

## Comparison of RODs and Current amendment application – to be included in the 2020 amendment application

Note that amendments have been highlighted (example) and, where text has been removed, it is absent from the proposed amendment.

#	Previous ROD Conditions	2014 Approved Amendments	Current (2020) Amendment Application
A	LAND USE LAYOUT AND BOUNDARIES	LAND USE LAYOUT AND BOUNDARIES	LAND USE LAYOUT AND BOUNDARIES
1	<p>Film studios and open film lots of (+/- 61 ha)</p> <ul style="list-style-type: none"> <li>Outdoor film shooting (6.98ha) along Kuils River Braid</li> <li>Film Studio testing facility (4.61 ha) – north western corner</li> <li>Central film studios (53.42 ha) including <ul style="list-style-type: none"> <li>future industrial development area</li> <li>Open air film sets</li> </ul> </li> </ul>	<p>Straightening of boundaries of Film studios and open film lots reduces the area to (+/- 58.82 ha)</p> <ul style="list-style-type: none"> <li>Outdoor film shooting (6.98ha) along Kuils River Braid remains the same</li> <li>Film Studio testing facility (4.61 ha) – north western corner remains the same</li> <li>Central film studios reduced to 47.24 ha due to the straightening of the boundaries</li> </ul>	<ul style="list-style-type: none"> <li>Northern 11.12 ha portion of central film studio area is separated and allocated for mixed use (denoted as Mixed Use 1 on the Site Plan in <b>Appendix F</b>) by other developers.</li> <li>The access road to the Minor Northern Gateway (marked as "3" in the Current Approved DF in <b>Appendix E (i)</b>) would extend eastwards (to border the new Mixed Use 4 in <b>Appendix E (ii)</b> and further discussed in Section A3 below) along the primary access road and would require two turning circles (which encroach into the Renosterveld Area). The botanical implications of the road and turning circles required have been considered by a botanist and found to be acceptable (the full report is contained in <b>Appendix G (i)(a)</b> and <b>Appendix G(i)(b)</b>) and the same goes for the freshwater ecologist (refer to <b>Appendix G (ii)</b> for the full report).</li> <li>Reduced area for Film studios and open film lots to 38.19 ha in the central portion of the site.</li> <li>Testing Facility- north western corner reduced to 4.44ha through straightening of eastern boundary and inclusion of a buffer zone (i.e. 0.16ha conceded to Main Green Corridor).</li> <li>Slight realignment of access to the Outdoor Studio Zone would provide more direct access through the northern-most point of the Outdoor Studio Zone, rather than a north-westerly aligned access point. Note that a freshwater ecologist has considered this realignment and found it to be acceptable (refer to <b>Appendix G (ii)</b> for the full report), with the implementation of mitigation measures (which have been added to the conditions of EA in this Amendment Application).</li> <li>Outdoor Studio Zone (for outdoor film shooting), along the Kuils River Braid, increases from 6.98ha to 7.91ha through consolidation of boundaries for straighter edges.</li> <li>The land use rights would also change from natural rights (i.e. use what is located there naturally) to rights similar to those in the current backlots whereby temporary sets (i.e. structures without foundations and/or structures which do not require building plan approval) may be established therein. Change in land use rights would require the removal and/or flattening of dunes, which is considered acceptable by a freshwater ecologist only in certain areas of the Outdoor Studio Zone. Therefore, two portions (totalling 2.33 ha) of the Outdoor Studio Zone have been earmarked as backlots (along with an access route of approximately 0.16 ha), while the remainder (5.42 ha) has been conceded to conservation. This aspect, the above point, as well as the required access over the Kuils River Braid, has been assessed by a freshwater ecologist and found to be acceptable, however certain recommendations have been made with regard to the access road across the Kuils River braid (refer to <b>Appendix G (ii)</b> of the Amendment Application for the full report). These recommendations have been added as conditions of authorisation as part of this Amendment Application.</li> </ul>
2	<p>Residential land use on south-western and eastern portion (37 ha) including</p> <ul style="list-style-type: none"> <li>14.43 ha area along southern border (adjacent to N2)</li> <li>11.6 ha residential in central portion</li> <li>2,86ha residential area along R310</li> <li>3.3 ha residential on portion 14 (triangle along R310)</li> <li>5ha Residential along northern boundary.</li> </ul>	<p>Residential land use on south-western and eastern portion (37 ha) is amended including</p> <ul style="list-style-type: none"> <li>14.43 ha residential area along southern border (adjacent to N2) reduced to 11.25 ha with straightened boundaries.</li> <li>11.25 ha residential in central portion remains</li> <li>2,86ha residential area along R310 is converted and integrated into the (mixed use) development area (9.46 ha)</li> </ul>	<ul style="list-style-type: none"> <li>The 12 ha residential land area south of the main access road would be amended to mixed use and is labelled as Mixed Use 1 in the proposed amended DF in <b>Appendix E (ii)</b>. Note that Mixed Use Area 1 would also comprise the mixed use area south of the primary access road currently approved.</li> <li>The 11.25 ha residential in central portion (labelled as Residential Area 1 in the proposed amended DF in <b>Appendix E (ii)</b> and Residential Area 3 in <b>Appendix E (i)</b>) would remain as is, with the inclusion of an indigenous landscaped buffer with the main green corridor.</li> <li>The 2.29 ha residential area (Residential Area 1b in the current approved DF in <b>Appendix E (i)</b>) (triangle along R310) would be enlarged to 2.59ha and amended to mixed use (refer to Mixed Use Area 3 in <b>Appendix E (ii)</b>). The maximum allowable building height (of approximately 8m) would be retained. The visual impacts of the change of use from residential to mixed use has been assessed and found to be appropriate (refer to <b>Appendix G (iii)</b> for the full visual assessment).</li> <li>The 9.46 ha residential area (i.e. "revised development area") north of the primary access road in the current approved DF would be amended to mixed use (labelled as Mixed Use 2 in the proposed amended DF) and the boundaries reconfigured in order to accommodate additional access roads. This revision of boundaries would affect the Renosterveld Area boundaries, but not the total extent</li> </ul>

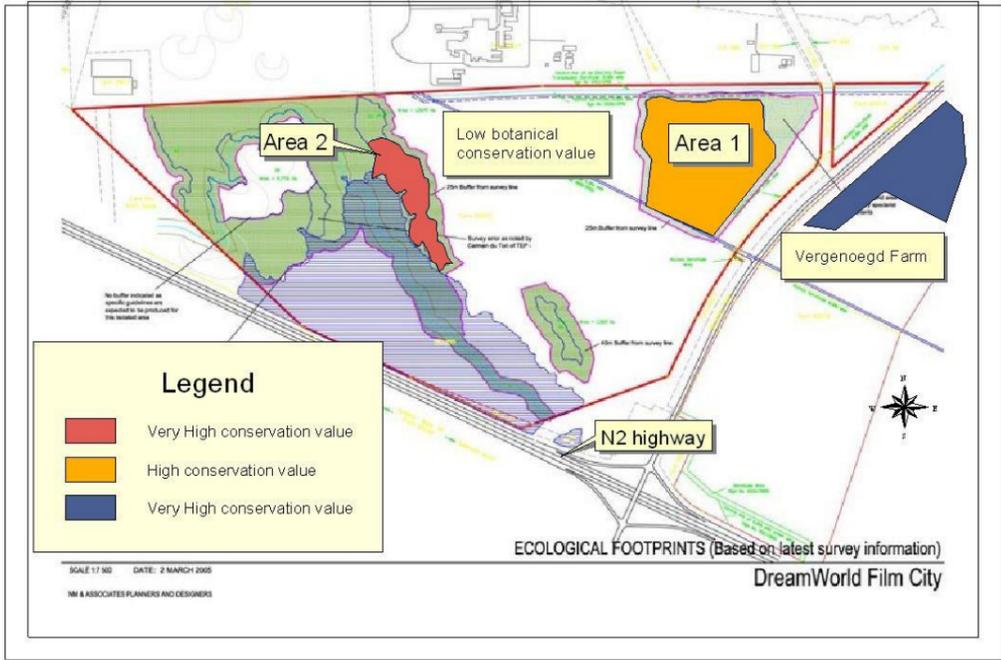
		<ul style="list-style-type: none"> <li>• 3.3 ha residential on portion 14 (triangle along R310) remains but is reduced to 2.29 ha to accommodate the green corridor along the R310.</li> <li>• The northern part of the 5ha residential along northern boundary is removed (cut diagonally) to allow for the conservation of the highly sensitive Renosterveld area. This area was swapped for a portion of Renosterveld wetland area (of lower conservation value) along the southern access road.</li> </ul>	<p>thereof as additional Renosterveld Area along the canal would be demarcated (refer below to number A4 in this table for more detail on the reconfiguration thereof into the Renosterveld Area). The realignment of the northern access road (i.e. moving further west, down the primary access road) occurs in this area, and includes two turning circles. The encroachment into the Renosterveld Area has been considered by a botanist and found to have a slightly higher impact, Medium (-), (without mitigation) than the current approved DF in this area, Low (-), but that there is no particular preference for either the current approved or the proposed amended DF (refer to <b>Appendix G (i)</b> for the full report). The botanical impact of this encroachment remains lower than that of the overall botanical impact of the DF identified in the initial S&amp;EIA.</p> <ul style="list-style-type: none"> <li>• The building height of buildings along the R310 in the mixed use areas would be limited to 8m.</li> <li>• The visual impacts of the change in land use from residential to mixed use for mixed use areas 1, 2, and 3 have been assessed by a specialist as those areas are located along the R310 (a scenic route). The impacts were found to be similar or less than those identified in the S&amp;EIA and contained in the RoD, and are therefore considered acceptable, provided that the height limit of two storeys along that edge is adhered to. Key mitigation measures with regard to building height limits for buildings along the R310 as well as landscaping have been adopted as part of the proposed amended DF and associated landscaping plan. The full visual assessment report can be found in <b>Appendix G (iii)</b>.</li> </ul>
3	<p>Hotel, commercial and retail area (4ha) including</p> <ul style="list-style-type: none"> <li>• 1,8 ha Mixed use area (north of central access road)</li> <li>• 2,27 ha Mixed use area south of central access road.</li> </ul>	<p>The composition and location of the mixed use (hotel, commercial and retail area) (4ha) is amended as follows:</p> <ul style="list-style-type: none"> <li>• The previous residential areas in the north-western corner are converted to a mixed use 'development area' (9.46ha) – including the land north-for-south swop within the Renosterveld area.</li> <li>• 1,8 ha Mixed use area (north of central access road) is retained and integrated into the revised development area of 9,46 ha</li> <li>• 2,27 ha Mixed use area south of central access road is retained.</li> </ul>	<ul style="list-style-type: none"> <li>• The mixed use land uses (including hotel, commercial and retail land uses) accommodated on either side of the central access road (Film City Boulevard) are incorporated in the Mixed Use 1-4 areas.</li> </ul>
4	<p>Conservation area (+/- 78 ha) – this includes</p> <ul style="list-style-type: none"> <li>• Renosterveld 13.1 ha (north eastern corner)</li> <li>• Dune Slack Wetlands (South eastern)</li> <li>• Landscaped edges along R310 and N2</li> <li>• Kuils river braid wetlands</li> <li>• Mosaic of wetlands</li> <li>• Internal Buffer areas</li> </ul>	<p>Conservation area remains the same and comprises of approximately 70.08ha for conservation and approximately 7.22ha in landscaping – this includes</p> <ul style="list-style-type: none"> <li>• Renosterveld 15.1 ha (north eastern corner) <ul style="list-style-type: none"> <li>• Residential areas converted into "Development Areas"</li> <li>• Northern boundary residential area swapped for a new development area along the southern access road boundary.</li> </ul> </li> <li>• Dune Slack Wetlands 8.77 ha (South eastern)</li> </ul>	<p>Most of the conservation/green areas would remain the same and would comprise of strictly conservation areas and some landscaping areas. The exception is the addition of a conservation area labelled the OSZ Conservation area which is 5.42 ha in extent. The following amendments are proposed:</p> <ul style="list-style-type: none"> <li>• The size of the Renosterveld area would remain at 15.11ha.</li> <li>• The defined sensitive Renosterveld area would remain conserved – due to the proposed realignment of the boundaries of the development areas.</li> <li>• A portion of the less sensitive Renosterveld area would be lost to the proposed access road for the triangular mixed use area (ST653-14) along the R310. The impacts have been assessed by an independent botanist and freshwater ecologist and have been found to be the same as those of the current approved DF (refer to <b>Appendices G (ii)</b> and <b>Appendix E (ii)</b> for the full reports). The botanist has emphasised the importance of the conservation of this area and some additional recommendations have been included in the conditions of authorisation in the EA.</li> <li>• A small portion of the less sensitive Renosterveld area would be lost to the development of a traffic circle and the realigned northern access road. The impacts have been assessed by an independent botanist and freshwater ecologist and have been found to be acceptable and no different to that of the current approved DF (refer to <b>Appendices G (ii)</b> and <b>Appendix E (ii)</b> for the full reports).</li> <li>• Additional OSZ conservation of 5.42 ha.</li> </ul>

		<ul style="list-style-type: none"> <li>• Kuils river braid wetlands &amp; Mosaic of wetlands included in the Main Green Corridor (46.2 ha)</li> <li>• Internal Buffer areas are increased with the straightening of the boundaries of the development areas.</li> <li>• There are also Landscaped edges along R310 and N2 where boundaries have been straightened as well as the area labelled "K Detention Area (7.22 ha)" in the current approved DF in <b>Appendix E (i)</b>. The total extent of the landscaped area is 7.22ha.</li> </ul>	<ul style="list-style-type: none"> <li>• Reconfiguration of boundaries and removal of berms results in a gain in the Main Green Corridor of 0.5 ha.</li> <li>• The removal of berms (on plan) in the dune slack and environmental connection area to provide and increased area of 9.23ha.</li> </ul> <p>Note that, overall, the conservation area would be increased upon the current DF by approximately 6.54ha (i.e. 65, 400m<sup>2</sup>) through the following:</p> <ul style="list-style-type: none"> <li>• Reduced area of the Testing Facility (0.16ha gain);</li> <li>• New Outdoor Studio Zone conservation area (5.42ha gain);</li> <li>• Increased area of the Dune Slack and Environmental Connection (0.46ha gain); and</li> <li>• Increased Main Green Corridor (0.5ha gain).</li> </ul> <p>The Detention Area would be reduced by 0.04ha to 7.18ha and would remain in the same location, furthermore, it is earmarked for landscaping. Landscaping is distributed throughout the site and the total extent of landscaped areas is 18.51ha.</p> <p>Note that the overall conservation, green and landscaped areas in the proposed amended DF are larger in extent than that of the original RoD of 2006 (i.e. 94.99ha in the proposed amended DF vs 78ha in the 2006 RoD DF).</p>
	Portions 1,2 as indicated in Appendix 1 not to be used as 'Backlots" and shall be retained for conservation purposes	Remains the same and included under the Dune Slack Wetlands and Environmental Connection area (8.77 ha)	The area would be increased as a result of the removal of the berm indicated in the site plan (note that no actual berms would be removed from the site as no berms currently exist within the buffer areas between the conservation areas and development areas) for the current approved DF ( <b>Appendix E (i)</b> ) and is indicated in the Dune Slack Wetlands and Environmental Connection area in the proposed amended DF in <b>Appendix E (ii)</b> . The extent thereof would be increased from 8.77 ha to 9.23ha, providing a gain of 0.46ha in conservation area.
	Eskom power line servitude( 6.65ha)	Eskom power line servitude (6.65ha) remains the same.	Eskom power line servitude remains in the same location and is increased by 0.01ha to 6.66ha in extent.
	Buffers are indicated throughout the site in Appendix 1 of the RoD.	The series of buffers included in the original site plan were replaced with a series of berms and landscaped areas labelled in the Site Plan of the current approved DF in <b>Appendix E (i)</b> . The intent remains the same as per the original RoD as the buffers and berms remain located in green areas and landscaped areas.	<p>The removal of reference to berms in the site plan for the proposed amended DF (<b>Appendix E (ii)</b>) is required. Note that this would not preclude the requirement for landscaping and buffers, but these buffers would not necessarily take the form of berms (nor would it preclude the use of berms entirely). Essentially, the proposal would revert to the original intentions of the RoD.</p> <p>The original intention for the berms surrounding the Film studios area was largely as a noise buffer, however, given the proposed change of eastern adjacent land use from residential to mixed use, the demonstration of the operations of the studios to not be as noisy as anticipated, as well as the security aspect of managing the Main Green Corridor, it is not believed that berms are essential. The aspect of removing the mapped berms indicated adjacent to the N2 (which was originally recommended by a visual specialist) has been assessed by a visual specialist and it was found that there would not be significant improvements with the construction of berms in that area (refer to <b>Appendix G (iii)(a)</b> for the full visual report). The removal of berms from the plans has also been considered by a freshwater ecologist and it has been confirmed that it would be acceptable. It has further been recommended that, should the establishment of a berm be desired in the future, this should be dealt with on a case by case basis where individual method statements can be compiled in the Environmental Management Programme for the project or in a Maintenance and Management Plan for the wetland areas within the site for the specific aspect of each berm once the detail becomes available and a wetland specialist can provide very specific recommendations for the proposed berms.</p>

	DETAILS/CONDITIONS OF AUTHORISATION CONTAINED IN ROD OF 2006	CONDITIONS OF AUTHORISATION- AMENDED IN 2014	CONDITIONS OF AUTHORISATION- CONSOLIDATED IN 2020	EXPLANATORY NOTES
<b>A</b>	<b>DESCRIPTION OF ACTIVITY:</b> Dreamworld Management Company Pty Ltd proposed to develop a film "city" that would provide a service to the local and international filming		Dreamworld Management Company Pty Ltd and Cape Town Film Studios (Pty) Ltd propose to develop a film "city" that would provide a service to the local and international filming industry. The proposed activity will comprise the following: <ul style="list-style-type: none"> <li>• Film studios and open film lots (i.e. "Testing Facility", "Cape Town Film Studios" and "OSZ Backlot") of up to approximately 44.96 hectares;</li> </ul>	The project description and applicant details have been updated to reflect the amended DF in this amendment application.

