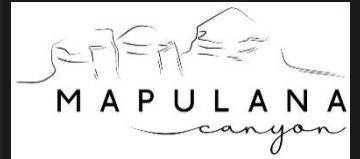
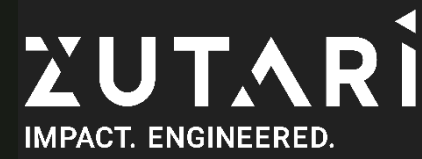




God's Window Skywalk Project – Basic Environmental Impact Assessment: Stakeholder Engagement and Public Participation – September 2022



Welcome & Introductions

- **Mapulana Canyon (Pty) Ltd**

- Lourence Mogakane
- Billy Malele
- Moses Mashile
- Lucy Mokone
- Axon Malumane
- Hezekiel Nkosi
- Nicky Chiloane
- Godfrey Monareng
- Timothy Mashile
- Jerry Mabena
- Cobus du Plessis

- **MTPA**

- Phinda Qutywa
- Zandile Mkhathshwa

- **Zutari (Pty) Ltd**

- SF van der Linde
- Chester Kan
- Lena Lukhele
- Natanya Whitehorn
- Zinzi Xakai
- Lynette Herbst
- Frank Phoshoko





Rules of Engagement

- Keep questions / comments to the end
- Please keep your question / comment brief and to the point
- Nominate by show of hands
- One person to speak at a time
- Speak through the chairperson
- Focus on issues, not people
- All participants to be treated equally and to be given a fair chance to participate
- Meeting minutes will be included in future reports and made publicly available. Responses to any unanswered questions will be included in the comments and response report.

A photograph of a meeting with people looking at documents and charts on a table. The image is partially obscured by a large teal triangle on the left side of the slide.

