



## **APPLICATION FOR ENVIRONMENTAL AUTHORISATION FOR EIA LISTED ACTIVITIES**

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

**NOVEMBER 2019**

(For official use only)	
Notice of Intent Reference Number:	
EIA Reference Number:	
NEAS Reference Number:	
Exemption Reference Number:	
Date received by Department:	
Date received by Directorate:	
Date received by Case officer:	

### **GENERAL PROJECT DESCRIPTION**

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

**THE PROPOSED DEVELOPMENT OF A NEW RETREAT AND ASSOCIATED  
INFRASTRUCTURE, AND ASSOCIATED MAINTENANCE MANAGEMENT ON A PORTION  
OF PORTION 11 OF FARM 1674, PAARL**

### **IMPORTANT INFORMATION TO BE READ PRIOR TO COMPLETING THIS APPLICATION FORM.**

#### **1. Purpose**

The purpose of this form is to provide a format for the submission of an application for Environmental Authorisation in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"), Environmental Impact Assessment ("EIA") Regulations, 2014 (as amended).

#### **2. General**

- 2.1. The EIA Regulations is defined in terms of Chapter 5 of NEMA, hereinafter referred to as the "NEMA EIA Regulations".
- 2.2. The required information must be typed within the spaces provided in the form. The sizes of the spaces provided are not necessarily indicative of the amount of information to be provided. The tables may be expanded where necessary.
- 2.3. Note that an incomplete Application Form may result in this Department not acknowledging such Application Form. Where the application for environmental authorisation is refused, a new application must be submitted along with proof of payment.
- 2.4. Unless protected by law, all information contained in, and attached to this application, will become public information on receipt by the Department. Upon request, the Applicant/EAP must provide any interested and affected party with the information contained in or submitted with the Application Form.

### 3. Administrative requirements

- 3.1. This Application Form must always be used for applications that must be subjected to Basic Assessment or Scoping & Environmental Impact Reporting Process in terms of the NEMA EIA Regulations where this Department is the Competent Authority.
- 3.2. An **application fee may be applicable**. Where an application fee must be paid, the application fee must be paid prior to the submission of this Application Form and proof thereof must be submitted together with this Application Form as Appendix D.
- 3.3. This Application Form must be **duly dated and originally signed** by the Applicant and EAP (if applicable) and must be submitted to the Department at the details provided below.

### 4. Circulars, Guidelines and Tools

- 4.1. The Department's latest Circulars pertaining to the "One Environmental Management System" and the EIA Regulations and guidelines must be taken into account when completing this Application Form.
- 4.2. The Screening Tool developed by the National Department of Environmental Affairs must be used to generate a screening report. Please use the Screening Tool link <https://screening.environment.gov.za/screeningtool> to generate the Screening Report. The Screening Report must be attached to this Application Form as Appendix E.

### 5. Other Legislative requirements

- 5.1. Should a water use licence application be required in terms of the National Water Act, 1998 (Act No. 36 of 1998) ("NWA"), the "One Environmental System" is applicable, specifically in terms of the synchronisation of the consideration of the application in terms of the NEMA and the NWA. Refer to this Department's Circular EADP 0028/2014: One Environmental Management System.
- 5.2. Where Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) is triggered, the Standard Operating Procedure between Heritage Western Cape and this Department **must** be followed.

- 5.3. Where a Waste Management Licence in terms of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008) “(the Waste Act)” is required, and this Department is also the competent authority in terms of the Waste Management Licence Application, the Application Form for an Integrated Environmental Authorisation must be completed (when available) and not this application form. Forms are available on the departmental website at the following address <https://www.westerncape.gov.za/eadp/about-us/meet-chief-directorates/environmental-quality/waste-management>

## 6. Lapsing of the Application

- 6.1. An application for Environmental Authorisation lapses if the Applicant fails to meet any of the timeframes prescribed in terms of the NEMA EIA Regulations. As such, it is recommended that:
- the Applicant/EAP approach the Department prior to submission of the Application Form for guidance on the process to be followed – in this regard it must be noted that the Department has developed a **Notice of Intent** form to be submitted to the Department to allow for informed guidance by the Department;
  - if the intention is to apply for exemption in terms of the National Exemption Regulations, 2014, Application for Exemption (Form No. AE10/2018) must be submitted **and the application finalised** prior to the submission of this Application Form.
- 6.2. This Application Form is current as of **November 2019**. It is the responsibility of the Applicant/EAP to ascertain whether subsequent versions of the form have been released by the Department. Visit the Department's website at <http://westerncape.gov.za/eadp> to check for the most updated version of this Application Form.

## DEPARTMENTAL DETAILS

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

## ATTACHMENTS

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

APPENDIX		✓ (Tick) or x (cross)
Appendix A	Specific fee reference number	✓
Appendix B:	Landowner consent: POA from Stellenbosch Municipality for final potable pipeline within road reserve	Not Applicable as Applicant is Landowner. Pipelines are furthermore linear. POA obtained from Stellenbosch Municipality for pipeline connection to Lanquedoc.
Appendix C:	Proof of the fact that it is a community project and/or funded by a government department	Not applicable
Appendix D:	Proof of payment of the application fee	✓
Appendix E:	Screening Tool Report	✓
Appendix F:	<ul style="list-style-type: none"> <li>i) Notice of Intent to Development for New Retreat Site</li> <li>ii) Notice of Intent to Develop for Permanent Pipeline to Lanquedoc</li> <li>iii) Interim Response from Heritage Western Cape on Heritage Impact Assessment</li> </ul>	✓
Appendix G:	Proof of application to the Department of Water and Sanitation <ul style="list-style-type: none"> <li>i) Pre-application submission</li> <li>ii) Pre-application meetings _ 2 December 2020, 16 February 2021</li> <li>iii) Confirmation from DWS for a General Authorisation</li> </ul>	✓
Appendix H:	Exemption Notice(s)	Not applicable
Appendix I:	Proof of zoning of the properties to be developed	✓
Appendix J:	Existing Approvals	Refer to Appendix I
Appendix K:	Project Plan	✓
Appendix L:	Locality Map	✓
Appendix M:	Site Development Plan	✓
Appendix N:	Landscaping Plan	✓
Appendix O:	Civil Services Report	✓
Appendix P:	Public Participation Plan and Approval	✓
Appendix Q:	Information document for a Maintenance Management Plan	✓



Appendix R:	<b>Service and capacity letters</b> i) <b>Refuse collection</b> ii) <b>Potable water demand</b> iii) <b>Energy supply confirmation from Eskom</b>	✓
-------------	--	---

## LIST OF FIGURES

Figure 1: Site Development Plan, existing building footprints indicated in red (source: Tsai Design Studio, 20 August 2020)...	12
Figure 2: Landscape Plan (source: Terra+, 29 March 2021).....	13
Figure 3: Proposed Bus Turning Route (source: Pretorius & Sequeira, 2020).....	14
Figure 4: Proposed temporary bulk water supply (source: MH&A DRG No. C5960/07).....	15
Figure 5: Proposed Long-Term Bulk Water Line to Lanquedoc (source: MH&A, Drg No C5960/06, Rev B, 26 March 2021).....	16
Figure 6: Proposed Civil Engineering Services and Flood Protection Measures (source: MH&A, from drawing "General Arrangement", DWG No C5960/03 Rev C, 26 March 2021).....	17
Figure 7: Existing Electrical Connection (source: Schoonwinkel, 2020).....	18
Figure 8: Organogram depicting Boschendal, Bertha Foundation and the Community Advice Office (source: The Bertha Foundation, April 2021).....	20
Figure 9: Map the wetlands and streams on and around the New Retreat site, including recommended ecological buffers. These buffers were measured as horizontal distances from the edges of the ecosystems. The York dam wetland seep is located east of the site (source: Snaddon, 2021).....	32
Figure 10: Close up aerial photograph of the New Retreat site (red boundary) and the inland aquatic ecosystems on and close to the site (Source: Snaddon, 2021).....	32
Figure 11: Biodiversity Map (created using Cape Farm Mapper, 11/11/2021, with site layers from MH&A "BERTHA RETREAT 4", 20/04/2021).....	34
Figure 12: Biodiversity Map (created using SANBI BGIS, 10/05/2020, site outline reproduced by EAP using layers from MH&A, "BERTHA RETREAT 4", 20/04/2021 as a guide).....	35
Figure 13: Extract of SA Vegetation Map, showing the two mapped vegetation types in the study area. The temporary water pipeline is shown as a green line (source: Helme, 2021).....	36
Figure 14: Dwars River Valley Concept (source: NMA, August 2020- extracted from Stellenbosch Municipality SDF, 2019)....	41
Figure 15: Conceptual proposal prepared as part of Boschendal Estate Draft Conceptual Framework contained in Stellenbosch Municipality SDF, 2019:83 (source: NMA, August 2020).....	42
Figure 16: Location of Site Relative to the applicable Spatial Planning Categories Identified in the Draft EMF (adapted from the draft EMF, 2017).....	43

## LIST OF TABLES

Table 1: Development Components relative to triggered Listed Activities.....	20
Table 2: Specialist investigations raised by Screening Tool and responses thereto.....	25
Table 3: Extract from the Stellenbosch Zoning Scheme By-law (source: NMA, August 2020).....	39

## SECTION A: FEES

1.1 If the relevant application fee was already confirmed with the Department and a Specific Fee Reference Number obtained following the submission of a **Notice of Intent** to the Department, then all that is still required is:

- for the Specific Fee Reference Number to be provided:

B – BA- EIA – H26

- to confirm the fee paid:  
and

R 2000.00

- for the proof of payment to be attached to this Application Form.

1.2 If the relevant application fee was not confirmed with the Department and a Specific Fee reference Number has not yet been obtained:

- Complete the request for a Specific Fee Reference Number and fax it to the relevant Directorate. The Specific Fee Reference Number Form is attached as Appendix A.
- An Applicant/EAP must pay a fee for the processing of EIA applications as set out in the Fee Regulations published in terms of sections 24(5) and 44(1) of the National Environmental Management Act, 1998 (Act No. 107 of 1998). A fee of **R2 000** is applicable to an application which must be subjected to Basic Assessment and a fee of **R10 000** is applicable to an application which must be subjected to Scoping and Environmental Impact Reporting.
- Where an integrated process for environmental authorisation is required, an Application Form for an Integrated Environmental Authorisation must be completed.
- **An Applicant is excluded from having to pay the application fee if:**
  - The application is for a community-based project funded by a government grant; or
  - The Applicant is an Organ of State.
- Where an Applicant is **not required** to pay a fee, the Applicant must inform the Department in writing by attaching proof thereof and a motivation to this Application Form.

### Department of Environmental Affairs and Development Planning banking details:

---

Bank:	Nedbank
Branch Code:	145209
Account Number:	145 204 5003
Type of Account:	Current Account
Status:	Tax exempted

---

- **NB: Your Specific Fee Reference Number MUST be used as a deposit reference when making a payment.**
- Where a fee is applicable, once a Specific Fee Reference Number has been obtained from the Department, it must be inserted into the Application Form and proof of payment attached when the Application Form is submitted to the Department. An application may not be submitted without the specific fee reference number and proof of payment. The Department will respond to a request for a Specific Fee Reference Number in writing.
- If there is uncertainty as to the application process that must be followed, the Department should be approached for guidance prior to the request for the Specific Fee Reference Number.
- In the event that any **refunding of fees paid is required**, the "BAS Entity Maintenance" form must be completed, which can be obtained from the Department. The Department may be contacted regarding any refund queries in this regard.
- Please refer to the national guideline *Guidance Document on the Fee Regulations* (April 2014), obtainable from <http://www.environment.gov.za/legislation/guidelines> for more information.

## SECTION B: ADMINISTRATIVE DETAILS

Highlight the Departmental Region in which the intended application will fall		CAPE TOWN OFFICE		GEORGE OFFICE
		REGION 1 <del>(City of Cape Town, West Coast District)</del>	REGION 2 <b>(Cape Winelands District &amp; Overberg District)</b>	REGION 3 <del>(Central Karoo District &amp; Garden Route District)</del>
1.	<b>Duplicate this section where there is more than one Proponent</b>	Boshendal (Pty) Ltd represented by Mr William George  Mr. William George  Boshendal (Pty) Ltd  2002/023534/07  P.O Box 35 Pniel Main Road (021) 870 4249 <a href="mailto:Williamg@alphawealth.co.za">Williamg@alphawealth.co.za</a> Postal code: 7681 Cell: 083 559 9100 Fax: Not applicable		
	Name of Applicant:			
	Name of contact person for Proponent (if other):			
	Company/ Trading name/State Department/Organ of State:			
	Company Registration Number:			
	Postal address:			
	Telephone:			
	E-mail:			
2.	Company of EAP:	Chand Environmental Consultants cc		
	EAP name:	Ms. Marielle Penwarden Ms. Claudette Muller		
	Postal address:	PO Box 238 Plumstead Postal code: 7801		
	Telephone:	(021) 762 3050 Cell: N/a		
	E-mail:	<a href="mailto:claudette@chand.co.za">claudette@chand.co.za</a> Fax: 086 665 7430		
	Qualifications:	Marielle Penwarden: BSc Hons Environmental Management (UNISA), BSc Environmental Management (UNISA)		

	EAPASA registration no:	Claudette Muller: MPhil, Environment, Society and Sustainability (UCT) <u>Marielle Penwarden:</u> EAPSA registration 2019/1988 SACNASP Candidate Natural Scientist (600001/15) <u>Claudette Muller:</u> EAPSA registration Pending	
3.	<b>Duplicate this section where there is more than one landowner</b> Name of landowner: Name of contact person for landowner (if other): Postal address: Telephone: E-mail:	Farm 11/1674, Paarl, Farm 1730, Paarl, Farm 2/1176, Paarl, Farm 8/1173, Paarl: Boshendal (Pty) Ltd (who is the applicant) Sections of the road reserve in which the proposed permanent potable water supply pipeline would be located is owned by the Stellenbosch Municipality. Despite being a linear component, Power of Attorney (POA) has been obtained for this route – Refer to Appendix B Mr. William George (Boshendal Pty Ltd) Same as above Same as above Same as above Same as above Postal code: Same as above Cell: Same as above Fax: Same as above	
	Name of contact person for landowner (if other): Postal address: Telephone: E-mail:	Stellenbosch Municipality Anthony Barnes Plein Street Stellenbosch antonybarnes@stellenbosch.gov.za 021 808 8111 Postal code: 7600 Cell: Not applicable Fax: Not applicable	
<p><b>Note:</b> The written consent form must be attached as Appendix B to this Application Form. If there is more than one cadastral, written consent must be provided by all landowners. POA from Stellenbosch Municipality for construction within road reserve has been obtained. Refer to Appendix B.</p> <p>The consent of the landowner or person in control of the land is not required for: a) linear activities; b) an activity directly related to prospecting or exploration of a mineral and petroleum resource or extraction and primary processing of a mineral resource; or c) strategic integrated projects ("SIPs") as contemplated in the Infrastructure Development Act, 2014 (Act No. 23 of 2014).</p>			
4.	Name of Person in control of the land: Name of contact person for person in control of the land: Postal address: Telephone: E-mail:	Boschendal (Pty) Ltd represented by Mr William George Same as above Same as above Same as above Same as above Same as above Same as above Postal code: Same as above Cell: Same as above Fax: Not applicable	
5.	<b>Duplicate this section where there is more than one Municipal Jurisdiction</b> Municipality in whose area of jurisdiction the proposed activity will fall: Contact person: Postal address: Telephone: E-mail:	Stellenbosch Municipality Mr. Schalk van der Merwe Plein Street Stellenbosch 021 808 8679 schalk.vandermerwe@stellenbosch.gov.za Postal code: 7600 Cell: Not applicable Fax: 021 886 6899	

## SECTION C: NATIONAL SECTOR CLASSIFICATION LIST

Indicate one main sector the proposed development falls under by ticking the relevant block in the sector list below. (Note: this will be the same sector indicated in the DEA Screening tool report)

Infrastructure/Transport Services/Roads – Public		Services/Waste Management Services/Disposal Facilities – General	
Infrastructure/Transport Services/Roads – Private		Services/Waste Management Services/Treatment Facilities – Hazardous	
Infrastructure/Transport Services/Rail-Public		Services/Waste Management Services/Treatment	

		Facilities – General	
Infrastructure/Transport Services/Rail – Private		Services/Waste Management Services/Storage Facilities – General	
Infrastructure/Transport Services/Airport/Runways/Landing Strip/Helipad – Commercial		Services/Waste Management Services/Storage Facilities – Hazardous	
Infrastructure/Transport Services/Airport/Runways/Landing Strip/Helipad – Private		Services/Waste Management Services/Storage Facilities – Nuclear	
Infrastructure/Transport Services/Airport/Runways/Landing Strip/Helipad – Public Services		Services/Burial and cemeteries – Cemeteries	
Infrastructure/Transport Services – Ports		Services/Burial and cemeteries – Cremators	
Infrastructure/Transport Services – Inland waterways		Services/Water services/Storage – Dams	
Infrastructure/Transport Services – Marina		Services/Water services/Storage – Reservoirs	
Infrastructure/Transport Services – Canal		Services/Water services – Desalination	
Infrastructure/Localised infrastructure – Infrastructure in the sea/Estuary/Littoral active zone/Development setback/100m inland/ or coastal public property		Services/Water services – Treatment and WasteWater	
Infrastructure/Localised infrastructure -Zip lines and Foefie slides		<b>Services - Hospitality</b>	<b>X</b>
Infrastructure/Localised infrastructure – Cableway and Funiculars		Mining – Prospecting rights	
Infrastructure/Localised infrastructure – Billboards		Mining – Mining permit	
Infrastructure/Localised infrastructure – Depot for dangerous goods		Mining – Mining right	
Infrastructure/Localised infrastructure – Filling station or Tanks for Dangerous goods		Mining/Exploration right – Gas or Oil marine	
Utilities Infrastructure/Pipelines – Fresh/Storm water urban		Mining/Exploration right – Gas or Oil terrestrial	
Utilities Infrastructure/Pipelines – Fresh/Storm water rural		Mining/Production right – Gas or Oil marine	
Utilities Infrastructure/Pipelines – Waste Water		Mining/Production right – Gas or Oil terrestrial	
Utilities Infrastructure/Pipelines – Dangerous goods urban		Mining underground gasification of coal - Oil	
Utilities Infrastructure/Pipelines – Dangerous goods rural		Mining Beneficiation – Hydrocarbon	
Utilities Infrastructure/Telecommunications/Radio Broadcasting – Tower		Mining Beneficiation – Mineral	
Utilities Infrastructure/Telecommunications/Radio Broadcasting – Mast		Agriculture/Forestry/Fisheries – Crop production	
Utilities Infrastructure/Telecommunications/Radio Broadcasting – Receivers		Agriculture/Forestry/Fisheries – Animal production	
Utilities Infrastructure – Marine cables		Agriculture/Forestry/Fisheries –Afforestation	
Utilities Infrastructure/Electricity/Generation/ Non- Renewable/Hydrocarbon – Petroleum		Agriculture/Forestry/Fisheries –Aquaculture	
Utilities Infrastructure/Electricity/Generation/ Non- Renewable/Hydrocarbon – Coal		Agriculture/Forestry/Fisheries –Agro-processing	
Utilities Infrastructure/Electricity/Generation/ Non- Renewable – Nuclear		<b>Transformation of land – Indigenous vegetation</b>	<b>X</b>
Utilities Infrastructure/Electricity/Generation/Renewable – Hydro		Transformation of land – From open space or Conservation	
Utilities Infrastructure/Electricity/Generation/Renewable/Solar – PV		Transformation of land – From Agriculture or Afforestation	
Utilities Infrastructure/Electricity/Generation/Renewable/Solar – CSP		Transformation of land – From mining or heavy industrial areas	
Utilities Infrastructure/Electricity/Generation/Renewable - Wind		<b>Any activities close to or within a watercourse</b>	<b>X</b>
Utilities Infrastructure/Electricity/Generation/Renewable – Biomass/Biofuels		Any activity in an estuary, on the seashore, in the littoral active zone, or in the sea	
Utilities Infrastructure/Electricity/Generation/Renewable - Wave		Activity requiring a permit or license in terms of National or Provincial legislation governing the release or generation of emissions – emissions	
Utilities Infrastructure/Electricity/Distribution and Transmission – Powerline		Activity requiring permit or license – Marine effluent/freshwater effluent	
Utilities Infrastructure/Electricity/Distribution and Transmission – substation		Activity requiring permit or license – Freshwater effluent	
Services/Waste Management Services/Disposal Facilities – Hazardous		Release genetically modified organisms	
Services/Waste Management Services/Disposal Facilities – Nuclear			

## SECTION D: PROJECT DESCRIPTION

1.	Is this an Application for a:	<b>Basic Assessment Process</b>	<b>X</b>	Scoping Environmental Impact Report	
----	-------------------------------	---------------------------------	----------	-------------------------------------	--

2.	Is this a strategic infrastructure project ("SIP") as contemplated in the Infrastructure Development Act, 2014 (Act No. 23 of 2014)?			YES	NO
3.	Is the proposed development (please tick):	NEW		Expansion	X
4.	Is the proposed site(s) a brownfield of greenfield site? Please explain.				
<p>The site is a brownfields site because it was previously used as worker accommodation. There are existing buildings on the site, and it is within an area which has been previously cleared. The proposed interim potable water supply route is also a brownfields site as it comprises Hoof Road which is a compacted dirt road. Similarly, the long-term potable water pipeline route comprises a tarred road and compressed dirt adjacent to the black top.</p>					
5.	<p><b>For Linear activities or developments</b></p> <p>Although the proposal has certain linear components like service lines, these largely fall within the development footprint of the site of the proposed development as indicated in Figure 6 below. None of these exceed the thresholds indicated in the Listed Activities, and therefore do not trigger the need for Environmental Authorisation.</p> <p>Note that there are two potable water supply lines that would extend beyond the site; an interim line and a long-term, permanent line. The interim line would extend east along Hoof Road and turn north to connect to an existing irrigation line. The proposed long-term water line would extend along Hoof Road, to an existing municipal connection in Lanquedoc. Both of these solutions apply to the preferred servicing alternative. Both lines would be developed within the existing footprint of the road and/or road reserve within a compacted dirt pathway. The details indicated below pertain to these segments of pipeline.</p>				
5.1.	Provide the Farm(s)/Farm Portion(s)/Erf number(s) for all routes:				
<p>The interim potable water line would be located within the road/road reserve and cross Farm 11/1674 (which is owned by the applicant)</p> <p>The proposed permanent potable water line to Lanquedoc is located within the road and road reserve either on the Boschendal Estate or within Municipal land (i.e the road and road reserve belongs to Stellenbosch Municipality). The applicable properties are Lanquedoc Main Road, 2/1176 and 8/1173 and Ou Wa-Pad, Farm 11/1674 and 1730, Dwars River Valley, Stellenbosch</p>					
5.2.	Development footprint of the proposed development for each alternative.				Approx. 141 m <sup>2</sup> + 398 m <sup>2</sup> = 539 m <sup>2</sup>
<p>Only applicable to the preferred alternative (i.e. Alternative 3):</p> <p>Interim water supply pipeline: calculated as approx.. 282m in length x 0.5 m wide for trenching.</p> <p>Long-term water supply pipeline: calculated as approx.. 796 m in length x 0.5 m wide for trenching.</p> <p>Note that this would all be within existing roadway and/or road reserve.</p>					
5.3.	Provide a description of the proposed development (e.g. for roads the length, width and width of the road reserve in the case of pipelines indicate the length and diameter) for all alternatives.				
<p>Only applicable to the preferred alternative (i.e. Alternative 3):</p> <p>Following confirmation of requirements of Stellenbosch Municipality, <b>the long-term solution</b> is for bulk water to be sourced from the external municipal network in Lanquedoc (Middelmann &amp; Hurworth, 2021). An underground 160mm diameter uPVC link main is proposed to be constructed from a connection point on the Lanquedoc PRV water distribution zone, on the fringe of the Lanquedoc estate, along Hoof Road and into Boschendal (refer to Figure 5) (Middelmann &amp; Hurworth, 2021). The routing of the western segment of the proposed water line would be determined on site but would be limited to the northern side of the roadway. It would either be routed within the northern half of the road (i.e. hard/blacktop) or between the existing hard top and row of gum trees alongside it (there is currently compacted, bare ground presently between the gum trees and hard/blacktop). Land-owner permission for this pipeline to traverse private property not owned by the applicant must however still be obtained.</p> <p><b>In the interim</b>, it is proposed that potable water is temporarily sourced from an existing irrigation line which runs just north-east of the site. The proposal involves tying into the existing York Dam 300 mm diameter irrigation supply line that currently feeds a part of the Boschendal Estate irrigation reticulation. There is an existing "take-off" for water supply to existing houses just off Hoof Road within the York Farm boundary (refer to Figure 4). The existing connection would be upgraded to a 160 mm connection and a new 160 mm diameter uPVC Class 12 pipe would be laid to the Retreat. The new pipe route would extend 282 m and be installed within the road reserve on Hoof Road (Middelmann &amp; Hurworth, 2021). The pipe would cross a perennial stream where approximately 20m would be fastened to the existing culvert. The pipeline will terminate at the entrance of the Retreat. A 160 mm diameter uPVC Class 12 connection will be tied into the main line and feed the proposed meter chamber within the development boundary (Middelmann &amp; Hurworth, 2021). The irrigation water would be treated to achieve drinking water to Municipal potable water standards.</p>					
5.4.	Indicate how access to the proposed routes will be obtained for all alternatives.				
<p>The road already exists, and the potable water lines would be located within the black top area and/or the compacted dirt pathway alongside the road, within the road reserve.</p>					