	<p>industry. The proposed activity will comprise the following:</p> <ul style="list-style-type: none"> <li>• Film studios and open film lots of approximately 61 hectares;</li> <li>• A residential component which will be located on the south-western and eastern portion of the site of approximately 37 hectares;</li> <li>• A hotel, commercial and retail area of approximately 4hectares; and</li> <li>• Conservations areas of approximately 78 hectares.</li> <li>• Portion 1, 2 as indicated in Appendix 1 is not be used as "Backlots" and shall be retained for conservation purposes.</li> </ul>		<ul style="list-style-type: none"> <li>• Within the up to approximately 44.96 hectares mentioned above, a particular Outdoor Studio Zone comprising two backlots ("OSZ Backlot") totalling up to approximately 2.33 hectares in extent would be allocated for use which allows the establishment of temporary structures and / or sets which do not have foundations and do not require a building plan.</li> <li>• Additional access routes to the Outdoor Studio Zone Backlots;</li> <li>• A residential component ("Residential Area 1") which will be located on the south-western portion of the site comprising of up to approximately 11.25 hectares;</li> <li>• Mixed Use Areas ("Mixed Use 1", "Mixed Use 2", "Mixed Use 3", and "Mixed Use 4") in the western half of the site totalling up to approximately 34.04 hectares;</li> <li>• A service station/ diner at the entrance to the site, along the R310, of up to approximately 0.96 hectares;</li> <li>• Conservation and associated buffer areas of up to approximately 76.46 hectares;</li> <li>• Landscaped areas of up to approximately 18.51 hectares; and</li> <li>• Associated access roads and servitudes.</li> </ul> <p>The Dune Slack and Environmental Connection as indicated in the Site Plan is not be used as "Backlots" and shall be retained for conservation purposes.</p>	
<b>A</b>	<p>These are activities identified in Schedule 1 of Government Notice No. R1182 of 5 September 1997, as amended, being:</p> <p>Item 1 (c)- The construction erection or upgrading of with regard to any substance, which is dangerous or hazardous and is controlled by national legislation;</p> <p>(i) Infrastructure, excluding road and rail, for the transportation of any such substance, and</p> <p>(ii) Manufacturing, storage, handling, treatment or processing facilities for any such substance.</p> <p>Item 1 (d)- The construction, erection or upgrading of roads, railways, airfields and associated structures.</p> <p>Item 1 (m)- The construction, erection or upgrading of public and private resorts and associated infrastructure.</p> <p>Item 7- The reclamation of land, including wetlands, below the high-water mark of the sea, and inland waters.</p> <p>Hereinafter referred to as "the activity"</p>		<p>The drafting of this component of the amended and consolidated Environmental Authorisation (EA) would be at the discretion of the DEA&amp;DP, however it is recommended that the similarly listed activities in terms of the NEMA be included and suggestions in this regard are included in the Assessment Report.</p>	-
<b>B</b>	<p><b>LOCATION:</b></p> <p>The proposed activity will be located on the Remainder of Farm 653, Vergenoegd, Faure which is located within the Oostenberg and Helderberg Administrations of the City of Cape Town (see Appendix 1), Hereinafter referred to as "the property/site"</p>		<p>The listed activities will take place on the Remainder of Erf 41969-RE, Erf 41968, Blue Downs and Farm 653-14, Stellenbosch.</p> <p>The SG 21-digit codes are: C06700240004196900000, C06700240004196800000, and C06700000000653 00014</p> <p>Co-ordinates: Erf 41969-RE: 34°02'04.61"S, 18°43'15.98" Erf 41968: 34°01'54.42"S, 18°43'08.42" E Farm 653-14: 34°01'38.80" S, 18°43'55.44" E</p> <p>Hereinafter referred to as "the property/site".</p>	Additional and updated property information has been indicated.
<b>C</b>	<p><b>APPLICANT:</b></p> <p>Dreamworld Management Company Pty Ltd C/o Rod MacPhall 93 New Church Street Tamboerskloof Cape Town 8001</p> <p>Tel: (021) 424 1133 Fax: (021) 438 3486</p>	<p>Dreamworld Management Company (Pty) Ltd and Cape Town Film Studios. c/o Mr. N. Dekker P.O Box 682 Somerset Mall 7173</p> <p>Tel: (021) 843 2400 Fax: (021) 843 2410</p>	<p><b>The Board of Directors</b></p> <p>Dreamworld Management Company (Pty) Ltd and Cape Town Film Studios (Pty) Ltd c/o Mr. N. Dekker P.O Box 682 Somerset Mall 7173</p> <p>Tel: (021) 843 2400 Fax: (021) 843 2410</p>	Note the minor change in contact details whereby the Board of Directors has been included and the full company name for the film studios has been denoted.

<b>D</b>	<b>CONSULTANT:</b> The Environmental Partnership C/o Carmen du Toit P.O Box 945 Cape Town 8000 Tel: (021) 422 0999 Fax: (021) 422 0998		Chand Environmental Consultants c/o Sadia Chand P.O Box 238 Plumstead 7800  Tel: (021) 762 3050 Fax: 086 665 7430	There are new consultants managing the amendment application.
<b>E</b>	<b>DECISION:</b> In terms of Section 22 and by virtue of powers delegated by the Minister in terms of Sections 28 & 33 of the Environmental Conservation Act, 1989 (Act No. 73 of 1989). The relevant authority (as defined in GN No R1183 of 5 September 1997, as amended), hereby grants authorisation with the conditions contained in this Record of Decision, for the execution of the activity described above.  This Authorisation has been granted in terms of section 35 of the Environmental Conservation Act, 1989 (Act No. 73 of 1989) solely for the purposes of undertaking the activity referred to above, and does not exempt the holder thereof from compliance with any other relevant legislation.		The DEA&DP will complete this portion of the EA according to their internal requirements.	-
<b>F</b>	<b>CONDITIONS OF AUTHORISATION:</b>			
1	One week's notice, in writing, must be given to the Directorate: Integrated Environmental Management (Region A) (hereinafter referred to as "this Directorate), before commencement of construction activities.	No change	One week's notice, in writing, must be given to the Directorate: Integrated Environmental Management (Region A) (hereinafter referred to as "this Directorate), before commencement of construction activities.	-
1.1	Such notice shall make clear reference to the site location details and reference number given above.	No change	Such notice shall make clear reference to the site location details and reference number given above.	-
1.2	The said notice must also include proof of compliance with the following conditions described herein: Conditions: 5, 10, 11, 13, 20	No change	The said notice must also include proof of compliance with the following conditions described herein: Conditions: 5, 10, 11, 13, 20	-
2	The relevant requirements of the National Water Act, 1998 (Act No. 36 of 1998) must be complied with at all times.	No change	The relevant requirements of the National Water Act, 1998 (Act No. 36 of 1998) must be complied with at all times.	-
3	An integrated waste management approach must be used based on waste minimisation & must incorporate reduction, recycling, re-use and disposal where appropriate. Any solid waste shall be disposed of at a landfill licenced in terms of section 20 of the Environmental Conservation Act of 1989	No change	An integrated waste management approach must be used based on waste minimisation & must incorporate reduction, recycling, re-use and disposal where appropriate. Any solid waste shall be disposed of at a landfill licenced in terms of section 20 of the Environmental Conservation Act of 1989.	Note that the DEA&DP may amend this relative to the requirements of the National Environmental Management: Waste Act (Act No. 59 of 2008) as per internal requirements.
4	The sensitive sites as identified by the specialists and the construction areas must be clearly demarcated before construction/site-clearing activities may commence. Such demarcation must serve to prevent access (both human and machinery) to sensitive areas on the entire site. The demarcation must be done in consultation with the Environmental Control Officer (or Site Agent where appropriate) and specialist where appropriate.	No change	The sensitive sites as identified by the specialists and the construction areas must be clearly demarcated before construction/site-clearing activities may commence. Such demarcation must serve to prevent access (both human and machinery) to sensitive areas on the entire site. The demarcation must be done in consultation with the Environmental Control Officer (or Site Agent where appropriate) and specialist where appropriate.	-
5	The mitigation/rehabilitation measures and recommendations detailed by Nick Helme of Nick Helme Botanical Surveys (refer to <b>Appendix 2</b> ), must be adopted and implemented. Botanical Conditions in <b>Appendix 2:</b>	No change	The mitigation/rehabilitation measures and recommendations detailed by Nick Helme of Nick Helme Botanical Surveys (refer to <b>Appendix 2</b> ), as amended in 2020, must be adopted and implemented.	This change has been made to reflect the fact that additional mitigation measures have been included in the EA as part of this Amendment Application.
5.1	Planning Phase	No change	Planning Phase	-

	Should this development be approved, peak water levels need to be carefully monitored, and measures need to be put in place to prevent prolonged raised levels.		Should this development be approved, peak water levels need to be carefully monitored, and measures need to be put in place to prevent prolonged raised levels.	
5.2	Given that all Renosterveld is 100% Irreplaceable in terms of the C.A.P.E project guidelines this loss must be mitigated, and the best way to do this is with a biodiversity offset.	No change	Given that all Renosterveld is 100% Irreplaceable in terms of the C.A.P.E project guidelines this loss must be mitigated, and the best way to do this is with a biodiversity offset.	This condition has been retained and the demarcation of the Renosterveld area for conservation serves the purpose of preventing the loss thereof. Furthermore, there is an overall gain in conservation area in the proposed amended DF.
5.3	An Environmental Management Trust Fund should be set up. The long term ecological management of all conservation areas according to an EMP that is approved by the specialist consultants is essential, and this management must be funded in perpetuity by an Environmental Management Trust Fund set up by the developers before approval.	No change	An Environmental Management Trust Fund should be set up. The long term ecological management of all conservation areas according to an EMP that is approved by the specialist consultants is essential, and this management must be funded in perpetuity by an Environmental Management Trust Fund set up by the developers before approval.	This condition has been retained in order to ensure continued provision of conservation of the conservation areas.
5.4	A specialist consultant could be used to act in an advisory capacity in the operational phase.	No change	A specialist consultant could be used to act in an advisory capacity in the operational phase.	-
5.5	No development or infrastructure of any sort (e.g. pipelines) should impact on the high conservation value areas identified, namely Areas 1 and 2 in Figure 1 of the botanical report in the draft EIR. Areas 1 and 2 should have an ecological buffer of at least 10m around all edges, but the exact buffer dimensions should be taken from the freshwater specialist's recommendations.	No change	<p>No development or infrastructure of any sort (e.g. pipelines) should impact on the high conservation value areas identified, namely the <b>Renosterveld Area and Area 2 within the Main Green Corridor</b> (refer to <b>Figure 1</b> for the extent of Area 2).</p>  <p><b>Figure 1 Sensitive botanical areas from Mr. Nick Helme's report dated March 2005; Area 2 is within the Main Green Corridor, note that the extent of Area 1 is not applicable</b></p> <p>Area 2 should have an ecological buffer of at least 10m around all edges.</p>	<p>This condition has been amended to reflect the applicable areas as they are labelled in the amended DF. An image has been included to clarify the extent of "Area 2".</p> <p>The extent of the Renosterveld area is also indicated, noting that this differs from the Area 1 indicated in <b>Figure 1</b>.</p> <p>The requirement for a 10m buffer area around Area 1 is a discrepancy which should not have been incorporated into the original RoD as Alternative 5 indicated development in some portions of Area 1, which has been approved since 2006. Therefore, the requirement for a buffer around Area 1 has been removed. Note that the condition that no development take place in the Renosterveld Area remains, which would serve to protect the Renosterveld Area as indicated in the amended DF.</p> <p>Furthermore, the reference to "the exact buffer dimensions should be taken from the freshwater specialist's recommendations" has been removed as no additional buffers were included as mitigation measures for the approved alternative in the freshwater impact report in the initial S&amp;EIA.</p> <p>Finally, note that "Area 2" is incorporated into the Main Green Corridor in the proposed amended DF.</p>
5.6	There should be an ecological corridor at least 100m wide between Area 1 and the Vergenoegd Renosterveld area. This corridor area will require extensive rehabilitation. Negotiations with the responsible roads authority should also be initiated, with the aim of securing permission to rehabilitate that	<b>Changed to a recommendation, rather than a condition of authorisation.</b>	-	-

	portion of the Stellenbosch road reserve crossed by the corridor strip.			
5.7	All conservation areas on site should be rezoned Open Space 3 (Private Open Space).	No change	All conservation areas on site should be demarcated for conservation or open space use. With reference to the amended DF Site Plan, these areas specifically include those labelled as: <ul style="list-style-type: none"> <li>• OSZ Conservation;</li> <li>• Main Green Corridor;</li> <li>• Dune Slack and Environmental Connection; and</li> <li>• Renosterveld.</li> </ul>	Although no zoning as Private Open Space is presently being considered, the designation of those areas as conservation and the associated requirements for alien clearing and rehabilitation is merely an alternative mechanism which serves the same purpose.  Furthermore, there would be administrative difficulties in the demarcation of land within these areas which would provide access to them, access which is currently approved.
5.8	The Deeds of Sale for all residential properties bordering on the conservation areas should include clauses which state that only indigenous, non-invasive plants may be used in gardens, and that no species may be used anywhere on the development which are classified as Category 1, 2, or 3 within the amended CARA legislation. It is worth noting specifically that kikuyu grass ( <i>pennisetum clandestinum</i> ) should not be allowed anywhere on the property, as this species is highly invasive, especially in wetlands areas, and is water thirsty.	<ul style="list-style-type: none"> <li>• No species may be used anywhere on the development which are classified as Category 1,2 or 3 within the amended Conservation of Agricultural Resources Act (Act No. 43 of 1983) (CARA) legislation. Kikuyu grass should not be allowed anywhere on the property, as this species is highly invasive, especially in wetland areas and is water thirsty."</li> <li>• A spreading-potential risk assessment of the exotic species to be utilised must be undertaken prior to introducing any such new species and specific mitigation measures that could be applicable to these species based on the overall risk of spread must be determined. This assessment must also address the nature of reproduction of each species and the likelihood of successfully preventing spreading and planting of these species in planter boxes.</li> <li>• Any non-locally indigenous or exotic species used must be monitored on an annual basis, and any</li> </ul>	<ul style="list-style-type: none"> <li>• No species may be used anywhere on the development which are classified as Category 1,2 or 3 within the <b>National Environmental Management: Biodiversity Act (Act No. 10 of 2004) (NEM:BA)</b> legislation. Kikuyu grass should not be allowed anywhere on the property, as this species is highly invasive, especially in wetland areas and is water thirsty."</li> <li>• A spreading-potential risk assessment of the exotic species to be utilised must be undertaken prior to introducing any such new species and specific mitigation measures that could be applicable to these species based on the overall risk of spread must be determined. This assessment must also address the nature of reproduction of each species and the likelihood of successfully preventing spreading and planting of these species in planter boxes.</li> <li>• Any non-locally indigenous or exotic species used must be monitored on an annual basis, and any plants that have spread from their original points of introduction must be removed during this monitoring programme. The success of this monitoring and management must be verified by an independent botanist every three years. The annual monitoring results and proof of verification by an independent botanist must be submitted to the Environmental Monitoring Committee every 3 years.</li> <li>• Where species characterised as water intensive have been identified for use, investigate whether a less water-thirsty alternative with the same visual character (that would meet the requirements of the particular film shoot), exists. If appropriate, utilise the alternative species. The success of this monitoring and management must be verified by an independent botanist every 3 years.</li> <li>• Residents should be encouraged to plant local indigenous species.</li> </ul>	The only change in this section speaks to the latest legislation given the NEMBA has replaced CARA in terms of categorising invasive species.

