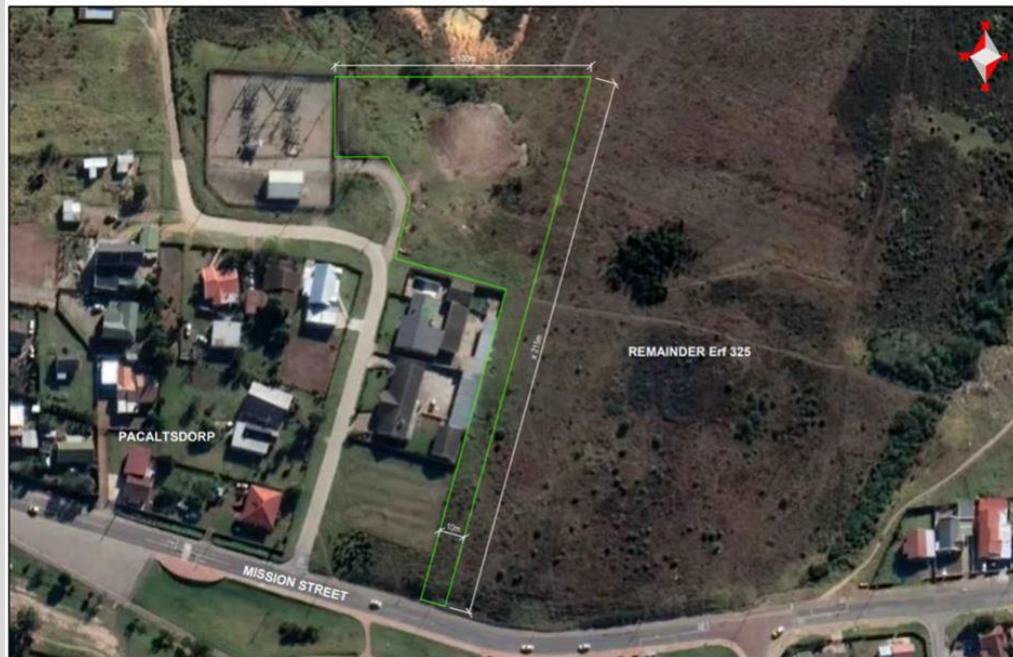


Figure 1: Proposed site area

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

The site will be accessed via Crescent Drive and the existing access track to the electrical substation as depicted in Figure 2 (site in yellow rectangle).



Figure 2: Proposed site access

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	0	3	2	5	0	0	0	0	0
4.7.	Coordinates of the proposed site(s) for all alternatives:																					
	Latitude (S)	34°					00'					21.31"										
	Longitude (E)	22°					27'					20.2"										

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
Removal of alien vegetation is governed by this act and alien vegetation will be removed from the site using best practice methods and appropriately disposed of.		
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.			
LEGISLATION, POLICIES, PLANS, GUIDELINES, SPATIAL TOOLS, MUNICIPAL DEVELOPMENT PLANNING FRAMEWORKS, AND INSTRUMENTS	ADMINISTERING AUTHORITY and how it is relevant to this application	TYPE Permit/license/authorisation/comment / relevant consideration (e.g. rezoning or consent use, building plan approval, Water Use License and/or General Authorisation, License in terms of the SAHRA and CARA, coastal discharge permit, etc.)	DATE (if already obtained):
National Environmental Management Act (Act 107 of 1998 as amended)	DEA&DP is the competent authority.	Environmental Authorisation	Pending
National Environmental Management: Biodiversity Act (Act 10 of 2004)	DEA&DP is the competent authority.	Removal of invasive vegetation / impact on threatened ecosystem type	None
National Water Act (Act 36 of 1998)	Breede-Olifants Catchment Management Agency (BOCMA) BOCMA is the competent authority for the General Authorisation.	General Authorisation for Section 21 (c) and (i) water uses will need to be authorised by the Breede-Olifants Catchment Management Authority (BOCMA)	Pending

4. Policies

Explain which policies were considered and how the proposed activity or development complies and responds to these policies.

LEGISLATION, POLICIES, PLANS, GUIDELINES, SPATIAL TOOLS, MUNICIPAL DEVELOPMENT PLANNING FRAMEWORKS, AND INSTRUMENTS	Describe how the proposed development complies with and responds:
National Waste Management Strategy	All waste from construction to decommissioning must be dealt with in terms of this strategy.
National Protected Area Expansion Strategy	There are no NPAES focus areas near the development properties.

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.

EIA regulations, appendix 4 of GN R 982 of 2014	An EMPr has been included with this Basic Assessment to provide practical and implementable actions to ensure that the development maintains sustainability and minimise impacts through all its phases. The document is drafted as per the Guidelines and requirements of NEMA.
Guideline for Public Participation (2013)	The PPP for this process is based on this Guideline and includes any updated regulations.
Guideline on Alternatives (2013)	Feasible and reasonable alternatives must be considered alongside the development proposal in order to ensure the Best Practicable Environmental Option (BPEO). These Guidelines have been used in their consideration.
Guideline on Need & Desirability (2013)	Need & Desirability refers to the temporal and spatial need of an area for a specific development. This Guideline was used to define the requirements and implications of Need & Desirability.

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

Based on the feedback received from the DEA&DP in response to the SSVR, the following specialist inputs were obtained for the project:

- Aquatic Biodiversity Impact Assessment was compiled by Confluent Environmental. This impact assessment determined that the site has a low sensitivity in terms of the Aquatic Biodiversity Theme, please refer to study in **appendix G1**.
- A Botanical Terrestrial Compliance Statement was compiled by Confluent Environmental for this theme. The vegetation on site is definitely consistent with degraded vegetation as CBA2 are defined, it was also mapped as Garden Route Fynbos but the vegetation does not represent any of the important tax for Garden Route Fynbos. The degraded fynbos on the site is not consistent with Garden Route Granite Fynbos, due to the modification evident and the fact that all the important ecosystem drivers that maintain the vegetation type are missing from the landscape (i.e., fire regimes). The sensitivity of the terrestrial biodiversity theme protocol for the site is confirmed to be Low as the points above indicate that the landscape is modified, with little potential for rehabilitation. Please refer to Appendix G2 for the compliance statement.
- A Terrestrial Compliance Statement was compiled by Confluent Environmental for this theme. The site does not contain suitable aquatic habitat that would support the Knysna leaf-folding frog *A. knysnae*. The existing transformation of areas adjacent to the site reduces the likelihood that many Species of Conservation Concern (SCC) would occur in the area specifically. The Site Sensitivity for Terrestrial Animal Species is confirmed as Low in contrast to the Medium sensitivity identified by the DFFE Screening Tool. Please refer to appendix G3 for the compliance statement.

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.
2	<p>The development of reservoirs, excluding dams, with a capacity of more than 250 cubic metres.</p> <p>Western Cape</p> <ul style="list-style-type: none"> i. A protected area identified in terms of NEMPAA, excluding conservancies; ii. In areas containing indigenous vegetation; or iii. inside urban areas: <ul style="list-style-type: none"> aa) Areas zoned for use as public open space; <p>or</p> <ul style="list-style-type: none"> bb) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority or zoned for a conservation purpose. 	<p>The reservoirs capacity will be approximately 3,300m³, therefore exceeding the activity threshold and the reservoir is proposed in an area containing indigenous vegetation.</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.
12	<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>Western Cape</p> <ul style="list-style-type: none"> i. Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004; ii. Within critical biodiversity areas identified in bioregional plans; 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 on erven in urban areas. 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 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>Site is indicated to fall within the Garden Route Granite Fynbos vegetation type, which has an ecosystem threat status of critically endangered according to the List of Ecosystems that are Threatened and in Need of Protected (GN. 2747 of 2022).</p> <p>The site also falls within CBA 2.</p>
<p>Note:</p> <ul style="list-style-type: none"> The listed activities specified above must reconcile with activities applied for in the application form. The onus is on the Applicant to ensure that all applicable listed activities are included in the application. If a specific listed activity is not included in an Environmental Authorisation, a new application for Environmental Authorisation will have to be submitted. 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.
	n.a.	

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

Activity No(s):	Provide the relevant Listed Activity(ies)	Describe the portion of the proposed development to which the applicable listed activity relates.
	n.a.	

