

# **AGRICULTURAL THEME SITE VERIFICATION REPORT FOR THE PROPOSED EXPANSION OF THE RESERVOIR SYSTEM LOCATED ON THE REMAINDER OF PORTION 19909, WORCESTER, WESTERN CAPE.**

## **Prepared For**

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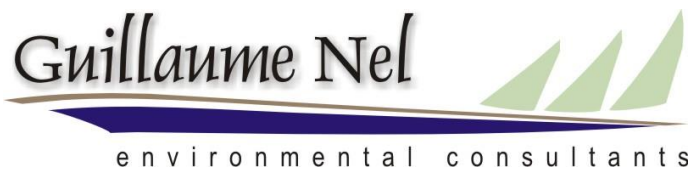
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## 1. INTRODUCTION AND BACKGROUND

### 1.1 Introduction

Guillaume Nel Environmental Consultants (GNEC) has been appointed by the Breede Valley Municipality to facilitate the Environmental Impact Assessment (EIA) Basic Assessment for the for the proposed reservoir expansion on the Remainder of Erf 19909, Worcester, Western Cape.

A Screening Tool Report has been generated for the proposed development. According to the screening tool report the Agricultural Theme has a “Medium sensitivity” rating. Therefore, this site sensitivity verification report is compiled to determine whether an Agro-Ecosystem Specialist Assessment or Agricultural Compliance Statement is required for the proposed development. Should the results of the site verification report indicate a very low impact significance, no further action would be required.

### 1.2 Background

The proposed development site is located just North of the N1 highway within Worcester. The property is situated adjacent to and North of the Golden Valley Casino as well as adjacent to and West of the Worcester Golf Club. The property boasts a total of 745365.5 m<sup>2</sup> in extent and consists predominately out of unchanged landscape with an existing reservoir system being located on the property. The property is zoned for Authority use.

The current reservoir system has been in existence for numerous years, providing the town of Worcester with potable water. In recent years, the town of Worcester has undergone rapid growth in terms of residential and commercial developments. As a result of this rapid growth, the bulk provision of infrastructure needs to be timeously planned and implemented to keep up with rising service delivery demands.

The applicant therefore proposes the construction of a new 20,0 ML reservoir at the existing Pre-Loads Reservoir site to increase the reservoir’s storage capacity. Both the proposed reservoir tank and pipeline will be located adjacent to the existing system, thus minimising the overall impact of the proposed development. A small pipeline, approximately 200 metres in extent, will be constructed, linking the new reservoir with the existing pipeline which runs to the town of Worcester.

Mention should be made that the access road will be rerouted adjacent and to the West of the new reservoir development. This access road will be used during the operational phase. It should be noted that the road will be approximately 203 metres in length.

At present, the existing Worcester Pre-Loads Water Reticulation system has insufficient storage capacity to supply the future developments within the area. The municipality also proposes the proposed development as a result of the recent drought conditions. Therefore, a need for the development of the proposed infrastructure is experienced. The proposed development will thus result in a positive socio-economic outcome for the area of Worcester.

