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FORMAPLAN
STADS EN STREEKBEPLANNERS
TOWN AND REGIONAL PLANNERS

9 October 2025

Municipal Manager
George Municipality
GEORGE

By e-mail

Att: Ms Ilané Huyser/Primrose Nako

PROPOSED REZONING AND CONSENT USE: REMAINDER OF PORTION 1 OF FARM OUTENIQUABERGE N0 125, Division, GEORGE

Application is hereby made in terms of Section 15(2)(a) of the George Land Use Planning By-Law, 2023 for a rezoning of a portion of above property and consent use for a refuse transfer station on the property. The following is attached hereto:

- Memorandum
- Application form
- Pre-app feedback
- Deed of Transfer
- Conveyancer Certificate
- Power of Attorney
- SG Diagram
- Locality Plan
- Site Plan
- Basic assessment report from Environmental consultant
- Mayoral Committee Resolution
- Comments/e-mail from Provincial Roads
- Visual impact assessment
- Letter from Senior Manager Environmental Services

I trust that you will find this in order.

_____
P C J Theron Pr. Pln

PROPOSED REZONING AND CONSENT USE: REMAINDER OF PORTION 1 OF FARM OUTENIQUABERGE N0 125, Division, GEORGE

CONTENTS

PROPOSED REZONING AND CONSENT USE: REMAINDER OF PORTION 1 OF FARM OUTENIQUABERGE N0 125, Division, GEORGE

1. INTRODUCTION

Urban Engineering was appointed by the George Municipality for the construction of a new waste transfer facility at Touwsranten. The proposed site will be located on a portion of the Remainder of Ptn 1 of Farm Outeniquaberge No 125, Division George and the specific site will be located directly adjacent to and to the north of the Touwsranten graveyard. The property is registered in the name of the Municipality – see Kroongrondbrief attached hereto. Farm R/1/125 is zoned Agricultural Zone I and the current zoning therefore, does not make provision for the proposed use.

Formaplan was appointed by Urban Engineering to assist with the application for a rezoning and consent use of a portion of the property to accommodate the facility.

2. THE PROPERTY

2.1 Description

The property is described as Remainder of Ptn 1 of Farm Outeniquaberge No 125, Division George

2.2 Size

The property is 62.75 ha in size although only 200m² will be the subject of the application.

2.3 Locality

The property is situated approximately 150m to the north-east of the most northern part of Touwsranten. See attached Locality Plan.

2.4 Zoning

The property is zoned as Agricultural Zone I.

2.5 Ownership

The property is owned by the George Municipality.

2.6 Bond Holder

The property is not bonded.

2.7 Present Use

A portion of the property, approximately 0.2ha in size, is supposed to be unused. However, all the signs are there that the area is often used to dump refuse. ***See photos 1, 2 and 3 below.***

Photo 1 The proposed site for the transfer station on the property as seen from inside the site, in a southerly direction.

Photo 2 The photo shows clearly how the proposed site is already used to illegally and uncontrolled dumping of refuse.

Photo 3 Further evidence of uncontrolled dumping on the property.

2.8 Surrounding Land Uses

The portion of the property (±2000m²) to be used as the waste transfer station, is surrounded by the rest of the Remainder of Ptn 1 of Farm 125 and does therefore not border unto properties belonging to other persons. Further away from the proposed site, the property boundary (of R/1/Farm 125) is adjacent to a property that is actively being farmed on its northern and eastern sides, an existing graveyard on its southern side, Touwsranten on its south-western side and indigenous forest on its western and northwestern sides. ***See photo 4 below as well as 7 further below on P19 and 10 on P20.***

Photo 4 The photo shows the graveyard adjacent and to the south thereof.

3. APPLICATION

Application is made

3.1 in terms of Section 15(2)(a) of the George Land Use Planning By-Law, 2023 for rezoning of a portion of a portion (±2000m²) the Remainder of Ptn 1 of Farm Outeniquaberge No 125, Division George from Agricultural Zone I to Utility Zone.

3.2 in terms of Section 15(2)(o) of the George Land Use Planning By-Law, 2023 for a consent use for an authority use (refuse transfer station).

4. PRE-APPLICATION CONSULTATION

A Pre-application was submitted and feedback was received on 31 January 2025. The following aspects were raised:

4.1 The property description is incorrect.

The correct property description is now being used in the application namely *Remainder of Ptn 1 of Farm Outeniquaberge No 125, Division George.*

4.2 A waste transfer station is not a utility service. It is included as under "authority use". It is therefore not a consent use. The property would therefore need to be rezoned.

In the pre-application, it was mentioned that application will be made for a utility service, as a consent use as a utility service is regarded as a consent use in an Agricultural Zone. It has in the meantime being established that a refuse transfer station is in fact an authority use which is a consent use on a Utility zoned property. This application will therefore now comply with the statement in the pre-app feedback.

4.3 This is an industrial activity and near houses and farms. There does not appear to be consideration given to access requirements or environmental licensing requirements. Tra ic Impact Studies, environmental studies, etc will likely be required.

It must be kept in mind that the purpose of a pre-application to the Municipality is to determine the information and documents that must be submitted with the application. The pre-app must therefore not be seen as the formal application.

In respect of the environmental studies, please note that an environmental study is already in an advanced state - ***see attached the Basic assessment Report as well as a Visual Assessment report.***

In respect of the access to the property, please see the attached comments from the Provincial Roads Authority stating that it is not a requirement that the current access be moved. The current access is therefore acceptable. It can be expected that Provincial Roads may in future request that the access be altered to form a 90-degree intersection with the Seven Passes Road. At that stage a traffic assessment would be required.

4.4 I suggest that a service provider first be appointed to do a feasibility study before your department continues.

It is clear that this remark was aimed at the Dept of Community Services of the municipality. In an e-mail to the writer hereof, **Senior Manager Environmental Services,** confirmed that this matter was resolved. ***See e-mail-letter attached.***

4.5 *No comments were received from CES & ETS iro the pre-app.*

Both CES & ETS will have the opportunity to comment to the application during the advertising period.

5. DESIRABILITY OF THE APPLICATION

The concept, desirability of the rezoning and consent use as proposed in this application, can be described as the acceptability thereof on the land unit and the environment where it will take place. This application will be discussed in terms of the following to determine the desirability thereof:

- Physical characteristics – 5.1
- Proposed Land Uses – 5.2
- Consistency of the proposal in terms of existing planning documents – 5.3
- Consistency of the proposal in terms of the character of the area – 5.4
- Accessibility – 5.5
- Western By-Pass – 5.6

5.1 Physical Character of the Property

5.1.1 Topography

The property is very flat and no slope can be detected in any direction.

5.1.2 Vegetation

The portion of the property where the activity will take place, is overgrown with alien trees with only a few indigenous trees in between. These indigenous trees can most probably be retained. ***See photos 5 below.***

Photo 5 Some of the alien trees on the property where the facility is envisaged.

5.1.1 Other

There is a wetland on the property to the north of the proposed facility. However, in terms of advice from the environmental consultant, the facility will be provided at least 42m from the wetland in stead of the usual 32m and no negative impact is expected on the wetland as a result of the proposed facility. Reeds in the wetland can be seen on ***Photo 8 below.***

5.1.3 Summary

The physical character of the property does not influence the use thereof for a refuse transfer station.

5.2 Proposed Land Use

The municipality wishes to construct a site where refuse can be collected to be transferred to a registered refuse dumping site. The area under discussion, will be fenced in, a ramp will be constructed where vehicles can dump refuse in containers that can later be collected by municipal refuse trucks and a guard house will also be erected on the site. See attached the site plan that illustrates how the transfer station will operate.

5.3 Consistency in terms of Existing Planning Documents

5.3.1 Deed of Transfer

Deed of Transfer (Kroongrondbrief) No T 48/1956 is applicable to this property. There are no conditions in the deed that restricts the proposed rezoning or consent use as applied for. ***See attached Conveyancer Certificate.***

5.3.3 Spatial Planning and Land Use Management Act – SPLUMA

Section 7 of SPLUMA lists 5 development principles that are applicable to spatial planning, land use development and land use management namely:

- Spatial justice
- Spatial sustainability
- Efficiency
- Spatial resilience
- Good administration

Section 42 of SPLUMA mentions the factors that must be taken into account when an application is submitted to a municipal tribunal for a decision namely:

- ❖ The 5 development principles as mentioned above
- ❖ Conservation and promotion of agricultural land
- ❖ Public interest
- ❖ Constitutional transformation
- ❖ Rights and obligations of all those affected
- ❖ Impact on engineering services, social infrastructure and open space requirements
- ❖ Compliance with environmental legislation

5.3.3.1 <u>The 5 Development Principles</u>

a) <u>Spatial Justice</u> refers to the imbalances in development proposals and spatial planning of the past that must be addressed. It is mentioned that Spatial development frameworks and policies of governments at all spheres must address the inclusion of persons and areas that were previously excluded. Spatial planning mechanisms must incorporate provisions that will enable access to land by disadvantaged persons. Land use management systems must include all areas of a municipality. Land development procedures must include provisions that accommodate access to secure tenure. Lastly it is mentioned that when a Municipal Planning Tribunal considers an application, it may not be restricted in the exercise of its discretion solely on the ground that the value of land is affected by the outcome of the application.

   This application is for the rezoning of a small portion (±2000m²) of the farm and a consent use to use this portion as a refuse transfer station that was identified by the municipality for this area. The facility will serve only the residents in its nearby vicinity and will fulfil the demand for such a facility in this area. The above principle refers to more extensive land developments and cannot be applied to this application.

   In respect of the influence that the proposed departure may have on land values of existing properties in its vicinity, we are of the opinion that there will be no negative influence on land values. In this respect *also see para 5.4 below.*

   The application is regarded as not applicable to this principle of SPLUMA.

b) <u>Spatial Sustainability</u> refers to spatial planning and land use management systems that must inter alia protect prime and unique

agricultural land and promote development in areas that are sustainable and limit urban sprawl.

The proposal has no influence the purpose of this principle. The section of the property where the facility will take place, is not being used for agricultural purposes and probably never was, as the purpose of this land was for the use thereof as an Outspan (Uitspanning in Afrikaans) and dates back in the days when farmers from the area to the east thereof needed to stay overnight with their ox-wagons on their way to and back from George. Condition D in the title deed, is proof of this fact, although this condition was removed from the title deed in February 2008.

c) Efficiency refers to development that optimizes the use of existing resources and infrastructure.

The application is not for a development that has an influence on this principle. No infrastructure is required for the facility.

d) Spatial Resilience refers to flexibility in spatial plans, policies and land use management systems to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

This principle is not applicable to this application.

e) Good Administration refers to an integrated approach to land use and land development for all spheres of government. Spatial development frameworks and inputs thereto by all government departments must be met timeously. Public participation must be transparent and all parties must have opportunity to participate in matters affecting them.

This principle iro an integrated approach, is supported which is why this application will be referred to a number of relevant state departments for their comment. Furthermore, the surrounding properties will not be affected by this application. Neigbours and affected parties will in any case be offered the opportunity to object to the application during the advertising period of the application.

5.3.3.2 Factors Mentioned in Section 42 of SPLUMA (para 5.3.3 above)

Section 42 of SPLUMA deals with the factors that a Municipal Planning Tribunal must consider when deciding on a development application namely:

a) it must be guided by the development principles as set out in Section 7 (Chapter 7) of SPLUMA.

   This consideration was already dealt with in para 5.3.3.1 above.

b) make a decision that is consistent with norms and standards, protect agricultural land and is consistent with the Spatial Development Framework (SDF) of the municipality.

   No agricultural land will be affected by this proposal- also see para 5.3.3.1 (b) above - Spatial Sustainability and para 5.3.6 below. The consistency with the SDF will be dealt with in para 5.3.4 below.

c) other factors relating to the application:

   (i) Public Interest

   None of the neighboring properties, will be affected negatively by this application. Also see Para 5.3.3.1(e) above.

   (ii) Constitutional Transformation Imperatives and Duties of the State

   This was already discussed in para 5.3.3.1 – Spatial Justice

   (iii) Facts and Circumstances Relevant to the Application

   It is the purpose of this report to put the decision maker in a position to consider the application on the grounds of the circumstances relevant to the application.

   (iv) Respective Rights and Obligations of those Affected

   This implies that the decision makers must consider the application taking into account the possible negative impact of the application. We are of opinion that there are no negative impacts.

(v) Environmental Factors

The proposal is of such nature that an environmental approval must be obtained from DEA&DP. Such a process is already in an advanced state. See the Basic Assessment Report attached hereto.

5.3.4 Land Use Planning Act, Act 3 of 2014. (LUPA)

It is clear that LUPA gives effect to SPLUMA in the Western Cape Province. Section 49 of LUPA gives the basis of assessments of land use applications. It mentions that when a Municipality considers and decides on a land use application, at least the following must be assessed:

- Applicable spatial development frameworks,
- Applicable structure plans,
- Principles of Chapter 6 of LUPA,
- Desirability of proposed land uses / subdivision,
- Guide lines that may be issued by the Provincial Minister regarding desirability.

5.3.4.1 George Spatial Development Framework

George Spatial Development Framework (MSDF) is applicable to this area. The MSDF is the document that provides the long-term spatial framework for decisions to be made i.r.o. development applications. Many spatial strategies and supporting policies have been identified and mentioned in the document. Many of the policies in the SDF does not affect the application as applied for, such as Policy A that focusses on the prioritization of infrastructure that invests in people and their socio-economic mobility and resilience (maintain, improve and expand basic services). Maintenance and provision of open space and the linkage thereof with public transport corridors, is also not relevant to this application, the same as the policy in respect of maintaining a compact settlement.

One of the policies that should be looked into and that could have an influence on this application, is Policy D6 - *Minimize the impact of developments on visual landscapes and corridors.*

The proposed facility is close to the extension of the Seven Passes Road, namely next to Main Road 355 that runs through Hoekwil from the N2, which is considered an important tourist route. It is mentioned that

scenic routes provide public access to the enjoyment of these landscapes. The routes and the land use alongside these routes should be managed in such a way as to not compromise the views offered but to mark and celebrate the landscapes and the origins or nature of their significance. For comment on this aspect, please see Para 5.3.4.2.

In the support of the MSDF, the municipality also compiled and accepted a local SDF (Wilderness/Lakes/Hoekwil LSDF) for the area where the property is situated. This document will be discussed in the next paragraph. ***See para 5.3.4.2 below.***

5.3.4.2 Applicable Structure Plan/LSDF

The Wilderness/Hoekwil/Lakes LSDF was adopted by the Municipality a number of years ago and forms an integral part of the MSDF. The main focus of this LSDF is to ensure that the landscape character of the area be protected against undesirable developments and infrastructure that could harm this special character especially the portions thereof that is visible from the tourist routes traversing the area. Land use changes including large scale infrastructure that may have an impact on the sensitive landscape and visual resources should be avoided as far as possible. It is specifically mentioned that, if development (read in infrastructure), has to occur in these sensitive landscapes or along scenic routes due to existing rights or other circumstances, it must be sensitive to the landscape and natural visual resources. A number of items are mentioned that should be taken into account when such an infrastructure has to occur in a sensitive area. It is mentioned that the layout, buildings, density, landscape treatment and infrastructure should:

- **Be visually unobtrusive,**
- **Utilise materials and colours that originate from or blend into the surrounding landscape,**
- Be grouped in clusters with open spaces between clusters,
- **Not interfere with the skyline, landmarks, major views and vistas,**
- **Not result in** light, noise or effluent **pollution**,
- Not result in excessive water consumption, and should incorporate a requirement for rainwater collection as part of the building,
- Respond to the historical, architectural and landscape style of surrounding layout and buildings,
- Incorporate existing man-made or natural landmarks and movement patterns

- **Keep and protect a visual buffer along the N2 National Road as far as possible**.

Many of these measures relates to developments involving the erection of buildings. Some has relevance to the provision of infrastructure such as that it should be visually unobtrusive, not interfere with the **skyline**, no light, noise or **effluent pollution** and the keeping of a **visual buffer along the N2** as far as possible.
In respect of the concern about interference with the skyline, the proposed transfer station will be constructed on level ground and in such a position that no skyline will be affected. The facility will also be visually unobtrusive – see attached Visual Assessment.

No pollution will take place as the transfer station will be enclosed with 2.1m high concrete palisade fence. As already mentioned before, the area where the facility is envisaged, is already used by people in the area as a dumping site and as a result the area is in a terribly untidy and polluted state. It is inter alia the purpose of the proposed facility to put an end to this pollution.

The property is not in view of the N2 and this aspect is therefore not of concern. The property is however close to the Main Road No 355 that runs through Hoekwil and eventually joins the Seven Passes Road which is an important tourist route and care should therefore be taken that the facility does not negatively influence the scenic tourist route that is of such importance to the tourist potential of the area. For this reason, a Visual Assessment for the facility was undertaken. The report is attached to the application. In conclusion it was found that the proposed development will create an initial (construction phase) level of visual modification where the proposed development will be partially visible and will create a low level of contrast with the surrounding landscape due to its small size and scale. The effective implementation of mitigation measures will reduce the level of visual modification to very low. Mitigation measures are proposed in the report and if followed, will result in a very low level of visual impact on the area and the nearby tourist route. Also see para 5.4 below.

5.3.4.3 <u>Principles of Chapter 6 of LUPA</u>

The land use planning principles mentioned in LUPA as set out in Chapter 6 (Section 59), are in essence the same as the 5 development principles of SPLUMA that are applicable to spatial planning, land use development and land use management. These principles were already dealt with in para 5.3.3.1 above and will not be addressed again.

5.3.4.4 Desirability

The desirability of the application will be dealt with in paragraph 5.3.5.1.

5.3.4.5 Guidelines by Provincial Minister

As far as can be ascertained, there are no guide lines in this regard from the Provincial Minister.

5.3.5 Land Use Planning By – Law for George Municipality, 2015 (By – Law)

In Chapter 5 (Regulation 65) of the By – Law a number of general criteria are listed that must be taken into account when an application for land development is considered inter alia:

- Desirability
- Impact on municipal services
- Spatial Development Frameworks
- Local structure plans
- Relevant planning policies
- SPLUMA – Section 42
- LUPA – Chapter 6
- Zoning scheme

5.3.5.1 Desirability

Desirability is mentioned in the Land Use Planning By-Law as one of the criteria that must be taken into account when applications are considered by the Municipality. The whole of Para 5 of this report is considered as the desirability of the proposal – see pre-amble para 5. Desirability will not be dealt with separately in this paragraph.

5.3.5.2 Impact on Municipal Services

Very limited municipal services will be needed for the facility and where needed, such service will be provided. There is a municipal water pipeline close to the site, sewerage will be provided by means of a conservancy

tank, serviced by the municipality and electricity is also available close to the site.

5.3.5.3 Local Structure Plans

The SDF for George (MSDF) was already dealt with in para 5.3.4.1 above. A structure plan in the form of a Local SDF is applicable for this specific area and was dealt with in para 5.3.4.2 above.

5.3.5.4 Relevant Planning Policies

The policies of the municipality in respect of developments are included in the municipal SDF that has already been dealt with.

5.3.5.5 SPLUMA and LUPA

See paragraph 5.3.3 and 5.3.4.

5.3.5.6 Zoning Scheme

The property is zoned Agricultural Zone I. This zoning does not make provision for the proposed facility. The Land Use Planning By-Law however, makes provision for a land owner to apply for the rezoning of a property and also for a consent use as in this application.

5.3.6 Subdivision of Agricultural Land Act 70 of 1970

Although the property is zoned as Agricultural Zone I, the proposal does not influence agricultural land. The portion of the property where the facility will take place, is not being used for agricultural purposes and probably never was, as the purpose of this land was for the use thereof as an Outspan (Uitspanning in Afrikaans) and dates back to the days when farmers from the area to the east thereof, needed to stay overnight with their ox-wagons on their way to and back from George. Condition D in the title deed, is proof of this fact, although this condition was removed from the title deed in February 2008.

As far as the viability of the property to be used for agricultural purposes, it should be noted that only the area where the facility is proposed together with a further approximately 4 ha, is level enough to be used for agricultural purposes. The rest

of the property consists of steep slopes and indigenous forests and will never be used for farming. A section of the Seven Passes Road traverse this section of the property, to the west of Main Road 355. There is also an existing graveyard on a portion of the property which is located on land that is level. Although Department Western Cape Agriculture will have to be approached for comment, we are of opinion that this application, which is so limited in scale (2000m²), should not be refused by the Department.

5.4 Consistency with the Character of the Area

As already mentioned before that the transfer station site will not have a negative effect on the area where it is proposed. The proposed rezoning to accommodate the facility will not have any influence on the character of the surrounding area. In this respect it should be noted that the area where the facility is proposed, is almost entirely covered by trees and shrubs, both indigenous and alien. The site will be located in a position where it will mostly be screened off by vegetation from the main road as well as neighbouring farms. Below is a series of photos that illustrate that the site is visually unobtrusive as seen from nearby properties and the adjacent tourist route.

Photo 6 The photo shows the position of the site as seen from just inside the access road from the main road. The proposed site is in the center of the photo beyond the skip. The main road is not visible on the photo, but is situated to the left of the trees on the left side of the photo and ±40m from the corner of the facility closest to the road. The site will not be visible from the main road except for a very small section as seen on photo c below.

Photo 7 The photo was taken from a position ± where the entrance gate of the facility will be directly in the direction of the access point from the main road, 60m away. The main road is visible for a distance of ± 5m. For passing traffic, the proposed facility will only be visible if the passengers happen to look in that direction while passing the entrance. Also slightly visible, are the red roofs of some of the dwellings in Touwsranten that is situated closest to the proposed facility. The facility will hardly be visible from these dwellings.

Photo 8 The photo was taken from a worker house on the adjacent farm directly in the direction of the proposed facility, which will be ±140m away and screened by a strip of trees ±70m wide.

Photo 9 Photo was taken from the proposed site in a northerly direction to indicate the vegetation that makes it impossible to see the site from a northerly direction. Also note the reeds (whitish in colour) that indicates where the wetland on the property is located.

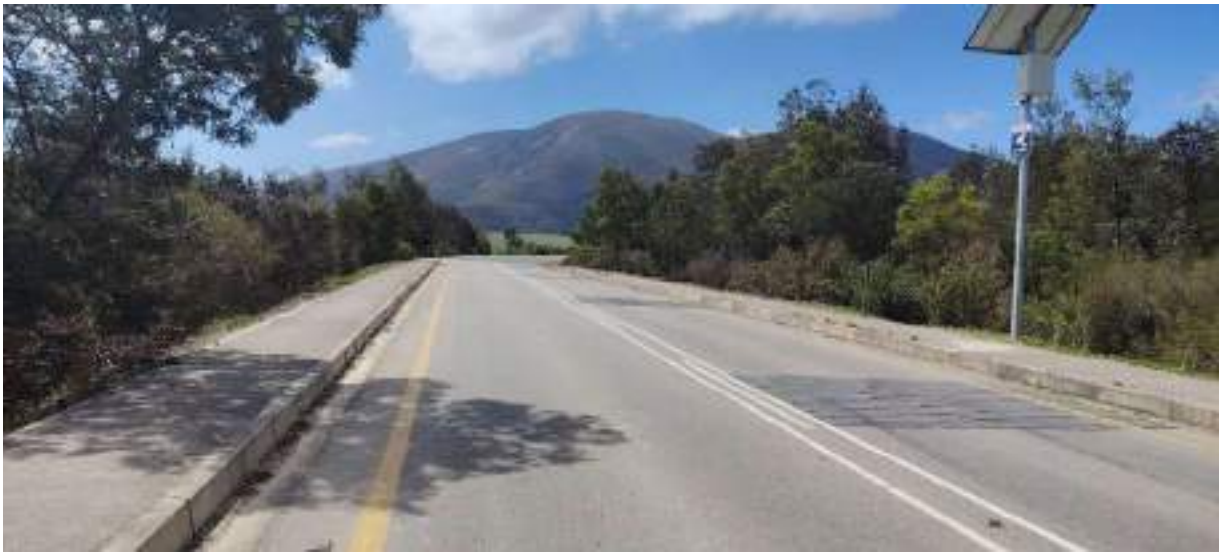


Photo 10 Photo was taken from the main road ± opposite the access to the proposed site, in a northerly direction. On the right side of the photo the vegetation adjacent to the road that will screen the facility from the road can be seen. Further north, a farm is visible from where the facility will also not be visible due to the vegetation. The fact that the land in the vicinity of the facility is very flat, it offers no viewpoints from where the facility will be visible.

We are of opinion that the area where the facility is proposed will not detract from the character of the surrounding properties or the environment, as the facility will hardly be visible due to the vegetation surrounding it.

5.5 Accessibility

Access to the property takes place from the existing access road from Main Road 355 passing the area. The Provincial department of transport initially requested the current access be moved to a position directly opposite the Seven Passes Road, but later indicated that at least for the moment, the access can be retained. See attached correspondence in this regard. ***See photo 11 below*** in respect of the access off the main road.

Photo 11 Photo was taken in the main road in a southerly direction showing the access to the facility on the left side of the photo and the access to the Seven Passes Road on the right side of the photo. The distance between the 2 accesses, is ±25m with sight distance exceeding 100m in a northerly direction and more than 500m in a southerly direction.

6. CONCLUSION

The Municipality identified a need to provide better basic services (in this case a refuse disposal site for this area) and also to investigate the provision of refuse transfer stations along major routes. At the Mayoral Committee Meeting held on 13 March 2025, it was inter alia resolved that a Waste Transfer Station be established on this property. The resolution is attached hereto.

In the above report it was indicated that the site that was identified by the municipality, is ideal for the proposed purpose that it is needed. The site will also not have a negative influence on residents in the area and very limited impact on the environment and if compared with the current situation of uncontrolled refuse dumping that takes place on the property, the proposal will certainly have a huge positive effect on this area. The facility is a service to the local community that is much needed and will certainly be welcomed.

APPLICATION FORM

Application Form for Application(s) Submitted in terms of the Land Use Planning By-Law for George Municipality

NOTE: *Please complete this form by using: Font: Calibri; Size: 11*					
PARTA: APPLICANT DETAILS					
First name(s)	***PHILLIPUS CORNELIUS JOHANNES***				
Surname	***THERON***				
SACPLAN Reg No. (if applicable)	***A/025/1985***				
Company name (if applicable)	***FORMAPLAN***				
Postal Address	***PO BOX 9824***				
	GEORGE		*Postal Code*	***6530***	
Email	***philip@formaplan.co.za***				
Tel	***044 – 873 0305***	*Fax*	***044 – 874 5632***	*Cell*	***082 770 9006***
PART B: REGISTERED OWNER(S) DETAILS (if different from applicant)					
Registered owner	**George Municipality**				
Address	*Formaplan*				
	PO Box 9824, George		*Postal code*	**6530**	

E-mail	philip@formaplan.co.za				
Tel	*044 873 0305*	*Fax*		*Cell*	**082 770 9006**

PART C: PROPERTY DETAILS (in accordance with Title Deed)

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	***Portion of Rem of Ptn 1 of Farm Outeniquaberge No 125, George***						
Physical Address	**The property is located along Main Road 355 appr 150m north-east of Touwsranten**						
GPS Coordinates			*Town/City*	**George**			
Current Zoning	*Agricultural Zone I*	*Extent*	**62.75 Ha**	*Are there existing buildings?*	Y	***N***	
Current Land Use	***Uncontrolled dumping of waste***						
Title Deed number & date	***Kroongrondbrief 48/1956***						
Any restrictive conditions prohibiting application?	*Y*	**N**	*If Yes, list condition number(s).*				
Are the restrictive conditions in favour of a third party(ies)?	*Y*	**N**	*If Yes, list the party(ies).*				
Is the property encumbered by a bond?	Y	***N***	*If Yes, list Bondholder(s)?*				
Has the Municipality already decided on the application(s)?	*Y*	***N***	*If yes, list reference number(s)?*	**Council Resolution to investigate attached**			

*Any existing unauthorized buildings and/or **land use** on the subject property(ies)?*	*Y*	***N***	*If yes, is this application to legalize the building / **land use?***	*Y*	***N***
Are there any pending court case / order relating to the subject property(ies)?	***Y***	***N***	*Are there any land claim(s) registered on the subject property(ies)?*	*Y*	***N***

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation?		**Y**	N	*If Yes, please complete the information below and attach the minutes.*	
Official's name	***Clinton Petersen informal***	*Reference number*	**None - attached**	*Date of consultation*	***31 January 2025***

PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE

***Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.**

BANKING DETAILS

Name:	***George Municipality***
Bank:	***First National Bank (FNB)***
Branch no.:	***210554***
Account no.:	***62869623150***
Type:	***Public Sector Cheque Account***
Swift Code:	***FIRNZAJJ***
VAT Registration Nr:	***4630193664***
E-MAIL:	***msbrits@george.gov.za***
****Payment reference**:*	**Erven ____, George/Wilderness/Hoekwil…**

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

The application for a rezoning and consent use entails the following:

Urban Engineering was appointed by the George Municipality for the construction of a new waste transfer facility at Touwsranten. The proposed site will be located on a portion of the Remainder of Ptn 1 of Farm Outeniquaberge No 125, Division George and the specific site will be located directly adjacent to and to the north of the Touwsranten graveyard. The property is registered in the name of the Municipality – see Kroongrondbrief attached hereto. Farm R/1/125 is zoned Agricultural Zone I and the current zoning scheme therefore, does not make provision for the proposed use.

Formaplan was appointed by Urban Engineering to assist with the application for a rezoning of a portion of the property to Utility Zone and in terms of Section 15(2)(o) of the George Land Use Planning By-Law, 2023 for a consent use for an authority use (refuse transfer station).

PART G: ATTACHMENTS & SUPPORTING INFORMATION FOR LAND USE PLANNING APPLICATIONS

Please complete the following checklist and attach all the information relevant to the proposal. Failure to submit all information required will result in the application being deemed incomplete.

Is the following compulsory information attached?

Y	*N*	*Completed application form*		***Y***	***N***		*Pre-application Checklist (where applicable)*
Y	*N*	*Power of Attorney / Owner's consent if applicant is not owner Appointed by engineering firm*		***Y***	**N**		*Bondholder's consent:* ***to be obtained***
Y	*N*	*Motivation report / letter*		***Y***	*N*		*Proof of payment of fees*
Y	*N*	*Full copy of the Title Deed*		***Y***	*N*		*S.G. noting sheet extract / Erf diagram / General Plan* ***What was available on Cape Farm Mapper***
Y	*N*	*Locality Plan*		***Y***	*N*		*Site layout plan*

Minimum and additional requirements:

Y	*N*	***N/A***	*Conveyancer's Certificate*		*Y*	*N*	***N/A***	*Land Use Plan / Zoning plan*
Y	*N*	***N/A***	*Proposed Subdivision Plan (including street names and numbers)*		***Y***	*N*	***N/A***	*Phasing Plan*
Y	*N*	***N/A***	*Consolidation Plan*		***Y***	***N***	*N/A*	*Copy of original approval letter (if applicable)*
Y	*N*	***N/A***	*Site Development Plan*		*Y*	*N*	***N/A***	*Landscaping / Tree Plan*
Y	*N*	***N/A***	*Abutting owner's consent*		*Y*	*N*	***N/A***	*Home Owners' Association consent*
Y	*N*	***N/A***	~~*Copy of Environmental Impact 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)*		*Y*	*N*	***N/A***	*1 : 50 / 1:100 Flood line determination (plan / report)*
Y	***N***	*N/A*	*Services Report or indication of all municipal services / registered servitudes*		***Y***	*N*	*N/A*	*Required number of documentation copies***2 copies**
Y	*N*	***N/A***	*Any additional documents or information required as listed in the pre-application consultation form / minutes*		*Y*	*N*	*N/A*	

PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION

Y	***N/A***	*National Heritage Resources Act, 1999 (Act 25 of 1999)*				*Specific Environmental Management Act(s) (SEMA)* *(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),* *National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008),* *National Water Act, 1998 (Act 36 of 1998)* *(strikethrough irrelevant)*
Y	*N/A*	*National Environmental Management Act, 1998 (Act 107 of 1998)*				
Y	**N/A**	*Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)*		*Y*	***N/A***	
Y	**N/A**	*Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)*				
Y	**N/A**	*Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations*				
Y	**N/A**	*Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)*		*Y*	*N/A*	*Other (specify)*
Y	**N**	*If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.**N/A***				
Y	**N**	*If required, do you want to follow an integrated application procedure in terms of section 44(1)of the Land-Use Planning By-law for George Municipality?*				

SECTION I: DECLARATION

I hereby wish to confirm the following:

1. *That the information contained in this application form and accompanying documentation is complete and correct.*
2. *The Municipality has not already decided on the application.*
3. *I'm aware that it is an offense in terms of section 86(1)(d) to supply particulars, information or answers in an application, knowing it to be false, incorrect or misleading or not believing them to be correct.*
4. *I am properly authorized to make this application on behalf of the owner and (where applicable) copies of such full relevant Powers of Attorney/Consent are attached hereto.*
5. *I have been appointed to submit this application on behalf of the owner and it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to me as the authorised agent and the owner will regularly consult with the agent in this regard (where applicable).*
6. *That this submission includes all necessary land use planning applications required to enable the development proposed herein.*
7. *I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/amendment/suspension forms part of this submission.*
8. *I am aware of the status of the existing bulk services and infrastructure in the subject area and that I am liable for any possible development charges which may be payable as a result of the proposed development.*
9. *I acknowledge that in terms of the Protection of Personal Information Act (POPIA) all correspondence will be communicated directly and only to myself (the applicant). No information will be given to any third party and/or landowner (if the landowner is not the applicant). I herewith take responsibility to convey all correspondence to the relevant parties.*

Applicant's signature:		*Date:*	**09 October 2025**
Full name:	*PCJ Theron*		
Professional capacity:	*Town Planner*		
SACPLAN Reg. Nr:	***A/025/1985***		

PRE-APPLICATION FEEDBACK

philip@formaplan.co.za

From: Corlia Rens <corlia@urbanengineering.co.za>
Sent: Monday, 03 February 2025 07:20
To: Philip Theron
Subject: FW: POSSIBLE LATE ITEM - TOUWSRANTEN RAMP

Follow Up Flag: Follow up
Flag Status: Flagged

Goeie more Philip

Ek hoop dit gaan goed.

Sien asseblief die eposse hieronder. Is dit iets wat jy hanteer?

