

WESTERN CAPE DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Basic Assessment Report in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended, and the Environmental Impact Assessment Regulations, 2006



JULY 2006

Kindly note that:

1. This **Basic Assessment Report** is the standard report required by DEA&DP in terms of the EIA Regulations, 2006 and must be completed for all Basic Assessment applications and submitted together with the application form.
2. This report is current as of 1 July 2006. It is the responsibility of the Applicant / EAP to ascertain whether subsequent versions of the report have been published or produced by the competent authority.
3. The required information must be typed within the spaces provided in the report. The sizes of the spaces provided are not necessarily indicative of the amount of information to be provided. It is in the form of a table that can extend itself as each space is filled with typing.
4. Incomplete reports may be rejected or returned to the applicant for amendment.
5. The use of "not applicable" in the report must be done with circumspection. Where it is used in respect of material information that is required by the competent authority for assessing the application, this may result in the rejection of the report as provided for in the regulations.
6. No faxed or e-mailed reports will be accepted.
7. The report must be compiled by an independent environmental assessment practitioner.
8. Unless protected by law all information contained in, and attached to this report, will become public information on receipt by the competent authority. Upon request, any interested and affected party should be provided with the information contained in and attached to this report. During any stage of the application process, the information contained in and attached to it must be provided by the applicant / EAP.
9. This report must be submitted to the Department at the postal address given below or by delivery thereof to the Registry Office of the Department. Should the report and attached information not be submitted to the addresses given below it will be rejected.

DEPARTMENTAL DETAILS

CAPE TOWN OFFICE REGION A (Breede River/ Winelands, City of Cape Town: Tygerberg and Oostenberg Administrations)	CAPE TOWN OFFICE REGION B (West Coast, Overberg, City of Cape Town: Helderberg, South Peninsula, Cape Town and Blaauwberg Administrations)	GEORGE OFFICE (Eden and Central Karoo)
Department of Environmental Affairs and Development Planning Attention: Directorate: Integrated Environmental Management (Region A2) Private Bag X 9086 Cape Town, 8000 Registry Office 1 st Floor Utilitas Building 1 Dorp Street, Cape Town Queries should be directed to the Directorate: Integrated Environmental Management (Region A2) at: Tel: (021) 483-4793 Fax (021) 483-3633	Department of Environmental Affairs and Development Planning Attention: Directorate: Integrated Environmental Management (Region B) Private Bag X 9086 Cape Town, 8000 Registry Office 1 st Floor Utilitas Building 1 Dorp Street, Cape Town Queries should be directed to the Directorate: Integrated Environmental Management (Region B) at: Tel: (021) 483-4094 Fax (021) 483-4372	Department of Environmental Affairs and Development Planning Attention: Directorate: Integrated Environmental Management (Region A1) Private Bag X 6509 George, 6530 Registry Office 4 th Floor, York Park Building 93 York Street George Queries should be directed to the Directorate: Integrated Environmental Management (Region A1) at: Tel: (044) 874-2160 Fax (021) 874-2423

View website the Department's website on <http://www.westerncape.gov.za/eaad> for the latest version of the documents

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SECTION A: ACTIVITY INFORMATION

1. ACTIVITY DESCRIPTION

(a) Is the project a new development or an upgrade of an existing development?	YES	NO
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(b) Clearly describe the activity and associated infrastructure for which you are applying.

1 The construction of facilities or infrastructure, including associated structures or infrastructure, for –
 (m) any purpose in the one in ten year flood line of a river or stream, or within 32 meters from the bank of a river or stream where the flood line is unknown, excluding purposes associated with existing residential use, but including - (i) canals; (ii) channels; (iii) bridges; (iv) dams; and (v) weirs; for the purposes of a slipway and anchoring of jettys.

*(s) The construction of facilities or infrastructure, including associated structures or infrastructure for the treatment of effluent, wastewater or sewage with an annual throughput capacity of more than 2000 cubic metres but less than 15 000 cubic metres.
 (Explanatory note: Originally it was not intended to treat any effluent on the property. As the municipality however at a late stage indicated that they do not have the capacity to receive sewage the preferred option was changed from option 3 to option 2. Only greywater will be treated on site.)*

(t) marinas and the launching of watercraft on inland fresh water systems;

15 The construction of a road that is wider than 4 meters or that has a reserve wider than 6 meters, excluding roads that fall within the ambit of another listed activity or which are access roads of less than 30 meters long.

16 The transformation of undeveloped, vacant or derelict land to –
 (b) residential, mixed, retail, commercial, industrial or institutional use where such development does not constitute infill and where the total area to be transformed is bigger than 1 hectare.

The proposed development on Farm Rondegat No. 269 Portion 7 is being sought in order to facilitate the establishment of a resort comprising a guesthouse, restaurant (and conference room), recreational facilities (swimming pools, tennis court, stables, slipway and jetty) and 20 self-catering chalets on a portion of the property.
 The infrastructure required for the development is the construction of an alternative access road (on-site), civil services i.e. water, sewer and storm water as well as electrical services.
 (There are currently no structures in the proposed development area.

(c) Please provide details of all components of the proposed project and attach diagrams (e.g. architectural drawings or perspectives, engineering drawings, process flow charts etc.).

Buildings	YES	NO
Provide brief description:		
<ul style="list-style-type: none"> - Buildings will comprise Chalets (timber structures), Manager house, Guesthouse, Conference/Restaurant building (all combination of mortar and brick with natural elements e.g. rock and timber). - Self-catering units will be single storey with a floor area of maximum 120m². - Buildings will be positioned so that rooflines follow topographical contours as far as possible. Roofs will also be painted a matte natural / neutral shade that blends in with the surroundings. - As much indigenous vegetation as possible will be retained and indigenous vegetation (endemic to the area) 		

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will be planted to break the harsh, straight lines of buildings and provide privacy between chalets and between (the more public) guesthouse and restaurant and chalets.

- An Architectural Design Manual will be submitted prior to approval of building plans.

Infrastructure (e.g. roads, power and water supply/ storage)

YES

NO

Provide brief description:

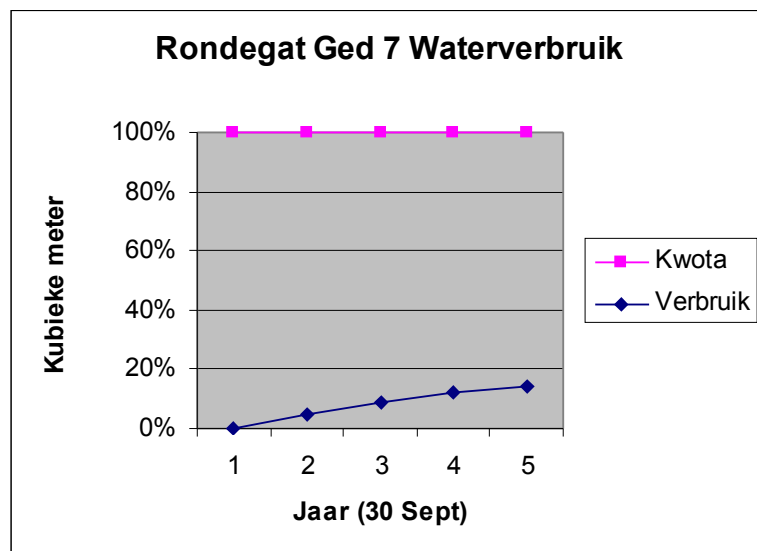
Roads: The existing access road off the old Clanwilliam – Citrusdal road will be utilised to provide access to the site. The on-site road will split providing access to the restaurant node and a track, parallel to the main Road will provide access to the Manager house and accommodation precinct.

Self catering chalets in the low intensity precinct will not be accessible by vehicle and only connected with boardwalks to the Guesthouse. A boardwalk will also connect the two precincts allowing pedestrian access and potentially small-motorised vehicles e.g. golf cart but no normal vehicle access. Refer site development plan for detail.

The access roads to be provide with a hard surface but not necessarily black top. Interlinking blocks will be considered where traffic volumes and gradient allow such.

Parking: Parking areas will also be interspersed with indigenous vegetation to soften and screen the area. Parking areas will not be provided with black top surface, but a combination of paving and grass blocks to reduce the visual impact but also to minimize stormwater run-off.