		<p>plants that have spread from their original points of introduction must be removed during this monitoring programme. The success of this monitoring and management must be verified by an independent botanist every three years. The annual monitoring results and proof of verification by an independent botanist must be submitted to the Environmental Monitoring Committee every 3 years.</p> <ul style="list-style-type: none"> <li>• Where species characterised as water intensive have been identified for use, investigate whether a less water-thirsty alternative with the same visual character (that would meet the requirements of the particular film shoot), exists. If appropriate, utilise the alternative species. The success of this monitoring and management must be verified by an independent botanist every 3 years.</li> <li>• Residents should be encouraged to plant local indigenous species.</li> </ul>		
5.9	The Deeds of Sale for all properties bordering on Area 1 should include clauses which acknowledge that they are aware of the management requirements in this area which mandates the controlled burning of the vegetation at least once every 10 – 15 years, and will not lodge any objections at the time of such management decisions or actions by the property managers.	No Change	The Deeds of Sale for all properties bordering on Area 1 (i.e. the Renosterveld Area) should include clauses which acknowledge that they are aware of the management requirements in this area which mandates the controlled burning of the vegetation at least once every 10 – 15 years, and will not lodge any objections at the time of such management decisions or actions by the property managers.	This change has been made to make reference to the appropriate label in amended DF.
5.10	A limited network of footpaths should be encouraged in conservation Area 1, with the aim being to allow people to enjoy and appreciate the open space, but to limit impact by channelling movement. Footpaths should not be wider than 2m. No footpaths should be allowed in Area 2 due to high sensitivity vegetation and wetland soils.	Changed to a recommendation rather than a condition of authorisation.	-	-
<b>Construction phase:</b>				

5.11	Access must be restricted to development footprints only, with no disturbance of conservation areas allowed.	No Change	Access must be restricted to development footprints only, with no disturbance of conservation areas allowed.	-
5.12	An ECO must be appointed to oversee compliance with the Environmental Management Plan (EMPr).	No Change	An ECO must be appointed to oversee compliance with the Environmental Management Plan (EMPr).	-
5.13	The EMP must be drawn up before the Construction Phase, and should be acceptable to all specialist consultants on the team. The EMP should contain all mitigation recommendations made by specialists during the Scoping and Impact Assessment stages.	No Change	The EMP must be drawn up before the Construction Phase, and should be acceptable to all specialist consultants on the team. The EMP should contain all mitigation recommendations made by specialists during the Scoping and Impact Assessment stages.	-
5.14	Before heavy machinery moves on site all key ecological areas should be fenced off with at least two strand wire fencing, with danger tape threaded between the strands.	No Change	Before heavy machinery moves on site all key ecological areas should be fenced off with at least two strand wire fencing, with danger tape threaded between the strands.	-
<b>Operational phase:</b>				
5.15	A key element that needs to be included in the EMP is a fire management plan that allows for the Renosterveld in Area 1 to be burnt once every 10 – 15 yrs. This should preferably be a controlled fire, conducted in April, to yield optimum regeneration. A maximum of 60% of the site should be burned in the designated year, followed by the remainder the following year. Without fire for periods longer than 15 ears the vegetation is likely to become woody and moribund, and the shorter lived species may disappear due to predation of their seed bank, etc. Fire more often than this will lead to local extinction of slower growing reseeding species, which is not desirable. Due to the increase in fuel load the risk of a runaway wildfire will also increase dramatically.	No Change	A key element that needs to be included in the EMP is a fire management plan that allows for the Renosterveld in Area 1 to be burnt once every 10 – 15 yrs. This should preferably be a controlled fire, conducted in April, to yield optimum regeneration. A maximum of 60% of the site should be burned in the designated year, followed by the remainder the following year. Without fire for periods longer than 15 ears the vegetation is likely to become woody and moribund, and the shorter lived species may disappear due to predation of their seed bank, etc. Fire more often than this will lead to local extinction of slower growing reseeding species, which is not desirable. Due to the increase in fuel load the risk of a runaway wildfire will also increase dramatically.	-
5.16	Another key element of the EMP should be a management plan for alien invasive plant control. Important invasive aliens in the area are currently <i>Acacia saligna</i> (Port Jackson), <i>Acacia cyclops</i> (rooikrans), <i>Pinus radiata</i> Monterey pine), and <i>Eucalyptus sp. bluegum</i> . No invasive alien vegetation should be allowed on the conservation areas (see CARA legislation for listings), and there should be ongoing annual alien invasive plant removal.	No Change	Another key element of the EMP should be a management plan for alien invasive plant control. Important invasive aliens in the area are currently <i>Acacia saligna</i> (Port Jackson), <i>Acacia cyclops</i> (rooikrans), <i>Pinus radiata</i> (Monterey pine), and <i>Eucalyptus sp. bluegum</i> . No invasive alien vegetation should be allowed on the conservation areas (see NEM:BA legislation for listings), and there should be ongoing annual alien invasive plant removal.	The only change made in this condition has been done in order to reflect the latest legislation in this regard.
5.17	The rehabilitation of all the undeveloped natural areas is highly recommended, and will add value to what is currently mostly a highly degraded area. The public spaces should be landscaped with suitable locally indigenous plant species, many of which were listed in the relevant section of the Scoping Report (Helme 2004). The same inclusions in the Deeds of Sale as noted should be continued when properties change hands, included when speculators or investors buy a property but sell it on before building.	The rehabilitation of all the undeveloped natural areas is highly recommended, and will add value to what is currently mostly a highly degraded area. <b>The public spaces may however be landscaped with non-invasive exotic species subject to 1.2.1.2 above.</b> The same inclusions in the Deed of Sale as noted should be continued when the properties change hands, including when speculators or investors buy a property but sell it on before building". Any non-locally indigenous and exotic	1.2.2.1 The rehabilitation of all the undeveloped natural areas is highly recommended, and will add value to what is currently mostly a highly degraded area. <b>The public spaces may however be landscaped with non-invasive exotic species subject to 5.8 above.</b> The same inclusions in the Deed of Sale as noted should be continued when the properties change hands, including when speculators or investors buy a property but sell it on before building". 1.2.2.2 Any non-locally indigenous and exotic species used must be monitored on an annual basis, and any plants that have spread from their original points of introduction must be removed during this monitoring programme. The success of this monitoring and management must be verified by an independent botanist every three years. The annual monitoring results and proof of verification by an independent botanist must be submitted to the Environmental Monitoring Committee every 3 years.	Amended cross-referencing to reflect the amended Environmental Authorisation. Note that the DEA&DP may revise the numbering, in which case this condition should be noted.

		species used must be monitored on an annual basis, and any plants that have spread from their original points of introduction must be removed during this monitoring programme. The success of this monitoring and management must be verified by an independent botanist every three years. The annual monitoring results and proof of verification by an independent botanist must be submitted to the Environmental Monitoring Committee every 3 years		
5.18	-	-	A carefully prepared drainage and stormwater plan is required to ensure that the Renosterveld conservation areas are not flooded by stormwater and runoff backing up on the upslope sides of the new developments. The stormwater and drainage plan must ensure that the existing soil moisture regime in the conservation area is not be altered by the development.	This is a new recommendation based on the botanical statement included in <b>Appendix G (i)</b> which was used to inform this Amendment Application.  This has also been considered in the Stormwater Management Plan where all portions of land within the greater Cape Town Film Studios will address their own stormwater run-off through local stormwater management plans e.g. the Data Facility plan by Aecom dated 22 Sep 2017. Here stormwater from the site is transferred via a swale east to the Kleinvlei Canal and won't affect the Renosterveld area. The stormwater flow is temporary during a storm and thus there will not be a long term change in the moisture content of the soil.
5.19	-	-	Ongoing rehabilitation of the Renosterveld conservation area will be required in order to keep it ecologically valuable and viable. An invasive alien vegetation management plan has been prepared by Grobler & Boucher (2014), which should be referred to. Reintroduction of suitable, locally indigenous plant species is not extensively discussed in the management plan, but reference is made to this idea, which is here supported (see below), provided it is supervised and planned in consultation with an experienced botanist familiar with the study area and relevant vegetation type.	This is a new recommendation based on the botanical statement included in <b>Appendix G (i)</b> which was used to inform this Amendment Application.
5.20	-	-	Within one year of project approval the botanist should be contracted to supervise and undertake the reintroduction of selected, locally indigenous plant Species of Conservation Concern such as <i>Lachenalia corymbosa</i> , <i>Lachenalia arbuthnotiae</i> , <i>Arctotheca forbesiana</i> , <i>Pauridia alba</i> , <i>Leucadendron lanigerum</i> var <i>lanigerum</i> , <i>Ruchia geminiflora</i> , <i>Cliffortia hirta</i> , <i>Leucadendron levisanus</i> , <i>Leucadendron linifolium</i> , <i>Echiostachys incanus</i> , <i>Elegia verreauxii</i> , <i>marasmodes polycephala</i> , <i>Isoetes capensis</i> and <i>Diosma dichotoma</i> . The reintroduction of the selected specimens should be completed within two years of any project approval.	This is a new recommendation based on the botanical statement included in <b>Appendix G (i)</b> which was used to inform this Amendment Application. A minor revision has been included by the EAP, at the suggestion of CapeNature, to ensure that the condition can be implemented. The EAP has replaced "including but not limited to" with "such as", which would still provide a list of appropriate species and still require the input of a botanist, but would avoid a non-compliance on account of a certain single specimen not being available at the time.

5.21	-	-	With regard to development in the Outdoor Studio Zone (i.e. "OSZ Backlot 1" and "OSZ Backlot 2"), when the dunes are (fully or partly) flattened it is strongly recommended that all bulbs on site (notably approximately 2000 plants of <i>Haemanthus coccineus</i> (paintbrush) and approximately 1000 plants of <i>Zantedeschia aethiopica</i> (arum lily)) should be rescued and translocated prior to earthmoving. They should be translocated to Driftsands Nature Reserve (managed by CapeNature), which supports similar habitat (Cape Flats Dune Strandveld) that is in need of rehabilitation. This translocation should be undertaken just after the leaves start to shrivel in early summer (probably October), as the plants are going dormant for the dry season, but when they are still visible above ground. Translocation should happen immediately, avoiding the need for lengthy storage in a nursery. <u>An alternative to the translocation thereof would be to use these species in the indigenous landscaping on the property due to their horticultural potential.</u>	This is a new recommendation based on the botanical statement included in <b>Appendix G (i)</b> which was used to inform this Amendment Application. The aspect on usage in the landscaping has been added in response to comment received from CapeNature (refer to <b>Appendix I(iii)(a)</b> for their comment).
5.22	-	-	Removal of all woody alien vegetation in the wetlands in the conservation area of the outdoor studio zone (i.e. OSZ Conservation") should be carried out.	This is a new recommendation based on the botanical statement included in <b>Appendix G (i)</b> which was used to inform this Amendment Application.
5.23	-	-	Efforts should be made to limit access to livestock in the Outdoor Studio zone.	This is a new recommendation based on the botanical statement included in <b>Appendix G (i)</b> which was used to inform this Amendment Application.
6	The mitigation/rehabilitation measures and recommendations detailed by Marius Burger of Sungazer (refer to Appendix 3), must be adopted and implemented.	No change	The mitigation/rehabilitation measures and recommendations detailed by Marius Burger of Sungazer (refer to Appendix 3), <b>as amended</b> , must be adopted and implemented.	This change has been made to reflect the fact that additional mitigation measures have been included in the EA as part of this Amendment Application.
6.1	Provide advice on structural designs that would prevent or minimize mortality of frogs wandering beyond the protected wetlands.	No change	Provide advice on structural designs that would prevent or minimize mortality of frogs wandering beyond the protected wetlands.	-
6.2	A more comprehensive bird survey during the winter/spring months is needed to adequately assess the conservation importance of these wetlands.	No change	A more comprehensive bird survey during the winter/spring months is needed to adequately assess the conservation importance of these wetlands.	-
6.3	The developer should further undertake to improve the quality of wetland habitat surrounding the 14.42 ha portion. This would include preventing against further pollution, and actively combating the alien vegetation infestations.	No change	The developer should further undertake to improve the quality of wetland habitat surrounding <b>Residential Area 1</b> . This would include preventing against further pollution, and actively combating the alien vegetation infestations.	This change has been made to make reference to the appropriate label in amended DF.
6.4	The retention pond in the south-western corner should be designed to attract certain bird species, e.g. by establishing heronries. The efforts at Blouvlei could be exemplary in this regard. It is recommended that a qualified ornithologist undertake this task. The advice should not be limited to the retention pond, but should include the entire wetland system on the south-western boundary.	No change	The retention pond in the south-western corner should be designed to attract certain bird species, e.g. by establishing heronries. The efforts at Blouvlei could be exemplary in this regard. It is recommended that a qualified ornithologist undertake this task. The advice should not be limited to the retention pond, but should include the entire wetland system on the south-western boundary.	-
6.5	A survey to assess the demographics of the African March Harriers at this site should occur in August.	No change	A survey to assess the demographics of the African March Harriers at this site should occur in August.	-
6.6	Drivers should be informed of this situation by means of signboards along the road, and by imposing a speed limit of 45 km/h. The main action from drivers should be to drive especially cautiously during night. The construction of speed-humps at regular intervals would greatly facilitate the enforcement of a slow driver's speed. Due to the prevalence of wetlands in this area, the construction of under-road culverts would be deemed necessary.	No change	Drivers should be informed of this situation by means of signboards along the road, and by imposing a speed limit of 45 km/h. The main action from drivers should be to drive especially cautiously during night. The construction of speed-humps at regular intervals would greatly facilitate the enforcement of a slow driver's speed. Due to the prevalence of wetlands in this area, the construction of under-road culverts would be deemed necessary.	-
6.7 (new suggested numbering)	-	-	<b>Improve the control of <i>Acacia saligna</i> on the renosterveld patch so that the site can be adequately rehabilitated and managed as renosterveld habitat.</b>	This is a new recommended condition of authorisation from the updated faunal assessment (refer to <b>Appendix G(vi)</b> ).
6.8 (new suggested numbering)	-	-	<b>Conduct a targeted survey during the middle to late winter to determine the presence/absence of Cape Caco within the CTFS site. This is achievable in a single season if it is not a below-average rainfall year. Such a survey would require about five night-time visits during the peak of the annual rainfall season. Conclusive results (i.e. presence or absence of Cape Caco) should be achievable within three surveying stints, i.e. within three years.</b>	This is a new recommended condition of authorisation from the updated faunal assessment (refer to <b>Appendix G(vi)</b> ).