Vriendelike groete,

URBAN ENGINEERING
CONSULTING CIVIL AND STRUCTURAL ENGINEERS

Corlia Rens (B.Tech, PrTechni Eng)
☎ : 044-874 4098 / 072 842 7376
🏭 : 18 Varing Avenue, George

From: Sivuyile Mtila <smtila@george.gov.za>
Sent: Friday, 31 January 2025 14:54
To: Lynette Groenewald <lgroenewald@george.gov.za>; Corlia Rens <corlia@urbanengineering.co.za>
Subject: FW: POSSIBLE LATE ITEM - TOUWSRANTEN RAMP

Sivuyile Mtila
George Municipality | Directorate Community Services
Senior Manager Environmental Services
Tel: +27 (0)44 802 2900/8
Physical Address: 82 Meade Street | George | 6529

From: Clinton Petersen <Cpetersen@george.gov.za>
Sent: Friday, 31 January 2025 14:52
To: Ilse Lubbe <Imlubbe@george.gov.za>; Donald Gelderbloem <Dmgelderbloem@george.gov.za>
Cc: Sivuyile Mtila <smtila@george.gov.za>; Delia Power <Dpower@george.gov.za>; ILANE HUYSER <ihuyser@george.gov.za>
Subject: RE: POSSIBLE LATE ITEM - TOUWSRANTEN RAMP

Hi Ilse

The property description is incorrect. It should be remainder of the Farm Outeniquaberge 125 portion 1, Division George

A waste transfer station is not a utility service. It is included as under "authority use". It is therefore not a consent use. The property would therefore need to be rezoned.

This is an industrial activity and near houses and farms. There does not appear to be consideration given to access requirements or environmental licensing requirements. Traffic Impact Studies, environmental studies, etc will likely be required.

I suggest that a service provider first be appointed to do a feasibility study before your Department continues with any application processes.

Kind Regards

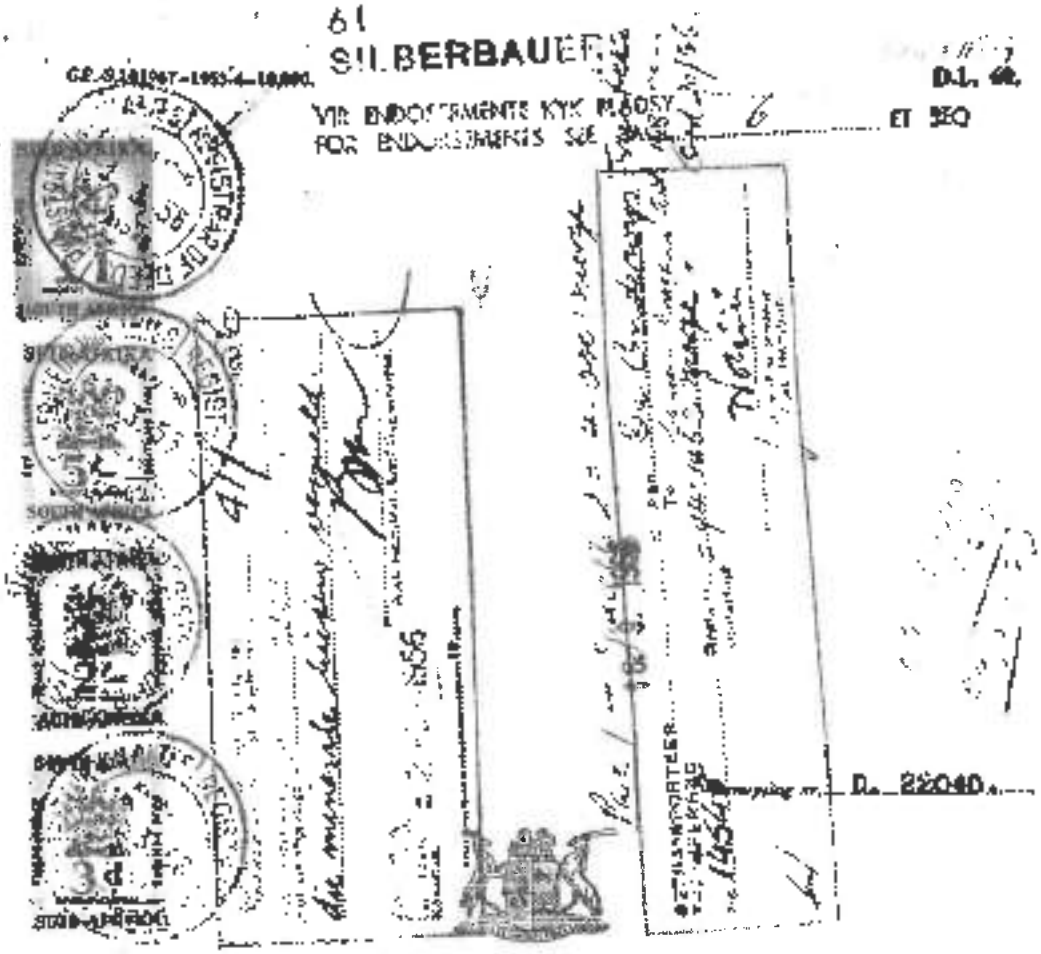
Clinton Petersen
Senior Manager: Town Planning
Directorate: Human Settlements, Planning and Development

Office: 044 801 9182 (x1303)
Email: cpetersen@george.gov.za

From: Ilse Lubbe <Imlubbe@george.gov.za>
Sent: Friday, 31 January 2025 14:22
To: Donald Gelderbloem <Dmgelderbloem@george.gov.za>; Clinton Petersen <Cpetersen@george.gov.za>
Cc: Sivuyile Mtila <smtila@george.gov.za>
Subject: FW: POSSIBLE LATE ITEM - TOUWSRANTEN RAMP

Afternoon

DEED OF TRANSFER



KROONGRONDBRIEF Nr. 48 / 1956

In die naam en ten behoewe van Haar Majesteit ELIZABETH DIE TWEEDE, Koningin van Suid-Afrika en van Haar ander Koninkryke en Gebiede, Hoof van die Statebond.

NADEMAAL die toekenning van die hieronderge-noemde vier (4) stukke grond aan die Afdelingsraad van George gemagtig is ooreenkomstig die bepalings van artikel 1 van Wet nr. 17 van 1937.

EN NADEMAAL kragtens Vimuot van Uitvoer-ende Raad nr. 2274 gedateer 26 September 1955, magtiging verleen is vir die uitreiking aan die gemelde Afdelingsraad van 'n kroongrondbrief ten opsigte van die grond;

SO GEBEUR HIERDIE AKTE dat die Goewerneur-generaal van die Unie van Suid-Afrika hiermee toeken, afstaan en transporteer, met volle bevoegdheid om dit voortaan vir altyd te besit, behoudens egter die regte

2. van/.....

van die Goewerment, aan die genoemde

AFDELINGSRAAD VAN GEORGE,
(Blanke Groep),

sy opvolgers-in-titel of regverkrygendes, die grond,

(1) Gedeelte 1 (Touwsrivier-uitspanning) van die plaas OUTENIQUABERGE,

GELEË in die afdeling George, provinsie Kaap die Goeie Hoop;

GROOT deur die Goewerment van die Unie van Suid-Afrika by Sertifikaat van Verenigde Titel nr. 6957 gedateer 15 Junie 1943;

GROOT agt-en-negentig desimaal nege vier ses drie (98.1483) morg, soos voorgestel en omskryf op die hierby aangehegte kaart nr. 9402/53;

As gevolg van sy ligging nie onderhewig nie aan die bepalings van Notariële Akte van Serwituut nr. 699/51 gedateer 14 Maart 1951, waarby 'n ooreenkoms betreffende die bewaring en gebruik van water ingevolge Wet nr. 13 van 1941 aangegaan is tussen die eienaars van die verskeie eiendomme gehou onder voormelde Sertifikaat van Verenigde Titel nr. 6957/1943, paragraaf 2 van Akte van Transport nr. 14200/20 en Aktes van Transport nrs. 7987/42 en 20436/47, waarna verwys word in die endossement gedateer 18 Desember 1951 aangebring op gemelde Sertifikaat van Verenigde Titel nr. 6957/1943 gedateer 16 Junie 1943.

ONDERHEWIG aan die volgende voorwaardes ooreenkomstig artikels 3 en 4, respektiewelik, van die genoemde Wet nr. 17 van 1937 :

3. A./.....

A. (i) Terwyl die grond die eiendom bly van die Afdelingsraad van George kan die Goewerneur-generaal die geheel of 'n deel daarvan vir publieke doeleindes terugneem, by betaling van vergoeding aan die genoemde Raad;

(ii) As die bedrag van die vergoeding wat volgens voorwaarde A (i) betaal moet word, nie deur ooreenkoms tussen die Minister van Lande en die genoemde Raad vasgestel word nie, word dit bedrag in ooreenstemming met die bepalings van die "Arbitrations Act, 1898" (Wet nr. 29 van 1898), van die Kaap die Goeie Hoop, vasgestel en te dien einde word vermelde Minister en die genoemde Raad geag die vaststelling van die bedrag aan 'n enkele skeidsregter op te gedra het;

B. Die Afdelingsraad mag die grond of 'n deel daarvan nie verkoop, vervuil of skenk of op ander wyse vervreem, of verhuur of verhipoteker of op ander wyse beswaar nie, sonder toestemming van die Administrateur van die provinsie Kaap die Goeie Hoop, en anders as op deur hom goedgekeurde voorwaardes;

en aan die volgende verdere voorwaardes :

C. Behoudens die bepalings van die Wet op die Ontginning van Voorbehoude Minerale, 1926, en van die Wet op Edelgesteentes, 1927, soos gewysig, word alle regte op alle minerale, mineraalprodukte, mineraalolies, steenkool, ondedele of edele metale of edelgesteentes op of onder die grond aan die Goewerment voorbehou;

D. Terwyl die grond die eiendom van die Afdelingsraad van George bly

(i) mag dit nie gebruik word vir enige ander doel as vir uitsaaiing, tensy skriftelike toestemming van die Administrateur van die provinsie Kaap die Goeie Hoop eers daartoe verkry is nie; en

(ii) mag geen bome, hout of bosagroei, wat op die grond groei, afgekap of verwyder word sonder die voorafverkreë toestemming van die genoemde Administrateur nie;

E. Die grond of enige gedeelte daarvan of onverdeelde aandeel daarin mag nie sonder die toestemming van die Goewerneur-generaal vervreem, vervoed of verhuur word nie, of om 'n deel bewerk word deur 'n

persoon wat nie 'n blanke is nie of 'n maatskappy waarin 'n beherende belang deur of ten behoewe of tot voordeel van 'n persoon wat nie 'n blanke is nie, besit word nie; en hierdie voorwaarde word in elke oordrag van die grond of 'n gedeelte daarvan of onverdeelde aandeel daarin opgeneem. Dit word nie beskou dat die toestemming van die Goewerneur-generaal, ingevolge hierdie voorwaarde verleen, tot 'n bepaalde verhipotekering of verburing van die grond of bewerking daarvan en 'n deel, soos voorseld, 'n latere of ander verhipotekering of verburing of bewerking en aandele verseerloof nie;

(2) die plaas BOOMBERG-UITSPANNING,

GELÊE in die afdeling George, provinsie Kaap die Goeie Hoop;

GROOT eenhonderd ses-en-veertig desimaal een nee nege drie (146.1693) morg, soos voorgestel en aangetoon op die hierby aangehegte kaart nr. 6131/65;

ONDERWORPE aan voorwaardes A, B, C, D en E uiteengesit in paragraaf (1) hierbo.

(3) die plaas VOORBURG-UITSPANNING Nr. 2,

GELÊE in die afdeling George, provinsie Kaap die Goeie Hoop,

GROOT nege-en-negentig desimaal nege nege nul een (99.9901) morg, soos voorgestel en aangetoon op die hierby aangehegte kaart nr. 4084/62;

ONDERWORPE aan voorwaardes A, B, C, D en E uiteengesit in paragraaf (1) hierbo.

(4) Gedeelte 64 van die plaas ROSEMARYVIEW,

GELÊE in die afdeling George, provinsie Kaap

6. die/.....

die Gewi- Koop;

GROOT eenhonderd en vyf desimaal vyf nege vyf drie (105,5953) morge;

UITGESONDERDE soos die Sertifikaat van Gewysigde Titel by Vereniging nr. 10158, met kaart No. 670/55 daarvan gehou, gemaak ten gunste van die Goewermant van die Unie van Suid-Afrika op 1 Julie 1954, synde volledig uitgetoon;

ONDERWORPE aan die voorwaardes waarop verwys word in die gemelde Sertifikaat van Gewysigde Titel by Vereniging nr. 10158 gedateer 1 Julie 1954; en

ONDERHEWIGE AAN voorwaardes A, B, C, D en E uiteengesit in paragraaf (1) hiervan.

ALDUS GEDAAN en VERLEEN te Kaapstad

deur die Registrateur van Lande,

hierdie 23ste dag van Februarie 1956,

behoorlik daartoe gemagtig deur die Goewerneur-generaal, ooreenkomstig die Kroonland Vervreemding (Inrigting van Akten) Wet, 1911.

REGISTRATEUR VAN LANDE

OORDRAGTUS B in die Kaap Afd

AKTEBUSER van Paarl

(1) BOEK 6 FOLIO 324 (1) pos 1

(2) BOEK 6 FOLIO 324 (2) pos 2

(3) BOEK 6 FOLIO 324 (3) pos 3

(4) BOEK 1 FOLIO 324 (4) pos 4

DATUM 2nd March 1956

HANDTEKENING VAN AKTEB.

VA 0005467/19

14

Deed of Grant 48/1956

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. 88

Deeds Registry
Cape Town

01 FEB 2010 ..... Asst. Registrar of Deeds

BLADSY/PAGE 6

ENDOSSEMENT OP / ENDORSEMENT OF Gefyn 42 / 1956

EIENDOM/PROPERTY

Gedeelte van Oatersgaberge

Old George Str.

Plan 3

DR 8/5/35

Kragtens Notariële Akte nr. K 125 /1975 d.d. is die eiendom hierin vermeld oorgedra aan die Raad van Beheer van

ELEKTRISITEITSVOORSIENINGSKOMMISSIE

en onderhewig aan voorwaardes, soos in Notariële Akte gemeld.

By Regt.

Aflewering Ingestel 26-6-1975

DIE GROOTTE VAN BENOEMDE EIENDOM THE EXTENT OF THE WITHIN-MENTIONED PROPERTY CONVERTED TO METRIC MEASURES IS

Ruim/Approx. 5ha, 2244m², 1393m² HEKTAAR/HECTARES

Area 125, 1987 HECTARES/METRES²

Area 65, 6468

Area 40, 4458

26-6-1975 AGT. REGISTRATEUR VAN AKTES. ASST. REGISTRAR OF DEEDS

* SIEN VORIGE BLADSY/SEE PREVIOUS ENDORSEMENT

Plan 3

DIE PLAAS

Voorbaas ontvlaan

INV 248.

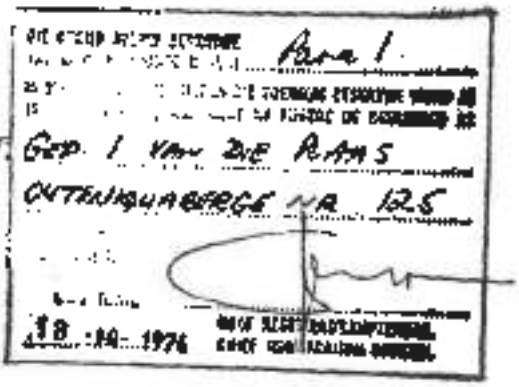
Plan 7

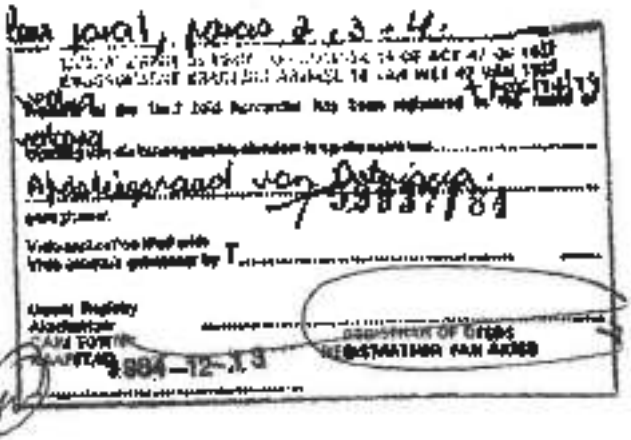
BLADSY/PAGE 7

ENDOSSEMENT OP
ENDORSEMENT ON GB 48 1956

EIENDOM/PROPERTY Rietvlei van Sect. 1 van
"Outeniqualand 125"
etc

Rietvlei Farm





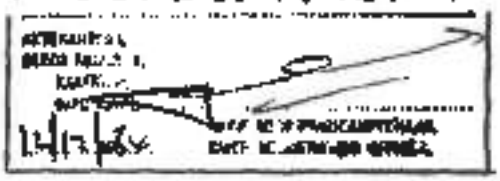
Uit hoofde van Ontdekking see p 5

8

Afd. George

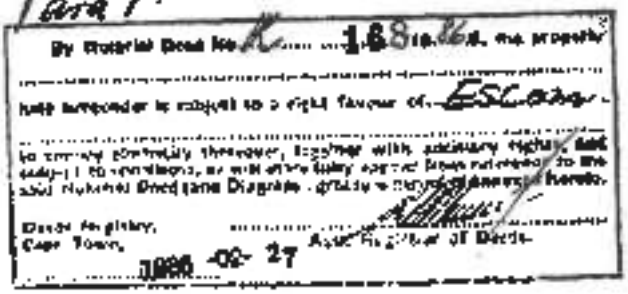
Para 2 Die Plaas Doornberg Outspan nr 32

Para 4 Ged 64 van die Plaas Moerasrivier no 233



Regmainder

Para 1



- 1 -

a. T 48156

ENDOSSEMENT KRAGTENS ARTIKEL 3(4) (a) VAN WET 75/1986
ENDORSEMENT IN TERMS OF SECTION 3 (4) (a) OF ACT 75/1986

DIE ONDERSTAANDE EIENDOM IS NOU OORGEDRA AAN
THE UNDERMENTIONED PROPERTY IS NOW TRANSFERRED TO

* STAATS-KAAP AFRIKAANSE RAAD

MINISTER SE SERTIFIKAAT GELIASSEER AS 7217C 94
MINISTER'S CERTIFICATE FILED AS T

KAAPSTAD
CAPE TOWN

REGISTRATEUR VAN AKTES
REGISTRAR OF DEEDS

23/09/94
DATUM / DATE

(* NAAM VAN STREEKSDIENSTERAAD / MINISTER VAN PLAASLIKE BESTUUR:-
RAAD VAN VERTEENWOORDIGERS)

(* NAME OF REGIONAL SERVICES COUNCIL / MINISTER OF LOCAL
GOVERNMENT: HOUSE OF REPRESENTATIVES)

VIR VERDERE ENDOSSEMENTE SIEN P 10

10

THE FOLLOWING ENDORSEMENTS APPEARS ON FILE COPY HEREOF.

PAGE 1

INSCHRIJVING KRACHTENS ART. 32 (5) VAN WET 4/1/1951
SOOS GEWYSIG DEUR ART. 12 (5) VAN WET 3/7/1965

KRACHTENS DIENSBRIEF GR (3) VAN WET 5/4/1950, HET DIE MINISTER VAN WATERWERKE N SKRYWOUT VAN WATERLEIDING
GEDOT : 04.12.14 ~~BARA GA~~ VES VAN WES ~~GOED~~ GOA

DIE HIERIN GENOEMDE EIENDOM ... 1(1) PARA 1 ... TESAME MET DIE REGTE DEURSYF DE ART. 241 (3) VAN GEMELDE WET, ONTEIEN, SOOS MEER VOLLEDIG SAL BLYK UIT ONTEIEN.

CAVEAT. ~~GEX 7206~~ TEN KRAGTE VAN ~~GEX 7206~~ GEDAAGDE

ACTE AANTEKENING KANTOREL

PRETORIA

DE WAAL
REGISTRATEUR VAN TITELS

I.V. CLERK

PARA 2

~~GEX 7206~~ / VES VAN WES
GESTORE AAN GEDAAGDE

EC PRINCIPAL VAN BAND AFRIKA

K 352 / 92

14/12/92

M. MEKAMS

K352/92-S

EC VAN WES (PRINCIPAL)

E.A.A

87/12/29

M. MACHA

14/12/92

VIR EIENDOMSBESITE KYK BLADSY
FOR OWNERSHIP SEE PAGE

T48/1956

Paral – Ged 3 = 1,5596 HA

GETRANSPORTEER AAN	TRANSFERRED TO
P.O. McKenzie	
RESTANT/REMAINDER	79,0796 HA
T 52758/95	
18.07.95	REGISTRATEUR/REGISTRAR

Para 1.

Registrasie van Serwituut/Registration of Servitude

Die binnegemelde grond is onderhewig aan 'n serwituut met betrekking tot verdeling van water ingevolge 'n bevel van die Waterhof [illegible]
The within described land is subject to a servitude with regard to apportionment of water in terms of an Order of the Water Court

Waterhof distrik No. 3, gedateer 6/12/79 soos meer volledig sal blyk uit gemelde bevel, waarvan afskrif hieraan geheg is.
Water Court District No. 3, dated 6/12/79 as will more fully appear on reference to the copy of said Order annexed hereto.

[illegible]

Aktekantoor,
Deeds Registry,
Kaapstad/Cape Town.

K 15/1979 19......

Reg. REGISTRATEUR/REGISTRAR

For endorsements see pg. 12

nr. 17 van 1937 :

S. A./.....

VA 00095161 2006

T 48/1956

Certified a true copy of the duplicate in the Conveyancer's Register / Gewaarmerkte afskrif van die dupli... filed of record in this Registry, issued to serve in correspondence in bewaring gegee op hierdie Regis... place of the original thereof under the provisions ... streekkantoor, uitgereik om te dien ter plek van ... of Deeds Registration Regulation No. 63 ... die ooreenkomstige daarvan onder die bepalings van die Registrasiekantoor Regulasie No. 63 ...

Deeds Registry / Registrasiekantoor
Cape Town / Kaapstad

2006 -11- 24

DEEDS OFFICE CAPE TOWN
PAID
0/4235
8 NOV 2006
BETAAL
Signature / Handtekening

§ (12)

GETRANSPORTEER AAN	TRANSFERRED TO
RESTANT/REMAINDER	
T	REGISTRATEUR/REGISTRAR

ARTIKEL 16 VAN WET 47 VAN 1937	SECTION 16 OF ACT 47 OF 1937
GETRANSPORTEER AAN	TRANSFERRED TO
~~DIE REPUBLIEK VAN SUID-AFRIKA~~	~~THE REPUBLIC OF SOUTH AFRICA~~
Munisipaliteit +	George (Prok. Nr 501/2000
T000094109/2006	
2006 -11- 24	REGISTRATEUR/REGISTRAR

Para 1

ENDOSSEMENT. ARTIKEL 6 (1) VAN WET 84 VAN 1967.
ENDORSEMENT. SECTION 6 (1) OF ACT 84 OF 1967.

Voorwaardes / Conditions A, B + D hiervan is hereof are

gewysig / opgehef / changed / abrogated / uitgebrei / extended / opgeskort / suspended / verander / varied / verval / lapsed / herroep / revoked / vervang / substituted / Administrateur's Proklamasie Nr. / Administrator's Proclamation No. 32/08 gedateer / dated 01-02-2008.

in Offisiële Koerant Nr. / in Official Gazette No. 6698

onderworpe aan voorwaardes soos vermeld / subject to conditions mentioned therein

Datum / Date 2008-03-17

Registrateur van Aktes / Registrar of Deeds

VIR ENDOSSEMENTE KYK BLADSY - 13 ET SEQ
FOR ENDORSEMENTS SEE PAGE

13

Pond 2-4

GETRANSPORTEER AAN / TRANSFERRED TO	
EDEN DISTRICT MUNICIPALITY	
RESTANT/REMAINDER	
T000033934/2006	
21 MAY 2006	REGISTRATEUR/REGISTRAR

FOR FURTHER ENDORSEMENTS
SEE PAGE.....15.....

CONVEYANCER - PLEASE DO NOT REMOVE

PROPERTY	NUMBER	REGISTRAR OF DEEDS
Erf: 1112 Hoekwil (PTN: 1) Meas: 9,8998 ha REM: 69,1798 HA	T 10139/11	Date: 03 MAR 2011

Certificate of Registered Title affecting G48/1956

CC 5136

CONVEYANCER – PLEASE DO NOT REMOVE

PROPERTY	NUMBER	REGISTRAR OF DEEDS
Erf: 1111 Hoekwil (Ptn 1) Meas: 3,6761 ha Rem: 65,5037 Hz.	T 10112/11	..... Date: 03 MAR 2011

Certificate of Registered Title effected in G 48/1956

16 CC5136

CONVEYANCER - PLEASE DO NOT REMOVE	PROPERTY	NUMBER	REGISTRAR OF DEEDS	Certificate of Registered Title affecting G 48/1956
	Erf: 605 Hoekwil (Rem:1) Meas: 2,8182 ha Rem: 62,6855 HA	T 10644/11	..... C Date: ..... 03 MAR 2011	

CONVEYANCER CERTIFICATE

CONVEYANCER CERTIFICATE

I, the undersigned,

STEPHANUS ABRAHAM ROUX

hereby confirm that a search was conducted in the Deeds Registry Cape Town regarding the following property (including current and earlier title deeds / pivot deeds / deeds of transfer):

Remaining Extent Ptn 1 of Farm Outeniqualberge
Farm No 125,
Division George,
Province of Western Cape

Held by Deed of Grant No. G48/1956
(the Property)

Application is made in terms of Section 15 (2)(a) of the George Land Use Planning By-Law,

1. for rezoning of a portion (±2000m²) of the Remainder of Ptn 1 of Farm Outeniqualberge No 125, Division George from Agricultural Zone I to Utility Zone.

2. in terms of Section 15(2)(o) of the George Land Use Planning By-Law, 2023 for a consent use for an authority use (refuse transfer station)

In respect of the above I hereby certify that no restrictive condition/s exist in the said deeds that prohibit the subject matter in paragraph 1 and 2 in the application.

DATED at GEORGE on this 3 October 2025

SA ROUX
CONVEYANCER

POWER OF ATTORNEY

philip@formaplan.co.za

From: Corlia Rens <corlia@urbanengineering.co.za>
Sent: Thursday, 09 October 2025 18:04
To: 'Philip Theron'
Subject: T/ING/010/2020: Project No. 4, Work Package 1 - Building of a ramp for temporary storage of waste
Attachments: SKM_C450i25081510451.pdf

Hi Philip,

Urban Engineering is appointed by the George Municipality for the abovementioned project.
You are hereby appointed to apply to the Municipality for the rezoning and consent use for a refuse transport station on a portion of the Remainder of Ptn 1 of Farm Outeniquaberge No 125, George.

Vriendelike groete / Kind regards,

URBAN ENGINEERING
CONSULTING CIVIL AND STRUCTURAL ENGINEERS

Corlia Rens (B.Tech, Pr Tech Eng)
☎ : 044-874 4098 / 072 842 7376
: 18 Varing Avenue, George
: in

ERF DIAGRAM

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES Y System Lo 23° X		
		Constants		+ 0,00	+3700 000,00	
AB	1 218,42	270.13.55	A	+ 36 498,44	+ 58 017,88	
BC	34,24	283.37.50	B	+ 35 280,03	+ 58 022,81	
CD	183,99	224. 3.43	C	+ 35 246,75	+ 58 030,88	
DE	335,71	264.12.35	D	+ 35 118,80	+ 57 898,67	
EF	1 116,70	257.57.13	E	+ 34 784,80	+ 57 864,80	
			F	+ 33 692,69	+ 57 631,74	
GH	1 212,59	270.13.55	G	+ 36 494,31	+ 58 031,90	
HJ	40,61	283.37.50	H	+ 35 281,73	+ 58 036,80	
JK	186,88	224. 3.43	J	+ 35 242,26	+ 58 046,37	
KL	331,36	264.12.35	K	+ 35 112,30	+ 57 912,08	
LM	1 119,46	257.57.13	L	+ 34 782,63	+ 57 878,65	
			M	+ 33 687,82	+ 57 645,02	
AG	14,61	343.35.20				
CJ	16,13	343.50.46				
EL	14,02	351. 4.54				
			▲Geo 1	+ 46 649,41	+ 55 980,32	
			▲Knys 6	+ 32 414,89	+ 57 053,37	

S.G. No. 6474/1975

Approved

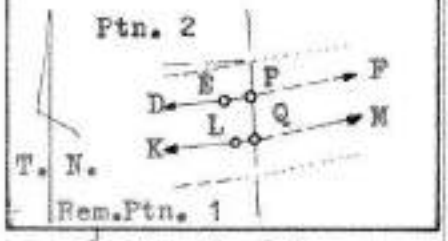
for Surveyor-General

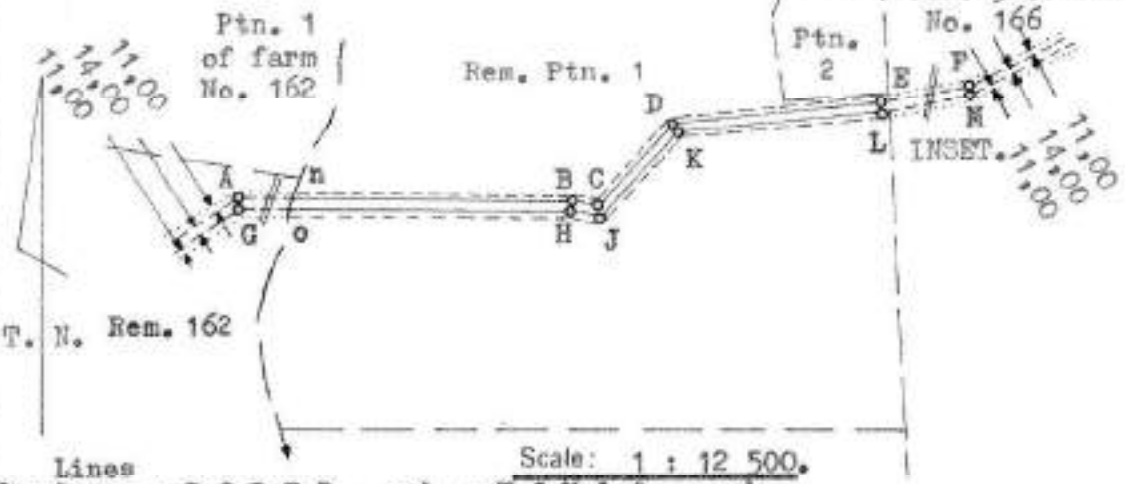
6-10-1975

Beacons:

A.B.C.D.E.F. 19mm. iron peg.
G.H.J.K.L.M. Unbeaconed computed points.
n.o.P.Q. Not beaconed.

INSET. SCALE 1 : 2 500.





Scale: 1 : 12 500.

The Lines n.B.C.D.E.P. and o.H.J.K.L.Q. each represents the centre line of an Electric Power Transmission Servitude over the Remainder of Portion 1 of the farm OUTENIQUABERGE NO. 125. of land, being situate in the Administrative District of GEORGE. Province of Cape of Good Hope.

Surveyed in AUGUST, 1974 - FEBRUARY, 1975.

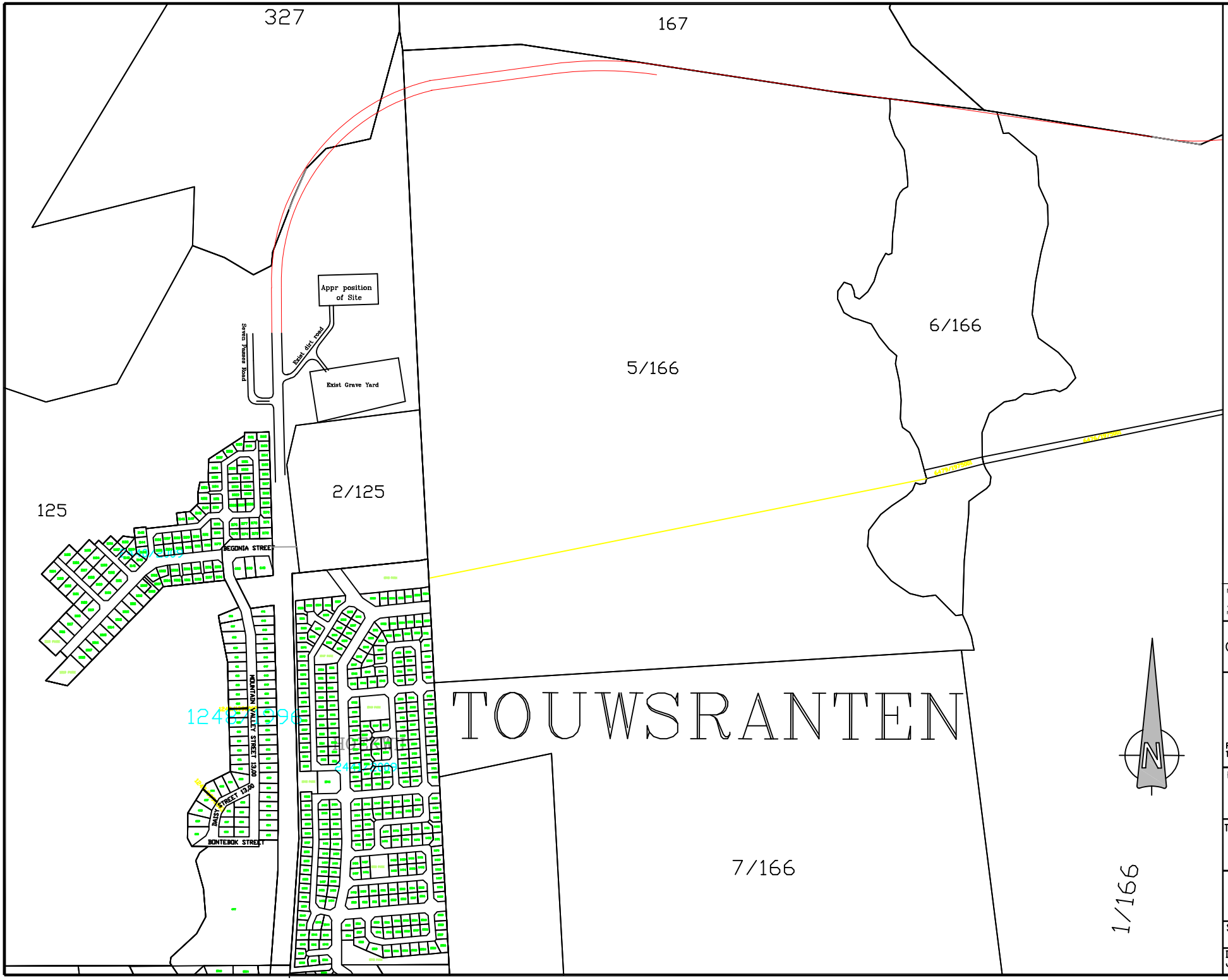
by [redacted]

Land Surveyors

This diagram is annexed to	The original diagram is	File No. GEOR. M.F.
No dated i.f.o	No. 9402/53 annexed to Transfer/Grant No. [redacted]48/56	S.R. No. E.802/75 Comp. BL-8CC(4138)
Registrar of Deeds		

WITHDRAWN
SEE FILE No. GEOR. M.F. PAGE 1/8
for SURVEYOR-GENERAL
2001-03-15

LOCALITY PLAN



NOTE:

All measurements on this plan are approximate and must be verify by a landsurveyor.