Water: The farm Rondegat 269/7 currently has a quota of 12 200 cubic meter per hectra for 62 ha. Only 51 ha is under irrigation. The average annual water use for the past four years was well below the quota of 756 400 cubic metres per annum (Water use for 2007 was 127 000 cubic metre). Given potential water restrictions, a spare capacity of water for 2ha i.e. 24 000m³ of water per annum is available for the resort (average 2000m³/month.). The predicted water use for the resort is 391m³/month



Water will be provided from the existing pump and water system on the farm. An additional pipe (<360cm) will supply the resort where a storage tank. Two 5 000 litre tanks (dimensions 1,8m diametre x 2,04m height) will ensure backup. A waterpuriciation system will be installed at the tanks. The footprint of the tanks and purification system is approximately 20m². From the tanks, water will be distributed to the two precincts.

The restaurant, conference facility and manager house to be provided with rainwater tanks which will be used to supplement water from the dam. A small water purification system to make the water suitable for human consumption will also be installed (the water is at present only suitable for irrigation and for animals to drink). These are “household” systems provided at each facility and require no additional large infrastructure.

Individual accommodation units will supplement the watering of landscaped areas with water from on site roof collection. Water saving mechanism will furthermore be implemented as to limit water use.

Electricity: *Alternative energy use*

The applicant originally considered other sources of energy, but due to cost differences decided to connect to ESKOM. Since this option is no longer available alternative energy sources are proposed. The proposal is to provide a combination of solar and gas and potentially back-up generators. Solar will mainly be used

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for lighting and potentially water heating and gas for cooking. Specialists in the solar energy industry have been approached to provide proposals in this regard. (Refer Appendix G4). The development will thus be self sufficient with regard to energy provision.

With regard to the storage of gas bottles the following information:

- Each unit is supplied with a standard 9,8kg bottle located in an enclosure to be serviced from outside the unit. These gasbottles are commonly used for domestic purposes and supplied by e.g. BP.
- The restaurant will use larger bottles possibly 30kg. These will be stored in an enclosure on the outside wall of the restaurant in accordance with the relevant legislation. These are commonly used in most restaurants also in urban areas as gas cooking is preferred by restaurants.
- Only a limited amount of spare bottles will be stored on-site as bottles are replaced and traded in at approved dealers in Clanwilliam. These bottles will be stored in a secure storeroom at the restaurant/conference buildings.

Kindly note that the use of gas at this scale do not differ from normal household use often find in the rural areas.

Processing activities (e.g. manufacturing, storage, distribution)	YES	NO
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Provide brief description:

Storage facilities for raw materials and products (e.g. volume and substances to be stored)		
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Provide brief description

	YES	NO
--	-----	----

Storage and treatment facilities for solid waste and effluent generated by the project		
---	--	--

	YES	NO
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Provide brief description

Solid waste: Solid waste will be stored on the property and transported weekly to the Clanwilliam refuse site, according to waste management plan determined in co-operation with Cederberg Municipality. Refer to Waste Management Plan in the EMP Operational Phase (Appendix I).

Effluent: Two alternative approaches were considered namely to (1) use septic and conservancy tanks to be pumped and transported to the municipal sewage plant, or (2) to provide alternative on-site options. The latter alternatives included separation of black and greywater through the use of different systems to purify water to a standard where it can be release back into the environment or alternatively to eliminate black water through the use of dry toilet options. It was concluded that the preferred alternative is the *Ecosan waterless toilet / sanitation system* that does not require any water to function. Not only does it save on water use, but is also entirely isolated from the surrounding environment and cannot contaminate underground water resources. Greywater is purified and re-used for irrigation of landscaped areas. Please refer to B for a more detailed explanation of the above alternatives.

Based on an optimistic occupation rate the amount of greywater available for re-use is 2701cubic metres/ annum. Approximately 0,5ha of landscaped and grassblock areas need to be irrigated. Based on irrigation rate equavalent to kikuy for grazing the amount fo water require is 3552 cubic metres/annum. The purified greywater would thus not provide in all the irrigation requirements. It should however be noted that although the the grassblock and landscapes areas can accommodate this it can survice on less water than kikuy for grazing. Should it be required, the irrigation can be supplemented with rainwater from the roofs. No surplus greywater would however be produced.

Other activities (e.g. water abstraction activities, crop planting activities)		
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	YES	NO
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Provide brief description

2. ACTIVITY NEED AND DESIRABILITY

(a) Describe the need and desirability of the activity:

More people are searching for quiet, remote places to escape their day-to-day rushed living conditions. Elephant Creek resort will provide an opportunity for people to relax and to revitalize right next to the Clanwilliam dam. Various recreational activities will also be available to enjoy, such as hiking, fishing, canoeing.

The location of the site also contributes to the tranquility of the chalets, because they are visually imbedded in the landscape.

- (b) Indicate the benefits that the activity will have for society in general and also indicate the benefits that the activity will have for the local communities where the activity will be located:

The development will create immediate work for the broader society as well as long-term work for some of the local people in the community. The majority of the community is employed in the agricultural and fishing industries. Therefore there are no direct negative social impacts with regards to the development on farm Rondegat.

The establishment of a more intensive recreational area on the farm will also add financial viability to the resort development by providing further attractions, increasing the length of stay and ensuring that at any time of year there is a range of recreational opportunities available to enjoy. In this manner the proposed resort not only attempt to contribute to the tourism sector by extending the season and thus contributing to job creation or at least securing permanent jobs, but also provide access for the local community to a recreational resource which would otherwise be restricted or even prohibited.

3. ALTERNATIVES

Describe alternatives that are considered in this application.

Please Note:

1. This report only provides space for 3 alternatives. The required information must however be provided for all alternatives being considered. Alternatives should include a consideration of all possible means by which the purpose and need of the proposed activity could be accomplished. The determination of whether the site or activity (including different processes etc.) or both is appropriate needs to be informed by the specific circumstances of the activity and its environment. The no-go option must in all cases be included in the assessment phase as the baseline against which the impacts of all alternatives are assessed.
2. After receipt of this report the competent authority may also request the applicant to assess additional alternatives that could possibly accomplish the purpose and need of the proposed activity if it is clear that realistic alternatives have not been considered to a reasonable extent.
3. Consult the Department's Guideline on Alternatives prior to completing this section.

3(a) Site alternatives:

Please indicate the number of site alternatives assessed –

No alternatives other than this have been assessed, as the applicant owns no other sites to consider.

Describe site alternative 1 (S1) (preferred or only site alternative), for the activity described above, or for any other activity alternative:

(S1) Preferred Development Option

The preferred development option is the establishment of a higher activity section on the western portion farm containing a, restaurant (and conference facility) recreational facilities (swimming pools, tennis court, stables, slipway) and 4 chalets connected to the conference facility.

The eastern precinct of the farm will comprise of 16 self-catering chalets and a guesthouse. The middle section will not be developed and will therefore be "zoned" as quite/nature zone.

Refer site development plan.

3(b) Activity alternatives:

Describe activity alternative 1 (A1), if any, for any or all of the site alternatives as appropriate:

(A1) No-development Option

The area proposed for the resort has never been utilised for intensive agricultural purposes but at most for occasional grazing. The no –development option will result in the continuation of this use although it is possible that the Western portion of the property be cleared and utilised for crop production, as is the case with the adjoining section recently cleared for agricultural purposes. The eastern portion of the property has a low agricultural value mainly due to the topography and shallow soils.

This low economic value of the land may result in neglect and possible alien infestation (especially grasses in this region). The No – development option is not feasible in that it will not contribute to any positive or viable investment for the landowner or improve the environmental quality of the site.

(A2) Tourism Alternative

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The site can be utilized for tourism whereby the property gains economic viability, provide access for the community to a resource and ensure environmental integrity. Tourism provides the opportunity to increase the economic viability of the site, contribute to social responsibility and promote environmental sustainability. . The position of the site next to the Clanwilliam dam provides a substantial tourism resource. The position and character of the site provide the opportunity to provide access to the dam for water sports but also the opportunity to provide a remote natural getaway.

This alternative do however has the potential to destroy the very resource, which provides the tourism opportunity if not planned with care. The BAR will illustrate how the design concept attempts to retain the integrity of the site and at the same time establish economic viability.

