



**Western Cape  
Government**

Environmental Affairs and  
Development Planning

Directorate: Development Management  
(Region 1)

**REFERENCE:** 16/3/3/1/B4/20/1056/18

**ENQUIRIES:** BERNADETTE OSBORNE

**DATE OF ISSUE:** 2019 -05- 03

The Board of Directors  
Leef op Hoop (Pty) Ltd  
PO Box 6087  
**STELLENBOSCH**  
7612

**Attention: Ms Betsie Marais**

Cell: (083) 751 5216  
E-mail: [betsie@maraismh.co.za](mailto:betsie@maraismh.co.za)

Dear Madam

**APPLICATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014: THE BERGSIG CAMPING SITE PROJECT ON PORTION 5 OF FARM NO. 334, JONKERSHOEK.**

1. With reference to the above application, the Department hereby notifies you of its decision to **grant** Environmental Authorisation, attached herewith, together with the reasons for the decision.
2. In terms of Regulation 4 of the EIA Regulations, 2014, you are instructed to ensure, within 14 days of the date of the Environmental Authorisation, that all registered interested and affected parties ("I&APs") are provided with access to and reasons for the decision, and that all registered I&APs are notified of their right to appeal.
3. Your attention is drawn to Chapter 2 of the Appeal Regulations, 2014, which prescribes the appeal procedure to be followed. This procedure is summarised in the attached Environmental Authorisation.

Yours faithfully

**DIRECTOR DEVELOPMENT MANAGEMENT (REGION 1)  
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING**

Cc: (1) Larry Eichstadt (Resource Environmental Services)  
(2) Schalk van der Merwe (Stellenbosch Municipality)  
(3) Rhett Smart (CapeNature)

E-mail: [larry@rmservice.co.za](mailto:larry@rmservice.co.za)  
Fax: (021) 886 6899  
Fax: (021) 866 1523



**REFERENCE:** 16/3/3/1/B4/20/1056/18  
**NEAS REFERENCE:** WCP/EIA/0000458/2018  
**ENQUIRIES:** Bernadette Osborne  
**DATE OF ISSUE:** 2019 -05- 03

### **ENVIRONMENTAL AUTHORISATION**

#### **APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014: THE BERGSIG CAMPING SITE PROJECT ON PORTION 5 OF FARM NO. 334, JONKERSHOEK.**

With reference to your application for the abovementioned, find below the outcome with respect to this application.

#### **DECISION**

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") and the Environmental Impact Assessment ("EIA") Regulations, 2014 (as amended), the Competent Authority herewith **grants Environmental Authorisation** to the applicant to undertake the listed activities specified in section B below with respect to Layout Alternative 2 described in the Basic Assessment Report ("BAR"), dated January 2019.

The applicant for this Environmental Authorisation is required to comply with the conditions set out in section E below.

#### **A. DETAILS OF THE APPLICANT FOR THIS ENVIRONMENTAL AUTHORISATION**

Leef op Hoop (Pty) Ltd  
c/o Ms Betsie Marais  
P O Box 6087  
**STELLENBOSCH**  
7612

Cell: (083) 751 5216  
E-mail: [betsie@maraismh.co.za](mailto:betsie@maraismh.co.za)

The abovementioned applicant is the holder of this Environmental Authorisation and is hereinafter referred to as “**the holder**”.