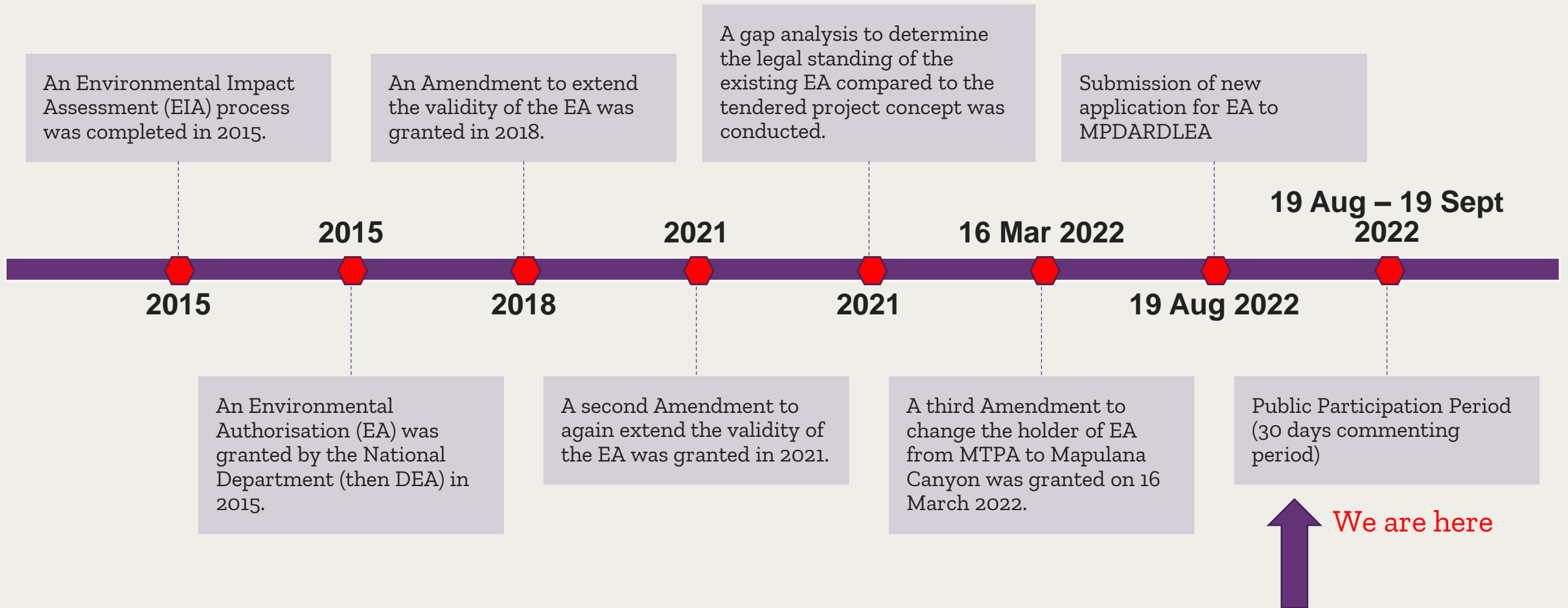
Agenda

- Introduction
- Project Timeline
- What is a Basic Environmental Impact Assessment?
- Why is a new EIA required?
- Visual Project Comparison 2015 vs 2019
- Project Description
- Process followed thus far
- Impacts that have been assessed
- Pertinent mitigation measures that resulted in the revised and improved design
- Graphics – Tendered Project post-specialist mitigation measures
- Project Video
- Way forward
- Questions & Answers

Introduction

- To maximise the benefit for the land claimant beneficiaries of the four Communal Property Associations (CPAs), a Government agency (MTPA) has taken the initiative to issue a Public Private Partnership (PPP) tender for the development of the God's Window Skywalk Project.
- In order to facilitate this process, MTPA had to obtain Environmental Authorisation for a conceptual development to be included in the PPP tender (as a basic requirement for the tender).
- Environmental Authorisation was obtained on a concept design for the proposed development in 2015 based on Listed Activity triggers within the 2010 EIA Regulations.
- After a rigorous tender process Mapulana Canyon (Pty) Ltd (Motsamayi (Pty) Ltd and the Blyde Valley 04 CPAs) was appointed as the successful Private Party in June 2021, based on a very specific architectural design and associated infrastructure to optimise the potential of the site and the benefits for the community.
- Zutari was appointed to conduct an environmental Gap Analysis to confirm Regulatory Compliance of the development of the tendered building and associated infrastructure. The tendered building concept was reviewed in terms of the triggers in the 2014 EIA Regulations (as amended in 2017).
- The Department of Forestry, Fisheries and the Environment (DFFE) **National Screening Tool** (implemented Aug 2018) highlighted specialist studies required for the footprint of the tendered building and associated infrastructure. Various studies were conducted for the 2015 EA, but required updating in line with this **Tool**.
- A **Water Use License** was also required for the development.
- A Legal opinion was obtained which confirmed that a new EA, which necessitates a new impact assessment was required for the tendered building and associated infrastructure in order to fill these gaps and ensure the **tendered project complies with NEMA**.
- Comparing the concept design (authorised 2015) with the specific architectural design and associated infrastructure (tendered 2019), there are definitive differences in size with reference to the developed infrastructure & areas that will be disturbed.

