

CHAPTER TWO: PROJECT DESCRIPTION

2.1 INTRODUCTION

The applicant, Ikamva Lethu Farms (Pty) Ltd, proposes to establish an agricultural development on the Remainder of Farm 653 (hereafter referred to as '**Farm 653**'), which measures ~1191ha in extent. It is proposed that an area of ~920ha be transformed on Farm 653, to establish ~708ha of citrus orchards and install associated infrastructure. Associated infrastructure includes, internal roads, laydown areas, windbreaks and dams. Existing infrastructure on Farm 653 is proposed to be renovated and used for the storage of vehicles, pesticides, herbicides and to provide administrative support to the agricultural development, as well as accommodation for five individuals.

In order to provide irrigation water to the proposed agricultural development, the applicant proposes to expand an existing dam on the site, as well as construct three new irrigation dams. In addition, an area of ~5.6ha will be disturbed to accommodate the installation of two irrigation pipelines, over a length of ~8km, across the following properties, not located on Farm 653:

- Remainder of Farm 714
- Portion 3 of Farm 558
- Portion 39 of Farm 558
- Portion 6 of Farm 558

The proposed pipeline route is also required to be installed in the reserve of a proclaimed public road (MR00470). The farm portions included in this assessment fall within the Sundays River Valley Municipal (SRVM) area and the nearest town is Sunland, which is located ~3.5km northeast of Farm 653.

As per the requirements of the NEMA EIA Regulations, 2014 (as amended), GN R326, Appendix 2, Section 2. (1) (b), (c) and (d), this chapter of the report provides the following information, where relevant:

2. (1) (b) *the location of the activity, including-*
 - (i) *the 21-digit Surveyor General code of each cadastral land parcel;*
 - (ii) *where available, the physical address and farm name;*
 - (iii) *where the required information in items (i) and (ii) is not available, the coordinates of the boundary of the property or properties;*
2. (1) (c) *a plan which locates the proposed activity or activities applied for at an appropriate scale, or, if it is-*
 - (i) *a linear activity, a description and coordinates of the corridor in which the proposed activity or activities is to be undertaken; or*
 - (ii) *on land where the property has not been defined, the coordinates within which the activity is to be undertaken;*
2. (1) (d) *a description of the scope of the proposed activity, including-*
 - (i) *all listed and specified activities triggered¹;*
 - (ii) *a description of the activities to be undertaken, including associated structures and infrastructure;*

¹ Listed activities requiring Environmental Authorisation in terms of the NEMA EIA Regulations, 2014 (as amended) are contained in Chapter Four of this report.

2.1.1 Proposed Project Location

Map 1.1 in Chapter One of this report, includes a locality map indicating the location of Farm 653, as well as the properties that will be affected by the proposed irrigation pipeline corridor, relation to the nearest town and main roads. The cadastral information listed in Table 2.1 below is relevant to Farm 653. In addition, the project has a component which is a linear activity (irrigation pipeline) and thus, the cadastral information for the properties that will be affected by the irrigation pipeline, as well as the co-ordinates of the triggering sections are provided.