Client: / Klient:
GEORGE MUNICIPALITY

FORMAPLAN
STADS- & STREEKSBEPLANNERS
TOWN- & REGIONAL PLANNERS
P.O. Box 9824, George 6530 / 8 St John St
Tel: (044) 873-0305 Faks: (044) 874-5632

Project: / Projek:
Consent Use: Utility Service

Title: / Titel:
LOCALITY PLAN

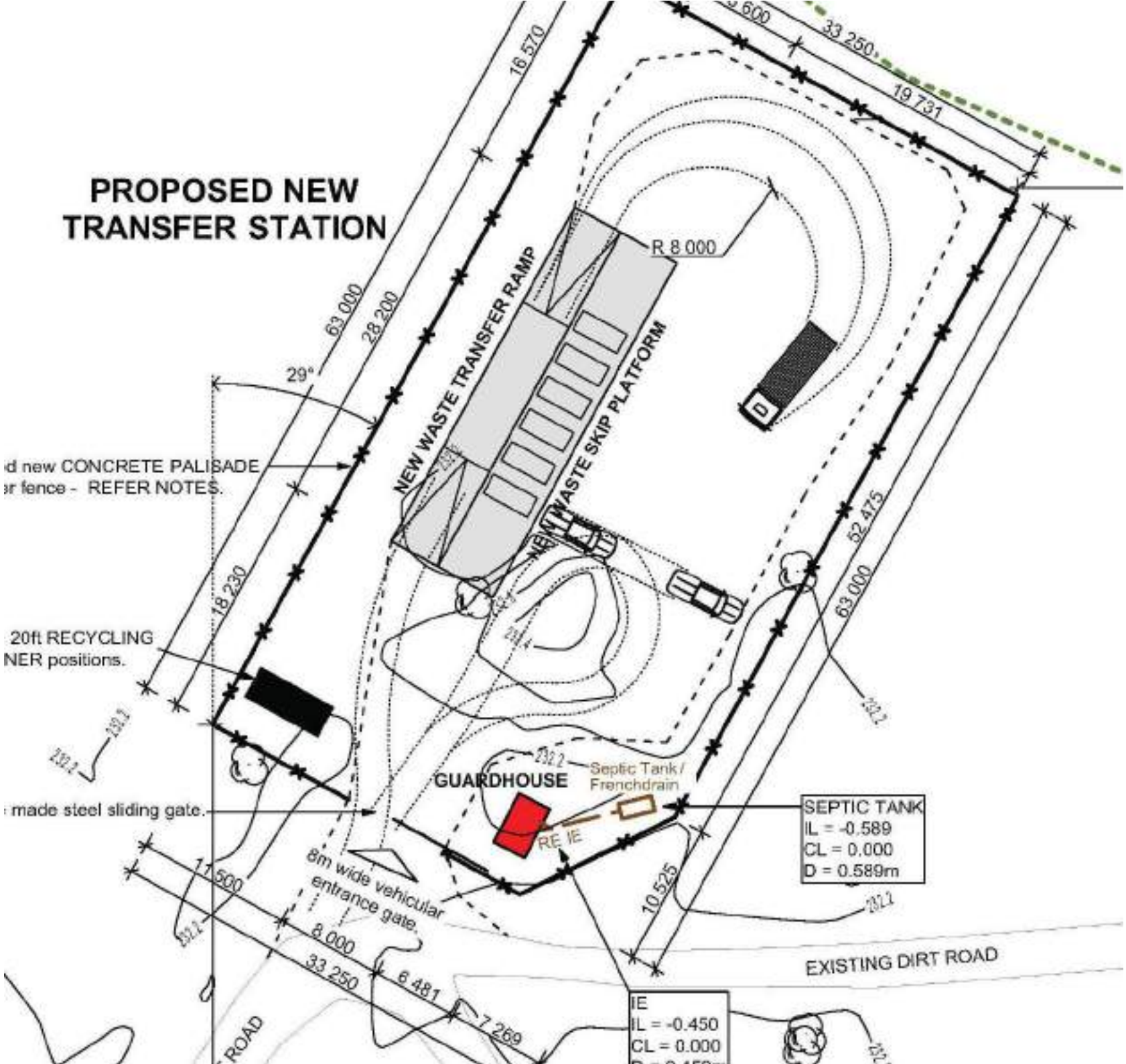
Property: / Eiendom:
Ptn 1 of FARM 125 GEORGE

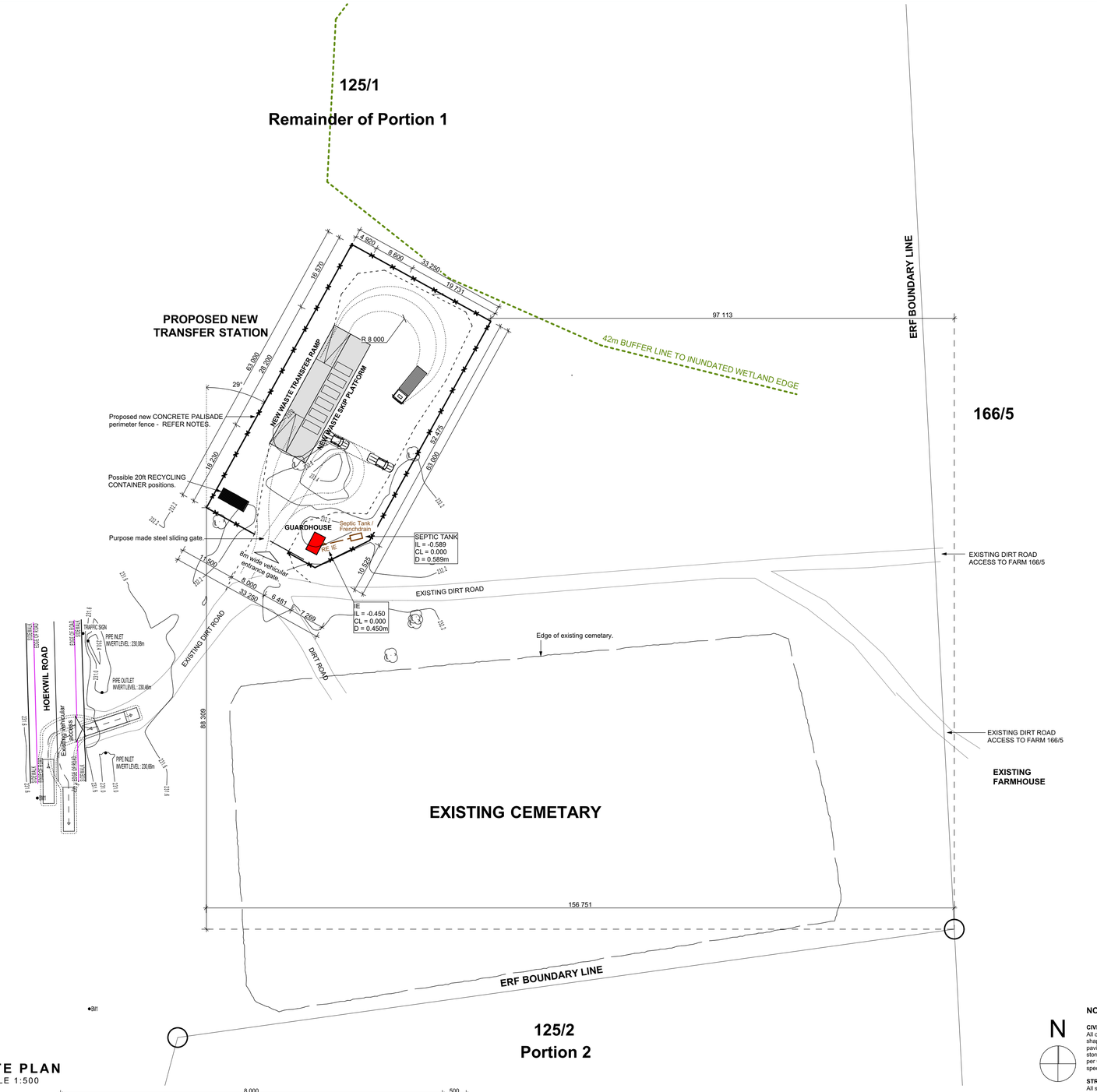
Scale: / Skaal: NTS

Date: / Datum: January 2025

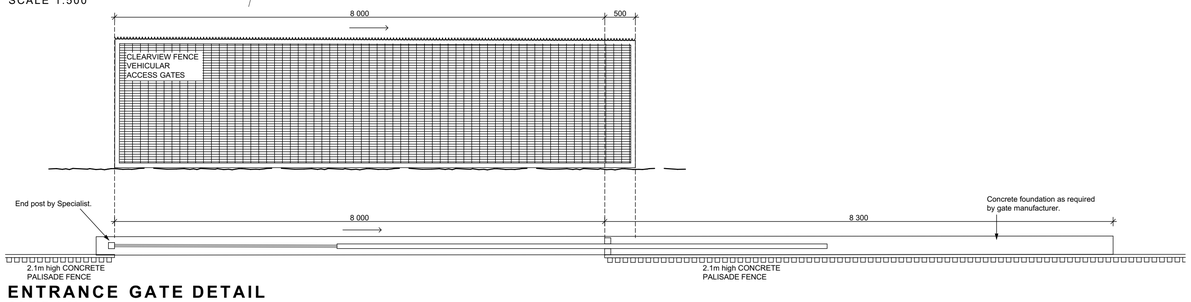
Drawing Number: / Tekening Nommer: 1/125 1.1

SITE AND OTHER RELEVANT PLANS


PROPOSED NEW
TRANSFER STATION
NEW WASTE TRANSFER RAMP
NEW WASTE SKIP PLATFORM
R 8 000
63 000
28 200
16 570
3 600
33 250
19 731
29°
d new CONCRETE PALISADE
r fence - REFER NOTES.
20ft RECYCLING
NER positions.
made steel sliding gate.
18 230
63 000
52 475
GUARDHOUSE
Septic Tank /
Frenchdrain
RE IE
SEPTIC TANK
IL = -0.589
CL = 0.000
D = 0.589m
8m wide vehicular
entrance gate.
11 500
8 000
33 250
6 481
7 269
10 525
EXISTING DIRT ROAD
IE
IL = -0.450
CL = 0.000



SITE PLAN
SCALE 1:500



ENTRANCE GATE DETAIL
SCALE 1:50

LOCALITY PLAN
SCALE NTS

AERIAL PHOTO
SCALE NTS

N

NOTES:

CIVIL
All civil work e.g. site levels, shaping, retaining walls/structures/ paving layouts/substrates and storm water run-off/distribution as per Civil Engineers design and specifications.

STRUCTURE
All structural work strictly as per Structural Engineers design and specifications. Any discrepancies between Architectural and Structural drawings to be reported immediately. The existing structure to be supported where required by the Structural Engineer where supporting internal walls are to be demolished. This plan needs to be evaluated and coordinated with the appointed Structural Engineers prior to tender / construction.

ELECTRICAL INSTALLATION
Allow for the complete electrical installation DESIGN/SUPPLY AND INSTALLED COMPLETE by Electrical Contractor to the client requirements. CERTIFICATE OF CONFORMITY to be provided on completion.

Occupancy and daylight sensors shall be installed, and these occupancy and daylight sensors shall be so installed that no area serviced by a specific sensor is more than 100 m².
The maximum power density of lighting allowed = 8 W/m². All the above to comply with SANS 10400 Part XA 6.2.

2.1m HIGH CLEARVIEW VEHICULAR ACCESS GATE

Clearview High Security 76x12mm horizontal apeture fence in BLACK PVC coating with gate frame as per Specialist DESIGN, SUPPLY AND INSTALLATION complete with anti-tamper fixings and clamps including single spike strip on top gate.

Specilaist to supply gate complete with lock set.

Allow to concrete base as required for vehicular gate installation by Specialist.

2.1m HIGH CONCRETE PALISADE FENCING

Fencing to be 2.1m high concrete palisade fencing unpainted with max apetures of 100mm all installed as per Specialist DESIGN SUPPLY AND INSTALLATION COMPLETE.

PAGE FORMAT **A1**

AREA SCHEDULE REV 0

SITE AREA:	Approx. 618603.55 m²
COVERAGE ALLOWED:	0%
COVERAGE ACTUAL:	0.0% 10m²
GROSS BUILDING AREA:	
RAMP	109.98m²
GUARDHOUSE	10.39m²
TOTAL GBA	**120.37m²**

GENERAL NOTES
All building work to comply with SANS 10400 regulations.
No dimensions to be scaled or scanned from drawing.
All dimensions to be checked on site before any work is carried out on site.
Where applicable the contractor is to check on site the size of components to be manufactured prior to installation.
The contractor is responsible for correct setting out of the buildings, all external and internal walls with particular reference to erf boundaries, building lines, etc.
The contractor has to verify all levels, heights and dimensions on site and to check the same against the drawings before any work is carried out on site. Any discrepencies must be reported to the architect and appointed structural engineer.
The contractor is to locate and identify existing services on the site and protect these from damage throughout the duration of the works.
Any errors, discrepancies or omissions to be reported immediately.
The contractor is to build in approved 4 ply D.P.C. weather or not these are shown on drawings, to all walls at each floor, beam or parapet level and to all windows, doors, grilles or other openings in external walls.
Any queries arising from all the above must be reported and clarified before any work is carried out on site.
This drawing to be read in conjunction engineers with all engineers/land surveyors/specialist or any other drawing/information applicable.

REGISTERED OWNER DETAILS:	DATE: SIGNATURE OF OWNER/ CLIENT:
REGISTERED ARCHITECT DETAILS: Andrew Schenk Schenk Architects SACAP Reg No. 24751507 65 Stander St, Loerie Park George 6529	DATE: SIGNATURE OF ARCHITECT:

REVISIONS

REV 1	11-12-2024	1.Cemetary and existing dirt road access point to Farm 166/5 indicated on site plan. 2.Handrails added to upstands of ramp.
REV 2	25-06-2026	1.Site location revised and changed to allow for 42m buffer zone to existing wetland.

PROJECT TITLE
Proposed New Tranfser Station on:

Farm 125/1, George Rd, Touwsranten for George Municipality.

DRAWING STATUS
FOR INFORMATION ONLY

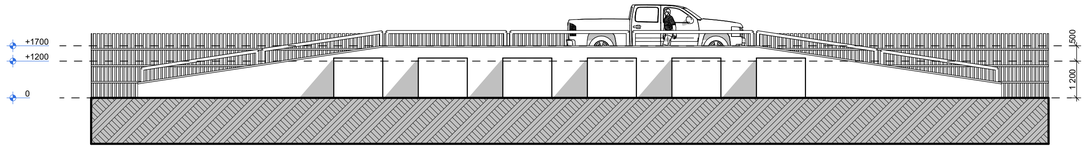
DRAWING DESCRIPTION
SITE PLAN REV 2

SCALE	AS SHOWN
DATE	DATE OF 1ST ISSUE
ISSUED	2025/06/25
DRAWN BY	Andrew Schenk
CHECKED BY	Andrew Schenk
ARCHITECT	Andrew Schenk

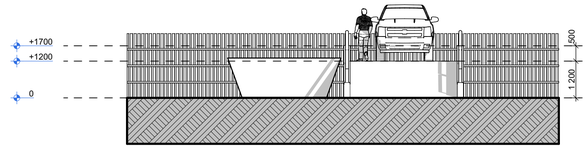
SCHENK ARCHITECTS
65 Stander Street
Loerie Park
George
6529
081 857 6087
info@schenkarchitects.co.za

PROJECT NO:	DRAWING NO:	REVISION
2415	2415 - 001	2

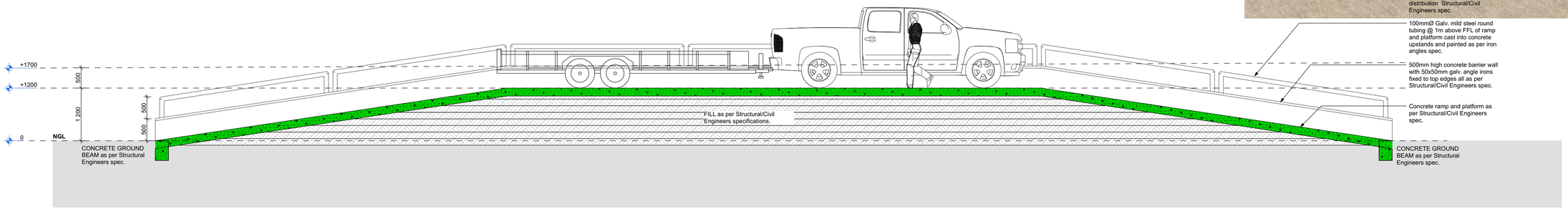
PROPOSED NEW TRANSFER STATION - FARM 125/1 TOUWSRANTEN



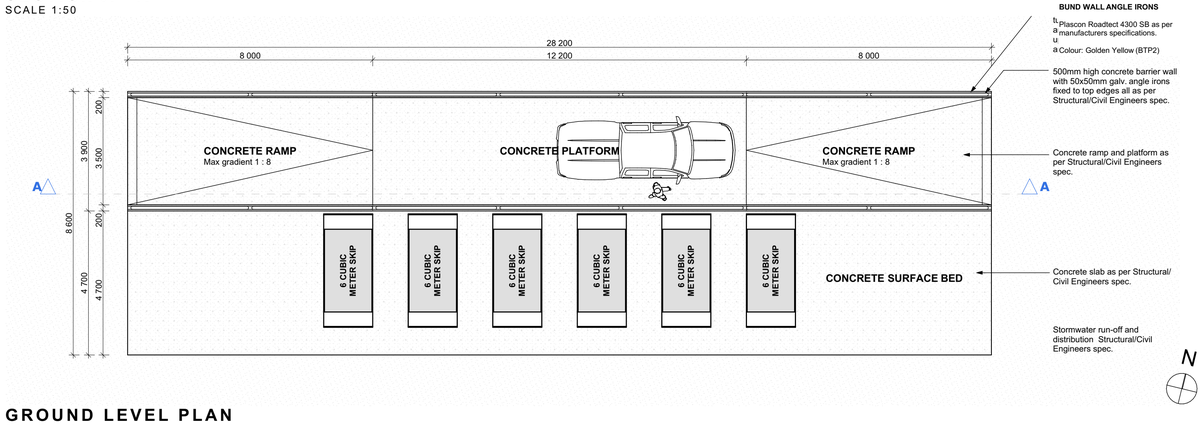
SOUTH ELEVATION
SCALE 1:100



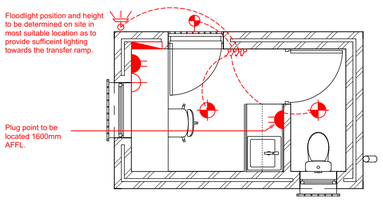
EAST ELEVATION
SCALE 1:100



SECTION A - A
SCALE 1:50



GROUND LEVEL PLAN
SCALE 1:100

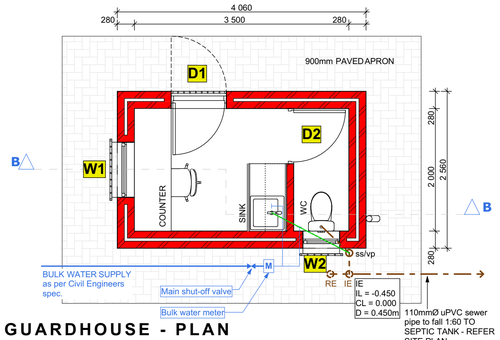


GUARDHOUSE - ELECTRICAL PLAN
SCALE 1:50

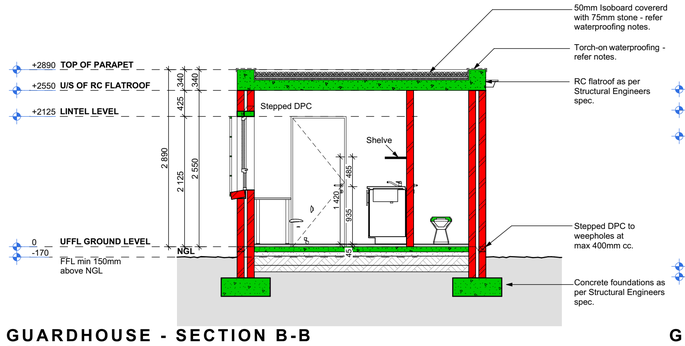
ELECTRICAL LEGEND			
POWER / LIGHTING			
	Distribution board by Electrician.		50w Floodlight
M	Prepaid electricity meter.		16Amp single socket 3 pin RSA - 500mm AFFL.
	1.2m LED tubelar fitting.		16Amp double socket 3 pin RSA - 500mm AFFL.
	Ceiling mounted light point.		16Amp double socket 3 pin RSA - 1200mm AFFL.
	13W LED IP65 Bulkhead wall mounted light at max 2.4m AFFL.		

GENERAL NOTES:

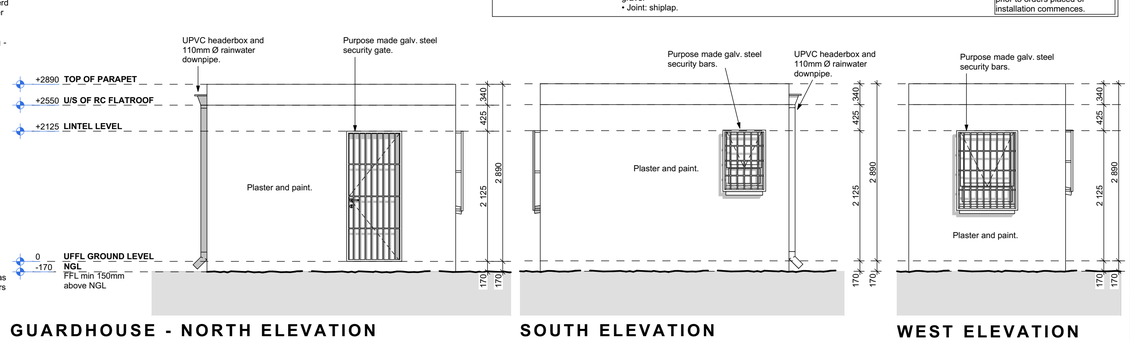
1. All light switches at max. 1200mm above AFFL.
2. All conduits to be free of water and debris and protected during construction.
5. Certificate of compliance to be supplied on Practical Completion.
6. All conduits cast into concrete structure to be spaced at min 50mm spacings as per Structural Engineers specification and approval.
7. All plug points to conform to SANS 164-2 standard.



GUARDHOUSE - PLAN
SCALE 1:50



GUARDHOUSE - SECTION B-B
SCALE 1:50



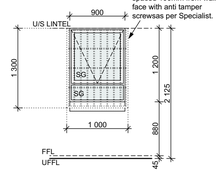
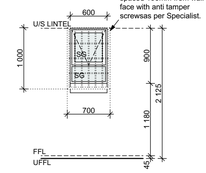
GUARDHOUSE - NORTH ELEVATION
SCALE 1:50

SOUTH ELEVATION

WEST ELEVATION

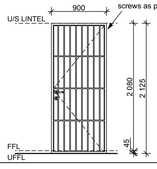
WINDOW SCHEDULE
SCALE 1:50

DIMENSIONS OF OPENINGS TO BE CHECKED ON SITE BEFORE MANUFACTURING
ALL GLAZING, WINDOW FRAMES AND INSTALLATION TO COMPLY TO AAAMSA & SABS STANDARDS

	W1 ALUMINIUM	**W2 ALUMINIUM**
	Purpose made galv steel burglar bars over window spaced 100mm from wall face with anti tamper screwsas per Specialist.	Purpose made galv steel burglar bars over window spaced 100mm from wall face with anti tamper screwsas per Specialist.
		
WINDOW TYPE	Aluminium top hung section as per aluminium manufacturer.	Aluminium top hung section as per aluminium manufacturer.
WINDOW	Aluminium top hung section as per aluminium manufacturer.	Aluminium top hung section as per aluminium manufacturer.
WINDOW FRAME	Approved shopfront frame. Minimum section size 40mm.	Approved shopfront frame. Minimum section size 40mm.
FINISH	Powder coated. Colour: CHARCOAL.	Powder coated. Colour: CHARCOAL.
GLAZING	Clear glass. Safety glazing to be installed where indicated to manufacturers specifcaition. U-VALUE min requirement: 0.44 SHGC VALUE min requirement: 0.32	Clear glass. Safety glazing to be installed where indicated to manufacturers specifcaition. U-VALUE min requirement: 0.44 SHGC VALUE min requirement: 0.32

DOOR SCHEDULE
SCALE 1:50

DIMENSIONS OF OPENINGS TO BE CHECKED ON SITE BEFORE MANUFACTURING
ALL GLAZING, WINDOW FRAMES AND INSTALLATION TO COMPLY TO AAAMSA & SABS STANDARDS

	D1 WPC
	Purpose made galv steel security gate with frame fixed in door reveal with anti tamper screws as per Specialist.
	
DOOR TYPE	Purpose made wood plastic composite door and frame. GREEN PLASTICS.
DOOR	
DOOR FRAME	
FINISH	As per manufacturer.
GLAZING	N/A
IRONMONGERY	Heavy duty hinges and lock set supplied by door manufacturer complete.

WATER RETICULATION

- 40mmØ Mepla pipe
- Hot water ring main
- 20 / 26mmØ Mepla pipe
- 20 / 26mmØ Mepla pipe

NOTE:

1. All water reticulation / drainage / storm water layouts are diagrammatical and subject to final design / specifications of Specialists and Engineers involved and site requirements. Specialist and Engineers layouts to take preference over Architectural layouts.
2. All final pipe sizes to be determined by plumber on site as required by final sanware fitting / water heating specifications.
3. Mepla piping sizes indicated and subject to client final requirements. Any alternative piping specified to be approved by the client and sizing to be determined by plumber.

PLUMBING AND DRAINAGE

All plumbing and drainage indicated are diagramatical only and subject to the plumbers discretion of the final layout on site.

DRAINAGE PIPES
All duct drainage pipes on floor plans indicated to connect to bulk drainage lines with IEs and REs as indicated on Site Plan. Floor plans drainage layouts to be read in conjuction with Site Plan.

DRAINAGE LEGEND:

- GREEN — 50mm Ø UPVC Drain Pipe
- BROWN — 110mm Ø UPVC Drain Pipe
- Main water supply to building. Sizing to be determined by plumber on site as required for all sanware fittings
- Sleeve fore site water points - points to be confirmed.
- IE — Inspection Eye
- RE — Rodding Eye
- ss — Sub stack
- vp — Vent pipe

FINISHING SCHEDULE: GUARDHOUSE

INTERIOR FLOOR TILES

Quartz Pepper Gris Full Body Porcelain tile 300x300mm, sample to be approved by client.

ADHESIVE - TAL Porcelainset.

GROUT - TAL High Traffic Grout.

SKIRTING - 100mm high tiled skirting to match floor tile with aluminium straight edge trim to match tile thickness.

PARAPET WATERPROOFING

Waterproofing to parapets to be one layer Uniflash self adhesive membrane, sealed to primed surface and dressed over Derbigum turn-up. Waterproofing to be installed by an Approved Derbigum Contractor.

TORCH-ON WATERPROOFING AND INSULATION

One layer Derbigum SP4 waterproofing membrane, with 75mm side laps and 100mm end laps, sealed to primed surface to falls and crossfalls by `torchfusion`, followed by 50mm thick extruded polystyrene insulation layers and 75mm clean crushed 19 - 25mm stone as ballast, and all exposed surfaces painted with two coats bituminous aluminium paint. Waterproofing to be installed by an Approved Derbigum Contractor under a ten year guarantee.

Isoboard® high density 32-36kg/m³ rigid extruded polystyrene 100% closed cell insulation boarding 50mm thick x 600mm wide with shiplap joints laid tightly butted on waterproofing membrane (elsewhere), secured under 75mm nominal gravel (refer above).

- Thickness: 50mm
- Ballast type: 75mm nominal gravel
- Joint: shiplap.

INTERIOR WALLS

Plascon Professional Superior Matt to interior new cement plaster.

Surface to be dry, sound and clean and cured for a minimum of 14 days, with a moisture content measured with a Doser Hygrometer (or equivalent), of BD 2 scale - 8% or less. Prime with one coat Professional Plaster Primer (PP700) with an overcoating time of 16 hours and finish with two coats Professional Superior Matt (PEM 950) with 2 hours drying time between coats, for a maintenance cycle of 7 years in a C3 - industrial environment.

- Environment : C3 - industrial
- Topcoat : Professional Superior Matt
- Number of coats of topcoat : two coats
- Overcoating time for topcoat : 2hour
- Primer/Base coat : Professional Plaster Primer
- Overcoating time for primer/base coat : 16hour.

CEILINGS - CONCRETE SOFFITS

Plascon Professional Super Matt to interior new off-shutter concrete.

Surface to be dry, sound and clean and cured for a minimum of 28 days, with a moisture content measured with a Doser Hygrometer (or equivalent), of BD 4 scale - 5% or less. Prime with one coat Professional Plaster Primer (PP700) with an overcoating time of 16 hours and finish with two coats Professional Superior Matt (PEM 900) with 1 hour drying time between coats, for a maintenance cycle of 5 years in a C3 - industrial environment.

- Environment : C3 - industrial
- Topcoat : Professional Super Matt
- Number of coats of topcoat : two coats
- Overcoating time for topcoat : 1hour
- Primer/Base coat : Professional Plaster Primer
- Overcoating time for primer/base coat : 16hour.

EXTERNAL PLASTERED WALLS

Plascon Wall &All to exterior new cement plaster.

Surface to be dry, sound and clean and cured for a minimum of 14 days, with a moisture content measured with a Doser Hygrometer (or equivalent), of BD 2 scale - 8% or less. Prime with one coat Professional Plaster Primer (PP700) with an overcoating time of 16 hours and finish with two coats Wall & All (WAA 1) with 2 hours drying time between coats, for a maintenance cycle of 10 years in a C3 - industrial environment.

- Environment : C3 - industrial
- Topcoat : Wall & All
- Number of coats of topcoat : two coats
- Overcoating time for topcoat : 2hour
- Primer/Base coat : Professional Plaster Primer
- Overcoating time for primer/base coat : 16hour.

Samples of all material finishes to be approved by the client prior to orders placed or installation commences.

PAGE FORMAT
A1

NOTES:
1. All glazing to comply with the detailed requirements of SANS 10400 Part N and AAAMSA regulations.
2. All safety glazing to material shall be permanently marked by the installer in such a manner that the markings are visible in individual panes after installation as per SANS 10400 Part N 4.4 Safety Glazing.

NETT FLOOR AREA
Floor area within the building envelope, including the area occupied by vertical elements such as internal walls as well as lift wells, enclosed stairs, and storage areas and rooms.

BUILDING ENVELOPE
Elements of a building that separate the outside environment from internal spaces where these internal spaces are required to have a controlled internal environment for thermal comfort.
NOTE: It excludes internal spaces such as garages, storerooms, and enclosed verandas only where these areas have suitably performing separating walls, floors roofs and ceilings and their components such as windows, doors and roof lights meet external performance requirements for energy efficiency.

GENERAL NOTES
All building work to comply with SANS 10400 regulations.
No dimensions to be scaled or scanned from drawing.
All dimensions to be checked on site before any work is carried out on site.
Where applicable the contractor is to check on site the size of components to be manufactured prior to installation.
The contractor is responsible for correct setting out of the buildings, all external and internal walls with particular reference to erf boundaries, building lines, etc.
The contractor has to verify all levels, heights and dimensions on site and to check the same against the drawings before any work is carried out on site. Any discrepencies must be reported to the architect and appointed structural engineer.
The contractor is to locate and identify existing services on the site and protect these from damage throughout the duration of the works.
Any errors, discrepancies or omissions to be reported immediately.
The contractor is to build in approved 4 ply D.P.C. weather or not these are shown on drawings, to all walls at each floor, beam or parapet level and to all windows, doors, grilles or other openings in external walls.
Any queries arising from all the above must be reported and clarified before any work is carried out on site.
This drawing to be read in conjunction engineers with all engineers/land surveyors/specialist or any other drawing/information applicable.

REGISTERED OWNER DETAILS:	DATE: SIGNATURE OF OWNER/ CLIENT:
REGISTERED ARCHITECT DETAILS: Andrew Schenk Schenk Architects SACAP Reg No. 24751507 65 Stander St, Loerie Park George 6529	DATE: SIGNATURE OF ARCHITECT:

REVISIONS

REV 1	11-12-2024	1.Cemetary and existing dirt road access point to Farm 166/5 indicated on site plan. 2.Handrails added to upstands of ramp.
REV 2	25-06-2026	1.Site location revised and changed to allow for 42m buffer zone to existing welland.

PROJECT TITLE

Proposed New Tranfser Station on:

Farm 125/1, George Rd, Touwsranten for George Municipality.

DRAWING STATUS

FOR INFORMATION ONLY

DRAWING DESCRIPTION

GENERAL PLANS REV 2

SCALE	AS SHOWN
DATE	DATE OF 1ST ISSUE
ISSUED	2025/06/25
DRAWN BY	Andrew Schenk
CHECKED BY	Andrew Schenk
ARCHITECT	Andrew Schenk

SCHENK ARCHITECTS
65 Stander Street
Loerie Park
George
6529
081 857 6087
info@schenkarchitects.co.za

PROJECT NO:	DRAWING NO:	REVISION
2415	2415 - 002	2

PROPOSED NEW TRANSFER STATION - FARM 125/1 TOUWSRANTEN

Stormwater run-off and
distribution Structural/Civil
Engineers spec.

BASIC ASSESSMENT REPORT

Western Cape Government

Department of Environmental Affairs and Development Planning

BASIC ASSESSMENT REPORT

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

APRIL 2024

BASIC ASSESSMENT REPORT

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

APRIL 2024

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

GENERAL PROJECT DESCRIPTION

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

The development of a new Waste Transfer Station Facility for George Municipality on Remainder of Portion 1 of Farm Outeniquaberge 125 Touwsranten, George.

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

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

2. The Environmental Impact Assessment ("EIA") Regulations is defined in terms of Chapter 5 of the National Environmental Management Act, 19998 (Act No. 107 of 1998) ("NEMA") hereinafter referred to as the "NEMA EIA Regulations".

3. *Submission of documentation, reports and other correspondence:*

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

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

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

   DEADPEIAAdmin.George@westerncape.gov.za
   Directorate: Development Management (Region 3):
   Garden Route District Municipal area and Central Karoo District Municipal area

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

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

4. The required information must be typed within the spaces provided in this Basic Assessment Report ("BAR"). The sizes of the spaces provided are not necessarily indicative of the amount of information to be provided.