3(c) Other alternatives (e.g. layout, technological, timing, process etc):

Alternative Site Layout L1 & L2:

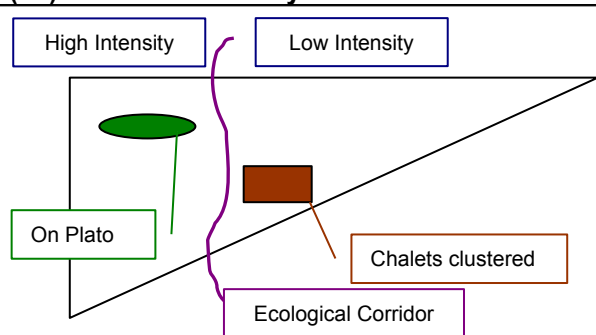
The development elements consist of higher intensity uses such as the conference facility, restaurant, tennis courts and other recreational activities and where it relates to the water, motorised water sport. Lower intensity uses are accommodation, nature based recreation such as hiking and non-motorised water sport. A need thus existed to separate the higher and lower intensity uses and the site provided the perfect spatial solution to do so. The approach of “zoning” the site according intensity level was applied and three zones namely quiet/nature, low intensity and high intensity was identified.

Within the high intensity zone, elements could either be positioned on the “plato” or along the slope below the skyline. Based on the potential visual impact of structures on the plato, it was decided to rather fit the structure along the slope not to create a visual disturbance of the secondary skyline.

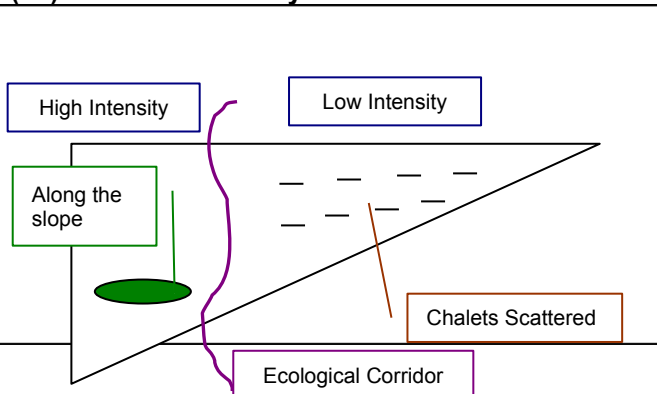
Within the low intensity area the option exist to position all the units on the fairly flat area to the southwest of this zone, grouped close together. The landscape however display “terraces” which provided the perfect opportunity to position units individually along the terraces thus minimizing visual impact and at the same time create privacy and a remote experience to the visitor.

The above analyses thus lead to the adoption of the preferred option as presented in the site development plan (Appendix B) and Alternative site layout 2 below.

(L1) Alternative site layout 1



(L2) Alternative site layout 2

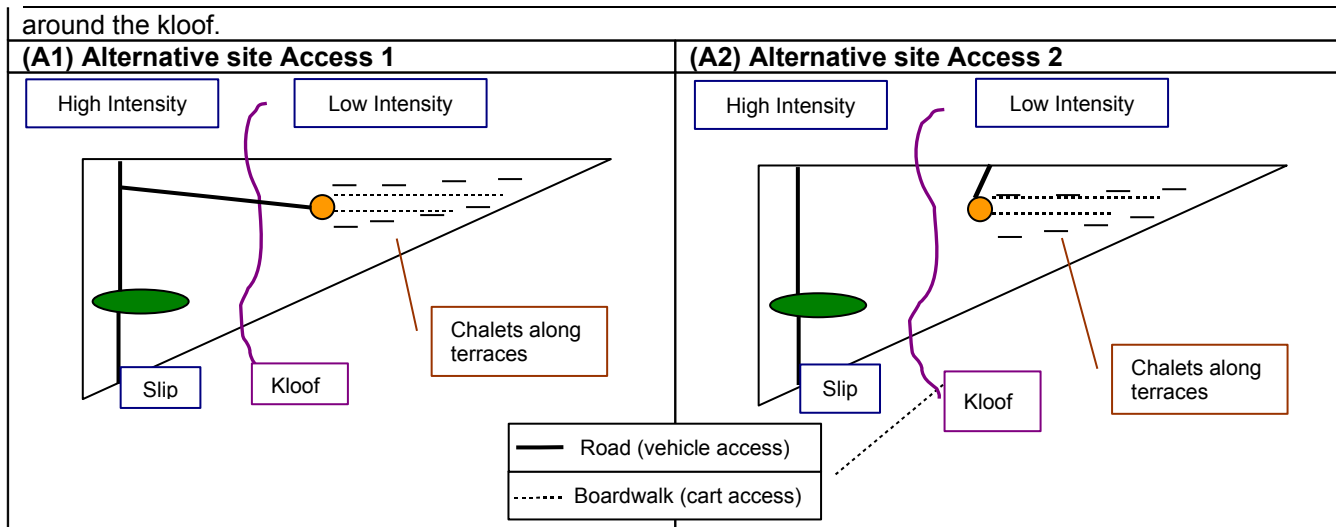


Alternative Site Access A1 & A2:

Two alternative access routes are proposed. The one option is to use the existing access road off the old Clanwilliam – Citrusdal road to provide access to the high intensity node. This road will be extended to provide access down to the slipway. The road will then also be extended across the “kloof” to the manager’s house. From there existing tracks/boardwalks will be used to service the low intensity node to the self-catering chalets. See diagram A1 below.

The second option is to use the existing main access road down to the slipway, but to construct a new access road off the old Clanwilliam – Citrusdal road that will provide direct access to the accommodation node. From there the system of paths and boardwalks will link the two nodes that are separated by the central nature area

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Alternative Services S1, S2 & S3:

Please refer to Appendix B for more options on Waste Management as well as for the sewage management alternatives.

4. ACTIVITY LOCATION

Indicate the position of the activity using the latitude and longitude of the centre point of the site for each alternative site. The co-ordinates must be in degrees, minutes and seconds. The minutes should be given to at least three decimals to ensure adequate accuracy. The projection that must be used in all cases is the WGS84 spheroid in a national or local projection.

Alternative:	Latitude (S):	Longitude (E):
Alternative S1 (preferred or only site alternative)	32 ° 15 ' 36 "	18 ° 55 ' 57 "

5. PHYSICAL SIZE OF ACTIVITY

Indicate the physical size of the preferred activity as well as alternative activities and its associated infrastructure (footprints):

Alternative:	Size of the activity:
Alternative A1 (preferred activity alternative)	+- 5000 m ²

or, for linear activities:

Alternative:	Length of the activity:
Alternative A1 (preferred activity alternative)	N/A

6. SITE ACCESS

Is there an existing access road?	YES	NO
If NO, what is the distance over which a new access road will be built?	275 m	

Describe the type of access road planned:

The existing access road off the old Clanwilliam – Citrusdal road will be utilised to provide access to the site. The on-site road will split providing access to the high intensity node and a track, parallel to the main Road will provide access to the Manager house and Guesthouse precinct. Self-catering chalets in the low intensity precinct will not be accessible by vehicle and only connected with boardwalks to the Guesthouse. A boardwalk will also connect the two precincts allowing pedestrian access and

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potentially small-motorised vehicles e.g. golf cart but no normal vehicle access. Refer site development plan for detail.
 The access roads to be provide with a hard surface but not necessarily black top. Interlinking blocks will be considered where traffic volumes and gradient allow such. See site development plan Appendix B.

Please Note: indicate the position of the proposed access road on the site plan (See Section 7 below)

7. SITE PHOTOGRAPHS

Colour photographs of the site and its surroundings (taken of the site and from the site) with a description of each photograph. The vantage points from which the photographs were taken must be indicated on the site plan, or locality plan as applicable. If available, please also provide a recent aerial photograph. Photographs must be attached under Appendix D to this form. It should be supplemented with additional photographs of relevant features on the site. Date of photographs must be included. Please note that the above requirements must be duplicated for all alternative sites.

8. APPLICABLE LEGISLATION, POLICIES AND/OR GUIDELINES

Please list all legislation, policies and/or guidelines that have or will be considered in the preparation of this application.

LEGISLATION	ADMINISTERING AUTHORITY	TYPE Permit/ license/ authorization/comment	DATE (if already obtained):
The National Heritage Resources Act	Heritage Western Cape	Comment	Attached
Land Use Planning Ordinance, 15 of 1985	City of Cape Town, West Coast District Municipality	Rezoning required	Application submitted (30/10/2006). Only to be considered after environmental authorization obtained.
National Water Act	DWAF	Water use, re-use of water for irrigation	Referred to DWAF for comment. Permits to be obtained if EIA and rezoning approved.