SECTION E: PLANNING CONTEXT AND NEED AND DESIRABILITY

1.	Provide a description of the preferred alternative.
The preferred alternative is the development of a new 3Mℓ reservoir, 300Kℓ water tower, pumpstation and associated infrastructure on the remainder of erf 325 in Pacaltsdorp, George. The associated infrastructure includes a 300mm diameter pipeline along Mission Street and will run along the back of the houses on Crescent Drive; and a pump station that will pump water from the reservoir to the water tower during times of low pressure.	
2.	Explain how the proposed development is in line with the existing land use rights of the property as you have indicated in the NOI and application form? Include the proof of the existing land use rights granted in Appendix E21.
The proposed development is for utility use, which is allowed as a consent use.	
3.	Explain how potential conflict with respect to existing approvals for the proposed site (as indicated in the NOI/and or application form) and the proposed development have been resolved.
There are no existing approvals for the site that would conflict with the proposed use of the site.	
4.	Explain how the proposed development will be in line with the following?
4.1	The Provincial Spatial Development Framework.
The proposed project is in line with the provincial SDF as it would support settlement planning and infrastructure upgrades.	
4.2	The Integrated Development Plan of the local municipality.
Municipalities are responsible for delivering basic services to their communities in a way that is acceptable and in accordance with national requirements. The municipal assets need to be maintained and in certain instances new assets need to be established to deliver to these requirements.	
The constitution states that all citizens have the right to basic service delivery. These basic services include the access to potable water as stipulated in the George IDP. The proposed project is aligned with the Basic Services section of George Municipality's IDP.	
4.3.	The Spatial Development Framework of the local municipality.
Pacaltsdorp falls within the utility precinct in terms of the SDF, this precinct is noted to accommodate utility infrastructure uses including water infrastructure. The proposed project aligns with the development of utility infrastructure (water reservoir and associated infrastructure) to support the growing demand for potable water in Pacaltsdorp.	
4.4.	The Environmental Management Framework applicable to the area.
There is no existing, gazetted or adopted EMF for this area.	
5.	Explain how comments from the relevant authorities and/or specialist(s) with respect to biodiversity have influenced the proposed development.
No authority comments with respect to biodiversity received to date.	
According to the specialist (confluent environmental) the site is categorised as low sensitivity because the landscape is already modified with little potential for rehabilitation. There are no natural wetland areas within the site development footprint, but there are Unchanneled valley bottom wetlands located to the east and northwest of the site.	
6.	Explain how the Western Cape Biodiversity Spatial Plan (including the guidelines in the handbook) has influenced the proposed development.
The Biodiversity Spatial Plan for the Western Cape (WC BSP) has mapped the majority of the proposed development site as degraded critical biodiversity areas (CBA 2) for terrestrial biodiversity. These areas are still important for meeting biodiversity targets. A section of land to the south of the proposed site, where the scour valve and pipe connection to the existing pipes is proposed is within an area mapped as an ecological support area (ESA 2).	
7.	Explain how the proposed development is in line with the intention/purpose of the relevant zones as defined in the ICMA.
Not applicable as the site is not in the coastal zone.	
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.
Not applicable.	
9.	Explain how the proposed development will optimise vacant land available within an urban area.
Not applicable.	
10.	Explain how the proposed development will optimise the use of existing resources and infrastructure.
By utilising existing access routes and linking to the neighbouring development. The associated infrastructure includes a 300mm diameter uPVC pipeline which will connect to an existing 300mm diameter pipeline along Mission Street.	
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).
The objective of the project is to ensure that sufficient water services are available to the existing Pacaltsdorp area. The Water Masterplan and system analysis confirms that there is adequate bulk water supply to the proposed reservoir and tower.	

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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Pacaltsdorp is a priority investment area in terms of the municipality's SDF, this means that there will be a growth in population in the area. This leads to a growth in demand for potable water in the area. Sufficient provision of public- and social infrastructure to accommodate the future growth and development of Pacaltsdorp should receive priority.

Please refer to Appendix K for the additional information on the Need and Desirability of the proposed project .

SECTION F: PUBLIC PARTICIPATION

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

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

N/A as not a linear activity

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

The PPP for the project will comply with the requirements of the Environmental Regulations. It will be undertaken as follows:

- No pre-application PPP will be undertaken.
- Site notices will be fixed at locations where the public will have the best chance of viewing the notice.
- No alternative sites that warrant a site notice placed at any other location are being considered.
- Notification will be given to all relevant parties as per the requirements of the EIA Regulations.
- An advertisement will be placed in 'George Herald' local newspaper. The newspaper will comply with the minimum requirements of the Regulations and will inform the public of the availability of the Draft BAR 30-day review and comment period, the comment period date, to whom and how to submit comments.
- One hard copy of the Draft BAR will be lodged at the George Library.
- A register of Interested and Affected Parties (I&APs) shall be maintained.
- A Comments and Responses Report shall be maintained for the project and submitted together with the Final BAR for decision-making.

3. 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 were consulted as part of the BA process:

- Breede-Olifants Catchment Management Agency (BOCMA)
- Western Cape Government: Department of Environmental Affairs & Development Planning
- Western Cape Government: Department of Public Works
- Western Cape Government: Department of Agriculture
- Heritage Western Cape
- CapeNature
- George Municipality: Municipal Manager and various departments
- Garden Route District Municipality

Please refer to the **Appendix F2** for the I&AP Register.

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

Not applicable

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

Pending PPP

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.

Pending PPP

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 sub regulation (1) prior to submission of an application but **must** be provided with an opportunity to comment on such reports once an application has been submitted to the competent authority."

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

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

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

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

SECTION G: DESCRIPTION OF THE RECEIVING ENVIRONMENT

All specialist studies must be attached as Appendix G.

1. Groundwater

1.1.	Was a specialist study conducted?	YES	NO
1.2.	Provide the name and or company who conducted the specialist study.		
Not applicable			
1.3.	Indicate above which aquifer your proposed development will be located and explain how this has influenced your proposed development.		
Not applicable			
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.		
Not applicable			

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.		
Jackie Dabrowski (Confluent Aquatic Consulting and research)- Impact Assessment			
2.3.	Explain how the presence of watercourse(s) and/or wetlands on the property(ies) has influenced your proposed development.		



Figure 3: Delineated wetlands and buffer zones adjacent to the proposed reservoir site with associated infrastructure.

There are no natural wetland areas within the site development footprint, but there are unchanneled valley bottom wetlands located to the east and northwest of the site. One artificial pond is located close to (east of) the development footprint.

The assessment determined that the site has a Low Sensitivity in terms of the Aquatic Biodiversity Theme as defined in GN 320 of 2020.

Given that the wetlands are located within 500 m of the proposed development, a Risk Matrix was compiled to determine the level of risk to aquatic ecosystems. The level of risk was determined as Low. For this level of risk to apply, all control measures must be fully implemented.

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.		
Not applicable			
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.		
Not applicable			
3.4.	Explain how estuary management plans (if applicable) has influenced the proposed development.		
Not applicable			
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.		
Not applicable			

4. Biodiversity

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

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.

The following systematic conservation planning and biodiversity tools were utilised:

- **DWS spatial layers (1:50 000 rivers)**
- **National Freshwater Ecosystem Priority Areas (NFEPA)**
- **National Wetland Map 5 and Confidence Map (CSIR, 2018)**
- **Western Cape Biodiversity Spatial Plan (WCBSP, 2017).**
- **Mapped vegetation types (VegMap, 2018).**

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.

The Biodiversity Spatial Plan for the Western Cape (WC BSP) has mapped the majority of the proposed development site as degraded critical biodiversity areas (CBA 2; Figure 4 for terrestrial biodiversity). The definition and objectives of the different WC BSP layers are given below. These areas remain important for meeting biodiversity targets. A section of land to the south of the proposed site, where the scour valve and pipe connection to the existing pipes is proposed, is within an area mapped as an ecological support area (ESA 2).

Critical Biodiversity Area:

Areas in a degraded or secondary condition. Required to meet biodiversity targets for species, ecosystems or ecological processes and infrastructure.

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

Ecological Support Area 2:

Not essential for meeting biodiversity targets. Important in supporting functioning of PAs or CBAs. Often vital for ecosystem services.

Objective: Restore/minimise impact on ecological infrastructure functioning, especially soil and water-related services.