5. All applicable sections of this BAR must be completed.

6. Unless protected by law, all information contained in, and attached to this BAR, will become public information on receipt by the Competent Authority. If information is not submitted with this BAR due to such information being protected by law, the applicant and/or Environmental Assessment Practitioner ("EAP") must declare such non-disclosure and provide the reasons for believing that the information is protected.

7. This BAR is current as of **April 2024**. It is the responsibility of the 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 to check for the latest version of this BAR.

8. This BAR is the standard format, which must be used in all instances when preparing a BAR for Basic Assessment applications for an environmental authorisation in terms of the NEMA EIA Regulations when the Western Cape Government Department of Environmental Affairs and Development Planning ("DEA&DP") is the Competent Authority.

9. Unless otherwise indicated by the Department, one hard copy and one electronic copy of this BAR must be submitted to the Department at the postal address given below or by delivery thereof to the Registry Office of the Department. Reasonable access to copies of this Report must be provided to the relevant Organs of State for consultation purposes, which may, if so indicated by the Department, include providing a printed copy to a specific Organ of State.

10. This BAR must be duly dated and originally signed by the Applicant, EAP (if applicable) and Specialist(s) and must be submitted to the Department at the details provided below.

11. The Department's latest Circulars pertaining to the "One Environmental Management System" and the EIA Regulations, any subsequent Circulars, and guidelines must be taken into account when completing this BAR.

12. Should a water use licence application be required in terms of the National Water Act, 1998 (Act No. 36 of 1998) ("NWA"), the "One Environmental System" is applicable, specifically in terms of the synchronisation of the consideration of the application in terms of the NEMA and the NWA. Refer to this Department's Circular EADP 0028/2014: One Environmental Management System.

13. Where Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) ("NHRA") is triggered, a copy of Heritage Western Cape's final comment must be attached to the BAR.

14. The Screening Tool developed by the National Department of Environmental Affairs must be used to generate a screening report. Please use the Screening Tool link https://screening.environment.gov.za/screeningtool to generate the Screening Tool Report. The screening tool report must be attached to this BAR.

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

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

DEPARTMENTAL DETAILS	
CAPE TOWN OFFICE: **DIRECTORATE: DEVELOPMENT MANAGEMENT (REGION 1)** (City of Cape Town, West Coast District, Cape Winelands District & Overberg District)	**GEORGE REGIONAL OFFICE:** **DIRECTORATE: DEVELOPMENT MANAGEMENT (REGION 3)** (Central Karoo District & Garden Route District)
The completed Form must be sent via electronic mail to: DEADPEIAAdmin@westerncape.gov.za Queries should be directed to the Directorate: Development Management (Region 1) at: E-mail: DEADPEIAAdmin@westerncape.gov.za Tel: (021) 483-5829 Western Cape Government Department of Environmental Affairs and Development Planning Attention: Directorate: Development Management (Region 1) Private Bag X 9086 Cape Town, 8000	The completed Form must be sent via electronic mail to: DEADPEIAAdmin.George@westerncape.gov.za Queries should be directed to the Directorate: Development Management (Region 3) at: E-mail: DEADPEIAAdmin.George@westerncape.gov.za Tel: (044) 814-2006 Western Cape Government Department of Environmental Affairs and Development Planning Attention: Directorate: Development Management (Region 3) Private Bag X 6509 George, 6530

MAPS

Provide a location map (see below) as Appendix A1 to this BAR that shows the location of the proposed development and associated structures and infrastructure on the property.	
Locality Map:	The scale of the locality map must be at least 1:50 000. For linear activities or development proposals of more than 25 kilometres, a smaller scale e.g., 1:250 000 can be used. The scale must be indicated on the map. The map must indicate the following: • an accurate indication of the project site position as well as the positions of the alternative sites, if any; • road names or numbers of all the major roads as well as the roads that provide access to the site(s) • a north arrow; • a legend; and • a linear scale. For ocean based or aquatic activity, the coordinates must be provided within which the activity is to be undertaken and a map at an appropriate scale clearly indicating the area within which the activity is to be undertaken. Where comment from the Western Cape Government: Transport and Public Works is required, a map illustrating the properties (owned by the Western Cape Government: Transport and Public Works) that will be affected by the proposed development must be included in the Report.
Provide a detailed site development plan / site map (see below) as Appendix B1 to this BAR; and if applicable, all alternative properties and locations.	
Site Plan:	Detailed site development plan(s) must be prepared for each alternative site or alternative activity. The site plans must contain or conform to the following: • 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): 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 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.
Site photographs	Colour photographs of the site that shows the overall condition of the site and its surroundings (taken on the site and taken from outside the site) with a description of each photograph. The vantage points from which the photographs were taken must be indicated on the site plan, or locality plan as applicable. If available, please also provide a recent aerial photograph. Photographs must be attached to this BAR as **Appendix C**. The aerial photograph(s) should be supplemented with additional photographs of relevant features on the site. Date of photographs must be included. Please note that the above requirements must be duplicated for all alternative sites.
Biodiversity Overlay Map:	A map of the relevant biodiversity information and conditions must be provided as an overlay map on the property/site plan. The Map must be attached to this BAR as **Appendix D**.
Linear activities or development and multiple properties	GPS co-ordinates must be provided in degrees, minutes and seconds using the Hartebeeshoek 94 WGS84 co-ordinate system. Where numerous properties/sites are involved (linear activities) you must attach a list of the Farm Name(s)/Portion(s)/Erf number(s) to this BAR as an Appendix. For linear activities that are longer than 500m, please provide a map with the co-ordinates taken every 100m along the route to this BAR as **Appendix A3**.

ACRONYMS

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

ATTACHMENTS

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

The following checklist of attachments must be completed.

APPENDIX			**✓ (Tick) or x (cross)**
Appendix A:	**Maps**		
	Appendix A1:	**Locality Map**	
	Appendix A2:	**Coastal Risk Zones as delineated in terms of ICMA for the Western Cape by the Department of Environmental Affairs and Development Planning**	
	Appendix A3:	**Map with the GPS co-ordinates for linear activities**	
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;**	
Appendix C:	**Photographs**		
Appendix D:	**Biodiversity overlay map**		
Appendix E:	**Permit(s) / license(s) / exemption notice, agreements, comments from State Department/Organs of state and service letters from the municipality.**		
	Appendix E1:	**Final comment/ROD from HWC**	
	Appendix E2:	**Copy of comment from Cape Nature**	
	Appendix E3:	**Final Comment from the DWS**	
	Appendix E4:	**Comment from the DEA: Oceans and Coast**	
	Appendix E5:	**Comment from the DAFF**	
	Appendix E6:	**Comment from WCG: Transport and Public Works**	
	Appendix E7:	**Comment from WCG: DoA**	
	Appendix E8:	**Comment from WCG: DHS**	

	Appendix E9:	**Comment from WCG: DoH**	
	Appendix E10:	**Comment from DEA&DP: Pollution Management**	
	Appendix E11:	**Comment from DEA&DP: Waste Management**	
	Appendix E12:	**Comment from DEA&DP: Biodiversity**	
	Appendix E13:	**Comment from DEA&DP: Air Quality**	
	Appendix E14:	**Comment from DEA&DP: Coastal Management**	
	Appendix E15:	**Comment from the local authority**	
	Appendix E16:	**Confirmation of all services (water, electricity, sewage, solid waste management)**	
	Appendix E17:	**Comment from the District Municipality**	
	Appendix E18:	**Copy of an exemption notice**	
	Appendix E19	**Pre-approval for the reclamation of land**	
	Appendix E20:	**Proof of agreement/TOR of the specialist studies conducted.**	
	Appendix E21:	**Proof of land use rights**	
	Appendix E22:	**Proof of public participation agreement for linear activities**	
Appendix F:	**Public participation information: including a copy of the register of I&APs, the comments and responses Report, proof of notices, advertisements and any other public participation information as is required.**		
Appendix G:	**Specialist Report(s)**		
Appendix H:	**EMPr**		
Appendix I:	**Screening tool report**		
Appendix J:	**The impact and risk assessment for each alternative**		
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…..	**Any other attachments must be included as subsequent appendices**		

SECTION A: ADMINISTRATIVE DETAILS

Highlight the Departmental Region in which the intended application will fall	CAPE TOWN OFFICE: REGION 1		GEORGE OFFICE: BEGION 3
	(City of Cape Town, West Coast District	(Cape Winelands District & Overberg District)	**(Central Karoo District & Garden Route District)**
Duplicate this section where there is more than one Proponent Name of Applicant/Proponent:	George Municipality		
Name of contact person for Applicant/Proponent (if other):	Dawid Adonis		
Company/ Trading name/State Department/Organ of State:	George Municipality		
Company Registration Number:			
Postal address:	82 Meade Street		
	George	Postal code: 6529	
Telephone:	(044) 802 2901	Cell:	
E-mail:	smtila@george.gov.za		
Company of EAP:	Greenfire Enviro		
EAP name:	Desiree du Preez		
Postal address:	17 Mountain Road		
	George	Postal code: 6529	
Telephone:	()	Cell: 082 922 3180	
E-mail:	desiree@greenfireenviro.co.za		
Qualifications:	BSc Forestry (Nature Conservation) MPhil Environmental Science SACNASP Pri Sci Nat environmental science, ecologist		
EAP registration no:	SACNASP Pri Sci Nat 400050/98 EAPSA 2020/1486		
Duplicate this section where there is more than one landowner Name of landowner:	George Municipality		
Name of contact person for landowner (if other):	Sivuyile Mtila		
Postal address:	82 Meade Street		
	George	Postal code:6529	
Telephone:	(044) 802 2908	Cell:	
E-mail:	smtila@george.gov.za		
Name of Person in control of the land:	George Municipality		
Name of contact person for person in control of the land:	Sivuyile Mtila		
Postal address:	82 Meade Street		
	George	Postal code:6529	
Telephone:	(044) 802 2908	Cell:	
E-mail:	smtila@george.gov.za		

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:	Sivuyile Mtila	
Postal address:	82 Meade Street, George	
		Postal code:6529
Telephone	(044) 802 2908	Cell:
E-mail:	smtila@george.gov.za	

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

1.	Is the proposed development (please tick):	**New**	**X**	Expansion	
2.	Is the proposed site(s) a brownfield of greenfield site? Please explain.				
The proposed site is a greenfield site consisting of disturbed forested vegetation.					
~~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)~~	~~º~~	~~'~~	~~"~~	
	~~Longitude (E)~~	~~º~~	~~'~~	~~"~~	
	~~**Middle point co-ordinates for all alternatives**~~				
	~~Latitude (S)~~	~~º~~	~~'~~	~~"~~	
	~~Longitude (E)~~	~~º~~	~~'~~	~~"~~	
	~~**End point co-ordinates for all alternatives**~~				
	~~Latitude (S)~~	~~º~~	~~'~~	~~"~~	
	~~Longitude (E)~~	~~º~~	~~'~~	~~"~~	
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):				627 551m²
4.2.	Developed footprint of the existing facility and associated infrastructure (if applicable):				415m²
4.3.	Development footprint of the proposed development and associated infrastructure size(s) for all alternatives:				1033.06m²
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 to construct a waste transfer site on the Remainder of Portion1 of Farm 125, opposite the Touwsranten township adjacent to the cemetery. The facility will consist of a ramp and up to 10 skips on a flat concrete platform adjacent to the ramp. The facility will be fenced with a 2,1 m concrete palisade fence with an 8m wide fence. A guardhouse will be situated adjacent to the gate.

The facility would collect and store up to 12 000 kg of general waste, garden waste and small volumes of hazardous waste limited to electronic waste, batteries and fluorescent tubes in wheelie bins. The plans include a 20 foot container for storing recycling waste.

The proposed facility would get access off Hoekwil Road from the cemetery access and no new access roads are required. The facility is situated further than 100 m from Touwsranten or the nearest farm residence.

The detail of the development is presented below.

Total area: 63 m x 33,25m = 2 095 m² (rounded)
Ramp & container platform area: 243 m²
Guard House: 10.4 m² with 900mm of paving all around

Services:
Power: Solar
Sewer: Conservancy tank
Water: Bulk water supply to be obtained from the 250 mm bulk water pipe adjacent to Hoekwil/Seven Passes Road via a 110 mm pipeline following the existing access road.
Stormwater: The facility would have a paved surface draining towards the western side, with a channel draining water to the south into the forest, away from the wetland. Groundwater infiltration can occur in the forest to enable the removal of pollutants before it reaches the wetland.

Commented [DD1]: Litter/ oil trap?

Figure 1 Illustration of the proposed Waste Transfer Site

4.5.	Indicate how access to the proposed site(s) will be obtained for all alternatives.																					
Access from Seven Passes Road via the existing gravel road.																						
4.6.	SG Digit code(s) of the proposed site(s) for all alternatives:	C	0	2	7	0	0	0	0	0	0	0	0	0	1	2	5	0	0	0	0	1

4.7.	Coordinates of the proposed site(s) for all alternatives:			
	Latitude (S)	33˚	56‘	49.28“
	Longitude (E)	22˚	37‘	18.41“

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 X**

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 X**
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 X**
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 X**	~~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 X**
The National Environmental Management Waste Act (Act No. 59 of 2008) ("NEM:WA")	**YES X**	~~NO~~
The National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004 ("NEMBA").	**YES X**	~~NO~~
The National Environmental Management: Protected Areas Act, 2003 (Act No. 57 of 2003) ("NEMPAA").	~~YES~~	**NO X**
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 X**

3. Other legislation

List any other legislation that is applicable to the proposed activity or development.

- Spatial Planning and Land Use Management Act (Act No. 16 of 2013) SPLUMA
- National Environmental Management Laws Amendment Act (Act No. 02 of 2022)
- George Municipality Water and Sanitation Services By-Law (Act No 108 of 1997)
- Promotion of Administrative Justice Act
- Protection of Personal Information Act, 2013 (Act No. 4 of 2013) (POPI)
- National Forests Act (Act 84 of 1998)
- Promotion of Administrative Justice Act
- George Integrated Zoning Scheme By-Law 2023

4. Policies

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

- Western Cape Spatial Development Framework (2014)
- George Municipal Spatial Development Framework, Version 5.1 (2019)
- Garden Route District Municipality Development Framework (Chapter 4) 2017
- George Municipality Reviewed Integrated Development Plan 2022-2027
- Garden Route Environmental Management Framework (2017)
- NEMA Principles
- George Municipality Wilderness Local Spatial Development Framework (2015)
- National Norms and Standards (GN 926) for the Storage of Waste, 2013
- Norms and Standards (GN 1093 of 2017) Sorting, Shredding, Grinding, Crushing, Screening, Chipping or Baling of General Waste, 2017

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.

The integrated Environmental Management Information Series of the Department of Environmental Affairs and Tourism (2002,2004) as well as the following guidelines of the Provincial

Government of the Western Cape (2005) were taken into consideration to inform the approach and methodology for the Basic Assessment process:

- Guideline for involving biodiversity specialist
- Species Environmental Assessment Guideline
- Protocols for environmental impact assessments in South Africa
- Guidelines for the implementation of the Terrestrial Fauna and Terrestrial Flora Species Protocols for environmental impact assessments in South Africa (SANBI, 2020).
- Guideline on Generic Terms of Reference (TORs) for EAPs and Project Schedules
- Guideline on Public Participation
- Guideline on Need & Desirability
- Guideline on Alternatives
- Guideline on Significance
- Guideline for determining the scope of specialist involvement
- Guideline for Environmental Management Plans

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
1. Agriculture: Protocol: Gazetted Agriculture_Assessment_Protocols.pdf The EAP found the area not to be sensitive for the agriculture theme and does not recommend further studies. A comment from the Department of Agriculture would be sufficient. 2. Plant Species: Protocol: Gazetted Plant Species_Assessment_Protocols.pdf. The EAP found the area with a low sensitivity for the plant species theme and a compliance statement would be sufficient. 3. Terrestrial Biodiversity: Protocol: Gazetted Terrestrial Biodiversity_Assessment_Protocols.pdf The EAP found the area with a high sensitivity for the terrestrial biodiversity theme requiring a specialist study. 4. Animal Species: Protocol: Gazetted Animal Species_Assessment_Protocols.pdf The EAP found the area with a medium sensitivity for the animal species theme requiring a specialist study. 5. Aquatic Biodiversity: Protocol: Gazetted Aquatic Biodiversity_Assessment_Protocols.pdf The EAP found the area with a high sensitivity for the aquatic biodiversity theme requiring a specialist study. 6. Archaeological and Cultural Heritage and Palaeontology Impact Assessment: Protocol: Gazetted General Requirement Assessment Protocols.pdf The EAP found the area to have low sensitivity for the Archaeological, Cultural Heritage and Palaeontology themes and does not recommend further action. 7. Civil Aviation: The EAP found the area not to be sensitive for the Civil Aviation theme and does not recommend further action. 8. Landscape/Visual Impact Assessment: Gazetted General Requirement Assessment Protocols. The EAP thought the area to be sensitive for the visual impact, but the cultural landscape specialist approached did not regard the area to be sensitive for a visual impact study. 9. Geohydrology: Gazetted General Requirement Assessment Protocols. No further actions are recommended. 10. Traffic: Gazetted General Requirement Assessment Protocols. No further actions are recommended.

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.
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	The clearance of an area of **300 square metres or more** of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan. i. 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; or 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.	The proposed development areas will clear approximately 807 square meters of Southern Afrotemperate forest in an area mapped as Garden Route Shale Fynbos categorised as CBA 2.

Note:
- 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.
1	The temporary storage of general waste at a facility, including a waste transfer facility and container yard, that has the capacity to receive in excess of 30 tonnes of general waste per day or that has a throughput capacity in **excess of 20m³** per day, including **the construction of a facility** and associated structures and infrastructure for such storage.	The proposed facility will potentially have ten 6m³ skips for waste disposal, which would exceed the 20m³ daily throughput capacity. The National Norms and Standards for the Storage of Waste 2013 applies.

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. No activities listed in the NEM:AQA are triggered by the proposed development.		

SECTION E: PLANNING CONTEXT AND NEED AND DESIRABILITY

1.	Provide a description of the preferred alternative.
The preferred alternative would be a new Waste Transfer Site in Touwsranten for George Municipality on the Remainder of Portion 1 of Farm 125, for. A detailed description is found in Section B4.4.	
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 property is situated outside of the Urban Edge, and is zoned Agricultural Zone I. The Agricultural zoning does not allow for the proposed development. The farm portion that belongs to the George Municipality will need to be rezoned with a spot zoning to Utility Zone I and consent use for Authority Use for the proposed development to align with the Land Use Rights.	
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.
No conflicts exist with the existing approvals. The EIA and LUP application will resolve the development/ Land Use Rights.	
4.	Explain how the proposed development will be in line with the following?
4.1	The Provincial Spatial Development Framework.
Western Cape Spatial Development Framework (PSDF), 2014 The PSDF identifies the importance of providing and improving on basic services in rural or informal settlements. Section 1.5.4 of the PSDF states that "Improving access to services, facilities, and employment is essential…". The proposed development on the Remainder of Portion 1 of Farm 125 aligns with the statement, as the new transfer station will be just outside of the settlement area of Touwsranten, which will be easily accessible for homeowners, with the potential to reduce illegal dumping activities.	
4.2	The Integrated Development Plan of the local municipality.
The George Municipality IDP (2022-2027) identified the need for a Garden Refuse Disposal site for Ward 4, which includes Wilderness, Wilderness Heights, Hoekwil, Touwsranten, Wilderness Lake Area and Kleinkrantz. A predetermined Objective recognised is "To provide basic services to informal settlements that comply with the minimum standards". The George Municipality has also recognised that they need to "investigate the provision of transfer stations along major routes and at large farming operations" which aligns the proposed development with the IDP. With the waste transfer site proposed at the urban edge, it can also service the farming area east of Touwsranten and Hoekwil. Illegal dumping of garden refuse and household waste is recognised as an issue in the area that needs to be addressed. The transfer station is proposed as one method to reduce and discourage illegal dumping. The Municipality has identified educational programs as part of the Disaster Risk Reduction Plan to promote anti-littering and responsible domestic or household disposal, while also promoting waste separation at source.	
4.3.	The Spatial Development Framework of the local municipality.
The Waste Management Master Plan in the 2023 MSDF identifies the need for a Waste drop-off site in the Wilderness area. The population in the area has grown dramatically, and it is recognised in the LSDF, 2015 that significant investment is required in the future from the George Municipality. This proposal represent investment in terms of waste management.	
4.4.	The Environmental Management Framework applicable to the area.
The Garden Route EMF (2017) The Garden Route EMF aims to provide a framework for consistent and informed decision-making regarding matters pertaining to development projects which may impact the surrounding environment. As a region heavily reliant upon tourism-related ventures to sustain its economy, the Garden Route, understandably, highly prioritises the protection of ecologically sensitive areas. The purpose of the EMF is to protect and preserve the Garden Route's environmental resources by rejecting ecologically damaging development in favour of projects which align with national and local sustainability objectives. The Municipality has taken the Garden Route EMF into consideration for the	

development of the Municipal IDP and SDF, and the proposed developments is identified as a Need within the Wilderness area.	
5.	Explain how comments from the relevant authorities and/or specialist(s) with respect to biodiversity have influenced the proposed development.
Biodiversity specialists screened the study area for sensitivities prior to the development of site development plans. Comments from other authorities are used to influence detail plans. Detail is found in the assessment section and the comments and response report.	
6.	Explain how the Western Cape Biodiversity Spatial Plan (including the guidelines in the handbook) has influenced the proposed development.
The Western Cape Biodiversity Spatial Plan (WCBSP) (2017 & 2023) were used for the Specialists studies. The 2017 WCBSP classifies the study area as Terrestrial Ecological Support Area (ESA) 1, with no connectivity to other CBA or ESA. Therefore, this Biodiversity Spatial Plan does not influence the proposed development, as the site area has previously been degraded, and even though the proposed development is within the regulated area of a wetland, it could potentially contribute to creation of habitats in the future. The 2023 WCBSP largely maps the study area as Terrestrial Critical Biodiversity Area (CBA) 2, however the Terrestrial Biodiversity report presents evidence of Southern Afrotemperate Forest, instead of Garden Route Granite Fynbos, which makes the area more suited for Ecological Support Area, according to the specialist. The preferred alternative of the proposed development will have more of a positive impact on the highly degraded, low biodiversity valued area, as long rehabilitation, mitigation and avoidance measures are implemented to protect the wetland.	
7.	Explain how the proposed development is in line with the intention/purpose of the relevant zones as defined in the ICMA.
The study area falls outside of the coastal area, as defined in the ICMA.	
8.	Explain whether the screening report has changed from the one submitted together with the application form. The screening report must be attached as Appendix I.
The Screening Tool Report submitted in the NOI was generated on 18 February 2025. No new Screening Tool Report was generated thereafter.	
9.	Explain how the proposed development will optimise vacant land available within an urban area.
At present the site is zoned as Agricultural Zone I and is situated outside of the Urban Area. No suitable land owned by the Municipality exists within the urban area in Ward 4.	
10.	Explain how the proposed development will optimise the use of existing resources and infrastructure.
The proposed waste transfer site will optimise waste management in the Wilderness/ Ward 4 area. The area is vast and Wilderness is situated 18 km from the Gwaing landfill site/waste transfer station and future composting area (with other areas such as Kleinkrans even further). Transport of waste loaded in skips is more efficient than individual small loads. The use of a chipper to reduce garden waste to chips would further optimise the transport of waste.	
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).
A Bulk Water pipeline is situated adjacent to Seven Passes/ Hoekwil Road from where the proposed development will be serviced. No municipal electricity supply is available on site. It is planned to utilise solar power for the limited power requirements. No sewer exists on or near the site. The site will be serviced with a conservancy tank. Awaiting confirmation letter from the Municipality.	
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

Commented [GA2]: Need to attach the Confirmation letter once received.

	Environmental Management Guideline on Need and Desirability. This may be attached to this BAR as Appendix K.

The guidelines on Need and Desirability (Department of Environmental Affairs, 2017) explain that the assessment needs to be based on the best practicable option. By this, the development should accommodate past, present, and future development across multiple spectrums of interest (e.g., environmental, social, and economic). The notion of sustainability is key to all proposed development projects, and the needs and desirability for a proposed project should thus be motivated in terms of considerations pertaining to (i) the ecological impacts and ramifications of the development, (ii) the extent of contribution to human development, and (iii) the impact on local, provincial, and national economies.

The Need for job opportunities
A rural or informal settlement is situated near the proposed development where residents have a low employment rate. The construction of the proposed waste transfer station site would provide temporary construction job opportunities and employment for at least one gate guard.

The Need for a Waste Transfer Station
The population within the area is rapidly growing, resulting in a growing need for an area to dump garden waste. Waste, including household and garden waste has been dumped in the larger study area of the proposed transfer station. The municipality has attempted to contain the problem by placing skips for garden waste as illustrated in figure 2 below.

Figure 2. Skips placed at the site of the proposed waste transfer site

Residents in the area will be assisted, as they currently need to travel to the Gwaing waste disposal site to dispose of garden waste correctly. The need has been identified through the IDP process and the facility would most likely reduce illegal dumping in the area, while protecting the nearby wetland from pollution risks.

Desirability of a waste transfer site at the proposed site.
The Municipality has limited land available in Ward 4 for a waste transfer site. An alternative property would be the old fire station property in Hoekwil. This site was not selected due to it being situated near residential and other development, which does not align with the requirements of the 2023 Norms and Standards for storage of waste.

The current, larger study area is suited to meet the need of the public as was explained in this section, while the study area has been altered permanently by previous disturbance, as was found by site sensitivity verification and the specialist studies (figure 3).

The larger study area contains a wetland that is not identified on any desktop database and has been neglected over time, while being an important resource for the neighbouring farmer and the local community.

The site layout initially focussed on bare disturbed area, but sensitivity screening of the study area and the subsequent assessment of the wetland by an aquatic ecologist led to redesign of the proposed site to avoid impacts on the wetland, while potentially improving the ecological value of the larger study area.

Figure 3 below indicates the proposed site area in 2019, which displays the area as highly disturbed due to a construction site camp.

Figure 3. Image of the Remainder of Portion 1 of Farm 125 displaying the disturbance of the proposed development site (Red outline) and the depression Wetland (Orange, yellow and light blue outlines).

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

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 public participation process involved the following steps: 1. The project was advertised in the George Herald 2. A site notice was placed at the entrance of the gravel access road, along Seven Passes Road. 3. A copy of the application was placed in the public library and it is available on www.greenfireenviro.co.za. 4. A 30-day public comment period was provided. 5. A register of the Interested and Affected Parties is being kept with neighbours, authorities and any persons who wish to register.

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

George Municipality Department of Forestry, Fisheries, and the Environment (DFFE) Western Cape Department of Agriculture Cape Nature Breede-Olifants Catchment Management Agency (BOCMA)

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

TBC

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

To be supplied after Public Participation.

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.

TBC

Note:

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

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

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

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

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

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

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

SECTION G: DESCRIPTION OF THE RECEIVING ENVIRONMENT

All specialist studies must be attached as Appendix G.

1. Groundwater

1.1.	Was a specialist study conducted?	~~YES~~	**NO**
1.2.	Provide the name and or company who conducted the specialist study.		
1.3.	Indicate above which aquifer your proposed development will be located and explain how this has influenced your proposed development.		
Cape Farm Mapper 3 (CFM 3) indicates the aquifer under the study area as a minor aquifer.			
1.4.	Indicate the depth of groundwater and explain how the depth of groundwater and type of aquifer (if present) has influenced your proposed development.		
According to Cape Farm Mapper 3 (CFM 3), the Aquifer is 19, 28 meter below ground level and has a Moderate Vulnerability status. The depression wetland near the proposed development site relies on the groundwater of the area. The impact on groundwater feeding the wetland has motivated the moving of the waste transfer site a way from the wetland.			

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.		
Ferdi de Lange, Ekologik (Pty) Ltd.			
2.3.	Explain how the presence of watercourse(s) and/or wetlands on the property(ies) has influenced your proposed development.		

Taken from the Freshwater Ecological Assessment Report by Ekologik, June 2025 (Appendix G2)

The study area is located within Quaternary Catchment K30D Duiwe River and within the Outeniqua Strategic Water Source Area (SWSA), North-East of the semi-rural area of Touwsranten, with the Touws River to the West and the Duiwe River to the East. Both the Duiwe and Touws Rivers are Perennial rivers that flow year-round and empties into the sea, with the Touws and Duiwe Rivers roughly just over 700m away from the proposed site. There are multiple valleys in the area which create non-perennial tributaries, which only flow during certain times of the year, primarily after period of rainfall.

The proposed development is situated within the 500m regulatory area and just outside of the stipulated NEMA 32m regulated area of a small depression wetland. Due to previous construction and communal use of the area surrounding the wetland, the riparian area is highly degraded. The southern portion of the wetland has a deeper section, with the Northern area having a down sloped landscape with some seep activity (Figure 4). The wetland covers an area of approximately 1177.5m^2. The wetland seems to permanently be inundated, even though it is not connected to any river or stream, which potentially indicates a sub-surface aquifer which is consistently supplying the wetland.

Despite the wetland being located within a highly degraded FEPA sub-quaternary catchment area, the riparian area and the wetland are in extremely good condition. Habitats for amphibians, birds and mammals are sufficient. The Present Ecological State (PES)of the wetland indicated a moderately modified wetland in a moderate condition with moderate loss of natural habitats and ecosystems. A PES score of 3.0 and 70% was assigned placing it in an Ecological Category of C.

The Ecological Importance and Sensitivity (EIS) category indicated a Very High EIS category and an A class for its recommended Ecological Management. This wetland is highly importance and sensitive on a provincial and local scale and plays a small role in the quality and quantity of water of major rivers. The WET-EcoServices (version 2) updated tool was used to assess the EIS the wetland.

The Buffer Zone Tool calculated that a buffer zone of 42m for the wetland with no mitigation measures needeed. This buffer zone will assist with mainly safeguarding the wetland of pollution from stormwater run-off, and potential increased amounts of toxic and contaminated water and materials from the waste transfer station site. The Risk Assessment Matrix (RAM) resulted in a low risk and a General Authorisation is required according to Sections 21 (c) and (i) of the National Water Act (NWA).

Figure 4. Wetland Zones indicating the depression and seasonal outflows

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.		
N/A			
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.		
N/A			
3.4.	Explain how estuary management plans (if applicable) has influenced the proposed development.		
N/A			
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.		
N/A			

4. Biodiversity

4.1.	Were specialist studies conducted?	**YES**	~~NO~~
4.2.	Provide the name and/or company who conducted the specialist studies.		
Ferdi de Lange, Ekologik (Pty) Ltd: Herpetology study (Appendix G1). Desireé du Preez from Greenfire Enviro (Pty) Ltd: Terrestrial biodiversity, plant and animal species (Appendix G3).			
04.3.	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 NSBA and the Vegetation Map of South Africa (Mucina and Rutherford 2006; with updates described in Dayaram et al., 2019) was used as desktop information to inform the project, but the vegetation in the study area was found not to be consistent with Garden Route Shale Fynbos. The vegetation represents a highly disturbed, receding remnant of Southern Afrotemperate Forest (Least Concern). The forest is protected in terms of the National Forest Act. The forest does not contain plant species of conservation concern.			

The NFEPA data layer did not contain information on the wetland present on site, which was avoided upon recommendation of the aquatic ecologist. The Outeniqua SWSA was incorporated as one of the factors in the assessments of the aquatic impacts.

The area was found to be excluded from the National Protected Area Expansion Strategy (NPAES) databases due to its association with Touwsranten.

The Biodiversity Spatial Plan of 2023 maps the entire study area as CBA2: Terrestrial, not allowing for adjustment to avoid CBA.

The proposed project would cause the destruction of approximately 600 m^2 of indigenous forest that is in a degraded state but will definitely contribute to the cleaning up of the surrounding environment and litter control, which is a positive impact for the ecological function of the remaining forest despite utilisation of a small area.

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 property is largely mapped as CBA 2 due to disturbance but is still required to meet biodiversity targets for species, ecosystems, etc. Much of the area is not considered worthy of CBA2 as it is highly transformed, while protection of the forest is not essential to meet the biodiversity targets for Southern Afrotemperate Forest or any sensitive species.

The proposed development may not meet the objectives of the CBA, but the sensitive wetland environment is avoided, it will not affect any species of conservation concern and the vegetation is Least Concern. The area is therefore not essential to meet biodiversity targets.

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.

Refer to 4.4 above.

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

The proposed development is not within a protected area. The proposed development is between 160 – 200m outside of a protected area.

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

The Online Screening Tool identified multiple sensitive species like the Knysna Warbler, African Marsh Harrier, Crowned Eagle, Sensitive Species 8 and the Duthie's Golden Moles as potential sensitive species for the study area. The area is, however, highly transformed in areas and the remaining habitat disturbed. It also represents a small forest fragment. It is therefore not suitable habitat for any of the identified sensitive species and none of the species were observed or expected to be observed in the study area. The fauna species from the screening tool therefore did not influence the proposed development.

The wetland habitat is highly suitable for the *Afrixalus knysnae*, a sensitive species not identified by the screening tool. The proposed development was moved outside the 42m buffer area for the wetland, which would protect the species.

5. Geographical Aspects

Explain whether any geographical aspects will be affected and how has this influenced the proposed activity or development.
The proposed development is situated on geographically flat land, as Touwsranten is situated on a Plateau with non-perennial rivers in channelled valleys to the East and West of the property. A depression Wetland is located roughly 42m North-East of the proposed development. No geographical aspects will be affected by, or influence, the proposed development. <u>Geology</u> According to CFM 3 the proposed development site is underlain by the Kaaimans Group, feldspathic quartzite, conglomerate, gritstone, phyllite, quartz-sercite schist, and calc-silicate rocks. The soil of the area appears sandy and yellow in colour, although exposed soil may be introduced.