5.5.	SG Digit codes of the Farms/Farm Portions/Erf numbers for all alternatives	Farm 11/1674, Paarl: C05500000000167400011 Farm 1730, Paarl: C05500000000173000000 Farm 2/1176, Paarl: C05500000000117600002 Farm 8/1173, Paarl: C05500000000117300008		
5.6.	<b>Starting point co-ordinates for all alternatives</b>			
Permanent potable water supply line to Lanquedoc	Latitude (S)	33°	53'	19.40"
	Longitude (E)	18°	58'	29.01"
	<b>Middle point co-ordinates for all alternatives</b>			
	Latitude (S)	33°	53'	24.41"
	Longitude (E)	18°	58'	16.65"
	<b>End point co-ordinates for all alternatives</b>			
	Latitude (S)	33°	53'	33.94"
	Longitude (E)	18°	58'	4.64"
Interim (temporary) potable water supply line	<b>Starting point co-ordinates for all alternatives</b>			
	Latitude (S)	33°	53'	19.55"
	Longitude (E)	18°	58'	28.85"
	<b>Middle point co-ordinates for all alternatives</b>			
	Latitude (S)	33°	53'	17.59"
	Longitude (E)	18°	58'	32.62"
	<b>End point co-ordinates for all alternatives</b>			
	Latitude (S)	33°	53'	13.40"
<b>Note: For Linear activities or developments longer than 500m, a map indicating the co-ordinates for every 100m along the route must be attached to this Application Form as an Appendix.</b>				
6.	<b>Other developments</b>			
6.1.	Property size(s) of all proposed cadastrals: Note that this applies to Farm 1674/11			76.06 Ha= 760,600 m <sup>2</sup>
6.2.	Developed footprint of the existing facility and associated infrastructure (if applicable): There are eight remnants of old worker cottages, each of which are approximately 147 m <sup>2</sup> in extent. Refer to the Site Development Plan in Appendix M for the details for each			1,182.9 m <sup>2</sup>
6.3.	Development footprint of the proposed development and associated infrastructure size(s) for all alternatives: This is calculated as follows: Existing buildings (1,182.9 m <sup>2</sup> ) + Additions to buildings (141 m <sup>2</sup> ) + External covered Areas (240 m <sup>2</sup> ) + hard landscaping (5,119 m <sup>2</sup> ) + soft landscaping (approx. 12,054 m <sup>2</sup> ), noting that 6,560 m <sup>2</sup> would be rehabilitation of the fynbos landscape Note that this applies to all three development alternatives assessed.			Approx. 18,736.9 m <sup>2</sup> rounded to approx. 1.88 Ha
6.4.	Provide a detailed description of the proposed development and its associated infrastructure (This must include details of e.g. buildings, structures, infrastructure, storage facilities, sewage/effluent treatment and holding facilities) for all alternatives.			
<b>Overall Description</b>				
<p>The Site Development Plan proposed is indicated in Figure 1 with a more detailed image and set of documents included in Appendix M.</p> <p>The proposed development entails the development of a "New Retreat", for the Bertha Foundation which draws on the positive attributes as well as lessons learned from the current Retreat on the Boschendal Estate, located on a portion of Portion 3 of Farm 1674, The Retreat is a Bertha Foundation initiative and the overall intention is for the proposed development to provide a transformative space where people can gather, align and work to embolden the field for social justice. The space would provide sanctuary for organisations, movements, and individuals most marginalised within society. These could range from local community organisations or individuals to those from international origins. The New Retreat would be used to host any event which furthers the aims of social and environmental justice such as decision-focused meetings, training and capacity-building, strategic planning and reflection sessions, retreats and team-building activities, convenings and exchanges for partnership strengthening/development, film screenings and discussions, and community recreation/engagement programmes.</p>				



It is presently anticipated that the proposed development would have the capacity to accommodate up to approximately up to 34 overnight guests/attendees.



Figure 1: Site Development Plan, existing building footprints indicated in red (source: Tsai Design Studio, 20 August 2020)

The existing building footprints of the remnant cottages on site would be used, where possible and the proposed development would comprise of the following buildings:

- Accommodation buildings to accommodate up to 34 overnight guests/attendees, which include bedrooms, bathrooms, a lounge/communal living area and covered outdoor areas/deck space;
- A conference facility which includes a small conference venue and up to approximately two breakaway areas;
- A communal dining and lounge area;
- An administration building with a reception and waiting lounge / library;
- Meeting room(s) for community programmes and a communal library; and
- A kitchen area, with space for staff dining, lockers, and ablution facilities.

The interventions would connect the site to the farm by opening up views to the surrounding landscape, watercourse, and mountains, and forming new paths that connect the site to the adjacent watercourse and the Dwars River. The overall design intent is to integrate the development in the landscape and provide a multitude of diverse spaces that are comfortable for a range of people. The landscape plan in Figure 2 indicates a variety of spaces from the large central gathering space, the point of arrival to more intimate spaces for solitary pursuits and isolation in areas such as the boardwalks along the stream. The use of peripheral areas for guests/attendees to connect to nature is facilitated using a continuous footpath through the rehabilitated fynbos and a productive kitchen garden (pers comms, A. Bormans, 29/05/2020). The interface with the historic Ou Wapad would be softened with extensive planting (pers comms, A. Bormans, 29/05/2020).



The intention is that all spaces, including the parking area, be multi-use spaces to accommodate varying functions such as occasional markets, grantee gatherings, community gatherings, and play activities (NMA, August 2020).

In terms of sustainable drainage, stormwater would be managed primarily by infiltration through permeable surfaces. Car parking areas would be constructed from permeable gravel-fix systems, or permeable grass blocks, and edge restraints would be low and/or have drainage gaps. Landscaped pedestrian areas and planting would also be permeable. Surface flow that may be generated by high rainfall events would be allowed to pass through the development by surface escape, without causing flow concentration.

Therefore, the source of water for the landscaping would be a combination of municipal supply, rainfall and stormwater run-off (infiltration). Refer to the Stormwater Management description below for more information.

There would be a combination of hard and soft landscaping measures applied.

Hard landscaping would include an open courtyard and a network of boardwalks, as well as an outdoor landscaped amphitheatre (which would be grassed). Proposed parking areas would also be landscaped, but these would be tucked within further planting to soften the entrance and interface with the Ou Wa-pad.

Soft landscaping would also be used to bridge scale with the proposed buildings and break-away areas as well as to provide screening and synergy with the surrounding landscape. Tree lines as well as rehabilitated fynbos corridors would be implemented to provide strong connections to the broader landscape (pers comms, A. Bormans, 29/05/2020). There would be peripheral areas to connect to nature through the provision of a continuous footpath through the rehabilitated fynbos and productive kitchen garden (pers comms, A. Bormans, 29/05/2020). The interface with the historic "Ou Wa-pad" would be softened with extensive planting. The intention would be for the site to be as self-sufficient as possible, and so a vegetable garden is a major component of the landscape plan.

The Landscape Plan is indicated in Figure 2 as well as in Appendix N.

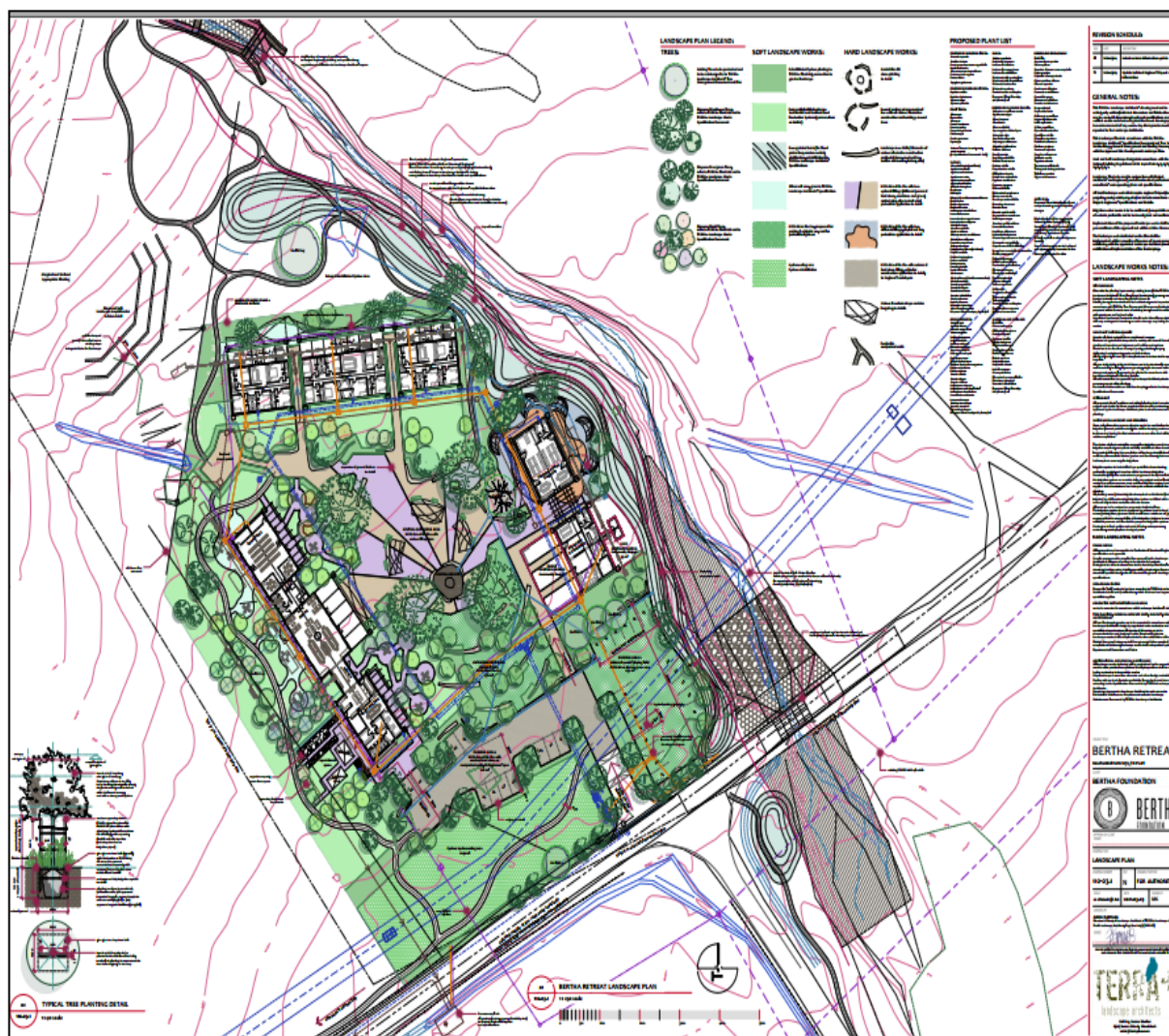


Figure 2: Landscape Plan (source: Terra+, 29 March 2021)

#### **Transport (access and parking):**

There is an existing road network which provides access to the site. Access to the site would be obtained via the Ou Wapad, a 6 m wide gravel servitude road that traverses Portion 2 of Farm 1176 (which is not part of the Boschendal Estate and Farm 1730 of the Boschendal Estate, and which takes access via a security gate (which is owned and managed by Boschendal) off the Lanquedoc Main Road (which is accessible via Helshoogte Road) (Pretorius & Sequeira, 2020). The access control will be retained (Pretorius & Sequeira, 2020).

A total of 24 parking bays (which includes 7 visitors parking bays) are proposed and confirmed as sufficient (Pretorius & Sequeira, 2020).

Internal access would be via a short, single new access road off the Ou Wapad, to a small parking area along the edge of the Ou Wapad (NMA, August 2020). This would serve to limit the movement of vehicles on and around the site (NMA, August 2020). Internal access to the various components of the proposed development would occur via a series of informal footpaths and landscaping interventions as described in the Landscaping section above.

#### **Transport (public transport infrastructure):**

There are public transport services in the form of mini-bus taxis available along the Helshoogte Road (Pretorius & Sequeira, 2020). A bus turning route (refer to Figure 3) for shuttle busses dropping off Retreat attendees is proposed south of the proposed development, making use of the existing dirt road, as the Ou WA pad is too narrow for a bus to turn around (Pretorius & Sequeira, 2020). The bus would need to alley dock by means of reversing into the gravel road and then driving out again (Pretorius & Sequeira, 2020).



**Figure 3: Proposed Bus Turning Route (source: Pretorius & Sequeira, 2020)**

#### **Transport (NMT):**

No additional pedestrian and cycling facilities are required for the proposed development (Pretorius & Sequeira, 2020). The Ou Wapad is a private, access-controlled gravel road and visitors to the farm could walk along the Ou Wapad under these local traffic volume conditions (Pretorius & Sequeira, 2020).

#### **Stream Rehabilitation:**

Rehabilitation to the stream to the north of the site (i.e. stream 10) would also take place. A detailed rehabilitation plan is included in the EMPr and will be submitted with the Draft Basic Assessment Report (DBAR). Snaddon (2021) indicates the following necessary rehabilitation requirements:

- Bed (head-cut) Stabilisation;
- Bank (lateral) stabilisation;
- Removal of invasive alien plant species; and
- Replanting of rehabilitated areas.

Regular maintenance would also be required, hence the Maintenance Management Plan (MMP) in the EMPr which will be submitted with the DBAR. An information document for an MMP has been completed and is included as **Appendix Q**.

#### **Services:**

Proposed services are indicated in Figure 4, Figure 5 and Figure 6.

#### **Water**

There are no potable water networks in the vicinity of the proposed development (Schoonwinkel, 2020).



The total Average Annual Daily Demand (AADM) for the proposed development is estimated at 13 400 L/day (Schoonwinkel, 2020). The average estimated daily flow is 0.16L/s and a peak factor of 2.4, therefore the network would be designed for a flow of 0.38 L/s (Schoonwinkel, 2020). The internal reticulation network would have pipes of 110 mm in diameter and the services are depicted in Figure 6 (Schoonwinkel, 2020).

Two bulk water supply lines are proposed and are being applied for; 1) an interim private supply which will source from an existing irrigation line and 2) a long-term solution which will source water from the municipal network in Landquedoc. These two solutions are described below.

#### 1) Interim bulk water supply:

The proposed interim solution involves tying into the existing York Dam 300 mm diameter irrigation supply line that currently feeds a part of the Boschendal Estate irrigation reticulation. There is an existing "take-off" for water supply to existing houses just off Hoof Road within the York Farm boundary (refer to Figure 4). The existing connection would be upgraded to a 160 mm connection and a new 160 mm diameter uPVC Class 12 pipe would be laid to the Retreat. The new pipe route would extend 282 m and be installed within the road reserve on Hoof Road (Middelmann & Hurworth, 2021). The pipe would cross a perennial stream where approximately 20 m would be fastened to the existing culvert. The pipeline will terminate at the entrance of the Retreat. A 160 mm diameter uPVC Class 12 connection will be tied into the main line and feed the proposed meter chamber within the development boundary (Middelmann & Hurworth, 2021). In the interim, a holding tank and combination sand filter and Ultra-violet water treatment plant will be installed to treat the "irrigation water" to the required quality and standard for Municipal potable water. The internal reticulation is described in the next paragraph and would be for both the interim and final potable water supply solutions.



Figure 4: Proposed temporary bulk water supply (source: MH&A DRG No. C5960/07)

#### 2) Long-term bulk water supply:

In the long-term and following permission from affected landowners, bulk water would be sourced from the external

municipal network in Lanquedoc (Middelmann & Hurworth, 2021). An underground 160 mm diameter uPVC link main is proposed to be constructed from a connection point on the Lanquedoc PRV water distribution zone, on the fringe of the Lanquedoc estate, along Hoof Road and into Boschendal (refer to Figure 5) (Middelmann & Hurworth, 2021). The routing of the western segment of the proposed water line would be determined on site, but would be limited to the northern side of the roadway. It would either be routed within the northern half of the road (i.e. hard/blacktop) or between the existing hard top and row of gum trees alongside it (there is currently compacted, bare ground presently between the gum trees and hard/blacktop). A bulk meter would be required at the Boschendal boundary, proposed at a convenient location outside the security gate and to the approval of the local authority, and the pipeline would continue as a private main up to the Retreat development, on Portion 11 of Farm 1674 (Middelmann & Hurworth, 2021). The pipeline would bridge various stormwater culverts by surface fixing. This link main is in principle in accordance with the alignment proposed in the GLS capacity analysis report and accompanying schematics for the development, dated 5 December 2020, and has been formally endorsed by confirmation of capacity by the local authority.

The water demand for the New Retreat is estimated at 13.4 m<sup>3</sup> per day, and this capacity is available in the network (refer to Appendix R (ii)) (Middelmann & Hurworth, 2021). The main would terminate at the development, and a supply off this main would provide potable and fire water to the Retreat. This supply would be managed through a private sub-meter and would separate on-site into a 110 mm uPVC Class 16 fire ring and a 50 mm uPVC Class 12 domestic system (Middelmann & Hurworth, 2021).



Figure 5: Proposed Long-Term Bulk Water Line to Lanquedoc (source: MH&A, Drg No C5960/06, Rev B, 26 March 2021)

### Sewer

There is no existing functional sewer system for development and the historic pipe and septic tanks systems have been abandoned and will not be rehabilitated (Middelmann & Hurworth, 2021). These existing septic tanks are located in close proximity to the cottages, which is not ideal for future development, as this does not meet the requirements of section 133(2) of the Stellenbosch Municipality Water Services Bylaw (August 2017), which states that soakaways are not permitted within 5 metres of a dwelling (Nadeson, 2019). For this reason, the entire sewer infrastructure requires replacement.

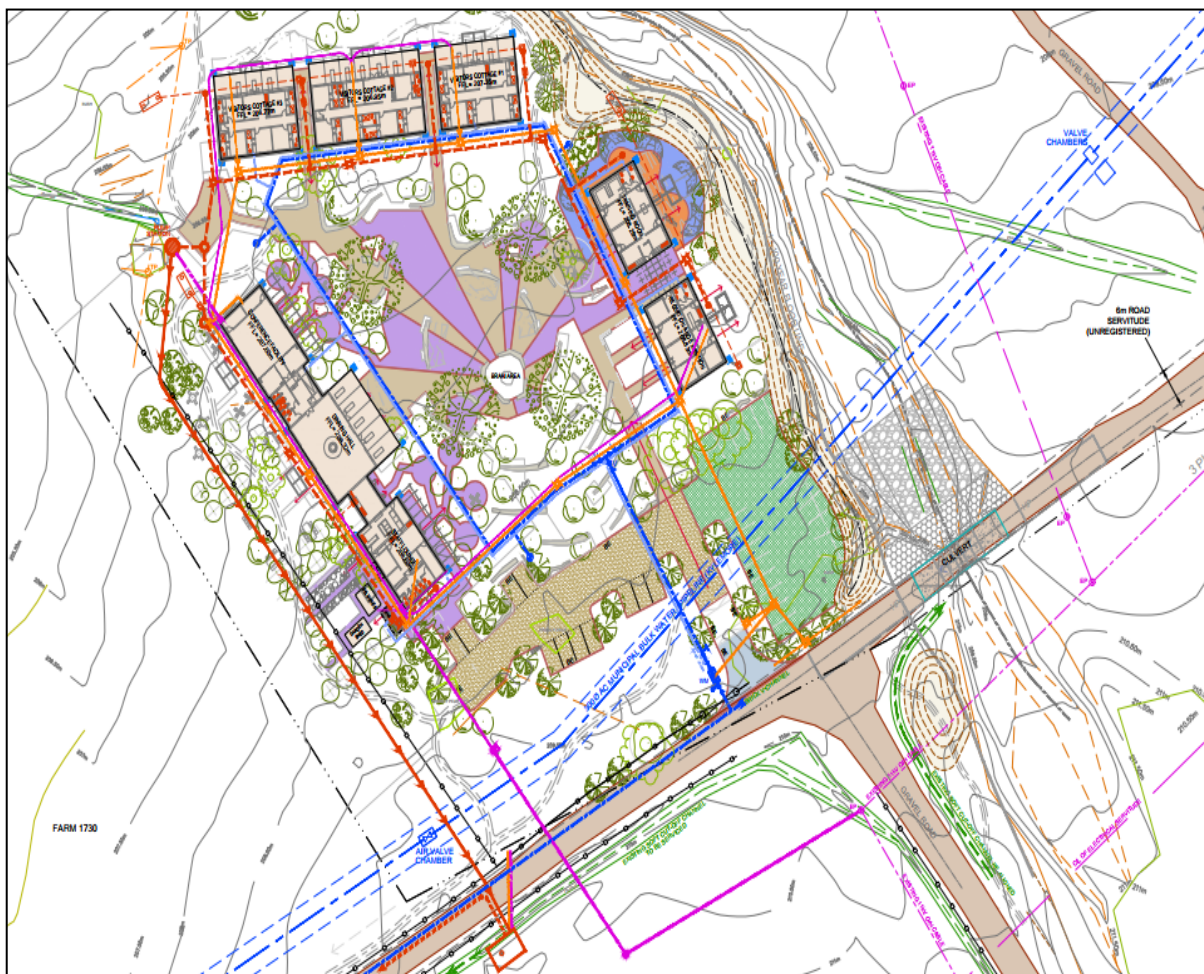
Based on the water demand calculations, the Peak Day Dry Weather Flow (PDDWF) is calculated at 10 kℓ/day (Middelmann & Hurworth, 2021).

A conservancy tank of 30 m<sup>3</sup> capacity would be utilised to temporarily hold/store the sewage and wash-water until off-site disposal occurs (Middelmann & Hurworth, 2021). The wastewater from this tank would be pumped out by a honeysucker as required for off-site disposal. The siting of the various components has been intentionally devised in order to pose the least risk possible on freshwater systems on and around the site. The siting of the proposed pumpstation, pipelines, and conservancy tank has been aimed at locating the conservancy tank further from the stream by placing it on the opposite



side of the Ou Wa-pad, to the south-west of the site. Note that in the long-term, the intention is to connect to municipal supply, but this would be done when capacity is available and approved by the Municipality and would be the subject of a separate application for Environmental Authorisation, should there be any Listed Activities triggered.

DWS has confirmed (via an email dated 18 May 2021) that the proposed development (Alternative 3) can be registered as a General Authorisation (refer to Appendix G(iii) for evidence thereof).