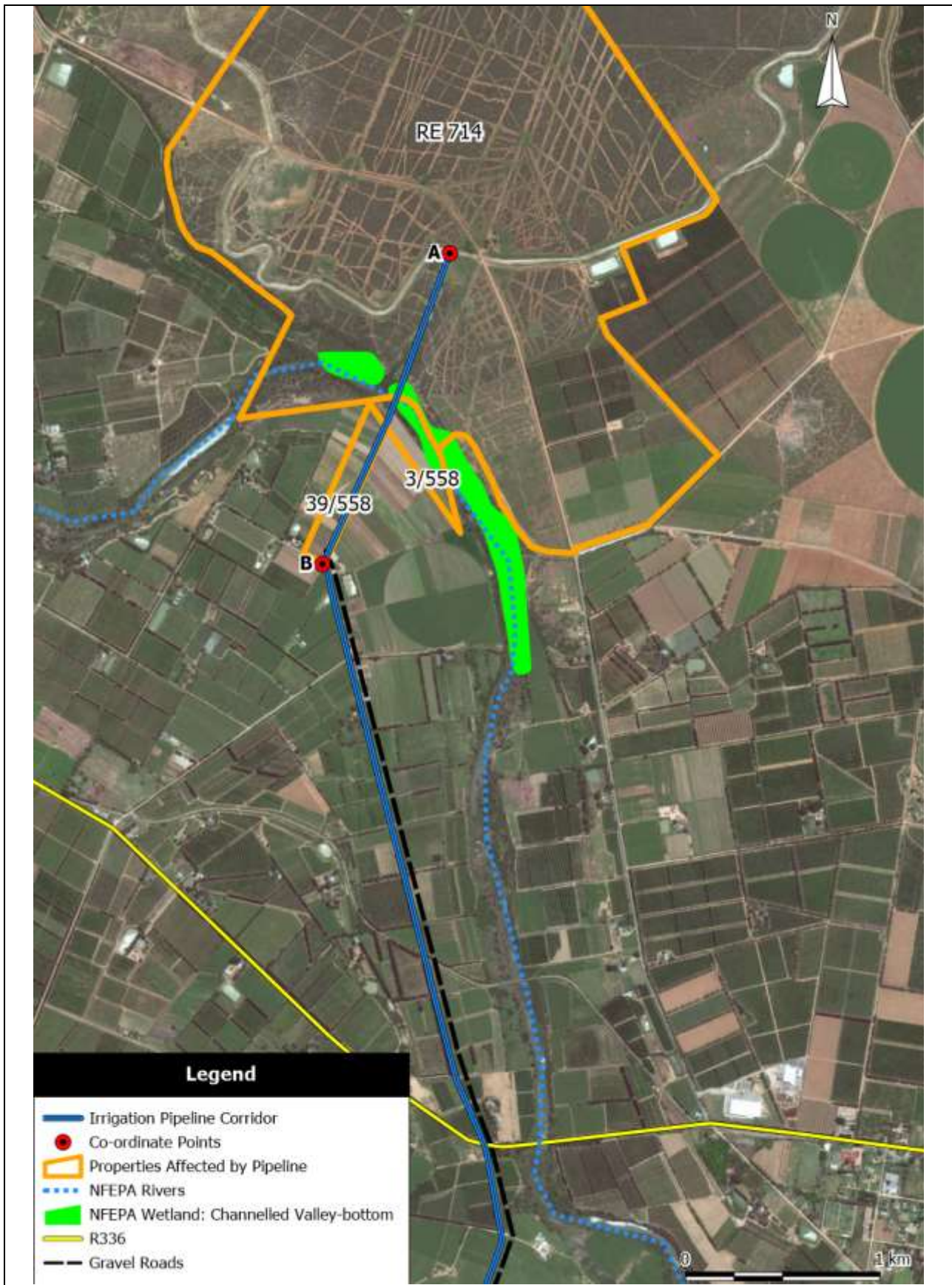
Table 2.1: Project cadastral information.

