



DEPARTMENT of
ENVIRONMENTAL AFFAIRS
& DEVELOPMENT PLANNING

Provincial Government of the Western Cape

Directorate Integrated
Environmental Management
(Region A)

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REFERENCE: EG12/2/3/1-D2/11-1045/08

ENQUIRIES: Dr W Roets

DATE OF ISSUE:

2010 -08- 05

Director

Kingswood Golf Estate (Pty) Ltd
PO Box 118
Gordons Bay
7151

Attention: Mr Marc Stuyck

Tel: (021) 845 8335

Fax: (021) 845 8552

Dear Sir

APPLICATION: PROPOSED CONSTRUCTION OF A RETIREMENT VILLAGE, GOLF LODGES AND A HOTEL ON THE EXISTING KINGSWOOD GOLF ESTATE, GEORGE:

With reference to your application, find below the environmental authorisation including exemption notice, hereinafter referred to as the "environmental authorisation" ("EA") in respect of this application.

ENVIRONMENTAL AUTHORISATION

A. DESCRIPTION OF ACTIVITY:

The re-development of the approved Kingswood Golf Estate (Pty) Ltd to include a 255 unit retirement village with 75 sectional title apartments, 40 assisted living units and a 24 bed frail care facility, plus general recreational facilities for retirement; 114 golf lodges and a 45 suite hotel with ancillary facilities; and all required associated infrastructure (e.g. access and internal roads, sewerage and water pipelines, storm water infrastructure).

All the above proximate to layout plans 2008/SDP001 and 001/A contained in the Environmental Impact Report (EIR) by Hilland Associates dated May 2010.

The following activities are identified in Government Notice No. R386 of 21 April 2006:

Activity Numbers: **1(k), 1(m), 15.**

Activities Description:

Activity: 1(k) The construction of facilities or infrastructure, including associated structures or infrastructure, for –
the bulk transportation of sewage and water, including storm water, in pipelines with –
an internal diameter of 0,36 metres or more;
or a peak throughput of 120 litres per second or more;

Activity: 1(m) any purpose in the one in ten year flood line of a river or stream, or within 32 metres from the bank of a river or stream where the flood line is unknown, excluding purposes associated with existing residential use, but including –

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canals; channels; bridges; dams; and weirs;

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

The following activities are identified in Government Notice No. R387 of 21 April 2006:

Activity Number: **2.**

Activity Description:

Activity: 2 Any development activity, including associated structures and infrastructure, where the total area of the developed area is, or is intended to be, 20 hectares or more.

The following activities are identified in Government Notice No. R544 of 18 June 2010:

Activity Number: **9, 11 (vi), 11 (xi), 22, 23 (i).**

Activity Description:

Activity: 9 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: 11 The construction of:

(vi) bulk storm water outlet structures;

(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: 22 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.

Activity: 23 The transformation of undeveloped, vacant or derelict land to –

(i) residential, retail, commercial, recreational, industrial or institutional use, inside an urban area, and where the total area to be transformed is 5 hectares or more, but less than 20 hectares,

except where such transformation takes place for linear activities.

The following activities are identified in Government Notice No. R545 of 18 June 2010:

Activity Number: **15.**

Activity: 15 Physical alteration of undeveloped, vacant or derelict land for residential, retail, commercial, recreational, industrial or institutional use where the total area to be transformed is 20 hectares or more;

except where such physical alteration takes place for:

- (i) linear development activities; or
- (ii) agriculture or afforestation where activity 16 in this Schedule will apply.

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The following activities are identified in Government Notice No. R546 of 18 June 2010:

Activity Number: **4 (d), 6 (d) and 12.**

Activity: 4 The construction of a road wider than 4 metres with a reserve less than 13,5 metres.

(d) In Western Cape:

(i) In an estuary;

(ii) All areas outside urban areas;

(iii) In urban areas:

(aa) Areas zoned for use as public open space within urban areas; and

(bb) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority, or zoned for a conservation purpose.

Activity: 6 The construction of resorts, lodges or other tourism accommodation facilities that sleep 15 people or more.

(d) In Western Cape:

(i) In an estuary;

(ii) All areas outside urban areas;

(iii) In urban areas:

(aa) Areas seawards of the development setback line or within 1 kilometre from the high-water mark of the sea if no such development setback line is determined;

(bb) Areas on the watercourse side of the development setback line or within 100 metres from the edge of a watercourse where no such setback line has been determined.