POLICY/ GUIDELINES	ADMINISTERING AUTHORITY
Ecosystem Guidelines For Environmental Assessment in the Western Cape Comment: Application comply with these guidelines	Cape Nature
Recommended ToR for the consideration of Biodiversity in Environmental Assessment and Decision making. Comment: Used in botanical survey	BOTSOC
Draft Environmental Impact Report – Proposed raising of the Clanwilliam Dam and Associated realignment of Affected Roads (04/2007) Comment: considered – refer assessment par. D.8	DWAF
Guideline For the Management of Development on Mountains, Hills and Ridges of the Western Cape Comment: Application comply with these guidelines	DEAD&P
Guidelines for Resort Development in the Western Cape, DEADP 2005 Comment: Application comply with these guidelines	DEAD&P
A Waste minimization guideline document for Environmental Impact Assessment (EIA) reviews. May 2003 Comment: Incorporated into design and operational management plan	DEAD&P

SECTION B: DESCRIPTION OF RECEIVING ENVIRONMENT

Site/Area Description

For linear activities (pipelines etc) as well as activities that cover very large sites, it may be necessary to complete copies of this section for each part of the site that has a significantly different environment. In such cases please complete copies of Section B and indicate the area which is covered by each copy No. on the Site Plan.

Section B Copy No. (e.g. A):

1. GRADIENT OF THE SITE

Indicate the general gradient of the sites (tick the appropriate box).

Alternative S1:

Flat	Flatter than 1:10	1:10 – 1:5 ✓	Steeper than 1:5
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2. LOCATION IN LANDSCAPE

Indicate the landform(s) that best describes the site (tick (“✓”) the appropriate box(es)).

Alternative S1:

Ridgeline	Plateau	Side slope of hill/mountain ✓	Closed valley	Open valley	Plain	Undulating plain/low hills	Dune	Sea-front	Other
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3. GROUNDWATER, SOIL AND GEOLOGICAL STABILITY OF THE SITE

Is the site(s) located on or near any of the following (tick (“✓”) the appropriate boxes)?

	Alternative S1			Alternative S2			Alternative S3		
	YES	NO	UNSURE	YES	NO	UNSURE	YES	NO	UNSURE
Shallow water table (less than 1.5m deep)	YES	NO	UNSURE	YES	NO	UNSURE	YES	NO	UNSURE
Seasonally wet soils (often close to water bodies)	YES	NO	UNSURE	YES	NO	UNSURE	YES	NO	UNSURE
Unstable rocky slopes or steep slopes with loose soil	YES	NO	UNSURE	YES	NO	UNSURE	YES	NO	UNSURE
Dispersive soils (soils that dissolve in water)	YES	NO	UNSURE	YES	NO	UNSURE	YES	NO	UNSURE
Soils with high clay content	YES	NO	UNSURE	YES	NO	UNSURE	YES	NO	UNSURE
Any other unstable soil or geological feature	YES	NO	UNSURE	YES	NO	UNSURE	YES	NO	UNSURE
An area sensitive to erosion	YES	NO	UNSURE	YES	NO	UNSURE	YES	NO	UNSURE

If any of the answers to the above are “YES” or “unsure”, specialist input may be requested by the Department. (Information in respect of the above will often be available at the planning sections of local authorities. Where it exists, the 1:50 000 scale Regional Geotechnical Maps prepared by Geological Survey may also be used).

4. SURFACE WATER

Indicate the surface water present on and or adjacent to the site and alternative sites (tick (“✓”) the appropriate boxes)?

	Alternative S1			Alternative S2			Alternative S3		
	YES	NO	UNSURE	YES	NO	UNSURE	YES	NO	UNSURE
Perennial River	YES	NO	UNSURE	YES	NO	UNSURE	YES	NO	UNSURE
Non-Perennial River	YES	NO	UNSURE	YES	NO	UNSURE	YES	NO	UNSURE
Permanent Wetland	YES	NO	UNSURE	YES	NO	UNSURE	YES	NO	UNSURE
Seasonal Wetland	YES	NO	UNSURE	YES	NO	UNSURE	YES	NO	UNSURE
Artificial Wetland	YES	NO	UNSURE	YES	NO	UNSURE	YES	NO	UNSURE
Estuarine / Lagoonal wetland	YES	NO	UNSURE	YES	NO	UNSURE	YES	NO	UNSURE
Irrigation Dam	YES	NO	UNSURE	YES	NO	UNSURE	YES	NO	UNSURE

5. VEGETATION / GROUNDCOVER

Tick ("✓") and describe (where required) the vegetation types / groundcover present on the site.

Alternative S1:

Indigenous Vegetation - good condition	✓	Indigenous Vegetation with scattered aliens		Indigenous Vegetation with heavy alien infestation	
Identify the vegetation type above: Citrusdal Vygieveld		Identify the vegetation type above:		Identify the vegetation type above:	
Provide ecosystem status for above: Vulnerable		Provide ecosystem status for above:		Provide Ecosystem status for above:	
Indigenous Vegetation in an ecological corridor or along a soil boundary / interface		Veld dominated by alien species		Distinctive soil conditions (e.g. Sand over shale, quartz patches, limestone, alluvial deposits, termitaria etc.) – describe	
Bare soil		Building or other structure		Sport field	
Paved surface		Cultivated land		Other (describe)	

The above identification was established by the input from Cape Nature. Please refer to Appendix G2.

Please note: The Department may request specialist input/studies depending on the nature of the vegetation type / groundcover and potential impact(s) of the proposed activity/ies.

To assist with the identification of the vegetation type and ecosystem status consult <http://bgis.sanbi.org> or BGIShelp@sanbi.org. Information is also available on compact disc (cd) from the Biodiversity-GIS Unit, Ph (021) 799 8698. This information may be updated from time to time and it is the applicant/ EAP's responsibility to ensure that the latest version is used.

6. LAND USE CHARACTER OF SURROUNDING AREA

Tick ("✓") the current land uses and/or prominent features that occur within +/- 500m radius of the site and neighbouring properties if these are located beyond 500m of the site. **Please note:** The Department may request specialist input/studies depending on the nature of the land use character of the area and potential impact(s) of the proposed activity/ies.

Alternative S1:

Untransformed area	Low density residential	Medium density residential	High density residential	Informal residential
Retail	Commercial & warehousing	Light industrial	Medium industrial	Heavy industrial
Power station	Office/consulting room	Military or police base/station/compound	Casino/entertainment complex	Tourism & Hospitality facility
Open cast mine	Underground mine	Spoil heap or slimes dam	Quarry, sand or borrow pit	Dam or reservoir ✓
Hospital/medical center	School	Tertiary education facility	Church	Old age home
Sewage treatment plant	Train station or shunting yard	Railway line	Major road (4 lanes or more)	Airport
Harbour	Sport facilities	Golf course	Polo fields	Filling station
Landfill or waste treatment site	Plantation	Agriculture ✓	River, stream or wetland ✓	Nature conservation area
Mountain, koppie or ridge ✓	Museum	Historical building	Graveyard	Archeological site ✓
Other land uses (describe):				

7. REGIONAL PLANNING CONTEXT

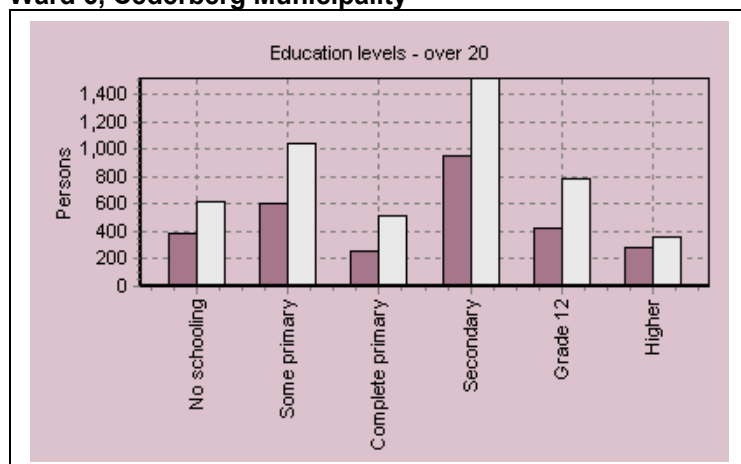
Is the activity permitted in terms of the property's existing land use rights? Please explain			
No. - A rezoning application is currently in process from Agricultural I to Resort I			
Will the activity be in line with the following?			
Provincial Spatial Development Framework (PSDF)	YES	NO	Please explain
Urban edge / Edge of Built environment for the area	YES	NO	Please explain
The development is not on urban use. It complies with the Resort policy.			
Integrated Development Plan of the Local Municipality	YES	NO	Please explain
N/A			
Spatial Development Framework of the Local Municipality	YES	NO	Please explain
N/A			
Approved Structure Plan of the Municipality	YES	NO	Please explain
N/A			
Any other Plans	YES	NO	Please explain