**B. LIST OF ACTIVITIES AUTHORISED**

<b>Listed Activities</b>	<b>Project Description</b>
<p>Listing Notice 1 –  <b>Activity Number: 12</b>  <i>The development of—</i>  <i>(i) dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 100 square metres; or</i>  <b>(ii) infrastructure or structures with a physical footprint of 100 square metres or more;</b>    <i>where such development occurs—</i>  <b>(a) within a watercourse;</b>  <i>(b) in front of a development setback; or</i>  <b>(c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse; —</b>    <i>excluding—</i>  <i>(aa) the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour;</i>  <i>(bb) where such development activities are related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies;</i>  <i>(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;</i>  <i>(dd) where such development occurs within an urban area;</i>  <i>(ee) where such development occurs within existing roads, road reserves or railway lines; or</i>  <i>(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.</i></p>	<p>The development will be located within 32m of watercourse.</p>
<p>Listing Notice 1 –  <b>Activity Number: 19</b>  <b>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 or more than 10 cubic metres from a watercourse;</b>    <i>but excluding where such infilling, depositing, dredging, excavation, removal or moving-</i>    <b>(a) Will occur behind a development setback;</b></p>	<p>Components of the development will be located within a wetland.</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>Where such development is related to the development of a port or harbor, in which case activity 26 in Listing Notice 2 of 2014 applies.</p>	
<p><b>Listing Notice 3 –</b>  <b>Activity Number: 6</b>  <b>The development of resorts, lodges, hotels, tourism or hospitality facilities that sleeps 15 people or more.</b></p> <p><b>i. Western Cape</b></p> <p>i. Inside a protected area identified in terms of NEMPAA;</p> <p><b>ii. Outside urban areas;</b></p> <p>(aa) Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans; or</p> <p><b>(bb) Within 5km from national parks, world heritage sites, area identified in terms of NEMPAA or from the core area of a biosphere reserve;-</b></p> <p>Excluding the conversion of existing buildings where the development footprint will not be increased.</p>	<p>The development is located within 5km from the Jonkershoek Nature Reserve and will be able to sleep more than 15 people.</p>

The abovementioned list is hereinafter referred to as "**the listed activities**".

The holder is herein authorised to undertake the following alternative that includes the listed activities as it relates to the development:

- The proposal entails the development of the Bergsig camping site on Portion 5 of Farm No. 334, Jonkershoek. The camping site will have a development footprint of 9876m<sup>2</sup>, which includes the following:
  - 38 stands, with each stand measuring approximately 10.5 X 11.5m<sup>2</sup>.
  - An ablution facility of approximately 225m<sup>2</sup>.
  - An open area measuring approximately 362m<sup>2</sup> to accommodate the seepage wetland. Vehicular access will be restricted via an elevated access road with pipes running underneath the access road to allow for seasonal water flow beneath it.
  - The installation of a boardwalk system over the seasonally wet area for pedestrian access.
  - An open space area of approximately 965m<sup>2</sup> with a swimming pool.
  - A conservancy tank with a capacity of 45kl.

### C. SITE DESCRIPTION AND LOCATION

The listed activities will be undertaken on Portion 5 of Farm No. 334, Jonkershoek, at the following co-ordinates:

	Latitude (S)	Longitude (E)
Coordinates:	33° 56' 55" South	18° 54' 23" East

The SG digit code is: C06700000000033400005

Refer to Annexure 1: Locality Map and Annexure 2: Site Plan.

The above is hereinafter referred to as "the site".

### D. DETAILS OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER

Resource Management Services  
c/o Larry Eicstadt  
PO Box 4296  
**DURBANVILLE**  
7551

Tel: (021) 975 7396  
E-mail: larry@rmsenviro.co.za

### E. CONDITIONS OF AUTHORISATION

#### Scope of authorisation

1. The holder is authorised to undertake the listed activities specified in Section B above in accordance with and restricted to Layout Alternative 2, described in the Basic Assessment Report ("BAR"), dated January 2019 on the site as described in Section C above.
2. The holder must commence with the listed activities on the site within a period of **five years** from the date of issue of this Environmental Authorisation.
3. The development must be concluded within **ten years** from the date of commencement of the listed activities.
4. The holder shall be responsible for ensuring compliance with the conditions by any person acting on his/her behalf, including an agent, sub-contractor, employee or any person rendering a service to the holder.
5. Any changes to, or deviations from the scope of the alternative described in section B above must be accepted or approved, in writing, by the Competent Authority before such changes or deviations may be implemented. In assessing whether to grant such acceptance/approval or not, the Competent Authority may request information in order to evaluate the significance and impacts of such changes or deviations, and it may be necessary for the holder to apply for further authorisation in terms of the applicable legislation.

