



**EIA REFERENCE:** 16/3/3/1/E4/5/1061/18  
**NEAS REFERENCE:** WCP/EIA/0000472/2018  
**ENQUIRIES:** D'mitri Matthews  
**DATE OF ISSUE:** 2019 -03- 27

The Board of Directors  
Standard Mills (Pty) Ltd  
P. O. Box 12449

**GARDENS**  
8010

**Attention: Mr. J. Aufrichtig**

Tel.: (021) 486 5999

Fax: (021) 447 9120

Dear Sir

**APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014, (AS AMENDED): CONSTRUCTION OF A TENTED CAMP FOR OVERNIGHT TOURIST ACCOMMODATION ON PORTION 17 OF FARM JAN NIEMANDS BOSCH NO. 465, ELGIN**

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 Environmental Impact Assessment Regulations, 2014, (as amended), 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 National Appeal Regulations, 2014 (as amended), which prescribes the appeal procedure to be followed. This procedure is summarized in the attached Environmental Authorisation.

Yours faithfully

  
**MR. ZAHIR JOFY**

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

CC: (1) Ms. A. Fritz-Whyte (PHS Consulting)  
(2) Mr. J. Viljoen (Theewaterskloof Municipality)  
(3) Mr. C. van der Walt (Department of Agriculture)  
(4) M. P. Huntly (CapeNature)  
(5) Ms. E. Rossouw (BGCMA)

Fax: (086) 508 3249  
Email: JohanVi@twk.org.za  
Fax: (021) 808 5092  
Fax: (021) 866 1523  
Fax: (086) 515 6323



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## 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 (AS AMENDED): CONSTRUCTION OF A TENTED CAMP FOR OVERNIGHT TOURIST ACCOMMODATION ON PORTION 17 OF FARM JAN NIEMANDS BOSCH NO. 465, ELGIN

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 the Layout Alternative 1, described in the Basic Assessment Report ("BAR"), dated November 2018.

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

Standard Mills (Pty) Ltd  
% Mr. J. Aufrichtig  
P. O. Box 12449

**GARDENS**  
8010

Tel.: (021) 486 5999

Fax: (021) 447 9120

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

**B. LIST OF ACTIVITIES AUTHORISED**

Listed activities	Activity/Project Description
<p>EIA Regulations Listing Notice 3 of 2014: Activity Number 17: The expansion of a resort, lodge, hotel, tourism or hospitality facilities where the development footprint will be expanded and the expanded facility can accommodate an additional 15 people or more.</p> <p><b>i. Western Cape</b></p> <p>i. Inside a protected area identified in terms of NEMPAA;</p> <p>ii. Outside urban areas:</p> <p>(aa) Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans; or</p> <p>(bb) Within 5km from national parks, world heritage sites, areas identified in terms of NEMPAA or from the core area of a biosphere reserve; -</p> <p>excluding the conversion of existing buildings where the development footprint will not be increased.</p>	<p>The proposal entails the expansion of tourist accommodation facilities on the property to accommodate more than 15 people within 5km of the Kogelberg Biosphere Reserve.</p>

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

The holder is herein authorised to undertake the following alternative:

The proposal will have a development footprint of approximately 8 000m<sup>2</sup> and will entail:

- The construction of 12 tents on timber platforms that can sleep a total of 48 persons.
- Construction of an ablution facility, boma area and dining area.
- Development of timber walkways between tents and other facilities.
- The installation of two conservancy tanks with a combined capacity of 10,8m<sup>3</sup>.
- Construction of 20 parking bays.

**C. SITE DESCRIPTION AND LOCATION**

The listed activity will be undertaken on Portion 17 of Farm Jan Niemand's Bosch No. 465, Elgin, at the following co-ordinates:

Latitude (S)	Longitude (E)
34° 14' 02.14"	19° 16' 52.11"

The SG digit code is: C0130000000046500017

Refer to Annexure 1: Locality Plan

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

## D. DETAILS OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER

PHS Consulting  
% Ms A. Fritz-Whyte  
Postbox 1752  
**HERMANUS**  
7200

Tel.: (028) 312 1734  
Fax: (086) 508 3249

## E. CONDITIONS OF AUTHORISATION

### Scope of authorisation

1. The holder is authorised to undertake the listed activity specified in Section B above in accordance with, and restricted to, Layout Alternative 1 described in the BAR dated November 2018 at the site as described in Section C above.
2. The holder must commence with the listed activity on site within a period of **five (5) years** from the date of issue of this Environmental Authorisation.
3. The development must be concluded within **10 years** from the date of commencement of the listed activity.
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. The notice must:
  - 6.1 make clear reference to the site details and EIA Reference number given above; and
  - 6.2 include proof of compliance with the following conditions described herein:

Conditions: 7 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 (as amended) detailed in Section G below;
- 7.3 draw the attention of all registered I&APs to the manner in which they may access the decision; and
- 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; and
  - 7.4.6 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 (as amended).
8. The listed activity, including site preparation, must not commence within 20 (twenty) calendar days from the date the applicant notifies 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 i.e. the listed activity, including site preparation, must not commence 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 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 on a publicly accessible website.
13. Access to the site referred to in Section C 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 ECO must conduct fortnightly site audits. Bi-monthly ECO Audit Reports must be submitted to the Competent Authority for the construction phase. The final Environmental Audit Report must be submitted to the Competent Authority three months after construction is completed.