**Figure 6: Proposed Civil Engineering Services and Flood Protection Measures (source: MH&A, from drawing "General Arrangement", DWG No C5960/03 Rev C, 26 March 2021)**

#### Electricity

The proposed development will be supplied with a 200KVA (300 Amp three phase) low voltage connection to the new site reticulation (pers comms, R. Clark, TRAC, 25/03/2021). The new supply would be taken from the existing Kylemore Farmers 1 Eskom 11 kV line (refer to Figure 7) via a new 11 kV Tee-off. This would be installed to run across the gravel farm road from the existing Eskom 11 Kv overhead line (pers comms, R. Clark, TRAC, 25/03/2021). The new line would feed a new 11 kV/420 Volt 200 Kva pole-mounted transformer, installed on the site and connected to a new 300 Amp (200 Kva) three-phase low voltage Eskom bulk supply meter point (pers comms, R. Clark, TRAC, 25/03/2021). It is also the intention to supplement power from the grid with rooftop solar panels in the future (pers comms, R. Clark, TRAC, 25/03/2021).

Eskom have confirmed that sufficient capacity is available, and this letter will be included in the BAR submission.

The reticulation network within the development boundary would be a private network and would be designed to comply with the standards and requirements of SANS 10142 (Schoonwinkel, 2020). An underground internal low voltage network would be installed from the Eskom bulk supply point to each of the buildings (Schoonwinkel, 2020). The operation and maintenance of the private internal reticulation services would be the responsibility of the Retreat management (Schoonwinkel, 2020). Energy efficient lighting technology would be used as far as possible to reduce the energy requirements of the proposed development (Schoonwinkel, 2020).

The proposed electrical infrastructure does not trigger any Listed Activities under NEMA as they are below the capacity thresholds contained in the Listed Activities pertaining to power. The rooftop solar is also an exclusion under the Listed Activities referring to renewable energy and solar power, and so, would not trigger Listed Activities in terms of NEMA.



**Figure 7: Existing Electrical Connection (source: Schoonwinkel, 2020)**

#### Refuse

Refuse will be collected at the Retreat by the farm management and disposed of with the refuse generated on the farm (Schoonwinkel, 2020). Collection of refuse is currently done by a private company who dispose of the waste at a registered site (Schoonwinkel, 2020).

These activities do not trigger any Listed Activities under NEMA and/or NEM: WA.

#### Telecommunications

A fibre spine is proposed to be installed along Hoof Road in the future, and the development will be equipped with a duct and drawpit system to provide connectivity to all units (*pers comms*, M. Middelmann, MH&A Consulting Engineers, 18/03/2021).

#### Stormwater

Stormwater would be managed primarily by infiltration through existing soft or new landscaped or permeable surfaces (Middelmann & Hurworth, 2021). Car parking areas would be constructed from permeable gravel-fix systems, or permeable grass blocks, and edge restraints would be low and/or have drainage gaps. Landscaped pedestrian areas and planting would also be permeable (Middelmann & Hurworth, 2021).

Surface flow that may be generated by high rainfall events would be allowed to pass through the development by surface escape, without causing flow concentration (Middelmann & Hurworth, 2021).

Flood management measures to protect the development from flooding of the adjacent watercourse would be required (Middelmann & Hurworth, 2021). These measures comprise the conversion of the existing culvert crossing on Hoof Road to an engineered low-level road crossing to contain flood flow safely under and over the new culverts, within the river corridor (Middelmann & Hurworth, 2021). The existing berm on the development side of the watercourse would also be formalised to be continuous, reprofiled and raised (Middelmann & Hurworth, 2021). The existing head-cut within the stream would be "flooded" (i.e., water would be allowed to pool therein) so that the erosive cut is less likely to move upstream and there would be some low retaining of the channel side embankments in gabions, as well as floor armouring throughout the structure. These measures are in accordance with the Flood Study by Mark Obree of 25 February 2021 and are indicated on the MH&A flood protection drawing C5960 / 05 / 01.

There would also be rehabilitation measures for the watercourse, as described above.

Refer to Appendix O for the Civil Services Report.

## **DESIGN APPROACH/PHILOSOPHY**

Some insight into the design approach is provided here in order to demonstrate the rationale behind the proposed development as proposed for Environmental Authorisation. The overall design objective is to alter the existing labourers' cottages as minimally as possible to ensure that past occupation of the site is remembered and acknowledged (NMA, August 2020). Another key objective is to improve the relationship between the present cottages and the landscape in which they are located (NMA, August 2020).

In order to retain the original form and character of the cottages, the roof construction would replace almost exactly what was there before (NMA, August 2020). The existing external walls and sizes of openings would also be retained where possible; however, the walls behind some of the verandas will be opened up to take advantage of the views (NMA, August 2020).

The existing external walls are currently constructed of a double layer of "hollow bricks" with no cavity and so technical solutions would be sought to counter the lack of thermal / sound insulation and protection from moisture penetration offered by the "hollow brick" walls as part of detail design (NMA, August 2020). The new interlinking spaces between the cottages would be constructed of conventional 280 mm cavity walls, painted in a different colour to differentiate them from the existing cottages and due to the nature and scale of the accommodation, not many of the existing internal would be retained (NMA, August 2020). Structurally, is it not necessary to demolish the existing floor slabs, and so the slabs could be retained, and new concrete could be cast on top of the existing slabs (NMA, August 2020).

Passive design principles would inform the design of the existing buildings as far as possible in order to achieve a low carbon footprint that does not have a negative impact on the immediate surroundings or the surrounding environment (NMA, August 2020). Extensions to the current footprints have been limited in the proposed development as far as possible (NMA, August 2020). Where unavoidable due to functional and programmatic requirements, the additional footprint has been located contiguous to the existing buildings to keep the development as compact as possible (NMA, August 2020).

## **HOW THE RETREAT FUNCTIONS**

Some context in terms of how the proposed Retreat would function and how it is not a typical tourist accommodation is provided herein to provide a sense of the activities that would occur on the site and how the proposal would be woven into the existing communities. The proposed Retreat would allow intentionally curated groups of people, as guests of the Bertha Foundation, to come together and reflect and share in their lived experiences (NMA, August 2020).

Guests/attendees who come from abroad, other parts of the country and locally, would typically stay on site for short periods as transient guests in the bedrooms provided while they are involved in facilitated programmes that utilise the conference facilities on the site (NMA, August 2020). Catering would be done on site using the kitchen and proposed vegetable garden (refer to the Landscaping explanation above) as a source of fresh produce (NMA, August 2020). Guests and visitors to the Retreat will arrive off the Ou Wapad, typically in shared transport and park or be dropped off in the informal parking area after which they would filter towards a reception area in the easternmost cottage (NMA, August 2020). From here they would be directed to their intended destination via the central space, in fair weather (NMA, August 2020). The rotating staff members arriving by foot or by organised shared transport would also come through the informal parking forecourt and proceed on to the kitchen block which they will use as their base (NMA, August 2020).

The reception area would be part of two cottages on the eastern part of the site, repurposed to house the centre's administration but also the classroom space that is to be used for community activities such as the existing Lalela programme, as well as other community training programmes (NMA, August 2020). The Lalela programme teaches school-going learners discipline using art as a tool (NMA, August 2020). The programme is designed to run from Grade 1 to Grade 12 and is currently offered from Monday to Thursday to 20 learners from Grades 1,2,3,4,6, and 7 and 40 learners from Grade 5, from Nondzame and Pniel Primary Schools (NMA, August 2020). The learners predominately come from Lanquedoc and Pniel, with others coming from Kylemore and Meerlust. The facilitators are also from the surrounding communities (NMA, August 2020).

The two cottages on the eastern part of the site, in addition to classroom space, would house a library and its own ablutions to allow it to be used independently from the conference facility (NMA, August 2020). These two cottages would look out over the seasonal stream and the northernmost cottage would have outdoor areas available for fair weather art activities or training programmes (NMA, August 2020).

The three northern cottages would house the overnight accommodation (NMA, August 2020). The cottages to the west and east would have five, two-person rooms in each. The central cottage would be demolished completely and rebuilt in a similar form to the eastern and western cottages to accommodate seven, two-person rooms (NMA, August 2020). Each cottage would have a covered outdoor area on the northern side overlooking the Dwars River (NMA, August 2020).

The three cottages on the western part of the site would be the focus of the Retreat's communal activities and house the conference facility / seminar space for no more than 50 people, a lounge, dining room, open plan kitchen, and service and staff support areas (NMA, August 2020). The dining and lounge area would have a covered outdoor area facing the internal courtyard (NMA, August 2020).

The parking area would also be used for a small informal market facility to be operated occasionally (at least once a month between October and April, in the summer season) only (NMA, August 2020). The market would primarily cater for traders and customers from the surrounding communities of Pniel, Lanquedoc, Kylemore, Meerlust, and Simondium, and perhaps



also from as far afield as Stellenbosch (NMA, August 2020). They would access the market by foot and private vehicle (NMA, August 2020). The market would also cater to Retreat guests/attendees (NMA, August 2020). The market would offer locally produced products from the surrounding communities, with the intention to support local entrepreneurs (NMA, August 2020).

#### CLARIFICATION ON WHO BERTHA FOUNDATION IS

In order to clarify the position of Bertha Foundation, and the potential public perception of its relationship with Boschendal (noting that this was an issue raised during the Focus Group Meeting held on 23 February 2021). It should be noted that there are three separate entities active in the area which may be confused with one another, namely the Bertha Foundation, Boschendal and the Community Advice Office (CAO). The Bertha Foundation is a philanthropic organization that provides funding to human rights and social justice organizations around the world. The CAO is one such grantee (of many others). The CAO is a community-based organization that offers basic legal advice and information to residents of the Valley that are unable to afford it. The CAO also offers legal advice to community development organisations that represent the interests of poorer individuals and groups. A diagram has been provided which demonstrates these entities, refer to Figure 8.

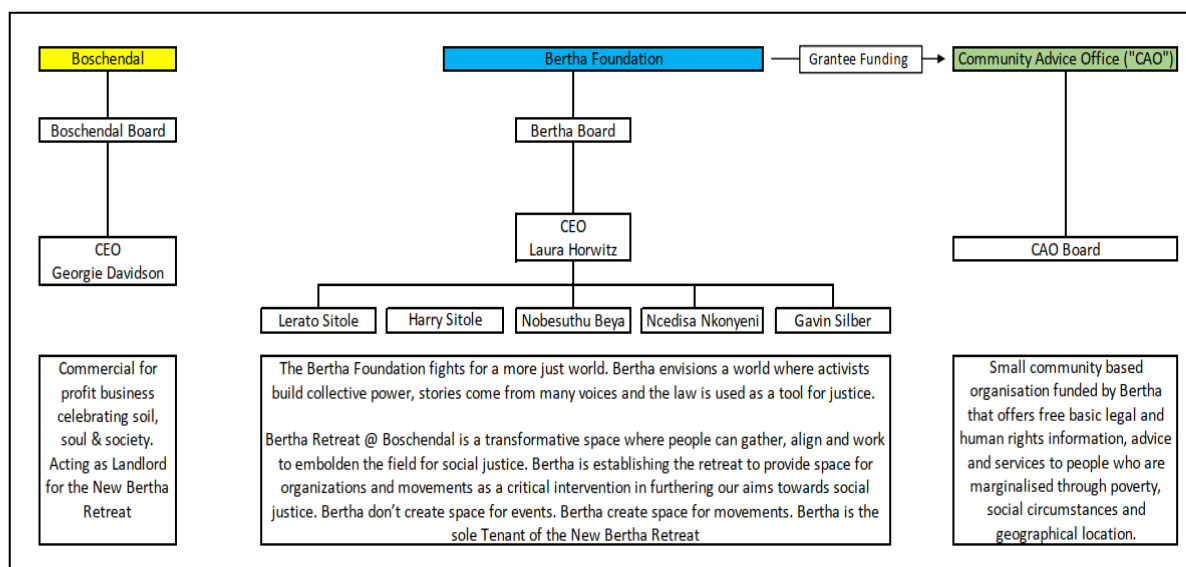


Figure 8: Organogram depicting Boschendal, Bertha Foundation and the Community Advice Office (source: The Bertha Foundation, April 2021)

#### DESCRIPTION OF PROJECT COMPONENTS ASSOCIATION WITH LISTED ACTIVITIES TRIGGERED

Listed Activities are triggered by proposed development. The listed activities triggered relate to the infilling of the wetlands as well as clearing of approximately 500 m<sup>2</sup> indigenous vegetation and the expansion of the development footprint for tourism use to accommodate a maximum of 34 people. They also relate to development within wetlands and within 32 m of a watercourse. The various aspects of the proposed development related to the Listed Activities are included in Table 1.

Table 1: Development Components relative to triggered Listed Activities

Watercourse	Nature/ Description
<b>Footpaths</b>	Located within 32 m (and within ecological buffers) of the stream (i.e. stream 10) as well as within 32 m (and within ecological buffers) of the Dwars River valley-bottom wetland and within the Dwars River valley-bottom wetland.
<b>Informal Amphitheatre</b>	Located within the Dwars River valley-bottom wetland and within 32 m of it (also within its ecological buffer).
<b>Additional building components and landscaping</b>	All components would require clearing of indigenous vegetation which is located in patches distributed throughout the site. The total combined coverage of all indigenous plants is estimated to be about 500 m <sup>2</sup> (Helme, 2021) and this would be cleared.  A significant component of these structures would occur within 32m of a stream (i.e. stream 10) and a wetland (i.e. the Dwars River valley-bottom wetland). These include components such as the outdoor spaces for the community space, some of the parking area, the northward expansion of visitors' cottage 1, and the solitary reading/meditation space for the visitors' cottages.
<b>Proposed use and capacity</b>	The use of the site for tourism facilities would accommodate up to approximately 34 people, and this requires expansion upon existing structures



<b>Service track- not applicable to preferred alternative</b>	The service track for the sewage package plant pump station would encroach within 32 m of the Dwars River valley-bottom wetland (and slightly into the ecological buffer around it).
<b>Flood Protection Measures</b>	The proposed stabilisation of the berms adjacent to the site and across the Ou Wa-pad from the site, as well as the flooding of the existing in-stream headcut and conversion of the existing culvert along the Ou Wa-pad just to the north-east of the site to a low-level crossing would entail work within the stream, relating to both the bed and banks. In some cases, for maintenance, sediment may need to be cleared where it could be causing blockage.
<b>River rehabilitation measures</b>	The river rehabilitation measures would also require work within the stream, and with vegetation along the banks. The maintenance aspect would also require approval and a Maintenance Management Plan is incorporated into the EMPr in this regard. In some instances, indigenous vegetation may need to be cleared/cut back from culverts to prevent blockage.

Note that, specifically for Alternative 2, even though certain components of the water pipeline to the supply reservoir would be located within 32 m of a watercourse, this does not trigger any related Listed Activities because it would be located within an existing road and it is, therefore, excluded.

Regarding the preferred alternative (Alternative 3), even though certain components of the potable water pipelines (both the long-term and interim proposal) would be located within 32 m of a watercourse (stream and wetland seep), this does not trigger any related Listed Activities because the lines would be located within an existing road and/or road reserve, therefore, excluded. Listed Activities pertaining to clearing of indigenous vegetation also do not apply to the proposed lines because the area for clearing (next to the road or within the black-top) does not contain indigenous vegetation (Helme, 2021). Lastly, Listed Activities in terms of the proposed line capacity do not apply because the proposed line would fall below the thresholds indicated in the relevant Listed Activities.

6.5.		Indicate how access to the proposed developments will be obtained for all alternatives.																					
<p>The site is currently accessible via a dirt road (i.e., Ou Wa-pad) and the same road would be used to access the proposed development. Therefore, no capacity road improvements would be required (Pretorius &amp; Sequeira, 2020). Note however, that geometric improvements to the bell-mouth of the eastern leg of the current intersection bellmouth at the Lanquedoc Main Road/Ou Wapad, parking capacity and provision for a bus turning route have been recommended and these recommendations have been incorporated into the EMPr.</p> <p>Note that no alternative site is being considered at this stage, given that there are already existing derelict cottages within a disturbed footprint that could be better utilised, rather than electing a greenfields site.</p> <p>It should be noted that the Department of Transport and Public Works, in their comment on the pre-application draft Basic Assessment report, indicated their support for the proposed development.</p>																							
6.6.	SG Digit code(s) of the proposed site(s) for all alternatives: Portion 11 of Farm 1674	c	0	5	5	0	0	0	0	0	0	0	0	0	1	6	7	4	0	0	0	1	1
6.7.	Coordinates of the proposed site(s) for all alternatives:																						
Main New Retreat Site	Latitude (S)							33°				53'				17.94"							
	Longitude (E)							18°				58'				26.72"							
Permanent potable water supply line to Lanquedoc	Start: Latitude (S)							33°				53'				19.40"							
	Longitude (E)							18°				58'				29.01"							
	Middle: Latitude (S)							33°				53'				24.41"							
	Longitude (E)							18°				58'				16.65"							
	End: Latitude (S)							33°				53'				33.94"							
	Longitude (E)							18°				58'				4.64"							
Interim (temporary)	Start: Latitude (S)							33°				53'				19.55"							

<b>potable water supply line</b>	Longitude (E)	18°	58'	28.85"
	<b>Middle:</b> Latitude (S)	33°	53'	17.59"
	Longitude (E)	18°	58'	32.62"
	<b>End:</b> Latitude (S)	33°	53'	13.40"
	Longitude (E)	18°	58'	33.46"

## SECTION E: LISTED ACTIVITIES APPLIED FOR

All activities listed in terms of the NEMA EIA Regulations that are triggered by the proposed development must be provided below.

Activity No(s):	Provide the relevant <b>Basic Assessment Activity(ies)</b> as set out in <b>Listing Notice 1</b>	Describe the portion of the proposed development to which the applicable listed activity relates.
12	<p>i. The development of dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 100 square metres; or</p> <p>ii. Infrastructure or structures with a physical footprint of 100 square metres or more!</p> <p>Where such development occurs-</p> <p>(a) Within a watercourse</p> <p>(b) In front of a development setback; or</p> <p>(c) If no development setback exists, within 32 metres of a watercourse, measured from the edge of the watercourse;</p> <p>Excluding-</p> <p>(aa) the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port of harbour;</p> <p>(bb) where such development activities are related to the development of a port of harbour, in which case activity 26 in Listing Notice 2 of 2014 applies;</p> <p>(cc) activities listed in activity 14 in Listing Notice 2 of 2014 or activity 14 in Listing Notice 3 of 2014, in which case that activity applies;</p> <p>(dd) where such development occurs in urban areas;</p> <p>(ee) where such development occurs within existing roads, road reserves, or railway line reserves; or</p> <p>(ff) the development of temporary infrastructure or structures where such infrastructure or structures will be removed within 6 weeks of the commencement of development and where indigenous vegetation will not be cleared.</p>	<p>This applies to the cumulative components of the proposed development located within and within 32 m of the stream and wetlands and includes aspects such as the walkways and additional patios, buildings/platform/breakaway areas, hard landscaping (like boardwalks, compacted footpaths, art pads, pergolas, etc), grassed amphitheatre, parking area, reinstatement of berms alongside the stream, rehabilitation works within the stream (for development and operational phase), and lowering of the culverts in the Ou Wa -Pad to create a drift.</p>
19	<p>The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse;</p> <p>but excluding where such infilling, depositing, dredging, excavation, removal or moving—</p> <p>(a) will occur behind a development setback;</p> <p>(b) is for maintenance purposes undertaken in accordance with a maintenance management plan;</p> <p>(c) falls within the ambit of activity 21 in this Notice, in which case that activity applies;</p> <p>(d) occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or</p> <p>(e) where such development is related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies.</p>	<p>Some partial infilling of wetlands and works within the ecological buffers would be required for aspects of the proposed development. Some of the proposed hard and soft landscaping would be located within the Dwars River valley-bottom wetland. These aspects include the informal amphitheatre, pedestrian footpaths, and soft landscaping/planting.</p> <p>The proposed flood management measures (e.g. lowering culverts, in-stream flood protection, reinstatement of berms) as well as rehabilitation would entail work in the stream or along the banks thereof.</p>

		Ongoing maintenance (e.g. sediment removal and clearing of invasive plants/ bush encroachment, noting that indigenous vegetation may need to be removed from culverts if causing blockage) would also entail work in the stream and a Maintenance Management Plan has been included in the EMP for approval as part of this application.
48	<p>The expansion of</p> <ul style="list-style-type: none"> <li>i. Infrastructure or structures where the physical footprint is expanded by 100 square metres or more;</li> <li>ii. Dams or weirs, where the dam or weir, including infrastructure and water surface area, is expanded by 100 square metres or more; or</li> <li>iii. Where such expansion occurs</li> <li>iv. Within a watercourse;</li> <li>v. In front of a development setback; or</li> <li>vi. If no such development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse;</li> </ul> <p>Excluding</p> <ul style="list-style-type: none"> <li>aa. the expansion of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour;</li> <li>bb. where such expansion activities are related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies;</li> <li>cc. activities listed in activity 14 in Listing Notice 2 of 2014 or activity 14 in Listing Notice 3 of 2014, in which case that activity applies;</li> <li>dd. where such expansion occurs within an urban area; or (where such expansion occurs within existing roads, road reserves or railway line reserves.</li> </ul>	<p>There are existing cottages that would be expanded upon. More than 100m<sup>2</sup> of additional structures and landscaping would be developed within 32 m of a stream (i.e. stream 10) and within 32 m a wetland (i.e. the Dwars River valley-bottom wetland). These include components such as the outdoor spaces for the community space, some of the parking area, the northward expansion of visitors' cottage 1, and the solitary reading/meditation space for the visitors' cottages.</p> <p>This Listed Activity would also apply to the formalisation of the berms alongside the stream for flood protection, as well as the works within the culverts.</p> <p>Note that this listed activity is not triggered for the proposed potable water lines because the lines would be within the existing road and/or road reserve.</p>
Activity No(s):	Provide the relevant <b>Basic Assessment Activity(ies)</b> as set out in <b>Listing Notice 3</b>	Describe the portion of the proposed development to which the applicable listed activity relates.
6	<p>The development of resorts, lodges, hotels, and tourism or hospitality facilities that sleeps 15 people or more.</p> <p>i. Western Cape</p> <ul style="list-style-type: none"> <li>aa. Inside a protected area identified in terms of NEMPAA;</li> <li>bb. Outside urban areas;</li> <li>cc. Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans; or</li> <li>dd. Within 5 km from national parks, world heritage sites, areas identified in terms of NEMPAA or from the core area of a biosphere reserve; -</li> </ul> <p>excluding the conversion of existing buildings where the development footprint will not be increased.</p>	All the structures beyond the existing footprint of the cottages would trigger this listed activity as the entire site falls within 5 km of a nature reserve and more than 15 people would be accommodated for tourism/ hospitality purposes.
12	<p>The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.</p> <p>i. Western Cape</p> <ul style="list-style-type: none"> <li>i. Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a</li> </ul>	<p>The National List of Threatened Ecosystems (DEA 2011) classifies Swartland Alluvium Fynbos as Critically Endangered, although this was down listed to Endangered by Skowno <i>et al</i> (2019), due to different habitat loss thresholds being applied (Helme, 2021).</p> <p>Either way, the site falls within an</p>

	<p>list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004.</p>	<p>area to which this listed activity is applicable. Initial clearing of the site for development would result in removal of approximately 500m<sup>2</sup> of low-diversity indigenous vegetation so the development phase would trigger this listed activity.</p> <p>Note that the proposed landscape plan includes approximately 6,560 m<sup>2</sup> of rehabilitated fynbos landscape.</p> <p>Ongoing maintenance would also entail work in the stream where indigenous vegetation/busch encroachment may need to be cleared from culverts to avoid blockage, and a Maintenance Management Plan has been included in the EMP for approval as part of this application.</p> <p>Note that this listed activity is not triggered for the proposed potable water lines because the lines would be within the existing road and/or road reserve and no indigenous vegetation occurs within these routes (Helme, 2021).</p>
14	<p>The development of-</p> <ul style="list-style-type: none"> <li>i. dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 10 square metres; or</li> <li>ii. Infrastructure or structures with a physical footprint of 10 square metres or more</li> </ul> <p>Where such development occurs-</p> <ul style="list-style-type: none"> <li>(a) Within a watercourse</li> <li>(b) In front of a development setback; or</li> <li>(c) If no development setback exists, within 32 metres of a watercourse, measured from the edge of the watercourse;</li> </ul> <p>Excluding the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour.</p> <ul style="list-style-type: none"> <li>i. Western Cape</li> <li>ii. Outside urban areas</li> <li>iii. critical biodiversity areas or ecosystem service areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans</li> </ul>	<p>This applies to the cumulative components of the proposed development located within and within 32 m of the stream and wetlands and includes aspects such as the walkways and additional patios, buildings/platform/breakaway areas, hard landscaping (like boardwalks, compacted footpaths, art pads, pergolas, etc), grassed amphitheatre, parking area, reinstatement of berms alongside the stream, rehabilitation works within the stream (for development and operational phase), and lowering of the culverts in the Ou Wa Pad to create a drift. A key trigger of this listed activity would be the flood management measures as well as the river rehabilitation works as these would occur in the stream bed.</p> <p>These watercourses and some of their buffers are aquatic ESAs in terms of the WCBSP.</p>
23	<p>The expansion of-</p> <ul style="list-style-type: none"> <li>iii. dams or weirs, where the dam or weir, is expanded by 10 square metres; or</li> <li>iv. Infrastructure or structures where the physical footprint is expanded by 10 square metres or more</li> </ul> <p>Where such expansion occurs-</p> <ul style="list-style-type: none"> <li>(a) Within a watercourse</li> <li>(b) In front of a development setback; or</li> <li>(c) If no development setback exists, within 32 metres of a watercourse, measured from the edge of the watercourse;</li> </ul> <p>Excluding the expansion of infrastructure or structures within existing ports or</p>	<p>This listed activity is included in the event that the proposed berm reinstatement and flood management measures are contemplated as expansion, given that there are existing berms and culverts in place at present.</p> <p>These watercourses and some of their buffers are aquatic ESAs in terms of the WCBSP.</p>

	harbours that will not increase the development footprint of the port or harbour.  i. Western Cape ii. Outside urban areas iii. critical biodiversity areas or ecosystem service areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans	
Activity No(s):	Provide the relevant <b>Scoping and EIR Activity(ies)</b> as set out in <b>Listing Notice 2</b>	Describe the portion of the proposed development to which the applicable listed activity relates.
	Not Applicable	
<b>Note:</b> <ul style="list-style-type: none"> <li>Only those activities listed above shall be considered for authorisation. The onus is on the Applicant to ensure that all applicable listed activities are included in the application. Environmental Authorisation must be obtained prior to commencement with each applicable listed activity. If a specific listed activity is not included in an Environmental Authorisation, a new application for Environmental Authorisation will have to be submitted.</li> <li>The Minister responsible for mineral resources is the Competent Authority to deal with all applications where the listed or specified activity is directly related to-             <ul style="list-style-type: none"> <li>(a) prospecting or exploration of a mineral or petroleum resource; or</li> <li>(b) extraction and primary processing of a mineral or petroleum resource.</li> </ul> </li> </ul>		

Note that **Listed Activity 17 of Listing Notice 3** was considered and is believed not to be relevant given that the buildings and site cannot presently be defined as a "resort, lodge, hotel, tourism or hospitality facilities" and therefore although the buildings would be expanded upon through the proposed development, an existing "resort, lodge, hotel, tourism or hospitality facilities" would not be expanded upon. **Advice from the DEA&DP is requested in this regard.**

Note that even through certain components of the water pipeline to the supply reservoir for Alternative 2 and the two potable water lines for Alternative 3 (i.e. the preferred alternative) would be located within 32 m of a watercourse, this does not trigger any related Listed Activities because all three lines would be located within an existing road and/or road reserve and it is, therefore, excluded.