8. SOCIO-ECONOMIC CONTEXT

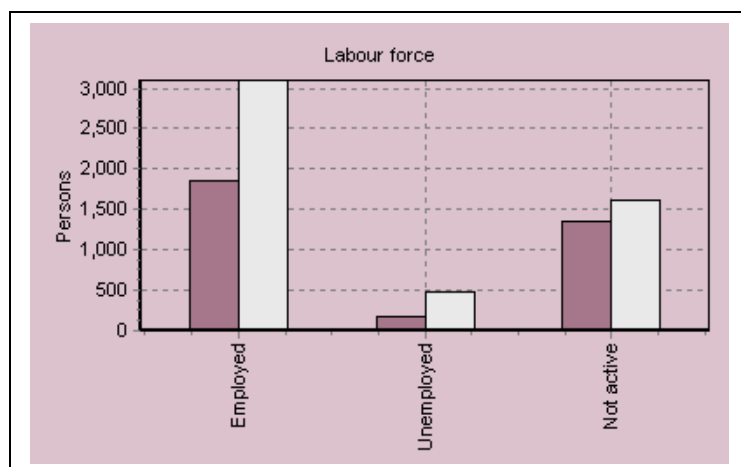
Describe the existing social and economic characteristics of the community in order to provide baseline information.

Source: Stats SA, 2001 Census corrected.

Ward 6, Cederberg Municipality



A very small percentage of the greater Cederberg community has a grade 12 qualification, most of which reside in Clanwilliam. Only 7% has received some or other higher education.



The majority of the community has a low education level and mainly employed in the agricultural and fishing industries.

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The population density in the Greater Cederberg area is very low. Most people live in and around Clanwilliam working in the agricultural and fishing industries.

The development will create immediate work for the broader society as well as long-term work for some of the local people in the community. Most people in the area are however uneducated and therefore the impact of the development on the socio-economic indicators will not result in any significant changes.

9. CULTURAL / HISTORICAL FEATURES

Please be advised that if section 38 of the National Heritage Resources Act 25 of 1999 is applicable to your proposed development, then you are requested to furnish this Department with written comment from Heritage Western Cape as part of your public participation process. Section 38 of the Act 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, power line, 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 m² 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 m² 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.

Alternative S1:

Are there any signs of culturally or historically significant elements including archaeological or palaeontological sites, on or in close proximity to the site?		YES	NO
		UNCERTAIN	
If YES, explain:	A high density of rock art has been found on the neighbouring area of the proposed development. This rock art has been classified as sensitive and must thus be protected, especially during the construction phase of the development.		
If uncertain, the Department may request that specialist input be provided to establish whether there is such a feature(s) present on or close to the site.			
Briefly explain the findings of the	Scattered stone artifacts on the area to be developed and a rock art site in close		

BASIC ASSESSMENT REPORT

specialist if one was already appointed:	proximity to the proposed development were identified. The stone artifacts are of low significance and require no further documentation. The rock art site is of high significance. It should be retained as a heritage site. The guidelines and minimum standards for the protection of rock art sites (Act No. 25 of 1999, sections 32 & 35) should be followed. If the rock art site is included in any visitation activities planned for the development, Elephant Creek Resort, further documentation of the rock imagery is needed. A management plan to ensure the protection of the rock art site must be drawn up. It is recommended that development goes ahead if these requirements are fulfilled. A permit must be obtained from Heritage Western Cape before the rock art site is opened to the public.	
Will any building or structure older than 60 years be affected in any way?	YES	NO
Is it necessary to apply for a permit in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?	YES	NO
If yes, please submit or, make sure that the applicant or a specialist submit the necessary application to SAHRA or the relevant provincial heritage agency and attach proof thereof to this application.		

Please note: Heritage Western Cape / South African Heritage Resource Agency (which ever is the competent authority under the circumstance) comments needs to be submitted along with this Basic Assessment Report.

SECTION C: PUBLIC PARTICIPATION

The person conducting the public participation process must fulfil the requirements outlined in Regulation 56 and also take into account this Department's guideline on Public participation.

Please tick ("✓") the appropriate box to indicate whether the specific requirement was undertaken or whether exemption has been applied for.

1. Were all potential interested and affected parties notified of the application by –			
(a) having fixed a notice board at a place conspicuous to the public at the boundary or on the fence of -			
(i) the site where the activity to which the application relates is or is to be undertaken and	YES	NO	EXEMPTION
(ii) any alternative site mentioned in the application	YES	NO	EXEMPTION
(b) having given written notice to –			
(i) the owners and occupiers of land adjacent to the site where the activity is or is to be undertaken or to any alternative site	YES	NO	EXEMPTION
(ii) the owners and occupiers of land within 100 metres of the boundary of the site or alternative site who are or may be directly affected by the activity	YES	NO	EXEMPTION
(iii) the municipal councillor of the ward in which the site or alternative site is situated and any organisation of ratepayers that represents the community in the area	YES	NO	EXEMPTION
(iv) the municipality which has jurisdiction in the area; and	YES	NO	EXEMPTION
(v) any organ of state having jurisdiction in respect of any aspect of the activity	YES	NO	EXEMPTION
(c) having placed an advertisement in –			
(i) one local newspaper, or	YES	NO	EXEMPTION
(ii) the official EIA <i>Gazette</i>	YES	NO	EXEMPTION
(d) having placed 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 local municipality in which it is or will be undertaken. (This requirement need not be complied with if an advertisement has been placed in the official EIA <i>Gazette</i> referred to in (c)(ii) above.	YES	NO	EXEMPTION
2. Was a register of interested and affected parties opened, maintained and made available to any person requesting access to the register in writing? (copy of register to be included in appendix E)	YES	NO	EXEMPTION
3. Were all registered interested and affected parties given access to this application form and basic assessment report and any other report(s) compiled in relation to this application and was an opportunity for interested and affected parties to comment on the report(s) in writing provided?	YES	NO	EXEMPTION
4. Were stakeholders that have direct interests in the site or property, such as servitude holders and service providers, informed of the application at least 30 (thirty) calendar days before the submission of this application and were they provided with the opportunity to comment. (Comments to be included in the comments and response report as described below)	YES	NO	EXEMPTION
5. Were Municipalities and other organs of state notified and given an opportunity to comment? (This information must also be included in the comments and response report)	YES	NO	EXEMPTION

Please note: Proof of all of the above must be submitted as part of the public participation information to be attached to this basic assessment report as Appendix E. Should any of the responses be "No" and no application for exemption from that requirement was

BASIC ASSESSMENT REPORT

applied for, the Department will not proceed with evaluating / processing the application until that specific requirement is undertaken. Any exemption application must be brought to the attention of all interest and affected parties through the public participation process.

The practitioner must record all comments and respond to each comment of the public / interested and affected party before the application is submitted. The comments and responses must be captured in a **Comments and Responses Report** as prescribed in the regulations and must also include a description of the public participation process followed and this report must also be included in the public participation information to be attached to this basic assessment report as Appendix E.

If an application is for a linear or ocean-based activity and strict compliance with the above requirements is inappropriate, the person conducting the public participation process may deviate from the requirements to the extent and in the manner as may be agreed to by this Department.

SECTION D: IMPACT ASSESSMENT

Please note: The information in this section must be duplicated for all the alternatives (where relevant).