### **Written notice to the Competent Authority**

6. Seven calendar days' notice, in writing, must be given to the Competent Authority before commencement of construction activities.
  - 6.1 The notice must make clear reference to the site details and EIA Reference number given above.
  - 6.2 The notice must also include proof of compliance with the following conditions described herein:

Conditions: 7, 8 and 11

### **Notification and administration of appeal**

7. The holder must in writing, within 14 (fourteen) calendar days of the date of this decision–
  - 7.1 notify all registered Interested and Affected Parties ("I&APs") of –
    - 7.1.1 the outcome of the application;
    - 7.1.2 the reasons for the decision as included in Annexure 3;
    - 7.1.3 the date of the decision; and
    - 7.1.4 the date when the decision was issued.
  - 7.2 draw the attention of all registered I&APs to the fact that an appeal may be lodged against the decision in terms of the National Appeals Regulations, 2014 detailed in Section F below;
  - 7.3 draw the attention of all registered I&APs to the manner in which they may access the decision;
  - 7.4 provide the registered I&APs with:
    - 7.4.1 the name of the holder (entity) of this Environmental Authorisation,
    - 7.4.2 name of the responsible person for this Environmental Authorisation,
    - 7.4.3 postal address of the holder,
    - 7.4.4 telephonic and fax details of the holder,
    - 7.4.5 e-mail address, if any, of the holder,
    - 7.4.6 the contact details (postal and/or physical address, contact number, facsimile and e-mail address) of the decision-maker and all registered I&APs in the event that an appeal is lodged in terms of the 2014 National Appeals Regulations.
8. The listed activities, including site preparation, may not commence within 20 (twenty) calendar days from the date the applicant notified the registered I&APs of this decision. In the event that an appeal is lodged with the Appeal Authority, the effect of this Environmental Authorisation is suspended until the appeal is decided.

### **Management of activity**

9. The draft Environmental Management Programme ("EMPr") submitted as part of the application for Environmental Authorisation is hereby approved and must be implemented.

10. The EMPr must be included in all contract documentation for all phases of implementation.

### **Monitoring**

11. The holder must appoint a suitably experienced environmental control officer ("ECO"), or site agent where appropriate, before commencement of any land clearing or construction activities to ensure compliance with the provisions of the EMPr and the conditions contained herein.
12. A copy of the Environmental Authorisation, EMPr, audit reports and compliance monitoring reports must be kept at the site of the authorised activity, and must be made available to anyone on request, including a publicly accessible website.
13. Access to the site referred to in Section C above must be granted, and the environmental reports mentioned above must be produced, to any authorised official representing the Competent Authority who requests to see it for the purposes of assessing and/or monitoring compliance with the conditions contained herein.

### **Auditing**

14. In terms of Regulation 34 of the NEMA EIA Regulations, 2014 (as amended), the holder must conduct environmental audits to determine compliance with the conditions of the Environmental Authorisation, the EMPr and submit Environmental Audit Reports to the Competent Authority. The Environmental Audit Report must be prepared by an independent person and must contain all the information required in Appendix 7 of the NEMA EIA Regulations, 2014 (as amended).

The holder must undertake an environmental audit quarterly for the duration of the construction phase and submit Environmental Audit Reports to the Competent Authority once every six months during the construction phase. The final Environmental Audit Report must be submitted to the Competent Authority six months after operation commenced.

The holder must, within 7 days of the submission of each of the above-mentioned reports to the Competent Authority, notify all potential and registered I&APs of the submission and make the report available to anyone on request and on a publicly accessible website (if applicable).

### **Specific Conditions**

15. Should any heritage remains be exposed during excavations or any other actions on the site, these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape. Heritage remains uncovered or disturbed during earthworks must not be further disturbed until the necessary approval has been obtained from Heritage Western Cape.

Heritage remains include: meteorites, archaeological and/or palaeontological remains (including fossil shells and trace fossils); coins; indigenous and/or colonial ceramics; any articles of value or antiquity; marine shell heaps; stone artifacts and bone remains; structures and other

built features with heritage significance; rock art and rock engravings; and/or graves or unmarked human burials including grave goods and/or associated burial material.

16. A qualified archaeologist and/or palaeontologist must be contracted where necessary (at the expense of the holder) to remove any heritage remains. Heritage remains can only be disturbed by a suitably qualified heritage specialist working under a directive from the relevant heritage resources authority.

## **F. GENERAL MATTERS**

1. Notwithstanding this Environmental Authorisation, the holder must comply with any other statutory requirements that may be applicable when undertaking the listed activity.
2. Non-compliance with a condition of this Environmental Authorisation or EMPr may render the holder liable to criminal prosecution.
3. If the holder does not commence with a listed activity within the period referred to in Condition 2, this Environmental Authorisation shall lapse for that activity, and a new application for Environmental Authorisation must be submitted to the Competent Authority. If the holder wishes to extend the validity period of the Environmental Authorisation, an application for amendment in this regard must be made to the Competent Authority prior to the expiry date of the Environmental Authorisation.
4. The holder must submit an application for amendment of the Environmental Authorisation to the Competent Authority where any detail with respect to the Environmental Authorisation must be amended, added, substituted, corrected, removed or updated. If a new holder is proposed, an application for Amendment in terms of Part 1 of the EIA Regulations, 2014 (as amended) must be submitted.

