Western Cape Government
Environmental Affairs and Development Planning

DIRECTORATE: LAND MANAGEMENT
REGION 3

EIA REFERENCE NUMBER: 16/3/1/1/D2/19-0025/12
ENQUIRIES: Nicholas Kearns
DATE OF ISSUE: 2013 -08- 01

The Board of Directors
Glen Haven Country Estate (Pty) Ltd.
P.O. Box 4197
GEORGE
6539

received
1 August 2013

Attention: Mr. Gregory Young

Tel: (044) 871 0676
Fax: (086) 680 1156

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, 2010: THE PROPOSED GLEN HAVEN COUNTRY ESTATE AND ASSOCIATED INFRASTRUCTURE ON PORTION 52 OF FARM 195 KRAAIBOSCH, GEORGE

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

ENVIRONMENTAL AUTHORISATION

DECISION

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Assessment Regulations, 2010, ("NEMA EIA Regulations") the competent authority herewith **grants environmental authorisation** to the applicant to undertake the list of activities specified in section B below with respect the revised Alternative 3 dated April 2013, as described in the Final Basic Assessment Report ("FBAR") dated 24 May 2013.

The granting of this environmental authorisation is subject to compliance with the conditions set out in section E below.

A. DETAILS OF THE APPLICANT FOR THIS ENVIRONMENTAL AUTHORISATION

Glen Haven Country Estate (Pty) Ltd.
c/o Mr. Gregory Robert Young
P.O. Box 4197
GEORGE
6539
Tel: (044) 871 0676
Fax: (086) 680 1156

The abovementioned company is the holder of this environmental authorisation and is hereinafter referred to as "the applicant".

B. LIST OF ACTIVITIES AUTHORISED

Government Notice No. R544 of 18 June 2010 –

Activity Number: 9
Activity Description:
The construction of facilities or infrastructure exceeding 1000 metres in length for the bulk transportation of water, sewage or storm water -

(i) with an internal diameter of 0,36 metres or more; or

(ii) with a peak throughput of 120 litres per second or more,

excluding where:

a. such facilities or infrastructure are for bulk transportation of water, sewage or storm water or storm water drainage inside a road reserve; or

b. where such construction will occur within urban areas but further than 32 metres from a watercourse, measured from the edge of the watercourse.

Activity Number: 11
Activity Description:
The construction of:

(i) canals;
(ii) channels;
(iii) bridges;
(iv) dams;
(v) weirs;
(vi) bulk storm water outlet structures;
(vii) marinas;
(viii) jetties exceeding 50 square metres in size;
(ix) slipways exceeding 50 square metres in size;
(x) buildings exceeding 50 square metres in size; or

(xi) infrastructure or structures covering 50 square metres or more

where such construction occurs within a watercourse or within 32 metres of a watercourse, measured from the edge of a watercourse, excluding where such construction will occur behind the development setback line.

Activity Number: 23
Activity Description:
The construction of a road, outside urban areas,

(i) with a reserve wider than 13,5 meters or,

(ii) where no reserve exists where the road is wider than 8 metres, or

(iii) for which an environmental authorisation was obtained for the route determination in terms of activity 5 in Government Notice 387 of 2006 or activity 18 in Notice 545 of 2010.

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

The applicant is herein authorised to undertake the following alternative related to the listed activities:

Alternative 3
The construction of an estate with retirement and residential components, comprising of:

- 171 units (1-3 bedroom),
- a Frailcare facility (40-bed frailcare & 40 care bedsitter units, with associated facilities)
- 50 townhouse units,
- administration offices,
- private open space,
- public open space,
- private roads, as well as
- a public road.

C. PROPERTY DESCRIPTION AND LOCATION

The listed activities will take place on Portion 52 of Farm 195 Kraaibosch, George.

The SG 21 digit code is: C02700000000019500052

Co-ordinates:	33°	58'	30.50" South
	22°	30'	10.89" East

Hereinafter referred to as "the site".