Project timeline

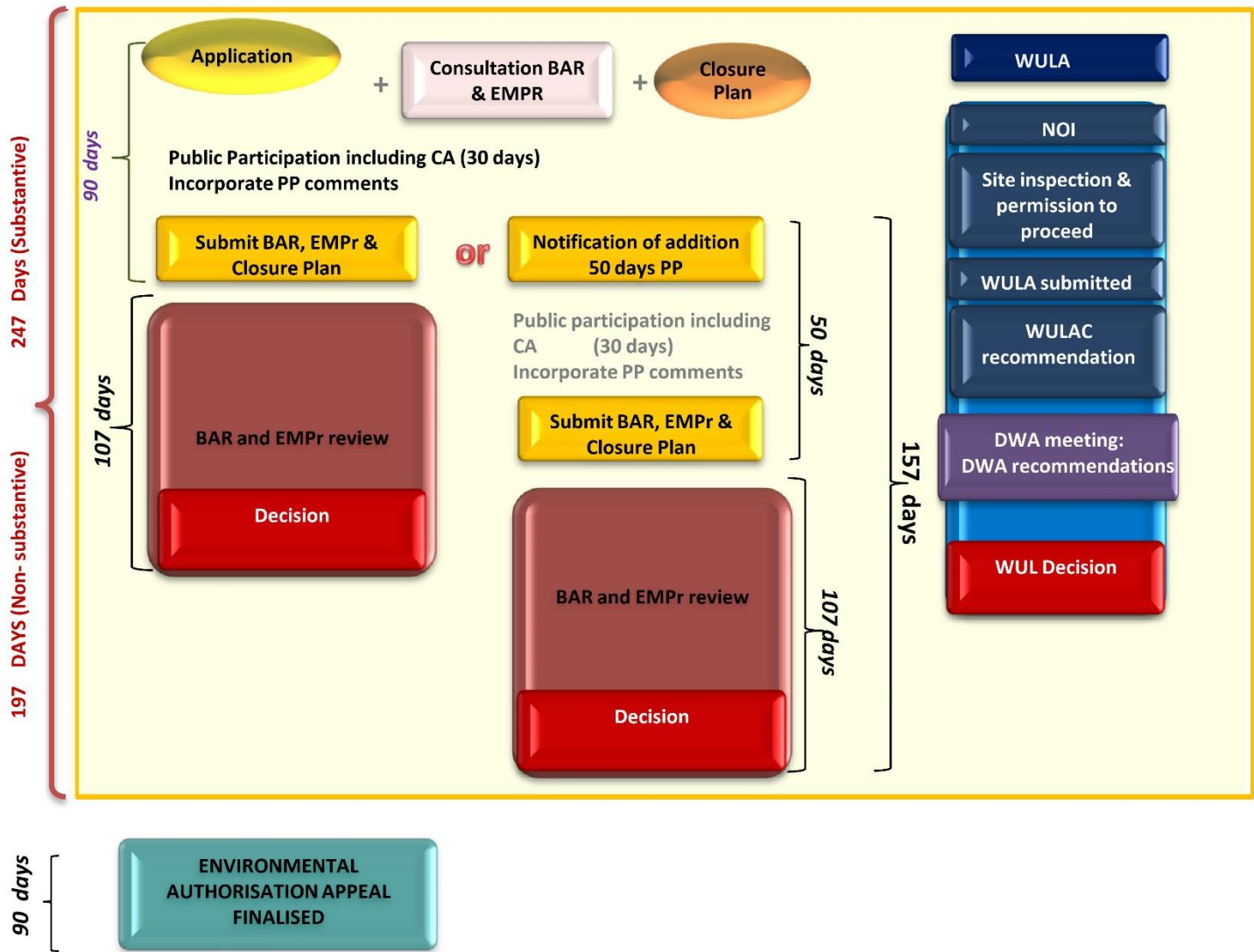


Pre-application (Optional)

We are here

What is a Basic Environmental Impact Assessment?

A type of environmental impact assessment, but shorter than an EIA, which contains a Scoping and EIA phase. A BA is more concise and has a shorter timeframe.



Why is a new EIA required?