Please note that an amendment is not required if there is a change in the contact details of the holder. In this case, the Competent Authority must only be notified of such changes.

5. The manner and frequency for updating the EMPr is as follows:  
Amendments to the EMPr, must be done in accordance with Regulations 35 to 37 of the EIA Regulations 2014 (as amended) or any relevant legislation that may be applicable at the time.

## **G. APPEALS**

Appeals must comply with the provisions contained in the National Appeal Regulations 2014 (as amended).

1. An appellant (if the holder of the decision) must, within 20 (twenty) calendar days from the date the notification of the decision was sent to the holder by the Competent Authority –
  - 1.1. Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator; and
  - 1.2. Submit a copy of the appeal to any registered I&APs, any Organ of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision. -



2. An appellant (if NOT the holder of the decision) must, within 20 (twenty) calendar days from the date the holder of the decision sent notification of the decision to the registered I&APs–
  - 2.1. Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator; and
  - 2.2. Submit a copy of the appeal to the holder of the decision, any registered I&AP, any Organ of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision.
3. The holder of the decision (if not the appellant), the decision-maker that issued the decision, the registered I&AP and the Organ of State must submit their responding statements, if any, to the appeal authority and the appellant within 20 (twenty) calendar days from the date of receipt of the appeal submission.
4. The appeal and the responding statement must be submitted to the address listed below:

By post:                   Western Cape Ministry of Local Government, Environmental Affairs and  
Development Planning  
Private Bag X9186  
CAPE TOWN  
8000

By facsimile:           (021) 483 4174; or  
By hand:                 Attention: Mr Jaap de Villiers (Tel: 021 483 3721)  
Room 809  
8<sup>th</sup> Floor Utilitas Building, 1 Dorp Street, Cape Town, 8001

**Note:** For purposes of electronic database management, you are also requested to submit electronic copies (Microsoft Word format) of the appeal, responding statement and any supporting documents to the Appeal Authority to the address listed above and/ or via e-mail to [Jaap.DeVilliers@westerncape.gov.za](mailto:Jaap.DeVilliers@westerncape.gov.za).

5. A prescribed appeal form as well as assistance regarding the appeal processes is obtainable from Appeal Authority at: Tel. (021) 483 3721, E-mail [Jaap.DeVilliers@westerncape.gov.za](mailto:Jaap.DeVilliers@westerncape.gov.za) or URL <http://www.westerncape.gov.za/eadp>.

## H. DISCLAIMER

The Western Cape Government, the Local Authority, committees or any other public authority or organisation appointed in terms of the conditions of this Environmental Authorisation shall not be responsible for any damages or losses suffered by the holder, developer or his/her successor in any instance where construction or operation subsequent to construction is temporarily or permanently stopped for reasons of non-compliance with the conditions as set out herein or any other subsequent document or legal action emanating from this decision.

Your interest in the future of our environment is appreciated.