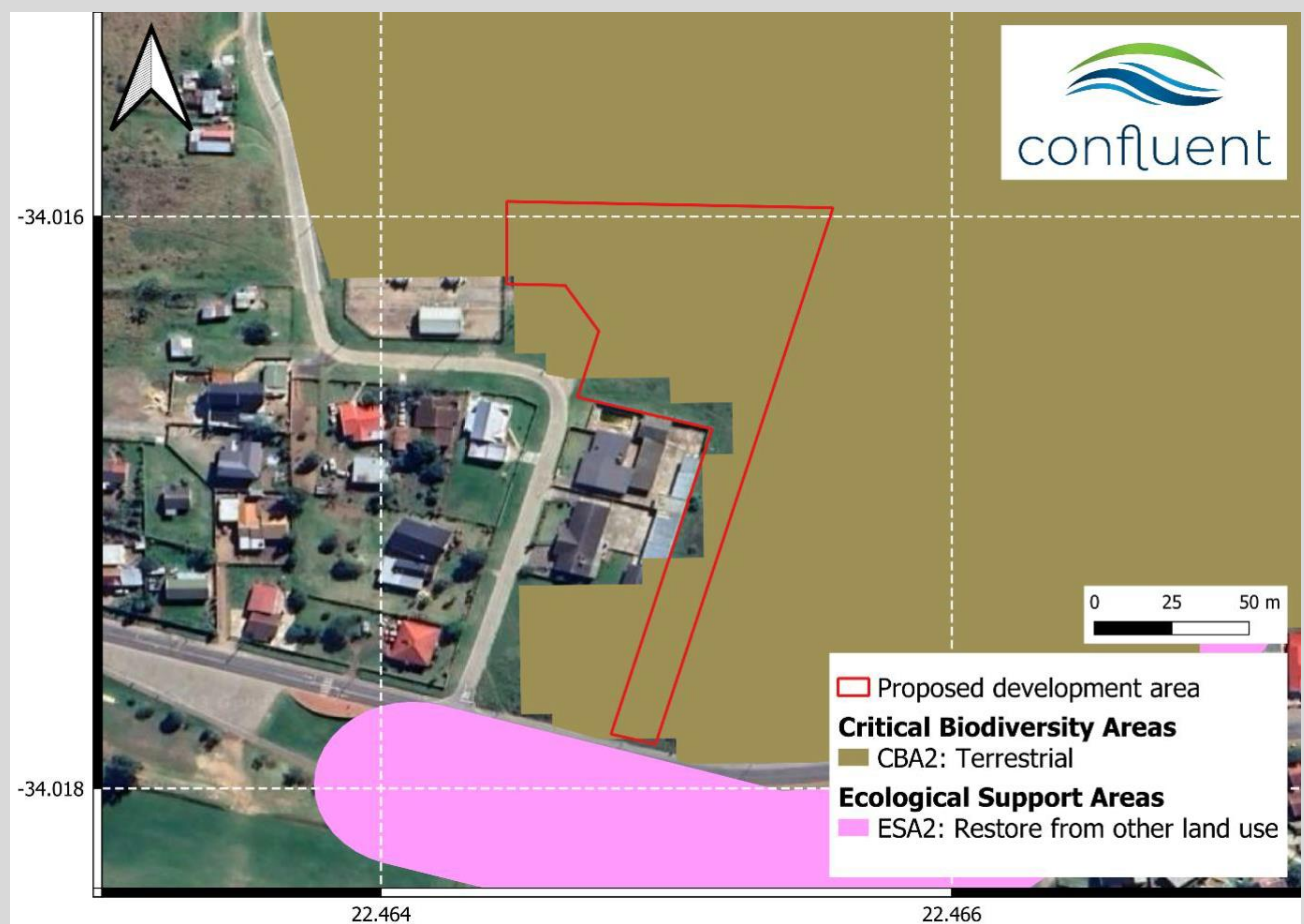


Figure 4: Western Cape Biodiversity Plan (WC BSP) categories that have been mapped for the site and surrounding landscape.

The Biodiversity Spatial Plans guide planning and development to ensure that the natural biodiversity has its rightful place in sustainable development. In terms of the National Environmental Management Biodiversity Act (NEM:BA) a bioregional plan consists of a map showing Critical Biodiversity Areas (CBAs) and Ecological Support Areas (ESAs) for an administrative area such as a province or municipality. In this case, the Biodiversity Spatial Plan for the George Municipality (a local municipality within the Garden Route District Municipality) has been applied. The proposed project site falls within a CBA2 and ESA2.

The Western Cape Biodiversity Spatial Plan (WCBSP; 2017) indicates a range of biodiversity classifications within or adjacent to the development footprint that must be considered (Figure 5). The proposed reservoir is in an area defined as Critical Biodiversity Area 2, while the Skaapkop River to the north has a few areas identified as Critical Biodiversity Area 1. However, the latter areas do not overlap with the footprint of the proposed reservoir. A small section of the pipeline connection on Mission Street is within an Ecological Support Area 2. This aligns with the upper reaches of the small watercourse to the east of the reservoir site. The definitions and management objectives for these management classes are described in Table 1.

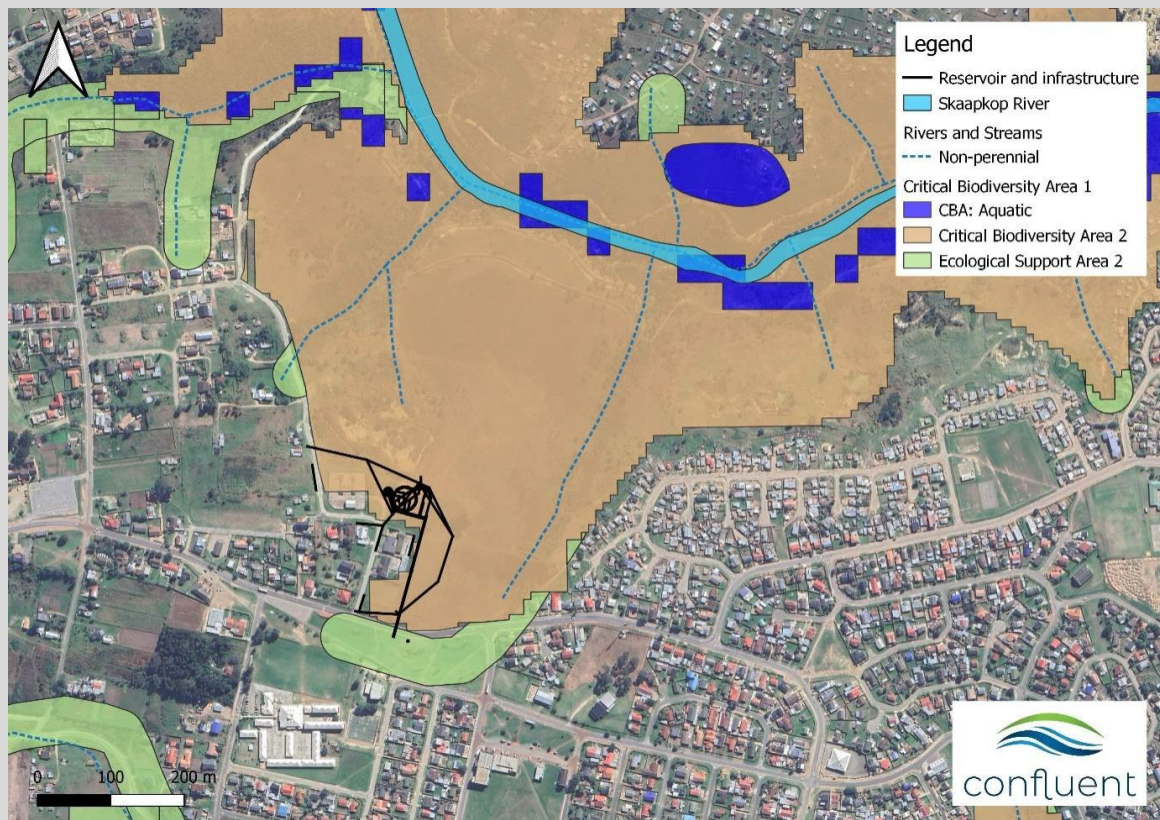


Figure 5: Mapped conservation areas according to the WCBSP (2017)

Table 1: Definitions and objectives for conservation categories identified in the Western Cape

WCBSP Category	Definition	Management objective
Critical Biodiversity Area 1 (CBA1)	Areas in a natural condition that are required to meet biodiversity targets, for species, ecosystems or ecological processes and infrastructure	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.
Critical Biodiversity Area 2 (CBA2)	Areas in a degraded or secondary condition that are required to meet biodiversity targets, for species, ecosystems or ecological processes and infrastructure.	Maintain in a natural or near-natural state, with no further loss of habitat. Degraded areas should be rehabilitated. Only low-impact, biodiversity-sensitive land-uses are appropriate.
Ecological Support Area 2 (ESA2)	Areas that are not essential for meeting biodiversity targets, but that play an important role in supporting the functioning of PAs or CBAs and are often vital for delivering ecosystem services.	Restore and/or manage to minimize impact on ecological processes and ecological infrastructure functioning, especially soil and water-related services, and to allow for faunal movement.

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.

The vegetation on the site is consistent with Western Cape BSP's classification of degraded CBA 2. Large portions of the site are covered with spontaneously growing alien vegetation. This means that a lot of effort will be required to restore the vegetation on most of the site, which is not practical. For this reason, the site will not easily be able to fulfil the objective of a CBA2.