## SECTION F: SPECIALIST INPUT

### Note:

Please note that the submission of a report generated from the National Web Based Environmental Screening Tool in terms of Section 24(5)(h) of the NEMA and Regulation 16(1)(b)(v) of the NEMA EIA Regulations, 2014 (as amended), is compulsory when submitting an application for environmental authorisation in terms of Regulation 19 and 21 of the NEMA EIA Regulations, 2014 (as amended).

The Screening Tool developed by the National Department of Environmental Affairs must be used to generate a screening report. Please use the Screening Tool link <https://screening.environment.gov.za/screeningtool> to generate the Screening Tool Report. The Screening Tool Report must be attached to this NOI Form as Appendix D.

1.	Will you be conducting the specialist input as recommended in the screening tool report?	YES	NO
If no, indicate which specialist investigations will not be conducted and provide an explanation why.			
The following assessments/sensitivities were raised in the Screening Tool Report (STR): <ul style="list-style-type: none"> <li>• Landscape/ Visual Assessment</li> <li>• Archaeological and Cultural Heritage Impact Assessment</li> <li>• Palaeontology Impact Assessment</li> <li>• Terrestrial Biodiversity Impact Assessment</li> <li>• Aquatic Biodiversity Impact Assessment</li> <li>• Agricultural Assessment</li> <li>• Socio-Economic Assessment</li> <li>• Plant Species Assessment</li> <li>• Animal Species Assessment</li> <li>• Traffic Impact Assessment.</li> </ul>			
The response to each specialist study called for by the STR is presented in Table 2 below.			
<b>Table 2: Specialist investigations raised by Screening Tool and responses thereto</b>			
No.	Assessment	Response	
1	Landscape/ Visual Assessment	The landscape architects (i.e. Terra+) conducted a landscape assessment which was used to inform the proposed landscape concept. A Visual Study has also been included in the HIA and is summarised in this BAR.	

		Note that the proposed potable water line to Lanquedoc and interim water supply pipeline would be underground, within existing road limits and so would not affect the landscape once installed. Construction phase specifications for managing visual impacts would be controlled through the EMP.
2	Archaeological and Cultural Heritage Impact Assessment	<p>Section 38 of the NHRA is triggered by the proposed development and the HIA (has included an archaeological assessment report. Findings conclude that no archaeological impacts are anticipated as the archaeological sensitivity of the site and wider area is low (Smuts &amp; Scurr, 2020). The possibility of encountering highly significant subsurface archaeological remains does, however, exist. Impacts on cultural heritage have also been assessed and the findings summarised in this BAR and detailed in the HIA.</p> <p>The same applies to the proposed potable water lines.</p>
3	Palaeontology Impact Assessment	A Heritage Practitioner conducted a screening assessment on the site and proposed development and completed a NID in terms of Section 38 of the National Heritage Resources Act (NHRA). In their response to the NID (refer to Appendix F(i)), HWC did not request any input on palaeontology and therefore, it is implicit that there is no need for further assessment in this regard. Such a request was also not made in the interim comment on the HIA (refer to Appendix F (iii))
4	Terrestrial Biodiversity Impact Assessment	<p>The Screening Tool has marked the site as Very High Sensitivity.</p> <p>An independent specialist has provided a Terrestrial Biodiversity Compliance statement which confirms that the site and proposed potable water line routes are in fact of low sensitivity and no further mitigation measures are required in this regard. The Terrestrial Biodiversity Compliance Statement will be submitted with the BAR.</p>
5	Aquatic Biodiversity Impact Assessment	<p>The Screening Tool has marked the site as Very High Sensitivity.</p> <p>The Freshwater Impact Assessment describes the baseline conditions of the site and two potable water line routes and has considered the impacts applicable to the site and development proposal. It has also guided the proposed servicing of the proposed with the assessment of two alternatives for the siting of the proposed sewage package plant.</p> <p>The impact assessment has considered the impacts of the proposed development on the various aspects of the freshwater ecosystem and mitigation measures have been incorporated into the assessment to mitigate those impacts which are relevant to the site and proposal. The Freshwater Impact Assessment Report will be submitted with the BAR.</p>
6	Agricultural Impact Assessment	<p>The National Screening Tool considers the site to have high agricultural sensitivity.</p> <p>An Agricultural Sensitivity Compliance Statement has been included in the BAR and it has found that the Screening Tool's mapping is inaccurate and that the site and two potable water line routes are of Medium sensitivity, which means that it is not recommended for crop farming and that no further conditions in this regard should be applied to the proposed development and not further agricultural assessment of any kind is necessary (Lanz, 2021).</p>
7	Socio-Economic Assessment	<p>The socio-economic aspects of the site and proposal have been considered and addressed in the Basic Assessment Report through inclusion of the following:</p> <ul style="list-style-type: none"> <li>• Socio-economic profile of the municipality as well as the community around the site;</li> <li>• A social study has been included in the HIA);</li> <li>• Detailing the financial contribution of the project to the economy as well as to previously disadvantaged individuals.</li> </ul>
8	Plant Species Assessment	The plant species on the site and the proposed potable water alignments have been noted and considered in the Terrestrial Biodiversity Compliance Statement.

9	Animal Species Assessment	<p>This assessment has already been done at a high level for the entire farm and the information from that assessment will be used to inform the design as well as management measures to accommodate the adjacent corridor. The site itself has been deemed as having low sensitivity (Jackson et al, 2019).</p> <p>Lists of potential freshwater species as well as terrestrial species of fauna have also been included in the Terrestrial Biodiversity Compliance Statement and the Freshwater Impact Assessment/ Aquatic Biodiversity Assessment, both of which will be submitted with the BAR.</p>
10	Traffic Impact Assessment	A Traffic Assessment has been conducted by ITS. Recommendations made in this regard as minor as impacts on transport would be low and the local road network would continue to operate at acceptable Level of Service (LOS). These have and have been included in the EMPr and the assessment will be submitted with the BAR.

2.	<p>List the specialist investigations to be conducted as part of the EIA process and provide the name(s) of the specialist(s).</p> <p><b>Environmental Specialist Studies:</b></p> <ul style="list-style-type: none"> <li>Freshwater Impact Assessment – Kate Snaddon, Freshwater Consulting Group</li> <li>Terrestrial Biodiversity Compliance Statement – Nick Helme, Nick Helme Botanical Surveys</li> <li>Heritage Impact Assessment – Katie Smuts &amp; Michael Scurr, Rennie Scurr Adendorff,</li> <li>Agricultural Compliance Statement – Johann Lanz</li> </ul> <p><b>Engineering reports:</b></p> <ul style="list-style-type: none"> <li>Civil Service Engineering Report – Rudolph Schoonwinkel, Lyners Consulting</li> <li>Engineering Supplementary Services Report – Mike Hurworth, MH&amp;A Consulting Engineers</li> <li>Transport Impact Assessment – L Pretorius &amp; C Sequeira, ITS</li> </ul>
3.	<p>Explain whether any protocols are applicable to your proposed development, if so provide a list of the applicable protocols.</p> <ul style="list-style-type: none"> <li><b>Terrestrial Biodiversity Impact Assessment</b> -3(a) Protocol for the assessment and reporting of environmental impacts on terrestrial biodiversity (GG 45421 of 10/05/2019) _DRAFT</li> <li><b>Aquatic Biodiversity Impact Assessment</b> - 3(b) Protocol for the assessment and reporting of environmental impacts on aquatic biodiversity (GG 45421 of 10/05/2019) _DRAFT</li> <li><b>Agricultural Compliance Statement</b> - 1(a) Protocol for the assessment and reporting of environmental impacts on agricultural resources (GG 45421 of 10/05/2019) _DRAFT</li> </ul>

## SECTION G: OTHER LEGISLATION/APPROVALS

### 1. Exemption in terms of the NEMA and EIA Regulations

**Note:** An application for Exemption (Form No. AE10/2018) from provisions of NEMA or the EIA Regulations must be submitted on a separate Exemption Application Form and finalised of prior to the submission of this Application Form.

1.1	Please provide a description of the provisions of the NEMA or the NEMA or the EIA Regulations for which an exemption notices were issued (attached Exemption Notice as Appendix H):
Not Applicable.	

### 2. Legislation

2.1.	Does the proposed development require a Coastal Waters Discharge Permit in terms of the National Environmental Management: Integrated Coastal Management Act (NEM: ICMA)?	YES	NO
If yes, explain:			
Not Applicable. The proposed development is not near the coast.			
2.2.	Does the proposed development require the reclamation of land in terms of ICMA	YES	NO
If yes, please explain			



Not Applicable. The proposed development is not near the coast.			
2.3.	Does the proposed development require an application for a water use license in terms of the National Water Act, 1998 (Act No. 36 of 1998)?	YES	NO
If yes, explain:			
<p>The proposed development may trigger S21 (i), S21 (e) and S21 (g) of the NWA. A pre-application submission was made via the DWS online "eWULAA's" portal on 7 September 2020 (refer to Appendix G(i) for evidence thereof) and pre-application meetings were held with the DWS on 2 December 2020, 16 February 2021 (refer to Appendix g (ii) for notes of these meetings). Further engagement with the DWS will continue through this process. Thus far, DWS has confirmed that the proposed development can be authorised under a General Authorisation in terms of Section 40 of the NWA (refer to Appendix G (iii) for evidence).</p> <p>It should, however, be noted that with mitigation, development Alternative 2 poses, at worst, a low risk to the characteristics of the inland aquatic ecosystems affected by the development, and it is recommended that the development be generally authorised in terms of a Section 21 (i) water uses (Snaddon, 2020Snaddon, 2021). Use of treated effluent for toilet flushing and on-site containment and infiltration of stormwater, would also avoid the need for Section 21 (e) and (g) water uses (Snaddon, 2021).</p> <p>For the preferred alternative (i.e. Alternative 3), the overall risk to all watercourses is low or negligible (Snaddon, 2021) and this alternative is also preferred from a freshwater ecology perspective over the other alternatives. Section 21 (e) would not apply, while Section 21 (g) could be issued for the conservancy tank and lines under a General Authorisation due to the design capacity and low risk to watercourses (Snaddon, 2021).</p> <p>It is also noteworthy that the site is located below the confluence of the Dwars and Berg Rivers, and so General Limits apply (K, Snaddon pers comms., 2 December 2020).</p>			
2.4.	Does the proposed development require an application for an Atmospheric Emission License in terms of the National Environmental Management: Air Quality Act, 2004 (Act No. 39 of 2004)?	YES	NO
If yes, explain:			
Not Applicable			
2.5.	Is the National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004 ('NEMBA')) applicable to your proposed development?	YES	NO
If yes, explain:			
This Act was considered in the determination of the ecosystem threat status on site as well as the threatened status of particular plant species on site, but no specific permits or approvals are required for the proposed development in terms of Section 87 of NEMBA			
2.6.	Is the National Environmental Management Protected Areas Act, 2003 (Act No. 57 of 2003 ('NEMPAA')) applicable to your proposed development?	YES	NO
If yes, explain:			
Although the site lies within 5 km of a Protected Area in terms of NEMPAA, the site itself is not located in such an area. A terrestrial biodiversity compliance statement has, therefore, been completed in support of the Basic Assessment process.			
2.7.	Does the proposed development require a permit in terms of the Conservation of Agricultural Resources Act, 1983 (Act No. 43 of 1983)?	YES	NO
If yes, explain:			
<p>Lanz (2021) has confirmed that agricultural production potential would not be lost as a result of the proposed development and that all reasonable measures have been taken through micro-siting to avoid or minimise fragmentation and disturbance of agricultural activities and no conditions of authorisation would be necessary and no further agricultural assessment of any kind is required. The Agricultural Site Sensitivity Verification and Agricultural Compliance Statement will be included in the BAR submission.</p> <p>Section 6 of the CARA allows for prescription of control measures relating to the utilisation and protection of vleis, marshes, water sponges and water courses, and these have guided the freshwater/ aquatic biodiversity impact assessment and prescription of mitigation measures (Snaddon, 2021).</p>			

### 3. Existing approvals

3.1.	Explain if there are any existing approval(s) linked to the property? If so, indicate which approvals were granted (attach approvals as Appendix J).
<p>The property is zoned Agriculture and Rural Zone in terms of the Stellenbosch Municipality Zoning Scheme By-law (ZSBL).</p> <p>Refer to proof of zoning in Appendix I.</p>	
3.2.	Explain whether the above approval(s) will be in conflict with the proposed development.
<p>The proposed development is not permitted 'as of right' in terms of the primary and / or additional rights permitted in terms of the ZSBL, 2019 because it will exceed the permissible thresholds for the proposed tourist accommodation and tourist facilities within the proposed Retreat, to be located on a portion of Portion 11 of Farm 1674.</p>	



However, the proposed development is also not in direct conflict with the land uses generally permitted within the Agriculture and Rural Zone, as the proposed development can be developed within this zone subject to a land use application to the Stellenbosch Municipality (SM) to grant its Consent for the establishment of the proposed development.

#### 4. Heritage Impact Assessment

Please be advised that an application for Environmental Authorisation, must include, where applicable, the investigation, assessment and evaluation of the impact of any proposed listed or specified activity on any national estate referred to in section 3(2) of the National Heritage Resources Act, 1999 (Act No. 25 of 1999), excluding the national estate contemplated in section 3(2)(i)(vi) and (vii) of that Act.

Please be advised that if Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) ("NHRA") is applicable to your proposed development, then you are required to submit a Notice of Intent to Develop ("NID") to Heritage Western Cape and attach a copy to this form as Appendix F. If Heritage Western Cape requires a Heritage Impact Assessment, the Heritage Impact Assessment must be undertaken as one of the specialist studies of the EIA process to be undertaken in terms of the NEMA EIA Regulations.

Section 38 of the NHRA states as follows:

38. (1) Subject to the provisions of subsections (7), (8) and (9), any person who intends to undertake a development categorised as-
- (a) the construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;
  - (b) the construction of a bridge or similar structure exceeding 50m in length;
  - (c) any development or other activity which will change the character of a site-
    - (i) exceeding 5 000 m<sup>2</sup> in extent; or
    - (ii) involving three or more existing erven or subdivisions thereof; or
    - (iii) involving three or more erven or divisions thereof which have been consolidated within the past five years; or
    - (iv) the costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority;
  - (d) the re-zoning of a site exceeding 10 000 m<sup>2</sup> in extent; or
  - (e) any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority, must at the very earliest stages of initiating such a development, notify the responsible heritage resources authority and furnish it with details regarding the location, nature and extent of the proposed development.

3.1 Does the proposed development constitute the undertaking of any of the categories of development set out in Section 38(1) of the National Heritage Resources Act?	<b>YES</b>	<b>NO</b>
If yes, explain:		
<p>The proposed development triggers S 38 of the NHRA because the proposal and nature of the proposed development relative to the current context and sense of place trigger constitute a change of character to a site greater than 5000 m<sup>2</sup>. A Heritage Impact Assessment (HIA) has been conducted and the specialist recommendations contained therein have been incorporated into recommendations for conditions of Environmental Authorisation. Any further recommendations made by Registered Heritage Conservation Bodies or Heritage Western Cape (HWC) through the public review period will be considered and addressed in the next iteration of the BAR and HIA.</p> <p>A Notification of Intent to Develop (NID) has been submitted to HWC and their comment thereon was also furnished on 14 April 2020 (refer to Appendix F (iii)) for the NID and HWC response). In their comment, HWC required that the HIA include special reference to the following:</p> <ul style="list-style-type: none"> <li>• Impacts to archaeological heritage resources;</li> <li>• Visual impacts study of the proposed development;</li> <li>• Social study of the proposed development; and</li> <li>• Landscape study of the proposed development.</li> </ul> <p>An interim comment on the HIA has also been received from HWC which supports the findings of the HIA (refer to Appendix F (iii)). Final comment will however still be provided following public review.</p> <p>Note that a separate NID was submitted in terms of Section 38(8) of the NHRA for the proposed potable water line to Lanquedoc (refer to Appendix F (ii)). The NID concludes that no further studies are required in terms of pipeline development.</p> <p>The interim water supply line to the existing irrigation line would be below 300m and below ground (apart from a section at the culvert crossing). Thus, the NHRA does not need to be contemplated through a NID submission for this line (K Smuts pers. comms. 20/10/2021).</p>		

3.2 Please provide the date on which the NID was submitted to Heritage Western Cape.	New Retreat Site: 4 April 2020  Pipeline to Lanquedoc: 26 October 2021
--	--

## SECTION H: DESCRIPTION OF THE RECEIVING ENVIRONMENT

### 1. GROUNDWATER, SOIL AND GEOLOGICAL STABILITY OF THE SITE

Is the site(s) located on or near any of the following (highlight the appropriate boxes)?

Shallow water table (less than 1.5m deep)	<del>YES</del>	<b>NO</b>
Seasonally wet soils (often close to water bodies)	<del>YES</del>	<b>NO</b>
Unstable rocky slopes or steep slopes (35-45 degrees)	<del>YES</del>	<b>NO</b>
Dispersive soils (soils that dissolve in water)	<del>YES</del>	<b>NO</b>
Soils with high clay content	<del>YES</del>	<b>NO</b>
Any other unstable soil or geological feature	<del>YES</del>	<b>NO</b>
An area adjacent to or above an aquifer	<del>YES</del>	<b>NO</b>

### 2. GEOLOGY FORMATION

Indicate the type of geological formation underlying the site.

<b>Granite</b>	SHALE	SANDSTONE	QUARTZITE	DOLOMITE	DOLORITE	OTHER (DESCRIBE):
Explain: The underlying geology of the site comprises colluvial and alluvial sand and gravel on granite of the Stellenbosch Pluton, Cape Granite Suite (Cape Farm Mapper, accessed 26/03/2020). The soil class is indicated as "rocky areas" and the description is "rock with limited soils" (Cape Farm Mapper, accessed 26/03/2020). Clay content is anticipated to be less than 15% with moderate erodibility (Cape Farm Mapper, accessed 26/03/2020).						

### 3. SURFACE WATER

Indicate the surface water present on and or adjacent to the site(s) and alternative site(s) (highlight the appropriate boxes)?