7	The mitigation/rehabilitation measures and recommendations as detailed by Justine Ewart-Smith of the Freshwater Consulting Group (refer to <b>Appendix 4</b> ) must be adopted and implemented.	No change	The mitigation/rehabilitation measures and recommendations as detailed by Justine Ewart-Smith of the Freshwater Consulting Group (refer to <b>Appendix 4</b> ), <b>as amended</b> , must be adopted and implemented.	This change has been made to reflect the fact that additional mitigation measures have been included in the EA as part of this Amendment Application.
7.1	The loss of severely degraded wetland habitat and wetland habitat that is degraded but with rehabilitation potential could be somewhat offset by the removal and ongoing control of alien vegetation in the remaining remnants of wetland habitat.	No change	The loss of severely degraded wetland habitat and wetland habitat that is degraded but with rehabilitation potential could be somewhat offset by the removal and ongoing control of alien vegetation in the remaining remnants of wetland habitat.	-
7.2	The road passage through the green corridor that has been provided for the movement of fauna between the Renosterveld wetland and the extensive wetlands along the south and east of the site, should be re-aligned outside the green corridor in order for this area to function effectively as a link for remnant wetland patches. Also, a freshwater ecologist should have input to the landscaping of these areas to ensure that they effectively function as ecological corridors.	No change	The road passage through the green corridor that has been provided for the movement of fauna between the Renosterveld wetland and the extensive wetlands along the south and east of the site, should be re-aligned outside the green corridor in order for this area to function effectively as a link for remnant wetland patches. Also, a freshwater ecologist should have input to the landscaping of these areas to ensure that they effectively function as ecological corridors.	Note that there is no road passing through the green corridor in the proposed amended DF. The access road has been aligned to extend from the power line servitude in the northernmost boundary of the site.
7.3	Catchment-level water quantity changes associated with the loss of a portion of the Typha reedbed (i.e. a 6cm increase in inundation over the spring in peripheral sections of wetland areas) could be offset by the creation of water storage areas downstream of the N2 but upstream of the R310, below which the system would be unaffected by hydrological changes. This would however exacerbate loss of wetland habitat in the catchment, and reduce overall water quality amelioration associated with passage of water through large reedbed systems. The draft stormwater management plan suggests creation of detention facilities with a depth of 2m – depending on how long there maintained at this depth, they could be too deep to sustain adequate <i>Typha capensis</i> growth, and this their water quality function would be seriously affected.	No change	Catchment-level water quantity changes associated with the loss of a portion of the Typha reedbed (i.e. a 6cm increase in inundation over the spring in peripheral sections of wetland areas) could be offset by the creation of water storage areas downstream of the N2 but upstream of the R310, below which the system would be unaffected by hydrological changes. This would however exacerbate loss of wetland habitat in the catchment, and reduce overall water quality amelioration associated with passage of water through large reedbed systems. The draft stormwater management plan suggests creation of detention facilities with a depth of 2m – depending on how long there maintained at this depth, they could be too deep to sustain adequate <i>Typha capensis</i> growth, and this their water quality function would be seriously affected.	This is possible and has been addressed in the Stormwater Management Plan and through local stormwater management plans.  For example, the Stormwater modelling by Aecom in the Data Centre's Local Stormwater Management plan proposes that no flood attenuation facilities are required on site. Instead swales (400mm deep) and shallow, ponds are proposed to achieve the transfer and quality improvement of stormwater. This, specifically, has been proposed because the upstream catchment's stormwater would just add to attenuated flow from the Film studios site thereby exacerbating flooding conditions.
7.4	In the event that revised Alternative 5 is implemented on the site, a detailed stormwater management plan should be compiled for the site, aimed at minimising changes in the quantity and quality of runoff entering remnant seasonal wetlands.	No change	<b>A detailed stormwater management plan should be compiled for the site, aimed at minimising changes in the quantity and quality of runoff entering remnant seasonal wetlands.</b>	This change has been made to reflect the fact that Alternative 5 has been authorised. The condition is also addressed through the Stormwater Management Plan.
7.5	All roads within the site should be constructed on a rock blanket or other permeable material to offset impacts associated with changes in the direction of surface and subsurface flow.	No change	All roads within the site should be constructed on a rock blanket or other permeable material to offset impacts associated with changes in the direction of surface and subsurface flow.	-
7.6	Where crossing of remnant wetlands is required, to allow access to infilled areas, wide-span bridges/culverts rather than roads should be used, and a freshwater ecologist should provide specialist input to bridge design, to minimise obstruction of flow through these areas.	No change	Where crossing of remnant wetlands is required, to allow access to infilled areas, wide-span bridges/culverts rather than roads should be used, and a freshwater ecologist should provide specialist input to bridge design, to minimise obstruction of flow through these areas.	Note that the additional recommendations provided by the freshwater ecologists (and included as conditions of authorisation in this amendment application) are in line with this recommendation.
7.7	To reduce the vulnerability of the remaining wetland habitats to the potential impacts associated with anthropogenic disturbances created by filming activities and the construction of sets, all remnant sensitive wetland areas and their associated dunes should be re-zoned and managed as conservation areas.	No change	To reduce the vulnerability of the remaining wetland habitats to the potential impacts associated with anthropogenic disturbances created by filming activities and the construction of sets, all remnant sensitive wetland areas <b>(indicated as Main Green Corridor and OSZ Conservation)</b> and their associated dunes should <b>be</b> managed as conservation areas.	This change has been made to make reference to the appropriate label in amended DF.  Refer to notes on condition 5.7 above for details on the zoning.
7.8	The development team should compile an effective and practical management plan for the treatment and disposal of litter and other waste generated on	No change	The development team should compile an effective and practical management plan for the treatment and disposal of litter and other waste generated on the site, during both the	-

	the site, during both the construction and operational phases of the project, such that threatened wetlands do not become extended refuse sites.		construction and operational phases of the project, such that threatened wetlands do not become extended refuse sites.	
7.9	Considering the overall extent and importance of wetlands on the Dreamworld Film City Site as a whole, any filming or construction activities on this portion of the site (particularly in the outdoor film sets in area X and in close proximity to wetland area 2), throughout the construction and operational phases on the project, should be guided by a detailed Environmental Management Plan and executed under the command of an Environmental Control Officer with special sanctions for non-compliance.	No change	Considering the overall extent and importance of wetlands on the Dreamworld Film City Site as a whole, any filming or construction activities on this portion of the site (particularly in the outdoor film sets in OSZ Backlot 1 and OSZ Backlot 2 and in close proximity to wetland area 2- Cape Town Film Studios western edge), throughout the construction and operational phases on the project, should be guided by a detailed Environmental Management Plan and executed under the command of an Environmental Control Officer with special sanctions for non-compliance.	This change has been made to make reference to the appropriate label in amended DF.
7.10	-	-	The route of the proposed northern access road should be located immediately next to (south) the Eskom servitude where the wetland has already been significantly disturbed. The crossing of the old Kuils River braid, onto the Outdoor Studio Zone should be orientated perpendicular to the old stream channel and should be placed on culverts interspersed with permeable material to ensure that the section of road through the permanently inundated areas does not impede flow in the channel.	This is a new recommendation based on the freshwater report included in Appendix G (ii) which was used to inform this Amendment Application.  Note that the proposed amended DF reflects the appropriate alignment of the road.
7.11	-	-	The culvert structures mentioned above should not be placed higher or lower than the natural base level of the base level in the braid to ensure that flow in the channel is not impeded. The culvert structures should also be placed within the natural drainage channels in the Kuils River braid.	This is a new recommendation based on the freshwater report included in Appendix G (ii) which was used to inform this Amendment Application.
7.12	-	-	The culverts under the road will need to be inspected at least on an annual basis, at the end of the dry period, to ensure that the culverts are not blocked with sediment and debris that would further impede flow in the old braid.	This is a new recommendation based on the freshwater report included in Appendix G (ii) which was used to inform this Amendment Application.
7.13	-	-	Construction work associated with the northern access road that is within the wetland areas should be undertaken during the drier summer months. The spatial (i.e. minimising the extent of the road within permanently inundated areas and align it outside of the green corridor as far as possible) -and temporal extent of the works should be limited as far as possible and the disturbed areas rehabilitated afterwards (reshaping of the banks of the road to at least a 1 in 3 gradient and revegetating if necessary). All waste material associated with the construction activities should be removed from the wetland areas after construction is complete.	This is a new recommendation based on the freshwater report included in Appendix G (ii) which was used to inform this Amendment Application.
7.14	-	-	Should the establishment of a berm be required in future, this should be dealt with on a case by case basis where individual method statements can be compiled in the Environmental Management Programme for the project or in a Maintenance and Management Plan for the wetland areas within the site for the specific aspect of each berm once the detail becomes available and a wetland specialist can provide very specific recommendations for the proposed berms.	This is a new recommendation based on the freshwater report included in Appendix G (ii) which was used to inform this Amendment Application.
7.15	-	-	Monitoring and management of alien vegetation growth in the wetland areas must be undertaken and this activity must form part of the alien vegetation clearing programme for the site.	This is a new recommendation based on the freshwater report included in Appendix G (ii) which was used to inform this Amendment Application.
7.16	-	-	Limited access and disturbance to the delineated conservation areas should be permitted.	This is a new recommendation based on the freshwater report included in Appendix G (ii) which was used to inform this Amendment Application.
7.17	-	-	The Renosterveld Conservation Area and its associated wetlands should be demarcated as a no-go zone and no construction activities should be allowed take place within this area. Over the longer term, the conservation area should be properly fenced off to ensure that access and trampling of the wetland area is limited. The area between the developed area and the wetlands should be buffered as far as possible by providing for some buffer area that consists of largely local indigenous plants. The introduction of exotic and alien invasive plants for landscaped areas should be avoided. This would ensure that the seasonal wetland areas are adequately buffered from poor quality stormwater runoff from the developed site and the opportunity for alien invasive plant growth in the conserved areas is minimised.	This is a new recommendation based on the freshwater report included in Appendix G (ii) which was used to inform this Amendment Application.  Note that the landscaping plan complies with this recommendation.

7.18	-	-	The stormwater management plan for the Renosterveld Area in particular should ensure that post-development runoff is directed away from the wetland area so as to minimise the risk of changes in the seasonality of this habitat. The stormwater management plan for the area should form an integral part of the stormwater management plan for the entire site.	This is a new recommendation based on the freshwater report included in <b>Appendix G (ii)</b> which was used to inform this Amendment Application. This condition has been addressed in the Stormwater Management Plan.
7.19	-	-	Contaminated runoff from the construction site(s) should be prevented from directly entering the wetland areas. Where construction sites are located near the wetlands, all materials on the construction sites should be properly stored and contained. Disposal of waste from the sites should also be properly managed. Construction workers should be given ablution facilities at the construction sites that are located away from the streams (at least 50m) and regularly serviced. These measures should be addressed, implemented and monitored in terms of the Environmental Management Programme (EMP) for the construction phase.	This is a new recommendation based on the freshwater report included in <b>Appendix G (ii)</b> which was used to inform this Amendment Application.
7.20	-	-	The Stormwater Management Plan should ensure that the surface and subsurface flow from the developed area is directed away from the wetland area.	This is a new recommendation based on the freshwater report included in <b>Appendix G (ii)</b> which was used to inform this Amendment Application. This is achieved in the Stormwater Management Plan as most of the developed area will drain to the East via swales into the Kleinvlei Canal.
7.21	-	-	As mentioned in the previous mitigation measures, the access road to the outdoor studio and testing site should be located and constructed in such a manner to minimise its impact on the local surface and sub-surface flow and in particular prevent flow from being impeded at the road. This can be achieved by minimising the extent of the road within permanently inundated areas and by making use of sufficient culverts and permeable material under the road within the areas that are inundated.	This is a new recommendation based on the freshwater report included in <b>Appendix G (ii)</b> which was used to inform this Amendment Application.
7.22	-	-	A programme must be carried out at the Precinct Plan level for each of the Mixed Use / Residential Area, whereby comments from the freshwater ecologist on the associated stormwater management plan could be incorporated into the Precinct Plan submission. The comment from the freshwater ecologist should note and include the following considerations: <ul style="list-style-type: none"> <li>Potential changes in stormwater run-off resulting from previous development;</li> <li>Note on whether adjustments to overall stormwater management plan is required, as well as the site-level stormwater management plan;</li> <li>Note whether any changes in flow patterns and inundation patterns within wetland systems on site have occurred following the approval of the amendment application and/or previous site development plan submission (whichever the case may be) and make recommendations to mitigate this, if needed; and</li> <li>Note whether any changes in water quality within wetland systems on site have occurred following the approval of the amendment application and/or previous site development plan submission (whichever the case may be); and make recommendations to mitigate this, if needed.</li> </ul>	This is a new recommendation based on the freshwater review of the stormwater management plan included in <b>Appendix G (iii)</b> which was used to inform this Amendment Application. This review was requested by CapeNature in their comment on the Draft Amendment Application.
7.23	-	-	A freshwater ecologist should have input to the landscaping of these areas (i.e. the outdoor studio zone and access road) to ensure that they effectively function as ecological corridors.	This is a new recommendation based on the freshwater report included in <b>Appendix G (ii)</b> which was used to inform this Amendment Application.
7.24	-	-	All roads within the site should be constructed on a rock blanket or other permeable material to offset impacts associated with changes in the direction of surface and subsurface flow.	This is a new recommendation based on the freshwater report included in <b>Appendix G (ii)</b> which was used to inform this Amendment Application.
8	The mitigation/rehabilitation measures and recommendations detailed by Piet Louw Architects, Urban Designer, City Planner and Dave Dewar City and Regional Planner (refer to Appendix 5), must be adopted and implemented.	No change	The mitigation/rehabilitation measures and recommendations detailed by Piet Louw Architects, Urban Designer, City Planner and Dave Dewar City and Regional Planner (refer to Appendix 5), <b>as amended</b> , must be adopted and implemented.	This change has been made to reflect the fact that additional mitigation measures have been included in the EA as part of this Amendment Application.
8.1	When the design team are undertaking detailed design, another workshop is to be held with the visual specialist to discuss the treatment of the roof edges of the visually most obstructive elements in the form of the soundstages (some 22 meters or the equivalent of 8 storeys high).	No change	When the design team are undertaking detailed design, another workshop is to be held with the visual specialist to discuss the treatment of the roof edges of the visually most obstructive elements in the form of the soundstages (some 22 meters or the equivalent of 8 storeys high).	-
8.2	No rear or side boundaries should face onto the R310.	No change	No rear or side boundaries should face onto the R310.	-

8.3	A landscaped green swathe of not less than 100m should parallel the N2 while heavily planted 'windows' should be left framing views over the wetlands.	No change	A landscaped green swathe of not less than 100m should parallel the N2 while heavily planted 'windows' should be left framing views over the wetlands.	-
8.4	For the open air film sets zone a 200m set back from the N2 applies.	No change	For the open air film sets zone a 200m set back from the N2 applies.	-
8.5	Trees should screen the southern tip of the open air film sets zone as this zone is visible from the top of the road interchange.	<ul style="list-style-type: none"> <li>An independent visual specialist must be consulted for input during the design and implementation phase for individual outdoor sets, such that specific visual impacts can be identified and suitably addressed on a case by case basis. Special focus must be placed on high impact areas such as those visible from the N2 and the R310, to ensure that views are not dominated by scaffolding and support structures.</li> <li>An independent visual specialist must also be consulted for input during the design phase of the proposed housing development along the northern boundary.</li> </ul>	<ul style="list-style-type: none"> <li>An independent visual specialist must be consulted for input during the design and implementation phase for individual outdoor sets, such that specific visual impacts can be identified and suitably addressed on a case by case basis. Special focus must be placed on high impact areas such as those visible from the N2 and the R310, to ensure that views are not dominated by scaffolding and support structures.</li> <li>An independent visual specialist must also be consulted for input during the design phase of the proposed mixed use (i.e. labelled as Mixed Use Area 3) development along the northern boundary.</li> </ul>	This change has been made to make reference to the appropriate label in amended DF.
8.6	A 100m building line should establish the eastern edge of the two storeyed housing and mixed use zone facing the R310. A transparent perimeter fence on the western edge of the canal could provide the security line, while the space between the eastern edge of the canal and the R310 should be landscaped for public amenity.	No change	A 100m building line should establish the eastern edge of the mixed use zones (i.e. Mixed Use Areas 1 and 2) facing the R310, noting that the maximum height for development along the R310 is two storeys/ 8m. A transparent perimeter fence on the western edge of the canal could provide the security line, while the space between the eastern edge of the canal and the R310 should be landscaped for public amenity.	This has been amended to reflect the proposed change in use, removal of housing as well as the confirmation that two storeys remains the maximum, given the recommendation of the visual specialist.
8.7	Access to housing along the eastern edge of the site should be via a perimeter route lined with housing on the one side of the route only.	No change	Access to Residential Area 1 and Mixed Use Area 1 along the eastern edge of the site should be via a perimeter route lined with development on the one side of the route only, i.e. the access road should be on the edge of the development area, between the development area and the green buffer abutting the canal.	This has been amended to reflect the proposed change in use and appropriate areas on the DF.
8.8	Along the northern boundary of the site adjacent to the overhead powerlines a swathe of trees and planting should create a visual barrier and screen.	No change	Along the northern boundary of the site adjacent to the overhead power lines a swathe of trees and planting should create a visual barrier and screen.	-
8.9	-	-	As part of the proposed DF, it is suggested that the berms approved as part of the existing DF (see Figure 2.3) are replaced by landscaped buffer strips.	This is a new recommendation based on the visual report included in Appendix G (iii) (a) which was used to inform this Amendment Application. Note that no berms have been constructed in the buffer areas between the conservation areas and development areas to-date and that this is a planning-related condition.
8.10	-	-	Appoint a professional Landscape Architect to design the landscaped buffer strips to ensure that: <ul style="list-style-type: none"> <li>Appropriate indigenous vegetation is utilised in the design.</li> </ul>	This is a new recommendation based on the visual report included in Appendix G (iii) (a) which was used to inform this Amendment Application.