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 paleontological remains (including fossil shells and trace fossils); coins; indigenous and/or colonial ceramics; any articles of value or antiquity; marine shell heaps; stone artefacts 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 the 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 on which 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 on which 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 Organs 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 Organs 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.

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 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)**

**DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING**

DATE OF DECISION: 27/03/2019

CC: (1) Ms. A. Fritz-Whyte (PHS Consulting)  
(2) Mr. J. Viljoen (Theewaterskloof Municipality)  
(3) Mr. C. van der Walt (Department of Agriculture)  
(4) M. P. Huntly (CapeNature)  
(5) Ms. E. Rossouw (BGCMMA)

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**ANNEXURE 1: LOCALITY MAP**



Figure 1: Locality map depicting the location of the site where the tourist facilities will be located.

# ANNEXURE 2: SITE PLAN

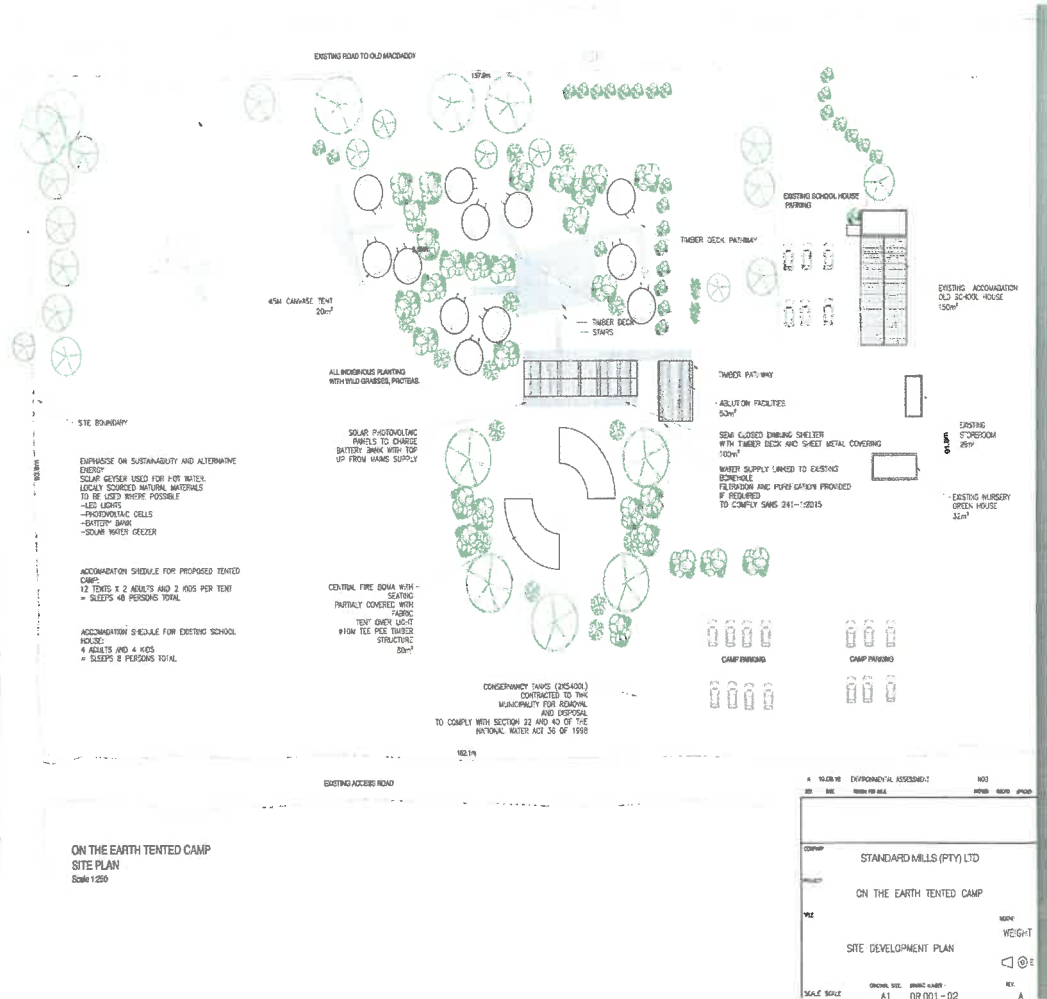


Figure 2: Depicting the tourist accommodation facilities and associated infrastructure.