2015 Concept

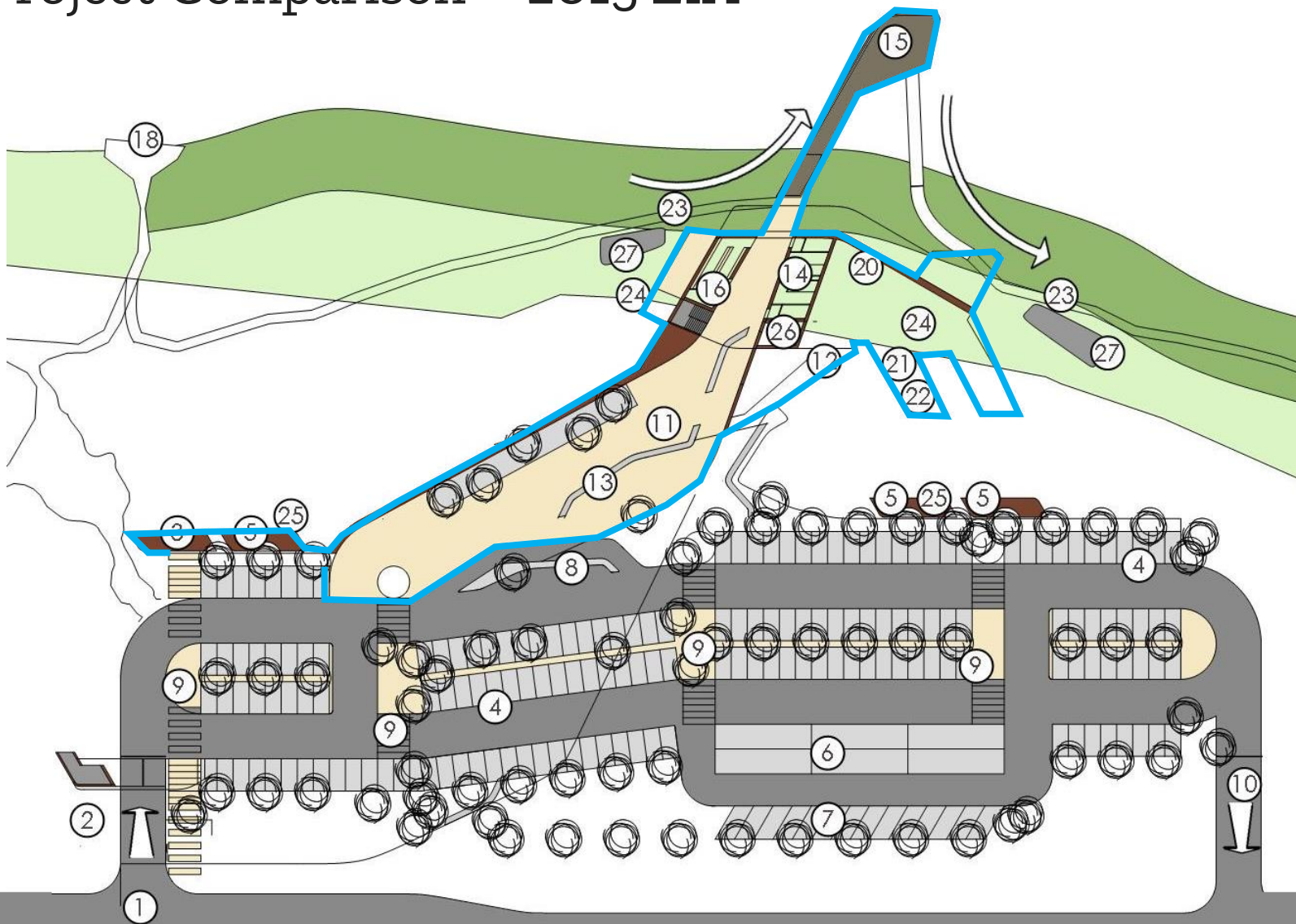
- Building footprint: undetermined but in terms of scale shown on drawings significantly less
- Building footprint limited primarily to previously disturbed area (unknown but assumed small)
- Existing Parking footprint: 2,862 square metres
- Size of attenuation pond: undetermined but in terms of scale shown on drawings significantly less