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.
Not applicable as the site does not fall within a protected area.	
4.7.	Explain how the presence of fauna on and adjacent to the proposed development has influenced your proposed development.
<p>Given the location of the reservoir site at the top of the slope surrounded on two sides by human disturbance including a road, residential housing and the sub-station, with no dense vegetation cover or connection to forest patches, it is considered very poor habitat for Species 8, which has a very low likelihood of being present at the site.</p> <p>No mole hills, or burrows were observed on the reservoir site itself, and the location of the site on a hilltop with no connection to any significant forest patches means there is no habitat typically associated with <i>Chlorotalpa. Duthieae</i> (Duthie's golden mole). Extensive marsh areas, wetlands and open water that are typical habitat for <i>C. ranivorus</i> (African marsh harrie) are not present at the site, and it has not been recorded in the site's pentad according to SABAP2.</p> <p>Specialist site visit: The site was walked to try and locate the Species of Conservation Concern listed in the screening tool, or any other SCCs that could be present. Established survey methods were followed to collect data on faunal diversity. These procedures included walking transects, five-minute bird observations, sweep netting and bird calling. Six transects were walked in parallel to the borders of the demarcated area and across the site, where feasible.</p> <p>Conclusion: The Site Sensitivity for Terrestrial Animal Species is confirmed as Low in contrast to the Medium sensitivity identified by the DFFE Screening Tool. Based on the information presented in this report during the desktop and field assessment, the following reasons support this finding:</p> <ul style="list-style-type: none"> • There is no suitable aquatic habitat that would support <i>A. knysnae</i> or <i>C. ranivorus</i>. • The site has no forest habitat and is not connected to any forest or dense natural vegetation that would provide habitat for <i>C. duthieae</i> (Duthie's golden mole) or Species 8. • No natural sclerophyllous fynbos vegetation is present that could support <i>A. montanus</i> (Yellow winged agile grasshopper), and it is therefore highly unlikely that. (Yellow winged agile grasshopper) Although surveys for invertebrates are best undertaken during spring and summer, the complete lack of habitat for this species is sufficient to confirm that it would not be present at the site. • The existing transformation of areas adjacent to the site reduces the likelihood that many SCCs would occur in the area specifically. • The reservoir site does not interfere with any anticipated corridor for wildlife movement, but rather adds further transformation to an area that has already been disturbed on the edge of urban development. In this way it would extend impacts known as edge effects but given the small area of the reservoir it would not represent significant habitat loss for SCCs. • No tracks, dung or other signs of the SCCs were observed during the site visit. 	

5. Geographical Aspects

Explain whether any geographical aspects will be affected and how has this influenced the proposed activity or development.
The development will have the following geographical and physical aspects: <ul style="list-style-type: none"> • The transformation of land from undeveloped to built-up land (i.e. change of human and physical characteristics).

6. Heritage Resources

6.1.	Was a specialist study conducted?	YES	NO
6.2.	Provide the name and/or company who conducted the specialist study.		
Stefan de Kock of Perception Planning			
6.3.	Explain how areas that contain sensitive heritage resources have influenced the proposed development.		
	The site was visited by a heritage specialist and that no heritage resources were found on it. Hence, the proposed development does not need to consider heritage resources.		

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 heritage specialist found no culturally or historically significant elements as defined in Section 2 of the NHRA on the site.

8. Socio/Economic Aspects

8.1.	Describe the existing social and economic characteristics of the community in the vicinity of the proposed site.
	<p>Pacaltsdorp is a regional urban centre, part of George City. About 47.7% are low-income households, 47.3% are middle income households and about 5% are high income households. The classification of the three income brackets are as follows:</p> <ul style="list-style-type: none"> • Low income (R0-R3200) • Middle income- (R 3201-R25600) • High income- (R25601 or more per month)
8.2.	Explain the socio-economic value/contribution of the proposed development.
	<p>Having access to potable water positively impacts the economy and is an essential service for societal hygiene and nutrition. There are the obvious knock-on effects from the health improvements. Having a healthier population leads to more productivity. There are other distinct economic benefits such as:</p> <ul style="list-style-type: none"> • Greater economic opportunities. Developing a fully functioning drinking water supply creates jobs for local residents and also offers opportunities for businesses and social enterprises to invest in the local economy. • Growth of tourism and the rise in property value that inevitably follow water management improvements, as more people are attracted to visit or move to the area.
8.3.	Explain what social initiatives will be implemented by applicant to address the needs of the community and to uplift the area.
	<p>Sufficient provision of public and social infrastructure to accommodate the future growth and development of Pacaltsdorp should receive priority. Significant new housing opportunities are being developed for a range of income groups on the strategically located Erf 325, Syferfontein site.</p>
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.
n.a.	

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.
	Remainder of Erf 325 in Pacaltsdorp.
	Provide a description of any other property and site alternatives investigated.
	<p>Three properties/site alternatives were investigated.</p> <p><u>Pacaltsdorp Erf no 2818 proposed site 1</u></p> <p>This erf is situated adjacent to Hibiscus Street and the relevant area is the portion not occupied by the church. The open portion of this erf is big enough to accommodate the required works. However, an antenna has already been constructed on the boundary of Hibiscus Road. According to George Municipality the landowner did not give their approval to the municipality to purchase the site. Furthermore, the area is surrounded by houses and any noise caused by the pumpstation or valves will be a constant source of complaints by surrounding residents. The municipality therefore did not pursue the acquisition of this site.</p> <p><u>Pacaltsdorp Erf no 3967 proposed site 2</u></p> <p>This erf is a public open space and is situated next to Hibiscus Street. The area is basically triangular, and it is barely large enough to accommodate the proposed works. Similar to erf 2818 the area is surrounded by houses and noise cause by the reservoir and pump station will be a source of complaints from residents. The 300mm ND AC dedicated pipe will have to be extended 425m to the boundary of erf 3967. Due to the beforementioned facts this erf was not considered any further.</p> <p><u>Pacaltsdorp Erf 325 proposed site 3</u></p> <p>Remainder of erf 325 is situated next to Mission/Hibiscus Street. There is enough open area to accommodate the proposed works. The houses in Crescent Street but the reservoir and pump station can be placed at least 40m from the nearest houses. The area already accommodates and electricity sub station which does ear mark the area for use by the Municipality for infrastructure. The property belongs to the Municipality and rezoning and sub-division will be required before a portion of this property may be used to accommodate the reservoir, pumpstation and tower. Furthermore, the dedicated 300mm ND AC pipe is situated in Mission/Hibiscus Street opposite the proposed site of Erf 325.</p>

Provide a motivation for the preferred property and site alternative including the outcome of the site selectin matrix.	
The preferred site alternative belongs to the municipality so it would be easy to access. The site is suitable for the proposed development because of its elevation.	
Provide a full description of the process followed to reach the preferred alternative within the site.	
Three sites were investigated for the proposed project. Please refer to section 1.1 above for process followed to reach the preferred site alternative.	
Three sites were investigated by an engineer for the applicability and feasibility from a technical perspective and any possible constraints that may impact the project. A design report was compiled for the applicant (George Municipality) which two of the sites were eliminated due to the reasons noted in section 1.1 above. Site No. 3 was identified as the only available site located on the correct height in Pacaltsdorp East. The preferred site is the Pacaltsdorp Erf 325 (Site No.3) which is situated next to Mission/Hibiscus Street.	
Provide a detailed motivation if no property and site alternatives were considered.	
n.a.	
List the positive and negative impacts that the property and site alternatives will have on the environment.	
The preferred site will have the following impacts, the other sites were not further investigated.	
<p>Positive:</p> <ul style="list-style-type: none"> Improved access to and security/assurance of potable water for Pacaltsdorp residences during bulk water supply interruptions. <p>Refurbishment and relaying of existing sewer pipelines in need of maintenance. Negative:</p> <ul style="list-style-type: none"> Visual impact if the development site of the reservoir is not vegetated or rehabilitated to blend with existing natural landscape or vegetation. Increased soil erosion on unprotected slopes which can possibly contaminate stormwater. Encroachment of alien invasive species 	
1.2.	Activity alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.
Provide a description of the preferred activity alternative.	
Improved security/assurance of potable water to the residents of Pacaltsdorp. The preferred activity is the construction of a new 3Mℓ reinforced concrete reservoir, new 300kℓ tower and water supply pumpstation on Erf RE/325. A dedicated 300mm ND Asbestos Cement Class D pipe supply main delivers water to the Pacaltsdorp (East) area. This pipe will supply the reservoir with water. Should sufficient pressure be available the pipe will also supply the tower. During times of low supply pressure, a pumpstation will pump water from the reservoir to the tower.	
<p>The following activities will be mitigation measures are proposed to minimise the impacts:</p> <ul style="list-style-type: none"> The pump station has been designed and placed as far as possible away from existing houses. The areas surrounding the infrastructure will be properly relayed and landscaped (lawned) to blend in with existing vegetation. A pipe system will be installed to accommodate the stormwater overflows. 	
Provide a description of any other activity alternatives investigated.	
No other activity alternatives were investigated.	
Provide a motivation for the preferred activity alternative.	
The preferred activity is the development of a new facility in support of existing infrastructure in Pacaltsdorp to supply security/assurance of potable water.	
The Municipality's present potable water storage volume fall short of the required minimum storage of 36 to 48 hours of the Annual Average Daily Demand. The Pacaltsdorp (East) area is therefore extremely vulnerable to potable water shortages during periods of water supply disruption.	
Provide a detailed motivation if no activity alternatives exist	
No activity alternatives were investigated.	
List the positive and negative impacts that the activity alternatives will have on the environment.	
<p>Positive:</p> <ul style="list-style-type: none"> Improved access to and assurance of potable water for Pacaltsdorp residences during bulk water supply interruptions. Refurbishment and relaying of existing sewer pipelines in need of maintenance. <p>Negative:</p> <ul style="list-style-type: none"> Attenuation of the natural state of the wetland located within the site. Visual impacts. Encroachment of alien invasive species 	
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.	