SURVEYOR GENERAL 21 DIGIT CODE: REMAINDER OF FARM 653																				
C	0	7	6	0	0	0	0	0	0	0	0	0	0	6	5	3	0	0	0	0
IRRIGATION PIPELINE CORRIDOR AFFECTED PROPERTIES																				
C	0	7	6	0	0	0	0	0	0	0	0	0	7	1	4	0	0	0	0	0
C	0	7	6	0	0	0	0	0	0	0	0	0	5	5	8	0	0	0	0	3
C	0	7	6	0	0	0	0	0	0	0	0	0	5	5	8	0	0	0	0	6
C	0	7	6	0	0	0	0	0	0	0	0	0	5	5	8	0	0	0	3	9
PHYSICAL ADDRESS AND FARM NAME: REMAINDER OF FARM 653																				
<ul style="list-style-type: none"> Remainder of Farm 653, Uitenhage Registration Division 																				
IRRIGATION PIPELINE CORRIDOR AFFECTED PROPERTIES																				
<ul style="list-style-type: none"> Remainder of Farm 714, Uitenhage Registration Division; Portion 3 of Farm 558, Uitenhage Registration Division; Portion 6 of Farm 558, Uitenhage Registration Division; and Portion 39 of Farm 558, Uitenhage Registration Division. 																				
SITE COORDINATES: REMAINDER OF FARM 653																				
Point Number	Latitude (S) (DDMMSS)			Longitude (E) (DDMMSS)																
1	33°	31'	0.24"S	25°	33'	49.13"E														
2	33°	31'	35.15"S	25°	35'	44.65"E														
3	33°	31'	42.11"S	25°	35'	35.72"E														
4	33°	31'	55.31"S	25°	34'	59.20"E														