Activity: 12 The clearance of an area of 300 square metres or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation.

(a) Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004;

(b) Within critical biodiversity areas identified in bioregional plans;

(c) Within the littoral active zone or 100 metres inland from high water mark of the sea or an estuary, whichever distance is the greater, excluding where such removal will occur behind the development setback line or even in urban areas.

hereinafter referred to as "the activities"

B. LOCATION:

The re-development of the Kingswood Golf Estate is proposed inside the boundary of the existing Kingswood Golf Estate (Pty) Ltd that is located on the banks of the Rooi River in George on Erf 20849. The golf lodges and hotel (approximately 7.9 ha) are situated along the western bank of the Witfontein Spruit, a tributary to the Rooi River, located along the eastern boundary of the Kingswood Golf Estate.

The retirement village (21.76 ha) is located to the south of the Rooi River, north of the airport road at Groeneweide Park and north of the proposed extension to Groeneweide Park development (a municipal housing development).

Co-ordinates:

Longitude (E): 22° 26' 00"

Latitude (S): 33° 58' 00"

hereinafter referred to as "the property"

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C. APPLICANT:

C/O Mr Marc Stuyck
Kingswood Golf Estate (Pty) Ltd
PO Box 118
Gordons Bay
7151
Tel: (021) 845 8335
Fax: (021) 845 8552

D. ENVIRONMENTAL ASSESSMENT PRACTITIONER:

C/O Cathy Avierinos
Hilland Environmental Consultants
PO Box 590
George
6530
Tel: (044) 889 0229
Fax: (086) 542 5248

E. SITE VISIT(S):

No site visit was conducted. The information submitted in the application documentation (i.e. photographs and maps of the site) together with relevant information contained in the Departmental information base, was considered sufficient to provide adequate information on the nature of the receiving environment.

F. 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, 2006 the Department hereby authorises the activity described above and grants exemption from the provisions of the regulations specified below.

Regulation 56 (2)(c) placing an advertisement in –
(ii) any official Gazette that is published specifically for the purpose of providing public notice of applications or other submissions made in terms of these Regulations; and
(d) placing an advertisement in at least one provincial newspaper or national newspaper, if the activity has or may have an impact that extends beyond the boundaries of the metropolitan or local municipality in which it is or will be undertaken: Provided that this paragraph need not be complied with if an advertisement has been placed in an official Gazette referred to in subregulation (c)(ii).

The granting of this environmental authorisation is subject to the conditions set out below.

This application was submitted in terms of the previous NEMA regulations, and was pending. Activity (GN546 Activity 6 (d)) was not listed under the previous NEMA Notices, but is now listed in terms of section 24(2) of the Act. This activity is authorised in terms of section 24(2) as if it was applied for since the impacts have been adequately assessed by the applicant.

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G. CONDITIONS OF AUTHORISATION:

1. The activity, including site preparation, may not commence within 20 (twenty) days after receipt 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 will be suspended until such time as the appeal is decided.
2. One week's notice, in writing, must be given to the Directorate: Integrated Environmental Management (Region A), (hereinafter referred to as "this Directorate"), before commencement of construction activities.
 - 2.1. Such notice shall make clear reference to the site location details and reference number given above.
 - 2.2. The said notice must also include proof of compliance with the following conditions described herein:
Conditions: 1, 6, 7 and 9.
3. The mitigation/rehabilitation measures and recommendations as detailed in the Environmental Impact Report ("EIR") dated May 2010 by Hilland Associates must be adopted and implemented.
4. The proposed storm water management must be implemented as contained in the EIR. The final design must comply with the design philosophy as described and must be detailed in the Environmental Management Programme.
5. Should any heritage remains be exposed during excavations, these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape (in terms of the National Heritage Resources Act, 1999 (Act No. 25 of 1999)). Heritage remains uncovered or disturbed during earthworks must not be disturbed further until the necessary approval has been obtained from Heritage Western Cape.
 - 5.1. If any archaeological remains (including but not limited to fossil bones and fossil shells, coins, indigenous and/or colonial ceramics, any articles of value or antiquity, marine shell heaps, stone artefacts and bone remains, structures and other built features, rock art and rock engravings) are discovered during construction they must immediately be reported to Heritage Western Cape and must not be disturbed further until the necessary approval has been obtained from Heritage Western Cape.
 - 5.2. If any graves or unmarked human burials are discovered, they must be treated with respect and SAHRA must be notified immediately and must not be disturbed further until the necessary approval has been obtained from SAHRA. An archaeologist must be contracted to remove the remains at the expense of the developer.
6. The Environmental Management Programme ("EMP") submitted as part of the application for environmental authorisation must be amended. The contents of such an EMP must -
 - 6.1. be approved by the Department before the commencement of any construction activities;
 - 6.2. be submitted to this Directorate for consideration at least three weeks prior to construction activities commencing;
 - 6.3. be implemented once approved by the Department;
 - 6.4. 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;