	If "YES": Distance to nearest area (m)	
Perennial River	<del>YES</del>	<b>NO</b>
Non-Perennial River: Stream 10 & Stream 11	<b>YES</b>	<del>NO</del>
Permanent Wetland Dwars River valley-bottom wetland New Retreat seep York Dam seep wetland	<b>YES</b>	<del>NO</del>

Seasonal Wetland Stream 11 seep wetland	<b>YES</b>	<del>NO</del>	The stream 11 seep wetland is located directly adjacent to Hoof Road/the pipeline to Lanquedoc
Artificial Wetland	<del>YES</del>	<b>NO</b>	
Pans	<del>YES</del>	<b>NO</b>	
If your answer is yes to any of the above, please provide a description of the state of the watercourse(s) and /or wetlands.			
The development of the New Retreat (the main site) would potentially have an impact on three inland aquatic ecosystems on/near the site – a seasonal stream, Stream 10, which flows into the Dwars River, the Dwars River valley-bottom wetland, and a small hillslope seep wetland adjacent to the property (Snaddon, 2021). Two Ecological Corridors pass through the New Retreat site, one along Stream 10 and the other following the Dwars River (Snaddon, 2021). These features and ecological buffers have been delineated (refer to Figure 9 & Figure 10)			

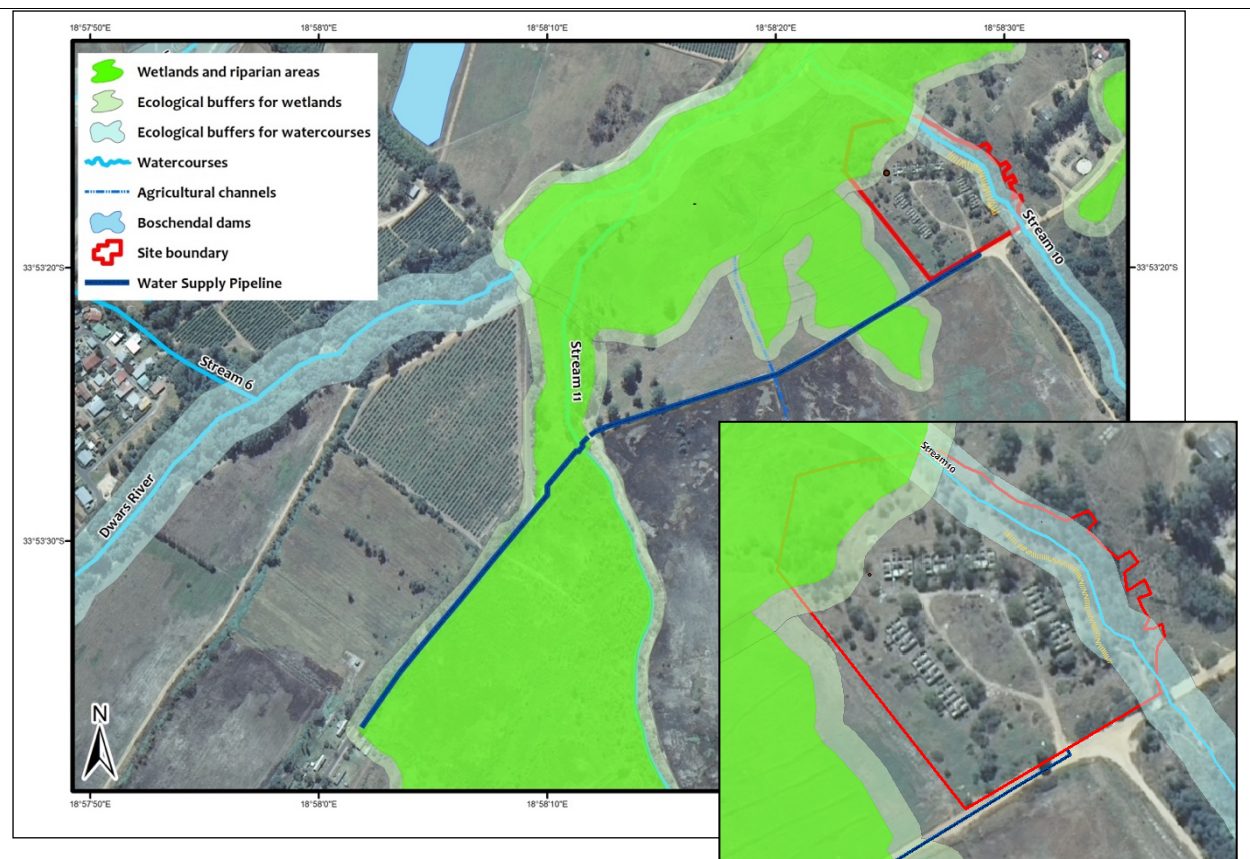


Figure 9: Map the wetlands and streams on and around the New Retreat site, including recommended ecological buffers. These buffers were measured as horizontal distances from the edges of the ecosystems. The York dam wetland seep is located east of the site (source: Snaddon, 2021)

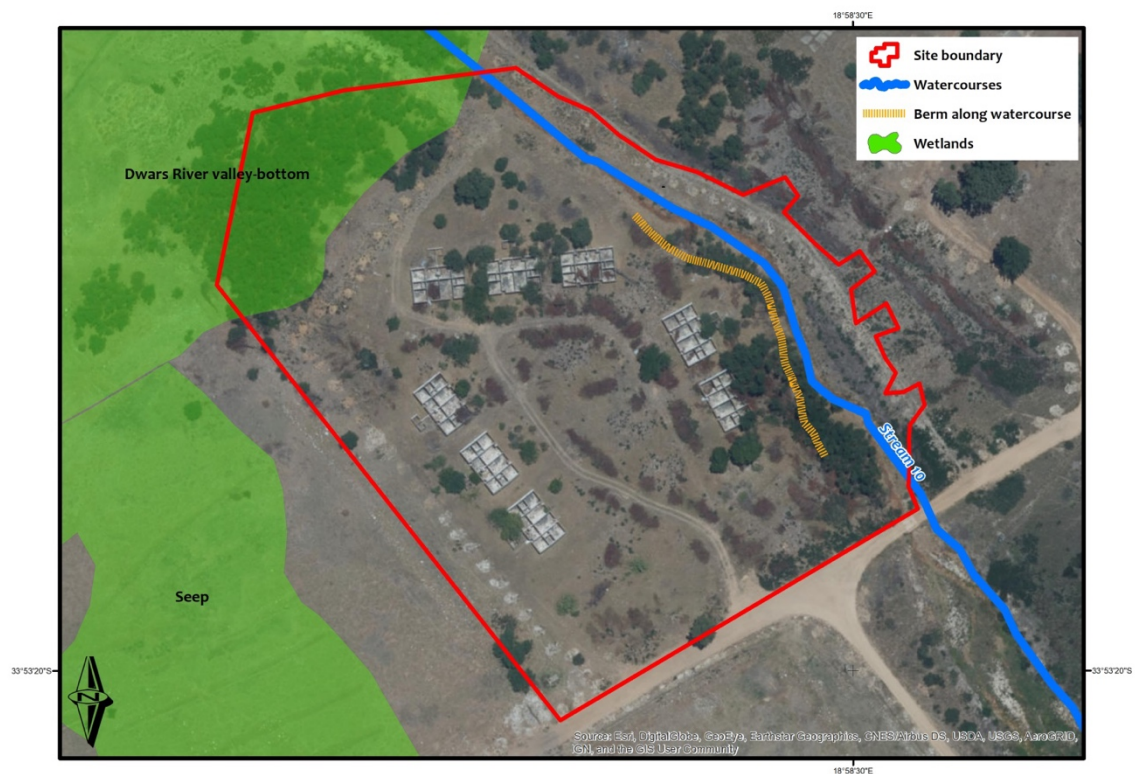


Figure 10: Close up aerial photograph of the New Retreat site (red boundary) and the inland aquatic ecosystems on and close to the site (Source: Snaddon, 2021).



The lower portion of Stream 10 is classified as an upper foothill river, with a seasonal (non-perennial) hydroperiod and such river types within the southwestern coastal belt ecoregion are critically endangered (Snaddon, 20210).

The channelled valley-bottom wetland is a critically endangered wetland type within the southwest Fynbos Bioregion, and the seep is a vulnerable wetland type (Snaddon, 2021).

The upper portion of Stream 10 lies in an upper C category – moderately modified - for PES, while the lower section below the diversion is in a D category 9 (Snaddon, 2021). Upper Stream 10 has a high ecological importance and sensitivity, while the lower river is of moderate EIS (Snaddon, 2021). Two wetlands were assessed – the Dwars River valley-bottom wetland and the seep wetland to the west of the site. Both wetlands are transformed from the natural state, as a result of the long history of cultivation of the Estate (Snaddon, 2021). There is evidence of excavations and berms in both wetlands, as well as roads and tracks (Snaddon, 2021). The “New Retreat seep” wetland was assessed to be in a Category D – largely modified – while the Dwars River valley-bottom wetland lies in a category C – moderately modified (Snaddon, 2021). In terms of provision of ecosystem services, both wetlands perform a number of roles in the landscape, with the Dwars River valley-bottom wetland emerging as slightly more important, due particularly to the larger size of this wetland, and the higher diversity and cover of indigenous wetland plants (Snaddon, 2021). The highest-scoring ecosystem service for the Dwars River wetland is phosphate trapping, followed by sediment trapping. These are ecological functions that are generally important in valley-bottom and floodplain wetlands, which are often large, gently sloping systems, with vegetation and soils that can trap sediments and nutrients (Snaddon, 2021). Overall, the Dwars River valley-bottom wetland was placed in the High EIS category, and the seep wetland in the Moderate category (Snaddon, 2021).

The components of the proposed development which would fall within the Dwars River valley-bottom wetland and its ecological buffer as well as within the ecological buffer for the stream are noted in Table 1 **Error! Reference source not found..**

Three additional watercourses may be impacted by the proposed interim and permanent water pipelines which is part of the Preferred Alternative.

The route for the proposed water supply line to Lanquedoc would cross stream 11 as well as its associated seep. Stream 11 is an earth-lined channel with cobble and fine sediments and the watercourse has been heavily invaded by invasive alien plants, with few indigenous riparian plants remaining in the riparian area (Snaddon, 2021). Stream 11 is surrounded by a seep wetland that extends uphill towards Lanquedoc and the diversion channel, with the seep having approximately 10% invasive alien plants and the remainder as indigenous vegetation (Snaddon, 2021). Stream 11 and its associated seep both hold a moderate ecological importance and sensitivity (EIS) rating and in terms of Present Ecological Status (PES), they are both category D (largely modified) watercourses (Snaddon, 2021).

The interim water supply line which would connect to an existing irrigation supply located north-east of the site, would cross stream 10 (as describe above) as well as run very close to a seep below the York Dam. The York Dam seep wetland has been assessed as being in a PES category C – this seep has also been transformed by the presence of the road and the dam, and a few farm buildings. The wetland vegetation persists, however, including palmiet, *Prionium serratum* (Snaddon, 2021). In terms of EIS, the seep lies in the Moderate category (Snaddon, 2021)

#### 4. THE SEAFRONT / SEA

Is the site(s) located within any of the following areas? (highlight the appropriate boxes). The site is located inland and not near the coast.

An area within 100m of the high water mark of the sea	YES	NO
An area within 100m of the high water mark of an estuary/lagoon	YES	NO
Within the Estuarine Functional Zone	YES	NO
An area within the littoral active zone	YES	NO
An area in the coastal public property	YES	NO
Major anthropogenic structures	YES	NO
An area within a Coastal Protection Zone	YES	NO
An area seaward of the coastal management line	YES	NO
An area within the high risk zone (20 years)	YES	NO
An area within the medium risk zone (50 years)	YES	NO
An area within the low risk zone (100 years)	YES	NO
An area subject to tidal influence	YES	NO

An area within 1km from the high water mark of the sea	YES	NO
An area sensitive to erosion	YES	NO
A rocky beach	YES	NO
A sandy beach	YES	NO

## 5. BIODIVERSITY

5.1.	According to the Western Cape Biodiversity Spatial Plan, explain whether the proposed site is located within a , Critical Biodiversity Area, Ecological Support Area,- or Other Natural Area). In accordance with the Western Cape: Biodiversity Spatial Plan?
------	--

There is an Ecological Support Area (ESA) which crosses through the site but does not cover the full extent of the site (refer to Figure 11). The ESA is indicated as a "climate corridor, river, wetland, watercourse" and is an ESA 2. The proposed long-term pipeline connection to Lanquedoc passes through degraded, unmapped land in the eastern half, but the western half passes through wetlands and watercourses mapped as ESA1 and ESA2 (Helme, 2021). There are no areas of biodiversity conservation concern along the alignment of the interim pipeline. This high-level mapping is the same under both the Cape Farm Mapper (refer to Figure 11) and SANBI GIS (refer to Figure 12) data.

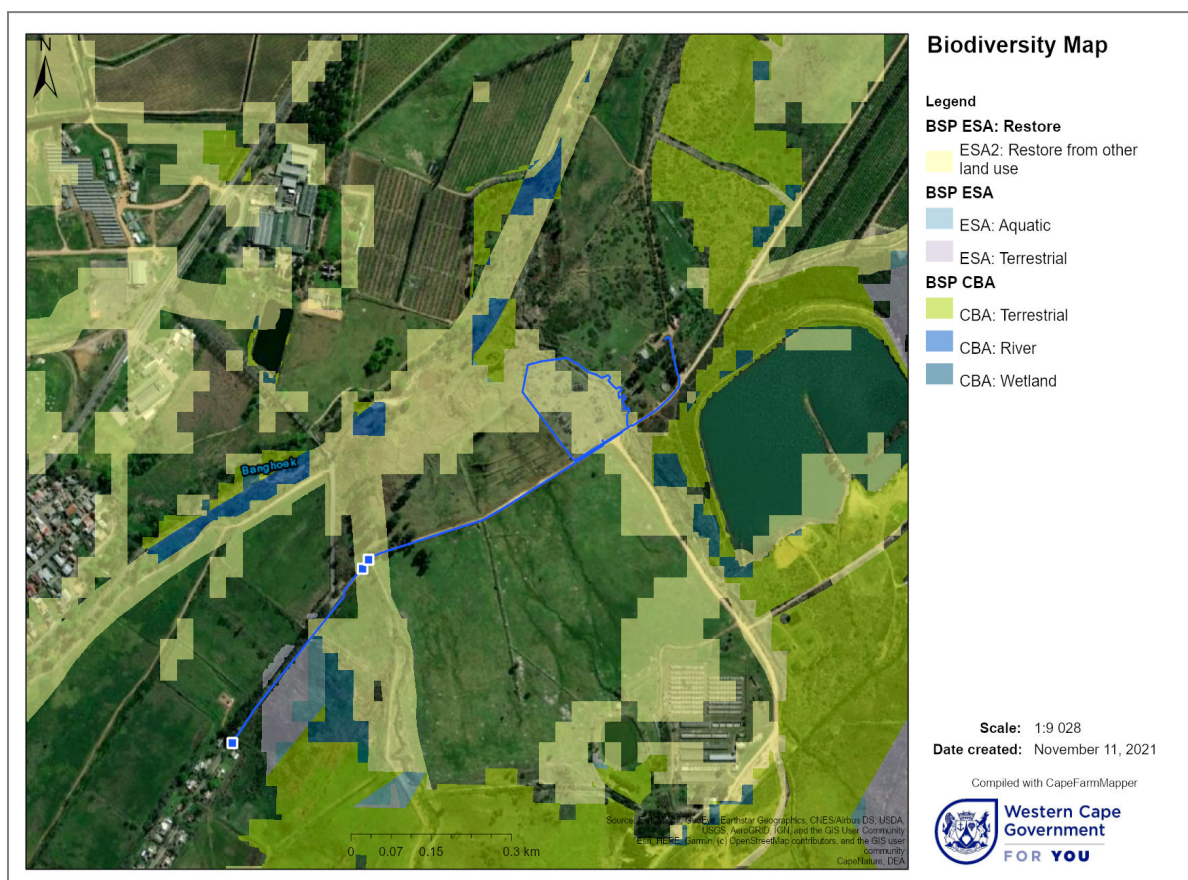
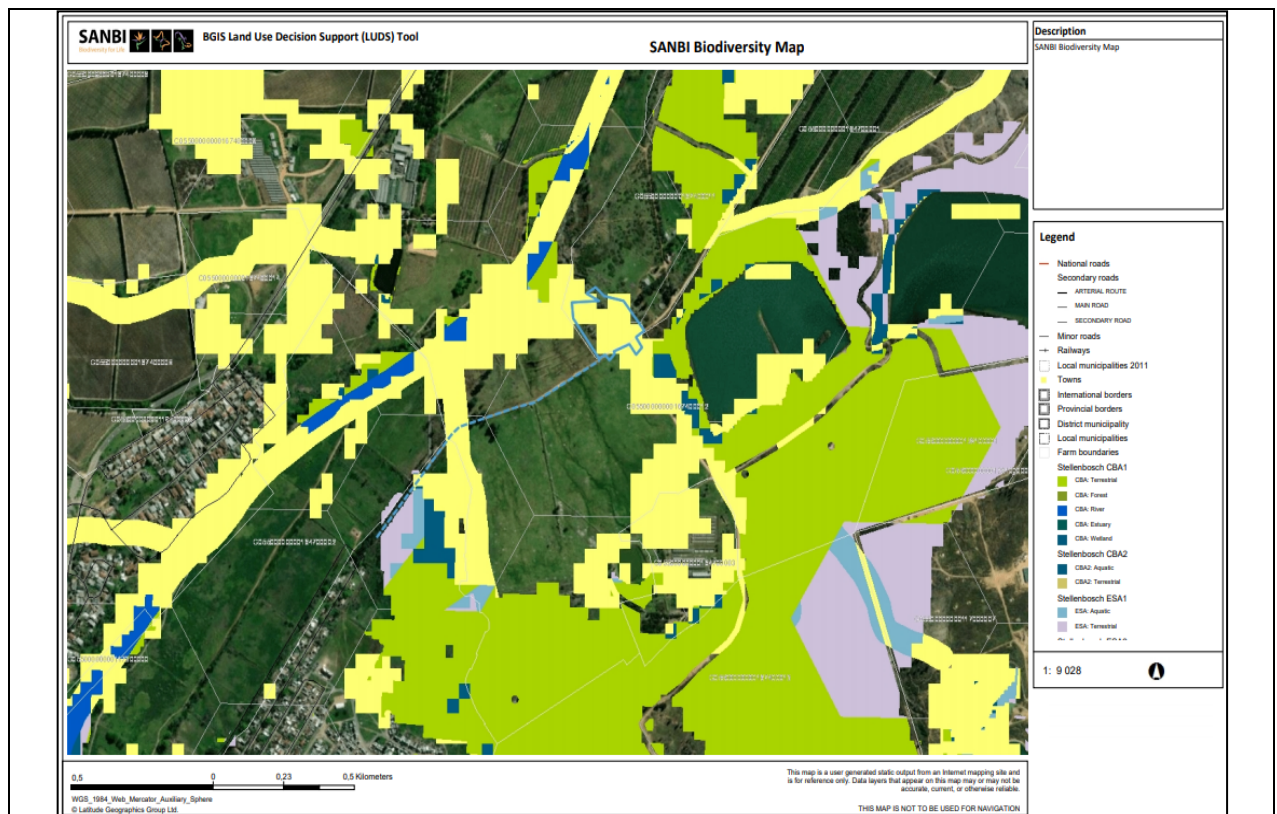


Figure 11: Biodiversity Map (created using Cape Farm Mapper, 11/11/2021, with site layers from MH&A "BERTHA RETREAT 4", 20/04/2021



**Figure 12: Biodiversity Map (created using SANBI BGIS, 10/05/2020, site outline reproduced by EAP using layers from MH&A, "BERTHA RETREAT 4", 20/04/2021 as a guide)**

Given that data from SANBI, shows ESAs on site, these will be considered herein. Although CapeNature (2020) indicated agreement with specialists in that the general area has been largely transformed and that the main concern regarding biodiversity is linked to the watercourse (stream 10) and wetlands on the site, further comment from State Departments such as CapeNature may result in an update to this section in the next iteration of the report, given that the temporary and final potable water line have since been added to the scope of the project, as part of the associated infrastructure required to service the proposed development.

Helme (2021) corroborates this by noting that about 75% of the site as ESA 2 (refer to Figure 11). The guidelines for this category are that it is degraded habitat that should be restored, mainly for its ecological connectivity value and reasons given for selection of this area as an ESA2 include the threatened status of the underlying (original) vegetation type, water resource protection, and potential habitat for threatened vertebrates (Cape Mountain Zebra) (Helme, 2021). The latter is purely theoretical, as is the former, with negligible natural habitat remaining on site (Helme, 2021).

ESAs are defined by Pool-Stanvliet, Duffell-Canham, Pence & Smart (2017) as "Areas that are not essential for meeting biodiversity targets, but that play an important role in supporting the functioning of Protected Areas (PA) or Critical Biodiversity Areas (CBA) and are often vital for delivering ecosystem services" and the desired management objective is to "maintain in a functional, near-natural state. Some habitat loss is acceptable, provided the underlying biodiversity objectives and ecological functioning are not compromised".

The focus of WCBS guidelines and the response thereto indicated in this report is on wetlands as that is the most relevant site sensitivity. Terrestrial guidelines are not considered as Helme (2021) confirms that there is almost no indigenous vegetation remaining (and that which is there has very low species diversity) on site, due to a long history of agricultural disturbance and this also makes it impossible to confirm or dispute the Swartland Alluvium Fynbos classification. Helme (2021) provides a similar confirmation for the proposed long-term pipeline route to Lanquedoc noting that the eastern half of the pipeline route is totally degraded, with no natural vegetation remaining, and that the western half is more intact with substantial natural vegetation remaining, but that applies to the area south of the road, and not to the area for the proposed pipeline, which is mostly is bare of vegetation, until one reaches an extensive planted avenue of exotic gum trees. The temporary water pipeline will be routed entirely within an existing dirt road, and will thus not impact on any natural vegetation (Helme, 2021) Overall, Helme (2021) confirms that there are no faunal or botanical constraints to the proposed development.

The land use guidelines for an ESA wetland states that "a wetland not selected for meeting targets, but which is still a protected resource, is essential for delivering ecosystem services, and may support the functioning of PAs or CBAs" (Pool-Stanvliet et al, 2017).

Pool-Stanvliet et al (2017) indicate that permissible land uses are more flexible for ESAs than CBAs. Pool-Stanvliet et al



(2017) go on to provide specific guidelines for such areas and these include the following:

- "All wetlands are protected under the National Water Act (Act 36 of 1998).
- Delineate all wetlands within 500m of a land use activity as per DWAF (2008) and apply for a Water Use Licence.
- Conduct a buffer determination assessment around all wetlands, regardless of ecological condition or ecosystem threat status. Refer to the National Freshwater Ecosystem Priority Areas (NFEPA) Implementation Manual for specific guidelines (for example, mining should not take place within 1 km of the boundary of the buffer around a wetland".

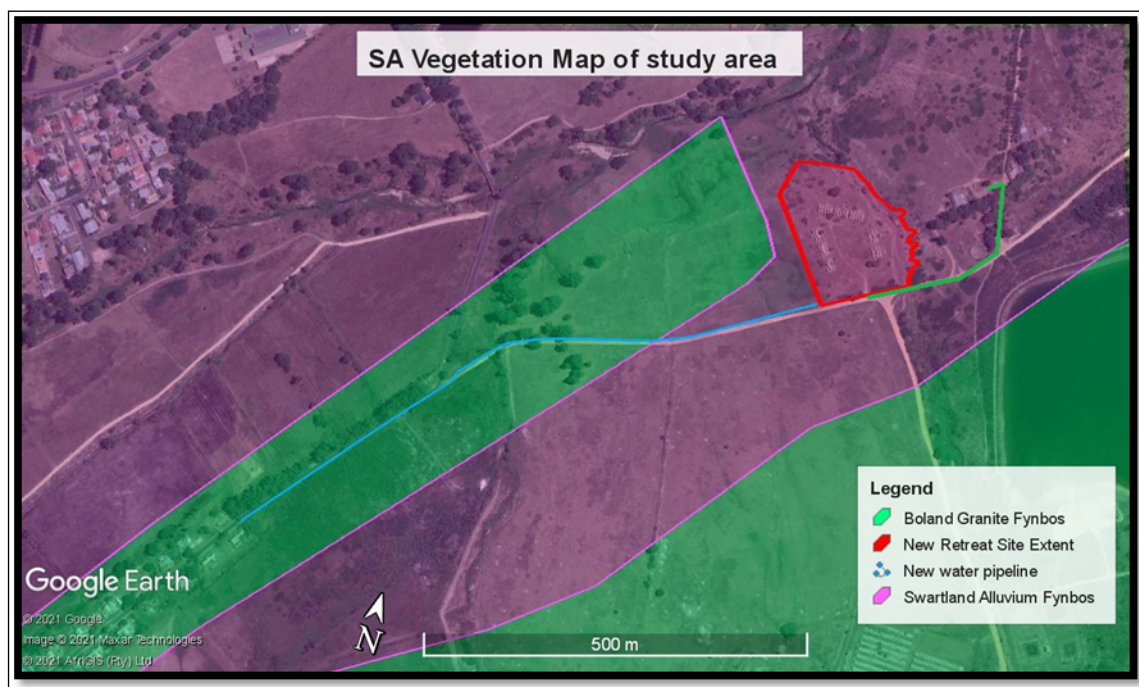
With reference to the above, some habitat loss of the types of wetlands mapped on the site would be acceptable, however the functioning of the ecosystem is not compromised. Furthermore, sites which hold such wetlands would, in terms of the WCBSP, require delineation, licensing and determination of the appropriate buffer.

5.2. Explain whether the proposed site contains indigenous vegetation. If so, indicate the vegetation type and the threatened ecosystem status of the vegetation in terms of the NEM:BA list of threatened ecosystems in need of protection, (December 2011).

The vegetation map of South Africa (Mucina & Rutherford 2012) indicates that the original natural vegetation on the retreat site (prior to human influence) would have been **Swartland Alluvium Fynbos**. According to Helme (2021) there is so little remaining indigenous vegetation on site that it is not possible to confirm or dispute this classification, but based on what is present nearby, the location, and based on the underlying soils, this classification is supported.

The National List of Threatened Ecosystems (DEA 2011) classifies Swartland Alluvium Fynbos as **Critically Endangered**, although this was downlisted to Endangered by Skowno et al (2019), due to different habitat loss thresholds being applied, but it is still gazetted as Critically Endangered.

The SA Vegetation map (refer to Figure 13) shows that **Boland Granite Fynbos** is the primary vegetation type throughout most of the pipeline route, but this author does not agree with this mapping, as the underlying sandy soil with alluvial cobbles is the same throughout (and is indicative of Alluvium Fynbos), and thus believes it would be better described as Swartland Alluvium Fynbos.