5	33°	32'	16.59"S	25°	34'	59.83"E														
6	33°	32'	23.43"S	25°	35'	36.81"E														
7	33°	33'	37.68"S	25°	35'	5.50"E														
8	33°	33'	27.31"S	25°	32'	59.31"E														
9	33°	33'	17.28"S	25°	33'	5.73"E														
10	33°	32'	13.74"S	25°	34'	12.11"E														
11	33°	31'	48.25"S	25°	33'	27.33"E														
CO-ORDINATES OF TRIGGERING SECTIONS ALONG THE IRRIGATION PIPELINE CORRIDOR																				
Triggering Sections	Point Number	Latitude (S) (DDMMSS)			Longitude (E) (DDMMSS)															
Between A and B	A	33°	28'	6.22"S	25°	36'	25.75"E													
	B	33°	28'	49.33"S	25°	36'	4.42"E													
Between C and D	C	33°	30'	32.50"S	25°	36'	30.36"E													
	D	33°	30'	36.48"S	25°	36'	28.59"E													
Between E and F	E	33°	31'	35.20"S	25°	35'	44.59"E													
	F	33°	31'	26.93"S	25°	35'	17.21"E													

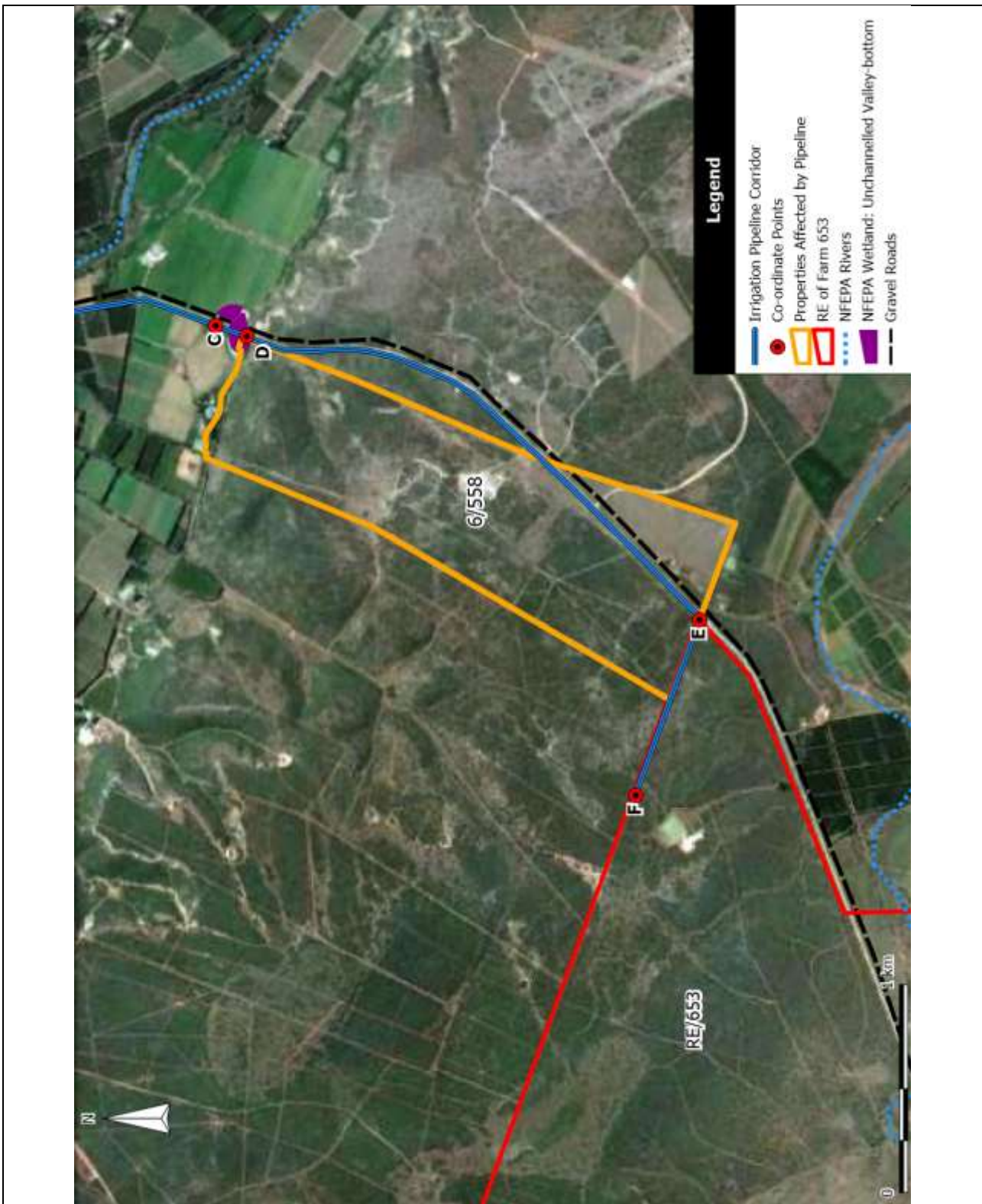
Map 2.1 below shows the boundary of Farm 653 which forms part of this Scoping and EIA process and upon which the agricultural development is proposed to take place. Map 2.2 and 2.3 below indicates the sections of the proposed irrigation pipeline which trigger listed activities in the NEMA EIA Regulations, 2014 (as amended), as indicated in table 2.1 above.