The proposed reinforced concrete 3 Mℓ reservoir will have a diameter of approximately 30 m and water depth of approximately 4,4 m.

The proposed reinforced concrete 300 kℓ water tower will have a tank diameter of 11 m and a water depth of 4 m. Total height of the tower will be 30 m. The tower footing will be 11 m diameter and 2 m thick. The shaft will be 3 m diameter and 20,5 m high.

The pumpstation, approximate dimensions 5 m x 8 m, will be positioned to be placed on the engineered fill, as well as to provide the required flooded suction of the pumps. Two pumps will be provided to operate in a duty stand-by fashion and each pump will be capable of pumping the required flow of 75,3 ℓ/s.

Install two 300 x 300 mm tees each with 300 mm ND shut off valve and 300 mm ND shut off valve.

Refer to Site Development Plan in Appendix B1

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

No other design alternative was investigated.

Provide a motivation for the preferred design or layout alternative.

The preferred layout makes more efficient use of the site, and also allows for the development of the proposed reservoir and associated infrastructure.

The layout has been designed to place the pumpstation away from the existing houses as far as possible.

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

Based on the nature of the project, no other design alternatives were considered.

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

n.a.

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

Provide a description of the preferred technology alternative:

Water Reservoir Technology:

The preferred water reservoir is a 3 ML reinforced concrete reservoir with a diameter of approximately 30m and water depth of 4,4m.

Water Tower:

The preferred water tower is a reinforced concrete 300KL water tower with a tank diameter of 11m and a water depth of 4m. The total height of the tower will be 30m. The footing will be 11m and 2m thick. The shaft will be 11m in diameter and 20,5m high.

Pump station:

The pumps will be single stage centrifugal pumps with cavity walls with face brick on the outside. The inlet and outlet pipework will be 300mm ND stainless steel.

Pipe material:

The preferred pipe material is a uPVC pipe.

Provide a description of any other technology alternatives investigated.

No other technology alternatives were investigated.

Provide a motivation for the preferred technology alternative.

Water Reservoir Technology:

- Reservoir material is long lasting and durable (i.e., no need for future maintenance of a steel structure)
- Increased job creation for local labour

Water Tower:

- Water tower material is long lasting and durable (i.e., no need for future maintenance of a steel structure)

Pipe material:

- The preferred option is cheaper and more readily available.
- uPVC is more robust in respect to laying of pipe.
- uPVC is very light, which makes it easier to transport, handle and lay.
- The municipality, who will be responsible for maintenance of the pipeline, is very familiar with uPVC, which would minimise downtime during pipe repairs.
- Corrosion resistant

	<ul style="list-style-type: none"> Smooth bore allows high flow rates for water transfer.
	Provide a detailed motivation if no alternatives exist.
	There are no alternatives because the preferred alternative is the most durable.
	List the positive and negative impacts that the technology alternatives will have on the environment.
	<p>Positive:</p> <ul style="list-style-type: none"> Reservoir material is long lasting and durable (i. e. no need for future maintenance of a steel structure) uPVC pipes do not contain any plasticizer, it therefore has no plasticizer leaching problem. uPVC has a small coefficient of friction, which ensures that there is no corrosion on the inside of the pipe and the walls of the pipe do not become rough after long term use, so it is non-toxic and harmless to the environment. uPVC is recyclable. <p>Negative:</p> <ul style="list-style-type: none"> Noise during construction and operational phase Dust during construction Water pollution, Erosion and sedimentation
1.5.	Operational alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.
	Provide a description of the preferred operational alternative.
	The operation of the reservoir, water tower and the pump stations to be able to meet the potable water demands in Pacaltsdorp area during bulk water supply interruptions, will be automated and all status information displayed on a SCADA Telemetry system which is monitored by the Operators.
	Provide a description of any other operational alternatives investigated.
	No feasible, alternative operational aspects were identified for investigation.
	Provide a motivation for the preferred operational alternative.
	No feasible, alternative operational aspects were identified for investigation.
	Provide a detailed motivation if no alternatives exist.
	The applicant aims to provide a basic service to Pacaltsdorp residents. The proposed project is the most feasible option.
	List the positive and negative impacts that the operational alternatives will have on the environment.
	<p>Positive:</p> <ul style="list-style-type: none"> Better stormflow attenuation Alleviation of water supply shortages in Pacaltsdorp <p>Negative:</p> <ul style="list-style-type: none"> Visual impacts Noise from the pumps Encroachment of alien invasive species
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.
	George Municipality is currently faced with an issue of meeting the demands for water supply in Pacaltsdorp during bulk water supply disruptions. The additional capacity in water supply is required to be able to provide potable water to Pacaltsdorp residents during periods of water supply disruption.
	The proposed 3M³ reservoir, 300K^l water tower and associated infrastructure is required to meet the future growth in water demands and to address the current supply problems related to water shortages during periods of water disruptions. The non-upgrading of the water supply system would therefore limit future residential development in the area and increase water shortages in places of demand. Water supply is an essential and basic service for any existing or planned township development, hence the need for the proposed water supply infrastructure.
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.
	In the case of the "No Go" alternative where there would be no change to the status quo, the Pacaltsdorp community will continue to be vulnerable to potable water shortages during periods of disruption. The site area would remain unchanged.
1.8.	Provide a concluding statement indicating the preferred alternatives, including the preferred location of the activity.
	Preferred alternative (3M³ concrete reservoir, 300K^l water tower and associated infrastructure): The proposed project will be located at RE of Erf 325 in Pacaltsdorp. The preferred alternative will result in George Municipality being able to have the required minimum storage of 36 to 48 hours of the Annual Average Daily Demand. The Pacaltsdorp area will be less vulnerable to potable water shortages during periods of water supply disruption. The proposed project will result in improved security/assurance of potable water to the residents of Pacaltsdorp.

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 areas requiring designation as no-go (besides neighbouring properties and wetlands) were identified.

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.

No significant impacts were assessed for the proposed development. All specialists undertook compliance statements, which were in line with the guidelines and protocols for specialist assessments. The proposed development site has been heavily transformed and does not contain any definable sensitive areas.

This section outlines the proposed method for assessing the significance of the potential environmental impacts. For each predicted impact, criteria are ascribed, and these include the intensity (size or degree scale), which also includes the type of impact, being either a positive or negative impact; the duration (temporal scale); and the extent (spatial scale), as well as the probability (likelihood). The methodology is quantitative, whereby professional judgement is used to identify a rating for each criteria based on a seven-point scale (refer to Table 2); and the significance is auto-generated using a spreadsheet through application of the calculations in Figure 6. Specialists can comment where they disagree with the auto-calculated impact significance rating.

Calculations

For each predicted impact, certain criteria are applied to establish the likely **significance** of the impact, firstly in the case of no mitigation being applied and then with the most effective mitigation measure(s) in place.

These criteria include the **intensity** (size or degree scale), which also includes the **type** of impact, being either a positive or negative impact; the **duration** (temporal scale); and the **extent** (spatial scale). These numerical ratings are used in an equation whereby the **consequence** of the impact can be calculated. Consequence is calculated as follows:

$$\text{Consequence} = \text{type} \times (\text{intensity} + \text{duration} + \text{extent})$$

To calculate the significance of an impact, the **probability** (or likelihood) of that impact occurring is applied to the consequence.

$$\text{Significance} = \text{consequence} \times \text{probability}$$

Depending on the numerical result, the impact would fall into a significance category as negligible, minor, moderate or major, and the type would be either positive or negative.