D. DETAILS OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER

Cape Environmental Assessment Practitioners (Cape EAPrac)
c/o Ms. Sian Holder/ Louise-Mari van Zyl (Director)
P.O. Box 710
GEORGE
6530

Tel: (044) 874 0365
Fax: (044) 874 0432

E. CONDITIONS OF AUTHORISATION

1. This environmental authorisation is valid for a period of **five years** from the date of issue. The holder must commence with all the listed activities within the said period or this environmental authorisation lapses and a new application for environmental authorisation must be submitted to the competent authority, unless the holder has lodged a valid application for the amendment of the validity period of this environmental authorisation, before the expiry of this environmental authorisation. In such instances, the validity period will be automatically extended ("the period of administrative extension") from the day before this environmental authorisation would otherwise have lapsed, until the amendment application for the extension of the validity period is decided. The listed activities, including site preparation, may not commence during the period of administrative extension.

2. The listed activities, including site preparation, may not commence within 20 (twenty) calendar days of the date of issue of this environmental authorisation. In the event that an appeal notice and subsequent appeal is lodged with the competent authority, the effect of this environmental authorisation may be suspended until such time as the appeal is decided.

3. The applicant must in writing, within 12 (twelve) calendar days of the date of this decision and in accordance with regulation 10(2)–

    3.1 notify all registered interested and affected parties of –

        3.1.1 the outcome of the application;
        3.1.2 the reasons for the decision as included in Annexure 1;
        3.1.3 the date of the decision; and
        3.1.4 the date of issue of the decision;

    3.2 draw the attention of all registered interested and affected parties to the fact that an appeal may be lodged against the decision in terms of Chapter 7 of the Environmental Impact Assessment Regulations, 2010 detailed in section F below;

    3.3 draw the attention of all registered interested and affected parties to the manner in which they may access the decision. and

3.4 publish a notice in the newspapers contemplated in regulation 54(2)(c) and (d), and which newspaper was used for the placing of advertisements as part of the Public Participation Process, that –

3.4.1 informs all interested and affected parties of the decision;
3.4.2 informs all interested and affected parties where the decision can be accessed; and
3.4.3 informs all interested and affected parties that an appeal may be lodged against the decision in terms of Chapter 7 of the Regulations;

4. The holder of the environmental authorisation must give the competent authority written notice of commencement of the construction activities and provide proof of compliance with the specified conditions of authorisation. With regard to the notices, the holder must –

4.1. within **thirty (30)** calendar days of the date of issue of this decision give notice, with proof of compliance with **conditions 2** and **3** above;

4.2. give **seven (7)** calendar days' notice before commencement of construction activities. This notice must include proof of compliance with the following conditions described herein:

Conditions: **8 and 17**

5. The holder is 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.

6. Any changes to, or deviations from the scope of the description set out 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 such information as it deems necessary 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.

7. The applicant must notify the competent authority in writing, within 24 hours thereof if any condition herein stipulated is not being complied with.

8. The holder must appoint a suitably experienced environmental control officer ("ECO") for the construction phase before commencement of any land clearing or construction activities to ensure compliance with the Environmental Management Programme ("EMP") and the conditions contained herein.

9. Should a centralized gas system be installed a service provider for the monitoring and maintenance of the central gas system must be appointed and an emergency response plan should be developed in accordance with relevant safety requirements, prior to installation of the gas system. The

emergency response plan must be strictly implemented and updated, when necessary.

10. All mitigation measures recommended by the visual specialist, the electrical engineer and architect, as well as the screening of the Western and Southern boundaries must be strictly implemented.

11. An environmental audit report must be prepared and submitted to the competent authority annually during the construction phase of the development, with the final audit report to be submitted within one year following the completion of the construction phase.

12. All energy and water conservation measures and waste management principals described by the EMP must be implemented.

13. A public walkway must be established along the South Western Boundary of the property between the public and private open space. This public walkway will extend from the most southern point of the property all along the south western boundary of the property and within the road reserve.

14. No fencing may be erected between the areas to be zoned as public and private open space.

15. The Public Open Space in the South West of the property should be rehabilitated to as near as natural as possible.

16. The proposed development must include a minimum of 2.2ha of Private Open Space (or similar zoning) in the southern part of the property, as indicated in the April 2013 revised layout: Alternative 3.