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- 6.5. detail an integrated waste management approach that is based on waste minimisation and must incorporate reduction, recycling, re-use and disposal where appropriate.
 - 6.5.1. Any solid waste must be disposed of at a landfill licensed in terms of section 20 of the Environment Conservation Act, 1989 (Act No. 73 of 1989) or the National Environmental Management: Waste Act (Act No. 59 of 2008).
 - 6.6. incorporate the conditions of authorisation given in this Environmental Authorisation
 - 6.7. address, but not be limited to, the demarcation of the site, the erection of camp site for construction teams, establishments of working and storage areas, environmental awareness training of employees, protection of flora, fauna, natural features and any archaeological material of significance that may be discovered, cultural issues (e.g. protection of archaeological artefacts), landscaping and revegetation of indigenous plants and trees erosion prevention methods, refuse and waste management, dust and noise control, effluent and storm water management, materials used, the handling, storage and transport of fertilizers or other hazardous materials, site rehabilitation and/or revegetation, fencing, fire prevention measures, the complete removal of all alien invasive plants and fire prevention measures, pollution control measures, monitoring and reporting, penalties, claims and damages.
 - 6.8. translate mitigation measures contained in the EIR into measurable actions that can be included in a monitoring protocol with specific time frames;
 - 6.9. specify reporting on the monitoring to enable verification of the effectiveness of the environmental management objectives and actions and to be able to respond to unforeseen events;
 - 6.10. be included in all contract documentation for the construction phase of the development;
 - 6.11. describe the level and type of competency required of the Environmental Control Officer, ("ECO");
 - 6.12. define and allocate the roles and responsibilities of the ECO referred to above, and the Environmental Site Agent where applicable;
 - 6.13. determine the frequency of site visits; and
 - 6.14. include a layout plan to scale indicating contour lines, the 1:4 slopes, 40 m setback line, buildings and all infrastructure.
7. The holder of the authorisation must appoint a suitably experienced Environment Control Officer (or Site Agent where appropriate) for the construction phase of the development before commencement of any land clearing or construction activities to ensure that the mitigation/rehabilitation measures and recommendations referred to in this authorisation are implemented and to ensure compliance with the provisions of the EMP.
 8. The holder of the authorisation must submit an Environmental Audit Report, ("audit report") to this Directorate (six months) after construction has been completed and also one year after the commencement of operation.
 - 8.1. The audit report must indicate the date on which the construction was completed, and detail compliance with the conditions of this authorisation.
 - 8.2. This Directorate may require remedial action should the audit report reflect that rehabilitation is inadequate.
 - 8.3. If the audit report is not submitted, this Directorate may give 30 days written notice and may have such an audit undertaken at the expense of the applicant and may authorise any person to take such measures necessary for this purpose.
 9. The applicant must, in writing, within 10 (ten) calendar days of receiving notice of the Department's decision –
 - 9.1. notify all registered interested and affected parties of the decision and the reasons for the decision; and –