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.		
N/A			
6.3.	Explain how areas that contain sensitive heritage resources have influenced the proposed development.		
N/A			

Commented [DD3]: Stefan se kommentaar

7. Historical and Cultural Aspects

Explain whether there are any culturally or historically significant elements as defined in Section 2 of the NHRA that will be affected and how has this influenced the proposed development.
There are no historically significant or cultural landscape elements affected or influenced by the proposed development. The site, although situated outside the urban edge, forms part of the Touwsranten urban pattern that has already altered the scenic value of the route. The specialist did not consider the area sensitive to require as visual specialist study (Appendix xx)

8. Socio/Economic Aspects

8.1.	Describe the existing social and economic characteristics of the community in the vicinity of the proposed site.
The property is located north of the Touwsranten – a small rural area that developed as a residential area for farm and forestry workers from the surrounding farms and plantations. The community consists predominantly of working-class residents and their families. The community primarily depends on local agriculture and service jobs in Hoekwil and Wilderness (domestic work, construction, retail and hospitality). According to the 2015 LSDF, available community services include paved streets, street lighting, waterborne sewage, a primary school, a clinic, a sports field, limited retail outlets, and a community hall. This area has been identified as in need of additional facilities and significant investment from George Municipality may be necessary in the future. The 2015 LSDF also indicates that Hoekwil, a neighbouring community, could be developed as a rural hamlet with unique characteristics aimed at attracting visitors and creating employment opportunities for Touwsranten residents. Expansion of the residential area is proposed to accommodate future growth. Informal settlements have increased on the fringes of Touwsranten.	
8.2.	Explain the socio-economic value/contribution of the proposed development.
The waste collection within the area will be centralised and will reduce illegal dumping and open burning, which could often cause health hazards. Have surroundings which are cleaner supports the well-being of the community, while also reducing diseases. Job opportunities for individuals in the area during construction and operational phases. The Proposed development will have a buy-back centre on site, which will motivate the residents in the surrounding area, as the buy-back centre would potentially be a financial motivation. A cleaner environment for the area, would enhance the potential for tourism, as it is situated near Wilderness, Hoekwil and other tourism nodes. The site would serve as hub for Environmental Awareness and Education, teaching the surrounding community, especially the youth about recycling and waste reduction. The socio-economic value of the proposed development lies in creating a cleaner, healthier, and more economically resilient community while ensuring environmental compliance and long-term cost savings.	
8.3.	Explain what social initiatives will be implemented by applicant to address the needs of the community and to uplift the area.
A buy-back service is planned to buy recyclables from the public, which should encourage recycling, while creating opportunity for the poor to earn an income from waste.	
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.
The proposed project was identified by the wider community to improve their well-being. The preferred site is situated more than 100 m away from the nearest house, which should be sufficient to prevent negative construction or operational impacts on the community.	

Commented [DD4]: Kry projekwaarde by Pieter

It is still near enough to be a useful service to the community and improved waste disposal would benefit the health and well-being of them. The area is currently being used for illegal dumping and waste sorting. The facility should discourage dumping, while regular cleaning of the area would improve the quality of the environment.

The facility would be situated in an open area shielded with trees from all around, apart from the entrance. It would therefore not be visible from the Seven Passes Road.

SECTION H: ALTERNATIVES, METHODOLOGY AND ASSESSMENT OF ALTERNATIVES

1. Details of the alternatives identified and considered

1.1.	**Property and site** alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.

Provide a description of the preferred property and site alternative.

The preferred property is a specific portion of the Remainder of Portion 1 of Farm Outeniquaberge 125, with a cemetery to the south of the site, and the Touw River Pass to the West.

The preferred site alternative will be located approximately 50 m from the Hoekwil Road, north of the cemetery, between indigenous trees 42m south from the depression wetland.

Provide a description of any other property and site alternatives investigated.

An alternative property investigated is on ERF 164, Hoekwil, at an old Fire Station. This property also belongs to the Municipality and is situated outside the urban edge.

The site alternative investigated on the preferred property would be situated in a more disturbed, open area within 32m of the wetland.

Provide a motivation for the preferred property and site alternative including the outcome of the site selectin matrix.

The preferred property belongs to the Municipality, is more than 100 m away from houses and is partially developed for community purpose (cemetery). The property alternative is not considered to be feasible, as the facility would be within 100m of residential properties. This does not comply with the 2023 Norms and standards for waste storage and would create a nuisance for the surrounding properties that may have an impact on property prices.

The preferred site is situated outside the buffer area of the wetland in disturbed forest that currently experiences illegal dumping. The alternative site would not be desirable due to potential impacts on the wetland.

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

The preferred site alternative was developed after sensitivity screening to avoid negative impacts on the natural environment.

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.

Construction phase impacts

1. Impact on Aquatic Biodiversity -Preferred site alternative: Low Positive
2. Impact on Aquatic Biodiversity -Site Alternative: Medium negative
3. Impact on Terrestrial Biodiversity and Forest – Preferred site alternative: Low Positive
4. Impact on Terrestrial Biodiversity and Forest –Site alternative: None to very Low Negative
5. Visual Impact during construction: Low Negative
6. Socio-economic impact: Low negative

Operational Phase Impacts

1. Impact on Terrestrial Biodiversity – Preferred site alternative: Low Positive
2. Impact on Terrestrial Biodiversity – Site Alternative: Low Positive
3. Impact on Terrestrial Biodiversity – No-go: Medium to Low Negative
4. Impact on Aquatic Biodiversity – Preferred site alternative: Low Positive
5. Visual Impact during operational phase: Low Negative
6. Socio-economic impact: Low Negative

1.2.	Activity alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.

Provide a description of the preferred activity alternative.

The preferred activity is to construct a transfer station for waste disposal purposes.

Provide a description of any other activity alternatives investigated.

The only alternatives for a waste transfer station would be the creation of a waste landfill site in the area or the no-go alternative, in which the community frequently dump waste, especially garden waste, in open areas.

Provide a motivation for the preferred activity alternative.	
The community identified the need for a waste transfer site within the Wilderness/ Hoekwil area, to which the Municipality responded.	
Provide a detailed motivation if no activity alternatives exist.	
The area does not contain a suitable site for a landfill site, while a landfill site would harm the character of the area that is focussed on rural tourism. The current (no-go) situation is not desirable also, as illegal dumping is harming the environment.	
List the positive and negative impacts that the activity alternatives will have on the environment.	
Refer to 1.1 above	
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 preferred design and layout are explained in Section B4.4 and illustrated in Appendix Bxx.	
Provide a description of any other design or layout alternatives investigated.	
The site alternative investigated provided opportunity for a layout alternative to fit into the disturbed area. No design alternatives were investigated.	
Provide a motivation for the preferred design or layout alternative.	
The preferred layout was developed to optimise the use of space and minimise the destruction of forest. The preferred design was chosen to be the simplest to fulfil the needs of the Municipality. This design would optimise operation of the facility.	
Provide a detailed motivation if no design or layout alternatives exist.	
Refer to the previous questions and answers.	
List the positive and negative impacts that the design alternatives will have on the environment.	
Refer to 1.1 above.	
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:	
The preferred technology consists of the following: • A concrete ramp and skips for waste storage • A container to store recyclable waste • Solar panels and inverter system as a source of power. • A conservancy tank will be linked to the guardhouse for disposal of sewage. • A 2.1m high concrete palisade perimeter fence.	
Provide a description of any other technology alternatives investigated.	
No technology alternatives were considered for the facility. The only alternative that was considered is a septic tank for the guard house.	
Provide a motivation for the preferred technology alternative.	
The preferred alternative for all technologies was selected to optimise operation of the facility.	
Provide a detailed motivation if no alternatives exist.	
Refer to the above-mentioned motivation.	
List the positive and negative impacts that the technology alternatives will have on the environment.	
Refer to 1.1 above. The use of a sustainable power supply would have a positive impact in terms of climate change adaptation.	
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 different project components are designed for a certain method of operation preferred by George Municipality. The preferred operational alternative is as described in the design, layout and	

technology alternatives. Buy-back opportunity will be available at the facility for the community to sell recyclable waste. The proposed facility will also accommodate hazardous electronic waste on site in wheelie bins.
Provide a description of any other operational alternatives investigated.
No other operational alternatives were investigated.
Provide a motivation for the preferred operational alternative.
The preferred operational alternative would comply with the relevant Norms and Standards.
Provide a detailed motivation if no alternatives exist.
No alternatives that would not comply with the Norms and Standards were investigated.
List the positive and negative impacts that the operational alternatives will have on the environment.
Refer to 1.2 above.
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.
The No-go option is the current situation where the wider area lacks a waste transfer facility and illegal dumping, and waste separation is experienced at the study area and elsewhere.
1.7. Provide and 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.
There are no other alternatives which exists that will avoid negative impacts, therefore the preferred alternative was selected as it has the simplest operational requirements and smallest negative impact.
1.8. Provide a concluding statement indicating the preferred alternatives, including the preferred location of the activity.
The community within Ward 4 needs a waste transfer station to dispose of their waste legally and economically. The property owned by the George Municipality situated near the Touwsranten community was identified for the facility, with no other property available being more suited. The preferred site was selected to have the lowest impact on the environment. The preferred design includes sustainable technology to reduce the use of ESKOM power. Through planning of a stormwater to discharge into the forest toward the southwest, pollutants would be filtered before water would reach the wetland. In summary, the property and site identified in Section B are determined to offer the most favourable environmental solution.

2. "No-Go" areas

Explain what "no-go" area(s) have been identified during identification of the alternatives and provide the co-ordinates of the "no-go" area(s).
The recommended buffer around the depression wetland should be designated as a sensitive no-go zone. The coordinates below were determined from Google Earth. 33˚ 56' 48.27''S; 22˚ 37' 19.31''E

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.
The methodology for assessment is based on the legally required method stipulated in Appendix 1 of the EIA Regulations (2014, as amended 2017), which is: an assessment of each identified potentially significant impact and risk, including – • Cumulative impacts, • The nature, significance and consequences of the impact and risk, • The extent and duration of the impact and risk, • The probability of the impact and risk occurring, • The degree to which the impact and risk can be reversed, • The degree to which the impact and risk may cause irreplaceable loss of resources; and • The degree to which the impact and risk can be avoided, managed or mitigated.

The methodology used for identifying and ranking the nature and significance, consequences, extent, duration and probability of potential impacts and risks associated with the alternatives, is as described in the DEAT (2002) Impact-Significance Integrated Environmental Management, Information Series 5.

CATERGORY	DESCRIPTION OF DEFINITION
Extent (Scale) • Low • Medium • High	The area over which the impact will be expressed. • On site only up to within a radius of 2km of the project. • Provincial (and parts of neighbouring provinces). • The whole of South Africa and beyond the borders of South Africa.
Status (combined with significance) • Positive (+) • Negative (–) • No Impact	Denotes the perceived effect of the impact on the affected area. • Beneficial impact. • Deleterious or adverse impact.
Duration • Short-term • Medium-term • Long-term • Permanent	Indicates what the lifetime of the impact will be. • 0-5 years. • 5-15 years. • Impact will cease after the operational life of the activity. • Permanent.
Probability • Improbable • Probable • Highly probable • Definite	Describes the likelihood of an impact actually occurring. • Possibility of the impact materialising is very low (<1:20 chance of occurrence). • Distinct possibility that the impact will occur (50:50 chance of occurrence). • Most likely that the impact will occur (>50:50 chance). • Impact will occur regardless of any preventative measures (i.e., mitigation).
Significance • Low • Medium • High	The significance of an impact is determined through a synthesis of all of the above aspects. • Impact affects the environment in such a way that natural, cultural and social functions and processes are not affected. No influence on decision-making. • Effected environment is altered, but natural, cultural and social functions and processes continue albeit in a modified way. Will have an influence on decision-making unless mitigated. • Natural, cultural and social functions and processes are altered to extent that they temporarily or permanently cease. Will have an influence on decision-making regardless of mitigation.

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.

Alternative:	**Preferred Alternative**	**No-Go**
PLANNING, DESIGN AND DEVELOPMENT (CONSTRUCTION) PHASE		
Potential impact and risk:	**Terrestrial Biodiversity and Forest Impact during Construction**	**Terrestrial Biodiversity and Forest Impact during Construction**
Nature of impact:	Removal of Indigenous Forest	
Extent and duration of impact:	Local extent; Permanent	
Consequence of impact or risk:	Low risk and consequence	
Probability of occurrence:	High	
Degree to which the impact may cause irreplaceable loss of resources:	Low	
Degree to which the impact can be reversed:	High	
Indirect impacts:	None, provided construction is managed well.	
Cumulative impact prior to mitigation:	Low Negative	
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low Negative	
Degree to which the impact can be avoided:	Low	
Degree to which the impact can be managed:	Medium	
Degree to which the impact can be mitigated:	High	
Proposed mitigation:	• Good construction management and placement of the site camp in a disturbed area. • Rehabilitation of the surrounding forest by cleaning up, invasive alien plant control and planting tree seedlings.	
Residual impacts:	Positive	
Cumulative impact post mitigation:	Low Positive	
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	**Low Positive**	**No construction impact**

The site alternative would have no to very low impact on terrestrial biodiversity and the forest.

Recommended Mitigation

1. Careful construction management to minimise disturbance.
2. Placement of site camp in already disturbed areas.
3. Control of invasive alien plants.
4. Rehabilitation of the Forest through seedling planting and litter cleanup.
5. Fire prevention and control of informal waste activities.

Alternative:	Preferred Alternative	Alternative layout	No-Go
PLANNING, DESIGN AND DEVELOPMENT (CONSTRUCTION) PHASE			
Potential impact and risk:	**Impact on Aquatic Biodiversity**		**No-Go**
Nature of impact:	**Impact on the Depression Wetland**		
Extent and duration of impact:	Local extent; Long Term	Local extent; Long Term	No impact
Consequence of impact or risk:	Moderate	High	
Probability of occurrence:	Likely	Likely	
Degree to which the impact may cause irreplaceable loss of resources:	Low	Medium	
Degree to which the impact can be reversed:	High	Medium	
Indirect impacts:	Habitat loss of SCC	Habitat loss of SCC	
Cumulative impact prior to mitigation:	Low Negative	Medium Negative	
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low Negative	High-Medium Negative	
Degree to which the impact can be avoided:	Low	Low	
Degree to which the impact can be managed:	High	High	
Degree to which the impact can be mitigated:	High	Medium	
Proposed mitigation:	• Stockpile areas located outside of the delineated watercourse area and buffer. • Silt fencing placed outside of the riparian area.	• Stockpile areas located outside of the delineated watercourse area and buffer. • Silt fencing placed outside of the riparian area.	
Residual impacts:	Positive	Positive	
Cumulative impact post mitigation:	Low Positive	Low Positive	
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	**Low Positive**	**Medium negative**	**No impact**

Recommended Mitigation

1. Install rainwater harvesting mechanisms and tanks and use of swales and detention ponds to attenuate stormwater runoff, encourage infiltration and reduce the speed, energy and volumes at which stormwater is discharged from the site.
2. Use of permeable paving to encourage infiltration into the soil and increase natural land covering within project site.
3. Ensure logistics and designs of project is amended to protect waterbody of watercourse and riparian habitat or completely avoid construction within wetland and temporary zone.
4. Ensure logistics and designs of project is amended to protect waterbody of watercourse along entire stretch of riparian habitat and watercourse or completely avoid construction within wetlands, its temporary zone and rivers.

5. Ensure that construction activities do not cause any preferential flow paths and concentrated surface runoff during rainfall events.
6. Stormwater systems (during construction and operation) must only accommodate surface runoff following rainfall. Oil water separators must be installed in areas where storage, spillage and or use of hydrocarbons is expected to be relatively high.
7. Ensure proper functioning of sewer systems with regular maintenance. When treated effluent is be stored in the containers for irrigation, constant aeration must be applied. Water in the retention ponds should be further conditioned and aerated to increase the dissolved oxygen.
8. Laydown areas and stockpiles must all be located outside of the delineated watercourse/s area and associated buffers.
9. Harmful effluent must be trapped through vegetation and designed buffering systems towards water courses to run-off and discharge to the receiving adjacent environment.
10. Determine the baseline slopes prior to construction or installation of services and rehabilitate banks to this baseline with extra protection measure where required.
11. Silt fences could be placed around outside of riparian areas or buffer zones and reno mattresses used to stabilize embankments.
12. Implement a buffer zone around the watercourse/s and clearly demarcate these areas. The buffer and the delineated wetland area should be considered as a No-Go area for construction activities.
13. Implement a buffer zone around the wetland. The buffer and the delineated wetland area should be considered as a No-Go area for construction activities (apart from construction to protect wetland).
14. Re-vegetate exposed areas with indigenous vegetation where practical once construction has been completed.
15. Ensure dust control is strictly enforced, especially close to watercourses and use bio-sensitive or ecologically friendly herbicide and insecticide substances to control alien and invasive vegetation.
16. Clearing of alien vegetation to be commissioned by a suitably qualified botanist and only within the waterbody where it poses a ecological or toxic threat to the watercourse and surrounding terrestrial habitats.
17. Implement an alien invasive control plan to remove current invasive species and prevent their further spread. Relevant alien invasive plant (AIP) species must be identified by a suitably qualified ecologist or botanist. AIPs must NOT be controlled using a foliar herbicide
18. Investigate and identify any natural occurring faunal shelter and breeding areas and demarcate area as "no-go" areas. Unless the species is of Conservation Concern, re-location may be optional but only under supervision of a taxon specific specialist.
19. Refrain from any activities within waterbodies unless specifically authorised by the Authorities, and when doing so, ensure the waterbody does not contain any SCC and it is outside of breeding seasons.
20. Harmful contaminants must be trapped through vegetation and designed buffering systems towards water courses to run-off and discharge to the receiving adjacent environment.
21. Work should not occur in the summer months or during breeding seasons to ensure natural foraging behaviour and vegetation or watering areas stay clear and these then be ideally demarcated and corridors created for future operational phases.

Potential impact and risk:	**Visual Impact during construction: Both alternatives**
Nature of impact:	**Change of visual character of the site during construction**
Extent and duration of impact:	Local extent; short term
Consequence of impact or risk:	Low
Probability of occurrence:	Definite
Degree to which the impact may cause irreplaceable loss of resources:	Low. The resources on the site are highly degraded and will change to a busy construction site.
Degree to which the impact can be reversed:	Low, as the site will temporarily be changed to waste transfer facility.
Indirect impacts:	None.
Cumulative impact prior to mitigation:	Low. The proposal of a facility is included in the MSDF.
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium
Degree to which the impact can be avoided:	Low
Degree to which the impact can be managed:	Medium
Degree to which the impact can be mitigated:	High
Proposed mitigation:	Rehabilitate and revegetate the disturbed areas on site immediately after construction.
Residual impacts:	Change in the character of the area.
Cumulative impact post mitigation:	Low
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	**Low Negative**

Potential impact and risk:	**Socio-economic impact: Both Alternatives**
Nature of impact:	**Impact of nuisance, noise, dust**
Extent and duration of impact:	Local extent; short term
Consequence of impact or risk:	Low
Probability of occurrence:	High
Degree to which the impact may cause irreplaceable loss of resources:	None
Degree to which the impact can be reversed:	High – the impact will stop after construction
Indirect impacts:	None.
Cumulative impact prior to mitigation:	Low
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low negative
Degree to which the impact can be avoided:	Low
Degree to which the impact can be managed:	High
Degree to which the impact can be mitigated:	High
Proposed mitigation:	Dust control Construction during working hours
Residual impacts:	None
Cumulative impact post mitigation:	Low
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	**Low Negative**

The no-go alternative would not have any visual or socio-economic impacts

Operational Phase	Preferred Alternative	Site Alternative	No-Go
Potential impact and risk:	**Terrestrial Biodiversity**		
Nature of impact:	Cleanup and management of the site and surrounding areas.	Cleanup and management of the site and surrounding areas.	Continuation of current situation
Extent and duration of impact:	Local extent; Permanent	Local extent; Permanent	Removal of Indigenous Forest for fuel, illegal dumping
Consequence of impact or risk:	Low risk and consequence	Low risk and consequence	Local extent; Permanent
Probability of occurrence:	High	High	Low risk and consequence
Degree to which the impact may cause irreplaceable loss of resources:	Low	Low	Medium
Degree to which the impact can be reversed:	High	High	High
Indirect impacts:	None	None	Low
Cumulative impact prior to mitigation:	Low Negative	Low Negative	Spread of alien invasive plants, frequent fires.
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low Negative	Low Negative	Medium negative
Degree to which the impact can be avoided:	Low	Low	Medium negative
Degree to which the impact can be managed:	Medium	Medium	Low
Degree to which the impact can be mitigated:	High	High	Low
Proposed mitigation:	• Prevention of fires and illegal dumping. • Regular cleaning up of the dumped waste. • Control of informal waste sorting or recycling. • Invasive alien plant control.	• Prevention of fires and illegal dumping. • Regular cleaning up of the dumped waste. • Control of informal waste sorting or recycling. • Invasive alien plant control.	• Low
Residual impacts:	Positive	Positive	Control of invasive alien plants and regular cleaning up of waste.
Cumulative impact post mitigation:	Low Positive	Low Positive	Negative
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	**Low Positive**	**Low Positive**	Medium to low negative

Potential impact and risk:	Impact on Aquatic Biodiversity	Site Alternative	No-Go
Nature of impact:	**Impact on the Depression Wetland**	**Impact on the Depression Wetland**	**No Impact**
Extent and duration of impact:	Local extent; Medium Term	Local extent; Medium Term	
Consequence of impact or risk:	Moderate	Moderate	
Probability of occurrence:	Probable	Probable	
Degree to which the impact may cause irreplaceable loss of resources:	Low	Low	
Degree to which the impact can be reversed:	High	High	
Indirect impacts:	Habitat loss for SCC	Habitat loss for SCC	
Cumulative impact prior to mitigation:	Low Negative	Low Negative	
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low Negative	Low Negative	
Degree to which the impact can be avoided:	Medium	Medium	
Degree to which the impact can be managed:	High	High	
Degree to which the impact can be mitigated:	High	High	
Proposed mitigation:	• Reno mattresses used for embankment stabilization of the wetland. • Implement an Alien Invasive Control Plan. • Harmful contaminants trapped through vegetation.	• Reno mattresses used for embankment stabilization of the wetland. • Implement an Alien Invasive Control Plan. • Harmful contaminants trapped through vegetation.	
Residual impacts:	Positive	Positive	
Cumulative impact post mitigation:	Low Positive	Low Positive	
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	**Low Positive**	**Low Positive**	**No Impact**

Commented [DD5]: Edit

Recommended Mitigation:

1. Use of permeable paving to encourage infiltration into the soil and increase natural land covering within project site.
2. Headwall outlets discharging into watercourse/s must include energy dissipation (e.g. stilling basin) and erosion protection (e.g. reno mattress).
3. Laydown areas and stockpiles must all be located outside of the delineated watercourse/s area and associated buffers.

4. Harmful effluent must be trapped through vegetation and designed buffering systems towards water courses to run-off and discharge to the receiving adjacent environment.
5. Ensure that construction activities do not cause any preferential flow paths and concentrated surface runoff during rainfall events.
6. Silt fences could be placed around outside of riparian areas or buffer zones and reno mattresses used to stabilize embankments.
7. Implement a buffer zone around the watercourse/s and clearly demarcate these areas. The buffer and the delineated wetland area should be considered as a No-Go area for construction activities.
8. Clearing of alien vegetation to be commissioned by a suitably qualified botanist and only within the waterbody where it poses a ecological or toxic threat to the watercourse and surrounding terrestrial habitats.
9. Implement an alien invasive control plan to remove current invasive species and prevent their further spread. Relevant alien invasive plant (AIP) species must be identified by a suitably qualified ecologist or botanist. AIPs must NOT be controlled using a foliar herbicide
10. Investigate and identify any natural occurring faunal shelter and breeding areas, and demarcate area as "no-go" areas. Unless the species is of Conservation Concern, re-location may be optional but only under supervision of a taxon specific specialist.
11. Harmful contaminants must be trapped through vegetation and designed buffering systems towards water courses to run-off and discharge to the receiving adjacent environment.
12. Work should not occur in the summer months or during breeding seasons to ensure natural foraging behaviour and vegetation or watering areas stay clear and these then be ideally demarcated and corridors created for future operational phases.

Potential impact and risk:	**Visual Impact during operational phase: Both Alternatives**
Nature of impact:	**Change of visual character of the site**
Extent and duration of impact:	Local extent; long term
Consequence of impact or risk:	Low
Probability of occurrence:	Definite
Degree to which the impact may cause irreplaceable loss of resources:	Low. The resources on the site are highly degraded, and rehabilitation will be required.
Degree to which the impact can be reversed:	Low, as the site is highly disturbed, and will temporarily be changed to waste transfer facility.
Indirect impacts:	None.
Cumulative impact prior to mitigation:	Low. The proposal of a facility is included in the MSDF.
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium
Degree to which the impact can be avoided:	Low
Degree to which the impact can be managed:	Medium
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	Appropriate screening for revegetation and rehabilitation in the area.
Residual impacts:	Change in the character of the area.
Cumulative impact post mitigation:	Low
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	**Low Negative**

The No-go alternative would not have any impact.

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Potential impact and risk:	Socio-economic impact: Both Alternatives
Nature of impact:	**Impact of nuisance, noise, dust**
Extent and duration of impact:	Local extent; long term
Consequence of impact or risk:	Low
Probability of occurrence:	Probable
Degree to which the impact may cause irreplaceable loss of resources:	None
Degree to which the impact can be reversed:	High – the impact will only occur while the transfer station is operational.
Indirect impacts:	None.
Cumulative impact prior to mitigation:	Low
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low negative
Degree to which the impact can be avoided:	Low
Degree to which the impact can be managed:	High
Degree to which the impact can be mitigated:	High
Proposed mitigation:	Dust control through covers for skips Noise reduction barriers around the perimeter
Residual impacts:	None
Cumulative impact post mitigation:	Low
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	**Low Negative**

The No-go Alternative would not have any impact

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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.

1.1 Terrestrial Biodiversity

The study area was found to be highly degraded with low biodiversity value. Potential impacts of the proposed development are likely to be positive, as it should bring control of waste disposal and illegal dumping. The preferred alternative would have the best outcome despite it being placed in the forest, due to avoidance of impacts on the wetland. The No-Go alternative would not have a positive outcome.

- Good construction housekeeping to minimize disturbance
- Placement of site camps in already disturbed areas.
- Control of invasive alien plants.
- Rehabilitation of the forest through seedling planting and litter cleanup.
- Fire prevention and control of informal waste activities.

1.2 Aquatic Biodiversity

- Install rainwater harvesting mechanisms and tanks and use of swales and detention ponds to attenuate stormwater runoff, encourage infiltration and reduce the speed, energy and volumes at which stormwater is discharged from the site.
- Use of permeable paving to encourage infiltration into the soil and increase natural land covering within project site.
- Ensure logistics and designs of project is amended to protect waterbody of watercourse and riparian habitat or completely avoid construction within wetland and temporary zone.
- Ensure logistics and designs of project is amended to protect waterbody of watercourse along entire stretch of riparian habitat and watercourse or completely avoid construction within wetlands, its temporary zone and rivers.
- Ensure that construction activities do not cause any preferential flow paths and concentrated surface runoff during rainfall events.
- Stormwater systems (during construction and operation) must only accommodate surface runoff following rainfall. Oil water separators must be installed in areas where storage, spillage and or use of hydrocarbons is expected to be relatively high.
- Ensure proper functioning of sewer systems with regular maintenance. When treated effluent is be stored in the containers for irrigation, constant aeration must be applied. Water in the retention ponds should be further conditioned and aerated to increase the dissolved oxygen.
- Laydown areas and stockpiles must all be located outside of the delineated watercourse/s area and associated buffers.
- Harmful effluent must be trapped through vegetation and designed buffering systems towards water courses to run-off and discharge to the receiving adjacent environment.
- Determine the baseline slopes prior to construction or installation of services and rehabilitate banks to this baseline with extra protection measure where required.
- Silt fences could be placed around outside of riparian areas or buffer zones and reno mattresses used to stabilize embankments.
- Implement a buffer zone around the watercourse/s and clearly demarcate these areas. The buffer and the delineated wetland area should be considered as a No-Go area for construction activities.
- Implement a buffer zone around the wetland. The buffer and the delineated wetland area should be considered as a No-Go area for construction activities (apart from construction to protect wetland).

- Re-vegetate exposed areas with indigenous vegetation where practical once construction has been completed.
- Ensure dust control is strictly enforced, especially close to watercourses and use bio-sensitive or ecologically friendly herbicide and insecticide substances to control alien and invasive vegetation.
- Clearing of alien vegetation to be commissioned by a suitably qualified botanist and only within the waterbody where it poses a ecological or toxic threat to the watercourse and surrounding terrestrial habitats.
- Implement an alien invasive control plan to remove current invasive species and prevent their further spread. Relevant alien invasive plant (AIP) species must be identified by a suitably qualified ecologist or botanist. AIPs must NOT be controlled using a foliar herbicide
- Investigate and identify any natural occurring faunal shelter and breeding areas and demarcate area as "no-go" areas. Unless the species is of Conservation Concern, re-location may be optional but only under supervision of a taxon specific specialist.
- Refrain from any activities within waterbodies unless specifically authorised by the Authorities, and when doing so, ensure the waterbody does not contain any SCC and it is outside of breeding seasons.
- Harmful contaminants must be trapped through vegetation and designed buffering systems towards water courses to run-off and discharge to the receiving adjacent environment.
- Work should not occur in the summer months or during breeding seasons to ensure natural foraging behaviour and vegetation or watering areas stay clear and these then be ideally demarcated and corridors created for future operational phases.
- Headwall outlets discharging into watercourse/s must include energy dissipation (e.g. stilling basin) and erosion protection (e.g. reno mattress).

2.	List the impact management measures that were identified by all Specialist that will be included in the EMPr

Terrestrial Biodiversity recommendations for the EMPr

- Placement of site camps in already disturbed areas.
- Control of invasive alien plants.
- Rehabilitation of the forest through seedling planting and litter cleanup.
- Fire prevention and control of informal waste activities.

Aquatic Biodiversity recommendations for the EMPr

- Ensure logistics and designs of project is amended to protect waterbody of watercourse along entire stretch of riparian habitat and watercourse or completely avoid construction within wetlands, its temporary zone and rivers.
- Stormwater systems (during construction and operation) must only accommodate surface runoff following rainfall. Oil water separators must be installed in areas where storage, spillage and or use of hydrocarbons is expected to be relatively high.
- Laydown areas and stockpiles must all be located outside of the delineated watercourse/s area and associated buffers.
- Silt fences could be placed around outside of riparian areas or buffer zones and reno mattresses used to stabilize embankments.
- Implement a buffer zone around the wetland. The buffer and the delineated wetland area should be considered as a No-Go area for construction activities (apart from construction to protect wetland).
- Re-vegetate exposed areas with indigenous vegetation where practical once construction has been completed.
- Ensure dust control is strictly enforced, especially close to watercourses and use bio-sensitive or ecologically friendly herbicide and insecticide substances to control alien and invasive vegetation.

- Implement an alien invasive control plan to remove current invasive species and prevent their further spread. Relevant alien invasive plant (AIP) species must be identified by a suitably qualified ecologist or botanist. AIPs must NOT be controlled using a foliar herbicide
- Investigate and identify any natural occurring faunal shelter and breeding areas and demarcate area as "no-go" areas. Unless the species is of Conservation Concern, re-location may be optional but only under supervision of a taxon specific specialist.
- Harmful effluent must be trapped through vegetation and designed buffering systems towards water courses to run-off and discharge to the receiving adjacent environment.
- Work should not occur in the summer months or during breeding seasons to ensure natural foraging behaviour and vegetation or watering areas stay clear and these then be ideally demarcated and corridors created for future operational phases.
- Headwall outlets discharging into watercourse/s must include energy dissipation (e.g. stilling basin) and erosion protection (e.g. reno mattress).

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.

Terrestrial Biodiversity recommendations to exclude from the EMPr

- Careful construction management to minimize disturbance.

Aquatic Biodiversity recommendations to exclude from the EMPr

- Install rainwater harvesting mechanisms and tanks and use of swales and detention ponds to attenuate stormwater runoff, encourage infiltration and reduce the speed, energy and volumes at which stormwater is discharged from the site.
- Use of permeable paving to encourage infiltration into the soil and increase natural land covering within project site.
- Ensure that construction activities do not cause any preferential flow paths and concentrated surface runoff during rainfall events.
- Ensure proper functioning of sewer systems with regular maintenance. When treated effluent is be stored in the containers for irrigation, constant aeration must be applied. Water in the retention ponds should be further conditioned and aerated to increase the dissolved oxygen.
- Determine the baseline slopes prior to construction or installation of services and rehabilitate banks to this baseline with extra protection measure where required.
- Refrain from any activities within waterbodies unless specifically authorised by the Authorities, and when doing so, ensure the waterbody does not contain any SCC and it is outside of breeding seasons.

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

The proposed development will have a positive impact on the surrounding communities, because it will reduce the negative impacts of illegal dumping on the forested area, as well as preserving the depression wetland.

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 design incorporates solar power generation to increase the use of sustainable energy.

6.	Explain whether there are any conflicting recommendations between the specialists. If so, explain how these have been addressed and resolved.

There are no conflicting recommendations.

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.

During studies the specialists were communicated with. The findings and recommendations of the specialists resultingly correspond will and no conflicting factors were recommended.

8.	Explain how the mitigation hierarchy has been applied to arrive at the best practicable environmental option.

The area is highly disturbed, with the forested area having very low biodiversity value The placement of the proposed development would have a low negative impact on the forest. The depression wetland located on the property encourages mitigation measures to strictly be implemented, to protect the watercourse and the SCC.

SECTION J: GENERAL

1. Environmental Impact Statement

1.1.	Provide a summary of the key findings of the EIA.

The area of the proposed development is high disturbed, with a forest area of low biodiversity. The proposed development has been designed to comply with the MSDF, while avoiding negative impacts on the Aquatic Biodiversity and the Species of Conservation Concern. The assessment resulted in a low significance as long as mitigation recommendations are implemented.

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)

The plan provided below superimposes the preferred activity site and the sensitivity area of the depression wetland. The yellow hashed area is the sensitive area or buffer which needs to be avoided.

Figure 5. Map of Remainder of Portion of Farm 125

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.

1. Impact on Aquatic Biodiversity: Low Negative
2. Impact on sensitive animal species: Low Negative
3. Impact on Terrestrial Biodiversity: Low Positive
4. Visual Impact during construction: Low Negative
5. Dust Nuisance Impact: Low Negative
6. Creation of local employment opportunities during construction: Medium Positive
7. Visual Impact during operational: Low Negative

2. Recommendation of the Environmental Assessment Practitioner ("EAP")

2.1.	Provide Impact management outcomes (based on the assessment and where applicable, specialist assessments) for the proposed activity or development for inclusion in the EMPr

Construction Phase:

1. Install rainwater harvesting mechanisms and tanks and use of swales and detention ponds to attenuate stormwater runoff, encourage infiltration and reduce the speed, energy and volumes at which stormwater is discharged from the site.
2. Use of permeable paving to encourage infiltration into the soil and increase natural land covering within project site.
3. Ensure logistics and designs of project is amended to protect waterbody of watercourse and riparian habitat or completely avoid construction within wetland and temporary zone.
4. Ensure logistics and designs of project is amended to protect waterbody of watercourse along entire stretch of riparian habitat and watercourse or completely avoid construction within wetlands, its temporary zone and rivers.
5. Ensure that construction activities do not cause any preferential flow paths and concentrated surface runoff during rainfall events.
6. Stormwater systems (during construction and operation) must only accommodate surface runoff following rainfall. Oil water separators must be installed in areas where storage, spillage and or use of hydrocarbons is expected to be relatively high.
7. Ensure proper functioning of sewer systems with regular maintenance. When treated effluent is be stored in the containers for irrigation, constant aeration must be applied. Water in the retention ponds should be further conditioned and aerated to increase the dissolved oxygen.
8. Laydown areas and stockpiles must all be located outside of the delineated watercourse/s area and associated buffers.
9. Harmful effluent must be trapped through vegetation and designed buffering systems towards water courses to run-off and discharge to the receiving adjacent environment.
10. Determine the baseline slopes prior to construction or installation of services and rehabilitate banks to this baseline with extra protection measure where required.
11. Silt fences could be placed around outside of riparian areas or buffer zones and reno mattresses used to stabilize embankments.
12. Implement a buffer zone around the watercourse/s and clearly demarcate these areas. The buffer and the delineated wetland area should be considered as a No-Go area for construction activities.
13. Implement a buffer zone around the wetland. The buffer and the delineated wetland area should be considered as a No-Go area for construction activities (apart from construction to protect wetland).
14. Re-vegetate exposed areas with indigenous vegetation where practical once construction has been completed.
15. Ensure dust control is strictly enforced, especially close to watercourses and use bio-sensitive or ecologically friendly herbicide and insecticide substances to control alien and invasive vegetation.
16. Clearing of alien vegetation to be commissioned by a suitably qualified botanist and only within the waterbody where it poses a ecological or toxic threat to the watercourse and surrounding terrestrial habitats.
17. Implement an alien invasive control plan to remove current invasive species and prevent their further spread. Relevant alien invasive plant (AIP) species must be identified by a suitably qualified ecologist or botanist. AIPs must NOT be controlled using a foliar herbicide
18. Investigate and identify any natural occurring faunal shelter and breeding areas and demarcate area as "no-go" areas. Unless the species is of Conservation Concern, re-location may be optional but only under supervision of a taxon specific specialist.
19. Refrain from any activities within waterbodies unless specifically authorised by the Authorities, and when doing so, ensure the waterbody does not contain any SCC and it is outside of breeding seasons.