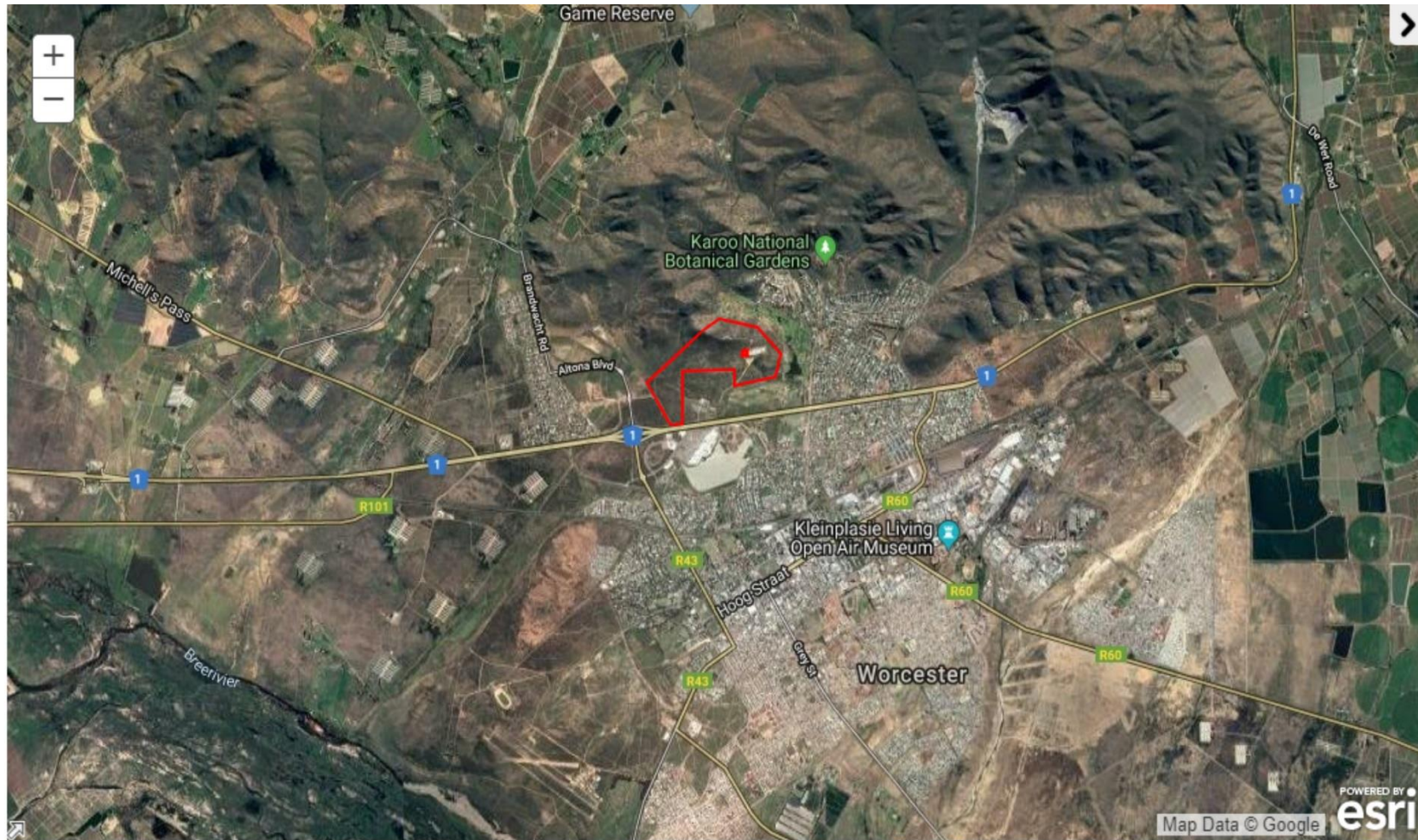
The proposed expansion will be contained to an area of approximately 5144m<sup>2</sup>. The new additional reservoir tank will be located adjacent and to the West of the existing system. The development will furthermore connect to the existing reservoir system. The aim of the proposed development is to supply water for the future developments within Worcester.

The surrounding properties can be classified as residential, with the Worcester Golf Course being located to the East. Furthermore, there are commercial activities located to the South of the property.

### 1.3 Location

The proposed development site is located just North of the N1 highway within Worcester. The property is situated adjacent to and North of the Golden Valley Casino as well as adjacent to and West of the Worcester Golf Club. The property boasts a total of 745365.5m<sup>2</sup> in extent. The property consists predominately out of unchanged landscape with an existing reservoir being located on the property.

The surrounding areas can be classified as mixed-use, as the main objective of the reservoir is for storage and eventual distribution of the water to the surrounding residential, commercial and recreational activities within close proximity. Note should be made that the proposed development site is also surrounded by a large area of natural landscape. The property is currently zoned for Authority Use. Please refer to Figure 1 and Figure 2 below for a copy of the locality map and aerial image of the proposed site.