Map 2.1: A plan indicating the coordinates of the boundary of the Remainder of Farm 653 upon which the agricultural development is proposed to take place.



Map 2.2: A plan indicating the northern (north of the R336) portion of the pipeline route and the coordinates of the sections thereof which trigger listed activities.



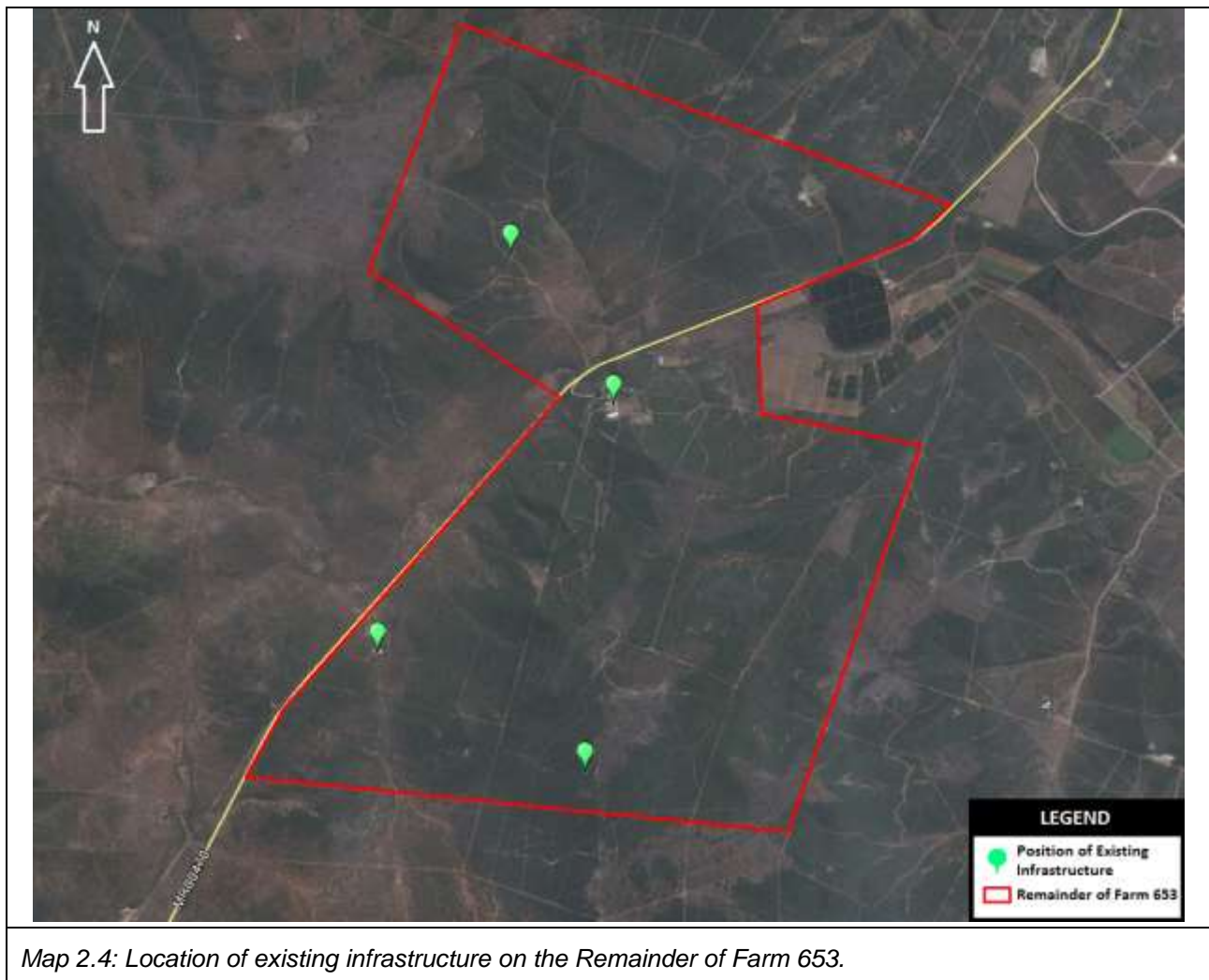
Map 2.3: A plan indicating the southern (south of the R336) portion of the pipeline route and the coordinates of the sections thereof which trigger listed activities.

The final layout for the project will be determined by the outcome of the assessment process, which will include a consultation process, specialist assessments and technical input. The listed activities which potentially require Environmental Authorisation are included in Chapter Four of this report. The proposed specialist studies, scope and methodology for the assessment process is outlined in Chapter Six of this report and the assessment of alternatives is outlined in Chapter Five.

2.2 PROPOSED PROJECT SCOPE AND ACTIVITIES

Subject to the outcome of the assessment process, specialist studies, technical input and consultation process, the project applicant, Ikamva Lethu Farms (Pty) Ltd, intends to utilise the agricultural potential of the land for the establishment of citrus orchards. Farm 653 measures ~1191ha in extent and is zoned for agriculture. It is proposed that an area of ~920ha be transformed on the site in order to establish ~708ha of citrus orchards and associated infrastructure.

In order to provide irrigation water to the proposed agricultural development the applicant also proposes the installation of two irrigation pipelines over a length of ~8km. The total footprint area that will be disturbed by the installation of the pipelines is conservatively estimated at ~5.6ha (7m x 8000m). It is further proposed, that an existing dam (current capacity ~17 000m³) be expanded to a capacity of 45 000m³ and that three new dams with a capacity of 45 000m³ each, be constructed in order to supply the required irrigation water for the proposed development. The combined water storage capacity of the expanded, as well as three newly constructed dams will total ~180 000m³.



Existing infrastructure on site is proposed to be renovated and used for the storage of vehicles, machinery, pesticides, herbicides and to provide administrative support to the agricultural development, as well as accommodation for five individuals. Map 2.4 above indicates the location of existing infrastructure on the site, which will be utilised for the proposed agricultural development.