			<ul style="list-style-type: none"> <li>• Sufficient visual screening is provided to the proposed development from the scenic R310 route and the relevant portions of the N2.</li> <li>• Low level vegetated berm areas with appropriate planting are used in strategic places to provide visual screening.</li> <li>• The landscaped buffer area is designed so that the height of the vegetation grades gradually towards the height of the buildings (i.e. shrubs or groundcovers in the foreground with larger trees in the background).</li> <li>• Sufficient tree planting is provided in appropriate places to provide visual screening.</li> </ul>	Note that these recommendations have been implemented in the Landscape Plan.
8.11	-	-	Limit the height of Mixed Use 2 north of the service station, as well as all Mixed Use areas along the R310, to 8m to ensure that it does not cause visual intrusion and creates a balanced composition, also ensure that roof structures do not intrude above the allowed height restrictions.	This is a new recommendation based on the visual report included in <b>Appendix G (iii) (a)</b> which was used to inform this Amendment Application.
8.12	-	-	Ensure that the buildings within the mixed use areas along the R310 are cohesively designed to create a uniform architectural character with positive visual impacts on the surrounding area. The buildings in the area should be designed cohesively, within set parameters determined for the development area, by a qualified professional architect registered with SACAP.	This is a new recommendation based on the visual report included in <b>Appendix G (iii) (b)</b> which was used to inform this Amendment Application. It should be noted that there are a range of potential land uses along the R310 edge including Service Station, Diner, Hotel, Retail, Office and Residential which may have an effect on the aim of a uniform architectural character. The land use application does provide a certain amount of architectural and design guidelines.
8.13	-	-	All buildings within the development area should be screened sufficiently from the R310 by the implementation of appropriate landscape strategies. Landscape strategies can include possible low berming and must include planting in the green belt/ buffer strip. It should be noted that berming is not considered essential to reduce visual impacts. However, appropriate screening measures using planting and potential strategic berming must be identified during the design phase to ensure that visual impacts are reduced.	This is a new recommendation based on the visual report included in <b>Appendix G (iii)</b> which was used to inform this Amendment Application.
8.14	-	-	Design the screening vegetation in the green belt/ buffer zone along the entire interface of the CTFS and the R310 cohesively in response to the natural environment and the individual development proposals at the CTFS. The design of the screening planting and landscape strategy in the entire green belt/ buffer zone should be overseen by a professional Landscape Architect and should ensure that sufficient screening is provided such that the proposed development does not detract from the scenic quality of the route. The design should be contextually appropriate, not visually intrusive and sensitive to the rural context.	This is a new recommendation based on the visual report included in <b>Appendix G (iii) (a)</b> which was used to inform this Amendment Application.
8.15	-	-	Ensure that sufficient visual screening is allowed to reduce the potential visual exposure of the development DF (through the use of appropriately designed screening vegetation, including indigenous trees and groundcovers).	This is a new recommendation based on the visual report included in <b>Appendix G (iii) (a)</b> which was used to inform this Amendment Application.
8.16	-	-	Ensure that ecological factors are incorporated into the landscape design. Ecological factors should also be taken into consideration in the screening planting design, including planting with indigenous shrubs and trees to create a visual buffer, while blending into the natural surroundings. Low berms (where necessary) should be designed sensitively to appear natural rather than man-made, with minimal slopes.	This is a new recommendation based on the visual report included in <b>Appendix G (iii) (a)</b> which was used to inform this Amendment Application.
8.17	-	-	Retain existing (non-invasive) screening vegetation (including wetland vegetation that provides important ecological functions and provides low level screening) as far as possible.	This is a new recommendation based on the visual report included in <b>Appendix G (iii) (a)</b> which was used to inform this Amendment Application.
8.18	-	-	Ensure that fencing is visually permeable, contextually appropriate and softened with planting to provide visual screening. Use appropriate colours such as dark grey, charcoal and black that are visually recessive. The design thereof should be overseen by a professional Landscape Architect.	This is a new recommendation based on the visual report included in <b>Appendix G (iii) (a)</b> which was used to inform this Amendment Application.
8.19	-	-	Appoint a professional Landscape Architect to oversee the preparation of a landscape master plan and guideline document for the relevant sub-divisional areas to ensure that the design of buildings and surrounding landscapes includes sufficient vegetation to provide visual screening over time.	This is a new recommendation based on the visual report included in <b>Appendix G (iii) (a)</b> which was used to inform this Amendment Application.
8.20	-	-	Ensure that the architectural articulation of buildings and the landscape design of the sub-divisional areas take the following factors into consideration:	This is a new recommendation based on the visual report included in <b>Appendix G</b>

			<ul style="list-style-type: none"> <li>• Ensure that the visual impacts of the architecture when viewed from the R310 are carefully considered and taken into account in the design articulation of the building elements.</li> <li>• Ensure that buildings are well-integrated into the landscape and do not appear as monolithic elements.</li> <li>• Ensure that sufficient vegetation is provided to allow the development to become visually integrated within the surrounding environment over time.</li> <li>• Ensure that building facades are appropriately articulated and that buildings are integrated into their context within the landscape as far as possible.</li> <li>• Configure buildings and articulate walls and other structures so as to maintain the flow of vegetation around buildings and neighbouring developments to reduce their visibility.</li> <li>• Use exterior colours that have low reflectivity value and blend with the surroundings.</li> <li>• Design streetscape elements (e.g. paving, street furniture, lighting etc.) in a manner that responds to the local context.</li> <li>• Make use of natural, contextually appropriate materials that do not detract from the surrounding environment.</li> <li>• Keep reflective surfaces to a minimum or ensure that these areas are shaded by roof overhangs, where possible.</li> </ul>	(iii) (a) which was used to inform this Amendment Application.
8.21	-	-	<p>Design lighting appropriately along the following guidelines:</p> <ul style="list-style-type: none"> <li>• Use low level lighting.</li> <li>• Limit neon, spot or up-lighting.</li> <li>• Screen and filter lights sources as far as possible.</li> <li>• Shield external lights on buildings to cast light only upon the area required to be illuminated.</li> <li>• Ensure that naked light sources are not visible from beyond the site.</li> <li>• Ensure that no light is emitted into the sky.</li> </ul>	This is a new recommendation based on the visual report included in <b>Appendix G (iii) (a)</b> and <b>(b)</b> which was used to inform this Amendment Application.
8.22	-	-	Make allowance for on-going landscape maintenance to allow site vegetation to mature sufficiently to allow the environment to achieve maximum visual absorption capacity.	This is a new recommendation based on the visual report included in <b>Appendix G (iii) (a)</b> which was used to inform this Amendment Application.
8.23	-	-	Ensure that the SDP that is prepared takes the visibility of various elements within the development footprint into consideration. Ensure that the architectural design is sensitive to the surrounding context and is of an appropriate height and scale to reduce visual intrusion as far as possible.	This is a new recommendation based on the visual report included in <b>Appendix G (iii) (b)</b> which was used to inform this Amendment Application. Note that "possible berming" is referred to. The word "possible" has been deliberately included by the visual specialist in order to provide an example of a mechanism which may be employed if required or deemed necessary, but that a berm is not a specific requirement.
8.24	-	-	For Mixed Use Area 3, ensure that fencing is unobtrusive and screened effectively and that large scale infrastructure, parking areas and security fencing are not visible from the R310.	This is a new recommendation based on the visual report included in <b>Appendix G (iii) (b)</b> which was used to inform this Amendment Application.
8.25	-	-	For Mixed Use Area 3, ensure that no signage or billboards are visible from the R310. No free-standing signage should be permitted.	This is a new recommendation based on the visual report included in <b>Appendix G (iii) (b)</b> which was used to inform this Amendment Application.
8.26	-	-	For Mixed Use Area 3, appoint a professional Landscape Architect to oversee the landscape design of the screening elements and planting in the green belt and the perimeter fencing to ensure that the design is contextually appropriate, not visually intrusive and sensitive to the rural context.	This is a new recommendation based on the visual report included in <b>Appendix G (iii) (b)</b> which was used to inform this Amendment Application.
8.27	-	-	<p>Beyond the lighting requirements listed in condition 8.21 stemming from the visual assessment for both Mixed Use Area 3 and the remaining mixed use areas and planned berm removal, the following additional measures on lighting design were recommended in the visual assessment which just considered Mixed Use Area 3:</p> <ul style="list-style-type: none"> <li>• Implement the minimum lighting required to allow operation after sunset</li> <li>• Prohibit the use of large scale security lighting/ flood lighting</li> </ul>	
9	The recommendation contained in the "Environmental Impact Assessment Addendum: Dreamworld Film City and Residential Development,	No change	The recommendation contained in the "Environmental Impact Assessment Addendum: Dreamworld Film City and Residential Development, Faure Oostenberg" (The Environmental Partnership, June 2005) (pages 41-45), <b>as amended</b> , shall be complied with and implemented.	This change has been made to reflect the fact that additional mitigation measures

	Faure Oostenberg' (The Environmental Partnership, June 2005) (pages 41-45, shall be complied with and implemented.			have been included in the EA as part of this Amendment Application.
9.1	<b>Biophysical Recommendations:</b>			
9.1.1	There should be an ecological corridor of at least 100m wide between Area 1 and the Vergenoegd Renosterveld area.	Changed to a recommendation rather than a condition of authorisation.	-	
9.1.2	The residential area adjacent to the Renosterveld to be conserved must have a solid barrier, such as a low wall, between the gardens of the dwellings and the Renosterveld to ensure that the Renosterveld is not compromised in any way.	No change	The <b>mixed use area</b> adjacent to the Renosterveld ( <b>i.e. Mixed Use Area 2</b> ) to be conserved must have a solid barrier, such as a low wall, between the gardens of the dwellings and the Renosterveld to ensure that the Renosterveld is not compromised in any way.	This aspect has been amended to reflect the proposed land use and appropriate area in the amended DF.
9.1.3	Negotiations with the responsible roads authority should also be initiated, with the aim of securing permission to rehabilitate that portion of the Stellenbosch road reserve crossed by the corridor strip.	No change	Negotiations with the responsible roads authority should also be initiated, with the aim of securing permission to rehabilitate that portion of the Stellenbosch road reserve crossed by the corridor strip.	-
9.1.4	All conservation areas on site should be rezoned Open Space 3 (Private Open Space) and an Environmental Management Plan for the construction phase and an Environmental Management System (EMS) for the operational phase must have strict measures in place to ensure the conservation of these areas.	No change	All conservation areas on site should be <b>earmarked for use as conservation</b> and an Environmental Management Plan for the construction phase and an Environmental Management System (EMS) for the operational phase must have strict measures in place to ensure the conservation of these areas.	Refer to notes on condition 5.7 above for details on the zoning.
9.1.5	While the film studio area of 6.98ha located approximately in the centre of Wetland 3 was not rated as a wetland area, its destruction could impact on the functioning of the surrounding Wetland 3 mosaic. It is recommended that the area proposed for film activities within the Wetland 3 mosaic remain intact. This specifically refers to the retaining of the dunes on this site as it contributes to the manner in which the surrounding wetland areas function in terms of drainage. This might be crucial for the continued survival of the Wetland 3 system.	No change	Within the <b>Outdoor Studio Zone of up to approximately 7.91ha</b> located approximately in the centre of <b>the Kuils River Wetlands on site, the zones indicated OSZ Backlot 1 and OSZ backlot 2 may be used as backlots, which allows for the construction of temporary structures without foundations which do not require a building plan.</b>  <b>The OSZ conservation area should be treated as a conservation area.</b>	This has been updated to reflect the revisions to the Outdoor Studio Zone in terms of allocation for land use rights therein. The specific requirements for this area which have been recommended by the freshwater ecologist and botanist as listed in section 5 and 7 of this table.
9.1.6	It is recommended that the conceptual design of the Stormwater Management Plan proposed for the Dreamworld Film City strives to meet the objectives outlined in the City of Cape Town's guideline document recommended that the Stormwater Plan be approved by a freshwater ecologist and the Environmental Control Officer before any construction commences. Besides the general environmental monitoring during the construction phase, regular inspections at the appropriate times must be undertaken by a freshwater ecologist to ensure that the wetland areas to be set aside are not impacted on.	No change	It is recommended that the conceptual design of the Stormwater Management Plan proposed for the Dreamworld Film City strives to meet the objectives outlined in the City of Cape Town's guideline document recommended that the Stormwater Plan be approved by a freshwater ecologist and the Environmental Control Officer before any construction commences. Besides the general environmental monitoring during the construction phase, regular inspections at the appropriate times must be undertaken by a freshwater ecologist to ensure that the wetland areas to be set aside are not impacted on.	This recommendation has been addressed in the Stormwater Management Plan as well as through the require local stormwater management plans. A Freshwater Consultant, Justine Ewart-Smith, has been part of this process and an EMPr with Environmental Control Officers will be part of the monitoring during construction.
9.1.7	Moreover, ensuring that post development flows are equal to predevelopment flows is often taken to mean simply that flood volumes must be accommodated on site. It is also important when wetlands downstream are dependent on on-site wetland function that predevelopment low flows are also passed through the site to support these systems during the dry season. This will need to be incorporated into the Stormwater Plan.	No change	Moreover, ensuring that post development flows are equal to predevelopment flows is often taken to mean simply that flood volumes must be accommodated on site. It is also important when wetlands downstream are dependent on on-site wetland function that predevelopment low flows are also passed through the site to support these systems during the dry season. This will need to be incorporated into the Stormwater Plan.	This recommendation has been addressed in the Stormwater Management Plan with attenuation on site being limited to swales, the stormwater does pass to wetlands downstream.
9.1.8	The need to design an appropriate stormwater management system for new developments should be seen as an opportunity to rehabilitate natural freshwater ecosystems that have suffered	No change	The need to design an appropriate stormwater management system for new developments should be seen as an opportunity to rehabilitate natural freshwater ecosystems that have suffered degradation as a result of past activities, and in some cases, to create additional	This recommendation has been addressed in the Stormwater Management Plan as the swale and