Figure 6: Calculation of significance

Table 2: Assessment criteria for the evaluation of impacts

Criteria	Numerical Rating	Category	Description
Duration	1	Immediate	Impact will self-remedy immediately
	2	Brief	Impact will not last longer than 1 year
	3	Short term	Impact will last between 1 and 5 years
	4	Medium term	Impact will last between 5 and 10 years
	5	Long term	Impact will last between 10 and 15 years
	6	On-going	Impact will last between 15 and 20 years
	7	Permanent	Impact may be permanent, or in excess of 20 years
Extent	1	Very limited	Limited to specific isolated parts of the site
	2	Limited	Limited to the site and its immediate surroundings
	3	Local	Extending across the site and to nearby settlements
	4	Municipal area	Impacts felt at a municipal level
	5	Regional	Impacts felt at a regional level
	6	National	Impacts felt at a national level
	7	International	Impacts felt at an international level

Intensity	1	Negligible	Natural and/ or social functions and/ or processes are negligibly altered
	2	Very low	Natural and/ or social functions and/ or processes are slightly altered
	3	Low	Natural and/ or social functions and/ or processes are somewhat altered
	4	Moderate	Natural and/ or social functions and/ or processes are moderately altered
	5	High	Natural and/ or social functions and/ or processes are notably altered
	6	Very high	Natural and/ or social functions and/ or processes are majorly altered
	7	Extremely high	Natural and/ or social functions and/ or processes are severely altered
Probability	1	Highly unlikely / None	Expected never to happen
	2	Rare / improbable	Conceivable, but only in extreme circumstances, and/or might occur for this project although this has rarely been known to result elsewhere
	3	Unlikely	Has not happened yet but could happen once in the lifetime of the project, therefore there is a possibility that the impact will occur
	4	Probable	Has occurred here or elsewhere and could therefore occur
	5	Likely	The impact may occur
	6	Almost certain / Highly probable	It is most likely that the impact will occur
	7	Certain / Definite	There are sound scientific reasons to expect that the impact will definitely occur

When assessing impacts, broader considerations are also taken into account. These include the level of confidence in the assessment rating; the reversibility of the impact; and the irreplaceability of the resource as set out in Table 3, Table 4 and Table 5, respectively.

Table 3: Definition of confidence ratings

Category	Description
Low	Judgement is based on intuition
Medium	Determination is based on common sense and general knowledge
High	Substantive supportive data exists to verify the assessment

Table 4: Definition of reversibility ratings

Category	Description
Low	The affected environment will not be able to recover from the impact - permanently modified
Medium	The affected environment will only recover from the impact with significant intervention
High	The affected environmental will be able to recover from the impact

Table 5: Definition of irreplaceability ratings

Category	Description
Low	The resource is not damaged irreparably or is not scarce
Medium	The resource is damaged irreparably but is represented elsewhere
High	The resource is irreparably damaged and is not represented elsewhere

Significance:	negative	positive
Negligible	Negligible - negative	Negligible - positive
Minor	Minor - negative	Minor - positive
Moderate	Moderate - negative	Moderate - positive
Major	Major - negative	Major - positive

4. Assessment of each impact and risk identified for each alternative

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

Project phase	Construction			
Impact	Dust			
Description of impact	During construction, elevated dust levels emanating from the site can be expected due to exposed soils, vehicle movement, transportation of materials and spoils. Part of the surrounding area is characterized by residential land-use and thus is sensitive to elevated dust levels			
Mitigatability	High	Mitigation exists and will considerably reduce the significance of impacts		
Potential mitigation	Appropriate dust suppression measures shall be used when dust generation is unavoidable, e.g. dampening with non-potable water, particularly during prolonged periods of dry weather in summer. A method statement regarding dust management is required (i.e. the contractor is required to indicate in a method statement how dust emissions will be minimized prior to any site clearing / excavation activities).			
Assessment	Without mitigation		With mitigation	
Nature	Negative		Negative	
Duration	Brief	Impact will not last longer than 1 year	Brief	Impact will not last longer than 1 year
Extent	Limited	Limited to the site and its immediate surroundings	Very limited	Limited to specific isolated parts of the site
Intensity	Low	Natural and/ or social functions and/ or processes are somewhat altered	Negligible	Natural and/ or social functions and/ or processes are negligibly altered
Probability	Probable	The impact has occurred here or elsewhere and could therefore occur	Rare / improbable	Conceivable, but only in extreme circumstances, and/or might occur for this project although this has rarely been known to result elsewhere
Confidence	High	Substantive supportive data exists to verify the assessment	High	Substantive supportive data exists to verify the assessment
Reversibility	High	The affected environmental will be able to recover from the impact	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	Negligible - negative		Negligible - negative	
Comment on significance	Negligible, dust can be managed effectively.			
Cumulative impacts	Same as individual impact.			

Project phase	Construction			
Impact	Noise associated with construction			
Description of impact	Construction related noise			
Mitigatability	Medium	Mitigation exists and will notably reduce significance of impacts		
Potential mitigation	Limit noise-related work to weekdays 8:00 - 17:00 and 8:00 - 14:00 on Saturdays. All noise and sounds generated by plant or machinery must adhere to SABS specifications for the maximum permissible noise levels for residential areas. Plant and machinery are to be fitted with adequate silencers. No sound amplification equipment such as sirens, loud hailer or hooters may be used on site, after normal working hours, except in emergencies.			
Assessment	Without mitigation		With mitigation	
Nature	Negative		Negative	
Duration	Short term	impact will last between 1 and 5 years	Short term	impact will last between 1 and 5 years
Extent	Limited	Limited to the site and its immediate surroundings	Limited	Limited to the site and its immediate surroundings
Intensity	Low	Natural and/ or social functions and/ or processes are somewhat altered	Very low	Natural and/ or social functions and/ or processes are slightly altered
Probability	Likely	The impact may occur	Probable	The impact has occurred here or elsewhere and could therefore occur
Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge
Reversibility	High	The affected environmental will be able to recover from the impact	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	Minor - negative		Negligible - negative	
Comment on significance	Noise impacts must be managed according to the required building standards and in the same way as other construction activities taking place inside the urban edge.			
Cumulative impacts	Same as individual impact. Noise impact occurs over short term			

Project phase	Construction			
Impact	Water pollution, Erosion and Sedimentation			
Description of impact	During construction the site will be cleared and there will likely be impacts to stormwater quality and quantity. Erosion sedimentation and pollution from construction activities can contaminate the stormwater on site.			
Mitigatability	High	Mitigation exists and will considerably reduce the significance of impacts		
Potential mitigation	<p>The site office should have a store of materials suitable for rapid response erosion control such as shade-cloth (silt fencing), haybales (check-dams), wooden droppers, hessian fabric, and fencing wire.</p> <p>Stormwater runoff to be attenuated on the eastern slope with a low earth berm acting as an attenuation/water draining facility.</p> <p>The earth berm must be revegetated by seeding with grass. Recommended species Kweek and Buffalo (Cynodon dactylon and stenotaphrum secundatum).</p> <p>An emergency overflow pipe connecting the water tower to the reservoir (greater storage capacity) should be installed when this is constructed reduce the risk of high velocity overflows from the water tower.</p> <p>Monitoring of the performance of the earth berm should be undertaken following high rainfall events to identify problematic flow paths. Any erosion observed needs to be proactively repaired and a solution found which does not transfer negative impacts to wetlands to the north and east of the site.</p>			
Assessment	Without mitigation		With mitigation	
Nature	Negative		Negative	
Duration	Brief	Impact will not last longer than 1 year	Short term	impact will last between 1 and 5 years
Extent	Limited	Limited to the site and its immediate surroundings	Very limited	Limited to specific isolated parts of the site
Intensity	Low	Natural and/ or social functions and/ or processes are somewhat altered	Negligible	Natural and/ or social functions and/ or processes are negligibly altered
Probability	Probable	The impact has occurred here or elsewhere and could therefore occur	Unlikely	Has not happened yet but could happen once in the lifetime of the project, therefore there is a possibility that the impact will occur
Confidence	High	Substantive supportive data exists to verify the assessment	High	Substantive supportive data exists to verify the assessment
Reversibility	Low	The affected environment will not be able to recover from the impact - permanently modified	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	Negligible - negative		Negligible - negative	
Comment on significance	Stormwater to be managed as best practise measures and guided by EMPr.			
Cumulative impacts	Same as individual impact. There are no residual impacts that are not appropriately mitigated by the proposed mitigation measures.			

Project phase	Construction			
Impact	Loss of wetland plants, habitat and biota			
Description of impact	During construction there will be vehicles, people and materials disturbing wetland areas.			
Mitigatability	High	Mitigation exists and will considerably reduce the significance of impacts		
Potential mitigation	Pre-construction, temporary fencing must be erected around the artificial wetland with a 5m buffer from the edge. Signage indicating the artificial wetland as a No-Go area must be placed on the fencing. All workers and contractors must be briefed that adjacent wetland and buffer areas are no-go zones.			
Assessment	Without mitigation		With mitigation	
Nature	Negative		Negative	
Duration	Brief	Impact will not last longer than 1 year	Brief	Impact will not last longer than 1 year
Extent	Limited	Limited to the site and its immediate surroundings	Very limited	Limited to specific isolated parts of the site
Intensity	Low	Natural and/ or social functions and/ or processes are somewhat altered	Negligible	Natural and/ or social functions and/ or processes are negligibly altered
Probability	Probable	The impact has occurred here or elsewhere and could therefore occur	Rare / improbable	Conceivable, but only in extreme circumstances, and/or might occur for this project although this has rarely been known to result elsewhere
Confidence	High	Substantive supportive data exists to verify the assessment	High	Substantive supportive data exists to verify the assessment
Reversibility	Low	The affected environment will not be able to recover from the impact - permanently modified	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Medium	The resource is damaged irreparably but is represented elsewhere	Low	The resource is not damaged irreparably or is not scarce
Significance	Negligible - negative		Negligible - negative	
Comment on significance	There are no natural wetland areas within the site development footprint, but there are unchanneled valley bottom wetlands located to the east and northwest of the site. One artificial pond is located near to the			
Cumulative impacts	Same as individual impact.			