Yours faithfully



MR. ZAHIR TOEFY

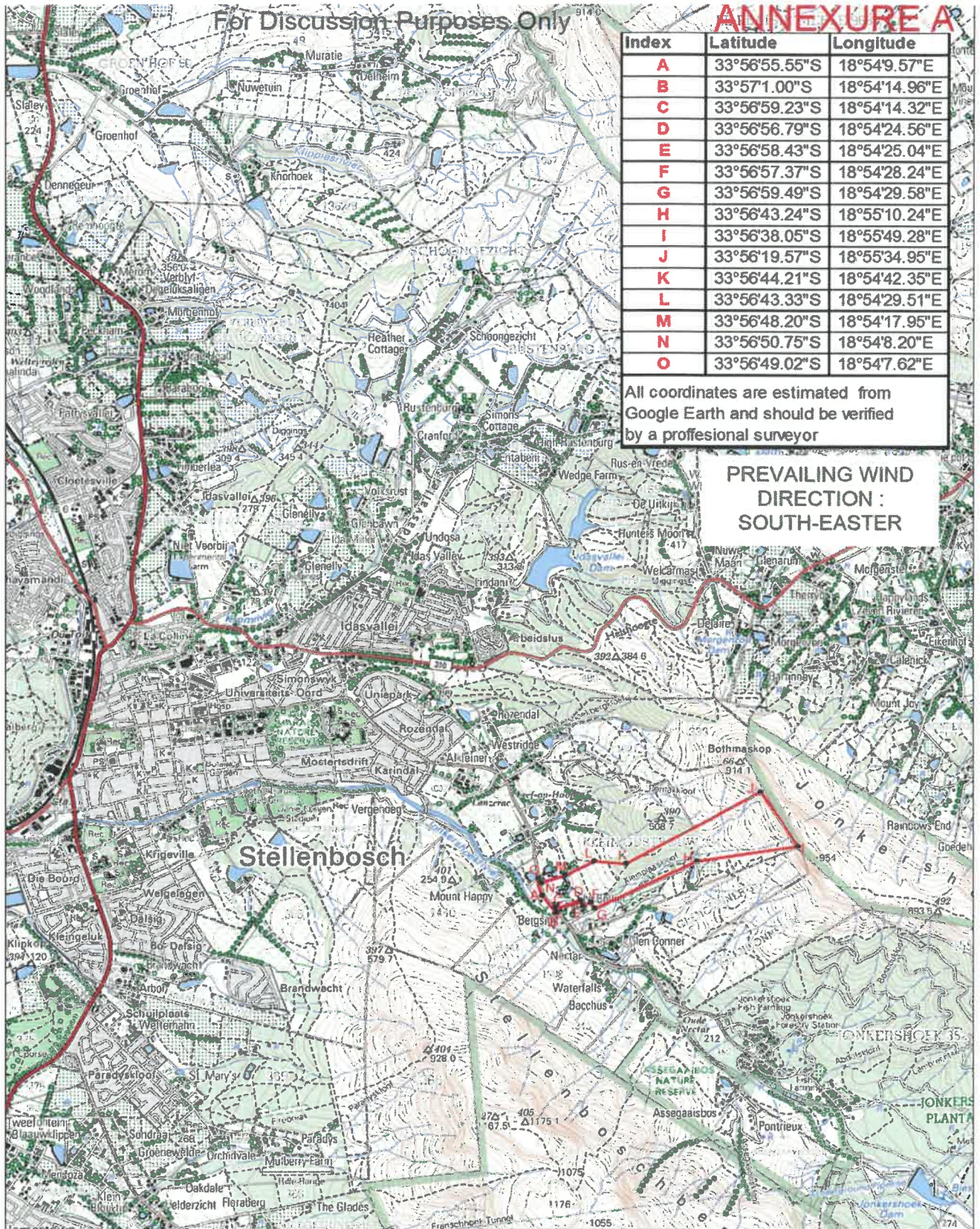
**DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)**

DATE OF DECISION: 03/05/2019

Cc: (1) Larry Eichstadt (Resource Environmental Services)  
(2) Schalk van der Merwe (Stellenbosch Municipality)  
(3) Rhett Smart (CapeNature)

E-mail: [larry@rmservice.co.za](mailto:larry@rmservice.co.za)  
Fax: (021) 886 6899  
Fax: (021) 866 1523

**ANNEXURE 1: LOCALITY MAP**



Index	Latitude	Longitude
A	33°56'55.55"S	18°54'9.57"E
B	33°57'1.00"S	18°54'14.96"E
C	33°56'59.23"S	18°54'14.32"E
D	33°56'56.79"S	18°54'24.56"E
E	33°56'58.43"S	18°54'25.04"E
F	33°56'57.37"S	18°54'28.24"E
G	33°56'59.49"S	18°54'29.58"E
H	33°56'43.24"S	18°55'10.24"E
I	33°56'38.05"S	18°55'49.28"E
J	33°56'19.57"S	18°55'34.95"E
K	33°56'44.21"S	18°54'42.35"E
L	33°56'43.33"S	18°54'29.51"E
M	33°56'48.20"S	18°54'17.95"E
N	33°56'50.75"S	18°54'8.20"E
O	33°56'49.02"S	18°54'7.62"E


All coordinates are estimated from Google Earth and should be verified by a professional surveyor