	degradation as a result of past activities, and in some cases, to create additional freshwater habitats that will contribute to the availability of appropriate, high quality river and wetland habitat, that mimics the natural condition.		freshwater habitats that will contribute to the availability of appropriate, high quality river and wetland habitat, that mimics the natural condition.	shallow pond system proposed will help to create new freshwater habitats.
9.1.9	Stormwater is routed south of the bulk water pipeline towards the eastern margin of the site and then southwards to minimise impact on adjacent wetlands. Routing of stormwater should be carefully planned so that all sensitive wetland habitats are effectively bypassed.	No change	Stormwater is routed south of the bulk water pipeline towards the eastern margin of the site and then southwards to minimise impact on adjacent wetlands. Routing of stormwater should be carefully planned so that all sensitive wetland habitats are effectively bypassed.	This recommendation has been addressed in the Stormwater Management Plan and is achieved via the swale routing shown. Also, the renosterveld area is to be left untouched.
9.1.10	Major stormwater channels should have side slopes, varying between 1:4 and 1:8. Gradual slopes promote the establishment of riparian vegetation and it is recommended that wetland macrophytes be planted and maintained, so that they act as a buffered wetland corridor rather than a drainage ditch. Introducing variation in side slopes will allow the channel to be more undulating (less straight), thereby creating a variety of habitat types.	No change	Major stormwater channels should have side slopes, varying between 1:4 and 1:8. Gradual slopes promote the establishment of riparian vegetation and it is recommended that wetland macrophytes be planted and maintained, so that they act as a buffered wetland corridor rather than a drainage ditch. Introducing variation in side slopes will allow the channel to be more undulating (less straight), thereby creating a variety of habitat types.	This recommendation has been addressed in the proposed in the swale cross section in the Stormwater Management Plan. A more natural looking, less straight, planted swale has been incorporated into a landscaping solution.
9.1.11	The detention pond in the southeast portion of the site could be a multi-functional system, including the provision of recreational facilities as well as allowing for a measure of infiltration to take place, and thus they should not be lined. Some water will also be retained in portions of the ponds that will remain wet, allowing for reeds and other vegetation to provide aquatic habitat.	No change	The detention pond in the southeast portion of the site could be a multi-functional system, including the provision of recreational facilities as well as allowing for a measure of infiltration to take place, and thus they should not be lined. Some water will also be retained in portions of the ponds that will remain wet, allowing for reeds and other vegetation to provide aquatic habitat.	This recommendation has been addressed in the Stormwater Management Plan and the swale system with shallow ponds on route will form a vegetated green aquatic system.
9.1.12	Due to the prevalence of wetlands in this area, the construction of under-road culverts would be deemed necessary.	No change	-	It is recommended that this item be removed as it is already mentioned under condition 6.6 and is a mere duplication.
9.2	<b>Social Recommendations</b>			
9.2.1	The dune proposed along the southern boundary should appear as natural as possible and therefore should not have an engineered, man-made appearance. This dune will block a view of the development from the N2 Freeway.	No change	-	It is proposed that this be removed and replaced with the additional visual mitigation measures as described in section 8 of the amended Environmental Authorisation.  The visual assessment has found that the berms along the N2 would not make a significant difference (refer to <b>Appendix G (iii) (a)</b> for the full specialist report).
9.2.3	The pockets of development on the western portion of the site should be 'screened out' by planted berms or green 'walls'. These serve to deflect views upwards towards the mountains and to frame views over the wetlands. They also create place defining-elements in the flat landscape.	No change	The pockets of development on the western portion of the site should be 'screened out' by green 'walls' or appropriate landscaping guided by the inputs of a professional landscape architect. These serve to deflect views upwards towards the mountains and to frame views over the wetlands. They also create place defining-elements in the flat landscape.	The reference to a planted berm has been removed and the need for appropriate landscaping has been included. A visual assessment has found the removal of berms on the DF to be appropriate and have included additional mitigation measures, which have been included as conditions of the amended Environmental Authorisation.
9.2.4	Access to the two western film-related pockets should be from the rear and northern end of the site.	No change	Access to the two western film-related pockets should be from the rear and northern end of the site.	-
9.2.5	Access to the southern residential pocket should be from an internal perimeter route paralleling the N2.	No change	Access to the southern residential pocket should be from an internal perimeter route paralleling the N2.	-
9.2.6	In addition, a generous east-west oriented double belt of high trees should define the southern edge of the studio complex itself, visually screening it.	No change	In addition, a generous east-west oriented double belt of high trees should define the southern edge of the studio complex itself, visually screening it.	-
9.2.7	On the eastern edge, large trees can be introduced through which the R310 runs.	No change	On the eastern edge, with the exception of the edge treatment for the service station and diner adjacent to Mixed Use Area 2, large trees can be introduced through which the R310 runs. This recreates a spatial language which is common in the Western Cape and will enhance the quality of the scenic experience along the R310.	The exception of the edge treatment for the service station and diner, which has been approved in Environmental Authorisation reference

	This recreates a spatial language which is common in the Western Cape and will enhance the quality of the scenic experience along the R310.			16/3/1/1/A4/74/1070/14. The service station has also been granted Consent Use by the City of Cape Town.
9.2.8	A transparent perimeter fence on the western edge of the canal could provide a security line, while the space between the eastern edge of the canal and the R310 should be landscaped for public amenity.	No change	A transparent perimeter fence on the western edge of the canal could provide a security line, while the space between the eastern edge of the canal and the R310 (note only the edges which fall on the Applicant's property) should be landscaped for public amenity.	This has been amended to clarify that the Applicant can only undertake activities on land which they own.
9.2.9	Access to housing along the eastern edge of the site should be via a perimeter route lined with housing on one side of the route only, ensuring that backs of houses do not face onto the R310. Along the northern boundary of the site adjacent to the overhead power lines a swathe of trees and planting should create a visual barrier and screen.	No change	-	It is proposed that this be removed as it is a duplication of item 8.7 and 8.8.
<b>Construction Phase</b>				
9.3	<b>Biophysical Recommendations:</b>			
9.3.1	Access should only be provided to the development footprints, with no disturbance of conservation areas allowed.	No change	Access should only be provided to the development footprints, with no disturbance of conservation areas allowed.	-
9.3.2	Before heavy machinery moves on site all key ecological areas should be fenced off with at least two strand wire fencing, with danger tape threaded between the strands.	No change	Before heavy machinery moves on site all key ecological areas should be fenced off with at least two strand wire fencing, with danger tape threaded between the strands.	-
9.3.3	Freshwater ecological and botanical advice must be sought during the rehabilitation of all areas affected by construction. Such ecological input would complement the skills provided by a landscape architect and / or horticulturist, and ensure a practical and ecologically sound rehabilitation programme.	No change	Freshwater ecological and botanical advice must be sought during the rehabilitation of all areas affected by construction. Such ecological input would complement the skills provided by a landscape architect and / or horticulturist, and ensure a practical and ecologically sound rehabilitation programme.	-
9.3.4	Because all wetland habitats on this site are seasonal, construction (those phases that require earthworks) should take place during the dry season as far as possible to prevent contamination of surface runoff. Should this not be possible, the Environmental Control Officer has to be very strict with regard to these sensitivities and continual monitoring has to occur in these areas.	No change	Because all wetland habitats on this site are seasonal, construction (those phases that require earthworks) should take place during the dry season as far as possible to prevent contamination of surface runoff. Should this not be possible, the Environmental Control Officer has to be very strict with regard to these sensitivities and continual monitoring has to occur in these areas.	-
9.3.5	Where the development footprint does extend into wetland habitats, it is recommended that all rare / endangered plant species are identified and removed, together with other appropriate vegetation that can be used for replanting of disturbed areas and those earmarked for rehabilitation – a botanist with sound knowledge of wetland vegetation should visit the site in late winter / spring to identify sites and plants. This is particularly true for the 4ha Wetland 1 and the 0.3ha Wetland 2.	No change	Where the development footprint does extend into wetland habitats, it is recommended that all rare / endangered plant species are identified and removed, together with other appropriate vegetation that can be used for replanting of disturbed areas and those earmarked for rehabilitation – a botanist with sound knowledge of wetland vegetation should visit the site in late winter / spring to identify sites and plants. This is particularly true for the Renosterveld Area, OSZ Backlot 1, OSZ Backlot 2 and the Dune Slack and Environmental Connection Area.	This change has been made to make reference to the appropriate label in amended DF.
9.3.6	All building materials should be stored away (at least 50m) from aquatic ecosystems and the areas confined appropriately such that there will be no runoff from these areas into aquatic systems.	No change	All building materials should be stored away (at least 50m) from aquatic ecosystems and the areas confined appropriately such that there will be no runoff from these areas into aquatic systems.	-
9.3.7	Washing of vehicles and machinery should take place well away (50m) from wetland habitats. All machinery should be regularly checked for leaks.	No change	Washing of vehicles and machinery should take place well away (50m) from wetland habitats. All machinery should be regularly checked for leaks.	-
9.3.8	Adequate ablution facilities should be provided for construction workers to avoid contamination of wetlands through human waste.	No change	Adequate ablution facilities should be provided for construction workers to avoid contamination of wetlands through human waste.	-
9.3.9	All building materials and waste material should be removed after construction to avoid the possibility of dumping in wetlands.	No change	All building materials and waste material should be removed after construction to avoid the possibility of dumping in wetlands.	-

9.4	<b>General Management Recommendations</b>			
9.4.1	An Environmental Control Officer must be appointed to oversee compliance with the Environmental Management Plan.	No change	An Environmental Control Officer must be appointed to oversee compliance with the Environmental Management Plan.	-
9.4.2	The Environmental Management Plan must be drawn up before the Construction Phase and must contain all mitigation recommendations as stated in this section of the report.	No change	The Environmental Management Plan must be drawn up before the Construction Phase and must contain the Environmental Management Plan should contain all mitigation recommendations as stated in this section of the report.	-
9.4.3	A system of penalties in place for non-compliance should increase the chance of avoiding the negative impacts associated with the construction phase.	No change	A system of penalties in place for non-compliance should increase the chance of avoiding the negative impacts associated with the construction phase.	-
9.4.4	Construction must occur under the guidance of an approved Environmental Management Plan and monitored by a suitably qualified Environmental Control Officer.	No change	Construction must occur under the guidance of an approved Environmental Management Plan and monitored by a suitably qualified Environmental Control Officer.	-
9.4.5	All recommendations made in this report that pertain to the construction phase must be included in the Environmental Management Plan.	No change	All recommendations made in this report that pertain to the construction phase must be included in the Environmental Management Plan.	-
	<b>Operational Phase</b>			
9.5	<b>Biophysical Recommendations:</b>			
9.5.1	The Deeds of Sale for all residential properties bordering on the conservation areas should include clauses which state that only indigenous, non-invasive plants may be used in gardens, and that no species may be used anywhere on the development which are classified as Category 1, 2, or 3 within the amended CARA legislation. It is worth noting specifically that kikuyu grass ( <i>Pennisetum clandestinum</i> ) should not be allowed anywhere on the property, as this species is highly invasive, especially in wetland areas, and is water thirsty.	<ul style="list-style-type: none"> <li>No species may be used anywhere on the development which are classified as Category 1,2 or 3 within the amended Conservation of Agricultural Resources Act (Act No. 43 of 1983) (CARA) legislation. Kikuyu grass should not be allowed anywhere on the property, as this species is highly invasive, especially in wetland areas and is water thirsty."</li> <li>A spreading-potential risk assessment of the exotic species to be utilised must be undertaken prior to introducing any such new species and specific mitigation measures that could be applicable to these species based on the overall risk of spread must be determined. This assessment must also address the nature of reproduction of each species and the likelihood of successfully preventing spreading and planting of these</li> </ul>	<ul style="list-style-type: none"> <li>No species may be used anywhere on the development which are classified as Category 1, 2 or 3 within the <b>National Environmental Management: Biodiversity Act (Act No. 10 of 2004) (NEM:BA)</b> legislation. Kikuyu grass should not be allowed anywhere on the property, as this species is highly invasive, especially in wetland areas and is water thirsty."</li> <li>A spreading-potential risk assessment of the exotic species to be utilised must be undertaken prior to introducing any such new species and specific mitigation measures that could be applicable to these species based on the overall risk of spread must be determined. This assessment must also address the nature of reproduction of each species and the likelihood of successfully preventing spreading and planting of these</li> <li>Any non-locally indigenous or exotic species used must be monitored on an annual basis, and any plants that have spread from their original points of introduction must be removed during this monitoring programme. The success of this monitoring and management must be verified by an independent botanist every three years. The annual monitoring results and proof of verification by an independent botanist must be submitted to the Environmental Monitoring Committee every 3 years.</li> <li>Where species characterised as water intensive have been identified for use, investigate whether a less water-thirsty alternative with the same visual character (that would meet the requirements of the particular film shoot), exists. If appropriate, utilise the alternative species. The success of this monitoring and management must be verified by an independent botanist every 3 years.</li> <li>Residents should be encouraged to plant local indigenous species.</li> </ul>	This change has been made to reflect the latest applicable legislation in this regard.

		<p>species in planter boxes.</p> <ul style="list-style-type: none"> <li>Any non-locally indigenous or exotic species used must be monitored on an annual basis, and any plants that have spread from their original points of introduction must be removed during this monitoring programme. The success of this monitoring and management must be verified by an independent botanist every three years. The annual monitoring results and proof of verification by an independent botanist must be submitted to the Environmental Monitoring Committee every 3 years.</li> <li>Where species characterised as water intensive have been identified for use, investigate whether a less water-thirsty alternative with the same visual character (that would meet the requirements of the particular film shoot), exists. If appropriate, utilise the alternative species. The success of this monitoring and management must be verified by an independent botanist every 3 years.</li> <li>Residents should be encouraged to plant local indigenous species.</li> </ul>		
9.5.2	The Deeds of Sale for all properties bordering on Area 1 should include clauses which acknowledge that they are aware of the management requirements in this area which mandates the controlled burning of the vegetation at least once every 10 - 15 years, and will not lodge any objections at the time of such management decisions or actions by the property managers.	No change	<del>The Deeds of Sale for all properties bordering on Area 1 should include clauses which acknowledge that they are aware of the management requirements in this area which mandates the controlled burning of the vegetation at least once every 10 - 15 years, and will not lodge any objections at the time of such management decisions or actions by the property managers.</del>	Deletion of a duplicate (see 5.9)

9.5.3	A limited network of footpaths should be encouraged in conservation Area 1, with the aim being to allow people to enjoy and appreciate the open space, but to limit impact by channelling movement. Footpaths should not be wider than 2m. No footpaths should be allowed in Area 2 due to high sensitivity vegetation and wetland soils.	Changed to a recommendation rather than a condition of authorisation.	-	-
9.5.4	A key element that needs to be included in the Environmental Management System is a fire management plan that allows for the Renosterveld in Area 1 to be burnt once every 10 –15 yrs. This should preferably be a controlled fire, conducted in April, to yield optimum regeneration. A maximum of 60% of the site should be burned in the designated year, followed by the remainder the following year. Without fire for periods longer than 15 years the vegetation is likely to become woody and moribund, and the shorter lived species may disappear due to predation of their seed bank, etc. Fire more often than this will lead to local extinction of slower growing reseeding species, which is not desirable. Due to the increase in fuel load the risk of a runaway wildfire will also increase dramatically.	No change	A key element that needs to be included in the Environmental Management System is a fire management plan that allows for the <b>Renosterveld Area</b> to be burnt once every 10 –15 yrs. This should preferably be a controlled fire, conducted in April, to yield optimum regeneration. A maximum of 60% of the site should be burned in the designated year, followed by the remainder the following year. Without fire for periods longer than 15 years the vegetation is likely to become woody and moribund, and the shorter lived species may disappear due to predation of their seed bank, etc. Fire more often than this will lead to local extinction of slower growing reseeding species, which is not desirable. Due to the increase in fuel load the risk of a runaway wildfire will also increase dramatically.	This change has been made to make reference to the appropriate label in amended DF.
9.5.5	Another key element of the Environmental Management System should be a management plan for alien invasive plant control. Important invasive aliens in the area are currently <i>Acacia saligna</i> (Port Jackson), <i>Acacia cyclops</i> (rooikrans), <i>Pinus radiata</i> (Monterey pine), and <i>Eucalyptus</i> sp. (bluegum). No invasive alien vegetation should be allowed on the conservation areas (see CARA legislation for listings), and there should be ongoing annual alien invasive plant removal.	No change	Another key element of the Environmental Management System should be a management plan for alien invasive plant control. Important invasive aliens in the area are currently <i>Acacia saligna</i> (Port Jackson), <i>Acacia cyclops</i> (rooikrans), <i>Pinus radiata</i> (Monterey pine), and <i>Eucalyptus</i> sp. (bluegum). No invasive alien vegetation should be allowed on the conservation areas (see <b>NEM:BA</b> legislation for listings), and there should be ongoing annual alien invasive plant removal.	This change has been made to reflect the latest applicable legislation in this regard.
9.5.6	The rehabilitation of all the undeveloped natural areas is highly recommended, and will add value to what is currently mostly a highly degraded area. The public spaces should be landscaped with suitable locally indigenous plant species, many of which were listed in the relevant section of the Scoping Report (Helme 2004). The same inclusions in the Deeds of Sale as noted should be continued when properties change hands, including when speculators or investors by a property but sell it on before building.	No change	The rehabilitation of all the undeveloped natural areas is highly recommended, and will add value to what is currently mostly a highly degraded area. The <b>landscaped and conservation</b> spaces should be landscaped with suitable locally indigenous plant species, many of which were listed in the relevant section of the Scoping Report (Helme 2004). The same inclusions in the Deeds of Sale as noted should be continued when properties change hands, including when speculators or investors by a property but sell it on before building.	This has been clarified to ensure there is no misunderstanding regarding the zoning of the conservation areas.
9.5.7	The proponent must ensure that adequate funding is made available for the long term ecological management of the site. It is suggested that they set up an Environmental Management Trust Fund. This Fund should yield sufficient money annually to fund all necessary activities such as alien plant management, fire management and erosion control.	No change	The proponent must ensure that adequate funding is made available for the long term ecological management of the site.	The remainder of the condition was merely a suggestion by the specialist to achieve the outcome of adequate funding for long term ecological management. The Department may add to this to ensure annual proof thereof is submitted to them, however this statement reflects the core of the condition and is what should remain in the EA.
9.5.8	Some elevated boardwalks can be considered in the conservation areas, provided that there are no negative impacts to the identified wetlands. The construction and management of these boardwalks will have to be approved prior to construction by the Operational Environmental Control Officer.	Changed to a recommendation rather than a condition of authorisation.	-	-
9.5.9	Drivers should be informed that fauna could be crossing the road due to the nature of the study area by means of signboards along the road, and by	No change	Drivers should be informed that fauna could be crossing the road due to the nature of the study area by means of signboards along the road, and by imposing a speed limit of 45 km/h. The	-