During spraying season, chemicals are purchased, delivered and utilised on a needs basis and thus, do not require storage in bulk on site. The existing buildings on site will be renovated to accommodate a small chemical store, with a capacity to store ~30m³. This will be sufficient to accommodate the temporary storage of chemicals on site.

Plastic crates and wooden pallets required during harvesting seasons are to be hired from the Sundays River Citrus Company (SRCC) and transported via truck to delivery and collection areas within the orchards. During harvesting, once a crate is full, it is transported directly to a local packhouse for processing and ultimately transported to local markets or for export. The citrus is not stored in bulk on site nor is it processed on site. The fruit needs to be transported for processing in as short a time as possible to prevent degradation of the product. The now, empty plastic crates and wooden pallets are returned to the designated areas within the orchards, to be refilled with fruit for processing. At the end of the harvest season the crates and pallets that have been hired are returned to the SRCC. Thus, no additional storage areas are required for wooden pallets and plastic crates. Where required, transport companies are hired on a needs basis to transport fruit to the preferred packhouses.

Based on market conditions, Ikamva Lethu Farms (Pty) Ltd intends to send a large portion of the fruit produced on Farm 653 to a local juicing factory and the remainder will be sent to existing packhouses in the Sundays River Valley, which are owned and operated by the SRCC, for the preparation of the product for fresh export or sale at local markets. The fruit produced on site will, therefore, be sold as processed (juiced) and fresh fruit to local and international markets.

During harvesting, portable toilets are placed within the cultivated areas to provide sanitation facilities for workers. Existing buildings (residential homes, sheds) on site are proposed to be renovated in order to provide the necessary administrative and logistical support for the proposed citrus development. While the footprints of the existing buildings are not proposed to be expanded, existing infrastructure associated with these facilities will require upgrading and expansion, including the installation of new supporting infrastructure e.g. water reticulation, conservancy tanks, internal roads and access roads.

Irrigation water for the development will be provided from the Lower Sundays River Water Users Association (LSRWUA) canal system and will be reticulated from the canal offtake point located on the Remainder of Farm 714, to Farm 653, via two uPVC pipes (ø450mm; throughput 280 L/s) for a distance of ~578m. The two pipelines converge into a single uPVC pipe (ø630mm; throughput 280 L/s), for a distance of ~137m across the Sundays River. Following the crossing, the reticulation again splits into two uPVC pipelines (ø450mm; throughput 280 L/s) for a distance of ~7km, where it terminates at one of the dams proposed for construction on Farm 653. The pipeline will also be installed within the road reserve and over private land for a distance of ~8km's. It is proposed that an existing dam (current capacity ~17 000m³) be expanded to a capacity of 45 000m³ and that three new dams with a capacity of 45 000m³ each be constructed in order to supply the required irrigation water for the proposed development.

The proposed agricultural development on Farm 653 can be divided into the following phases, which are outlined in more detail in the sections below:

- Preconstruction;
- construction; and
- operational

At this stage of the assessment process decommissioning is not proposed and would be subject to the regulations applicable at the time.

2.2.1 Preconstruction

Prior to the commencement of construction activities on the site a preconstruction phase (planning) is required. For the planting of citrus, seed used in production of crops must be booked in advance and is then imported to a certified nursery for a grow-out period, during which the seeds are germinated, and the seedlings grown to sapling stage. Thereafter, saplings must be planted annually in the last quarter of the year, between September to December. Thus, site preparation (outlined in the section below) needs to be complete prior to the planting of the saplings in the last quarter of the year.

The preconstruction phase for securing the block seed and growing of the saplings occurs in parallel to site preparation which is outlined below. Site preparation needs to be completed to coincide with the planting of the saplings. Thus, the timing between the purchase of the seed, the grow-out period, preparation of the site and establishment of the orchards, is critical.

2.2.2 Construction

The project will entail the clearing of vegetation, levelling of the site, and the installation of the drip/micro irrigation system, prior to the planting of the saplings. Once the site is prepared, citrus orchards will be established (refer to the operational phase of the development). It is anticipated that vegetation clearing, landscaping, site preparation and planting will be done both by hand and with the aid of suitable earth moving equipment (excavators, bulldozers, TLBs). No workers' accommodation will be provided on site during the construction phase.