17. The draft Environmental Management Programme ("EMP") submitted as part of the application for environmental authorisation is hereby approved on condition that the following amendments are made to the EMP, and must be implemented.

    17.1. Incorporate all the conditions given in this Environmental Authorisation;

    17.2. Be included in all contract documentation for all phases of the development;

    17.3. Describe the level and type of competency required of the Environmental Control Officer ("ECO"), or Environmental Site Agent where applicable;

    17.4. Determine the frequency of site visits;

    17.5. Meet the requirements outlined in Section 24N (2) & 3 of the National Environmental Management Act, 1998 (Act no 107 of 1998, as amended) ("NEMA") and Regulation 34 of the Environmental Impact Assessment Regulations 2006;

17.6. Provide for the utilization of local labour as far as possible, this may include record keeping and reporting procedures for monitoring purposes.

An application for amendment to the EMP must be submitted to the competent authority if any further amendments are to be made to the EMP, other than those mentioned above, and this may only be implemented once the amended EMP has been authorised by the competent authority. The EMP must be included in all contract documentation for all phases of implementation.

18. A copy of the environmental authorisation and the EMP must be kept at the site where the listed activities will be undertaken. Access to the site referred to in section C above must be granted and, the environmental authorisation and EMP 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. The environmental authorisation and EMP must also be made available for inspection by any employee or agent of the applicant who works or undertakes work at the site.

19. The applicant 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. Further, the rights granted by this environmental authorisation are personal rights (i.e. not attached to a property, but granted to a natural or juristic person). As such, only the holder may undertake the activities authorised by the competent authority. Permission to transfer the rights and obligations contained herein must be applied for in the following manner:

19.1. The applicant must submit an originally signed and dated application for amendment of the environmental authorisation to the competent authority stating that he/she wishes the rights and obligations contained herein to be transferred, and including (a) confirmation that the environmental authorisation is still in force (i.e. that the validity period has not yet expired or the activity/ies was/were lawfully commenced with); (b) the contact details of the person who will be the new holder; (c) the reasons for the transfer; (d) an originally signed letter from the proposed new holder acknowledging the rights and obligations contained in the environmental authorisation and indicating that he/she has the ability to implement the mitigation and management measures and to comply with the stipulated conditions.

19.2. The competent authority will issue an amendment to the new holder either by way of a new environmental authorisation or an addendum to the existing environmental authorisation if the transfer is found to be appropriate.

20. Non-compliance with a condition of this environmental authorisation or EMP may result in suspension of this environmental authorisation and may render the holder liable for criminal prosecution.

21. Notwithstanding this environmental authorisation, the holder must comply with any other statutory requirements that may be applicable to the undertaking of the listed activities.

22. An integrated waste management approach, which is based on waste minimisation and incorporates reduction, recycling, re-use and disposal, where appropriate, must be employed. Any solid waste must be disposed of at a landfill licensed in terms of the applicable legislation.

23. No surface or ground water may be polluted due to any actions on the site. The applicable requirements with respect to relevant legislation pertaining to water must be met.

24. The applicable requirements with respect to relevant legislation pertaining to cutting, damaging, disturbing or destroying protected trees or trees from a natural forest must be adhered to.

25. The applicable requirements with respect to relevant legislation pertaining to occupational health and safety must be adhered to.

26. Should any heritage remains be exposed during excavations or any actions on the site, these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape (in accordance with the applicable legislation). 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: archaeological remains (including fossil bones and fossil shells); coins; indigenous and/or colonial ceramics; any articles of value or antiquity; marine shell heaps; stone artifacts and bone remains; structures and other built features; rock art and rock engravings; shipwrecks; and graves or unmarked human burials.

    A qualified archaeologist must be contracted where necessary (at the expense of the applicant and in consultation with the relevant authority) to remove any human remains in accordance with the requirements of the relevant authority.

F. APPEALS

Appeals must comply with the provisions contained in Chapter 7 of the NEMA EIA Regulations.