20. Harmful contaminants must be trapped through vegetation and designed buffering systems towards water courses to run-off and discharge to the receiving adjacent environment.
21. Work should not occur in the summer months or during breeding seasons to ensure natural foraging behaviour and vegetation or watering areas stay clear and these then be ideally demarcated and corridors created for future operational phases.
22. Headwall outlets discharging into watercourse/s must include energy dissipation (e.g. stilling basin) and erosion protection (e.g. reno mattress).

Operational Phase:

1. Use of permeable paving to encourage infiltration into the soil and increase natural land covering within project site.
2. Headwall outlets discharging into watercourse/s must include energy dissipation (e.g. stilling basin) and erosion protection (e.g. reno mattress).
3. Laydown areas and stockpiles must all be located outside of the delineated watercourse/s area and associated buffers.
4. Harmful effluent must be trapped through vegetation and designed buffering systems towards water courses to run-off and discharge to the receiving adjacent environment
5. Ensure that construction activities do not cause any preferential flow paths and concentrated surface runoff during rainfall events.
6. Silt fences could be placed around outside of riparian areas or buffer zones and reno mattresses used to stabilize embankments.
7. Implement a buffer zone around the watercourse/s and clearly demarcate these areas. The buffer and the delineated wetland area should be considered as a No-Go area for construction activities.
8. Clearing of alien vegetation to be commissioned by a suitably qualified botanist and only within the waterbody where it poses a ecological or toxic threat to the watercourse and surrounding terrestrial habitats.
9. Implement an alien invasive control plan to remove current invasive species and prevent their further spread. Relevant alien invasive plant (AIP) species must be identified by a suitably qualified ecologist or botanist. AIPs must NOT be controlled using a foliar herbicide
10. Investigate and identify any natural occurring faunal shelter and breeding areas, and demarcate area as "no-go" areas. Unless the species is of Conservation Concern, re-location may be optional but only under supervision of a taxon specific specialist.
11. Harmful contaminants must be trapped through vegetation and designed buffering systems towards water courses to run-off and discharge to the receiving adjacent environment
12. Work should not occur in the summer months or during breeding seasons to ensure natural foraging behaviour and vegetation or watering areas stay clear and these then be ideally demarcated and corridors created for future operational phases.

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.

The only condition should be that a construction phase EMP be 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 EAP is of the opinion that the proposed development should be authorised, as it will not only be beneficial to the depression wetland in the highly disturbed area, but will also assist the surrounding community to practice correct waste disposal at this facility. This proposed development is aligned with the IDP, MSDF and LSDF of the George Municipality.

2.4.	Provide a description of any assumptions, uncertainties and gaps in knowledge that relate to the assessment and mitigation measures proposed.

There are no assumptions, uncertainties or gaps in knowledge related to the basic assessment and mitigation measures proposed.

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.

The EA should be valid for 10 years to accommodate for planning approvals and the phased development, after which the facility will be fully operational. Post construction monitoring should be finalised once the facility is operational.

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.
The area has an existing bulk water pipeline running parallel with the Seven Passes Road, and the water supply for the proposed development will tie into this pipeline. The proposed development will only utilise water from this pipeline for the guardhouse, therefore not requiring large amounts of water.

4. Waste

Explain what measures have been taken to reduce, reuse or recycle waste.
The proposed development will utilise a portion of the site for a buy-back centre, in which the recycled materials will be stored in cages. The buy-back centre will motivate the residents to separate at source, making sure that they will recycle waste.

***5.* Energy Efficiency**

8.1.	Explain what design measures have been taken to ensure that the development proposal will be energy efficient.
The proposed development will be reliant on solar and inverter power.	

SECTION K: DECLARATIONS

DECLARATION OF THE APPLICANT

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

I……DJ ADONIS……., ID number ……..6401145048082……in my personal capacity or duly authorised thereto hereby declare/affirm that all the information submitted or to be submitted as part of this application form is true and correct, and that:

- I am fully aware of my responsibilities in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"), the Environmental Impact Assessment ("EIA") Regulations, and any relevant Specific Environmental Management Act and that failure to comply with these requirements may constitute an offence in terms of relevant environmental legislation;
- I am aware of my general duty of care in terms of Section 28 of the NEMA;

- I am aware that it is an offence in terms of Section 24F of the NEMA should I commence with a listed activity prior to obtaining an Environmental Authorisation;

- I appointed the Environmental Assessment Practitioner ("EAP") (if not exempted from this requirement) which:
  - meets all the requirements in terms of Regulation 13 of the NEMA EIA Regulations; or
  - meets all the requirements other than the requirement to be independent in terms of Regulation 13 of the NEMA EIA Regulations, but a review EAP has been appointed who does meet all the requirements of Regulation 13 of the NEMA EIA Regulations;

- I will provide the EAP and any specialist, where applicable, and the Competent Authority with access to all information at my disposal that is relevant to the application;

- I will be responsible for the costs incurred in complying with the NEMA EIA Regulations and other environmental legislation including but not limited to –
  - costs incurred for the appointment of the EAP or any legitimately person contracted by the EAP;
  - costs in respect of any fee prescribed by the Minister or MEC in respect of the NEMA EIA Regulations;
  - Legitimate costs in respect of specialist(s) reviews; and
  - the provision of security to ensure compliance with applicable management and mitigation measures;

- I am responsible for complying with conditions that may be attached to any decision(s) issued by the Competent Authority, hereby indemnify, the government of the Republic, the Competent Authority and all its officers, agents and employees, from any liability arising out of the content of any report, any procedure or any action for which I or the EAP is responsible in terms of the NEMA EIA Regulations and any Specific Environmental Management Act.

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

Signature of the Applicant: Date:

George Municipality
Name of company (if applicable):

DECLARATION OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER ("EAP")

I ……DESIREE DU PREEZ……, EAP Registration number ……2020/1486……. 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;

Signature of the EAP: Date:

Greenfire Enviro (Pty) Ltd

Name of company (if applicable):

DECLARATION OF THE REVIEW EAP

I ……, EAP 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):

MAYORAL COMMITTEE RESOLUTION

EXTRACT FROM MINUTES: MAYORAL COMMITTEE MEETING HELD ON 13 MARCH 2025

6.2.1 ESTABLISHMENT OF A WASTE TRANSFER STATION IN TOUWSRANTEN ON FARM OUTENIQUABERGE 125 PORTION 1 DIVISION GEORGE [7.2]

Proposed by Councillor Simmers and seconded by Councillor Kleynhans, it was

RESOLVED

(a) That be noted that a portion of Erf 125/2 is required for the establishment of a Waste Transfer Station;

(b) That a land surveyor be appointed for the subdivision of the subject portion of Erf 125/2;

(c) That the Director: Community Services is mandated to champion the establishment of this process;

(d) That the Directorate: Community Services ensures that there is funding for the subdivision and consent use of Erf 125/2.

COMMENTS
PROVINCIAL ROADS

philip@formaplan.co.za

From: Corlia Rens <corlia@urbanengineering.co.za>
Sent: Wednesday, 01 October 2025 14:14
To: 'Philip Theron'
Subject: Fw: T/ING/010/2020: Project No. 4, Work Package 1 - Building of a ramp for temporary storage of waste - ACCESS FROM MR00355

Hi Philip

Hier is die epos van Provinsie waarvan ek gepraat het. Dis nie n vereiste dat ons die ingang skuif tot teenoor die interseksie met die "Seven Passes" pad nie:

Vriendelike groete / Kind regards,

URBAN ENGINEERING
CONSULTING CIVIL AND STRUCTURAL ENGINEERS

Corlia Rens (B.Tech, Pr Tech Eng)
☎ : 044-874 4098 / 072 842 7376
: 18 Varing Avenue, George
💻 :

From: Wilmari Immelman <Wilmari.Immelman@westerncape.gov.za>
Sent: Tuesday, January 28, 2025 10:26 AM
To: Corlia Rens <corlia@urbanengineering.co.za>
Subject: RE: T/ING/010/2020: Project No. 4, Work Package 1 - Building of a ramp for temporary storage of waste - ACCESS FROM MR00355

Hi Corlia,

Ek en Evan het gesels.

Hy stem saam met wat ek gesê het, maar het genoem dat ons op hierdie stadium egter dit nie 'n vereiste gaan maak nie. Bloot omdat daar nie te lank terug groot geld spandeer is om daardie toegang te formaliseer op die C-kontrak waarop MR 352 geherseël was nie.

Hoop hierdie terugvoering is in orde.

Kind Regards/Vriendelike Groete,

Wilmari Havenga *Pr Techni Eng, NDip: Civil Engineering*
Engineering Technician (Production)
Intergovernmental Coordination
Directorate: Roads Planning Services
Department of Infrastructure
Western Cape Government

Address: 2 Vrede Street, Oudtshoorn 6620; Private BagX617, Oudtshoorn, 6620
Tel: 044 272 6071
Cell: 076 767 2387
Fax: 044 272 7243
Email: Wilmari.Immelman@westerncape.gov.za
Website: www.westerncape.gov.za

Western Cape Government
FOR YOU

From: Corlia Rens <corlia@urbanengineering.co.za>
Sent: Monday, 27 January 2025 16:12
To: Wilmari Immelman <Wilmari.Immelman@westerncape.gov.za>
Subject: RE: T/ING/010/2020: Project No. 4, Work Package 1 - Building of a ramp for temporary storage of waste - ACCESS FROM MR00355

Hi Wilmari

Baie dankie vir die terugvoer.

Kon jy met jou kollega gesels vir ekstra insette?

Vriendelike groete,

Corlia Rens (B.Tech, PrTechni Eng)
☎ : 044-874 4098 / 072 842 7376
: 18 Varing Avenue, George

From: Wilmari Immelman <Wilmari.Immelman@westerncape.gov.za>
Sent: Wednesday, 22 January 2025 14:03
To: Corlia Rens <corlia@urbanengineering.co.za>; Xander Smuts <Xander.Smuts@westerncape.gov.za>
Cc: Andrew Schenk <andrew@schenkarchitects.co.za>; Desiree du Preez <desiree@greenfireenviro.co.za>; Sivuyile Mtila <smtila@george.gov.za>; Philip Theron <philip@formaplan.co.za>; Evan Burger <Evan.Burger@westerncape.gov.za>
Subject: RE: T/ING/010/2020: Project No. 4, Work Package 1 - Building of a ramp for temporary storage of waste - ACCESS FROM MR00355

Good day Corlia,

Apologies for the delayed response.
I think the email got lost in the rush prior to the festive break.

According to our Road Log, that access is recorded as a private access at KM 16.23 (Right-hand side) on MR355.
I also see that the access is formalized in terms of kerbing and stormwater.

However, with the proposed development of a Waste Transfer Station on Pt.1 of Farm 125 alignment of the access with the Seven Passes Road junction should be considered.

Kind Regards/Vriendelike Groete,

Wilmari Havenga *Pr Techni Eng, NDip: Civil Engineering*
Engineering Technician (Production)
Intergovernmental Coordination
Directorate: Roads Planning Services
Department of Infrastructure
Western Cape Government

Address: 2 Vrede Street, Oudtshoorn 6620; Private BagX617, Oudtshoorn, 6620
Tel: 044 272 6071
Cell: 076 767 2387

Fax: 044 272 7243
Email: Wilmari.Immelman@westerncape.gov.za
Website: www.westerncape.gov.za

Western Cape Government
FOR YOU

From: Corlia Rens <corlia@urbanengineering.co.za>
Sent: Wednesday, 22 January 2025 11:27
To: Wilmari Immelman <Wilmari.Immelman@westerncape.gov.za>; Xander Smuts <Xander.Smuts@westerncape.gov.za>
Cc: Andrew Schenk <andrew@schenkarchitects.co.za>; Desiree du Preez <desiree@greenfireenviro.co.za>; Sivuyile Mtila <smtila@george.gov.za>; Philip Theron <philip@formaplan.co.za>
Subject: RE: T/ING/010/2020: Project No. 4, Work Package 1 - Building of a ramp for temporary storage of waste - ACCESS FROM MR00355

Good morning Wilmari, Xander

Wishing you a prosperous new year!

I am just following up regarding the email below.

Kind regards,

URBAN ENGINEERING
CONSULTING CIVIL AND STRUCTURAL ENGINEERS

Corlia Rens (B.Tech, PrTechni Eng)
☎ : 044-874 4098 / 072 842 7376
: 18 Varing Avenue, George

From: Corlia Rens
Sent: Wednesday, 11 December 2024 09:52
To: Wilmari Immelman <Wilmari.Immelman@westerncape.gov.za>; Xander Smuts <Xander.Smuts@westerncape.gov.za>
Cc: Andrew Schenk <andrew@schenkarchitects.co.za>; Desiree du Preez <desiree@greenfireenviro.co.za>; Sivuyile Mtila <smtila@george.gov.za>
Subject: T/ING/010/2020: Project No. 4, Work Package 1 - Building of a ramp for temporary storage of waste - ACCESS FROM MR00355

Good morning Wilmari, Xander

I trust that you are well.
Urban Engineering has been appointed by the George Municipality for the building of a waste transfer station in Touwsranten (Farm No RE/1/125).

We are currently busy compiling the SDP for submission and are planning on using the existing access. Please see attached the preliminary SDP (FOR INFORMATION ONLY), for further reference.

There is an existing entrance providing access to the informal dumping area, cemetery and Farm No 5/166, indicated in red below:

The existing access is 30m north of the intersection with Seven Passes Road.
Could you please advise if this is an approved access?

Kind regards,

Corlia Rens (B.Tech, PrTechni Eng)
☎ : 044-874 4098 / 072 842 7376
: 18 Varing Avenue, George

VISUAL ASSESSMENT

Report:

Visual impact assessment for the proposed new transfer station, Touwsranten

Reference: DP12092025

Prepared for: Desireé du Preez

Revision: 1

21 September 2025

Report details

Document prepared by:

Paul Buchholz
Postnet Suite 63
Private Bag x 6590
George
6530

Comments should be directed to:

Paul Buchholz
T +27 079 881 4447
E p.buchholz@outlook.com

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Document control				
Report title		Visual impact assessment for the proposed new transfer station, Touwsranten		
Report status		Final	**Report number**	DP12092025
Client		Desireé du Preez	**Client contact**	Desireé du Preez
Rev	**Date**	**Author**		
1	**21 September 2025**	Paul Buchholz		

The project deliverables, including the reported results, comments, recommendations, and conclusions, are based on the author's professional knowledge as well as available information. The author reserves the right to modify aspects of the report including the recommendations when new information may become available from ongoing research or further work in this field or about this investigation. Although the greatest care has been taken to ensure that the data used for the various maps in the report is up-to-date and spatially accurate, Paul-Werner Buchholz gives no warranty, express or implied, as to the accuracy, reliability, utility, or completeness of this information. Users of the data in this report assume all responsibility and risk for the use of the data.

Author

Paul Buchholz is a geographic information science (GIS), environmental and visual impact assessment specialist with more than 20 years of experience working on multidisciplinary environmental and engineering projects. He worked as a geographic information science and environmental specialist for two international multi-disciplinary engineering firms (Aurecon & Haskoning). He is currently an independent environmental, geographic information science and visual impact assessment consultant servicing a wide range of clients through consulting and project management support.

Paul has provided specialist input and project management support on projects in South Africa, Nigeria, Tanzania, Lesotho, Kenya, Malawi, Zimbabwe, Mauritius and Mozambique. He holds a master's degree in environmental management from the University of Stellenbosch and is a registered Professional Geographical Information Science Practitioner with The South African Geomatics Council (PGP 1323).

Selected projects

- Visual impact assessment report for the proposed development of erf 2063, Wilderness, South Africa (Simon van Deventer Family Trust).
- Visual impact assessment report for the proposed development of portion 14 of farm 195, Victoria Bay, George. South Africa (Adante Property Development (Pty) Ltd).
- Visual impact assessment report for the proposed development of portions 278 and 282 of the farm Kraaibosch 195, George, South Africa (Oilcon Construction).
- Visual impact assessment report for the proposed development of erf 1058, Hoekwil, George, South Africa (Wealth Spring (Pty) Ltd).
- Visual impact assessment for the proposed Ebenheazer mixed-use development, Plettenberg Bay, South Africa (Bitou Municipality).
- Visual impact assessment for the proposed Green Valley mixed-use development, Plettenberg Bay, South Africa (Bitou Municipality).
- Visual impact assessment for the for Kao Diamond Mine, Lesotho (Kao Diamond Mine)
- Visual impact assessment for a run of the river hydropower facility with a maximum capacity of 30 MW on the banks of the Orange River. South Africa.
- Visual impact assessment for the development of the proposed 960 MW coal-fired power station, Lamu County, Kenya (Amu Power).
- Visual impact assessment for the proposed Garden Route Dam development, George, South Africa. (George Municipality).
- Visual impact assessment report for the proposed development on the remainder of Portion 47 (A Portion of Portion 1) of the Farm Ganse Vallei No 444 of portions 278 and 282 of the farm Kraaibosch 195, Plettenberg Bay, South Africa (Saper Investments (Pty) Ltd).

- Visual impact assessment report for the proposed development of Erf 298/0 Vic Bay, George, South Africa (5 Spices Pty Ltd).

Declaration of Independence

Paul Buchholz (Visual Impact Assessment Specialist)

- I, Paul Buchholz, declare that, in terms of the National Environmental Management Act, 1998 (Ac2017. 107 of 1998), as amended and the Amended Environmental Impact Assessment Regulations, 2017.
- I act as the independent specialist in this application.
- I will perform the work relating to the application in an objective manner, even if this results in views and findings that are not favourable to the applicant.
- I declare that there are no circumstances that may compromise my objectivity in performing such work.
- I have expertise in conducting the specialist report relevant to this application, including knowledge of the Act, Regulations and any guidelines that have relevance to the proposed activity.
- I will comply with the Act, Regulations and all other applicable legislation.
- I have no, and will not engage in, conflicting interests in the undertaking of the activity.
- I undertake to disclose to the applicant and the competent authority all material information in my possession that reasonably has or may have the potential of influencing - any decision to be taken with respect to the application by the competent authority; and - the objectivity of any report, plan or document to be prepared by myself for submission to the competent authority.
- All the particulars furnished by me in this report are true and correct; and
- I realise that a false declaration is an offence in terms of regulation 48 and is punishable in terms of section 24F of the Act.

12 September 2025

Signed **Date**

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GLOSSARY

Aesthetics	Relates to the pleasurable characteristics of a physical environment as perceived through the five senses of sight, sound, smell, taste, and touch.
Adverse visual impact	Any modification in landforms, water bodies, vegetation or any introduction of structures which negatively impacts the visual character of the landscape and disrupts the harmony of the basic elements (i.e. form, line, colour and texture).
Basic elements	The four design elements (form, line, colour and texture) which determine how the character of a landscape is perceived.
Contrast	Opposition or unlikeness of different forms, lines, colours or textures in a landscape and therefore the degree to which project components visually differs from its landscape setting.
Colour	The property of reflecting light of a particular intensity and wavelength (or a mixture of wavelengths) to which the eye is sensitive. It is the major visual property of surfaces.
Form	The mass or shape of an object(s) which appears unified, such as a vegetative opening in a forest, a cliff formation or a water tank.
Integration	The degree to which a development component can be blended into the existing landscape without necessarily being screened from view.
Interfluve	The area of higher ground which separates two rivers/watercourses which flow into the same drainage system
Key viewing locations	One or more points on a travel route, use area or a potential use area, where the view of a management activity would be most revealing.
Landscape character	The arrangement of a particular landscape as formed by the variety and intensity of the landscape features and the four basic elements of form, line, colour and texture. These factors give the area a distinctive quality which distinguishes it from its immediate surroundings.
Landscape features	Land and water form, vegetation and structures which compose the characteristic landscape.
Line	The path (real or imagined) that the eye follows when perceiving abrupt differences in form, colour or texture. Within landscapes, lines may be found as ridges, skylines, structures, changes in vegetative types or individual trees and branches.
Micro-topography	Small scale variations in the height and roughness of the ground surface; in the context of this report the definition includes structures such as buildings and larger-sized vegetation that can restrict views
Mitigation measures	Methods or procedures designed to reduce or lessen the adverse impacts caused by management activities.
Mountain, hill or ridge	Is a physical landscape feature, elevated above the surrounding landscape. It includes the foot/base, slopes and crest of the mountain, hill or ridge
Rehabilitation	A management alternative and/or practice which restores landscapes to a desired scenic quality.
Ridgelines	Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are ridgelines which, in general, are highly visible and dominate the landscape.

Scale	The proportionate size relationship between an object and the surroundings in which the object is placed.
Sense of place	The unique quality or character of a place, whether natural, rural or urban and relates to uniqueness, distinctiveness or strong identity. It is also sometimes referred to as genius loci meaning 'spirit of the place.
Texture	The visual manifestations of the interplay of light and shadow created by the variations in the surface of an object or landscape.
Visual modification	A measure of the visual interaction between a development and the landscape setting within which it is located.
Viewshed	The creation of a computer-generated probable viewshed to define the extent to which the planned infrastructure is visible from key viewing locations.
Visual Sensitivity	The degree to which a change to the landscape will be perceived adversely.
Visual Impact	A measure of joint consideration of both visual sensitivity and visual modification

1. INTRODUCTION

1.1 General

Visual impact assessments should not be an obstacle in the approval process of a proposed development. Visual input, especially at the early concept stage of the project, can play an important role in helping to formulate design alternatives, as well as minimising impacts, and possibly even costs, of the project

It is in the nature of visual and scenic resources to include abstract qualities and connotations that are by their nature difficult to assess or quantify as they often have cultural or symbolic meaning. An implication of this is that impact ratings cannot simply be added together. Instead, the assessment relies on the evaluation of a wide range of considerations, both objective and subjective, including the context of the proposed project within the surrounding area.

The analysis of the interaction between the existing visual environment and the planned infrastructure provides the basis for determining visual impacts and mitigation strategies. This visual impact assessment provides an overview of the landscape character of the locality and assesses the degree to which the proposed development would be visually appropriate.

1.2 Methodology

1.2.1 The sequence of work employed in this study

A desktop survey using 1:50,000 topographical survey maps, Google Earth, and ArcMap (Esri, ArcGIS software) was undertaken. Following the desktop information gathering process, a site visit was conducted to test the conclusions of the terrain analysis, identify receptors and appraise the local landscape.

The methodology employed by this visual assessment is based on the following methodologies:

- The United States Department of Agriculture: Forestry Service - *Landscape Aesthetics*.
- The United States Bureau of Land Management Visual Resources Management.
- The Landscape Institute and the Institute of Environmental Management & Assessment - Guidelines for Landscape and Visual Impact Assessment; and
- The Provincial Government of the Western Cape's Guideline for involving visual and aesthetic specialists in EIA processes and the Guidelines for Landscape

1.2.2 Written and drawn material made available

- Site development plan

1.2.3 Receiving site

The receiving site was assessed, and areas of the locality from where the development appeared to be likely visible, adjacent lands, and local roads.

This study was conducted in September 2025. The weather on the day of the site visit was clear and open. A photographic survey of the site and surrounding areas was carried out.

The visual assessment was undertaken using standard criteria such as geographic view-sheds and viewing distances as well as qualitative criteria such as compatibility with the existing landscape character and settlement pattern. Potentially sensitive areas were assessed, and mitigation measures were evaluated.

1.3 Assumptions and limitations

It should be noted that the 'experiencing' of visual impacts is subjective and largely based on the perception of the viewer or receptor. The presence of a receptor in an area potentially affected by the proposed development does not thus necessarily mean that a visual impact would be experienced.

Value can be placed in a landscape in terms of its aesthetic quality, or in terms of its sense of identity or sense of place with which it is associated. If no such values are held with respect to a landscape, there is less likely to be a perception of a visual impact if the landscape becomes subject to visual alteration. Development within a landscape may not be perceived negatively at all if the development is associated with progress or upliftment of the human condition.

The perception of visual impacts is thus highly subjective and involves 'value judgements' on behalf of the receptor. The context of the landscape character, the scenic/aesthetic value of an area, and the types of land use practised tend to affect the perception of whether landscape change (through development) would be considered an unwelcome intrusion.

The abovementioned landscape values can be interlinked, but can also be conflicting, e.g. amenity values associated with a landscape held by a certain group of people as described above may conflict with economic values associated with the market or development possibility of the landscape that is held by others. It is in this context that visual impact associated with a potential development often arises as an issue in environmental impact assessments.

1.3.1 Data

The best currently and readily available datasets were utilized for the visual impact assessment. It is important to note that variations in the quality, format and scale of available datasets could limit the scientific confidence levels of the visual impact assessment outcomes.

1.3.2 Visualisation

It must be remembered that any visualisation (3D models, photomontages, photos and maps) of complex natural and man-made elements produces perceptions, interpretations and value judgements that are not always consistent with those that would be produced by actual encounters with the elements represented. Visualisations should, therefore, be considered an approximation of the three-dimensional visual experiences that an observer would receive in the field and must be subjected to subsequent field testing and verification

Photomontage is the superimposition of an image onto a photograph to create a realistic representation of proposed or potential changes to any view. The overall aim of photography and photomontage is to represent the landscape context under consideration and the proposed development; both as accurately as is practical. It must be kept in mind that the human eye sees differently than a camera lens, both optically and figuratively.

The focusing mechanisms of human eyes and camera lenses are different. Human vision is binocular, and dynamic compared to a camera that tends to flatten an image.

2. APPLICABLE POLICIES AND GUIDELINES

Several government policies and plans, guidelines, environmental management instruments and other decision-making instruments are relevant to the site and development and have been reviewed. These include:

2.1 The Western Cape Provincial Spatial Development Framework (PSDF)

Makes provision for:

- The protection and sustainable use of Landscape and Scenic Resources,
- The protection, management and enhancement of the provinces Sense of Place, Heritage and Cultural Landscape

2.2 The George Municipality Spatial Development Framework

The George Spatial Development Framework (GSDF) specifies that the impact of developments on visual landscapes and corridors should be minimized. Preserving the rural and natural character of the area is important for maintaining the identity of the 'Garden Route,' with George being a central location.

GSDF recognizes the following:

- Valuable view corridors, undeveloped ridgelines, cultural landscape assets and existing vistas should not be compromised by any development proposal or cumulative impact of development proposals. The proportion of urban development up the slope of a prominent hill or mountain should not degrade its aesthetics/visual value.
- Developments higher than the 280m contour line or on slopes steeper than 1:4 should not be supported.
- Scenic routes provide public access to the enjoyment of the landscapes located in the municipal area. The routes and the land used alongside these routes should be managed in such a way as not to compromise the views offered but to mark and celebrate the landscapes and the origins or nature of their significance.

2.3 The George Municipality Landscape Characterisation Visual Resources Management Analysis

The George Municipality's Landscape Characterisation Visual Resource Management Analysis (2009) determines visually sensitive areas in the George landscape and must be applied to manage the visual impacts of development.

The George Municipality's Landscape Characterisation Visual Resource Management Analysis states the following:

- Significant view corridors add value to George's sense of place and create a perception of space by focusing on views outside of the built-up envelope.
- A Class I Visual Resource Management objective is to preserve the existing character of the landscape where the level of change to the characteristic landscape should be very low and must not attract attention. To preserve the sense of place in this important area, which is located within the Garden Route, the most important characteristic landscapes need to be protected. Significant ridgelines and steep slopes within the George municipal area have been allocated a Class 1 rating.
- A Class III Visual Resource Management objective is to partially retain the existing character of the landscape where the level of change to the characteristic landscape should be moderate and apply to Wilderness.

2.4 The Garden Route Environmental Framework

This document provides baseline data on the Topographical, Visual and 'Sense of Place' aspects in the Garden Route, the sensitivity, constraints and development guidelines for the area assist in informing decision-making.

Management Guidelines are provided for Ecologically Sensitive Geographical Areas. Of particular reference to this report are the guidelines for development in:

- Topographically Sensitive Geographical Areas.
- Conservation and Protected Areas; and
- Visually Sensitive Landscape Geographical Areas.

Risks include:

- Erosion of steep slopes.
- The potential for visual and light pollution.
- Destruction of visual topographical quality.
- Development impact of sensitive topographical features and landscapes.
- Inappropriate large-scale development.
- Sprawling urbanization; and
- Large-scale change of land use developments outside of the urban edge.

Objectives include:

- Maintain the integrity of the Garden Route Landscape.
- Limit development on steep slopes.
- Enhance and protect the topographical landscape backdrop to the Garden Route.
- Manage development on steep slopes, discouraging development.
- Limit development densities
- Retain the 'sense of place' of villages and hamlets.
- Enforce building control and aesthetics.
- Protect the 'sense of place' of the Garden Route.
- Protect and enhance the visual quality of prominent tourism routes, meanders and nodes.
- Protect the visual integrity of the South African National Park asset, as well as provincial nature reserves; and
- Limit and prohibit development on prominent visually sensitive and exposed features.

2.5 Heritage and Scenic Resources: Inventory and Policy Framework for the Western Cape

The study provides input on cultural and scenic resources and provides a guide for the identification and conservation of these resources. The report focuses on the broader regional scale rather than the local landscapes or individual site scales and is, therefore, an overview rather than a detailed inventory of cultural and scenic resources.

2.6 DEA&DP Guideline for Management of Development on Mountains, Hills & Ridgelines

Key decision-making criteria regarding development on mountains, hills and ridges, relevant to this visual impact assessment, are:

- to avoid inappropriate development (i.e. intrusive and consumptive development) on mountains, hills and ridges taking into account the character of the existing environment.
- to ensure where development does take place, its layout and design take account of sensitive features and environmental constraints, thereby promoting environmentally sensitive development of projects on mountains, hills and ridges where development is authorized.
- to preserve landform features through ensuring that the siting of facilities is related to environmental resilience and visual screening capabilities of the landscape.
- to ensure that the scale, density and nature of the developments are harmonious and in keeping with the sense of place and character of the area.

Environmental characteristics such as steep slopes (steeper than 1:4) and development on the crest of a mountain, hill or ridge will serve as key indicators of environmental sensitivity.

3. PROJECT DESCRIPTION

3.1 Project location

The proposed project is situated within the George Municipal Area and is located next to the Touwsranten community. (**Figure 1**).

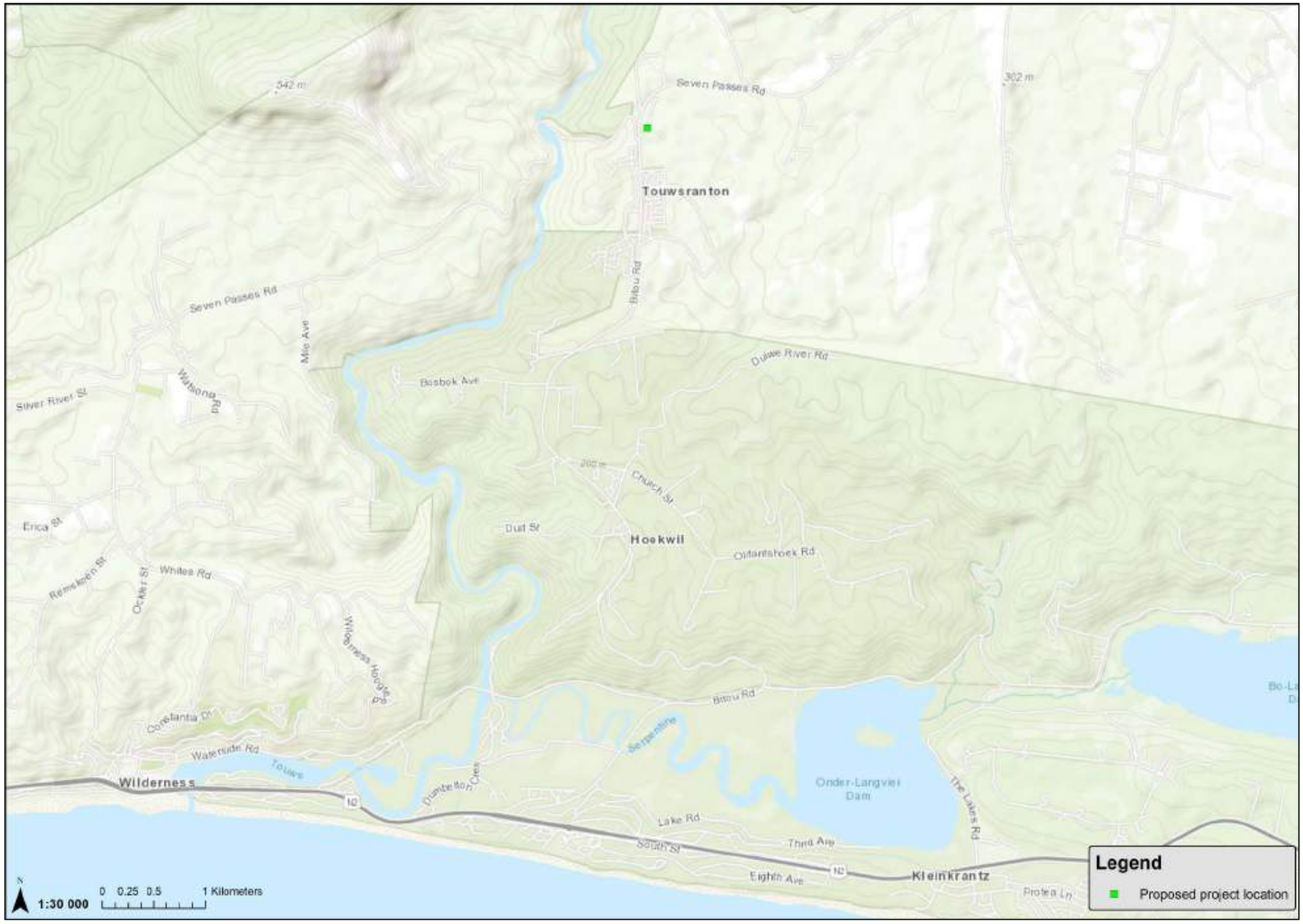

Figure 1: Project location

3.2 Development description

The proposed new transfer station will consist of a waste transfer ramp, waste skip platform, guardhouse and paved surface area. The waste transfer ramp will be 1.7m high and the station will be fenced with a 2.1m high concrete palisade fence (**Figures 2, 3 & 4**). The total development footprint covers an area of approximately 1178m².