**Figure 13: Extract of SA Vegetation Map, showing the two mapped vegetation types in the study area. The temporary water pipeline is shown as a green line (source: Helme, 2021)**

Helme (2021) notes that there is almost no indigenous vegetation remaining on site, nor in the eastern half of the permanent pipeline route, due to a long history of agricultural disturbance. The entire site may have been ploughed at some stage, and was then used mostly as accommodation, prior to these buildings becoming abandoned more than ten years ago. Most of the indigenous vegetation on site now has re-established since the site was abandoned.



The temporary water pipeline will be routed entirely within an existing dirt road and will thus not impact on any natural vegetation. Where it crosses over the drainage line the pipeline can be surface fixed to the bridge (Helme, 2021).	
5.3.	Explain whether the proposed development will be located within a protected area? If so, Is the proposed development in line with the protected area management plan?
The proposed development will not be located within a Protected Area but the stie is located within 5 km of the Simonsberg Nature Reserve.	
5.4.	Explain whether the proposed development will be located within an aquatic Critical Biodiversity Area and/or Ecological Support Area.
Refer to Section 5.1 and Figure 11 & Figure 12 above.	

Biodiversity Priorities	Hectares Lost	Is the proposed development aligned with the land management objectives	Proximity to Biodiversity Priority Area
CBA1	0 m <sup>2</sup>	Yes. The development is aligned with the intentions of the CBA as development would not encroach into these areas.	50 m
CBA2	0 m <sup>2</sup>	Yes	50 m
ESA1	0 m <sup>2</sup>	Yes	The western half of the proposed long-term pipeline connection to Lanquedoc passes through wetlands and watercourses mapped as ESA2 but would be located within an existing road/transformed road reserve.
ESA2	±10 000 m <sup>2</sup> Helme (2021) however confirms that there is almost no indigenous vegetation remaining (and that which is there has very low species diversity) on site.	Yes	0 m There is an Ecological ESA2 which crosses through the New Retreat site but does not cover the full extent of the site (±75%).  The western half of the proposed long-term pipeline connection to Lanquedoc passes through wetlands and watercourses mapped as ESA2 but would be located within an existing road/transformed road reserve.
PA	0 m <sup>2</sup>	Yes	The proposed development is located some 2 km east of the Simonsberg Nature Reserve.
Forest	0 m <sup>2</sup>	Yes	Not applicable (development is not near forest)
River NFEPA including 32m buffer	0 m <sup>2</sup>	Yes	Not applicable (development is not located near river NFEPA)
River NFEPA including 32m buffer	0 m <sup>2</sup>	Yes	Not applicable (development is not located near river NFEPA)
Strategic water source area	Not Applicable	Yes, no groundwater impacts are anticipated, and surface water impacts have been assessed as low.	The proposed development is located within the Boland SWSA.
Threatened species and Red Data listed species	0 m <sup>2</sup>	Yes	Not applicable

## 6. WASTE

6.1	Will the proposed development produce waste (including rubble) during the development	YES	NO
-----	---	-----	----

	phase?		
If yes, indicate the types of waste (actual type of waste, e.g. oil, and whether hazardous or not) and estimated quantity per type?			5 m <sup>3</sup> /day
Typical construction-related waste such as rubble, wood, paint, oily rags, food wrappers etc. would be generated.			
6.2.	Will the proposed development produce waste during its operational phase?	YES	NO
If yes, indicate the types of waste (actual type of waste, e.g. oil, and whether hazardous or not) and estimated quantity per type?			40 m <sup>3</sup> /month
Typical household/ general waste will be produced during the operational phase such as food wrappers and packaging as well as food waste. No hazardous waste is anticipated.			
Refuse will be collected at the Retreat by the farm management and disposed of with the refuse generated on the farm (Schoonwinkel, 2020). Refuse would be collected by Boschendal maintenance department and bins cleaned at the "Droëbaan" site (on the farm), where some recycling for the entire farm takes place. The remainder of the waste would be collected by a private contractor and delivered to an appropriate facility.			
Refer to Appendix R (i) for evidence of the use of a private contractor.			
For the preferred alternative, the sewage resulting from the proposed development would be temporarily contained in situ through the inclusion of a conservancy tank of approximately 30 m <sup>3</sup> capacity in the proposed development and the sewage itself would be removed as required through the existing system on the farm (i.e. removal by private contractor) and disposed of off-site as per the activities of the relevant contractor.			

## 7. WATER USE

7.1.	Indicate the source(s) of water for the proposed development by highlighting the appropriate box(es). <b>Note:</b> Provide proof of assurance of water supply (e.g. Letter of confirmation from the municipality / water user associations/license from the Department of Water and Sanitation) in the final BAR.			
	<b>Municipal</b>	WATER BOARD	GROUNDWATER	RIVER, STREAM, DAM OR LAKE
				Other: Existing Irrigation Supply
7.2.	If water is to be extracted from a groundwater source, river, stream, dam, lake or any other natural feature, please indicate the volume that will be extracted per month:			Not applicable m <sup>3</sup>
In the long-term (for the preferred alternative) potable water supply would come from the Stellenbosch Municipality via a connection to their Lanquedoc pump station. The connection would entail a new, underground 160 mm diameter uPVC link to be installed within the road on Boschendal Estate and within the road reserve along Hoof Road. The water demand for the New Retreat is estimated at 13.4 m <sup>3</sup> per day, and this capacity has been confirmed by the Stellenbosch Municipality (Refer to Appendix R (ii)).				
As a temporary solution, it is proposed that the development ties into the existing York Dam 300mm diameter irrigation supply line that currently feeds a part of the Boschendal Estate irrigation reticulation. A holding tank and combination sand filter and Ultra-violet water treatment plant will be installed to treat the "irrigation water" to the required quality and standard for Municipal potable water.				

## 8. POWER SUPPLY

8.1.	Describe the source of power e.g. municipality / Eskom / renewable energy source. Note: Provide proof of assurance of electricity supply (e.g. Letter of confirmation from the municipality / Eskom in the final BAR).		
The proposed development will be supplied with a 200KVA low voltage connection to the new site reticulation (pers comms, R. Clark, TRAC, 25/03/2021). The new supply would be taken from the existing Kylemore Farmers 1 Eskom 11 kV line via a new 11 kV Tee-off. This would be installed to run across the gravel farm road from the existing Eskom 11Kv overhead line (pers comms, R. Clark, TRAC, 25/03/2021). The new line would feed a new 11 kV/420 Volt 200 Kva pole-mounted transformer, installed on the site and connected to a new 300Amp (200Kva) three-phase low voltage Eskom bulk supply meter point (pers comms, R. Clark, TRAC, 25/03/2021). It is also the intention to supplement power from the grid with rooftop solar panels in the future (pers comms, R. Clark, TRAC, 25/03/2021).			
Eskom have confirmed that sufficient capacity is available, and this letter is included in Appendix R (iii).			
8.2.	If power supply is not available, where will power be sourced?		
Not Applicable			

## SECTION I: PLANNING CONTEXT

Note: In instances where more than one zoning is applicable, attach a list or map of the properties that indicates their respective zoning as Appendix I.

1.	What is the current zoning of the property?	Agriculture & Rural	
2.	Is a rezoning application required	YES	NO
3.	Is any other land use approval(s) (e.g. consent) required?	YES	NO
If yes, provide details: A land use application to the Stellenbosch Municipality (SM) to grant its Consent for the establishment of the proposed development within this zone.			
4.	Is the property in an urban area?	YES	NO
5.	Is the activity permitted in terms of the property's existing land use rights?	YES	NO

Please explain

The property is zoned Agriculture and Rural Zone in terms of the Stellenbosch Municipality Zoning Scheme By-law (ZSBL). The proposed development is not permitted 'as of right' in terms of the primary and / or additional rights permitted in terms of the ZSBL, 2019 because it will exceed the permissible thresholds for the proposed tourist accommodation and tourist facilities within the proposed Retreat, to be located on a portion of Portion 11 of Farm 1674. The primary and consent uses permitted in an Agriculture and Rural Zone, as listed in section 201 (1) of the SMZSBL are depicted in Table 3.

**Table 3: Extract from the Stellenbosch Zoning Scheme By-law (source: NMA, August 2020)**

	SM ZONING SCHEME BY-LAW (SM ZSBL)	APPLICATION PROPOSAL	COMPLIES
<b>PRIMARY USE</b>	Agricultural building (≤2000 m²) Agriculture Dwelling house Forestry Natural environment Occasional use (one event/year) Private road Polytunnel (≤2000 m²) Second dwelling Employee housing (one unit)	Primary use remains Agriculture	Complies
<b>CONSENT USE</b>	Abattoir Additional dwelling units (max 4) Airfield Airstrip Agricultural industry (≥2000 m²) Camping Site Day care center Freestanding base telecommunication station Helicopter landing pad Intensive feed farming Kennel Market Occasional use (>one event/year) Plant nursery Polytunnel (>5000 m²) Renewable energy structure Service trade Tourist accommodation establishment Tourist facility (new buildings or exceeding threshold)	Tourist accommodation Establishment and Tourist Facilities	The application zoning scheme is the ZSBL.  Consent in terms of the ZSBL is required as the proposal fits the definition of tourist accommodation and tourist facilities.  Even though the proposed land use i.e. tourist accommodation and tourist facilities complies with the provisions of the ZSBL in an Agriculture and Rural Zone, a consent use in terms of the ZSBL is required due to the total number of bedrooms in the buildings which are used as tourist accommodation exceeding 7 bedrooms or 14 people for the entire land unit (i.e. 17 bedrooms and 34 people for this York Farm Cottages application). "New buildings" are direct extensions to existing footprints.

<b>BUILDING LINES</b>	<p>Tourist accommodation Establishment: in exiting approved dwelling houses</p> <p>Tourist Facilities: 5 m street and common boundaries: 1 storey height: maximum coverage as approved by Municipality</p>	<p>Tourist accommodation Establishment: in exiting approved dwelling houses</p> <p>Tourist Facilities: 5m street and common boundaries: 1 storey height: maximum coverage as approved by Municipality</p>	Complies
-----------------------	--	---	----------

6.	Are there any building restrictions in terms of the applicable Municipal By-laws?	<b>YES</b>	<input checked="" type="checkbox"/> NO
Please explain:			
Refer to Table 3 above			
7.	Will the activity be aligned with the following:		
7.1	The Provincial Spatial Development Framework (PSDF)	<b>YES</b>	<input checked="" type="checkbox"/> NO
Please explain:			
<p>The purpose of the PSDF is among other things, to guide the location and form of public investment (NMA, August 2020). To support the PSDF, it is prudent to understand the principles that inform public investment decisions and align the private sector's response accordingly, wherever possible (NMA, August 2020). It is also important to indicate the challenges that the provincial government sees as significant for the rural economy and the concomitant public investment policies that are pursued to address these challenges (NMA, August 2020).</p> <p>The PSDF promotes the principles of diversification and strengthening of the rural economy (NMA, August 2020). Both these principles are strongly advocated for in the Western Cape's agricultural areas generally, including the Stellenbosch Municipal area within which Boschendal Estate is located (NMA, August 2020). The PSDF promotes the tourism and hospitality industry to allow for the diversification of the agricultural and rural economy, particularly through farming, heritage, and eco- and agri-tourism (NMA, August 2020).</p> <p>The PSDF encourages economic growth and the protection of biodiversity, heritage, scenic landscapes, and agricultural areas (NMA, August 2020). The proposed development promotes economic opportunities for the local area (Dwars River Valley) through the use of the existing York Farm Cottages on Portion 11 of Farm 1674 for tourist accommodation and tourist facilities, while acknowledging the importance of the heritage, scenic landscapes and environmental and agricultural importance of the area (NMA, August 2020).</p>			
7.2	The Spatial Development Framework of the Local Municipality	<b>YES</b>	<input checked="" type="checkbox"/> NO
Please explain:			
<p>The SM SDF (approved November 2019) identifies seven principles to guide the spatial development of Stellenbosch and provides planning and design guidelines and principles to direct spatial form in the Stellenbosch Municipal Area (SMA) (NMA, August 2020). NMA (August 2020) note that the principles include the following:</p> <ul style="list-style-type: none"> <li>• Maintain and grow natural assets</li> <li>• Respect and grow cultural heritage</li> <li>• Direct growth to areas of lesser natural and cultural significance as well as movement opportunity</li> <li>• Clarify and respect the different roles and functions of settlements</li> <li>• Clarify and respect the roles and functions of different elements of movement structure</li> <li>• Ensure balanced, sustainable communities</li> <li>• Focus collective energy on critical lead projects</li> </ul> <p>Apart from the relevant principles and guidelines, the SM SDF also contains plans and proposals for strategically located urban nodes within the municipal area. The Groot Drakenstein Node at the intersection of the R310 and the R45 is one such node in proximity to Farm 1674/11 but not causally related to the proposed application. Boschendal Estate falls within the larger Dwars River Valley focal area. Refer to Figure 14 for an illustration of how the various settlements in the valley (Pniel, Lanquedoc, Johannesdal, and Kylemore) relate to one another and the external road network.</p>			



**Figure 14: Dwars River Valley Concept (source: NMA, August 2020- extracted from Stellenbosch Municipality SDF, 2019)**

The SM SDF includes Boschendal Estate's Draft Conceptual Framework (CF) (refer to Figure 15) and makes reference to Boschendal's current planning focus areas listed below, as well as the provisional proposal to open the Ou Wapad for use by local NMT in the future.

NMA (August 2020) describe Boschendal Estate's current planning focus as being centred on the following elements:

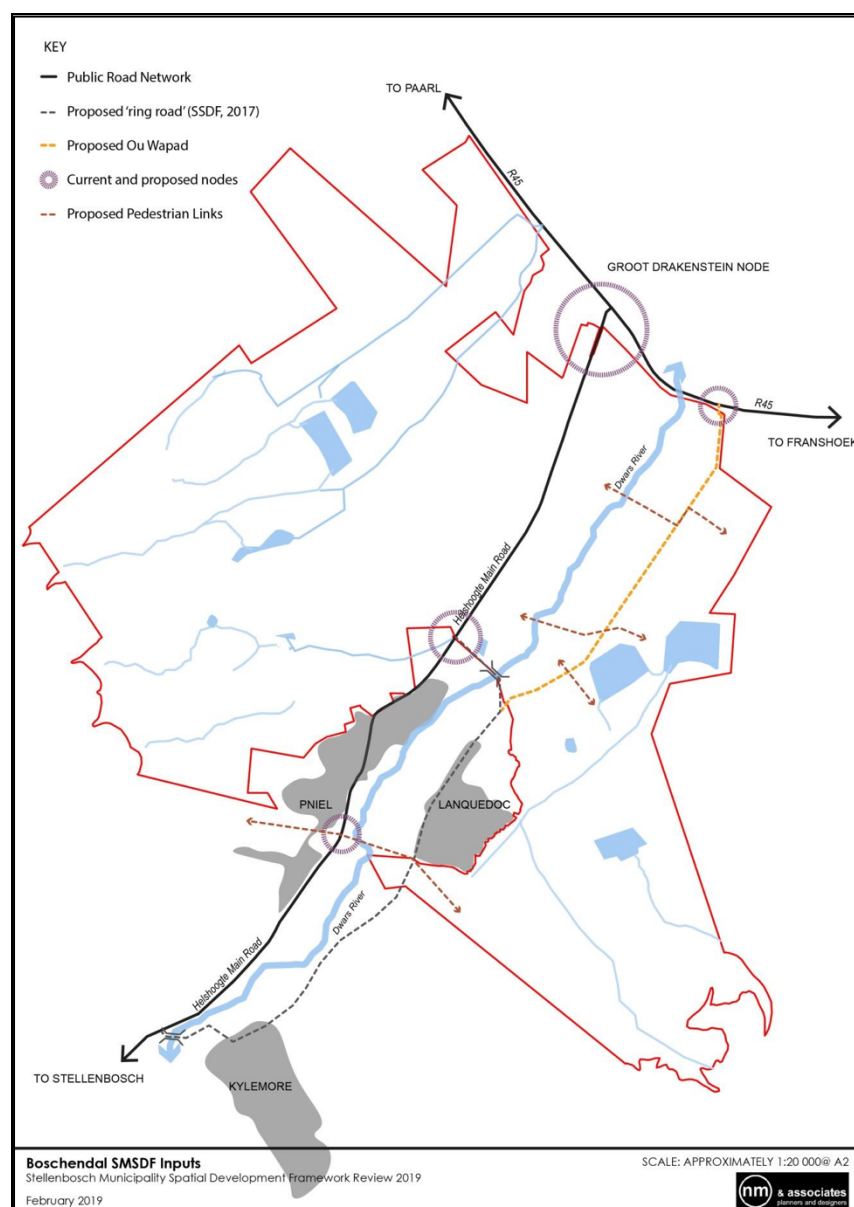
- Reinforcing the agricultural role and business of Boschendal Estate, thereby creating local job opportunities.
- Addressing ecological and social injustices of the past as far as possible in the planning and design of the Boschendal Estate and surrounds.
- Promoting experiential tourism on the Boschendal Estate to augment the agricultural business component through the rehabilitation of old derelict buildings into guest accommodation and other appropriate land uses.
- Improving access and mobility including investment in NMT within Boschendal Estate.

The SM SDF notes that the implications of a new NMT route following the alignment of the Ou Wapad for the overall valley movement structure and settlement pattern is potentially significant as it will allow local residents affordable access to local destinations such as schools, clinics and work via foot or bicycle (NMA, August 2020). Where the new route connects with the higher order external access systems, local gateways can be created (NMA, August 2020). This in turn presents an opportunity to create more exposure to support local economic activity and / or logical locations for public investment in social facilities including public transport stops (NMA, August 2020). The Ou Wapad proposal directly affects Farm 1674/11 and the proposed Retreat (NMA, August 2020). Plans for the area also include an upgrade of the Lanquedoc Main Road Bridge over the Dwars River as part of a proposal to create a new ring road linking Kylemore to Lanquedoc and both of these settlements back onto the Helshoogte Road (refer to) (NMA, August 2020).

The SM SDF states that agriculture and tourism are the Municipality's most competitive economic sectors and encourages the diversification of Stellenbosch's local economy (NMA, August 2020). The SDF also encourages the conservation of Stellenbosch's natural environment and heritage assets (NMA, August 2020). The SDF is clear that the sense of place of an area must be protected at all costs (NMA, August 2020). Against this background, the SM SDF (2019: 52) proposes that "the areas and spaces – built and unbuilt – that embody the cultural heritage and opportunity of Stellenbosch need to be maintained intact, and that others provide the opportunity for new activity, in turn exposing and enabling new expressions of culture" (NMA, August 2020).

NMA (August 2020) state that repurposing of the existing York Cottages, contributes to protecting and reinforcing the sense of place and overall rural character of the Dwars River Valley while supporting economic sectors that can in turn, provide employment and other secondary economic spinoffs for local communities. The repurposing of the eight existing cottages for the proposed Retreat considers carefully how this site relates to the Ou Wapad, and how it can support the Ou Wapad's potential future role as a contributor to improved integration across the Dwars River Valley (NMA, August 2020). This is echoed by Smuts & Scurr (2020) in the HIA. The proposed tourist facilities and accommodation as a land use to locate within the footprint of the old York Farm cottages, in the form of the Bertha Retreat, supports SDF's reference to "the opportunity for new

activity, exposing and enabling new expressions of culture" (NMA, August 2020).



**Figure 15: Conceptual proposal prepared as part of Boschendal Estate Draft Conceptual Framework contained in Stellenbosch Municipality SDF, 2019:83 (source: NMA, August 2020)**

7.3	The urban edge as delineated in the Municipality's Spatial Development Framework	YES	NO
Please explain:			
While the York Farm cottages on Farm 1674/11 are located outside the urban edge as delineated in the Stellenbosch Municipality's SDF of 2019, the Municipality (as per sections 209 of the ZSBL) supports development of tourist accommodation and tourist facilities as additional or consent uses outside the urban edge on land parcels zoned Agriculture and Rural in terms of the SM ZSBL if these take place within existing building footprints on a land unit where the primary use of the land unit remains agriculture and where the proposed activity is subservient to the primary land use on the farm.			
7.4	An Environmental Management Framework (EMF)	YES	NO
Please explain:			
Note that the Stellenbosch Municipality has confirmed the EMF has been formally approved in 2019 and the site is not located within any conservation areas (refer to Figure 16) indicated therein. With respect to Figure 16, the draft EMF states that this plan is "the first indicator or informant to be considered when considering a change in land-use that has the potential to affect the integrity of the environment". It also states that "the plan would also inform any EIA that may be required in terms of the NEMA".			
The site is not located in any environmentally sensitive (i.e., core and buffer areas) in terms of the EMF.			



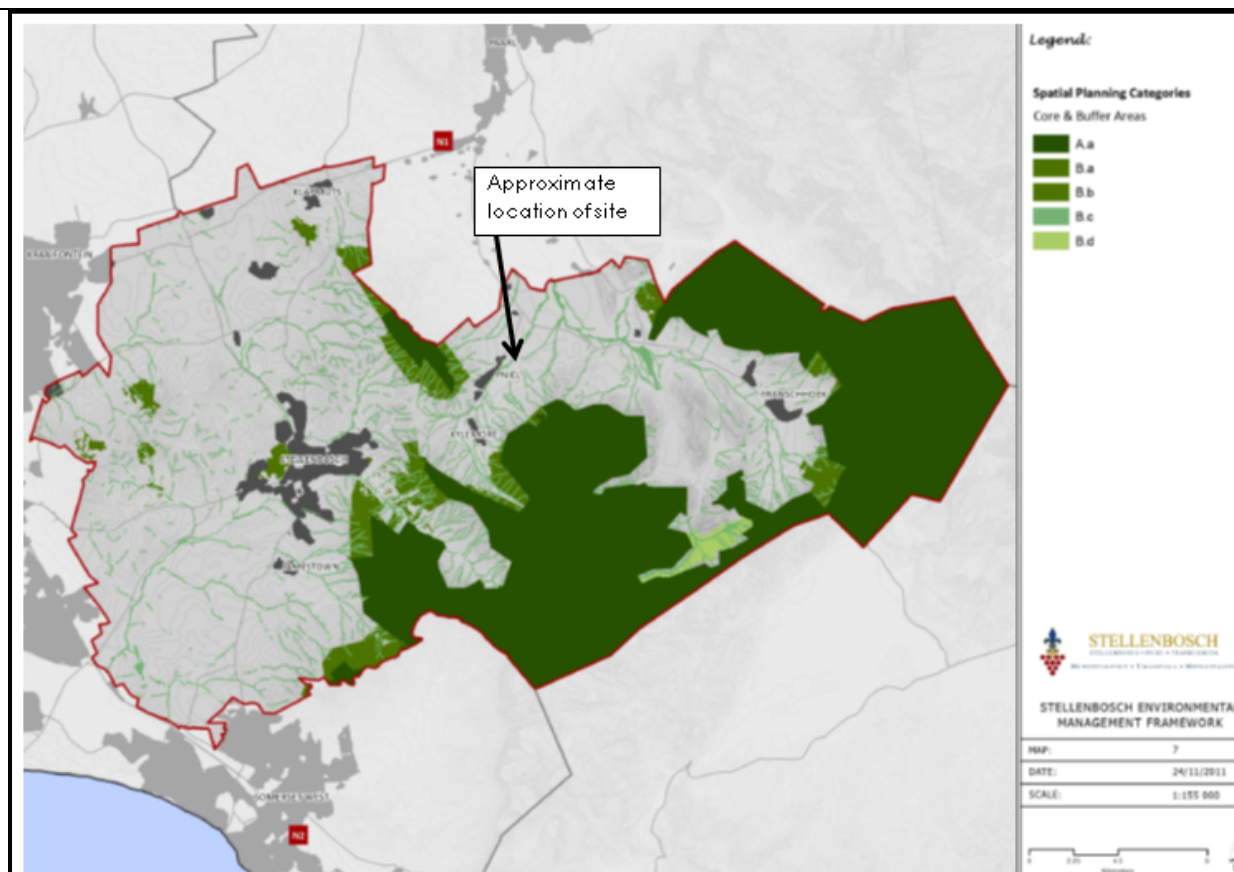


Figure 16: Location of Site Relative to the applicable Spatial Planning Categories Identified in the Draft EMF (adapted from the draft EMF, 2017)

7.5	Any other Policies, Plans, Guidelines, Spatial Tools, Development Planning Frameworks and instruments applicable to the development.	YES	NO
Please explain:			
Not applicable			
7.6	Are any Amendments of the above-mentioned required?	YES	NO
Please explain:			
Not applicable			
8.	Will the proposed development lie within coastal public property, the coastal protection zone, or coastal access land as defined in terms of the NEM: ICMA, 2008?	YES	NO
Please explain:			
Not applicable			

## SECTION J: PUBLIC PARTICIPATION

1. **Exclusively for linear activities:** Indicate the public participation process followed. Note that there are linear components to the development (i.e. the proposed service infrastructure within the main site and two proposed potable water pipelines. The public participation for these components is included in the next table.