2019 Concept (Tendered)

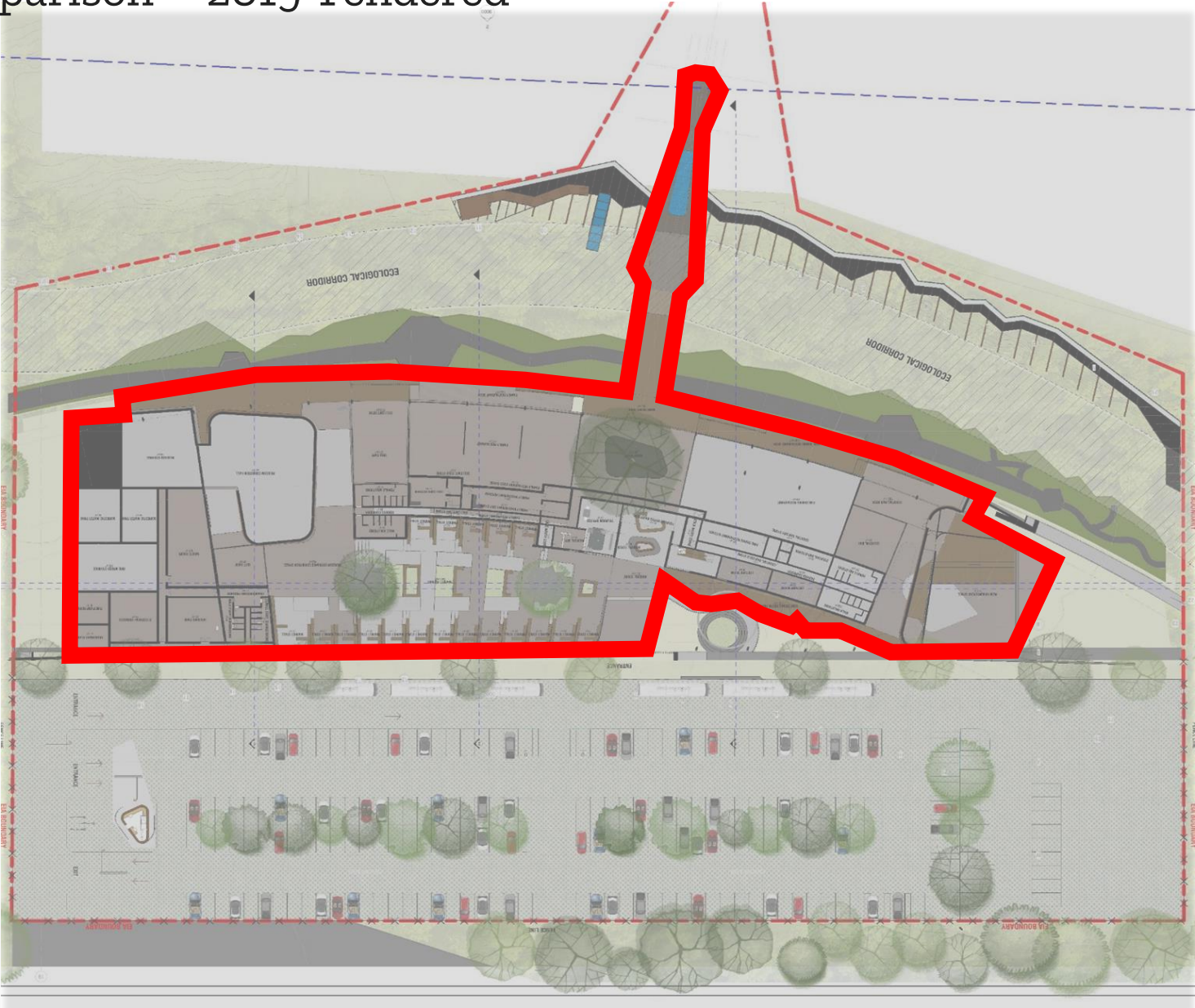
- Building footprint: 7,320 square metres
- Estimated area of vegetation to be cleared: 14,960 square metres
- Parking footprint: 7,985 square metres
- Size of attenuation pond: 225 square metres



Visual Project Comparison – 2015 EIA



Visual Project Comparison – 2019 Tendered



Project Description

The tourism facility includes the following main infrastructure:

- A visitors centre which includes:
 - Restaurants, dining areas, cafes and cocktail bars
 - A museum area
 - An interpretation centre
 - Reception lobbies, courtyards and foyers
 - And auditorium and conference facilities
 - Lecture rooms
 - Formalised craft market areas
 - Ablution facilities for staff and guests
 - Administrative offices
- A skywalk viewing area
- A skybridge
- A skyswing and skynests
- Stormwater attenuation pond
- An onsite Waste Water Treatment Package Plant (WWTPP)
- Formalised parking area
- Upgrading of the existing pathways



Process followed to ensure environmental best practice & sustainability of the development to achieve eventual environmental authorisation and specialist endorsement.