1. An appellant must –

1.1. submit a notice of intention to appeal to the Minister, within 20 (twenty) calendar days of the date of the decision;

1.2. submit the appeal within 30 (thirty) calendar days after the lapsing of the 20 (twenty) calendar days contemplated in regulation 60(1), for the submission of the notice of intention to appeal; and

1.3. within 10 (ten) calendar days of having lodged the notice of intention to appeal, provide each person and organ of state registered as an interested and affected party in respect of the application, or the applicant, with –

1.3.1. a copy of the notice of intention to appeal form; and

1.3.2. a notice indicating where and for what period the appeal submission will be made available for inspection by such person, organ of state, or applicant, on the day of lodging it with the Minister, and that a responding statement may be made on the appeal within 30 (thirty) calendar days from the date the appeal submission was lodged with the Minister.

2. A person, organ of state or applicant who submits a responding or answering statement in terms of regulation 63 must within 10 (ten) calendar days of having submitted the responding or answering statement, serve a copy of the statement on the other party.

3. If the person, organ of state or applicant fails to meet a timeframe with respect to the requirements as detailed above, the person, organ of state or applicant must immediately submit a written explanation to the Ministry providing a concise explanation for the non-compliance.

4. All notice of intention to appeal and appeal forms must be submitted by means of one of the following methods:

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 J. de Villiers (Tel: 021-483 3721) Room 809 8th Floor Utilitas Building, 1 Dorp Street, Cape Town, 8001

5. A prescribed notice of intention to appeal form and appeal form as well as assistance regarding the appeal processes is obtainable from the office of the Minister at: Tel. (021) 483 3721, E-mail Jaap.DeVilliers@westerncape.gov.za or URL http://www.westerncape.gov.za/eadp.

G. 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. KOBUS MUNRO
DIRECTOR: LAND MANAGEMENT (REGION 3)

DATE OF DECISION: 1 · 8 · 2013

Copied to: (1) Ms. S. Holder (Cape EAPrac) Fax: (044) 874 0432
(2) Mr. S. Carstens (George Municipality) Fax: (044) 878 2511

FOR OFFICIAL USE ONLY:

EIA REFERENCE NUMBER: 16/3/1/1/D2/19-0025/12
NEAS EIA REFERENCE NUMBER: WCP/EIA/0000912/2012

ANNEXURE 1: REASONS FOR THE DECISION

In reaching its decision, the competent authority, *inter alia*, considered the following:

a) The information contained in the application form dated and received by the competent authority on 16 May 2012, the Final Basic Assessment Report dated 24 May 2013 and received by the competent authority on 27 May 2013, the EMP submitted together with the Final Basic Assessment Report.

b) Relevant information contained in the Departmental information base, including, the Guidelines on Public Participation and Alternatives (dated March 2013);

c) The objectives and requirements of relevant legislation, policies and guidelines, including section 2 of the National Environmental Management Act, 1998 (Act No. 107 of 1998);

d) The comments received from interested and affected parties and the responses provided thereon, as included in the Final Basic Assessment report dated 24 May 2013;

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

All information presented to the competent authority was taken into account in the consideration of the application for environmental authorisation. A summary of the issues which, according to the competent authority, were the most significant reasons for the decision is set out below.

1. Public Participation

The public participation process included:

- identification of and engagement with interested and affected parties;
- fixing a notice board at the site and any alternative site where the listed activities are to be undertaken in 2011 ;
- giving written notice to the owners and occupiers of land adjacent to the site and any alternative site where the listed activities are to be undertaken, the municipality and ward councillor, and the various organs of state having jurisdiction in respect of any aspect of the listed activities on 2 December 2010 and again on 12 November 2012; and
- the placing of a newspaper advertisement in the 'George Herald' on 8 November 2012.

All the concerns raised by interested and affected parties were responded to and adequately addressed during the public participation process. Specific management and mitigation measures have been considered in this environmental authorization and in the EMP to adequately address the concerns raised.

The Department concurs with the environmental assessment practitioner's responses to the issues raised during the public participation process and has included appropriate conditions in this environmental authorization and in the EMP.