**PREVAILING WIND DIRECTION :  
SOUTH-EASTER**

**tv3**  
ARCHITECTS AND TOWN PLANNERS

First Floor • La Gratitude Office Building  
97 Dorp Street • Stellenbosch 7600  
tel (021) 881 3600  
fax (021) 882 8025  
e-mail: stel@tv3.co.za  
web: www.tv3.co.za

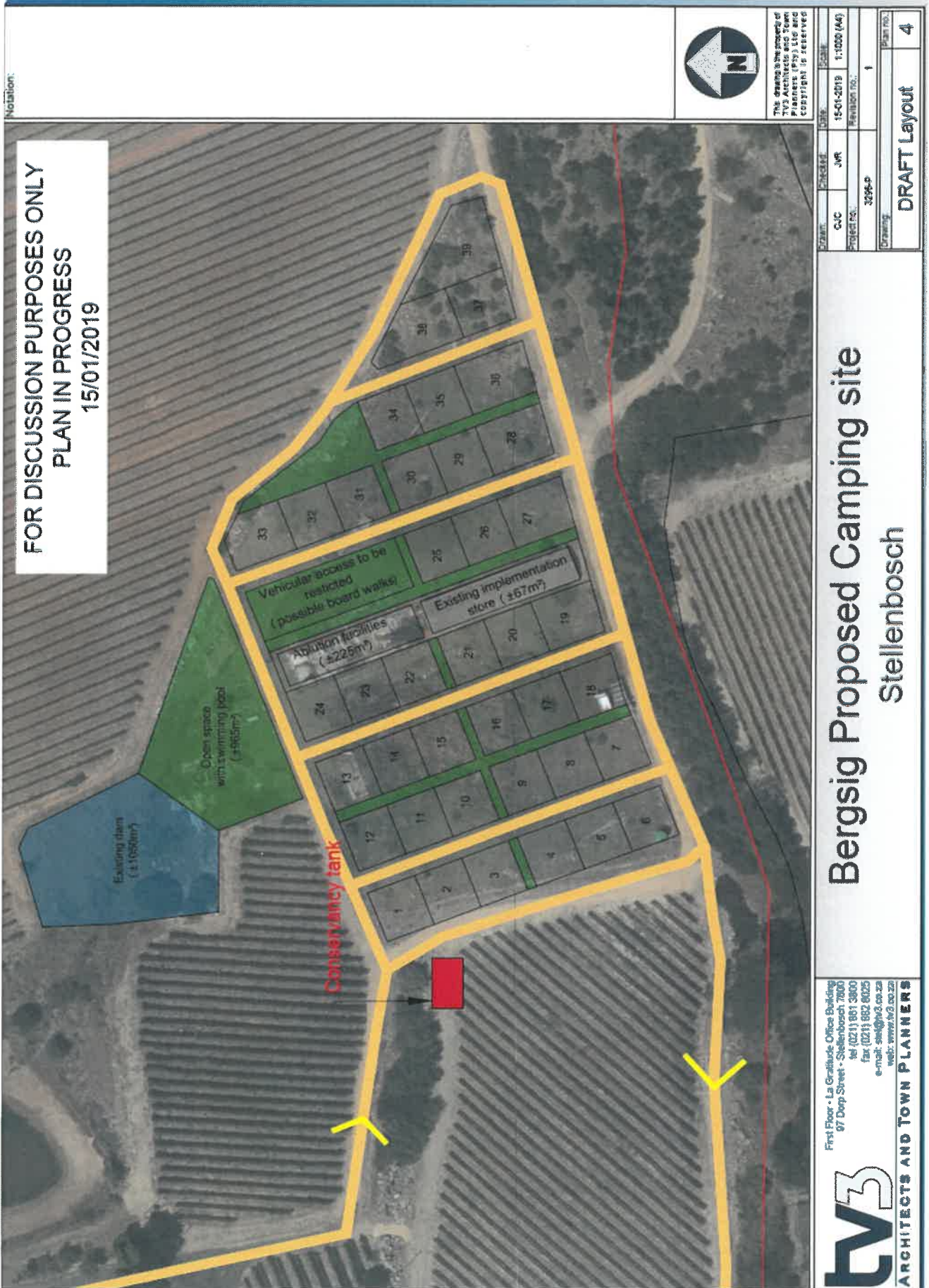
**Portion 5 of Farm No. 334,  
Stellenbosch**



Drawn:	CJC	Checked:	JVR	Date:	26/03/2018	Scale:	1:50 000 (A4)
Project no.:	D2002			Revision no.:	1		
Drawing:	Locality plan - Property boundary					Plan no.:	1

Nothing in the presence of tv3 Architects and Town Planners (Pty) Ltd is to be construed as a warranty.