1. WASTE, EFFLUENT AND EMISSION MANAGEMENT

(a) Solid waste management

Will the activity produce solid waste (including rubble) during the construction phase?	YES	NO
If yes, what estimated quantity during the construction period?	+ - 20m³	

Where and how will the construction solid waste be treated / disposed of (describe)?
<p>The Contractor shall not dispose of any waste and/or construction debris by burning, or by burying. All waste shall be disposed of off site at an approved landfill site.</p> <p>The Contractor shall supply waste bins/skips throughout the site at locations where construction personnel are working. The bins shall be provided with lids and an external closing mechanism to prevent their contents blowing out and shall be scavenger-proof to prevent baboons and other animals that may be attracted to the waste. The Contractor shall ensure that all personnel immediately deposit all waste in the waste bins for removal by the Contractor. Bins shall be emptied on a daily basis and the waste removed to the construction camp where it shall be properly contained in a scavenger, water and wind-proof containers until disposed of. The bins shall not be used for any purposes other than waste collection.</p>

Will the activity produce solid waste during its operational phase?	YES	NO
<p>If Yes, what estimated quantity will be produced per month?</p> <p>Expected volumes to be generated by the facility: 0,3kg per person/day Number of Chalets: 16 x 4 = 64 (full occupation) Guest House: 10 People House: 4 people Restaurant/ conference facilities: 50 people (full occupation) Maximum people per day with full occupation: 128 Optimistic averages of occupation: 70% Total people: 70% x 124 + 4 (house) = 90,8</p> <p>Waste: 90,8 x 0.3kg = 27kg/day. This excludes compression and the recycling of paper and plastic.</p> <p>With compression taken into account (+- 80% from the total waste) an estimated 22kg/day will most likely be disposed of at the Municipal dumpsite, (reduction based on recycle not included).</p> <p>Conversion volumes will fluctuate between 220 and 300kg/m³. If calculated on 220kg/m³, the development generate approximately 3,5 cubic meters per month that need to be disposed of at the municipal dump site.</p>	+ - 3,5m³	

Where and how will the solid waste be treated / disposed of (describe)?		
Will be removed by the municipality waste system, and disposed of by the approved Municipal dumpsite.		
Has the municipality or relevant authority confirmed that sufficient capacity exist for treating / disposing of the solid waste to be generated by this activity(ies)? If yes, provide written confirmation from Municipality or relevant authority	YES	NO
Will the activity produce solid waste that will be treated and/or disposed of at another facility other than into a municipal waste stream?	YES	NO
If yes, has this facility confirmed that sufficient capacity exist for treating / disposing of the solid waste to be generated by this activity(ies)? Provide written confirmation from the facility and provide the following particulars of the facility:	YES	NO
Does the facility have an operating license? (If yes, please attach a copy of the license.)	YES	NO
Facility name:	N/A	
Contact person:		
Postal address:		
Telephone:	Postal code:	Cell:

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(b) Effluent

Will the activity produce sewage and or any other effluent?	YES	NO																																										
Please refer to Appendix B.																																												
What estimated quantity will be produced per month?																																												
<p><u>Standard use for calculation:</u> Chalets: 80 litre/person/day Restaurant, Conference: 65litre/person/day Manager house, Guesthouse: 135litre/person/day</p>																																												
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<p>The above volumes however relate to fully waterborn systems. Due to the dry toilet system as being the preferred option the wastewater on site is significantly reduced and the average for the chalets would be 65 litre/person/day. This result in the following volumes.</p>																																												
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Calculated on maximum occupation: 261 m³

Calculated on optimistic occupation of 70%: 225 m³

Will any effluent produced be treated and/or disposed of on site?	Yes	NO
If yes, briefly describe the nature of the effluent and how it will be disposed of:		
<p>Dry Toilet system to be implemented. Zinks be fitted with grease traps and water directed to the grey water system, as it will be cleared of any food particles. Greywater to be collected in a conservancy tank and treated with bacteria and re-use for irrigating lawns. This disposal of water (irrigation) will be more than 100m from the Clanwilliam dam highest level. Refer Appendix B for detail</p> <p>It was concluded that the preferred alternative is the <i>Ecosan waterless toilet</i> / sanitation system that does not require any water to function. Not only does it save on water use, but is also entirely isolated from the surrounding environment and cannot contaminate underground water resources. Greywater is purified and re-used for irrigation of landscaped areas. Please refer to Appendix B for a more detailed explanation of the above alternatives.</p> <p>Based on an optimistic occupation rate the amount of greywater available for re-use is 2701cubic metres/ annum. Approximately 0,5ha of landscaped and grassblock areas need to be irrigated. Based on irrigation rate equivalent to kikuy for grazing the amount fo water require is 3552 cubic metres/annum. Rainfall and evapotranspiration figures from a weatherstation at Trawal which compare with the application site, has been</p>		

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used in the calculations.

MAAND	Aantal dae	Bruto Bespr. Behoefte mm/Dag	Trawal reëval mm/Dag	Gewas faktor	Evapo-transpirasie mm/Dag	area Ha	m ³ /maand.
Jan.	31	11.4026	0.1006	0.3	3.3201	0.5	605.44
Feb.	28	9.9825	0.0723	0.3	2.9225	0.5	481.35
Maart	31	8.9471	0.1071	0.3	2.5770	0.5	469.93
April	30	5.9793	0.5133	0.3	1.2805	0.5	225.96
Mei	31	3.7406	0.9600	0.3	0.1622	0.5	29.58
Junie	30	3.0740	1.5213	0.3	0.0000	0.5	0.00
Julie	31	3.3800	1.1368	0.3	0.0000	0.5	0.00
Aug.	31	3.6316	0.9045	0.3	0.1850	0.5	33.73
Sept.	30	5.8747	0.3800	0.3	1.3824	0.5	243.95
Okt.	31	8.2798	0.2903	0.3	2.1936	0.5	400.01
Nov.	30	9.9183	0.2167	0.3	2.7588	0.5	486.85
Des.	31	11.2113	0.2048	0.3	3.1585	0.5	575.97
	365						

Water requirement per annum

3552.78

Supplied by

Strandveld Voorsieners

No surplus greywater would however be produced. The purified greywater would not provide in all the irrigation needs. It should however be noted that although the the grassblock and landscapes areas can accommodate this it can survive on less water than kikuy for grazing. Should it be required, the irrigation can be supplemented with rainwater from the roofs..

Will the activity produce effluent that will be treated and/or disposed of at another facility?	YES	NO
If yes, has this facility confirmed that sufficient capacity exist for treating / disposing of the liquid effluent to be generated by this activity(ies)? Provide written confirmation from the facility and provide the following particulars of the facility:	YES	NO
Does the facility have an operating license? (If yes, please attach a copy of the license.)	YES	NO
Facility name:		
Contact person:		
Postal address:		
	Postal code:	
Telephone:	Cell:	
E-mail:	Fax:	

Describe the measures that will be taken to ensure the optimal reuse or recycling of waste water, if any:

Recycled wastewater will be reused for irrigation on the resort.

(c) Emissions into the atmosphere

Will the activity produce emissions that will be disposed of into the atmosphere?	YES	NO
If yes, does it require approval in terms of relevant legislation?	YES	NO
Describe the emissions in terms of type and concentration and how it will be treated/mitigated:		

2. WATER USE

Please indicate the source(s) of water for the activity by ticking (“✓”) the appropriate box (es)

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	<i>no.</i>	<i>person/unit</i>	<i>total persons</i>	<i>l/day</i>	<i>Average per annum (litres)</i>	<i>cubic m</i>
Chalets	20	4	80	9600	2452800	2453
Manager	1	4	4	480	175200	175
conference			50	6000	876000	876
Restaurant			50	6000	876000	876
Guesthouse	5	2	10	1200	306600	307
total				23280	4686600	4687
Average/day					12840	13
Average/month					390550	391

* Maximum per day based on 100% occupation of all facilities. Storage capacity is based on this volume i.e. to provide one-day spare capacity.

Please provide proof of assurance of water supply eg. letter of confirmation from municipality / water user associations, yield of borehole

Does the activity require a water use permit / license from DWAF?

YES

NO

If yes, please submit the necessary application to Department of Water Affairs and Forestry and attach proof thereof to this application.

3. POWER SUPPLY

Please indicate the source of power supply e.g. Municipality / Eskom / Renewable energy source

Own Renewable energy sources

If power supply is not available, where will power be sourced from?

The applicant originally considered other sources of energy, but due to cost differences decided to connect to Eskom. Since this option is no longer available alternative energy sources are proposed. The proposal is to provide a combination of solar and gas and potentially back-up generators. Solar will mainly be used for lighting and potentially water heating and gas for cooking. Specialists in the solar energy industry have been approached to provide proposals in this regard. (Refer Appendix G4). The development will thus be self sufficient with regard to energy provision.