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- 9.2. specify the date on which the authorisation was issued;
- 9.3. inform all registered interested and affected parties of the appeal procedure provided for in Chapter 7 of the regulations; and
- 9.4. advise all registered interested and affected parties that should they wish to appeal that they must lodge a notice of intention to appeal with the Minister, within 10 days of receiving notice of the Department's decision and, must submit their appeal within 30 days of the lodging of their notice of intention to appeal, by means of one of the following methods:
- By post: Western Cape Ministry for Local Government,
Environmental Affairs and Development Planning
Private Bag X9186
Cape Town
8000
- By facsimile: (021) 483 4174; or
- By hand: 1102 Utilitas Building
For Attention: Mr Jaap de Villiers
1 Dorp Street
Cape Town
8001
- 9.5. inform all registered interested and affected parties that a signed Appeal form obtainable from the Minister's office at tel (021) 483 3721 / 3195, email jedevill@pgwc.gov.za or URL <http://www.capegateway.gov.za/eadp>; must accompany the appeal.
- 9.6. inform all registered interested and affected parties that should they wish to appeal, the appellant must serve on the applicant a copy of the notice of intention to appeal as well as a notice indicating where and for what period the appeal submission will be available for inspection by the applicant.
- 9.7. If the applicant should decide to appeal, the applicant must –
- 9.7.1.1. lodge a notice of intention to appeal with the Minister, within 10 days of receiving notice of this decision and,
- 9.7.1.2. serve a copy of the notice of intention to appeal on all registered interested and affected parties as well as a notice indicating where and for what period the appeal submission will be available for inspection and,
- 9.7.1.3. submit the appeal within 30 days of the lodging of the notice of intention to appeal.
10. The holder of the authorisation shall be responsible for ensuring compliance with the conditions by any person acting on his behalf, including but not limited to, an agent, sub-contractor, employee or any person rendering a service to the holder of the authorisation.
11. Any changes to, or deviations from, the project description set out in this authorisation must be approved, in writing, by the Department before such changes or deviations may be effected. In assessing whether to grant such approval or not, the Department 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 of the authorisation to apply for further authorisation in terms of the regulations.
12. The holder of the authorisation must notify this Directorate and any other relevant authority, in writing, within 24 hours thereof if any condition of this authorisation is not adhered to.

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13. A copy of this authorisation must be kept at the property where the activities will be undertaken. The authorisation must be produced to any authorised official of the Department who requests to see it and must be made available for inspection by any employee or agent of the holder of the authorisation who works or undertakes work at the property.
14. Where any of the applicant's contact details change, including the name of the responsible person, the physical or postal address and/ or telephonic details, the applicant must notify the Department as soon as the new details become known to the applicant.
15. Non-compliance with a condition of this authorisation may result in the withdrawal of the authorisation and may render the holder liable for criminal prosecution.
16. This Department must be notified, within 30 days thereof, of any change of ownership and/or project developer. A request for the transfer of the rights and obligations contained in this environmental authorisation must be submitted in the following way:
 - 16.1. The current holder of the environmental authorisation must submit an original signed letter to the Department stating that he/she wish the rights and obligations contained in this environmental authorisation to be transferred, provide the Department with (a) confirmation that the environmental authorisation is still in force (i.e. validity period have not yet expired or the activity(ies) was lawfully commenced with), (b) the contact details of the person to whom the rights and obligations are to be transferred, and (c) the reasons for the requested transfer.
 - 16.2. The person to whom the rights and obligations are to be transferred must also submit an original signed letter to the Department (a) accepting the rights and obligations contained in this environmental authorisation and (b) must indicate that he/she has the ability to implement the mitigation measures and to comply with the conditions of authorisation.

If the transfer is found to be appropriate by the Department, the Department will issue a letter confirming the transfer of the rights and obligations contained in this environmental authorisation.
17. Departmental officials shall be given access to the property referred to in B above for the purpose of assessing and/or monitoring compliance with the conditions contained in this environmental authorisation, at all reasonable times.
18. Only the activity which is authorised may be carried out at the property indicated above.
19. Notwithstanding this authorisation, the holder of the authorisation must still comply with any other statutory requirements that may be applicable to the undertaking of the activity.
20. This activity must commence within a period of **3 years** from the date of issue of this EA. If commencement of the activities does not occur within that period, the authorisation lapses and a new application for environmental authorisation must be made in order for the activity to be undertaken.

H. REASONS FOR THE DECISION:

All the following information that was available to the Department was taken into account in the Department's consideration of the application -

- a) The information contained in the Environmental Impact Report by Hilland Environmental Consultants dated May 2010;

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- b) The comments received from interested and affected parties as included in the EIR and response documentation;
- c) Relevant information contained in the Departmental information base including -
 - Guideline for determining the scope of specialist involvement in EIA processes, June 2005.
 - Guideline for the review of specialist input in the EIA process, June 2005.
 - Guideline for involving biodiversity specialists in the EIA process, June 2005.
 - Guideline for involving heritage specialists in the EIA process, June 2005.
 - Guideline for environmental management plans, June 2005.
 - Guideline on Alternatives, May 2009
 - Guideline on Public Participation, May 2009
- d) 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).