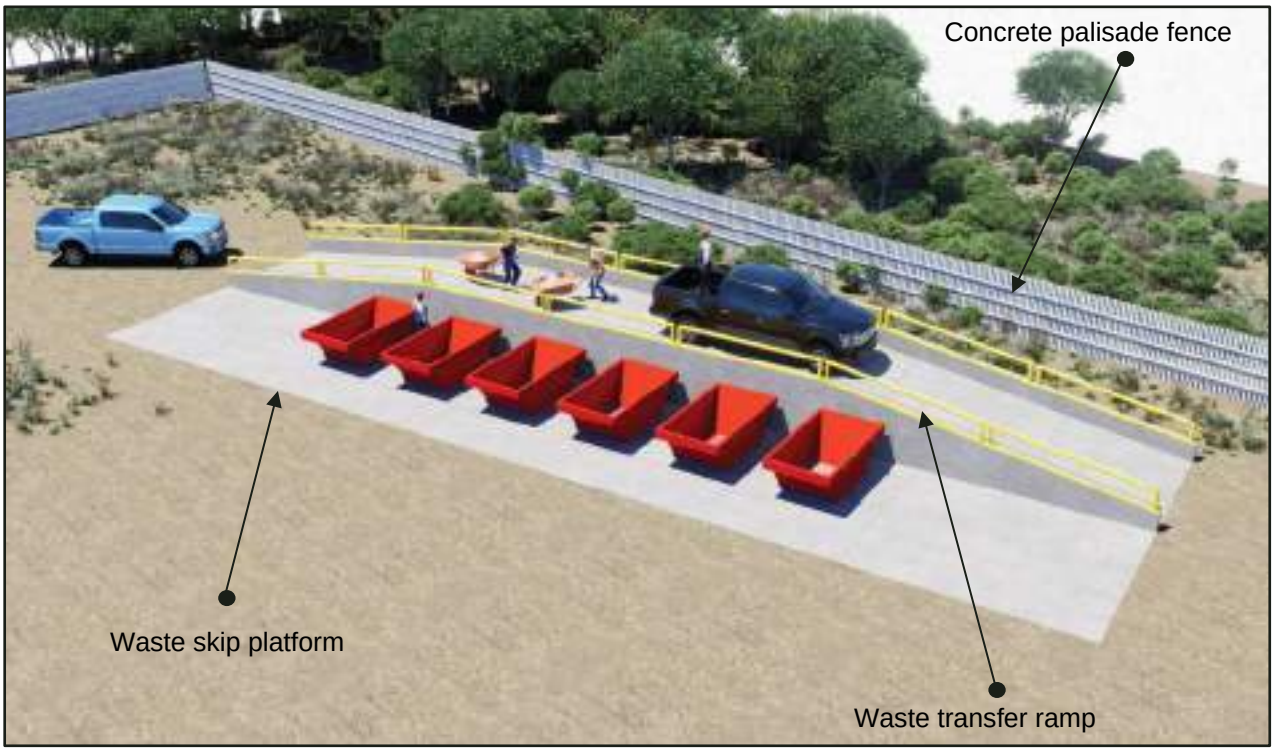

Figure 2: 3D visualisation of the proposed development

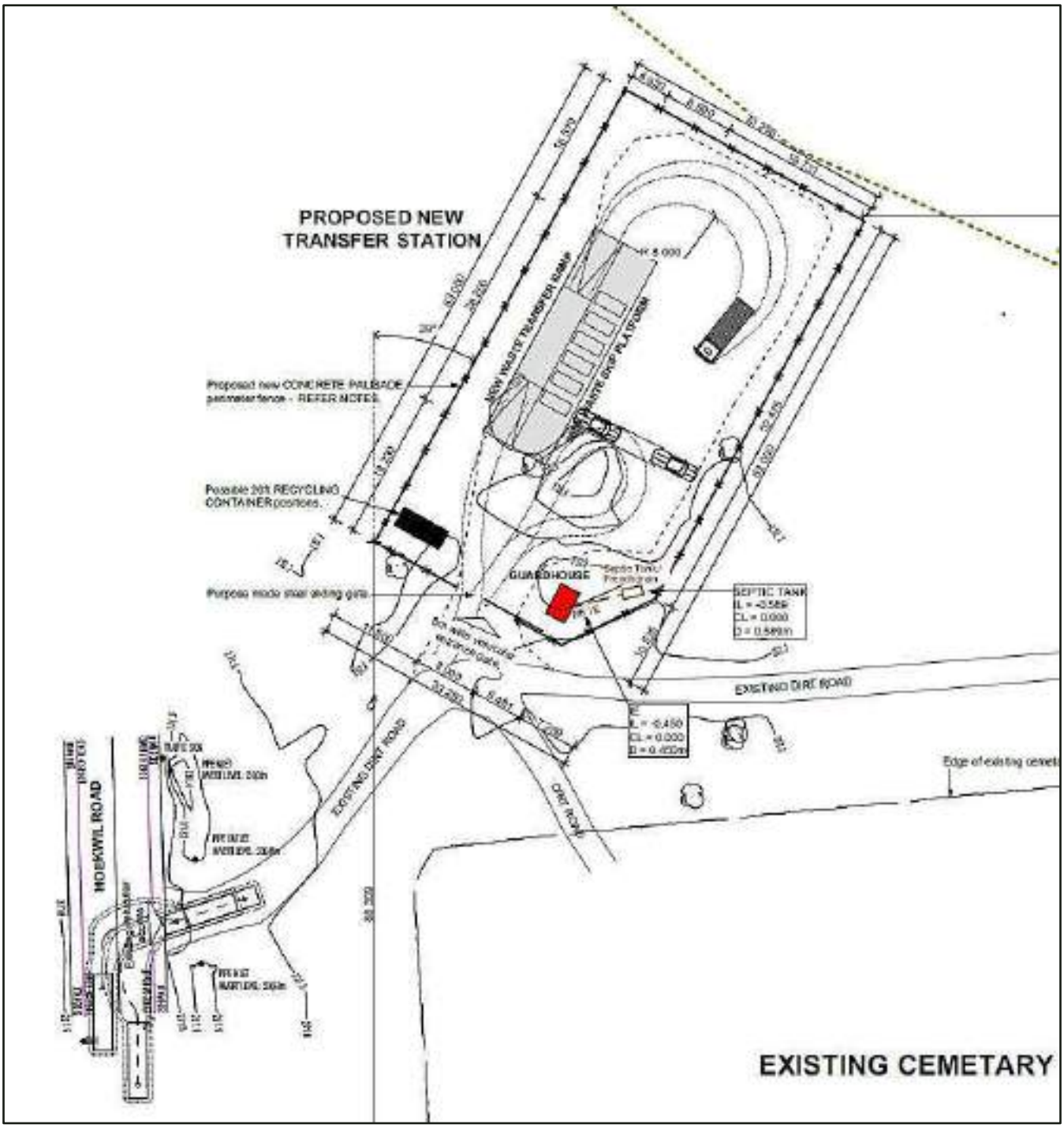

Figure 3: Proposed development design details

Figure 4: Proposed development layout

4. METHODOLOGY

It is in the nature of visual and scenic resources to include abstract qualities and connotations that are by their nature difficult to assess or quantify as they often have cultural or symbolic meaning. It is necessary therefore to include both quantitative criteria (such as viewing distances), and qualitative criteria (such as sense of place), in visual impact assessments.

An implication of this is that impact ratings cannot simply be added together. Instead, the assessment relies on the evaluation of a wide range of considerations, both objective and subjective, including the context of the proposed project within the surrounding area. The phrase “beauty is in the eye of the beholder” is often quoted to emphasize the subjectivity in undertaking a visual impact assessment.

The analysis of the interaction between the existing visual environment (landscape character and sense of place) and the planned infrastructure provides the basis for determining visual impacts and mitigation strategies. This is completed by defining the visual effect of the planned infrastructure and the visual sensitivity of viewing locations to determine impact.

The evaluation of the existing visual environment consists of the assessment of both the landscape setting and key viewing locations within it. The landscape setting can be defined in terms of topography, vegetation, hydrology and land-use features. These elements define the existing visual character of the landscape with which the planned infrastructure interacts.

The use of the basic elements of form, line, colour and textures has become the standard in describing and evaluating landscapes. Modifications in a landscape which repeat the landscape’s basic design elements are said to be in harmony with their surroundings. Modifications which do not harmonize, often look out of place and are said to contrast or stand out in unpleasing ways.

Value can be placed in a landscape in terms of its aesthetic quality, or in terms of its sense of identity or sense of place with which it is associated. If no such values are held concerning a landscape, there is less likely to be a perception of a visual impact if the landscape becomes subject to visual alteration. Development within a landscape may not be perceived negatively at all if the development is associated with progress or upliftment of the human condition.

The perception of visual impacts is thus highly subjective and involves ‘value judgements’ on behalf of the receptor. The context of the landscape character, the scenic/aesthetic value of an area, and the types of land use practised tend to affect the perception of whether landscape change (through development) would be considered to be an unwelcome intrusion. Sensitivity to visual impacts is typically most pronounced in areas set aside for the conservation of the natural environment (such as protected natural areas or conservancies), or in areas in which the natural character or scenic beauty of the area acts as a drawcard for visitors (tourists) to visit an area, and accordingly where amenity and utilitarian ecological values are associated with the landscape.

When landscapes have a highly natural or scenic character, amenity values are typically associated with such a landscape. Structural features such as power lines and other electricity transmission developments and related infrastructure are not a feature of the natural environment but are rather representative of human (anthropogenic) change to a landscape.

Thus, when placed in a largely natural landscape, such structural features can be perceived to be highly incongruous in the context of the setting, especially if they affect or change the visual quality of a landscape. It is in this context of incongruity with a natural setting that new developments are often perceived to be a source of visual impact.

4.1 Observer locations

Observer locations (views from communities, major roads, conservation areas etc.) are those areas where people (receptors) are likely to obtain a view of the planned infrastructure. These viewing locations have different significance based on numerous factors, collectively evaluated though land use and viewing distance to the planned infrastructure.

The selection of the key viewing locations is based on their location within the defined view-shed where they would have a clear view of the planned infrastructure.

Factors that will be considered in selecting the key viewing locations are:

- **The angle of observation** - The apparent size of a project is directly related to the angle between the viewer's line-of-sight and the slope upon which the planned infrastructure is to take place. As this angle nears 90 degrees (vertical and horizontal), the maximum area is viewable.
- **Numbers of viewers** - Areas seen and used by large numbers of people are potentially more sensitive. Protection of visual values usually becomes more important as the number of viewers increases.
- **Length of time the project is in view** - If the viewer has only a brief glimpse of the planned infrastructure, the contrast may not be of great concern. If, however, the planned infrastructure is subject to view for a long period, as from an overlook, the contrast may be very significant.
- **Distance from the project** - The greater the viewing distances, the lower the visual sensitivity. The visual modification of a development is assumed to be the highest when the observer is very close to it and has a direct line of sight. The visual modification then decreases with distance and is also known as distance decay (Hull & Bishop, 1988).
- **Field of vision** - The visual impact of a development can be quantified to the degree of influence on a person's field of vision both horizontally and vertically. The visual impact of a development will vary according to the proportion in which a development impacts on the central field of vision. Within the central field of vision, images are sharp, depth perception occurs and colour discrimination is possible. Developments, which take up less than 5% of the central field of vision, are usually insignificant in most landscapes (Human Dimension and Design, 1979).
- **Visibility** - Viewed by the human eye 1.8 m from the ground across a "flat" surface such as the sea, the horizon will be of the order of 6 km distant, due to the curvature of the earth. Viewed at an elevation of 60 m, the horizon will be of the order of 32 km distant and from the top of a 1000 m mountain, the horizon will be at a distance of approximately 113 km. A tall structure standing above the horizon would, of course, increase these distances significantly; for example, for an observer at 1.8 m who is viewing a man-made structure 50 m tall, the effective distance to the horizon is 34 km and for a 100 m structure the distance is 46 km (Miller & Morrice, no date). In addition, mist, haze or other atmospheric conditions may significantly affect visibility (Hill et al, 2001).

4.2 Visual sensitivity

Visual sensitivity is a measure of how critically a change to the existing landscape is viewed by people from different land-use areas in the vicinity of development.

The degree of visual sensitivity of an area is closely related to the aesthetic quality of the area, as well as to the value placed in the aesthetic quality of the landscape but is also related to the area's socio-economic profile. In this regard, residential, tourist and/or recreation areas generally have a higher visual sensitivity than other land-use areas (e.g. industrial, agricultural or transport corridors), because they use the scenic amenity values of the surrounding landscape and may be used as part of a leisure experience and often over extended viewing periods.

It is important to note that the presence of natural / perceived natural and rural elements or areas within the landscape as viewed from the surrounds of the project area can engender perceptions of aesthetic quality or value to the landscape. Many studies of landscape conservation have highlighted the value placed by people in rural or

natural landscapes. A rural landscape can be defined as an area where interaction between humans and nature over time has led to the development of a landscape that has its characteristics, and which is a middle ground between an urban landscape and wilderness, consisting of human activities that are related to the natural environment, such as agriculture and pastoral activities (Mazehan et al, 2013). A natural landscape, as defined in this report is close in appearance to how the landscape would appear without human alteration – i.e. mimicking or closely resembling that of a wilderness.

Placing value in a landscape is a psychological and cultural practice; values and meanings are not intrinsic to the landscape, but rather they are phenomena created by humans through their cultural practices (Pun, 2004). It is thus important to note that perceptions of a landscape may not be universally shared, and different individuals or groups of people may perceive or treat the same landscape differently, in turn ascribing different values and meanings to it (Pun, 2004). Values and meanings ascribed by local people may not be evident to an outsider.

Different types of values can be placed on a landscape; i.e. economic values (e.g. the relevance of the landscape for business enterprises, or the market possibility of products from the landscape), amenity values (values related to the non-material benefits associated with it) and security values (Pun, 2004). Amenity values can be subdivided into different sub-categories; "intrinsic" ecological value, scientific and educational value, aesthetical and recreational value, and orientational and identity value.

Landscapes and the viewing of landscapes have also been shown to have positive psychological and health benefits; Velarde et al (2007), have shown through an examination of various environmental psychology studies that visual exposure to natural landscapes (e.g. by means of viewing natural landscapes during a walk, or viewing from a window) generally has a beneficial impact on human health (e.g. reduced stress, facilitating recovery from illness, and behavioural changes that improve mood and general well-being).

Landscape as a source of beauty is prevalent within the arts and is a strong drawcard for recreational activities. In addition, the landscape is an element in the ability of people to orient themselves and is strongly related to people's cultural identity and sense of place. It is in this context that value is placed in natural or rural landscapes, and it follows that such value would be placed on views in an area such as the study area which is largely natural, and which has high aesthetic value by virtue of its scenic nature.

The above values can be interlinked, but can also be conflicting, e.g. amenity values associated with a landscape held by a certain group of people as described above may conflict with economic values associated with the market or development possibility of the landscape that is held by others. It is in this context that visual impact associated with a potential development often arises as an issue in environmental impact assessments.

The latter three sub-categories of amenity value described above – aesthetic, identity and psychological health value are typically involved in the perception of visual impact and constitute the elements of the 'visual sensitivity' associated with that landscape, as development within a landscape can change the landscape to the degree to which the amenity value associated with a landscape would be considered to be degraded or no longer present.

Visual sensitivity may range from high to low, depending on the following additional factors:

- **The visual absorption capacity** - The potential of the landscape to conceal the proposed project will reduce or increase visual sensitivity.
- **Viewing distance** – The greater the viewing distance, the lower the visual sensitivity. The visual modification of a development is assumed to be the highest when the observer is very close to it and has a direct line of sight. The visual modification decreases with distance and is also known as distance decay (Hull & Bishop 1988).
- **Length of time** the project is in view - If the viewer has only a brief glimpse of the planned infrastructure, the contrast may not be of great concern and the visual sensitivity low. If, however, the planned

infrastructure is subject to view for a long period, as from an overlook, the contrast may be very significant.

- **General orientation** - General orientation of residences to landscape areas affected by a project. Residential, tourist and/or recreation areas with a strong visual orientation towards the planned infrastructure (i.e. those with areas such as living rooms and/or verandas orientated towards it), will have a higher visual sensitivity than those not orientated towards the planned infrastructure.
- **Relative planned infrastructure size** - The contrast created by the project is directly related to its size and scale as compared to the surroundings in which it is placed.
- **Type of users** - Visual sensitivity will vary with the type of users. Recreational sightseers may be highly sensitive to any changes in visual quality, whereas workers who pass through the area regularly may not be as sensitive to change.
- **Numbers of viewers** - Areas seen and used by large numbers of people are potentially more sensitive. Protection of visual values usually becomes more important as the number of viewers increases.
- **Adjacent land uses** - The inter-relationship with land uses in adjacent lands can affect the visual sensitivity of an area. For example, an area within the view-shed of a residential area may be very sensitive, whereas an area surrounded by commercially developed lands may not be visually sensitive.
- **Special areas** - Management objectives for special areas such as natural areas, wilderness areas, conservation areas, scenic areas, scenic roads or trails frequently require special consideration for the protection of the visual values. This does not necessarily mean that these areas are scenic, but rather that one of the management objectives may be to preserve the natural landscape setting. The management objectives for these areas may be used as a basis for assigning sensitivity levels.

Landscapes are subdivided into three (3) distanced zones based on relative visibility from travel routes or observation points (receptors). The three zones are:

- Foreground-Middle ground Zone - This is the area that can be seen from each travel route for a distance of 0 to 5 kilometres where management activities might be viewed in detail. The outer boundary of this distance zone is defined as the point where the texture and form of individual plants are no longer apparent in the landscape. In some areas, atmospheric conditions can reduce visibility and shorten the distance normally covered by each zone.
- Background Zone - This is the remaining area which can be seen from each travel route to approximately 24 kilometres but does not include areas in the background which are so far distant that the only thing discernible is the form or outline. To be included within this distance zone, vegetation should be visible at least as patterns of light and dark.
- Seldom-Seen Zone - These are areas that are not visible within the foreground-middle ground and background zones and areas beyond the background zones.

Land-use areas are generally characterised in terms of low, moderate or high visual sensitivity, as follows:

- Low visual sensitivity - industrial areas, local roads, mining and degraded areas.
- Moderate visual sensitivity - tourist roads, major roads, sporting or recreational areas and places of work.
- High visual sensitivity - rural residences, recreation areas, conservation areas, scenic routes or trails.

4.3 Visual modification

Visual modification is a measure of the level of visual contrast and integration of the planned infrastructure with the existing landscape. An existing landscape has certain visual characteristics expressed through the visual elements of form, shape, line colour and texture. A development that has different visual characteristics than the existing landscape will create contrast with the existing landscape. If similar infrastructure already forms part of the existing landscape, the visual effects of the planned infrastructure will borrow visual character from these operations, reducing visual modification.

The degree to which the visual characteristics of the planned infrastructure contrast with the existing landscape will determine the level of visual modification. For example, a newly created mine will have high visual modification due to strong contrast. An extension of operations in an existing mine will have lesser visual modification. A successfully rehabilitated mine area will also have a lower visual modification due to limited contrast with the existing landscape.

Similarly, a project is said to be integrated with the existing landscape based on issues of scale, position in the landscape and contrast. High visual integration is achieved if a development is dominated by the existing landscape and is of small scale and/or limited contrast.

The level of visual modification generally decreases with distance and is categorised as follows:

- **Negligible (or very low) level of visual modification** – where the development is distant and/or relates to a small proportion of the overall view-shed.
- **Low level of visual modification** - where there are minimal visual contrast and a high level of integration of form, line, shape, pattern, colour or texture values between the development and the landscape. In this situation, the development may be noticeable but does not markedly contrast with the landscape.
- **Moderate level of visual modification** - where a component of the development is visible and contrasts with the landscape, while at the same time achieving a level of integration. This occurs where surrounding topography, vegetation or existing modified landscape provide some measure of visual integration or screening.
- **High level of visual modification** - where the major components of the development contrast strongly with the existing landscape and demand attention.

The following factors must be considered when applying visual modification categories:

- **Length of time the project is in view** - If the viewer has only a brief glimpse of the project, the contrast may not be of great concern. If, however, the project is subject to view for a long period, from a viewing location, the contrast may be very significant.
- **Relative size or scale** - The contrast created by the project is directly related to its size and scale as compared to the surroundings in which it is placed.
- **Recovery time** - The amount of time required for successful re-vegetation should be considered. Recovery usually takes several years and goes through several phases (e.g. bare ground to grasses, to shrubs, to trees, etc.). It may be necessary to conduct contrast ratings for each of the phases that extend over long periods. Those conducting contrast ratings should verify the probability and timing of vegetative recovery.
- **Atmospheric conditions** - The visibility of planned infrastructure due to atmospheric conditions, such as air pollution or natural haze, should be considered.
- **Motion** - Movements such as waterfalls, vehicles or plumes draw attention to a project.
- **Form** - Contrast in form results from changes in the shape and mass of landforms or structures. The degree of change depends on how dissimilar the introduced forms are to those continuing to exist in the landscape.
- **Line** - Contrasts in line result from changes in edge types and interruption or the introduction of edges, bands, and silhouette lines. New lines may differ in their sub-elements (boldness, complexity, and orientation) from existing lines.
- **Colour** - Changes in value and hue tend to create the greatest contrast. Other factors such as chroma, reflectivity and colour temperature, also increase the contrast.
- **Texture** - Noticeable contrast in texture usually stems from differences in the grain, density and internal contrast. Other factors such as irregularity and directional patterns of texture should also be considered.

5. VISUAL ASSESSMENT OF THE SITE AND PROPOSED DEVELOPMENT

The DEA&DP Guideline for involving visual & aesthetic specialists in EIA processes Document provides a number of criteria that relate specifically to Visual Impact Assessments namely:

- Visibility of the project.
- Visual exposure.
- Visual sensitivity of the area.
- Visual sensitivity of receptors.
- Visual Absorption Capacity.
- Visual Intrusion.

It is recommended that the proposed project should be assessed against these criteria before attempting to assess the visual impact of the proposed development.

5.1 Description of the affected area and the scenic resources

The development is situated in the Garden Route (Touwsranten), in the southeastern extent of the Western Cape (**Figure 1**). The area is a scenic, coastal area with a rich, visual diversity. This diverse and beautiful coastal area is a landscape formed over millions of years and numerous sea-level changes. The Outeniqua Mountain, which consists of hard and folded Table Mountain Quartzite, forms a majestic backdrop to a coastal platform, in the north (**Figure 5**).

Figure 5: A view of the undulating coastal platform and Outeniqua mountains in the Garden Route

From: The Garden Route Environmental Framework (2010)

"The landscape of the Garden Route comprises an intricate mosaic of landforms, which further supports its diverse ecological features. These features extend from coastal features, through to the lake system, framed by the backdrop of the high Outeniqua mountains. The area is similarly dissected by numerous rivers draining the highlands to the coast. The coastal landscape is characterised by sensitive foredune systems which are prone to erosion, and which perform critical ecological functions, and which similarly are sought after for residential property development. The area is characterised by cover sands on steep slopes surrounding the lakes and estuaries, which are unstable and unsuitable for development activity.

and

The Garden Route has been named as such due to the visual and aesthetic quality attached to the region. Similarly, the region is considered as one of the most scenic in the country, attracting significant numbers of domestic and international tourist throughout the year. This asset is, unfortunately, one of the regions limiting factors. Due to the perceived high - quality of life associated with the region underpinned by scenic topography, quaint villages and hamlets, large tracts of natural open space systems supported by an extensive national park system (Garden Route National Park); the Garden Route has become the ideal location of retired individuals from the larger cities, as well as a growing international interest. This insatiable demand for development land for residential and tourism use is limited by the biophysical, physical and aesthetic constraints of the area. It is indeed the case of the "exact reasons for the attraction could become its downfall"

5.2 Surrounding land uses

To the north of the proposed development lie protected fynbos mountain catchment areas. Agricultural areas, smallholdings, and rural towns such as Hoekwil, Touwsranten, and Wilderness, along with interspersed natural areas, are located to the east, west, and south. (**Figure 9**).

5.3 Topography

The proposed development is on flat land next to the Hoekwil Road. To the west, the terrain drops sharply into the Touwsriver gorge; to the north, it rises toward the Outeniqua Mountains. The east remains flat along the coastal plateau crossed by rivers, while the south descends steeply to the coast (**Figure 6 & 5**).

5.4 Local vegetation

The vegetation for the proposed development area shown as Garden Route Shale Fynbos (National vegetation map, 2018). The project area is degraded and heavily invaded with Blackwattle a declared Category 2 invasive alien plant under the National Environmental Management: Biodiversity Act (**Figure 4 & 10**). The vegetation surrounding the proposed development footprint is approximately 2m high.

5.5 Protected landscapes

The proposed development site includes only Ecological Support Area 1 (terrestrial) as defined in the 2017 Western Cape Biodiversity Spatial Plan, and lies within the Garden Route Biosphere Reserve, with the Outeniqua Nature Reserve about 3km north in the mountains.

5.6 Probable view catchment

Slope and aspect are very important in the context of views. Topography expressed in the form of slope and aspect can perform an important role in limiting views or 'focusing' views in a certain direction. Viewers located low down within an enclosed valley would experience a limited visual envelope or viewshed, as the rising topography around them would prevent wider views of the surrounding terrain beyond the immediate valley.

Similarly, an object placed lower down in such an enclosed valley would have a limited viewshed, being shielded or partly shielded by the terrain surrounding it. A viewer located on a hill slope with a certain aspect would only be able to view the surrounding tertian in the direction of the aspect of the slope. Conversely, a viewer on a higher-lying interfluve will be exposed to potentially wide-ranging views over the surrounding terrain, and large objects placed in these terrain settings could similarly be visible from a wide area.

The micro-topography within the landscape setting in which the viewer and object are located is also important. The presence of micro-topographical features and objects such as buildings or vegetation that would screen views from a receptor position to an object can remove any visual impact factor associated with it.

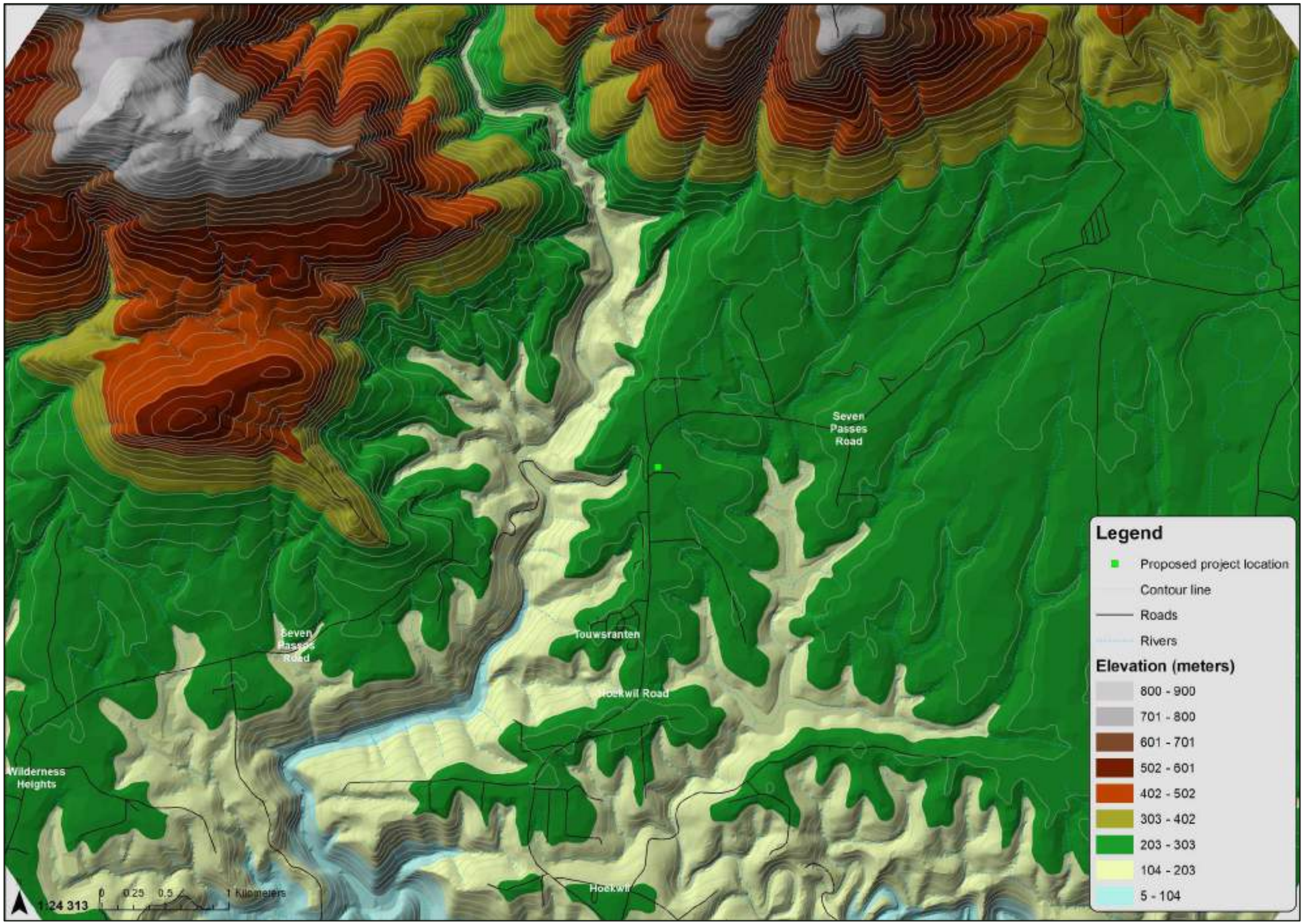

Figure 6: Topography

Fischer (1995) analysed the effects of data errors on viewsheds (view catchment) calculated by Geographic Information Systems and has shown that the calculations are extremely sensitive to small errors in the data and the resolution of the data and the errors in viewer location and elevation. Other studies have also shown that a viewshed calculated using the same data but with eight different Geographic Information Systems can produce eight different results.

Hankinson (1999) also states that viewshed are never accurate, and they contain several sources of error and may not always be feasible to separate these errors or to estimate their size and potential effects. It is, therefore, better to describe a viewshed analysis as a probable view catchment that must be subjected to subsequent field testing and verification.

A probable view catchment can be based on topography only and shows areas that will be screened by intervening hills, mountains etc. A probable topographic (digital terrain relief model) view catchment does not consider heterogeneous and complex natural and man-made elements in the surrounding landscape. A digital terrain model (DTM) can be created from existing contour data. A view catchment based on a digital surface model (DSM) does consider intervening vegetation, buildings or small variations in topography, such as road cuttings (

Figure 7). Digital surface models are expensive and not a viable option for small projects.

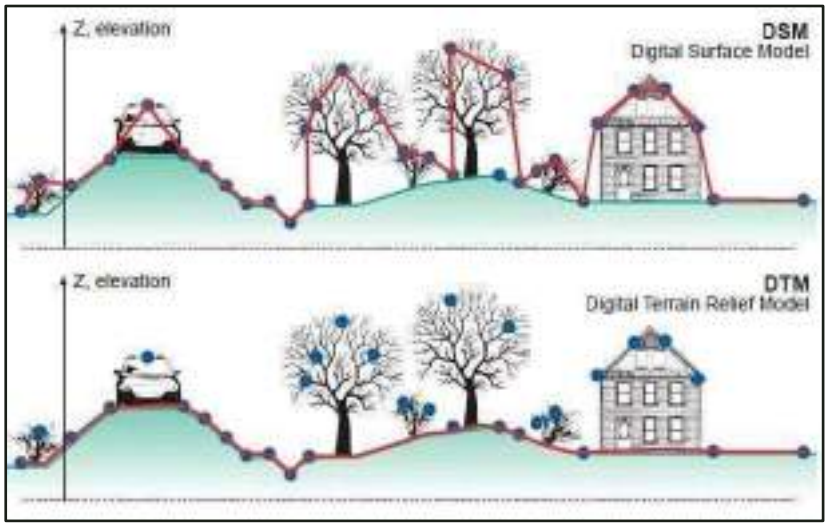

Figure 7: Terrain models

Therefore, a probable view catchment is a conservative assessment of those areas that may be visually impacted by the planned infrastructure. Increasing the sophistication/accuracy of the probable viewshed by the addition of data (DSM) on complex natural and man-made elements in the landscape is desirable, but it will introduce further errors of detail and interpretation in the view catchment analysis. The probable view catchment in **Figure 9** is based on existing available topographic data (5m contours).

6. VISIBILITY OF THE PROPOSED DEVELOPMENT

6.1 Zone of visual influence

The geographical area from which the proposed development will theoretically be visible, or probable view catchment, is dictated by topography. Theoretically, the development site could be seen from all surrounding areas. However, distance, intervening vegetation, buildings or small variations in topography, such as road cuttings will reduce the actual view catchment that the proposed development site will have, to a much smaller area (zone of visual influence).

Based on the information gathered from the various observer locations the zone of visual influence was determined for the development (**Figure 9**). It spans an area of approximately 1.6 km south, 2 km west, 1.7 km north and 1 km to the east. According to the specific criteria for visual impact assessments, **the visibility of the site is local, being visible from an area less than 5km away.**

6.2 Receptors

The level of visual impact considered acceptable is dependent on the type of receptors. The following receptor sensitivity ratings were considered:

- High sensitivity – e.g. residential areas, nature reserves and scenic routes or trails
- Moderate sensitivity – e.g. sporting or recreational areas, or places of work
- Low sensitivity – e.g. industrial, or degraded areas

The proposed development is outside residential and protected areas, separated from Seven Passes Road by a vegetation buffer. The receptors would predominantly be driving past development potentially only getting brief glimpses and some receptors would be walking along the road with longer time to view the development. The proposed development is very small covering only an area of 1178m² and only including only a few structures with a maximum height of 2.1m creating a low level of visual modification in the landscape. The proposed development therefore has a low sensitivity

6.3 Visual exposure

The visual impact of a development diminishes at an exponential rate as the distance between the observer and the object increases. Thus, the impact at 1 km would be 25% of the impact as viewed from 500 m. At 2km, it would be 10% of the impact at 500 m. The inverse relationship between distance and visual impact is well-recognised in visual analysis literature (Hull and Bishop, 1988) and was used as an important criterion for this study.