With regard to the storage of gas bottles the following information:

- Each unit is supplied with a standard 9,8km bottle located in an enclosure to be serviced from outside the unit. These gasbottles are commonly used for domestic purposes and supplied by e.g. BP.
- The restaurant will use larger bottles possibly 30kg. These will be stored in an enclosure on the outside wall of the restaurant in accordance with the relevant legislation. These are commonly used in most restaurants also in urban areas as gas cooking is preferred by restaurants.
- Only a limited amount of spare bottles will be stored on-site as bottles are replaced and traded in at approved dealers in Clanwilliam. These bottles will be stored in a secure storeroom at the restaurant/conference buildings.

Kindly note that the use of gas at this scale do not differ from normal household use often find in the rural areas.

4. ENERGY EFFICIENCY

Describe the design measures, if any, that have been taken to ensure that the activity is energy efficient:

Energy saving bulbs to be used. Solar outdoor lighting of pathways.

Describe how alternative energy sources have been taken into account or been built into the design of the activity, if any:

The applicant originally considered other sources of energy, but due to cost differences decided to connect to Eskom. Since this option is no longer available alternative energy sources are proposed. The proposal is to provide a combination of solar and gas and potentially back-up generators. Solar will mainly be used for lighting and potentially water heating and gas for cooking. Specialists in the solar energy industry have been approached to provide proposals in this regard. (Refer Appendix G4). The development will thus be self sufficient with regard to energy provision.

5. NOISE IMPACTS

Will the activity result in any noise impacts during the construction phase?	YES	NO
If yes, please describe and indicate the measures proposed to mitigate and manage these impacts?		
Will the activity result in any noise impacts during its operational phase?	YES	NO
If yes, please describe and indicate the measures proposed to mitigate and manage these impacts?		

Please note: The Department may request specialist input/studies depending on the nature of the land use character of the area and potential noise impact(s) of the proposed activity/ies.

6. VISUAL IMPACTS

Will the activity result in any visual impacts?	YES	NO
If yes, please describe and indicate the measures proposed to mitigate and manage these impacts?		
Refer Appendix G3 for visual impact statement		
Will the activity result in potential lighting impacts at night?	YES	NO
If yes, please describe and indicate the measures proposed to mitigate and manage these impacts?		

Please note: The Department may request specialist input/studies depending on the nature of the land use character of the area and potential visual impact(s) of the proposed activity/ies.

7. SOCIO-ECONOMIC IMPLICATIONS OF THE ACTIVITY

What is the expected capital value of the activity on completion?	R 5 000 000
What is the expected yearly income or contribution to the economy that will be generated by or as a result of the activity?	Unknown
Will the activity contribute to service infrastructure?	YES NO
How many new employment opportunities will be created in the construction phase of the activity?	100
What is the expected value of the employment opportunities during the construction phase?	Unknown
What percentage of this will accrue to previously disadvantaged individuals?	10 %
How will this be ensured and monitored (please explain):	
How many permanent new employment opportunities will be created during the operational phase of the activity? For each additional tourist, 8 jobs are created which include direct job opportunities created by the facility plus downstream services. Theoretically the facility thus has the potential to create or at least secure approximately 400 jobs (direct and indirect). Often the challenge in the rural areas are to secure permanent jobs as most lower skilled labour is only employed on a seasonal or temporary basis. By creating a facility which can either supplement the agriculture industry and extend the tourism season, these seasonal employment can be extended and secured in permanent jobs. The facility will further be able to utilized semi-skilled and unskilled labour as well. The potential six direct permanent jobs can be as follow: 1x Management 1x Foreman/caretaker 3x Labourers (i.e. cleaners, gardener/ maintenance) 1x Specialist (chef) Temporary staff will include additional cleaners during peak season, waitresses.	+- 6
What is the expected current value of the employment opportunities during the first 10 years?	Unknown
What percentage of this will accrue to previously disadvantaged individuals?	80 %
How will this be ensured and monitored (please explain):	

8. IMPACTS THAT MAY RESULT FROM THE PLANNING, DESIGN AND CONSTRUCTION PHASE

Briefly describe and compare the potential impacts (as appropriate), significance rating of impacts, proposed mitigation and significance rating of impacts after mitigation that are likely to occur as a result of the planning, design and construction phase for the various alternatives of the proposed development. This must include an assessment of the significance of all impacts.

Alternative S1 (preferred activity alternative)			
Potential impacts:	Significance rating of impacts: (Low, Medium, Medium-High, High, Very High)	Proposed mitigation:	Significance rating of impacts after mitigation: (Low, Medium, Medium-High, High, Very High)
1) Vegetation	Medium	The clearing of vegetation only in and around the footprint of buildings will minimize the impact of the development caused on the natural habitat. The chalets and development should be built in between the ridges of the landscape so that the destruction and removal of key vegetation types on these specific vulnerable areas, could be decrease. No vehicular access will be provided to the individual chalets minimizing construction for a road.	Low
2) Fauna	Low	The eastern side of farm would not pose too much of an impact on the fauna in regards to the small-scale development of the chalets. The western side of the farm on the other hand poses a higher threat because of the high recreational activities proposed. No development is to be done in the biological corridor under any circumstances.	Low
3) Visual	Skyline – High Natural appearance – Medium	The development proposals however took cognisance of the potential visual impact and the design inherits the approach not to disturb the identified skylines or detract from the natural appearance of the site. The purpose of the development creates a build-in control measure, as the intention is to “market” the natural landscape. The proposed clearing of only the footprint of buildings and the retention of existing vegetation close to the proposed dwellings will minimise the visual impact of the development, by partly obscuring it and by breaking the harsh straight lines of buildings. Furthermore, the clusters of self-catering chalets will be positioned in accordance with topographical contours and natural gradients so as to “hug” the landscape. In addition, materials and colours that blend in with the surrounding environment are to be used.	Skyline – Low Natural appearance – Low
4) Access & Traffic	Medium	Where feasible roads should be kept at a minimal. Roads should be developed to mitigate traffic to the lowest possible impact.	Low
5) Water-edge activities	Medium	Infrastructure and activities at the water edge can cause erosion if not managed properly. If activities as allowed the full length of the water edge, this impact is increased. Activities should thus be allocated to specific access points and the necessary management and control measures implemented to mitigate any potential impacts.	Low
6) Social	Low	The majority of the community is employed in the agricultural and fishing industries and are mostly uneducated.	Low
7) Waste	Medium	During and after construction all solid waste must be cleared and removed by the contractor. Please refer to EMP for the construction phase for more detail on the management procedures.	Low

BASIC ASSESSMENT REPORT

8) Dam wall increase	Low	The resort is situated above the proposed dam level and will not be impacted on. No mitigation required	Low
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9. IMPACTS THAT MAY RESULT FROM THE OPERATIONAL PHASE

Briefly describe and compare the potential impacts (as appropriate), significance rating of impacts, proposed mitigation and significance rating of impacts after mitigation that are likely to occur as a result of the operational phase for the various alternatives of the proposed development. This must include an assessment of the significance of all impacts.

Alternative S1 (preferred activity alternative)			
Potential impacts:	Significance rating of impacts: (Low, Medium, Medium-High, High, Very High):	Proposed mitigation:	Significance rating of impacts after mitigation: (Low, Medium, Medium-High, High, Very High):
1) Vegetation	Medium	Rehabilitation by only using indigenous vegetation to the area is necessary where plants have been removed from the landscape. Walking paths should be dedicated and restricted so as to minimize the threat to existing vegetation.	Low
2) Fauna	Low	Only hiking trails, bird hides and the access link boardwalk (between the western and eastern precincts), which is carefully planned may be permitted in this area. Buck paths and habitat in this area should be conserved and protected.	Low
3) Visual	Skyline – Medium Natural appearance – Low	As much indigenous vegetation as possible will be retained and indigenous vegetation (endemic to the area) will be planted to break the harsh, straight lines of buildings and provide privacy between chalets and between (the more public) guesthouse and restaurant and chalets. Parking areas will also be interspersed with indigenous vegetation to soften and screen the area. Outdoor lighting will be kept to a minimum to preserve the rural / wilderness atmosphere.	Skyline – Low Natural appearance – Low
4) Access and Traffic	Medium	The development proposal indicate that private vehicles will only access to central parking areas from where management will provide transport with suitable vehicles such as golf carts to other facilities. This also restricts the need for roads and is supported.	Low
5) Water-edge activities	Medium	Only two motorboats (owned by the owner) will be allowed to be used by visitors.	Low
6) Social	Low	Socially the development will not impact the local community negatively. It will positively influence the area by causing an increased in site safety, an increase in work efficiency as well as increase job creation.	Low
7) Waste	Medium	Please refer to EMP for the operational phase for more detail on the management procedures.	Low
8) Dam increase	Low	<i>The access across the Rondegat river may be cut off, but this does not impact on the resort as it is anticipated that guest will enter from the Clanwilliam side. The EIA for the dam indicate that access to this portion from Clanwilliam will remain. This may in fact favour the resort as no through traffic will be possible and the resort will be the last access point to the Main road.</i>	Low

10. IMPACTS THAT MAY RESULT FORM THE DECOMMISSIONING AND CLOSURE PHASE

Briefly describe and compare the potential impacts (as appropriate), significance rating of impacts, proposed mitigation and significance rating of impacts after mitigation that are likely to occur as a result of the decommissioning and closure phase for the various alternatives of the proposed development. This must include an assessment of the significance of all impacts.