A summary of the issues which, in the Department's view, were of the most significance is set out below.

1. Exemption:

The applicant has applied for and is exempted from Regulation 56 (2) (c)(ii) and (d).

The reason for granting the exemption is that the application is only of local significance. An advert was placed in the George Herald (local newspaper) and site notices were erected to inform interested and affected parties of the proposal and the EIA process. This was done in addition to notifying all registered interested and affected parties, CapeNature, relevant government departments and the local authority.

2. Environment:

The immediate environment to be affected falls within the Kingswood Golf Estate, which is nearing the end of construction of the first 3 construction phases. The golf course has been completed and is operational with many property owners now resident on the estate. The Kingswood Golf Estate is mostly surrounded by residential development areas such as Heather Park, King George and Rooirivier, with the planned municipal expansion of Groeneweide Park to its south. Golf courses such as the Links at Fancourt and the George golf course abuts the estate with the Agricultural experimental farm located to the west.

The physical development areas consist of two gently sloping areas that were already assessed and approved as being suited to development within old agricultural lands. The lodges will be located on the area sloping down towards the Witfontein Spruit and the retirement village on the area sloping down towards the Rooi River and its wetlands. Closer to the river and its associated wetlands, the topography changes to steep slopes (1:4 and greater) leading down to the edge of the wetland.

The sewerage pump stations will be located outside the 40m buffer line from the edge of the wetlands, while certain of the pipelines will lie within this area as they require gravity drainage towards the pump stations.

The previous heavy infestation of invasive alien plants along the Witfontein Spruit and Rooi River has now all been removed through the Kingswood River Rehabilitation Programme and the water course and its wetlands are rehabilitating well. Continual alien eradication follow up is being undertaken in order to maintain the ecological balance and the seasonal SASS monitoring is reflecting an ever improving system. This will be continued as part of the EMP.

3. Need and Desirability:

The current proposal is to amend an approved development within an existing golfing estate. The addition of certain components is clearly market driven and because of

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supply and demand. The proposal is in line with the principle of densification within the urban area and links with the existing character of the development.

The new proposal will not cause any significant increase in any impacts that was identified. A water demand management plan was also approved by the local authority.

4. Socio-economic/Cultural historic:

The social component of the estate will be somewhat modified through the proposed development, because the estate was approved as largely single residential and group housing with limited commercial opportunities. The addition of a hotel, lodges and a retirement village will bring additional facilities to the estate and also cater for tourists and elderly people. The health care facilities for retired persons are in short supply in the George area and as such will provide an opportunity for other residents of George to plan their retirement.

The general economic challenges facing the area are similar to all proposed developments. There is a large demand for sustainable employment opportunities in addition to the construction employment opportunities created during the construction phase of any development. George has a high unemployment which is constantly increasing, with the associated social issues related to high unemployment (crime and disease). This development will utilize at least 80% local labour and keep records of all the financial input to the local economy.

The cultural heritage environment was investigated before the approval and initial commencement of the Kingswood Golf Estate. There was little evidence found of archaeological or recent historic significance attached to the area. However, the natural heritage significance of the Rooi River wetlands was found to be high. On the estate this value was recognised and a concerted effort was put into rehabilitating these water courses and wetlands.

5. Policy: Regional/planning context:

The proposed golf lodges and hotel area within the Kingswood Golf Estate is currently zoned for single residential housing, private open space and Golf course & facilities, and the proposed retirement village area is zoned for single residential housing and private open space. The new proposal will have to apply for rezoning (spot zoning) to be in line with the new development proposal.

6. NEMA Principles/NEMA section 24(7):

The National Environmental Management Principles (set out in section 2 of the National Environmental Management Act ("NEMA"), 1998 (Act No. 107 of 1998), which apply to all the actions of all organs of state, serve as a guideline by reference to which any organ of state, must exercise any function when taking any decision, and must guide the interpretation, administration and implementation of any other law concerned with the protection or management of the environment. The NEMA Principles provides for *inter alia*:

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

All these aspects have been addressed in this proposal.

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7. Cumulative effects of the activity:

The cumulative impact of the construction of the units, platforms for the roads, retirement units, hotel and lodges during earthworks could have an impact on the storm water system and erosion and sediment movement. For this reason specific mitigation measures that include phased construction have been recommended and included in the CEMP for the Estate. The design of energy dissipaters at storm water outlets was also included.

The cumulative impact of the additional supply of water and sewage capacity from the local authorities has been confirmed as being available. The Municipality have included the approval of the Water Demand Management Plan which contains the requirements for water conservation on the estate. The approved water demand management plan forms part of the EIA and updated CEMP.

The Kingswood Golf Estate will now include the above re-development of the approved estate and will be limited to these approvals.

8. Alternatives:

Although various types of alternatives exists, this project was bound by the fact that it is a re-development of an existing estate bound by an existing record of decision on an existing approved location. The preferred alternative was found to constitute the rezoning of the existing single residential areas to general residential and business zones. The proposed development will consist of Golf Lodges; Hotel and Retirement Village – with the buffer along the rivers being maintained as a conservation area with rehabilitation only and no landscaping. This buffer will in most areas be 40m wide, however, minor encroachments of buildings into this zone may be necessary according to the design. A buffer of 38m would be maintained for all buildings and no landscaping between such units and the river will be allowed. The storm water will be guided to the river within dissipaters and through wetlands and detention ponds in order to attenuate the flow and purify the water quality. Sewage pump stations will be located outside the 40m river buffer and only small sections of the pipeline routes will extend into the 40m buffer area, only where needed according to the design. The mini-sewage pumps required below certain of the lodges would pump sewage back to the municipal sewage line.

9. Public Participation:

The public participation process included all registered interested and affected parties, relevant government departments, CapeNature and the local authority. An advertisement was also placed in the local newspaper and site notices were put up to inform all interested and affected parties on the proposal and process to be followed. All issues raised have been adequately addressed and concerns by interested and affected parties were favourable addressed and recorded in the EIR.

The following authorities were consulted:

- Provincial roads
- CapeNature
- Heritage Western Cape
- Department of Health
- Department of Water Affairs.

In view of the above, this Directorate is satisfied that, subject to compliance with the conditions contained in the environmental authorisation, the proposed activity will not conflict with the general objectives of integrated environmental management laid down 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 proposed activity can be mitigated to acceptable levels. The application is accordingly granted.

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I. APPEAL:

Appeals must comply with the provisions as outlined in Chapter 7 of the regulations.

Any person who wishes to appeal against this environmental authorisation, must lodge a notice of intention to appeal with the Minister, within 10 days of receiving notice of this decision and, must submit the appeal within 30 days of the lodging of the notice of intention to appeal, by means of one of the following methods:

By post: Western Cape Ministry for Local Government,
Environmental Affairs and Development Planning
Private Bag X9186
Cape Town
8000

By facsimile: (021) 483 4174; or

By hand: For Attention: Mr Jaap de Villiers
1102 Utilitas Building
1 Dorp Street
Cape Town
8001

A signed Appeal form, obtainable from the Minister's office at tel. (021) 483 3721/3195, email: jedevill@pgwc.gov.za or URL <http://www.capegateway.gov.za/eadp> must accompany the appeal.

All interested and affected parties that wish to appeal must serve on the applicant a copy of their notice of intention to appeal as well as a notice indicating where and for what period the appeal submission will be available for inspection by the applicant.

If the applicant should decide to appeal, the applicant must serve a copy of the notice of intention to appeal on all registered interested and affected parties as well as a notice indicating where and for what period the appeal submission will be available for inspection.

Provincial Government, Local Authority or committees appointed in terms of the conditions of the application or any other public authority or organisation shall not be held responsible for any damages or losses suffered by the developer or his successor in title in any instance where construction or operation subsequent to construction be temporarily or permanently stopped for reasons of non-compliance by the developer with the conditions of authorisation as set out in this document or any other subsequent document emanating from these conditions of authorisation.

Your interest in the future of our environment is greatly appreciated.

Yours faithfully



AYUB MOHAMED

DIRECTOR: INTEGRATED ENVIRONMENTAL MANAGEMENT (REGION A)

DATE: 05/08/2010

Copied to: George Municipality

Fax: 044 801 9214

Hilland Environmental Consultants

Fax: 086 542 5248

DEA&DP (George office)

Fax: 044 874 2423