## **ANNEXURE 2: REASONS FOR THE DECISION**

In reaching its decision, the Competent Authority considered, amongst others, the following:

- a) The information contained in the Application Form dated 28 August 2018, the final BAR dated November 2018 and the EMPr submitted together with the final BAR;
- 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 NEMA;
- d) The comments received from I&APs and responses to these, included in the BAR dated November 2018; 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 during 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;
- fixing a notice board at the site where the listed activity is to be undertaken on 24 September 2018;
- the placing of a newspaper advertisement in the 'Theewaterskloof Gazette' on 25 September 2018;
- giving written notice to the owners and occupiers of land adjacent to the site where the listed activity is to be undertaken, the municipality and ward councillor, and the various Organs of State having jurisdiction in respect of any aspect of the listed activity, on 25 September 2018; and
- making the draft BAR available to I&APs for public review from 25 September 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.

The Competent Authority notes the Environmental Assessment Practitioner's responses to the issues raised during the public participation process and has included appropriate conditions in this Environmental Authorisation and in the EMPr.

### **2. Alternatives**

Two layout alternatives were assessed and are discussed below:

#### Layout Alternative 1 (Herewith Authorised):

This alternative will have a development footprint of approximately 8 000m<sup>2</sup> and will entail:

- The construction of 12 tents on timber platforms that can sleep a total of 48 persons.
- Construction of an ablution facility, boma area and dining area.
- Development of timber walkways between tents and other facilities.
- The installation of two conservancy tanks with a combined capacity of 10,8m<sup>3</sup>.
- Construction of 20 parking bays.

This alternative is preferred because it will have a smaller development footprint resulting in a more compact design, allows for more parking bays and will be less visible compared to Layout Alternative 2.

#### Layout Alternative 2 (Herewith Authorised):

This alternative will have a development footprint of approximately 14 800m<sup>2</sup> and will entail:

- The construction of 14 tents that can sleep a total of 56 persons.
- Construction of an ablution facility, boma area and dining area.
- Development of timber walkways between tents and other facilities.
- The installation of two conservancy tanks with a combined capacity of 10,8m<sup>3</sup>.
- Construction of 14 parking bays.

This alternative is not preferred because it has a larger footprint, will allow for 1 parking bay per tent and will be more visible compared to Layout Alternative 1.

#### "No-Go" Alternative

The "no-go" option to continue the use of the Old Schoolhouse for overnight accommodation and not construct the tented camp area and associated infrastructure was considered. However, it will not optimise tourism opportunities within the region or contribute to the economic viability of the farm and will not create additional employment opportunities. Furthermore, to cultivate this portion of land (approximately 1,5ha) is not financially viable due to its size.

### **3. Impact Assessment and Mitigation measures**

#### **3.1 Activity Need and Desirability**

The existing tourist facility (Old Schoolhouse) is located within an agricultural landscape. Currently there is a need to expand the tourist accommodation on the property due to a demand for additional units for tourist accommodation. Expanding the existing tourist accommodation will be aligned with the Provincial Spatial Development Framework and the Municipal Integrated Development Plan, as it seeks out to optimise tourism and economic development. In addition, the development is located on a portion of land that is not agriculturally productive (due to its size) and forms part of the transitional zone of the Koggelberg Biosphere Reserve, where ecotourism is encouraged. The development will not impact or detract from the sense of place and that will provide views across the Elgin Valley. Furthermore, the expansion of the tourist accommodation facilities will deliver direct benefits to the local community through job creation.

#### **3.2 Biodiversity Impacts**

The site would have been comprised of Kogelberg Sandstone Fynbos, an ecosystem classified as critically endangered in terms of Section 52 of the National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004) ("NEMBA"). However, the site is completely transformed through past agricultural activities and no indigenous vegetation occurs on site. As such, there will be no impacts on indigenous vegetation.

In addition, CapeNature has agreed with the findings stipulated in the BAR and has no objection with respect to the proposed development.

The development will result in both negative and positive impacts.

**Negative Impacts:**

- There will be a visual impact, however, this will be mitigated through the implementation of the mitigation measures contained in the EMPr.
- The proposed development will result in elevated noise and dust levels during the construction period.

**Positive impacts:**

- The tourist facility will increase economic growth which will in turn support the growth of tourism activities within the region.
- Temporary employment opportunities during the construction will be created and during the operational phase both temporary and permanent employment opportunities will be created.

**4. National Environmental Management Act Principles**

The NEMA 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 NEMA and that any potentially detrimental environmental impacts resulting from the listed activity can be mitigated to acceptable levels.

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