1. Gap Analysis

2. Legal opinion to confirm findings of Gap Analysis

3. National Screening Tool

4. Specialist Studies

5. Commenced application for Water Use License

6. Specialist workshop to incorporate minimum requirements and recommendations into design

7. Concept redesign and finalisation



Impacts that have been assessed

1. Biodiversity Impacts (Fauna, Terrestrial Biodiversity and Plant Species Assessment, Freshwater Aquatic, Wetland and Riparian Assessment and Hydrogeology Assessment)
2. Airspace Impacts (Initial Obstacle Limitation Surface)
3. Agricultural Potential Impacts
4. Archaeological and Heritage Impacts
5. Traffic Impacts
6. Landscape and Visual Impacts
7. Social Impacts

Proposed mitigation measures and means to limit negative impacts and increase positive impacts have been included in the Basic Assessment Report and will be further defined in the Environment Management Programme Report.

Legend for impact ratings

| Significance: | Negative | Positive |
|----------------------|-----------------------|-----------------------|
| Negligible | Negligible - negative | Negligible - positive |
| Minor | Minor - negative | Minor - positive |
| Moderate | Moderate - negative | Moderate - positive |
| Major | Major - negative | Major - positive |

Summary of impacts (pre- and post-mitigation)

Social Impacts

| Project phase | Impact | Without mitigation Significance | With mitigation Significance |
|---------------|---|------------------------------------|---------------------------------|
| Construction | Livelihood impact on curio vendors | Moderate - negative | Minor - negative |
| Operation | Expectation of job opportunities | Major - negative | Minor - positive |
| Construction | Delays in project progress during construction, and subsequent delays in opening caused by disruption/community unrest | Minor - negative | Negligible - negative |
| Construction | Impacts on sacred areas or areas with heritage, cultural, or religious significance | Negligible - negative | Negligible - negative |
| Operation | Increased business for mini-bus taxis as mini-tour buses or transport for curio vendors | Minor - positive | Minor - positive |
| Operation | Increased traffic and discomfort between mini-bus taxis and between taxis and tourist buses | Minor - negative | Minor - positive |
| Operation | Expected increased sales and benefits for all curio vendors, not just those currently at God's Window and | Moderate - negative | Minor - positive |
| Operation | Prioritisation of God's Window Skywalk by tourists might reduce business elsewhere | Minor - negative | Minor - positive |
| Operation | Inclement weather for curio vendors | Minor - positive | Minor - positive |
| Operation | Litter, destruction and nuisance | Minor - negative | Negligible - negative |
| Operation | Curio vendors might lose more money than they make if they have to pay rent at the new development | Minor - negative | Minor - positive |
| Construction | Lack of involvement of local SMMEs during the operation phase could lead to project disruption and poor Social Licence to Operate | Minor - negative | Minor - positive |
| Operation | Lack of involvement of local SMMEs during the operation phase could lead to project disruption and poor Social Licence to Operate | Minor - negative | Minor - positive |
| Construction | Increased traffic during construction phase around God's Window and in Graskop | Minor - negative | Minor - negative |