N/A

11. CUMULATIVE IMPACTS

Describe potential impacts that, on their own may not be significant, but will be significant when added to the impact of other activities or existing impacts in the environment and substantiate response (The information in this section must be provided for all the alternatives as well):

None

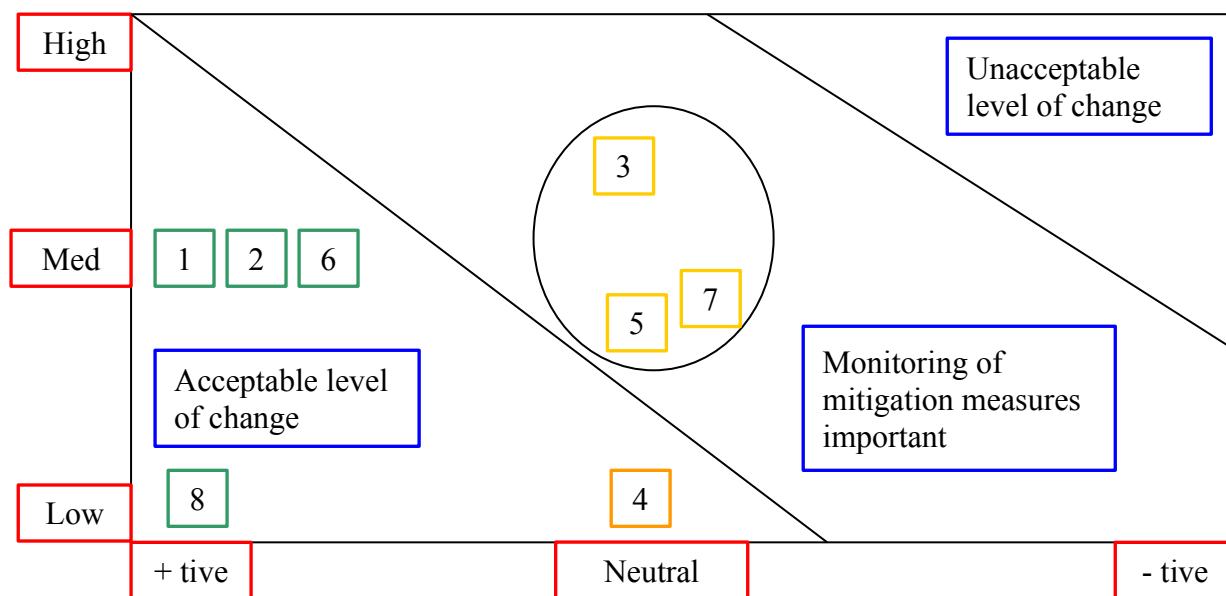
12. IMPACT SUMMARY OF PREFERRED ALTERNATIVE

Having assessed the significance of impacts of the various alternatives, please provide an overall summary and reasons for selecting the preferred alternative.

The above impacts that may result from the construction and operational phases of the proposed development indicates that if the potential impacts are not mitigated, the development has the potential to impact negatively on the environment. Following a summary of these potential impacts:

	POTENTIAL IMPACT	Importance	Probability	Time of Occurrence	Duration	Benefit	Mitigation Required
1	Vegetation	Medium	Certain	Immediate	Transient	- tive	Yes
2	Fauna	Medium	Certain	Delayed	Transient	- tive	Yes
3	Visual	High	Probable	Immediate	Long term	Neutral	Yes
4	Access	Low	Unlikely	Immediate	Permanent	Neutral	Yes
5	Water-edge activities	Medium	Probable	Long-term effect	Short/Temporarily	Neutral	Yes
6	Social	Medium	Probable	Delayed	Permanent	+ tive	No
7	Waste	Medium	Probable	Immediate	Permanent	Neutral	No
8	Dam increase	Low	Certain	Long term	Permanent	+tive	No

If the mitigation measures are however implemented as outlined above and the development be constructed as proposed, the level of impact will be reduced significantly and the impact can be weighed against the social and economic benefit.



* As indicated above, no impacts will result in unacceptable level of change.

13. RECOMMENDATION OF ENVIRONMENTAL IMPACT PRACTITIONER

In my view (EAP), the information contained in this application form and the documentation attached hereto is sufficient to make a decision in respect of the activity applied for.	YES	NO
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If "NO", list the aspects that should be further assessed through additional specialist input/assessment or whether this application must be subjected to a Scoping process before a decision can be made:

N/A

If "YES", please list recommended conditions, including mitigation measures, that should in your view be considered for inclusion in an authorisation if the activity is authorised by the competent authority:

1. Construction and operational management plan must be adhere to, to prevent any potential pollution into the river or dam – refer section 9 and 10 of the EMP for the construction phase and Appendix I of the EMP for the operational phase. An Environmental control officer will be appointed to monitor the Construction Management Plan.
2. Construction Management Plan must be adhere to, to prevent pollution from windblown sand and materials – refer paragraph 1.5 of EMP for the construction phase.
3. Roads & Stormwater services:
-All linkages, internal roads and storm water services needed for the development to be provided by the Developer, at his/her cost;
4. No stormwater or wastewater is allowed to drain near/directly into the river or dam.
5. Buildings are not to break the skyline and it must be of natural appearance re. grain, bulk, scale and colour.
6. Motorboats are restricted to those managed by the resort.
7. Waste management to be monitored.

It is hereby concluded that based on the above assessment, the proposed development does not pose a significant impact on the environment if the necessary mitigation measures are implemented, managed and monitored.

APPENDICES

The following appendices must be attached where appropriate:

Appendix	Tick ("✓") box if Appendix is attached
Appendix A: Location map	✓
Appendix B: Site Analysis, Development proposals & alternatives	✓
Appendix C: Owner(s) consent(s)	✓
Appendix D: Photographs	✓
Appendix E: Public participation information	✓
Appendix F: Permit(s) / license(s) from any other organ of state including service letters from the municipality	✓
Appendix G1: Specialist Report: Archaeological Impact Assessment	✓
Appendix G2: Specialist Report: Vegetation Survey & Botsoc Tor compliance	✓
Appendix G3: Specialist Report 3: Visual Impact statement	✓
Appendix G4: Solar specialist report	✓
Appendix H: EMP Construction	✓
Appendix I: EMP Operational	✓

DECLARATIONS

The Applicant

I....., in my personal capacity or duly authorized thereto hereby declare that:

- The information contained in this application form is true and correct, and
- I am fully aware of my responsibilities in terms of the National Environmental Management Act of 1989 (“NEMA”) (Act No. 107 of 1998) and the Environmental Impact Assessment Regulations (“EIA Regulations”) in terms of NEMA (Government Notice No. R. 385, R. 386, and R. 387 in the Government Gazette of 21 April 2006 refer), and that failure to comply with these requirements may constitute an offence in terms of NEMA and the EIA Regulations.

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

Signature of the applicant:

Name of company:

Date:

The independent Environmental Assessment Practitioner

I....., as the appointed independent environmental practitioner hereby declare that:

- The information contained in this application form is true and correct, and
- I am fully aware of my responsibilities in terms of the National Environmental Management Act of 1989 (“NEMA”) (Act No. 107 of 1998) and the Environmental Impact Assessment Regulations (“EIA Regulations”) in terms of NEMA (Government Notice No. R. 385, R. 386, and R. 387 in the Government Gazette of 21 April 2006 refer), and that failure to comply with these requirements may constitute an offence in terms of NEMA and the EIA Regulations.

Note: The terms of reference must be attached.

Signature of the environmental practitioner:

Name of company:

Date: