

PRE-APPLICATION TECHNICAL REPORT FOR WATER USE LICENSE APPLICATION

APPLICANT: ***ATTWOOD PROPERTY DEVELOPMENTS (PTY) LTD***

1. BACKGROUND AND PURPOSE

- The application entails the consolidation, rezoning and subdivision of several portions of the Hoogekraal Farm No. 238 and Farm Buffelsdrift No. 227, Division of George.
- Several portions of the properties concerned previously formed part of a comprehensive land development application known as the Lagoon Bay Lifestyle Estate. The proposed estate comprised two 18-hole golf courses, 895 single-residential dwelling units, 320 single and fractional-title lodges, 150 single and fractional-title apartments, a hotel, wellness centre, spa and clubhouse precinct, commercial area, conference centre and private nature reserve.
- The previous land development application included applications for the amendment of the relevant structure plan, rezoning and subdivision. The then Minister for Local Government, Environmental Affairs and Development Planning of the Western Cape, Ms Tsaneen Essop, deferred a decision on the application to amend the George and Environs Urban Structure Plan from *agriculture/forestry* to *township development*. During the period in which the application remained under consideration, the former urban structure plans were repealed. Consequently, the proposed structure plan amendment was never finally determined.
- George Municipality subsequently approved the rezoning and subdivision application associated with the proposed development. However, the then Western Cape Minister for Local Government, Environmental Affairs and Development Planning refused the rezoning and subdivision application. The matter was ultimately considered by the Supreme Court of Appeal. In its judgment delivered in March 2013, the Court confirmed that George Municipality was the competent authority to consider and determine the rezoning and subdivision application relating to the proposed Lagoon Bay

development and upheld the Municipality's decision of 17 July 2010 to approve the application.

- In September 2021, the National Department of Agriculture approved the consolidation and subdivision of the application area in terms of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970). The approval provides for the creation of 205 individual farm portions ranging in size from approximately 2 ha to 60 ha. This approval remains valid.
- Several families currently reside on farm portions falling within the application area. These families were historically employed as farm labourers on the properties and subsequently acquired permanent tenure rights in terms of the Extension of Security of Tenure Act, 1997 (Act 62 of 1997). Approximately 110 families are affected. Following consultations with the affected occupiers, the families have indicated that they wish to remain within the Hoogekraal farming area rather than relocate to urban settlements in George or Mossel Bay.
- Attwood Property Developments (Pty) Ltd has acquired the rights to lodge the relevant land development applications for the establishment of a farming settlement within the application area. As part of the proposed development, the families with recognised tenure rights will be accommodated within a dedicated residential component of the farming settlement, referred to as the **Residential Village**. The proposed Residential Village is therefore intended to provide an appropriate and permanent settlement area for the affected families while enabling the broader agricultural settlement and land development objectives to be implemented.

2. PROPOSED DEVELOPMENT

- Attwood Property Developments (Pty) Ltd envisages developing a rural agricultural farmstead development and a rural village where the settlers with valid ESTA tenure rights can be accommodated.
- The properties that form part of the proposed development are tabulated hereunder:

Farm Name	Portion	Size (ha)
Hoogekraal 238	Remainder	46.4954
Hoogekraal 238	5	29.5737

Hoogekraal 238	6	58.1224
Hoogekraal 238	17	23.9249
Hoogekraal 238	18	6.6304
Hoogekraal 238	19	2.2535
Hoogekraal 238	23	8.5653
Hoogekraal 238	41	31.263
Hoogekraal 238	42	6.9674
Hoogekraal 238	52	50.4855
Hoogekraal 238	64	10.3716
Hoogekraal 238	65	9.0611
Hoogekraal 238	66	15.6191
Hoogekraal 238	67	18.7278
Hoogekraal 238	68	18.0155
Hoogekraal 238	69	31.5989
Hoogekraal 238	70	42.1196
Hoogekraal 238	72	1.3619
Hoogekraal 238	74	6.3038
Hoogekraal 238	75	20.9442
Hoogekraal 238	76	6.8181
Hoogekraal 238	79	10.8128
Hoogekraal 238	85	1.7131
Hoogekraal 238	88	24.3209
Hoogekraal 238	90	3.6465
Hoogekraal 238	102	24.1751
Hoogekraal 238	148	0.7984
Hoogekraal 238	160	15.1417
Hoogekraal 238	168	3.3744
Hoogekraal 238	178	15.4717
Hoogekraal 238	179	13.9646
Hoogekraal 238	180	4.1673
Buffelsdrift 227	5	23.0978
Buffelsdrift 227	9	88.6511
TOTAL AREA		674.5585

- The proposed rezoning and subdivision envisage the creation of 81 farm portions approximately 5ha in size each and a residential village that will house the 110 families as outlined above.
- Whilst it is envisioned that existing access will be used for access to the proposed properties, small sections of new gravel roads will be constructed, and certain sections of the existing gravel road network will be upgraded to cater for increased traffic.

3. WATER USE SUMMARY

(A) Abstraction of water in terms of section 21(a):

- Several portions of the subject properties are entitled to abstract water (primarily from the Maalgate river) in terms of section 35(4) of the National Water Act as outlined in the table hereunder (some properties are still pending final verification and may provisionally add approximately 250 000m³ to total abstraction):

Farm Name	Portion Number	Property Extent (ha)	Water entitlement (m ³ /year)	Water entitlement (m ³ /day)
Hoogekraal 227	5	23.10	89 850	246.2
Hoogekraal 238	Re	23.11	115 450	316.3
Hoogekraal 238	5	29.57	66 950	183.4
Hoogekraal 238	6	58.12	138 900	380.5
Hoogekraal 238	17	23.92	77 500	212.3
Hoogekraal 238	18	6.63	0	0
Hoogekraal 238	19	2.25	8 400	23.0
Hoogekraal 238	42	6.97	26 000	71.2
Hoogekraal 238	64	10.37	0	0
Hoogekraal 238	65	9.06	0	0
Hoogekraal 238	66	15.62	0	0
Hoogekraal 238	68	18.0155	0	0
Hoogekraal 238	69	31.60	0	0
Hoogekraal 238	70	42.11	0	0
Hoogekraal 238	72	1.36	0	0
Hoogekraal 238	74	6.30	27 350	74.9
Hoogekraal 238	75	20.94	0	0
Hoogekraal 238	76	6.82	0	0
Hoogekraal 238	77	11.80	49 900	136.7
Hoogekraal 238	79	10.81	21 160	58.0
Hoogekraal 238	82	20.1689	63 900	175.1
Hoogekraal 238	90	3.64	0	0
Hoogekraal 238	122	4.94	18 350	50.3
Hoogekraal 238	179	13.96	28 850	79.0
Hoogekraal 238	180	4.17	17 150	47.0
		405.3544	749 710	2054

- It is envisioned that the final volume of water verified for abstraction from the Maalgate river be apportioned pro rata to the 5ha farm portions for continued agricultural use thereon.

- Existing water abstraction facilities from the Maalgate River is available on site in line with the Existing Lawful Use water rights on site. It is proposed that these facilities be refurbished and utilised to abstract water from the Maalgate river to a central dam. Water will be pumped from the holding dam to a central water treatment, filtration and distribution point. A buffer tank be installed at this location from where water will be undergo a filtration process as a first treatment process. Water to be supplied to the residential village will subsequently be purified to potable water standards and supplied to the residential village via a proposed pump station.
- Filtered water will be supplied from this location to each of the 5 ha farms via a newly constructed pump station. The bulk reticulation to each of the farms will follow the proposed roads and erf connections will be provided to each farm.
- It is proposed that a minimum allocation of 7 kL per day will be provided to each farm. It will be a requirement to provide a storage tank of at least 10 kL for the storage of water.
- A Portion of the ELU water (Approximately 24 000m³ per annum) will be allocated to the residential village. Water to be supplied to the residential village will subsequently purified to potable water standards and supplied to the residential village via a proposed pump station.

(B) Storage of water – 21(b)

- As with abstraction, several of the subject properties are entitled to storage of water in existing on and off-stream dams as per table hereunder:

Farm	Portion	Storage of Water (m3)
238	66	6600
238	68	0
238	69	0
238	70	300
238	72	300
238	74	500
238	75	2500
238	76	800

238	77	900
238	79	2700
238	82	0
238	90	0
238	122	0
238	179	0
238	180	1200
238	6	16700
227	5	2000
238	17	2700
238	Re	18800
238	5	37200
238	18	0
238	19	0
238	42	0
238	64	200
238	65	200

- The development of the residential village will require the treatment of effluent. As part of the treatment plan, **a proposed off-stream storage dam is to be constructed** which will receive discharged treated effluent water. The proposed size is to be confirmed but will remain under dam safety parameters.

(C) Impeding and altering the characteristics of a watercourse 21(c) and (i)

- There are several drainage lines and wetlands which traverse the subject properties. Whilst most gravel roads are existing, certain sections will be constructed and portions of the older gravel road network upgraded. A comprehensive aquatic assessment has been conducted to delineate watercourses and wetlands situated on the site. All proposed road construction/upgrades that fall either within the extent of wetlands/watercourses or within the regulated areas thereof have been identified in the report and impacts assessed as per annexed Aquatic assessment.
- It is noted that the proposed reticulation pipelines fall within the footprint of the gravel road network.

(D) Disposing of waste in a manner which may detrimentally impact a water resource - section 21(g)

- It is proposed that a sewer treatment package plant be constructed to receive and treat sewage emanating from the Residential Village. Sewage will be treated to General Limits to allow for the re-use of the Treated Sewage Effluent for irrigation within the development.
- Treated Sewage Effluent will be discharged into the proposed off-stream dam (as outlined above) from where it will be distributed for irrigation of general areas under the management of the Homeowner's Association.
- The planned volume for discharge is approximately 14 000m³ per annum.

(E) Engaging in a controlled activity – Section 21(e)

- As outlined in paragraph 3(d) above, treated effluent will be discharged into a proposed off-stream storage dam. It is the desire of the applicant to consequently abstract the treated water and irrigate areas that fall within the common areas under the management of the HOA.
- The proposed volume for abstraction is approximately 14 000m³ per annum.

4. GENERAL SITE INFORMATION.

- The site is situated at the following co-ordinates: **34°01'52.3"S 22°19'50.5"E**
- The site is situated within the **K30A** quaternary catchment.