2. Alternatives

Alternative 1
This entails the construction of a Retirement Village comprising of 177, 1 to 3 bedroom retirement units, a frail care center consisting of 40 single-care bed units and 40 care unit bedsitters, administration offices, recreational/sports facilities, as well as private open space and private roads. Stakeholders raised several concerns with this proposal from an environmental, density, character and integration perspective, therefore this alternative was not deemed to be suitable.

Alternative 2
This entails the construction of a Retirement Village comprising of 168, 1 to 3 bedroom retirement units, a frail care center consisting of 40 single-care bed units and 40 care unit bedsitters, administration offices, recreational/sports facilities, as well as private and public open space and private roads. This alternative incorporated the public open space in the Southern section of the property in order to address the concerns raised by stakeholders regarding the Modderkloof / Modderrug river system beyond the southern point.

Alternative 3
This entails the construction of an estate which includes both Residential and Retirement components. It consists of 171 retirement units / dwellings of one to three bedrooms, a double-storey frail care center / Facility consisting of 40 frail care beds, 40 bedsitter apartments & a parking area. This alternative would further include 50 townhouse residential units / dwellings configured into 12 to 16 units, each comprising 3 to 4 dwellings as well as an Administration Centre. This alternative incorporates a municipal road which crosses the middle of the development, which connects the public road with the internal private roads network. This alternative incorporates a large private open space (approximately 2.1639ha) to the south of the municipal road as well as seven private open spaces (approx. 0.4006ha) within the dwelling layout.

Alternative 3 Revised April 2013 (Herewith authorized)
This alternative is a variation of Alternative 3 above. However the revised alternative includes a strip of public open space below the proposed Municipal Road, extending along the western property boundary at a width of approximately 5m, widening to approximately 65m from the southern property point where it meets the boundary with Portion 53/195 (eastern boundary), as noted in Appendix Alternative 3 Revised Layout (April 2013). The Public Open Space described above will be separated from the Private Open Space by the presence of a public walkway, which will extend along the side of the municipal road until the northern boundary of the property.

"No-Go" Alternative
The "no-go" alternative proposes that no development whatsoever take place on the property. Accordingly, the property would remain vacant old pasture land, to be used for occasional cattle grazing land. Given the forward planning that has been approved for this area the no-go alternative would not be in keeping with the designated forward planning for the Kraaibosch area.

3. Impacts, assessment and mitigation measures

3.1. Activity Need and Desirability

According to the EAP the development will provide additional housing in a sought after area, as well as providing a much desired retirement component as demonstrated by the interest research shown from data gathered by local real estate agents. It is further claimed that the social benefits such as job creation will stimulate the local building sector.

3.2. Regional/ Planning Context

In 2007 the George and Environs Regional Structure plan was amended to earmark the property for township development. The surrounding area has already begun in its transformation towards the newly designated purpose of the area (residential). It is claimed that due to the approval of surrounding developments and the construction of neighboring residential areas this development can be seen as infill development. The Spatial Development Framework caters for expansion in the Kraaibosch area. After consultation and reworking of the preferred alternative the development is now in accordance with the local structure plan, as well as the Kraaibosch Roads Master Plan. As is noted by the EAP the Kraaibosch Roads Master Plan, has been addressed by the provision of a new public road across Portion 52 of 195. This new public road is to be aligned off the 'Servitude / Estate Road' along the property western boundary and then eastwards.

3.3. Services/ Bulk Infrastructure

Water

The George Municipality has confirmed that they have sufficient capacity to provide the proposed development with potable water. The water saving measures proposed by the project will reduce the strain on the municipal water network supply. The development will make use of a rain water harvesting system that will collect rainwater from the roofs of houses and be stored in rainwater tanks. This water will then be used for irrigation purposes.

Stormwater

The storm water system will be designed according to the municipality's requirements. The stormwater or surface runoff within the housing areas will be collected and channeled in adjacent to the roads where needed.

Solid Waste

The municipal landfill site will be used for the disposal of all general solid waste materials. The George municipality has confirmed that they have sufficient capacity to accommodate the solid waste produced by this development, as per services agreement between the developer and the municipality. The EMP has highlighted various methods in which solid waste will be dealt with and minimized on the property.