Project phase	Construction			
Impact	Socio-economic			
Description of impact	During construction some temporary jobs will be created Employment will bring socio-economic benefits to the employed workers and their families. Also, as a result of increased expenditure in the construction industry (primarily as a result of purchase of construction materials and hiring of machinery) local economic benefits will arise			
Mitigatability	Low	Mitigation does not exist; or mitigation will slightly reduce the significance of impacts		
Potential mitigation	Positive impact, no mitigation required. Hiring must be done as per the municipal guidelines and targets and a 'locals-first approach be taken for hiring contractors.			
Assessment	Without mitigation		With mitigation	
Nature	Positive			
Duration	Short term	impact will last between 1 and 5 years		
Extent	Municipal area	Impacts felt at a municipal level		
Intensity	Moderate	Natural and/ or social functions and/ or processes are moderately altered		
Probability	Almost certain / Highly probable	It is most likely that the impact will occur		
Confidence	High	Substantive supportive data exists to verify the assessment		
Reversibility	Low	The affected environment will not be able to recover from the impact - permanently modified		
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce		
Significance	Minor - positive			
Comment on significance	The project will result in many jobs being created over the construction period and which will have a positive socio-economic impact on the municipal area.			
Cumulative impacts	Same as individual.			

Project phase	Operation			
Impact	Alien vegetation encroachment			
Description of impact	During operation there will be lloss of indigenous vegetation due to graduuyal invasion by alien plants			
Mitigatability	Low	Mitigation does not exist; or mitigation will slightly reduce the significance of impacts		
Potential mitigation	All areas disturbed during construction phase (reservoir site and areas beyond) must be inspected for and			
Assessment	Without mitigation		With mitigation	
Nature	Negative		Negative	
Duration	Permanent	Impact may be permanent, or in excess of 20 years	Short term	impact will last between 1 and 5 years
Extent	Limited	Limited to the site and its immediate surroundings	Very limited	Limited to specific isolated parts of the site
Intensity	Low	Natural and/ or social functions and/ or processes are somewhat altered	Negligible	Natural and/ or social functions and/ or processes are negligibly altered
Probability	Probable	The impact has occurred here or elsewhere and could therefore occur	Unlikely	Has not happened yet but could happen once in the lifetime of the project, therefore there is a possibility that the impact will occur
Confidence	High	Substantive supportive data exists to verify the assessment	Medium	Determination is based on common sense and general knowledge
Reversibility	High	The affected environmental will be able to recover from the impact	High	The affected environmental will be able to recover from the impact
Resource irreplaceability	Low	The resource is not damaged irreparably or is not scarce	Low	The resource is not damaged irreparably or is not scarce
Significance	Minor - negative		Negligible - negative	
Comment on significance	Alien vegetation encroachment can me managaed effectively			
Cumulative impacts	Same as individual impact.			

Project phase	Operation			
Impact	Discharge of stormwater,reservoir overflows or scouring operations			
Description of impact	Channel incision in wetlands or erosion cuts due to high velocity outflows			
Mitigatability	High	Mitigation exists and will considerably reduce the significance of impacts		
Potential mitigation	<p>If planned scour events are undertaken, planned monitoring of the outflow must be simultaneous o scouring to ensure the reno mattress is providing sufficient protection. If any erosion startes to occur, the operation must be stopped and plans must be made to improve protection at the outflow.</p> <p>The stormwater outflow point at the reno mattress should be monitored following high rainfall events or accidental overflow events to determine all infrastructure is functional and does not require maintenance.</p>			
Assessment	Without mitigation		With mitigation	
Nature	Negative		Negative	
Duration	Immediate	Impact will self-remedy immediately	Immediate	Impact will self-remedy immediately
Extent	Limited	Limited to the site and its immediate surroundings	Limited	Limited to the site and its immediate surroundings
Intensity	Negligible	Natural and/ or social functions and/ or processes are negligibly altered	Negligible	Natural and/ or social functions and/ or processes are negligibly altered
Probability	Probable	The impact has occurred here or elsewhere and could therefore occur	Rare / improbable	Conceivable, but only in extreme circumstances, and/or might occur for this project although this has
Confidence	Medium	Determination is based on common sense and general knowledge	Medium	Determination is based on common sense and general knowledge
Reversibility	Medium	The affected environment will only recover from the impact with significant intervention	Medium	The affected environment will only recover from the impact with significant intervention
Resource irreplaceability	Medium	The resource is damaged irreparably but is represented elsewhere	Medium	The resource is damaged irreparably but is represented elsewhere
Significance	Negligible - negative		Negligible - negative	
Comment on significance	Most of the site's stormwater could be attenuated on site as this is anticipated to be minimal. The outflow pipeline and reno mattress are mainly required to manage infrequent reservoir scour events, and the			
Cumulative impacts	Same as individual impact			

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>Botanical Study impacts:</p> <p>The vegetation on the site is consistent with degraded vegetation as CBA 2 areas are defined. However, large portions of the site are covered with spontaneously growing alien vegetation. This means that a lot of effort will be required to restore the vegetation on most of the site, which is not practical. For this reason, the site will not easily be able to fulfil the objective for a CBA2.</p> <p>No Species of Conservation Concern (SCC) were found on the proposed development area on Erf RE/325. Only <i>Lampranthus pauciflorus</i> could conceivably be found on the proposed development area, but even so the habitat requirements are not met.</p> <p>Due to the low species diversity and the transformed nature of any vegetation on site, the specialist botanical investigation did not result in any measures to mitigate the already low impact.</p> <p>The site was mapped as Garden Route Granite Fynbos (CR). One small section of graminoid dominated fynbos was observed in the southern section of the proposed development area north of Mission Road. However, this vegetation does not represent any of the important taxa for Garden Route Granite Fynbos, as described in this report. It is also located directly north of Mission Road, where the vegetation suffers from negative edge effects, which results in a largely natural, albeit modified vegetation structure. The degraded fynbos on the site is not consistent with Garden Route Granite Fynbos, due to the modification evident and the fact that all the important ecosystem drivers that maintain the vegetation type are missing from the landscape e.g. fire regimes.</p>	

Due to the low species diversity and the transformed nature of vegetation on site, the specialist terrestrial investigation did not identify any measures to mitigate the already low impact.

Faunal Study impacts:

During the site visit, a small artificially created grassy pond with standing water was observed immediately beyond the site development footprint.

There is no suitable aquatic habitat that would support *A. knysnae* or *C. ranivorus*. The site has no forest habitat and is not connected to any forest or dense natural vegetation that would provide habitat for *C. duthieae* or Species 8. No natural sclerophyllous fynbos vegetation is present that could support *A. montanus*. Therefore, it is therefore highly unlikely that *Aneuryphymus montanus* could occur on the site. Although surveys for invertebrates are best undertaken during spring and summer, the complete lack of habitat for this species is sufficient to confirm that it would not be present at the site.

The existing transformation of areas adjacent to the site reduces the likelihood that many Species of Conservation Concern (SCCs) would occur in the area specifically.

The reservoir site does not interfere with any anticipated corridor for wildlife movement, but rather adds further transformation to an area that has already been disturbed on the edge of urban development. In this way it would extend impacts known as edge effects but given the small area of the reservoir it would not represent significant habitat loss for SCCs. No tracks, dung or other signs of the SCCs were observed during the site visit.

While this assessment has confirmed that there are no animal SCCs associated with the site, efforts should be made to limit disturbance to the small artificial pond to the east of the site. While the amphibian species present are both listed as Least Concern, they may provide a food source to other birds or reptiles.

Aquatic Study impacts:

There are no natural watercourses within or immediately adjacent to the reservoir site itself, and the artificial pond has been identified and will not be disturbed throughout the project development (see Risk Matrix control measures).