Please highlight the appropriate box below to indicate the public participation process that has been or will be undertaken to give notice to all potential interested and affected parties.

1.	In terms of Regulation 41 of the EIA Regulations, 2014 (as amended)–		
(a)	fixing a notice board at a place conspicuous to and accessible by the public at the boundary, on the fence or along the corridor of–		
(i)	the site where the activity to which the application relates is or is to be undertaken; and	YES	EXEMPTION
(ii)	any alternative site.	YES	EXEMPTION
(b)	giving written notice, in any manner provided for in section 47D of the NEMA, to–		



(i)	the occupiers of the site and, if the applicant is not the owner or person in control of the site on which the activity is to be undertaken, the owner or person in control of the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;	YES	EXEMPTION	N/A
(ii)	owners, persons in control of, and occupiers of land adjacent to the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;	YES	EXEMPTION	
(iii)	the municipal councillor of the ward in which the site or alternative site is situated and any organisation of ratepayers that represent the community in the area;	YES	EXEMPTION	
(iv)	the municipality (Local and District Municipality) which has jurisdiction in the area;	YES	EXEMPTION	
(v)	any organ of state having jurisdiction in respect of any aspect of the activity; and	YES	EXEMPTION	
(vi)	any other party as required by the Competent Authority;	YES	EXEMPTION	N/A
(c)	placing an advertisement in –			
(i)	one local newspaper; or	YES	EXEMPTION	
(ii)	any official Gazette that is published specifically for the purpose of providing public notice of applications or other submissions made in terms of these Regulations;	YES	EXEMPTION	N/A
(d)	placing an advertisement in at least one provincial newspaper or national newspaper, if the activity has or may have an impact that extends beyond the boundaries of the metropolitan or district municipality in which it is or will be undertaken;	YES	EXEMPTION	N/A
(e)	using reasonable alternative methods, as agreed to by the Department, in those instances where a person is desirous of but unable to participate in the process due to – (i) illiteracy; (ii) disability; or (iii) any other disadvantage.	YES	EXEMPTION	N/A
If you have indicated that "EXEMPTION" applies to any of the above, then the exemption notice must be attached as Appendix H.				
2-	The NEMA: AQA requires that a notice must be placed in at least two newspapers.			
If applicable, have/will an advertisement be placed in at least two newspapers?		YES	NO	

### 3. Other developments: Indicated the Public Participation Process followed.

1.	In terms of Regulation 41 of the EIA Regulations, 2014 (as amended) -			
(a)	fixing a notice board at a place conspicuous to and accessible by the public at the boundary, on the fence or along the corridor of -			
(i)	the site where the activity to which the application relates is or is to be undertaken; and A notice board will be placed at the entrance of the site and at the main entrance of Boschendal on Helshoogte Road. Additional signs will be placed at the middle and end points of the two proposed water pipelines (the starting point of these lines is the entrance of the site where a notice boards would already be placed). Thus, six notice boards will be placed in total.	YES	EXEMPTION	
(ii)	any alternative site. No alternative sites have been considered in the impact assessment process	YES	EXEMPTION	
(b)	giving written notice, in any manner provided for in section 47D of the NEMA, to –			
(i)	the occupiers of the site and, if the applicant is not the owner or person in control of the site on which the activity is to be undertaken, the owner or person in control of the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken; Note that the applicant is the landowner and there are no occupiers on site. Users of the site would be able to see the site notices.	YES	EXEMPTION	N/A
(ii)	owners, persons in control of, and occupiers of land adjacent to the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;	YES	EXEMPTION	
(iii)	the municipal councillor of the ward in which the site or alternative site is situated and any organisation of ratepayers that represent the community in the area;	YES	EXEMPTION	
(iv)	the municipality (Local and District Municipality) which has jurisdiction in the area;	YES	EXEMPTION	
(v)	any organ of state having jurisdiction in respect of any aspect of the activity; and	YES	EXEMPTION	
(vi)	any other party as required by the Competent Authority;	YES	EXEMPTION	N/A
(c)	placing an advertisement in -			
(i)	one local newspaper; or A newspaper will be placed in the Cape Times (a regional newspaper) and the Eikestad Nuus (a local newspaper distributed in the area)	YES	EXEMPTION	

(ii)	any official Gazette that is published specifically for the purpose of providing public notice of applications or other submissions made in terms of these Regulations;	YES	EXEMPTION	N/A
(d)	placing an advertisement in at least one provincial newspaper or national newspaper, if the activity has or may have an impact that extends beyond the boundaries of the metropolitan or district municipality in which it is or will be undertaken.	YES	EXEMPTION	N/A
(e)	(e) using reasonable alternative methods, as agreed to by the Department, in those instances where a person is desirous of but unable to participate in the process due to— (i) illiteracy; (ii) disability; or (iii) any other disadvantage. Refer to Appendix P for the Public Participation Plan and a letter from the Department confirming agreement with the proposed approach to the notification of the public comment period for the Draft BAR.	YES	EXEMPTION	N/A
If you have indicated that "EXEMPTION" applies to any of the above, then the exemption notice must be attached as Appendix H. <u>Not applicable</u>				
2.	The NEM: AQA requires that a notice must be placed in at least two newspapers. <u>Not applicable</u>			
If applicable, have/will an advertisement be placed in at least two newspapers?		YES	NO	

**Note:** Unless exemption has been granted from a particular requirement, the requirement must be met. If an application for exemption has been refused, the requirement in question must be met.

### 3. Public participation undertaken prior to the submission of this Application

3.1	Where public participation in terms of Regulations 40(3) and 41 was undertaken prior to submission of this Application Form, please provide a summary of the steps followed to date.
<p>The PPP approved by the DEA&amp;DP on 13 October 2020 (refer to Appendix P), intends to exceed the minimum legislative requirements prescribed in regulation 41 of the EIA Regulations, 2014 (as amended), but would be aligned with the requirements of the Standard Operating Procedure agreed between the DEA&amp;DP and Heritage Western Cape (HWC) on December 2015. The PPP to-date includes the following activities (noting that no alternative sites have been considered in this impact assessment process):</p> <ul style="list-style-type: none"> <li>• A pre-application draft BAR, the previous iteration of this report, was circulated for public comment for a period of 35 days from 6 November 2020 to 10 December 2020 with the notification (in the form of a letter) to the preliminary I&amp;AP database being done by email and regular post (for those I&amp;APs who do not have email addresses)</li> <li>• Hard copies of the documentation, as well as the executive summary, were made available at the Pniel Public Library, the Pniel Museum and the Stellenbosch Public Library and the availability at these locations was advertised to the community through placement of notices in this regard at several key locations throughout the community;</li> <li>• The executive summary and a comment box were also left at the Pniel Museum and Pniel Public Library for I&amp;APs who cannot access the internet;</li> <li>• The pre-application Draft BAR was available for download from Chand's website, the English and Afrikaans Executive Summaries were also made available for separate download (to limit data use) from Chand's website;</li> <li>• Written notice to the municipal councillor of the ward in which the site is located was done and a site meeting was held with the Ward Councillor of Lanquedoc (noting that the Ward Councillor for Pniel was also invited, but did not attend) on 1 February 2021;</li> <li>• Written notice to the municipality (Local and District Municipality) which has jurisdiction in the area was done as part of the notification above;</li> <li>• Written notice to any organ of state having jurisdiction in respect of any aspect of the activity was done as part of the written notification of the availability of the pre-application draft BAR;</li> <li>• A Focus Group Meeting with key community representatives was held on 22 February 2021.</li> </ul> <p>PPP activities to be undertaken post-application include the following:</p> <ul style="list-style-type: none"> <li>• The I&amp;AP database has been updated to include registrations received to-date;</li> <li>• Public review period for the post-application Draft BAR, will commence following submission of this application for a period of 30 days;</li> <li>• Notification of the availability of the post-application Draft BAR (in the form of a letter) will be provided to registered I&amp;APs via email and regular post (for those I&amp;APs who do not have email addresses);</li> <li>• Hard copies of the documentation will be made available at the Pniel Museum, Pniel Public Library and the Stellenbosch Public Library;</li> <li>• The executive summary and a comment box will also be left at the Pniel Museum, Pniel Public Library &amp; Stellenbosch Library for I&amp;APs who cannot access the internet;</li> <li>• The post-application Draft BAR will be made available for download from Chand's website, and the executive</li> </ul>	

summaries have also been made available for download as separate documents (to limit data requirements for I&APs who do not have access to much data).

- Advertisements of the availability of the post-application draft BAR will be placed in the Cape Times and the Eikestad Nuus, noting the proposed development and Basic Assessment, Heritage Impact Assessment and Water Use Registration/ Licensing processes.
- Site notices providing the information required in terms of Regulations 41 (3) and (4) of the EIA Regulations, 2014 (as amended) will be placed on the site boundary, at the main entrance to the farm, as well as at the approximate mid- and end-points of the proposed potable water line routes;
- With respect to the written notice to the owners and persons in control of the site, note that the Applicant is the landowner of the site and the Stellenbosch Municipality owns the road for the line (and Stellenbosch Municipality has provided power of attorney for approval processes to the Applicant);
- Note that there are no legitimate "occupiers" on the site, but users of the site would be able to see the site notices;
- Written notice to the municipal councillor of the ward in which the site is located will be done;
- Written notice to the municipality (Local and District Municipality) which has jurisdiction in the area will be done as part of the notification above;
- Written notice to any organ of state having jurisdiction in respect of any aspect of the activity will be done as part of the written notification of the availability of this post-application draft BAR.

Following the public review of this post-application Draft BAR, the report will be updated with I&AP comments/issues raised and submitted to the DEA&DP for decision-making. Once the DEA&DP has issued their decision (a statutory timeframe of 107 days is allowed for this), registered I&APs will receive notification of the final decision on the application from Chand.

#### 4. List of State departments/organs of State to be consulted

4.1	Provide a list of all the State departments/organs of State that will be/have been consulted, including the name and contact details of the relevant official.
<p>The following State Departments as indicated in the NOI were sent a notification of the availability of the pre-application Draft BAR for review:</p> <ul style="list-style-type: none"> <li>• Stellenbosch Municipality: Environmental Management (Schalk van der Merwe, 021-808 8679, <a href="mailto:Schalk.VanderMerwe@stellenbosch.gov.za">Schalk.VanderMerwe@stellenbosch.gov.za</a> )</li> <li>• CapeNature (Marius Wheeler, 0726047593, <a href="mailto:mwheeler@capenature.co.za">mwheeler@capenature.co.za</a>)</li> <li>• Department of Water &amp; Sanitation (Tshembhani Ngobenit, 021 941 6239, <a href="mailto:ngobenit@dws.gov.za">ngobenit@dws.gov.za</a>)</li> <li>• Heritage Western Cape (Waseefa Dhansay, 021 483 9543, <a href="mailto:waseefa.dhansay@westerncape.gov.za">waseefa.dhansay@westerncape.gov.za</a>)</li> </ul> <p>In addition to the above, the following State Departments have also been sent notification of the availability of the pre-application Draft BAR and associated MMP for review, as well as the post-application Draft BAR for review:</p> <ul style="list-style-type: none"> <li>• Department of Environmental Affairs and Development Planning: Planning (Pieter Van Zyl, 0214834091, <a href="mailto:Pieter.vanZyl@westerncape.gov.za">Pieter.vanZyl@westerncape.gov.za</a>)</li> <li>• Department of Environmental Affairs and Development Planning: Pollution Management (Arabel McClelland, (021) 483 2660 , <a href="mailto:Arabel.McClelland@westerncape.gov.za">Arabel.McClelland@westerncape.gov.za</a>)</li> <li>• Department of Environmental Affairs and Development Planning: Waste Management (Simon Botha, 0214830752, <a href="mailto:Simon.Botha@westerncape.gov.za">Simon.Botha@westerncape.gov.za</a>)</li> <li>• Department of Environmental Affairs and Development Planning: Biodiversity (Marlene Laros,, <a href="mailto:Marlene.Laros@westerncape.gov.za">Marlene.Laros@westerncape.gov.za</a>)</li> <li>• Department of Environmental Affairs and Development Planning: Air Quality (Joy Learner, (021) 483 2798, <a href="mailto:Joy.Learner@westerncape.gov.za">Joy.Learner@westerncape.gov.za</a>)</li> <li>• National Department of Environment, forestry, and fisheries (DEFF): Biodiversity and Conservation (Anette Geertsema, <a href="mailto:AnetteS@daff.gov.za">AnetteS@daff.gov.za</a>)</li> <li>• CapeNature (Marius Wheeler, 0726047593, <a href="mailto:mwheeler@capenature.co.za">mwheeler@capenature.co.za</a>)</li> <li>• SANParks (Mike Slayen, 021-701 0527, <a href="mailto:michaels@sanparks.org">michaels@sanparks.org</a>)</li> <li>• National Department of Transport and Public Works (Jacqui Gooch, 0860 212 414, <a href="mailto:HOD.TransportPublicWorks@westerncape.gov.za">HOD.TransportPublicWorks@westerncape.gov.za</a>)</li> <li>• Department of Agriculture, Land Reform and Rural Development (Mary James, 0218085008, <a href="mailto:MaryJ@elsenburg.com">MaryJ@elsenburg.com</a>)</li> <li>• District Municipality (Cape Winelands District Municipality (Kelcy Le Keur, 021 887 4797, <a href="mailto:kelcy@capewinelands.gov.za">kelcy@capewinelands.gov.za</a>)</li> </ul> <p>Further to the above, the following additional parties have been notified of the availability of the post-application draft BAR and associated MMP for public review:</p> <ul style="list-style-type: none"> <li>• Western Cape Department of Agriculture, Directorate: Sustainable Resource Management (André, Roux, '021 808 5010, <a href="mailto:AndreR@elsenburg.com">AndreR@elsenburg.com</a>)</li> <li>• Irrigation Board / Water Users Association (Berg River Irrigation Board) ( Q Brynard, 0218876487, <a href="mailto:sbr@adept.co.za">sbr@adept.co.za</a>)</li> </ul>	

**Note:** In terms of section 24O(3) of NEMA and Regulation 7(2) of the NEMA EIA Regulations, the Competent Authority must consult with every State Department/Organ of State that administers a law relating to a matter affecting the environment relevant to an application for an Environmental Authorisation when such Competent Authority considers the application, and

unless agreement to the contrary has been reached, the EAP will be responsible for such consultation on behalf of the Competent Authority. A State Department/Organ of State consulted in terms of Section 24O(2) of NEMA and Regulations 3(4) and 43(2) must within 30 days from the date of the EAP's request for comment, submit such comment in writing to the EAP, unless otherwise stated by the Competent Authority.

## **SECTION K: GENERAL REQUIREMENTS**

### **1.1. Locality Map**

A locality map must be attached to the Application Form, as Appendix L. The scale of the locality map must be at least 1:50 000. For linear activities of more than 25 kilometres, a smaller scale e.g. 1:250 000 can be used. The scale must be indicated on the map. The map must include the following:

- an accurate indication of the project site position as well as the positions of the alternative sites, if any;
- road names or numbers of all the major roads as well as the roads that provide access to the site(s)
- a north arrow;
- a legend;
- the prevailing wind direction; and
- GPS co-ordinates (Indicate the position of the proposed activity with the latitude and longitude at the centre point for each alternative site. The co-ordinates should be in degrees and decimal minutes. The minutes should be to at least three decimal places. The projection that must be used in all cases is the WGS-84 spheroid in a national or local projection)

### **1.2. Project Plan**

A project schedule must be submitted as Appendix K, and must include milestones for:

- public participation (dates for advertisements, workshops and other meetings, obtaining comment from organs of state including state departments);
- the commencement of parallel application processes required in terms of other statutes (WULA, Heritage and any other Department) and where relevant, the alignment of these application processes with the EIA process;
- the submission of the key documents (e.g. Basic Assessment Report, Scoping Reports, EIA Reports and Environmental Management Programmes).

**Note:** All the above dates must take into account the statutory timeframes applicable to the Applicant and EAP, as well as the timeframes applicable in terms of authority responses as prescribed in the NEMA EIA Regulations. Possible appeals may impact on project timeframes/milestones.

## SECTION L: DECLARATIONS

### DECLARATION OF THE APPLICANT

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

I...~~William George~~ ID number ~~6911235043082~~ ~~in my personal capacity~~ or **duly authorised** thereto hereby declare/affirm that all the information submitted or to be submitted as part of this application form is true and correct, and that:

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

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



Signature of the Applicant:

16 November 2021

Date:

William David George

Name of company (if applicable):

## DECLARATION OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER ("EAP")

I [Claudette Muller](#) EAPASA Registration number [Pending](#) as the appointed EAP hereby declare/affirm the correctness of the information provided or to be provided as part of this application, and that:

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



---

Signature of the EAP:

Date:

[Chand Environmental Consultants cc](#)

---

Name of company (if applicable):

## APPENDIX A: REQUEST FOR A SPECIFIC FEE REFERENCE NUMBER

Please attach proof of payment of the applicable administrative fee to the Application Form.

### A: Applicant's details:

Name: Boschendal (Pty) Ltd (represented by Mr William George)

ID Number: Company reg. no 2002/023534/07

Residential Address: Not applicable

Postal Address: PO Box 35, Pniel Main Road, 7681

Telephone no.: 021 870 4209

Cellular no.: 082 559 9100

Facsimile no.: Not applicable

Email address: Williamg@alphawealth.co.za

### B: EAP's details:

Name: Claudette Muller EAPASA Registration: No: Pending

Company Name: Chand Environmental Consultants

Postal Address: Po Box 238, Plumstead

Telephone no.: 021 762 3050

Cellular no.: Not applicable

Facsimile no.: Not applicable

Email address: claudette@chand.co.za

### C: Provide a brief description of the proposed project:

**The PROPOSED DEVELOPMENT OF A NEW RETREAT AND ASSOCIATED INFRASTRUCTURE, AND A MAINTENANCE MANAGEMENT PLAN ON A PORTION OF PORTION 11 OF FARM 1674, PAARL**

### D: Indicate the process to which the application must be subjected:

The applicable listed activities to be applied for are (list the respective activity numbers):

Basic Assessment:	Activity Number	Scoping & EIR:	Activity Number
Listing Notice 1	<u>19, 48</u>	Listing Notice 2	<u>Not applicable</u>
Listing Notice 3	<u>6, 12</u>		

### E: Application Fee:

Indicate the fee to be paid:

Application Fee	<u>R 2000.00</u>
-----------------	------------------

**Note:** The Department will confirm the amount to be paid. A fee of **R2 000** is applicable to an application which must be subjected to Basic Assessment and a fee of **R10 000** is applicable to an application which must be subjected to Scoping and Environmental Impact Reporting.

### F: Departmental region within which the application will be administered (tick the relevant box):

CAPE TOWN OFFICE: REGION 1 and REGION 2 (City of Cape Town, West Coast, <b>Cape Winelands District &amp; Overberg District</b> ) Fax: (021) 483 4372	<input checked="" type="checkbox"/>	GEORGE OFFICE: REGION 3 (Central Karoo District & Eden District) Fax: (044) 805 8650	
--	-------------------------------------	--	--

I, Claudette Muller (Applicant's EAP's full name), herewith request the Department to provide me with a Specific Fee Reference Number in order that I may make payment of the application fee. I am fully aware of my responsibility to ensure that the correct fee is paid and that proof of such payment must be attached to my Application Form. I further confirm that the information I have provided herein is true and correct.



Applicant's **EAP's** signature

15/11/2021  
Date

Date



## APPENDIX B: LANDOWNER CONSENT FORM (Not applicable where applicant is the landowner)

Consent in terms of Regulation 39 of the NEMA EIA Regulations by the landowner or person in control of the land that the pro

CO	<div style="text-align: center; font-size: 48px; font-weight: bold;">NOT APPLICABLE</div>	
Ne		
pe		
th		
Tr		
De		
St		
C		
P		
P		
Te		
E-		
CO		
1.		
		ntity)
		ntity)
2.		
		ty(ies)

*In question that will be appli* \_\_\_\_\_

Signature of land owner/person in control of the land/authorised representative

Date:

**Note:** If you are an authorised person, a certified copy of the resolution or power of attorney must be attached.

## LIST OF APPENDICES

- Appendix A:** Specific fee reference number
- Appendix B:** Landowner consent - **POA from Stellenbosch Municipality for final potable pipeline within road reserve**
- Appendix C:** Proof of the fact that it is a community project and/or funded by a government department - **Not applicable**
- Appendix D:** Proof of payment of the application fee
- Appendix E:** Screening Tool Report
- Appendix F:** Notice of Intent to Development
- i) Heritage Western Cape comment on NID for New Retreat Site
  - ii) NID for Permanent Pipeline to Lanquedoc
  - iii) Interim Response from Heritage Western Cape on Heritage Impact Assessment
- Appendix G:** Proof of application to the Department of Water and Sanitation
- i) New Retreat GA pre-application submission
  - ii) Pre-application meetings \_ 2 December 2020, 16 February 2021
  - iii) Confirmation from DWS for a General Authorisation
- Appendix H:** Exemption Notice(s) - **Not applicable**
- Appendix I:** Proof of zoning of the properties to be developed
- Appendix J:** Existing Approvals - **Refer to Appendix I**
- Appendix K:** Project Plan
- Appendix L:** Locality Map
- Appendix M:** Site Development Plan
- Appendix N:** Landscaping Plan
- Appendix O:** Civil Services Report
- Appendix P:** Public Participation Plan and DEA&DP Approval
- Appendix Q:** Information Document for Maintenance Management Plan for a watercourse
- Appendix R:** Service and capacity letters
- i) Refuse collection
  - ii) Potable water demand
  - iii) Energy supply confirmation from Eskom

## APPENDIX A

Specific fee reference number


---

RE: New Retreat Request for fee ref number - please send to DEADP - Message (HTML)

File Message Help PDFsam Enhanced 6 Creator Tell me what you want to do

Share to Teams Mark Unread Find Zoom

RE: New Retreat Request for fee ref number - please send to DEADP

 Deano Wevers <Deano.Wevers@westerncape.gov.za>  
To: Info  
Cc: Andrea Thomas

Tue 2021/11/16 09:27

You forwarded this message on 2021/11/16 09:27.  
This message was sent with High importance.

Good Day Laila

Herewith please find the specific fee reference number, as requested:


**B-BA-EIA-H26**

Kind Regards

Deano Wevers  
**Senior Administrative Clerk**  
Department of Environmental Affairs and Development Planning  
Western Cape Government

6th Floor, Utilitas Building, 1 Dorp Street, Cape Town, 8000

Tel: +27 (0)21 483 4349  
Email: [Deano.Wevers@westerncape.gov.za](mailto:Deano.Wevers@westerncape.gov.za)  
Website: [www.westerncape.gov.za/deadp](http://www.westerncape.gov.za/deadp)

 **Western Cape Government**  
FOR YOU



## **APPENDIX B**

Landowner consent

---

**POA FROM STELLENBOSCH MUNICIPALITY FOR FINAL POTABLE PIPELINE WITHIN  
ROAD RESERVE**



**STELLENBOSCH**  
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

## **SPECIAL POWER OF ATTORNEY**

**WHEREAS** Boschendal Estate (Pty) Ltd. has applied to Stellenbosch Municipality for various land-use approvals;

**WHEREAS**, in terms of these approvals, Boschendal Estate (Pty) Ltd. have to upgrade certain bulk infrastructure, such as water- and sewer reticulation pipelines, some of which will become public infrastructure, whilst others will remain the property of Boschendal Estate (Pty) Ltd.;

**WHEREAS** some of these pipelines will cross land that is registered or vests in the name of Stellenbosch Municipality by virtue of its status as public roads (whether transferred into the name of the Municipality or not);

**WHEREAS** the necessary authorization needs to be obtained from the various authorities for the construction of the said infrastructure; and

**WHEREAS** certain servitudes must be registered in favour of Boschendal Estate (Pty) Ltd. (insofar as it crossed Municipal land) or in favour of Stellenbosch Municipality, insofar as it would become public lines (crossing private land),

**NOW THEREFOR IT IS AGREED AS FOLLOWS:**

I, **Anthony Barnes**, in my capacity as **Acting Municipal Manager of Stellenbosch Municipality**, being duly authorised to do so (*ex-officio*), do hereby authorise **Boschendal Estate (Pty) Ltd.** or someone appointed by them for this purpose, (hereinafter called "the Agent"), to

- a) apply for the necessary authorisations from the various authorities for the construction of the infrastructure referred to above, insofar as it crosses land that vests with Stellenbosch Municipality; and
- b) to negotiate with third parties on behalf of Stellenbosch Municipality, insofar as the said infrastructure would become public infrastructure and where such infrastructure crossed private property, for the registration of the necessary servitudes in favour of Stellenbosch Municipality, without committing the Municipality to the payment of any compensation/consideration for the registration of such servitudes.