	imposing a speed limit of 45 km/h. The construction of speed-humps at regular intervals would greatly facilitate the enforcement of a driver's speed.		construction of speed-humps at regular intervals would greatly facilitate the enforcement of a driver's speed.	
9.5.10	Particular care should be taken during night driving.	No change	Particular care should be taken during night driving.	-
9.6	<b>General Socio-Economic Recommendations</b>			
9.6.1	In order to ensure the socio-economic upliftment objectives are largely achieved, it is imperative that these objectives are legally documented and audited and monitored on a constant basis by an independent monitoring and auditing committee. This committee would need to be established or appointed by government.	No change	In order to ensure the socio-economic upliftment objectives are largely achieved, it is imperative that these objectives are legally documented and audited and monitored on a constant basis by an independent monitoring and auditing committee. This committee would need to be established or appointed by government.	-
9.6.2	The provision of the film school and implementation of a system for skills development must be a solid and auditable commitment for the local black people.	No change	Implementation of a system for skills development must be a solid and auditable commitment for the local black people.	A Film School may be incorporated into the Mixed Use component, but is not a specific part of the proposal. There remains upskilling of the local community and black people at the studios and there are many ways to achieve this, which may not specifically be through a film school. Therefore, the specific film school component has been removed, with the intention (which is upskilling of black people) remaining in the EA.
9.6.3	The number of jobs estimated per category (unskilled, semi-skilled and skilled) for the historically disadvantaged people of the surrounding area must be monitored and audited.	No change	The number of jobs estimated per category (unskilled, semi-skilled and skilled) for the historically disadvantaged people of the surrounding area must be monitored and audited.	-
9.7	<b>General Management Recommendations</b>			
9.7.1	An Environmental Management System aligned with ISO 14001 must be incorporated. This system will have to be certified and regularly audited.	No change	An Environmental Management System aligned with ISO 14001 must be incorporated. This system will have to be certified and regularly audited.	-
9.7.2	A suitable qualified Environmental Manager must be appointed permanently for the operational phase of the development.	No change	A suitable qualified Environmental Manager must be appointed permanently for the operational phase of the development.	-
9.7.3	Strict guidelines with regard to pollution control and the maintenance and protection of the conservation areas must be enforced and audited on the film studio activities, as well as the residents in the residential areas. They would need to be legally bound.	No change	Strict guidelines with regard to pollution control and the maintenance and protection of the conservation areas must be enforced and audited on the film studio activities, as well as the residents in the residential areas. They would need to be legally bound.	-
9.7.4	Any blasting or special effects must in no way affect the wetland areas set aside for conservation.	No change	Any blasting or special effects must in no way affect the wetland areas set aside for conservation.	-
9.7.5	The use of hazardous substance during shoots and the management thereof must be pre-approved by the Environmental Manager.	No change	The use of hazardous substance during shoots and the management thereof must be pre-approved by the Environmental Manager.	-
9.7.6	In no way must the conservation areas be impacted on directly or indirectly by film shoots using water, any other foreign substances, heavy props, etc.	No change	In no way must the conservation areas be impacted on directly or indirectly by film shoots using water, any other foreign substances, heavy props, etc.	-
9.7.7	Some elevated boardwalks can be considered in the conservation areas, provided that there are no negative impacts to the identified wetlands. The construction and management of these boardwalks will have to be approved prior to construction by the Environmental Control Officer.	Changed to a recommendation rather than a condition of authorisation.	-	-
9.8	<b>Traffic and Transportation Recommendations</b>			
9.8.1	-	-	A perimeter fence should be installed in strategic locations to ensure that people only access the site via the two access intersections.	Note that this entire section is new and has been included to clarify the recommendations from the updated Traffic and Transportation Impact Assessment report. This is a new recommendation.

9.8.2	-	-	A sidewalk on the northern side of Film City Boulevard, as well as on both sides of the Secondary Access Road (Dune Road) and the realigned Quarterlink to Faure station are required.	This is a new recommendation.
9.8.3	-	-	Safe pedestrian facilities including dropped kerbs at all future signalised intersections should be constructed.	This is a new recommendation.
9.8.4	-	-	Safe pedestrian crossing facilities at roundabouts and unsignalised intersections should be established.	This is a new recommendation.
9.8.5	-	-	An internal non-motorised transport network plan to facilitate NMT movement should be established.	This is a new recommendation.
9.8.6	-	-	Bicycle facilities such as adequate lock up and end user facilities at the film studio, retail, industrial and office developments should be put in place.	This is a new recommendation.
9.8.7	-	-	Street lighting will need to be introduced at all signalised intersections (150m on all approaches) as well as along all of the pedestrian routes.	This is a new recommendation.
9.8.8	-	-	With regard to the level of responsibility to be dedicated to each road upgrade, infrastructure payment is determined through negotiations with the City of Cape Town, which will be undertaken as part of their Services Agreement with CTFS. Therefore the responsibility of construction of roads is not placed upon the application in the amended environmental authorisation, but rather it would be their responsibility to engage the City of Cape Town on the matter. The amended EA would provide for the approval of the overall road, while the details around the phasing and financing thereof would be concluded at a later stage.	This is a new recommendation.
9.8.9	-	-	A public transport interchange in the vicinity of the proposed mixed use and film studio security control point, i.e. at the intersection of Film City Boulevard and the Secondary Access Road (Dune Road), should be integrated with the proposed mixed-use activity centre to facilitate efficient transfer of passengers and minimise walking distances.	This is a new recommendation which has been extracted from the updated Traffic and Transportation Impact Assessment report included in <b>Appendix G (iv)</b> .
9.8.10	-	-	Roadside bus/taxi embayments complete with shelters along Old Faure Road in the vicinity of the Secondary Access Road (Dune Road) intersection would be required.	This is a new recommendation which has been extracted from the updated Traffic and Transportation Impact Assessment report included in <b>Appendix G (iv)</b> .
9.8.11	-	-	Bus and taxi stops with shelters along Film City Boulevard and Secondary Access Road (Dune Road) for the accommodation of picking-up and dropping-off passengers at strategic locations are recommended. Each of these locations would need to be identified as part of each precinct plan.	This is a new recommendation which has been extracted from the updated Traffic and Transportation Impact Assessment report included in <b>Appendix G (iv)</b> .
9.8.12	-	-	A feeder service should be provided between the Faure Station and the proposed public transport interchange.	This is a new recommendation which has been extracted from the updated Traffic and Transportation Impact Assessment report included in <b>Appendix G (iv)</b> .
9.8.13	-	-	The existing bus and taxi services along the R310 and Old Faure Road, or those within close proximity to these routes should be reviewed to determine whether they could be adjusted to serve this development, or whether new services (MyCiti feeder) would have to be instituted to service the development. At such time there are no scheduled feeder or trunk routes proposed along Old Faure Road or the R310 as part of the Integrated Public Transport Network (IPTN) for 2032. Feeder routes through the development will require stops at strategic points which should allow for the public transport interchange to become redundant once scheduled services would become operational.	This is a new recommendation which has been extracted from the updated Traffic and Transportation Impact Assessment report included in <b>Appendix G (iv)</b> .
9.8.14	-	-	The parking layout should be addressed at the detailed precinct development planning and detailed design stage. It may also be possible to motivate for lower parking ratios under the shared parking premise and once a proper public transport network is operated through the development giving it PT1 or PT2 zone status.	This is a new recommendation which has been extracted from the updated Traffic and Transportation Impact Assessment report included in <b>Appendix G (iv)</b> .
10	The applicant must appoint a suitably experienced Environmental Control Officer (or Site Agent where appropriate) before commencement of any land	No change	The applicant must appoint a suitably experienced Environmental Control Officer (or Site Agent where appropriate) before commencement of any land clearing or construction activities to ensure that the mitigation/rehabilitation measures and recommendations referred to in this	-

	clearing or construction activities to ensure that the mitigation/rehabilitation measures and recommendations referred to in this Record of Decision are implemented and to ensure compliance with the provisions of the construction phase EMP.		Record of Decision are implemented and to ensure compliance with the provisions of the construction phase EMP.	
11	A species list of locally indigenous plant species and non-invasive exotic species, which are suited to be used at the site, must be compiled in consultation with a suitably qualified botanical and ecological specialists for use during landscaping.	No change	A species list of locally indigenous plant species and non-invasive exotic species, which are suited to be used at the site, must be compiled in consultation with a suitably qualified botanical and ecological specialists for use during landscaping.	-
12	The retention pond in the south-western corner should be designed to attract certain bird species (e.g. by establishing heronries).	No change	The <b>Detention Area</b> should be designed to attract certain bird species (e.g. by establishing heronries).	This change has been made to make reference to the appropriate label in amended DF.
13	The applicant must compile an acceptable construction phase Environmental Management Plan (EMP) for all components of the development as outlined in 'A' above including the installation of the services, roads, and any other infrastructure associated with these components to this Directorate. The EMP must:	No change	The applicant must compile an acceptable construction phase Environmental Management Plan (EMP) for all components of the development as outlined in 'A' above including the installation of the services, roads, and any other infrastructure associated with these components to this Directorate. The EMP must:	-
13.1	Address, but not be limited to, the demarcation of the site, the erection of a camp site for construction teams, the establishment of working and storage areas, environmental awareness training of employees, the protection of flora, fauna, natural features and any archaeological material of significant that may be discovered, cultural issues (e.g. protection of archaeological artefacts), erosion prevention methods, refuse and waste management, dust and noise control, effluent and stormwater management, materials used, the handling, storage and transport of fertilisers and other hazardous materials, site rehabilitation and/or revegetation, fencing, fire prevention measures, pollution control measures, penalties, claims and damages.	No change	Address, but not be limited to, the demarcation of the site, the erection of a camp site for construction teams, the establishment of working and storage areas, environmental awareness training of employees, the protection of flora, fauna, natural features and any archaeological material of significant that may be discovered, cultural issues (e.g. protection of archaeological artefacts), erosion prevention methods, refuse and waste management, dust and noise control, effluent and stormwater management, materials used, the handling, storage and transport of fertilisers and other hazardous materials, site rehabilitation and/or revegetation, fencing, fire prevention measures, pollution control measures, penalties, claims and damages.	-
13.2	Be submitted to this Directorate at least six weeks prior to construction activities commencing. This must be approved prior to any land clearing and construction commencing.	No change	Be submitted to this Directorate at least six weeks prior to construction activities commencing. This must be approved prior to any land clearing and construction commencing.	-
13.3	Describe the level and type of competency required of the Environmental Control Officer (ECO)	No change	Describe the level and type of competency required of the Environmental Control Officer (ECO)	-
13.4	Define and allocate the roles and responsibilities of the ECO referred to above, and the Environmental Site Agent <i>where applicable</i> ;	No change	Define and allocate the roles and responsibilities of the ECO referred to above, and the Environmental Site Agent <i>where applicable</i> ;	-
13.5	Determine the frequency of site visits;	No change	Determine the frequency of site visits;	-
13.6	Be included in all contract documentation for the construction phase of the development.	No change	Be included in all contract documentation for the construction phase of the development.	-
14	The applicant must compile and submit an acceptable operational phase Environmental Management System (EMS) within six months of operations commencing to this Department for approval, for the optimal operation of the activities on site.	No change	The applicant must compile and submit an acceptable operational phase Environmental Management System (EMS) within six months of operations commencing to this Department for approval, for the optimal operation of the activities on site.	-
14.1	The Environmental Management System (in accordance with an internationally accepted system such as an ISO 14001) must be incorporated. This system will have to be certified and audited.	No change	The Environmental Management System (in accordance with an internationally accepted system such as an ISO 14001) must be incorporated. This system will have to be certified and audited.	-
14.2	The EMS must incorporate the conditions of authorisation given in this Record of Decision as appropriate to the operational phase of the project.	No change	The EMS must incorporate the conditions of authorisation given in this <b>Environmental Authorisation</b> as appropriate to the operational phase of the project.	This amendment has been proposed given than a Record of Decision is now referred to as an Environmental Authorisation.

14.3	A suitably qualified Environmental Manager must be permanently appointed, in consultation with CapeNature and this Department, for the operational phase of the development.	No change	A suitably qualified Environmental Manager must be permanently appointed, in consultation with CapeNature and this Department, for the operational phase of the development.	-
14.4	An Environmental Monitoring committee must be established to monitor the environmental performance of the development. (a) The applicant must draw up the EMC's draft terms of reference (TOR) and submit it to this Directorate. This must be approved by this Directorate prior to any operation activities commencing. (b) The TOR must include but is not limited to the following: <ul style="list-style-type: none"> <li>• The frequency of meetings and reports</li> <li>• Chairmanship/membership</li> <li>• Auditing requirements</li> <li>• Duties and responsibilities during the operation phase</li> <li>• The termination of such EMC</li> <li>• The frequency of providing feedback to the local community.</li> </ul>	No change	An Environmental Monitoring committee must be established to monitor the environmental performance of the development. (a) The applicant must draw up the EMC's draft terms of reference (TOR) and submit it to this Directorate. This must be approved by this Directorate prior to any operation activities commencing. (b) The TOR must include but is not limited to the following: <ul style="list-style-type: none"> <li>• The frequency of meetings and reports</li> <li>• Chairmanship/membership</li> <li>• Auditing requirements</li> <li>• Duties and responsibilities during the operation phase</li> <li>• The termination of such EMC</li> <li>• The frequency of providing feedback to the local community.</li> </ul>	-
14.5	Strict guidelines with regard to pollution control, maintenance and protection of conservation areas must be enforced and audited on the film studio activities, as well as the residents in the residential areas.	No change	Strict guidelines with regard to pollution control, maintenance and protection of conservation areas must be enforced and audited on the film studio activities, as well as the residents in the residential areas.	-
14.6	The use of hazardous substances during shoots and the management thereof must be pre-approved by the appointed Environmental Manager.	No change	The use of hazardous substances during shoots and the management thereof must be pre-approved by the appointed Environmental Manager.	-
14.7	The EMS must also include a maintenance program on the production equipment.	No change	The EMS must also include a maintenance program on the production equipment.	-
14.8	Conservation areas should not be impacted upon directly or indirectly by film shoots using water, foreign substance, heavy props, etc.	No change	Conservation areas should not be impacted upon directly or indirectly by film shoots using water, foreign substance, heavy props, etc.	-
15	The applicant must submit an Environmental Audit Report ("audit report") to this Directorate one (1) year after operation activities commenced.	No change	The applicant must submit an Environmental Audit Report ("audit report") to this Directorate one (1) year after operation activities commenced.	-
15.1	The audit report must indicate the date on which the construction was completed, and detail compliance with the conditions of this authorisation, a detailed status of the conservation areas, and a monitoring report of filming activities.	No change	The audit report must indicate the date on which the construction was completed, and detail compliance with the conditions of this authorisation, a detailed status of the conservation areas, and a monitoring report of filming activities.	-
15.2	This Directorate may require remedial action should the audit report reflect a deterioration of the conservation areas.	No change	This Directorate may require remedial action should the audit report reflect a deterioration of the conservation areas.	-
15.3	If the audit report is not submitted, this Directorate may give 30 days' written notice and may have such an audit undertaken at the expense of the applicant and may authorise any person to take such measures necessary for this purpose.	No change	If the audit report is not submitted, this Directorate may give 30 days' written notice and may have such an audit undertaken at the expense of the applicant and may authorise any person to take such measures necessary for this purpose.	-
16.1 (suggested numbering to accommodate item below)	The applicant shall donate an amount of R1 840 000 to a fund that will be managed by the Department of Environmental Affairs and the Department Planning and CapeNature upon completion of 250 houses. The fund shall be used for conservation and environmental management purposes in association with WESSA.	No change	An amount of R1, 840,000.00 should be deposited into a ring-fenced account whereby the interest generated could be used to implement additional conservation management on site (or for other sensitive renosterveld areas beyond the site boundaries should funds be left over and no further on-site conservation is required for a particular year) beyond that which is carried out in terms of the annual environmental budget.  Items that would be addressed as part of the annual budget include the following: <ul style="list-style-type: none"> <li>• Regular alien clearing activities; and</li> <li>• Implementation of a burning programme.</li> </ul>	An initial amount of R300, 000.00 was recommended as the offset, however this was appealed and, through the appeals process, it was resolved that an amount of R100, 000.00 would be paid per hectare of conservation-worthy land lost. Refer to section 6.1.5.3 of <b>Appendix M</b> for a motivation from the DEA&DP and response to the appeals to the 2006 RoD for evidence. Although there would be