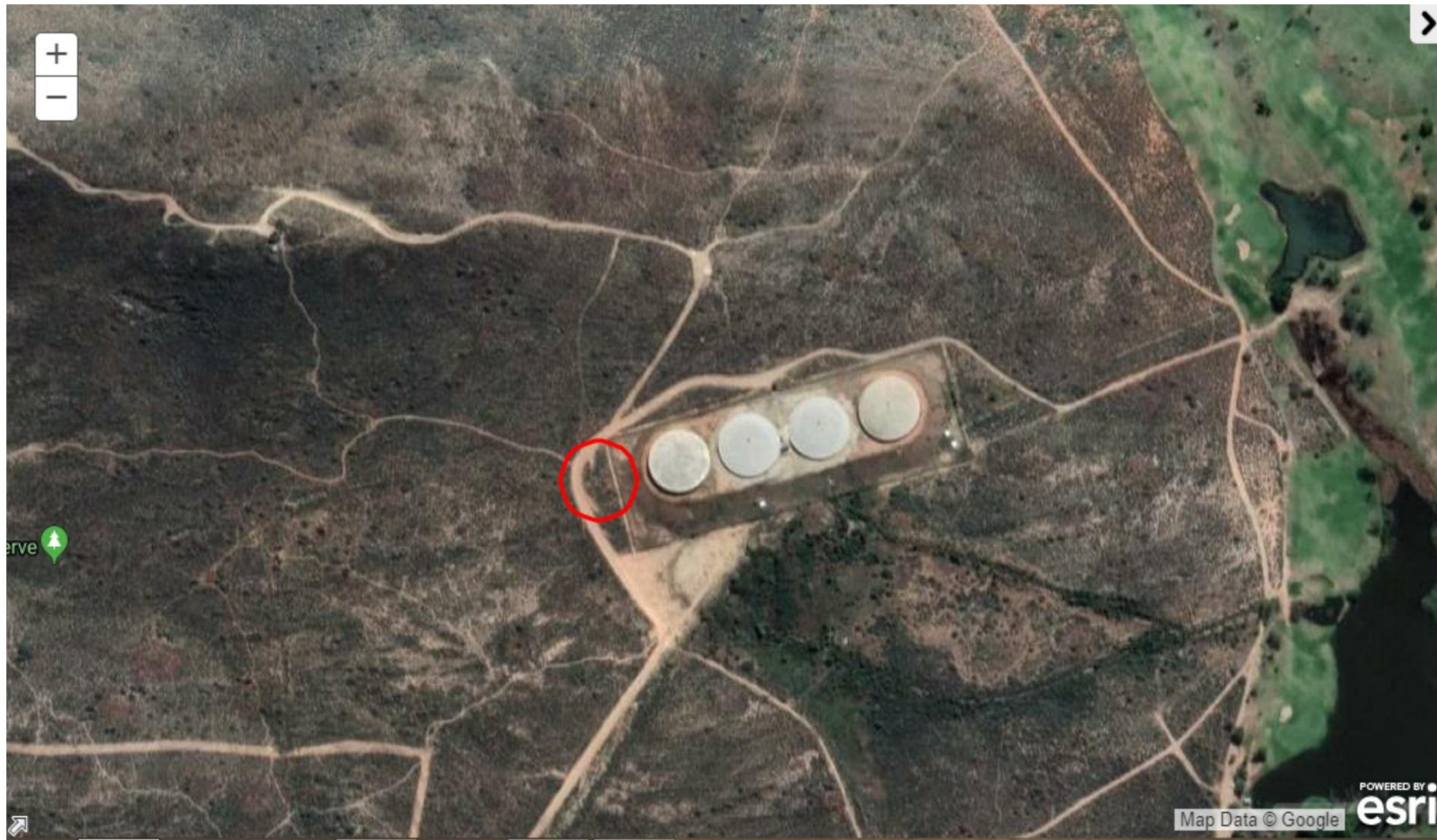


<p>Locality Map of the Remainder of Portion 19909, Worcester, Western Cape.</p>	<p>Guillaume Nel environmental consultants</p>	
<p>Source: Cape Farm Mapper</p>		

FIGURE 1: LOCALITY MAP OF THE PROPOSED DEVELOPMENT SITE, WORCESTER, WESTERN CAPE.



<p>Aerial Image of the proposed new reservoir located on the Remainder of Portion 19909, Worcester, Western Cape.</p>	<p style="text-align: center;"><b>Guillaume Nel</b>           environmental consultants</p> <p>Tel: (021) 870 1874   Fax: 086 6933 802   Cell: 072 1571 321</p>	
<p style="text-align: center;">Source: Cape Farm Mapper</p>		

**FIGURE 2: AERIAL IMAGE OF THE PROPOSED DEVELOPMENT SITE, WORCESTER, WESTERN CAPE. .**

## 2. AGRICULTURAL POTENTIAL OF THE SITE

It is evident that the subject property consists primarily of unchanged landscape. A section of the property currently has four reservoirs located on-site. The existing Pre-loads system is used for water provision to the surrounding community.