It is further agreed that, notwithstanding, the issuing of this PoA,

- a) That Boschendal Estate (Pty) Ltd. or their Agent will advise Stellenbosch Municipality, in writing, of the specific project for which this PoA will be used;
- b) Any infra-structure project would be subject to normal approval processes by the various Stellenbosch Municipal departments, prior to the commencement of construction of such projects.

*Handwritten signature and initials: AS, FW*

- c) On completion, Stellenbosch Municipality would inspect and sign-off, as approval of the installation of such service ,before the issuing of any Occupancy Certificates.

The undersigned hereby nominates, constitutes, and appoints the above person/party with full power of substitution to be the registered owner's legal representative/agent and to act in the name, place and stead of the registered owner in the above regard. Accordingly, power of attorney is hereby also granted to the agent to sign and receive all correspondence in respect of the matter referred to above during the applicable process.



**ANTHONYBARNES**

Acting Municipal Manager

Date: 12 August.....2021

Witness 1:  .....

Witness 2:  .....



## **APPENDIX C**

Proof of the fact that it is a community project and/or funded by a  
government department

---

**NOT APPLICABLE**

## **APPENDIX D**

Proof of payment of the application fee

---

# Standard Bank of South Africa

ComputerGeneratedCopy

The Standard Bank of South Africa Limited Registered Bank Reg. No. 1962/000738/06

## CUSTOMER ALL PAYMENTS FINAL AUDIT REPORT

Customer No		801251423		User Name		CHAND ENVIRONMENTAL CONSULTANT	
User ID		OIU48		Reference		2021320001	
SubModule		SSVS		Action date		20211116	
Description		KHH36 20211116 13:57:29.2				N/A	
Finalreleasingoperators		KHH36 SADIA CHAND					
Sub-batch		001		From Account no		0000070923426	
Trans No		1		Statement Ref		B - BA-EIA-H26	
		Acc.No./CDI		Branch No		145209	
		1452045003				DEA&DP	
Hash Total				Account Name		DEA&DP	
Total Batch amount processed				Creditor Code		DEA&DP	
Total Batch amount rejected				Amount		2,000.00	
Total Batch amount				Status Description		FINAL AUDIT TO BE DOWNLOADED	
				RTGS/RTC		0	
				ISN/Bus Ref		N	
				Pay Alert			
				From Account Name		CHAND ENVIROMENTAL C	
				Amount:		0.00	
				Amount:		0.00	
				Amount:		0.00	
				Amount:		0.00	

\*\*\* DISCLAIMER \*\*\*

Make sure that you have entered the correct account number as we will pay to, or collect from, the account number you entered. Banks do not check that the specified account number and account name match. Accordingly, Standard Bank cannot be held responsible for payments going to, or collections being taken from, an incorrect account number should incorrect or fraudulent account details be entered. If you would like more information, speak to your Standard Bank representative about our account verification services.

\*\* END OF REPORT \*\*

## **APPENDIX E**

### Screening Tool Report

---



**SCREENING REPORT FOR AN ENVIRONMENTAL AUTHORIZATION AS  
REQUIRED BY THE 2014 EIA REGULATIONS – PROPOSED SITE  
ENVIRONMENTAL SENSITIVITY**

**EIA Reference number:** Pendin

**Project name:** Proposed Development of a New Retreat on Portion 11 of Farm 1674, Boschendal, Franschhoek

**Project title:** Proposed Development of a New Retreat on Portion 11 of Farm 1674, Boschendal, Franschhoek

**Date screening report generated:** 27/10/2021 12:39:58

**Applicant:** Boschendal (Pty) Ltd

**Compiler:** Chand Environmental Consultants

**Compiler signature:**

.....

**Application Category:** Services|Hospitality

## Table of Contents

Proposed Project Location .....	3
Orientation map 1: General location .....	3
Map of proposed site and relevant area(s) .....	4
Cadastral details of the proposed site .....	4
Wind and Solar developments with an approved Environmental Authorisation or applications under consideration within 30 km of the proposed area .....	4
Environmental Management Frameworks relevant to the application .....	4
Environmental screening results and assessment outcomes .....	5
Relevant development incentives, restrictions, exclusions or prohibitions .....	5
Map indicating proposed development footprint within applicable development incentive, restriction, exclusion or prohibition zones .....	6
Proposed Development Area Environmental Sensitivity .....	6
Specialist assessments identified .....	7
Results of the environmental sensitivity of the proposed area .....	9
MAP OF RELATIVE AGRICULTURE THEME SENSITIVITY .....	9
MAP OF RELATIVE ANIMAL SPECIES THEME SENSITIVITY .....	10
MAP OF RELATIVE ARCHAEOLOGICAL AND CULTURAL HERITAGE THEME SENSITIVITY .....	11
MAP OF RELATIVE CIVIL AVIATION THEME SENSITIVITY .....	12
MAP OF RELATIVE DEFENCE THEME SENSITIVITY .....	13
MAP OF RELATIVE PALEONTOLOGY THEME SENSITIVITY .....	14
MAP OF RELATIVE PLANT SPECIES THEME SENSITIVITY .....	15
MAP OF RELATIVE TERRESTRIAL BIODIVERSITY THEME SENSITIVITY .....	18

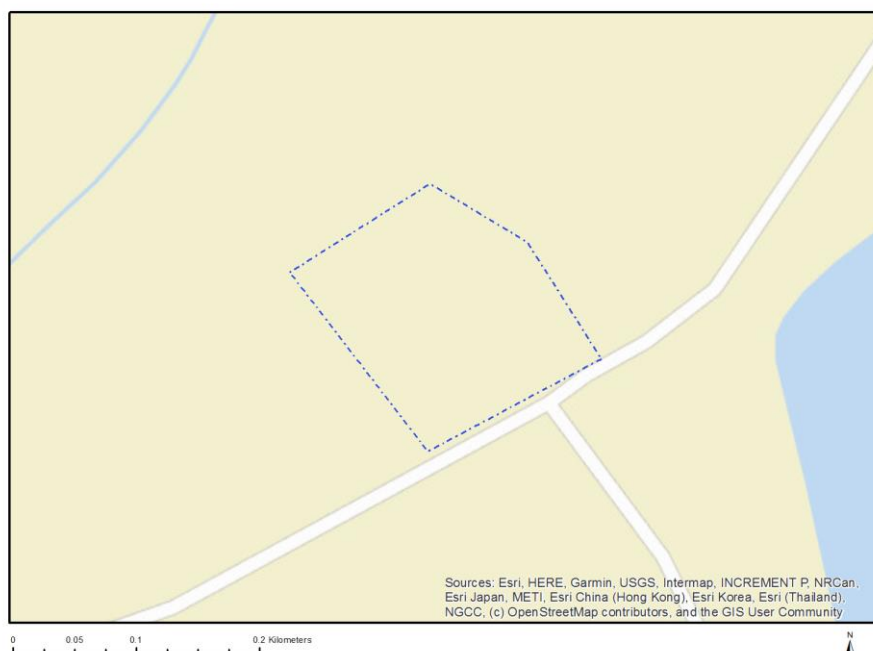
## Proposed Project Location

### Orientation map 1: General location

**General Orientation: Proposed Development of a New Retreat on Portion 11 of Farm 1674, Boschendal, Franschhoek**



## Map of proposed site and relevant area(s)



## Cadastral details of the proposed site

Property details:

No	Farm Name	Farm/ Erf No	Portion	Latitude	Longitude	Property Type
1		1674	0	33°52'37.1S	18°57'57.12E	Farm
2		1730	0	33°53'22.39S	18°58'38.89E	Farm
3		1674	11	33°52'46.8S	18°58'50.09E	Farm Portion
4		1730	0	33°53'22.39S	18°58'38.89E	Farm Portion

Development footprint<sup>1</sup> vertices:

No development footprint(s) specified.

## Wind and Solar developments with an approved Environmental Authorisation or applications under consideration within 30 km of the proposed area

No nearby wind or solar developments found.

## Environmental Management Frameworks relevant to the application

No intersections with EMF areas found.

<sup>1</sup> " development footprint " , means the area within the s includes all ancillary developments for example roads, power lines, boundary walls, paving etc. which require vegetation clearance or which will be disturbed and for which the application has been submitted.

## Environmental screening results and assessment outcomes

The following sections contain a summary of any development incentives, restrictions, exclusions or prohibitions that apply to the proposed development site as well as the most environmental sensitive features on the site based on the site sensitivity screening results for the application classification that was selected. The application classification selected for this report is:

**Services | Hospitality.**

### Relevant development incentives, restrictions, exclusions or prohibitions

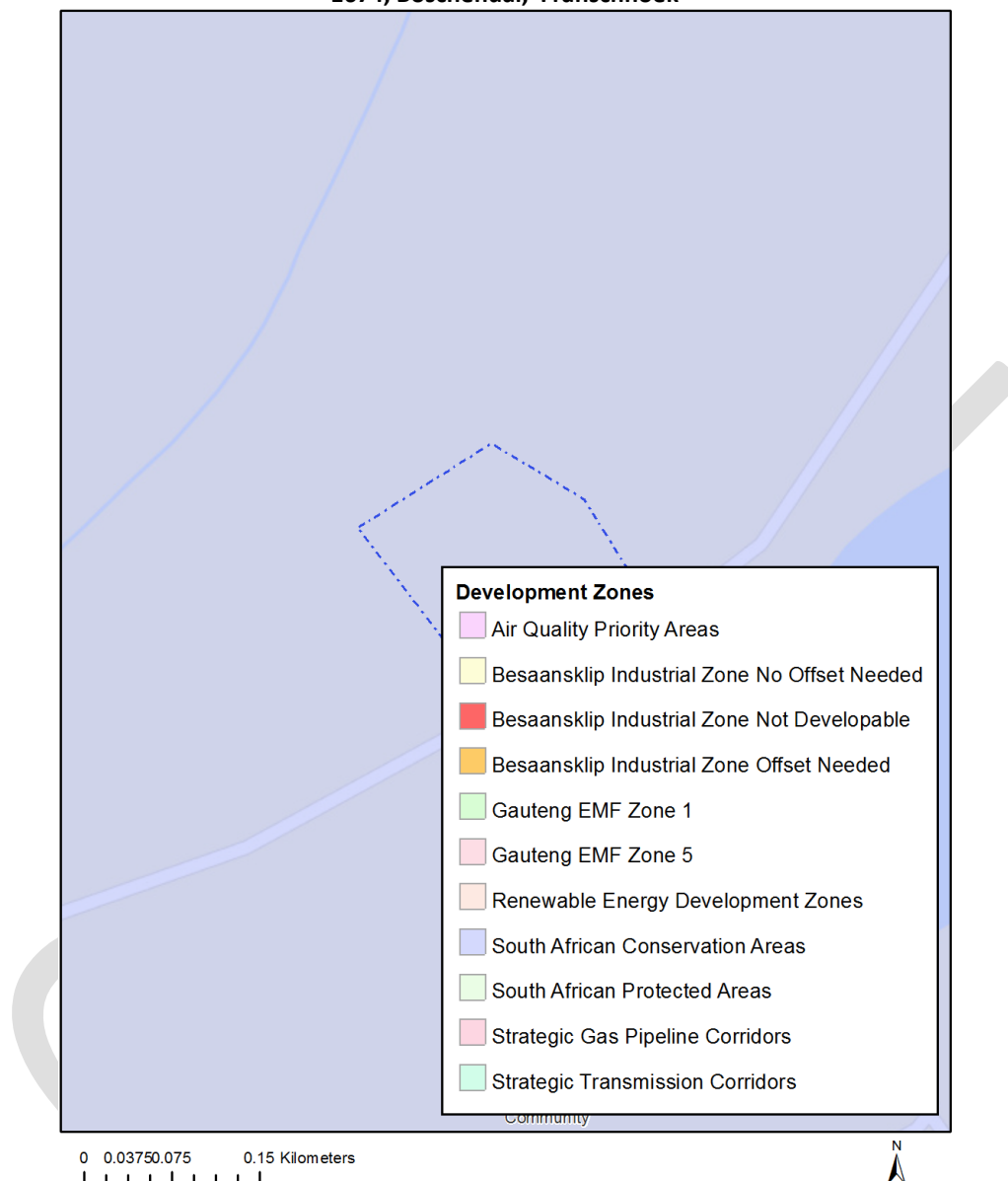
The following development incentives, restrictions, exclusions or prohibitions and their implications that apply to this site are indicated below.

Incentive, restriction or prohibition	Implication
Strategic Gas Pipeline Corridors -Phase 1a & 1b: Saldanha to Ankerlig and Saldanha to Mossel Bay	<a href="https://screening.environment.gov.za/ScreeningDownloads/DevelopmentZones/Combined_GAS.pdf">https://screening.environment.gov.za/ScreeningDownloads/DevelopmentZones/Combined_GAS.pdf</a>
South African Conservation Areas	<a href="https://screening.environment.gov.za/ScreeningDownloads/DevelopmentZones/SACAD_OR_2021_Q1_Metadata.pdf">https://screening.environment.gov.za/ScreeningDownloads/DevelopmentZones/SACAD_OR_2021_Q1_Metadata.pdf</a>



## Map indicating proposed development footprint within applicable development incentive, restriction, exclusion or prohibition zones

**Project Location: Proposed Development of a New Retreat on Portion 11 of Farm 1674, Boschendal, Franschhoek**



### Proposed Development Area Environmental Sensitivity

The following summary of the development site environmental sensitivities is identified. Only the highest environmental sensitivity is indicated. The footprint environmental sensitivities for the proposed development footprint as identified, are indicative only and must be verified on site by a suitably qualified person before the specialist assessments identified below can be confirmed.

Theme	Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
-------	-----------------------	------------------	--------------------	-----------------

Agriculture Theme		X		
Animal Species Theme		X		
Archaeological and Cultural Heritage Theme	X			
Civil Aviation Theme			X	
Defence Theme				X
Paleontology Theme			X	
Plant Species Theme			X	
Terrestrial Biodiversity Theme	X			

### Specialist assessments identified

Based on the selected classification, and the environmental sensitivities of the proposed development footprint, the following list of specialist assessments have been identified for inclusion in the assessment report. It is the responsibility of the EAP to confirm this list and to motivate in the assessment report, the reason for not including any of the identified specialist study including the provision of photographic evidence of the site situation.

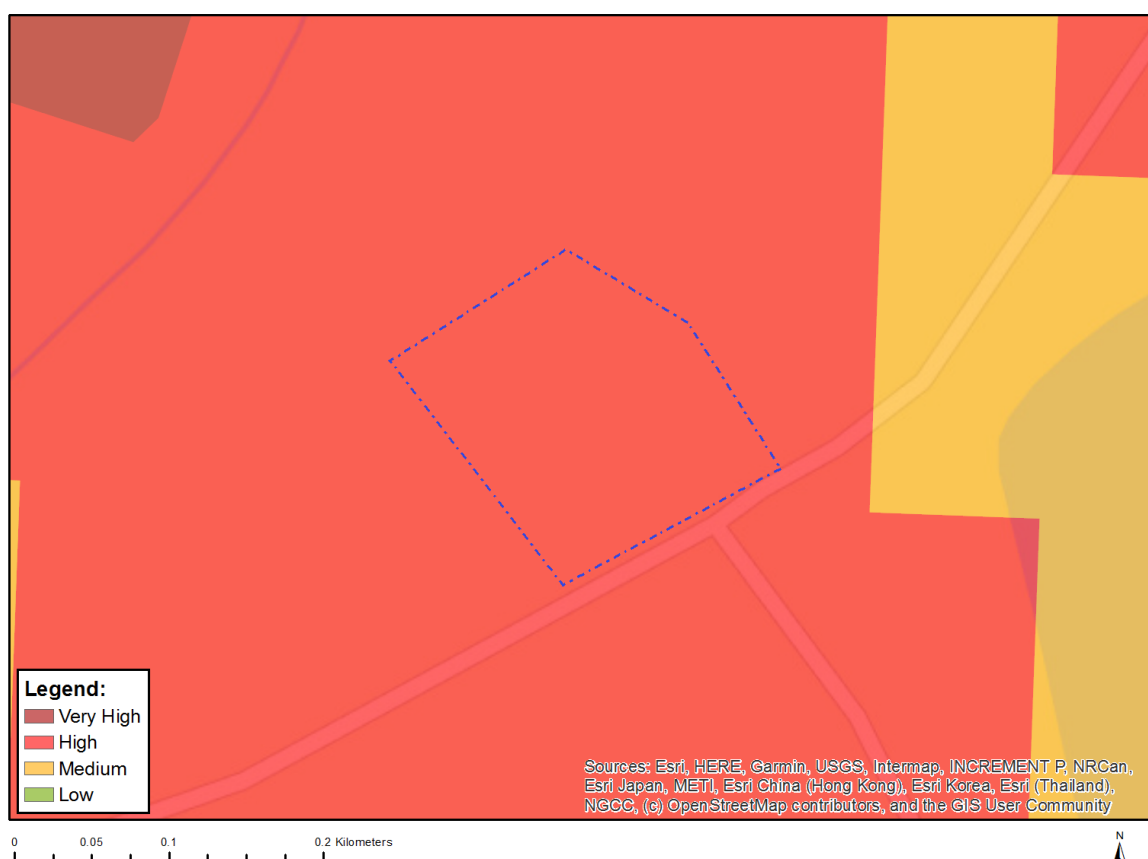
N o	Special ist assess ment	Assessment Protocol
1	Agricultural Impact Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Agriculture_Assessment_Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Agriculture_Assessment_Protocols.pdf</a>
2	Landscape/Visual Impact Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf</a>
3	Archaeological and Cultural Heritage Impact Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf</a>
4	Palaeontology Impact Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf</a>
5	Terrestrial Biodiversity Impact Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Terrestrial_Biodiversity_Assessment_Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Terrestrial_Biodiversity_Assessment_Protocols.pdf</a>
6	Aquatic Biodiversity Impact Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Aquatic_Biodiversity_Assessment_Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Aquatic_Biodiversity_Assessment_Protocols.pdf</a>

7	Traffic Impact Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf</a>
8	Socio-Economic Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_General_Requirement_Assessment_Protocols.pdf</a>
9	Plant Species Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Plant_Species_Assessment_Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Plant_Species_Assessment_Protocols.pdf</a>
10	Animal Species Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Animal_Species_Assessment_Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted_Animal_Species_Assessment_Protocols.pdf</a>

## Results of the environmental sensitivity of the proposed area.

The following section represents the results of the screening for environmental sensitivity of the proposed site for relevant environmental themes associated with the project classification. It is the duty of the EAP to ensure that the environmental themes provided by the screening tool are comprehensive and complete for the project. Refer to the disclaimer.

### MAP OF RELATIVE AGRICULTURE THEME SENSITIVITY

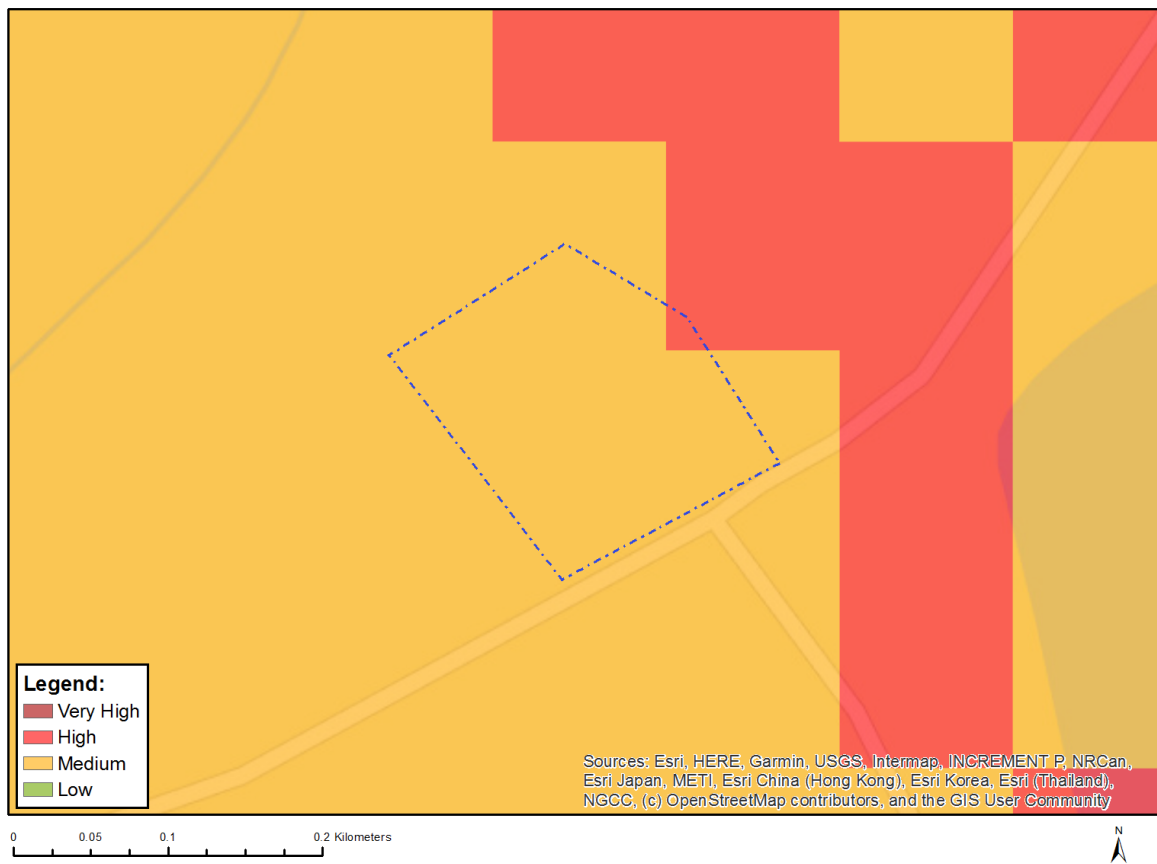


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
	X		

#### Sensitivity Features:

Sensitivity	Feature(s)
High	Land capability;09. Moderate-High/10. Moderate-High

## MAP OF RELATIVE ANIMAL SPECIES THEME SENSITIVITY



Where only a sensitive plant unique number or sensitive animal unique number is provided in the screening report and an assessment is required, the environmental assessment practitioner (EAP) or specialist is required to email SANBI at [eiadatarequests@sanbi.org.za](mailto:eiadatarequests@sanbi.org.za) listing all sensitive species with their unique identifiers for which information is required. The name has been withheld as the species may be prone to illegal harvesting and must be protected. SANBI will release the actual species name after the details of the EAP or specialist have been documented.

Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
	X		

### Sensitivity Features:

Sensitivity	Feature(s)
High	Aves-Circus maurus
Medium	Invertebrate-Conocephalus peringueyi
Medium	Invertebrate-Aneuryphymus montanus



## MAP OF RELATIVE ARCHAEOLOGICAL AND CULTURAL HERITAGE THEME SENSITIVITY



Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
X			

### Sensitivity Features:

Sensitivity	Feature(s)
Very High	Within 5km of a Grade I Heritage site
Very High	Within 2km of a Grade II Heritage site