All medical waste generated by the frailcare unit will be temporarily stored in containers supplied by, removed and disposed by a registered Health Care Risk Waste Services Company/Provider. The medical waste provided and temporarily stored will be below the threshold/claissifications identified within the Waste Act.

Sewage

The local authority has confirmed that development can connect to the existing sewage system and flow to the existing pump station where it will be pumped to the existing sewage treatment plant.

3.4. Cumulative

Potential cumulative impacts associated with the proposed development include the following:

- Economic: potentially positive – direct & indirect, temporary & permanent employment opportunities, skills development of local labour, increased municipal tax, strengthening of the local economy etc.
- Reduced business/sales for other residential/retirement developments in the immediate vicinity of the development site: Neutral - unlikely to be significant as there appears to be a sufficiently large demand / market for retirement accommodation in the Kraaibosch area of the George.

3.5. Biodiversity

The small unnamed tributary runs just outside the western property boundary and forms part of an Ecological Support Area, which extends south down to the Modderkloof/Modderrug River (beyond the property) towards the Swart River to the east. The majority of the property is completely transformed by past agricultural activities and invasion by alien vegetation and is designated as being urban / farm transformation.

3.6. Visual / Sense of Place

Kraaibosch is rapidly developing as a residential and commercial node of George with the target property surrounded by emerging development. It is anticipated that the development and associated alien plant removal, indigenous greening, landscaping and screening of the currently disturbed vacant site may well improve the visual appeal of the property.

3.7. Traffic

The trips generated by the development are fewer than originally anticipated by Vela VKE in their development of the Kraaibosch Roads Master Plan. With the completion of the 'Servitude Road' between Knysna Road and Glenwood Avenue as part of this development there should not be significant traffic impacts associated with the proposed residential / retirement estate.

3.8. Heritage / Archaeological / Built Environment

It was confirmed that the site does not contain any features of heritage interest or value. A Record of Decision (RoD) issued by Heritage Western Cape was received on 8 February 2011. No historic or prehistoric archaeological resources were identified and therefore, the study area is not archaeologically sensitive. Consequently, from an archaeological point of view there is no objection to the proposed development.

3.9. Socio-economic

Benefits to society in general and the local community as result of the proposed activity include service provision (in the form of the new public road linking to the 'Servitude Road', which will provide access to other Kraaibosch properties that wish to develop); retirement, health, frail care & wellbeing services and facilities; affordable town housing apartments for middle-income groups, positive economic impacts to the local and

regional economy; access to recreational facilities (bowling green and clubhouse), an area of public open space, as well as employment opportunities throughout the construction and operational phases. The construction phase of the development will provide a capital investment of approximately R280 million and would create in the order of 180 jobs on site. The EMP requires that preference be given to local labour as well as locally sourced building materials. There is a growing need for low skilled labour in the George Municipal area and the proposed development and consequent employment opportunities during both the construction and operational phases will positively contribute to alleviating unemployment in the municipal area.

3.10. Impact Assessment and significance
The approved alternative has an overall smaller impact on the receiving environment due to the increase open space and the inclusion of the public road through the property. The layout has been adapted to accommodate the environmental constraints of the site by excluding development in the Southern section of the property and includes ecological corridors within the development layout.

4. Recommendations

4.1. The landscaping and re-vegetation to be undertaken in the development and its associated open spaces should be undertaken with local indigenous trees and shrubs.

National Environmental Management Act Principles

The National Environmental Management Act 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 harmonization 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.

The development will result in both negative and positive impacts.

Negative Impacts:
The proposal will result in a loss of valuable ecological support area, which feeds the Modderkloof/Modderrug River (beyond the property).
Positive Impacts:
The development of the property will ensure the continual management of the site and eradicate the alien vegetation currently found on site. The development caters for the need for this type of development in the George area, as expressed by Susan Deacon

Properties. The inclusion of the public road in the approved layout will contribute towards municipal infrastructure services.

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

----------END----------