The additional 20.0 ML reservoir will connect to the existing reservoir system, with the aim of providing bulk water supply to the future developments within Worcester. The surrounding properties can be classified as mixed-use as the property is surrounded by a residential area, with the Worcester Golf Course being located to the East. Furthermore, there are commercial activities located to the South of the property.

It should be noted that the proposed expansion will be contained to an area of approximately 5144m<sup>2</sup>, of which a portion will include an existing gravel road. The proposed development will therefore have a minimal impact on the surroundings unchanged landscape.

Due to the unchanged nature of the subject property, it is not preferred that these types of properties be used for agricultural activities. This will result in the entirety of the property being altered from its natural state and possibly impacting on a large portion of natural landscape. The subject property also has a relative steep slope, which is not ideal for agricultural activities.

The subject property is therefore not ideally suited for the use of agricultural activities. In addition, the proposed development will only result in a small area being constructed. The size of the proposed development area will however be insignificant from an agricultural point of view and will have no impact on the agricultural produce of the area. The property is not currently used for agricultural activities and therefore the construction of an additional reservoir will have no impact on agriculture.

### 3. SITE INSPECTION

During the site inspection, it was clear that the property has not been used for any agricultural activities, with majority of the property consisting of unchanged landscape. Please refer to the photos below of the property.



**FIGURE 3: SITE PHOTO OF THE PROPOSED DEVELOPMENT SITE. PHOTO TAKEN IN A SOUTHERN DIRECTION.**



**FIGURE 4: SITE PHOTO OF THE PROPOSED DEVELOPMENT SITE SITUATED ADJACENT TO THE EXISTING PRE-LOADS SYSTEM. PHOTO TAKEN IN A SOUTHERN DIRECTION.**



#### 4. DISCUSSION OF AGRICULTURAL POTENTIAL

Numerous factors determine the agricultural potential of a property. Based on the site verification analysis, the following points were raised as having an impact on agricultural potential:

1. It is evident that the majority of the proposed development site remains in its natural state. The site only has four reservoirs located on-site.
2. The property has a steep slope which is not ideal for any agricultural activities.
3. The proposed development site is not ideal for agricultural activities due to its location within the urban edge and due to the unchanged natural landscape. The property is also zoned for Authority Use.
4. The proposed expansion will be contained to an area of approximately 5144m<sup>2</sup>, of which a portion will include an existing gravel road. The proposed development will therefore have a minimal impact on the surroundings unchanged landscape and will have no impact on the agricultural produce of the area.
5. Due to the property primarily consisting of unchanged landscape, the property is not ideally suited for any agricultural activities.
6. Due consideration has been given to the potential impact of the proposed development on agricultural yields. It is GNEC's professional opinion that all factors regarding the agricultural theme has been taken into account in this site sensitivity verification report. Therefore, as the proposed development will have an **insignificant impact** on agriculture, it is not required for an Agricultural Agro-Ecosystem Specialist Assessment or Agricultural Compliance Statement to be compiled.

## 5. CONCLUSION OF AGRICULTURAL POTENTIAL OF THE SITE

A Screening Tool Report has been generated for the proposed development. According to the screening tool report the Agricultural Theme has a “Medium sensitivity” rating. Therefore, this site sensitivity verification was compiled to determine whether an Agricultural Impact Assessment or Agricultural Compliance Statement would be required for the proposed development.

From the site verification report it is very clear that the proposed development will have an **insignificant** impact on agricultural yield.

Due consideration has been given to the potential impact of the proposed development on agricultural yields. It is GNEC’s professional opinion that all factors regarding the agricultural theme has been taken into account in this site sensitivity verification report. Therefore, as the proposed development will have a very low to insignificant impact on agriculture, it is not required for an Agricultural Agro-Ecosystem Specialist Assessment or Agricultural Compliance Statement to be compiled.

## 6. REFERENCES

Department of Environmental Affairs. 2020. *The Proposed Expansion of the Reservoir System on the Remainder of Erf 19909, Worcester, Western Cape.*