**ANNEXURE 2: SITE PLAN**



Notation:



This drawing is the property of  
 T.V.S. Architects and Town  
 Planners (Pty) Ltd. No. 1000  
 2012/12/15 - 2018/12/15

DATE	15-01-2019	SCALE	1:1000 (A4)
CHECKED BY	JWR	REVISION NO.	1
PROJECT NO.	3296-P		
DRAWING	DRAFT Layout		
PLAN NO.	4		

**Bergsig Proposed Camping site**  
 Stellenbosch

**TVS**  
 ARCHITECTS AND TOWN PLANNERS

First Floor - La Gratitude Office Building  
 97 Dorp Street - Stellenbosch 7600  
 Tel: (021) 861 3800  
 Fax: (021) 862 8025  
 e-mail: [svs@tv3.co.za](mailto:svs@tv3.co.za)  
 web: [www.tv3.co.za](http://www.tv3.co.za)

## **ANNEXURE 3: REASONS FOR THE DECISION**

In reaching its decision, the Competent Authority considered, inter alia, the following:

- a) The information contained in the Application Form dated August 2018, and the EMPr submitted together with the final Basic Assessment Report on 18 January 2019 and the additional information received between 29 January 2019 and 15 April 2019;
- b) Relevant information contained in the Departmental information base, including the Guidelines on Public Participation and Alternatives (dated March 2013);
- c) The objectives and requirements of relevant legislation, policies and guidelines, including section 2 of the National Environmental Management Act, 1998 (Act No. 107 of 1998);
- d) The comments received from I&APs and responses to these, included in the final Basic Assessment Report received on 18 January 2019; and
- e) The balancing of negative and positive impacts and proposed mitigation measures.

No site visits were conducted. The Competent Authority had sufficient information before it to make an informed decision without conducting a site visit.

All information presented to the Competent Authority was taken into account in the consideration of the application for Environmental Authorisation. A summary of the issues that were considered to be the most significant for the decision is set out below.

### **1. Public Participation**

The public participation process included:

- identification of and engagement with I&APs;
- the placing of a newspaper advertisement in the *Eikestadnuus* newspaper on 9 August 2018;
- A notice board was placed at the site where the listed activities are to be undertaken on 10 August 2018;
- giving written notice to the owners and occupiers of land adjacent to the site the listed activities is to be undertaken, the municipality and ward councilor, and the various organs of state having jurisdiction in respect of any aspect of the listed activities on 10 August 2018;
- making the draft BAR available to I&APs for public review from 10 August 2018; and
- making the revised draft BAR available to I&APs for public review from 19 November 2018.

The Department is satisfied that the Public Participation Process that was followed met the minimum legal requirements and all the comments raised and responses thereto were included in the comments and response report.

Specific alternatives, management and mitigation measures have been considered in this Environmental Authorisation and EMPr to adequately address the concerns raised.

### **2. Alternatives**

Two Layout Alternatives were considered for the camping site:

### **Layout Alternative 1 (Preferred by the applicant)**

This alternative entails the development of the Bergsig camping site on Portion 5 of Farm No. 334, Jonkershoek. The camping site will have a development footprint of 9876m<sup>2</sup>, which includes the following:

- 42 stands, with each stand measuring approximately 10.5 X 11.5m<sup>2</sup>.
- An ablution facility of approximately 225m<sup>2</sup>.
- An open space area of approximately 965m<sup>2</sup> with a swimming pool.
- A conservancy tank with a capacity of 45kl.
- The installation of a sub-surface drain on the upper terrace by means of digging a trench of 1m deep. The trench will be filled with stones, which will be covered with biddum and soil and will accommodate seasonal water flow towards the farm dams.