| Project phase | Impact | Without mitigation Significance | With mitigation Significance |
|---------------|--|------------------------------------|---------------------------------|
| Operation | Increased traffic around site and in Graskop during peak holiday periods | Minor - negative | Minor - negative |
| Construction | Reduced spend in Graskop during construction of Skywalk caused by fewer visitors | Minor - negative | Minor - negative |
| Operation | Safety of Skywalk structure | Minor - negative | Negligible - negative |
| Operation | Current emergency services might not be able to handle emergencies if they occur on site. | Minor - negative | Minor - negative |
| Construction | Impacts on current water sources | Minor - negative | Negligible - negative |
| Operation | Land claim beneficiaries might not benefit from the Skywalk as expected, leading to frustration with certain leadership structures | Minor - negative | Minor - negative |
| Construction | Vulnerable groups might be left behind | Minor - negative | Minor - positive |
| Construction | Environmental impact of development on "pristine" God's Window site | Minor - negative | Negligible - negative |
| Operation | Environmental impact of development on "pristine" God's Window site | Minor - negative | Minor - negative |
| Operation | Socio-economic benefits of the Project might not be felt by all who expect it | Minor - negative | Minor - negative |
| Operation | Tourists targeted by criminals | Minor - negative | Negligible - negative |
| Operation | Some Tribal Councils expect to benefit and receive favourable preferential treatment from the project | Moderate - negative | Minor - negative |
| Construction | Demographic impacts | Minor - negative | Negligible - negative |
| Construction | Social concomitants associated with demographic impacts | Minor - negative | Negligible - negative |

Summary of impacts (pre- and post-mitigation)

Terrestrial Biodiversity

| Project phase | Impact | Without mitigation | With mitigation |
|---------------|--|---------------------|-----------------------|
| | | Significance | Significance |
| Construction | Loss of Habitat and altered faunal species diversity | Moderate - negative | Minor - negative |
| Operation | Loss of Habitat and altered faunal species diversity | Major - negative | Moderate - negative |
| Construction | Impact on faunal SCC | Moderate - negative | Minor - negative |
| Operation | Impact on faunal SCC | Major - negative | Moderate - negative |
| Construction | Destruction of natural vegetation of medium sensitivity | Major - negative | Moderate - negative |
| Operation | Destruction of natural vegetation of medium sensitivity | Moderate - negative | Moderate - negative |
| Construction | Destruction of natural vegetation of high and very high sensitivity | Major - negative | Moderate - negative |
| Operation | Destruction of natural vegetation of high and very high sensitivity | Moderate - negative | Minor - negative |
| Construction | Removal / Destruction of protected plants and plants of conservation concern | Major - negative | Moderate - negative |
| Operation | Removal / Destruction of protected plants and plants of conservation concern | Major - negative | Moderate - negative |
| Construction | Potential increase in invasive vegetation, including alien species and indigenous encroacher species | Moderate - negative | Minor - positive |
| Operation | Potential increase in invasive vegetation, including alien species and indigenous encroacher species | Minor - negative | Negligible - positive |
| Construction | Clearing of land for construction camps and potential pollution of the soil and water | Minor - negative | Negligible - negative |
| Construction | Compaction and destruction of soils | Minor - negative | Negligible - negative |
| Construction | Destruction of unique rocky habitats and trees | Minor - negative | Minor - negative |
| Operation | Modification of the natural vegetation | Minor - negative | Minor - negative |
| Construction | Impact on ecological processes | Major - negative | Minor - negative |
| Construction | Impact on ecological processes | Major - negative | Minor - negative |

Summary of impacts (pre- and post-mitigation)

Aquatic Ecology

| Project phase | Impact | Without mitigation | With mitigation |
|---------------|------------------------------|---------------------|-----------------------|
| | | Significance | Significance |
| Construction | Sedimentation of watercourse | Moderate - negative | Negligible - negative |
| Construction | Erosion | Moderate - negative | Negligible - negative |
| Construction | Alien Invasive Vegetation | Moderate - negative | Minor - positive |
| Construction | Water Quality Deterioration | Moderate - negative | Negligible - negative |
| Operation | Altered Hydrologic Regime | Moderate - negative | Negligible - negative |
| Operation | Water Quality deterioration | Moderate - negative | Minor - positive |

Summary of impacts (pre- and post-mitigation)