			<p>The R1, 840,000.00 shall be deposited into the above-mentioned account within 30 months of date of issue of this EA.</p> <p>Bi-annual (twice a year) statements of this account must be provided to the DEA&amp;DP and CapeNature as evidence that it remains in existence and that no spending unrelated to conservation is taking place.</p>	<p>gains in conservation area as a result of the amended DF, the total sum remains the same.</p> <p>The Applicant is obliged to ensure adherence to the other conditions of authorisation in the Environmental Authorisation and should make budget provisions for those requirements, therefore certain activities have been specified as being related to the budget in order to avoid a scenario where no monies are budgeted for conservation and the interest from the environmental fund would be the only source of financial provision for conservation activities.</p> <p>The mitigation measure was also originally provided as mitigation for loss of Renosterveld, therefore provision has been made for the conservation of off-site Renosterveld areas should there be no requirement for spending the interest on site (i.e. if conservation efforts have resulted in acceptable conservation of all conservation areas through the annual budget and funds are left over in the environmental fund for external conservation activities).</p> <p>The original condition is linked to the development of a specific number of houses, which was originally envisioned to occur within approximately two and a half years of authorisation (i.e. October 2008). However, no houses have been constructed to-date and the payment has not yet been made. Therefore, the amended condition is not linked to a particular developmental milestone, but rather provides a specific and reasonable timeframe within which the capital may be raised.</p> <p>The addition of the provision of statements to CapeNature and the DEA&amp;DP provides for transparency and accountability, given that the funds would not be managed by the DEA&amp;DP and CapeNature directly.</p> <p>The condition would be amended to remove management of monies by CapeNature and the DEA&amp;DP as it was indicated in the Focus Group Meeting with both parties that CapeNature is not structured to manage such a fund (refer to the meeting minutes in <b>Appendix I (ii)</b>).</p> <p>Furthermore, the DEA&amp;DP is the competent authority and it could present a conflict of interest should they have to manage said monies.</p>
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				<p>It is worth noting that, at the FGM with CapeNature and the DEA&amp;DP, CapeNature also suggested that the payment of monies may be forfeited should the Applicant enter into a Stewardship agreement (as included in G of the 2006 RoD as a recommendation) (refer to the meeting minutes in <b>Appendix I (ii)</b>), however the two conditions have not been associated with each other previously and need not be done so now.</p> <p>Note that the Applicant is able to demonstrate significant effort to date with regard to environmental management as well as the financial provision for related tasks. Refer to <b>Appendix N</b> for proof of the financial resources spent on environmental rehabilitation to-date.</p>
16.2 (new suggested numbering)	-	-	A Management Plan (which also includes requirements for annual audits) for all conservation areas on site must be compiled within the first two years of the approval of the amendment application and the expenditure of funds described in 16.1, as well as general environmental budget over and above those funds, should be in accordance with the management plan. This plan and the audits should be made available to state departments/ authorities upon request and progress should be reported on at the regular EMC meetings.	This is an additional condition added in response to a recommendation from CapeNature (refer to their comment in <b>Appendix I (iii)</b> ). Note that the audit and disclosure to state departments requirements have been included by the EAP in order to add further comfort that the area would be properly managed in the absence of a Stewardship agreement.
17	An on-site emergency response plan must be prepared and implemented in consultation with the Local Authority's Emergency Services.	No change	An on-site emergency response plan must be prepared and implemented in consultation with the Local Authority's Emergency Services.	-
18	The following conditions related to the storage of hazardous substances must be adopted and implemented:	No change	The following conditions related to the storage of hazardous substances must be adopted and implemented:	-
18.1	Tanks for the storage of hazardous substances must be bunded with a capacity of 110% in order to prevent leakages.	No change	Tanks for the storage of hazardous substances must be bunded with a capacity of 110% in order to prevent leakages.	-
18.2	The installation must comply with the SANS Codes of Practice.	No change	The installation must comply with the SANS Codes of Practice.	-
18.3	Non-corrosive pipe work systems must be used.	No change	Non-corrosive pipe work systems must be used.	-
18.4	Tanks must be equipped with overfill protection devices to prevent overfilling during road tanker delivery.	No change	Tanks must be equipped with overfill protection devices to prevent overfilling during road tanker delivery.	-
18.5	Shear cut-off valves must be placed between the dispenser nozzle and hose to prevent product free flow in the event of a drive away during vehicle refuelling operations.	No change	Shear cut-off valves must be placed between the dispenser nozzle and hose to prevent product free flow in the event of a drive away during vehicle refuelling operations.	-
19	All outdoor advertising associated with the activity, whether on or off the Property concerned, must comply with the applicable Local Authority By-Law for the control of Outdoor Advertising or in the absence of local legislative controls, must comply with the South African Manual for Outdoor Advertising Control (SAMOAC) available from the Directorate: Environmental Impact Management ...	No change	All outdoor advertising associated with the activity, whether on or off the Property concerned, must comply with the applicable Local Authority By-Law for the control of Outdoor Advertising or in the absence of local legislative controls, must comply with the South African Manual for Outdoor Advertising Control (SAMOAC) available from the  Director: Environmental Impact Management Department of Environmental Affairs and Tourism Private Bag X447 Pretoria 0001	-

20	The applicant shall be responsible for ensuring compliance with the conditions contained in the Record of Decision by any person acting on his behalf, including but not limited to, an agent, servant, employee or any person rendering a service to the applicant in respect of the activity, including but not limited to contractors and consultants.	No change	The applicant shall be responsible for ensuring compliance with the conditions contained in the <b>Environmental Authorisation</b> by any person acting on his behalf, including but not limited to, an agent, servant, employee or any person rendering a service to the applicant in respect of the activity, including but not limited to contractors and consultants.	This amendment has been proposed given that a Record of Decision is now referred to as an Environmental Authorisation.
21	The owner and/or developer must notify this Directorate and any other relevant authority, in writing, within 24 hours thereof if any condition of this authorisation is not adhered to.	No change	The owner and/or developer must notify this Directorate and any other relevant authority, in writing, within 24 hours thereof if any condition of this authorisation is not adhered to.	-
22	Departmental officials shall be given access to the property referred to in B above for the purpose of assessing and/or monitoring compliance with the conditions contained in this Record of Decision, at all reasonable times.	No change	Departmental officials shall be given access to the property referred to in B above for the purpose of assessing and/or monitoring compliance with the conditions contained in this <b>Environmental Authorisation</b> , at all reasonable times.	This amendment has been proposed given that a Record of Decision is now referred to as an Environmental Authorisation.
23	-	-	With respect to temporary <i>in situ</i> sewage treatment facilities (which could be decommissioned once the capacity is available at the Zandvliet Waste Water Treatment Works as a result of the imminent upgrades), the developer is to ensure that the facilities installed are compliant with applicable legislation, including, but not limited to the National Environmental Management Act (No. 107 of 1998), as amended, the National Water Act (No. 36 of 1998), and the National environmental Management: Waste Act (No. 59 of 2008), as amended. Should the facility trigger the requirements of the legislation, the necessary permit/ authorisation must be obtained. In other words, only Phase 1 may commence with development until such time as the upgrades to the WWTW have been completed and availability of capacity is provided by the municipality, or, alternatively, if another manner of treatment is sourced/utilised and appropriate under any relevant legislation.	This is a new recommendation, given the current lack of capacity at the Zandvliet Waste Water Treatment Works for Phase 2 onwards. Note, however, that the current timing of the upgrade would result in the WWTW upgrade being complete prior to the initiation of construction for Phase 2, which is when capacity would be required.
24	-	-	Operation of each phase of development may only commence upon availability of electrical services and the notification of commencement as well as written confirmation of capacity from Eskom is to be provided to the DEA&DP prior to the initiation of operational for each phase.	This is a new recommendation, given that Eskom is in the process of upgrading their related infrastructure.
25.1 (new, suggested numbering)	=	=	Adhere to mitigation measures stipulated in the Noise Impact Assessment by JKA dated 26 November 2019: For Residential Area 1, erect an 8m high noise barrier close to the NR road reserve, or an alternative barrier would be to erect an 8m high noise barrier at the boundary of Residential Area 1 (between the area and the N2). The noise barrier along the N2 would need to extend from the off ramp in the east to beyond the river in the west, noting that restricting the extent of the barrier at the river would expose a large portion of Area 1 to road traffic noise further westward. The alternative noise barrier at the boundary of Area 1 would need to "wrap" around and extend north-eastward to remove line-of-sight with the N2.	This is a new condition of authorisation stemming from the NIA (refer to <b>Appendix G(iv)</b> ), which was requested by the City of Cape Town in their comment on the Draft Amendment Application.
25.2 (new, suggested numbering)			For Mixed Use Areas 1 and 2, one of three possible noise barriers may be elected. The first option would be to erect a noise barrier (either 2.5m high for a single-storey residence or 5.5m high for a double-storey residence) at mixed use boundary (just outside the boundary closest to the R310), or erect a noise barrier (either 2.5m high for a single-storey residence or 4.5m high for a double-storey residence) along the western side of the canal facing the mixed use area, or, thirdly, locate continuous row of commercial/retail buildings (of equal height and without gaps) along the mixed use area boundary. Noting that this condition only applies if mitigation for noise sensitive receptors (i.e. residential use) is included in Mixed Use Areas 1 and 2.	This is a new condition of authorisation stemming from the NIA (refer to <b>Appendix G(iv)</b> ), which was requested by the City of Cape Town in their comment on the Draft Amendment Application. Note that the EAP has added the clarity regarding the applicability of this condition as it relates to the types of uses within the area (i.e. if there are no noise-sensitive receptors in Mixed Use Area 1 and 2, then no mitigation for such receptors is required).
25.3 (new, suggested numbering)			For Mixed Use Area 3, one of two possible barrier alternatives may be elected, namely erect a noise barrier (2.5m high if there are single storey residences and 4.5m high if there are double-storey residences) just outside the road reserve boundary approximately 30 m from the median centreline of the upgraded two carriageways R310, or locate a continuous row of commercial/retail buildings (of equal height and without gaps) along mixed use boundary. The placement and extent of the commercial buildings must be such that no noise sensitive receptor is in line-of-sight of the road. Noting that this condition only applies if mitigation for noise sensitive receptors (i.e. residential use) is included in Mixed Use Area 3.	This is a new condition of authorisation stemming from the NIA (refer to <b>Appendix G(iv)</b> ), which was requested by the City of Cape Town in their comment on the Draft Amendment Application. Note that the EAP has added the clarity regarding the applicability of this condition as it relates to the types of uses within the area (i.e. if there are no noise-sensitive receptors in Mixed Use Area 3, then no mitigation for such receptors is required).

G	RECOMMENDATIONS:			
1	That CapeNature be engaged in to consider the conservation areas in terms of its Stewardship Programme.	No change	<p>That CapeNature be engaged to consider the conservation areas in terms of its Stewardship Programme.</p> <p>Should the Department consistently not be satisfied with the conservation efforts of the Applicant and be able to provide a sufficient supporting evidence thereof, they may require that a stewardship agreement form part of the conditions of authorisation.</p>	<p>Although CapeNature has requested that this recommendation become a condition of authorisation (refer to the FGM meeting minutes in <b>Appendix I (ii)</b>), the nature of this item as a recommendation should remain as such.</p> <p>Given that the primary intention is to ensure conservation of the sensitive areas on the site, it is believed that earmarking the areas for conservation in the DF and the implementation of other conditions of authorisation contained in Environmental Authorisation would serve the same purpose. The anticipated impacts would be reduced as effectively with the conservation efforts required by the Environmental Authorisation as with a stewardship agreement, therefore it would be superfluous to have a stewardship agreement.</p> <p>The proviso has been added for the DEA&amp;DP to demand stewardship should the Applicant ignore the conservation requirements. This would provide additional motivation for the Applicant to maintain conservation efforts on site.</p> <p>The CTFS has been engaged in constant efforts to rehabilitate the sensitive Renosterveld area under "Area 1" identified by the botanist as well as the Dune Slack wetlands and they have been successful in doing so to-date. Refer to <b>Appendix N</b> for evidence of money spent on this rehabilitation.</p>
2	None	1.4.1 There should be an ecological corridor 100m wide between Area 1 and the Vergenoegd Renosterveld area. This corridor area will require extensive rehabilitation. Negotiations with the responsible roads authority should also be initiated, with the aim of securing permission to rehabilitate that portion of the Stellenbosch road reserve crossed by the corridor strip.	There should be an ecological corridor 100m wide between <b>the Renosterveld Area</b> and the Vergenoegd Renosterveld area. This corridor area will require extensive rehabilitation. Negotiations with the responsible roads authority should also be initiated, with the aim of securing permission to rehabilitate that portion of the Stellenbosch road reserve crossed by the corridor strip.	This change has been made to make reference to the appropriate label in amended DF. Note that the Landscape Plan has taken this notional corridor into consideration.
3	None	1.4.2. A limited network of footpaths should be encouraged in Conservation Area 1, with the aim of allowing people to enjoy and appreciate the open	A limited network of footpaths should be encouraged in <b>the Renosterveld Area</b> , with the aim being to allow people to enjoy and appreciate the open space, but to limit impact by channelling movement. Footpaths should not be wider than 2m. No footpaths should be allowed in Area 2 ( <b>within the Main Green Corridor, refer to Figure 1</b> ) due to high sensitivity vegetation and wetland soils.	This change has been made to make reference to the appropriate label in amended DF.

		space, but to limit impact by channelling movement. Footpaths should not be wider than 2m. No footpaths should be allowed in Area 2 due to highly sensitive vegetation and wetland soils.		
4	None	1.4.3 Some elevated boardwalks can be considered in the conservation areas, provided that there are no negative impacts to the identified wetlands. The construction and management of these boardwalks will have to be approved prior to construction by the Operational Environmental Control Officer.	Some elevated boardwalks can be considered in the conservation areas, provided that there are no negative impacts to the identified wetlands. The construction and management of these boardwalks will have to be approved prior to construction by the Operational Environmental Control Officer.	-
5	None	None	Conduct a survey within developed and conservation nodes to determine the extent of invasion by Cape Dwarf Gecko. A single specimen was observed during the November 2019 site visit. The ideal timing for such a survey is during the spring and summer seasons, and is achievable with a one-day surveying effort. The results will most likely be academic of nature, with no specific management actions needed.	This is a new recommendation which came from the updated faunal assessment (refer to <b>Appendix G(vi)</b> ). Note that it has been recorded as a non-essential recommendation by the specialist which would be good-to-have recommendations that would inform and improve the general conservation management of the CTFS site.
6	None	None	Conduct a survey of the artificial wetlands to determine which species of fish are present. Such a survey can be conducted during any season, with winter or spring being more suitable. Such a survey is achievable with a one or two-day surveying effort.	This is a new recommendation which came from the updated faunal assessment (refer to <b>Appendix G(vi)</b> ). Note that it has been recorded as a non-essential recommendation by the specialist which would be good-to-have recommendations that would inform and improve the general conservation management of the CTFS site.
7	None	None	Conduct annual baseline surveys of mammals, birds, reptiles and amphibian communities within the CTFS site. These should initially be done by a faunal expert that would then also provide training to CTFS environmental staff to conduct these in future. The ideal timing for such surveys is during the spring and summer seasons, and is achievable with a week-long surveying effort. The results should be recorded in a CTFS biodiversity database (see below).	This is a new recommendation which came from the updated faunal assessment (refer to <b>Appendix G(vi)</b> ). Note that it has been recorded as a non-essential recommendation by the specialist which would be good-to-have recommendations that would inform and improve the general conservation management of the CTFS site.
8	None	None	Establish an electronic database to log faunal observations within the CTFS site.	This is a new recommendation which came from the updated faunal assessment (refer to <b>Appendix G(vi)</b> ). Note that it has been recorded as a non-essential recommendation by the specialist which would be good-to-have recommendations that would inform and improve the general conservation management of the CTFS site.