Thus, visual exposure is an expression of how close receptors are expected to get to the proposed development regularly. For this assessment, close-range views (equating to a high level of visual exposure) are views over 500 m or less, medium-range views (equating to a moderate/medium level of visual exposure) are views of 500 m to 2 km, and long-range views are over distances greater than 2 km (low levels of visual exposure) (**Error! Reference source not found.**).

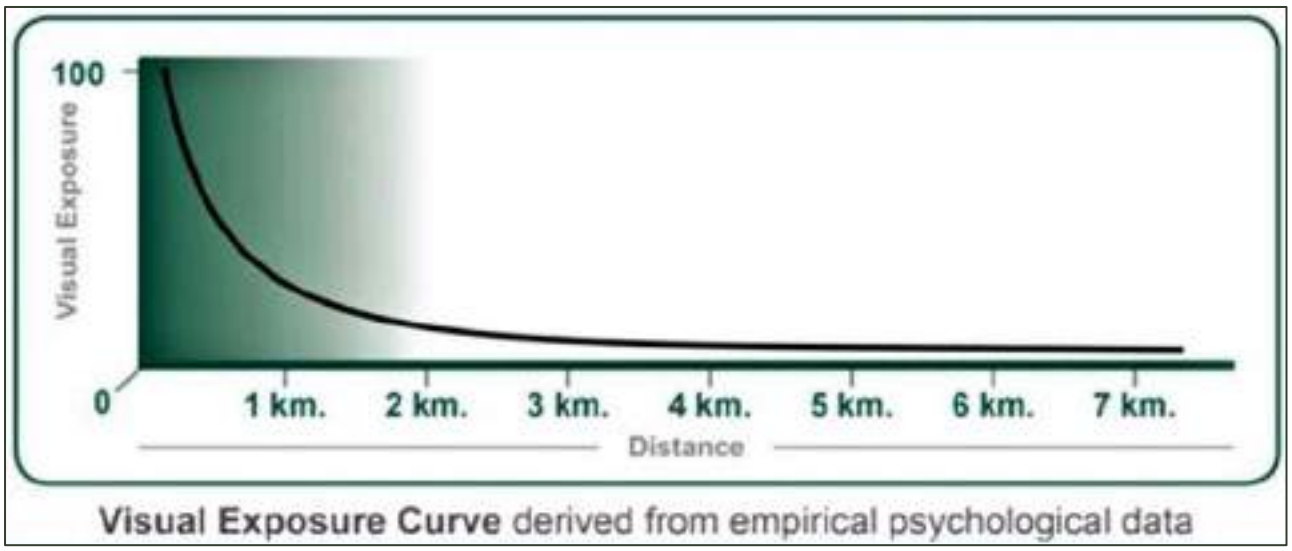

Figure 8: Visual exposure graph

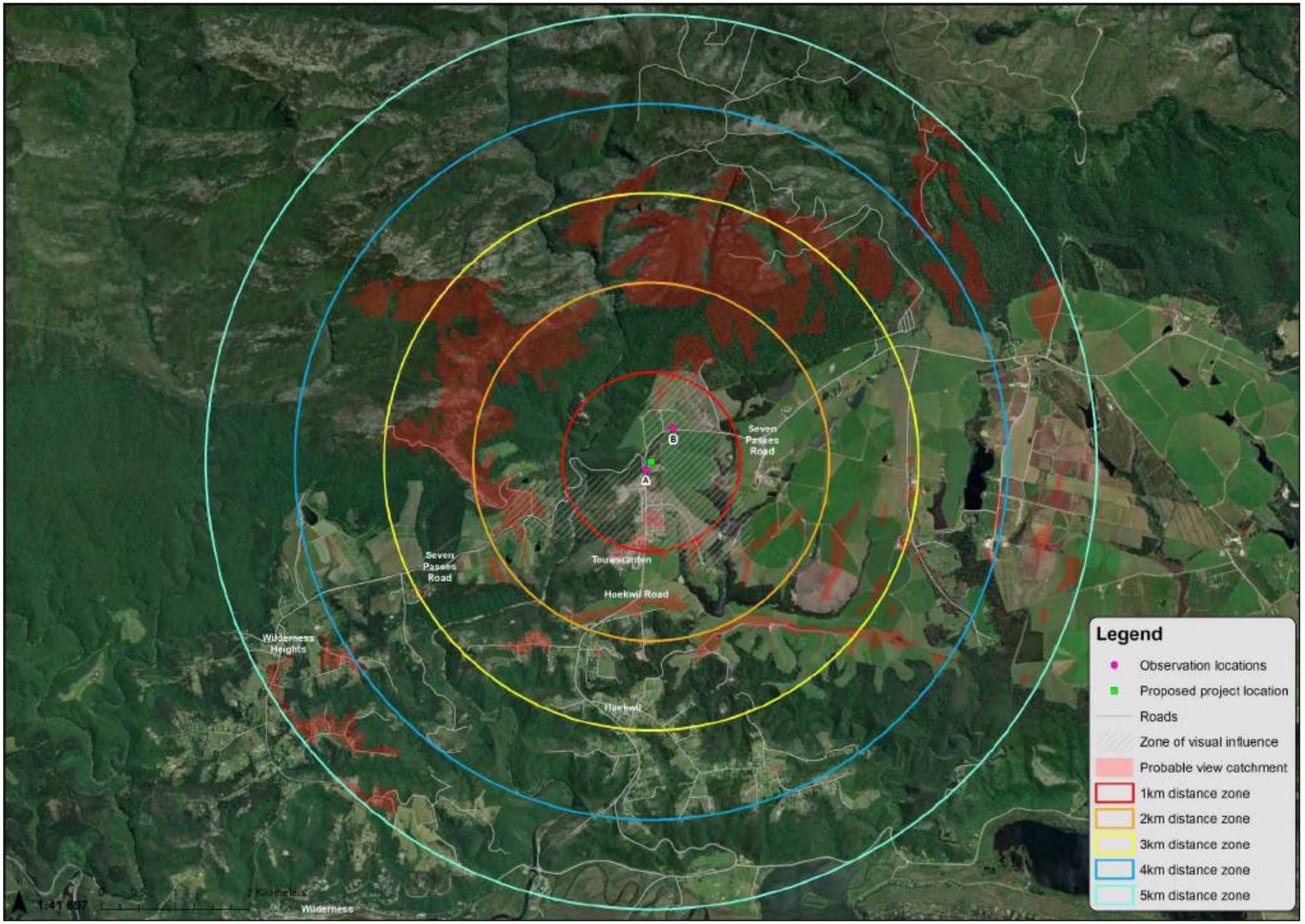

Figure 9: Observer locations & probable view catchment

Figure 10: Observer location A

Figure 11: Observer location B

Within the Zone of Visual Influence view corridors, viewpoints and receptors will experience "Visual Exposure" to the proposed development. The following visual exposure classes were considered during the assessment:

- High exposure – dominant or clearly noticeable
- Moderate exposure – recognisable to the viewer
- Low exposure – not particularly noticeable to the viewer

6.3.1 View corridors

6.3.1.1 Observer location A view corridor

The view corridor is located next to Hoekwil Road within the 1km distance zone and within a few hundred meters from the proposed development. Although surrounding vegetation will screen views into the proposed development the proximity will create a moderate visual exposure (**Figure 9 & 10**).

6.3.1.2 Observer location B view corridor

The view corridor is located next to the Seven Passes Road within the 1km distance zone but the vegetation surrounding the proposed development, vegetation alongside the road and micro-topographic features will reduce the visual exposure. The small footprint of the project combined with only a few low height infrastructure components creates a low level of visual modification and does not markedly contrast with the surrounding landscape. It should also be kept in mind that most of the views into the project will be brief due to most observers driving along the road (**Figure 9 & 11**). The visual exposure is therefore low.

6.4 Visual sensitivity

The inherent visibility of a project site's landscape is usually determined by a combination of topography, landform, vegetation cover, settlement pattern and special features. This translates into visual sensitivity. The following visual sensitivity classes were considered during the assessment:

- High visual sensitivity – highly visible and potentially sensitive areas in the landscape,
- Moderate visual sensitivity – moderately visible areas in the landscape,
- Low visual sensitivity – minimally visible areas in the landscape

The proposed development is small in terms size and scale, and the surrounding landscape dominates it. The proposed development will therefore a low visual sensitivity.

6.5 Visual absorption capacity

Visual Absorption Capacity (VAC) is the capacity of the landscape to conceal the development. The VAC of a landscape depends on its topography, the type of vegetation and surrounding infrastructure (buildings, roads etc.) that occurs in the landscape. The size and type of development also play a role. The following visual absorption classes were considered during the assessment:

- High VAC – effective screening is provided by topography, vegetation and existing infrastructure.
- Moderate VAC - partial screening is provided by topography, vegetation and existing infrastructure.
- Low VAC - little screening is provided by topography, vegetation and existing infrastructure.

The surrounding vegetation provides effective screening for the small-scale proposed development, and the visual absorption capacity is therefore high.

6.6 Visual intrusion

Visual intrusion is defined as the level of compatibility or congruence of the project with the particular qualities of the area, or its sense of place. This is related to the idea of context and maintaining the integrity of the landscape or townscape. The following visual intrusion classes were considered during the assessment:

- High visual intrusion – the proposed development results in a noticeable change or is discordant with the surroundings
- Moderate visual intrusion – the proposed development partially fits into the surroundings but is clearly noticeable
- Low visual intrusion – the proposed development creates minimal change or blends in well with the surroundings

The proposed development small size and scale will create minimal change to the surrounding landscape and will therefore have a low visual intrusion.

7. POTENTIAL VISUAL IMPACTS OF THE PROPOSED DEVELOPMENT

The assessment of visual impacts is based on a synthesis of criteria including nature of impact, extent, duration of the impact, intensity, probability of occurrence, reversibility, irreplaceable loss of resources, cumulative effect and level of significance.

7.1 Nature of the impact

The nature of the visual impacts will be the visual effect the activity would have on the receiving environment. These visual impacts will be:

Pre-construction phase:

- Removal of some vegetation will be required for earthworks. Some vegetation would also be cleared for building thereby increasing the visibility of the site and resulting in a loss of the vegetation visual resource. The removal of vegetation is limited to 1178m² within the existing vegetation occurring on the site. The surrounding vegetation will be retained and screen views into the project area.

Construction phase:

- During construction, earthworks will result in some visual scarring of the landscape, but it is limited to small area that will be surrounded/screened by existing vegetation

Operational phase:

- The proposed small development will create a low level of contrast with the landscape initially but will at the same time achieve a level of integration with the effective implementation of mitigation measures.

7.2 Impact assessment criteria

The assessment of visual impacts is based on a synthesis of criteria including nature of impact, extent, duration of the impact, intensity, probability of occurrence, reversibility, irreplaceable loss of resources, cumulative effect and level of significance.

7.2.1.1 The extent of the impact

The spatial or geographic area of influence of the visual impact: the extent of the impact of the proposed development is **local** (limited to the immediate surroundings).

7.2.1.2 Duration of the project

The predicted lifespan of the visual impact:
The duration of impacts for the proposed development ranges from **very short-term** (duration of the construction phase) to **medium-term** (duration of screening vegetation to mature and other mitigation measures to be implemented).

7.2.1.3 The intensity of the impact

The magnitude of the impact on views, scenic or cultural resources (intensity of the impacts): the intensity of the impacts for the proposed development will be **low** (visual and scenic resources are affected but a level of integration will be achieved with the implementation of effective mitigation measures).

7.2.1.4 The probability of the impact

The degree of possibility of the visual impact occurring (probability of the impact occurring): the probability of the impact occurring for the development will be **probable** (most likely that the impact will occur).

7.2.1.5 Reversibility

The impact of the project is **partially** reversible by implementing the mitigation measures for the proposed development that includes the design of the houses, colour selection, material selection and the planting of indigenous vegetation to screen views into the development.

7.2.1.6 Irreplaceable loss of resources

The degree to which resources will be irreplaceably lost due to the proposed development is **low** (marginal loss of resources).

7.2.1.7 Cumulative effect

An effect that in itself may not be significant but may become significant if added to other existing or potential impacts that may result from activities associated with the proposed development. The cumulative impacts of the proposed project before mitigation are **low** and after mitigation **very low.**

7.2.1.8 Significance

The significance of impacts is determined through a synthesis of the assessment criteria. The significance of the impact of the proposed development is **low** (the proposed development will have moderate negative effects and will require mitigation measures).

7.3 Conclusion

The proposed development will create an initial (construction phase) level of visual modification where the proposed development will be partially visible and will create a low level of contrast with the surrounding landscape due to its small size and scale. The effective implementation of mitigation measures will reduce the level of visual modification to very low.

8. VISUAL CONSTRAINTS & MITIGATION

The Garden Route Environmental Management Framework (GREMF) states that proposed developments within areas of outstanding natural beauty, scenic drives and panoramic views must be sensitive to the natural beauty and consider the following aspects when planning the development:

- Infrastructure should be visually unobtrusive.
- Materials and colours used for the development should blend into the surrounding landscape.
- Infrastructure should be grouped in clusters with open spaces between clusters.

- Infrastructure should not interfere with the skyline (ridgelines), landmarks, major views, and vistas.
- The development should not increase light, noise or effluent pollution.
- The development should correspond to the historical, architectural and landscape style of the surrounding layout and buildings.

8.1 Visual mitigation principles

Visual impact significance can be substantially reduced through the implementation of well-designed mitigation measures that address site planning, architectural design, material selection, landscaping, and construction practices. Effective mitigation approaches must address multiple phases of development, from initial site preparation through long-term landscape management, while considering the visual sensitivity of surrounding receptors including scenic routes, protected areas, and residential areas.

General visual mitigation principles to reduce visual impact can be categorised as:

- On-site treatments to reduce visual effects; and
- Treatments at viewer locations to reduce visual sensitivity.

On-site treatments involve rehabilitation of landforms and land cover, while viewer location treatments involve a range of treatments to screen views, filter views and/or re-orientate primary views.

On-site treatments might include:

- Visual and ecological planting patterns of indigenous vegetation to achieve landscape patterns that emulate in part existing mixes of tree and grass cover in the surrounding landscape.
- Minimising exposure of work areas to sensitive receptors.
- Preparing an internal landscape plan for rehabilitation areas.

At the viewer location treatments include:

- Landscape design and plantings for affected locations. This will require an appropriately qualified person to visit the affected locations and develop a landscape plan to screen or filter views of the project areas.

Design fundamentals are general design principles that can be used for all forms of activity or development, regardless of the resource value being addressed. Applying the following three fundamentals will assist with mitigation measures:

- Proper siting or location.
- Reducing unnecessary disturbance.
- Repeating the elements of form, line, colour and texture of the surrounding landscape.

Design strategies are more specific activities that can be applied to address visual design problems. The following strategies will not necessarily apply to every proposed activity or project:

- Colour selection
- Earthwork
- Vegetative manipulation
- Structures
- Reclamation/Restoration
- Linear alignment design considerations

The fundamentals and strategies mentioned above are all interconnected, and when used together, can help resolve visual impacts from proposed activities or developments.

8.1.1 Reducing unnecessary disturbance

As a general rule, reducing the amount of land disturbed during the construction of a project reduces the extent of visual impact. Measures relevant to the project include:

- Retain as much of the existing vegetation as possible and where practical screen construction activities from key viewing locations. This is also referred to as vegetation manipulation.
- Establish limits of disturbance that reflect the minimum area required for construction.

8.1.2 Colour selection

The selection of the best colour for the planned project will have the greatest impact on the visual success or failure of a project. Strong contrasts in colour create easily recognizable visual conflicts in the landscape. Measures relevant to the project include:

- The selection of colours that blend with or are in harmony with the surrounding landscape will drastically reduce the visual impact of the project. Bright, intense or highly reflective colours must be avoided. Strong, bright colours and shiny metallic finishes increase visual contrast and make buildings stand out, which is undesirable in natural settings.
- Low-lustre paints must be used wherever possible to reduce glare. Colours with low Light Reflectance Values (generally below 36-40%) are less visually prominent and reduce glare, helping structures to blend into shaded or sunlit environments.
- Galvanized steel on structures should be darkened to prevent glare.

8.1.3 Material selection

Building materials should be selected not only for their functional properties but also for their visual compatibility with the natural environment. The use of natural materials such as stone, wood, and earth-based products can help structures appear to emerge from the landscape rather than imposing upon it. These materials weather naturally over time, developing patinas and textures that further enhance their integration with natural surroundings.

Materials with high reflectivity should be used sparingly, with consideration given to limits on the number of windows and other reflective surfaces that may be visible from surrounding viewpoints. Materials with matte or low sheen finishes scatter light rather than reflecting it directly, reducing glare and visual prominence.

8.1.4 Reduce contrasts from earthworks

Visual scarring of the landscape as a result of clearing vegetation and construction earthworks represents one of the most significant short-term visual impacts of a development. Construction phase mitigation requires careful planning to minimize the extent of clearing and disturbance while implementing immediate revegetation of disturbed areas. Staging areas, access routes, and material storage should be located in areas with the lowest visual exposure, and temporary screening may be necessary during construction to minimize impacts on sensitive receptors. Site preparation techniques must be selected that minimize vegetation removal and preserve existing screening elements.

The sequencing of construction activities can help to minimize the duration of visual impacts, with revegetation occurring as quickly as possible following the completion of each phase of work. Temporary seeding and erosion control measures not only serve functional purposes but also help to minimize the visual contrast of exposed soil and disturbed areas.

The scars left by excessive cut and fill activities during construction often leave long-lasting negative visual impacts. Once the dark surface soil layer is disturbed, exposing the much lighter colour of the subsurface soil, a strong contrast is created that may take many years to recover.

There are several ways to reduce the contrasts created by earthwork construction. Proper location and alignment are the most important factors. Fitting the proposed project infrastructure to the existing landforms in a manner that minimizes the size of cuts and fills will greatly reduce visual impacts from earthwork. Other earthwork design techniques, such as balancing cut and fill or constructing with all fill or all cut should be considered, where appropriate, as methods to reduce strong visual impacts. Measures relevant to the project include:

- The scars left by excessive cut and fill activities during construction often leave long-lasting negative visual impacts. Where possible fitting the proposed project infrastructure to the existing landforms in a manner that minimizes the size of cuts and fills will greatly reduce visual impacts from earthwork.
- The dumping of excess rock and earth on downhill slopes must be limited.

8.1.5 Roofing materials

Metal roofing materials require particular attention due to their high reflectivity potential. Matte or textured roof finishes scatter light rather than reflect light directly and earth toned colours must be selected for roofs to blend in with the surrounding landscape rather than contrast.

8.1.6 Glint and Glare

Glint and glare control requires careful attention to window positioning, sizing, and glazing selection. Large expanses of reflective glazing should be avoided on facades visible from sensitive viewpoints, particularly during low sun angle periods.

Solar glint and glare i.e. reflected sunlight from shiny surfaces such as windows can affect safety and residential amenity in surrounding areas. Glint is a momentary flash of light. and may be produced as a direct reflection of the sun on a window. Glint effects are not restricted to just windows and can occur from any reflective surface including building facades.

Glare is a continuous source of excessive brightness. It could be experienced by a stationary observer located in the path of reflected sunlight from the face of a window. Glare can also be an issue for buildings with reflective/ glassy facades.

Glint and glare can cause a distraction or lead to an after-image being experienced by an observer. This can present a nuisance and, under some circumstances, a safety hazard. Solar glint and glare impact significance is categorised differently for varying observer types. For dwelling receptors, significance is predominantly defined by duration and separation distance. For road users, it is mostly down to the location of the glare relative to an observer's field of view.

Low emissivity windows (Low-E) are designed to reflect much more solar energy than standard glass panes. They block as much as 99% of the sun's ultraviolet rays, preventing interiors from fading and reducing the health risks posed by ultraviolet light. Low-E windows also block a large percentage of the sun's infrared light, which is chiefly responsible for solar heat gain inside a property; it is primarily for this reason that these windows are known as energy efficient. Most low-E windows are also quite well-insulated thanks to a double pane design, which further enhances their energy efficiency.

But all that UV and IR light reflected off Low-E windows has to go somewhere, and quite often it does so in the form of light beams (glare). Anti-glare window films can be applied to windows prone to glare. They reduce the reflection without reducing the amount of light that reaches the room and without obstructing the view. The roof of a building can also be extended to provide more shade thereby reducing glare from windows.

Design and layout adjustments can also reduce the impact of glint and glare. Altering the layout or orientation of buildings to minimize the angles at which sunlight reflects directly into neighbouring properties or roads can reduce glint and glare. The tilt or angle of windows or glass surfaces can also be adjusted to avoid direct reflection toward sensitive receptors. Incorporating architectural shading elements will also reduce direct reflection potential.

8.1.7 Fencing

Fencing should not increase visual bulk, increase permeability/transparency and enhance integration with the surrounding vegetation. Muted, matte and natural fence colours should be used to blend in with the surrounding landscape. Preference should be given to lightweight, modular, and permeable fence structures that blend in with the surrounding vegetation and landscape plantings.

8.1.8 Vegetation management

Existing vegetation represents one of the most effective tools for visual impact mitigation, particularly on sites where tall vegetation can provide partial screening of development. The retention of mature trees and established vegetation patterns helps to maintain the existing visual character while providing immediate screening benefits that would take many years to achieve through new plantings. Invasive alien plants must be removed and replaced by suitable indigenous trees.

The establishment of vegetative buffers of sufficient height, density, and composition can make cleared openings visually indistinct when viewed from public vantage points. Effective vegetation screening requires strategic planting locations that intercept sightlines from sensitive viewing positions while maintaining natural landscape patterns. Screening should appear as natural extensions of existing vegetation communities rather than obvious artificial installations. These buffers should be designed to provide year-round screening, recognizing that deciduous vegetation will provide reduced screening during winter months when visual impacts may be more pronounced due to the absence of leaf cover.

Long-term landscape management should focus on maintaining the health and density of screening vegetation while allowing for natural succession processes that enhance integration with surrounding natural areas. Regular monitoring and maintenance ensure that mitigation plantings achieve their intended screening functions and continue to provide effective visual integration throughout their establishment period.

8.1.9 Lightning design

Effective light management needs to be incorporated into the design of the lighting to ensure that the visual influence is limited to the development.

A number of measures can be implemented to reduce light pollution and those relevant to the project are as follows:

- Where possible construction activities should be conducted behind noise/light barriers that could include vegetation screens.
- Low flux lamps and the direction of fixed lights toward the ground should be implemented where practical. Full cutoff shielded fixtures should be selected that keep light from going uselessly up or sideways. Full cutoff light fixtures are designed to minimize glare, thereby enhancing safety by allowing visibility of illuminated people, vehicles, and terrain rather than causing distractions with bright bulbs. Poorly designed lights, visible from a distance, contribute to glare, which is when direct light from a bulb shine into the viewer's eyes. In contrast, well-designed lighting ensures that the ground is lit without the distraction of visible bulbs.
- The design of night lighting should be kept to a minimum level required for operations and safety.
- The utilisation of specific frequency LED lighting with a green hue on perimeter security fencing.
- Where feasible, put lights on timers to turn them off each night after they are no longer needed.

- Only bollard, down facing type lighting is permissible along roads and pathways.
- Lightning of dwelling interiors should be designed so that the dwellings do not create a mass light which alters the sense of place.
- No floodlighting is allowed at the entrance gate.
- Security lights at houses should be movement sensitive and not remain on all the time.

8.1.10 Restoration and reclamation

Strategies for restoration and reclamation are very similar to the design strategies for earthwork, as well as the design fundamentals of repeating form, line, colour, and texture and reducing unnecessary disturbance. The objectives of restoration and reclamation include reducing long-term visual impacts by decreasing the amount of disturbed area and blending the disturbed area into the natural environment while still providing for project operations.

Though restoration and reclamation are separate parts of project design, they should not be forgotten or ignored. It is always a good idea to require a restoration/reclamation plan as part of the original design package. All areas of disturbance that are not needed for operation and maintenance should be restored as closely as possible to previous conditions. Measures relevant to the project include:

- The objective of restoration and reclamation efforts is to reduce the long-term visual impacts by decreasing the amount of disturbed area and blending the disturbed area into the natural environment while still providing for project operations.
- Topsoil should be stripped, saved, and replaced on earth surfaces disturbed by construction activities.
- Planting holes should be established on cut/fill slopes to retain water and seeds.
- Indigenous plant species should be selected to rehabilitate disturbed areas.
- Where possible rehabilitation efforts should emulate surrounding landscape patterns in terms of colour, texture and vegetation continuums.
- Replacing soil, brush, rocks and forest debris over disturbed earth surfaces when appropriate, thus allowing for natural regeneration rather than introducing an unnatural-looking grass cover.
- Revegetation of disturbed areas should occur as soon as practicable possible after the completion of various construction activities.

8.2 Monitoring program

A monitoring program must be implemented to ensure that visual mitigation measures are implemented. During the construction phase the monitoring program must ensure that specified visual mitigation measures are implemented. During the operational phase of the development the program must ensure that invasive alien plants are removed and planted indigenous trees are maintained. The monitoring program must ensure the re-use, or recycling at the end of the lifespan of the project, as well as the rehabilitation of the site to a visually acceptable form.

Visual impact assessments should be conducted from key receptor locations to verify that mitigation measures are performing as intended and to identify any areas where additional screening or design modifications may be beneficial. The adaptive management approach allows for refinements to be made based on actual performance rather than predicted outcomes, ensuring that mitigation measures continue to provide effective visual integration as both the development and surrounding landscape evolve over time. This ongoing process recognizes that visual integration is not a static condition but rather an evolving relationship between built and natural elements that requires continued attention and refinement.

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LETTER FROM SENIOR MANAGER ENVIRONMENTAL SERVICES

philip@formaplan.co.za

From: Sivuyile Mtila <smtila@george.gov.za>
Sent: Tuesday, 07 October 2025 12:16
To: philip@formaplan.co.za
Cc: Corlia Rens
Subject: FW: POSSIBLE LATE ITEM - TOUWSRANTEN RAMP
Attachments: Touwsranten Transfer Site.pdf

Clintons matter was resolved

Sivuyile Mtila
George Municipality | Directorate Community Services
Senior Manager Environmental Services
Tel: +27 (0)44 802 2900/8
Physical Address: 82 Meade Street | George | 6529

From: Henko Lourens <Hlourens@george.gov.za>
Sent: Tuesday, 11 February 2025 15:21
To: Sivuyile Mtila <smtila@george.gov.za>
Cc: Lynette Groenewald <lgroenewald@george.gov.za>; Corlize Bester <Cebester@george.gov.za>
Subject: Re: POSSIBLE LATE ITEM - TOUWSRANTEN RAMP

Hi Sivu

Attached please find a map as requested.

Kind regards/Vriendelike groete

Henko Lourens (Pr. Pln. A/3348/2023)

Spatial Planner: Planning and Environment

Directorate: Human Settlements, Planning and Development

Office: 044 801 9047

Internal Ext: 1294

Email: Hlourens@george.gov.za

From: Henko Lourens <Hlourens@george.gov.za>
Sent: Monday, February 3, 2025 2:52 PM
To: Sivuyile Mtila <smtila@george.gov.za>
Cc: Lynette Groenewald <lgroenewald@george.gov.za>
Subject: Fw: POSSIBLE LATE ITEM - TOUWSRANTEN RAMP

Hi Sivu

Please refer to Delia's email below.

She recommended that you amend your Council Item to include the following land use applications:

- Subdivision of Farm 125/1 as shown in the image below:

- Rezoning for a spot zoning of Utility Service on the area that will be used for the Transfer Station:

- Lastly a consent use for Authority Use

GEORGE INTEGRATED ZONING SCHEME BY-LAW

1	2	
Zoning	Primary use	Co
Utility Zone (UZ)		
The objective of this zone is to reserve land for uses normally undertaken by central, provincial and municipal government agencies as well as land for utility services such as electrical substations, and which do not fall into another zoning category. Some flexibility for the use of land and development parameters is provided.	**Primary uses** • Utility service	**Consent us** • Author • Urban

From the land use section we will discuss this at our next Pre-App meeting and provide an amended Pre-App to Corlia and the team.

Let me know if something is not clear.

Kind regards/Vriendelike groete

Henko Lourens (Pr. Pln. A/3348/2023)

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Email: Hlourens@george.gov.za

From: Delia Power <Dpower@george.gov.za>
Sent: Monday, February 3, 2025 2:19 PM
To: Lynette Groenewald <lgroenewald@george.gov.za>; Clinton Petersen <Cpetersen@george.gov.za>
Cc: ILANE HUYSER <ihuyser@george.gov.za>; Naudica Swanepoel <nswanepoel@george.gov.za>; Lauren Josias <Ljosias@george.gov.za>; Henko Lourens <Hlourens@george.gov.za>
Subject: RE: POSSIBLE LATE ITEM - TOUWSRANTEN RAMP

Hi Lynette, I agree. The locality of the site is suitable for this purpose. They should however rezone to Utility zone with consent for authority use. I would also recommend that they limit their footprint for this phase and commence planning for latter phases as soon as this is concluded

Kind regards

DELIA POWER
Deputy Director: Planning and Environment
Directorate: Human Settlements, Planning & Development

E-mail: dpower@george.gov.za
Tel: 044 8019476
Ext: 1306

From: Lynette Groenewald <lgroenewald@george.gov.za>
Sent: Monday, 03 February 2025 09:22
To: Clinton Petersen <Cpetersen@george.gov.za>
Cc: ILANE HUYSER <ihuyser@george.gov.za>; Naudica Swanepoel <nswanepoel@george.gov.za>; Delia Power <Dpower@george.gov.za>; Lauren Josias <Ljosias@george.gov.za>
Subject: FW: POSSIBLE LATE ITEM - TOUWSRANTEN RAMP

Unauthorized dumping is a huge problem in Touwsranten. The proposed skip has only a small footprint on a property owned by the Municipality. Please reconsider your support. It may not be required that the whole site be rezoned? The facility, according to my knowledge, is not directly adjacent to residential use, and if it is, mitigating

measures to be introduced. A managed facility is better than no facility.The facility will also serve the larger Hoekwil area.
The required environmental authorizations must be obtained throughout the process.

Kind regards

LYNETTE GROENEWALD (Pr.Pln. A/2362/2016)
Senior Spatial Planner: Directorate: Human Settlements, Planning and Development
George Municipality
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Internal Ext: X 1302
E-mail: lgroenewald@george.gov.za

From: Sivuyile Mtila <smtila@george.gov.za>
Sent: Friday, 31 January 2025 14:54
To: Lynette Groenewald <lgroenewald@george.gov.za>; Corlia Rens <corlia@urbanengineering.co.za>
Subject: FW: POSSIBLE LATE ITEM - TOUWSRANTEN RAMP

Sivuyile Mtila
George Municipality | Directorate Community Services
Senior Manager Environmental Services
Tel: +27 (0)44 802 2900/8
Physical Address: 82 Meade Street | George | 6529

From: Clinton Petersen <Cpetersen@george.gov.za>
Sent: Friday, 31 January 2025 14:52
To: Ilse Lubbe <Imlubbe@george.gov.za>; Donald Gelderbloem <Dmgelderbloem@george.gov.za>
Cc: Sivuyile Mtila <smtila@george.gov.za>; Delia Power <Dpower@george.gov.za>; ILANE HUYSER <ihuyser@george.gov.za>
Subject: RE: POSSIBLE LATE ITEM - TOUWSRANTEN RAMP

Hi Ilse

The property description is incorrect. It should be remainder of the Farm Outeniquaberge 125 portion 1, Division George

A waste transfer station is not a utility service. It is included as under “authority use”. It is therefore not a consent use. The property would therefore need to be rezoned.

This is an industrial activity and near houses and farms. There does not appear to be consideration given to access requirements or environmental licensing requirements. Traffic Impact Studies, environmental studies, etc will likely be required.

I suggest that a service provider first be appointed to do a feasibility study before your Department continues with any application processes.

Kind Regards

Clinton Petersen
Senior Manager: Town Planning
Directorate: Human Settlements, Planning and Development

Office: 044 801 9182 (x1303)
Email: cpetersen@george.gov.za

From: Ilse Lubbe <Imlubbe@george.gov.za>
Sent: Friday, 31 January 2025 14:22
To: Donald Gelderbloem <Dmgelderbloem@george.gov.za>; Clinton Petersen <Cpetersen@george.gov.za>
Cc: Sivuyile Mtila <smtila@george.gov.za>
Subject: FW: POSSIBLE LATE ITEM - TOUWSRANTEN RAMP

Afternoon

Please note that Mr Adonis requested that I submit the item as a late item. Can you please respond before the end of the day if you have any comments in order for to load the item.

Regards

Ilse

From: Ilse Lubbe
Sent: Wednesday, 29 January 2025 08:56
To: Donald Gelderbloem <DMGELDERBLOEM@GEORGE.GOV.ZA>; Clinton Petersen <CPETERSEN@GEORGE.GOV.ZA>; Sivuyile Mtila <smtila@george.gov.za>
Subject: FW: POSSIBLE LATE ITEM

Morning

The item has reference.

Can we submit on collab or will amendments still be made. I must submit still today to make the deadline.

Regards

Ilse

From: Donald Gelderbloem <Dmgelderbloem@george.gov.za>
Sent: Monday, 27 January 2025 13:02
To: Sivuyile Mtila <smtila@george.gov.za>; Dawie Adonis <dadonis@george.gov.za>; Clinton Petersen <Cpetersen@george.gov.za>

Cc: Ilse Lubbe <Imlubbe@george.gov.za>
Subject: RE: POSSIBLE LATE ITEM

Hi Clinton

Can you please check if the TP issues in the draft item attached are in order.

Regards

Donnie

From: Sivuyile Mtila <smtila@george.gov.za>
Sent: Monday, 27 January 2025 11:20
To: Dawie Adonis <dadonis@george.gov.za>
Cc: Ilse Lubbe <Imlubbe@george.gov.za>; Donald Gelderbloem <Dmgelderbloem@george.gov.za>
Subject: POSSIBLE LATE ITEM

Mr Adonis

Donnie advised that we submit an item to Council regarding the Touwsranten Ramp. I have attached a copy of Donnies item and our draft item. The item will serve as late item for next week section 80 meeting.

Sivuyile Mtila
George Municipality | Directorate Community Services
Senior Manager Environmental Services
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everyone who uses or enquires about our services. Protecting your personal information, as defined in the Protection of Personal Information Act, Act 4 of 2013, will be respected. Personal information will only be shared for purposes of resolving customer enquiries, providing customer services or for any other legitimate purpose relating to George Municipal functions. For your reference, the POPI and PAIA Acts are available at www.gov.za/documents/acts with amendments listed on www.acts.co.za