Visual Impacts

| Project phase | Impact | Without mitigation | With mitigation |
|-----------------|--|-----------------------|-----------------------|
| | | Significance | Significance |
| Construction | Impact on landscape character and sense of place | Minor - negative | Negligible - negative |
| Operation | Impact on landscape character and sense of place | Negligible - negative | Negligible - negative |
| Decommissioning | Impact on landscape character and sense of place | Negligible - negative | Negligible - negative |
| Construction | Impact on visual intrusion and VAC | Negligible - negative | Negligible - negative |
| Operation | Impact on visual intrusion and VAC | Minor - negative | Negligible - negative |
| Decommissioning | Impact on visual intrusion and VAC | Negligible - negative | Negligible - negative |
| Construction | The visibility and presence of the cleared PV facility and associated infrastructure. (Glint and glare and industrialisation of views) | Minor - negative | Negligible - negative |
| Operation | Visual Exposure and Visibility Impacts | Minor - negative | Negligible - negative |
| Decommissioning | Visual Exposure and Visibility Impacts | Negligible - negative | Negligible - negative |
| Construction | Impacts due to night time lighting | Negligible - negative | Negligible - negative |
| Operation | Impacts due to night time lighting | Minor - negative | Negligible - negative |
| Decommissioning | Impacts due to night time lighting | Negligible - negative | Negligible - negative |

Summary of impacts (pre- and post-mitigation)

Traffic Impacts

| Project phase | Impact | Without Mitigation | With Mitigation |
|---------------|--|-----------------------|-----------------------|
| | | Significance | Significance |
| Construction | Increase traffic volumes resulting in a reduction in road capacity | Negligible - negative | Negligible - negative |
| Construction | Increased road safety risk | Minor - negative | Negligible - negative |
| Construction | Deterioration of road conditions | Minor - negative | Negligible - negative |
| Construction | Increase public transport and NMT activity | Negligible - negative | Negligible - positive |

Mitigation measures following specialist studies and design workshops

Set-back of the building from the cliff face from 9m to 15m – protecting rare flora along the cliff edge for 15 meters as well as space for movement of mammals and reptiles, etc. from north to south and vice versa.

Removing the zorbing facility on the southern end of the building to minimise the reduction of the scrub-veld.

Reconciling the roof with ground level on the southern end as well (northern end is already at ground level). This will serve two purposes:

- Facilitate movement of mammals and reptiles, etc from north to south and vice versa.
- **Scrub-veld will be re-planted on the roof to increase the area (m2) of scrub-veld as well as facilitating movement of mammals and reptiles, etc from north to south and vice versa.**

New positions for water tanks (potable, fire), water treatment works, effluent treatment works, effluent outlet, borehole pipelines & access roads etc, where applicable as well as associated site reticulation to reduce impact on remaining natural vegetation and to ensure surface flow remains intact post-construction.

Elevating the ground floor slab off the horizontal rock face to allow permeable layers of gravel/rock underneath the ground floor slab to facilitate sufficient drainage through the horizontal rock face into the vertical “channels” to provide water to the vertical cliff face to protect rare species on the cliff face.

Connection/construction points for both the skywalk and the sky bridge limited to previously disturbed area to minimise impact

A number of operational mitigating measures were also discussed and agreed upon such as preventing loose rocks rolling off the cliff, prevention of littering, closely monitoring construction activities, etc. The aforementioned has been documented in an Environmental Management Plan for both the construction period as well for the development's operational life.

Tendered project post-specialist mitigation implementation



Others



Tendered project post-specialist mitigation implementation



Tendered project post-specialist mitigation implementation



Tendered project post-specialist mitigation implementation



Tendered project post-specialist mitigation implementation



Project Video





Way Forward

- Please submit your comments by **19 September 2022** to:
- PPP@zutari.com
- 012 427 2235
- PO Box 74381, Lynnwood Ridge, 0040, South Africa

Questions & Discussion

The background is dark grey with several large, light grey outlined triangles pointing in various directions, creating a geometric pattern.

Thank you

ZUTARI
IMPACT. ENGINEERED.