This alternative was preferred by the applicant for the following reasons:

- The applicant only wishes to establish a camping area on the subject portion of property.
- Other land uses have been considered in the past, for example, the equipment storage shed in the center of the camp site was once a pig sty, but to expand this facility for its former purpose could have more potential environmental impacts than the camping site such as more water use and potential nuisances such as flies and / or odours.
- Expanding the agricultural activities on the site, for example by establishing a covered store-fruit / berry growing facility, could have more potential environmental impacts than the camping site, such as heightened visual impact and increased water-use requirements.
- The elevated platform recommended by CapeNature will be too expensive to construct and maintain and would result in the loss of three camping sites.

### **Layout Alternative 2 (Preferred by CapeNature and herewith authorised)**

This alternative entails the development of the Bergsig camping site on Portion 5 of Farm No. 334, Jonkershoek. The camping site will have a development footprint of 9876m<sup>2</sup>, which includes the following:

- 38 stands, with each stand measuring approximately 10.5 X 11.5m<sup>2</sup>.
- An ablution facility of approximately 225m<sup>2</sup>.
- An open area measuring approximately 362m<sup>2</sup> to accommodate the seepage wetland. Vehicular access will be restricted via an elevated access road with pipes running underneath the access road to allow for seasonal water flow beneath it.
- The installation of a boardwalk system over the seasonally wet area for pedestrian access.
- An open space area of approximately 965m<sup>2</sup> with a swimming pool.
- A conservancy tank with a capacity of 45kl.

This alternative was preferred by CapeNature since it excludes the development of the wetland area, with access to the site only permitted by a boardwalk. The applicant's preferred alternative for the construction of a 1m deep cut-off drain was not preferred by CapeNature since it would result in the alteration of the hydrology of the site. Although this option results in the loss of 3 camping sites, the environmental impact on the hydrology of the site will be reduced and hence it is preferred from an environmental perspective.

### No-go option

This alternative represents the current *status quo* which is a vacant site. This alternative was not preferred since it will not provide a camping site for local communities and will not provide additional employment opportunities for the workers currently working on the farm.

### 3. Impact Assessment and Mitigation measures

#### 3.1 Activity need and desirability

The development will create a recreational facility that can be used by local and surrounding communities. It is ideally located in close proximity to the Jonkershoek Nature Reserve and will create additional employment for the workers currently working on the farm.

#### Biophysical Impacts

The site historically contained Boland Granite Fynbos vegetation, which is classified as vulnerable. Currently no indigenous vegetation remains on the site, apart from three Wild Olive Trees, which will be retained. A non-perennial, spring-fed stream flows adjacent to the site. Based on the findings of the Freshwater and Watercourse Verification Report compiled by E. Jeanne Gouws of CapeNature, dated 3 October 2018, a seepage wetland is present on the site that could be related to the original flow path of the non-perennial stream, which has been altered in the past and now forms the eastern boundary of the site. The diversion of the watercourse took place many decades ago but some natural hydrological function still remains from the catchment of the stream to the upper and lower terraces. The report recommended that this wetland area should be excluded from the development with access to the area only permitted by a boardwalk. This was addressed and included in the Layout Alternative 2 recommended and preferred by CapeNature and herewith authorised.

The development will result in both negative and positive impacts.

#### Negative Impacts:

- Loss of in-stream habitat and water quality impairment during site preparation and construction.

#### Positive impacts:

- The development will provide a camping site for local and surrounding communities and will provide additional employment opportunities for the workers currently working on the farm.

### 4. National Environmental Management Act Principles

The National Environmental Management Principles (set out in section 2 of the NEMA, which apply to the actions of all organs of state, serve as guidelines by reference to which any organ of state must exercise any function when taking any decision, and which must guide the interpretation, administration and implementation of any other law concerned with the protection or management of the environment), *inter alia*, provides for:

- the effects of decisions on all aspects of the environment to be taken into account;
- the consideration, assessment and evaluation of the social, economic and environmental impacts of activities (disadvantages and benefits), and for decisions to be appropriate in the light of such consideration and assessment;
- the co-ordination and harmonisation of policies, legislation and actions relating to the environment;
- the resolving of actual or potential conflicts of interest between organs of state through conflict resolution procedures; and
- the selection of the best practicable environmental option.

## 5. Conclusion

In view of the above, the NEMA principles, compliance with the conditions stipulated in this Environmental Authorisation, and compliance with the EMPr, the Competent Authority is satisfied that the proposed listed activity will not conflict with the general objectives of integrated environmental management stipulated in Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and that any potentially detrimental environmental impacts resulting from the listed activity can be mitigated to acceptable levels.

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