Most of the site's stormwater could be attenuated on site, as the volume of this runoff is anticipated to be minimal. The outflow pipeline and reno mattress are mainly required to manage infrequent reservoir scour events, and the unlikely but not impossible event of an unplanned reservoir overflow. This infrastructure was discussed and agreed upon as a risk mitigation measure to reduce the level of risk to surrounding areas of erosion if such an event were to occur. Flow velocities of outflowing water would be attenuated by the large reno mattress before flowing into the watercourse over a gentle slope, which is densely covered with kikuyu grass.

The assessment determined that the site has a Low Sensitivity in terms of the Aquatic Biodiversity Theme as defined in GN 320 of 2020.

Given that the wetlands are located within 500 m of the proposed development, a Risk Matrix was compiled to determine the level of risk to aquatic ecosystems. This risk was confirmed as Low. For this level of risk to apply, all control measures must be fully implemented.

2.	List the impact management measures that were identified by all Specialist that will be included in the EMP
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Measures recommended by specialists:

- All areas disturbed during construction phase (reservoir site and areas beyond) must be inspected for and cleared of alien vegetation 6 months and 12 months following construction.
- No pesticides can be used in any natural or artificial wetland or buffer areas. Alien plants must be removed by hand/using tools only.
- Where indigenous vegetation struggles to cover disturbed areas naturally, sow seeds of grassed such as *Cynodon dactylon* can be planted.
- The site office should have a store of materials suitable for rapid response erosion control such as shade-cloth (silt fencing), haybales (check-dams), wooden droppers, hessian fabric, and fencing wire.
- The earth berm must be revegetated by seeding with grass. Recommended species Kweek (*Cynodon dactylon*) and Buffalo and (*Stenotaphrum secundatum*).
- An emergency overflow pipe connecting the water tower to the reservoir (greater storage capacity) should be installed when this is constructed reduce the risk of high velocity overflows from the water tower.

Monitoring of the performance of the earth berm should be undertaken following high rainfall events to identify problematic flow paths. Any erosion observed needs to be proactively repaired and a solution found which does not transfer negative impacts to wetlands to the north and east of the site.

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.
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None. All recommended measures will be implemented.

4.	Explain how the proposed development will impact the surrounding communities.
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Minor impacts, mostly negative, but also positive, have been identified. Surrounding communities will be impacted negatively during construction and operation through the visual impacts, noise impacts, traffic impacts, stormwater quality and quantity impacts, and socio-economic and water security (positive) impacts during operation.

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.
The risk of climate change has limited applicability to the proposed development.	
6.	Explain whether there are any conflicting recommendations between the specialists. If so, explain how these have been addressed and resolved.
No areas of conflicting recommendations have been identified.	
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.
Findings and recommendations of the specialists have been used in the formation of the mitigation measures in the EMP.	
8.	Explain how the mitigation hierarchy has been applied to arrive at the best practicable environmental option.
The identified impacts will be minimised, rectified and reduced through measures included in the EMP which aims to minimise the negative impacts associated with the development.	

SECTION J: GENERAL

1. Environmental Impact Statement

1.1.	Provide a summary of the key findings of the EIA.
The Basic Assessment process has found that the development of the 3Ml Pacaltsdorp reservoir, 300Kl water tower and associated infrastructure will result in the transformation of land. However, the impacts of the project can be mitigated if all control measures are applied.	
1.2.	Provide a map that 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)
Please refer to 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: <ul style="list-style-type: none"> Skills development for semi-skilled and unskilled workers in water supply infrastructure technology and construction. Improved water security and supply for residents located in Pacaltsdorp. Negative: <ul style="list-style-type: none"> Visual impact Vegetation removal and associated risk of increased soil erosion on unprotected slopes. Increased stormwater run-off if control measures are not implemented. 	

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 EMP
<ul style="list-style-type: none"> The appointed Contractor and sub-contractors must strictly comply with all the conditions and actions stipulated in the Environmental Management Programme (EMP). An environmental awareness and EMP induction for all contractors should be conducted prior to construction. All the proposed infrastructure should be designed, installed or constructed, and operated as required by the Department of Environmental Affairs and Developmental Planning. Surrounding landowners should be notified in advance, at least 24 hours, prior to any blasting activities during construction. Clearing of vegetation is to be minimised. The natural vegetation encountered on the site is to be conserved and left as intact as possible. Adequate on-site chemical sanitation systems, at least one toilet for every 10 workers, must be provided within walking distance to all construction workers. Undertake responsible waste management. The site office should have a store of materials suitable for rapid response erosion control such as shade-cloth (silt fencing), haybales (check-dams), wooden droppers, hessian fabric, and fencing wire. Stormwater runoff to be attenuated on the eastern slope with a low earth berm acting as an attenuation/water draining facility. The earth berm must be revegetated by seeding with grass. Recommended species Kweek and Buffalo (Cynodon dactylon and stenotaphrum secundatum). An emergency overflow pipe connecting the water tower to the reservoir (greater storage capacity) should be installed when this is constructed reduce the risk of high velocity overflows from the water tower. Monitoring of the performance of the earth berm should be undertaken following high rainfall events to identify problematic flow paths. Any erosion observed needs to be proactively repaired and a solution found which does not transfer negative impacts to wetlands to the north and east of the site. 	

	<ul style="list-style-type: none"> During construction, elevated dust levels emanating from the site can be expected due to exposed soils, vehicle movement, transportation of materials and spoils. Part of the surrounding area is characterized by residential land-use and thus is sensitive to elevated dust levels. All areas disturbed during construction phase (reservoir site and areas beyond) must be inspected for and cleared of alien vegetation 6 months and 12 months following construction. No pesticides can be used in any natural or artificial wetland or buffer areas. Alien plants must be removed by hand/using tools only. Where indigenous vegetation struggles to cover disturbed areas naturally, sow seeds of grasses such as <i>Cynodon dactylon</i> can be planted. Pre-construction, temporary fencing must be erected around the artificial wetland with a 5m buffer from the edge. Signage indicating the artificial wetland as a No-Go area must be placed on the fencing. All workers and contractors must be briefed that adjacent wetland and buffer areas are no-go zones.
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.
	Given that the wetlands are located within 500 m of the proposed development, a Risk Matrix was compiled which determined the level of risk as Low to aquatic ecosystems. In order for this level of risk to apply, all control measures must be fully implemented.
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.
	The development will have a Low impact on the environment overall. There is no reason that it should not be authorised. The contractor will have to adhere to the control measures recommended by the Aquatic specialist as mentioned in Section 2.1f.
2.4.	Provide a description of any assumptions, uncertainties and gaps in knowledge that relate to the assessment and mitigation measures proposed.
	<ol style="list-style-type: none"> It is assumed that the information on which this report is based (project information as well as existing information) is correct, factual and truthful. The proposed development is in line with the statutory planning vision for the area and thus it is assumed that issues such as the cumulative impact of development in terms of character of the area and its resources, have been taken into account during the strategic planning for the area. It is assumed that all the relevant mitigation measures and agreements specified in this report will be implemented in order to ensure minimal negative impacts and maximum environmental benefits. It is assumed that Stakeholders and Interested and Affected Parties notified during the public participation process will submit all relevant comments within the designated review and comment 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.
	<ol style="list-style-type: none"> Construction should commence within five (5) years from date of authorisation. Construction should be concluded at least three (03) years from commencement. Construction Completion Statement on handover of the site back to the applicant. Six (06) months post-construction audit.

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.

Where possible non-potable water will be used for construction purposes.

4. Waste

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

During construction, waste must be separated at source into recyclable and non-recyclable materials and distributed for recycling where applicable. During the construction phase, construction waste rubble should be re-used as fill material, erosion protection and gabion construction where applicable. The re-use of construction waste materials will minimize the amount of waste that will need to be disposed of at registered municipal waste facilities. In addition, there will be extensive earthworks, but import and export of material will be minimised by balancing cut and fill requirements as far as possible.

5. Energy Efficiency

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

The following energy saving can be implemented, where applicable.

- Energy efficient lighting and solar cooling systems for site offices.
- Machinery must only be running when necessary.

Different energy saving measures will be considered in the detail design phase of the project.

SECTION K: DECLARATIONS


DECLARATION OF THE APPLICANT

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

I...Johannes Franciscus Koegelenberg, ID number 790608 5048 08 1.....~~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:

2023-09-08

Date:

George Municipality

Name of company (if applicable):

DECLARATION OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER ("EAP")

I, Wynand Loftus, EAPASA Registration number 2019/1203 as the appointed EAP hereby declare/affirm the correctness of the:

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

	07/09/2023
Signature of the EAP:	Date:

<u>Zutari (Pty) Ltd</u>	
Name of company (if applicable):	

DECLARATION OF THE REVIEW EAP

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

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

Signature of the EAP:

Date:

Name of company (if applicable):

DECLARATION OF THE SPECIALIST

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

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

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

Signature of the EAP:

Date:

Name of company (if applicable):

DECLARATION OF THE REVIEW SPECIALIST

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

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

Signature of the EAP: _____ Date: _____

Name of company (if applicable):