Site preparation will entail the following activities on site:

- Clearing of indigenous vegetation;
- Landscaping and levelling the site for citrus orchards;
- Securing the site (e.g. erecting appropriate fencing);
- Establishment of internal unpaved service roads and a new access points;
- Installation of irrigation pipelines (~8km) from the canal, across the Sundays River to Farm 653;
- Construction of three new irrigation dams and expansion of an existing dam;
- Installation of internal water reticulation and irrigation infrastructure;
- Planting of orchards and windbreaks (if required); and
- Renovation of existing structures to be utilised for administrative purposes;
- Installation of new supporting infrastructure (e.g. water reticulation, conservancy tanks).

The applicant has obtained a water use licence for the taking of water from a water resource in terms of section 40 of the National Water Act which entitles them to utilise 675ha of water from the LSRWUA canal system. The applicant, therefore, has sufficient irrigation water for the proposed development of ~708ha of citrus. Additional information on the applicant's water use entitlements is provided in section 2.2.3 below.

2.2.2.1 *Vegetation Clearing and Landscaping*

Subject to the outcome of the detailed specialist assessments, technical input and consultation process, it is proposed that ~920ha of vegetation on Farm 653 be cleared in order to facilitate the establishment of ~708ha of citrus orchards. In addition, an area of ~5.6ha will be disturbed to accommodate the installation of the irrigation pipeline for a distance of ~8km across the following properties:

- Remainder of Farm 714;
- Portion 3 of Farm 558;
- Portion 39 of Farm 558; and
- Portion 6 of Farm 558.

Vegetation clearing will commence with the aid of both mechanised plant equipment and by hand. Once vegetation has been removed from the development footprint, the area will be landscaped to provide for the establishment of internal service roads, water reticulation, as well as the orchards; and to facilitate stormwater management.

The development will commence with the expansion of an existing dam and construction of one of the proposed new dams, as well as the installation of the irrigation pipelines from the canal offtake point to one of the dams to be constructed near the north-eastern boundary of the Farm 653. Thereafter, it is proposed that vegetation clearing (~920ha) and subsequent infrastructure installation and orchard establishment (~708ha) will be undertaken in phases over a seven-year period on Farm 653. See section 2.4 below for details regarding the proposed project schedule.

Portions of the area under assessment have been excluded from development due to certain constraints. Chapter Five of this report outlines the assessment of alternatives and provides more detail on the methodology adopted for the identification of the preferred area proposed for development, which will be assessed in full in the EIA phase of the assessment.

2.2.2.2 *Securing the Site*

Prior to the phased establishment of the orchards and associated infrastructure on the site, the applicant will ensure the development footprint is appropriately secured in a phased manner. This will include the erection of a fence suitable for securing the citrus and associated infrastructure. Access to the site will also be restricted to authorised personnel only.

2.2.2.3 *Internal Roads and Access*

Access to the site is gained off the gravel MR00470 road (Sunland Road). There are numerous existing access points from the road which provide access to the northern and southern sections of Farm 653. However, some of these access points might not be suitable for the proposed agricultural development. Therefore, new access points may need to be provided in order to provide safe access and egress from the site. A Traffic Impact Assessment is proposed in order to assess the suitability of existing access points as well as the impact on the MR00470 of the additional trips generated as a result of the proposed agricultural development



Photo 2.1: Example of internal service roads on an existing citrus farm in the Sundays River Valley.

Integral to the internal operations within the proposed orchards are a number of new internal service roads (See Photo 2.1). These internal service roads are anticipated to be upwards of 4m in width. It is anticipated the main internal roads will be provided with a gravel wearing course, while the vehicle tracks amongst the individual orchards will remain unpaved. All internal roads will be designed and constructed to accommodate stormwater runoff, e.g. avoid steep gradients, stormwater cut-off/ diversion berms, and judicious use of erosion protection measures.

2.2.2.4 Installation of Irrigation Infrastructure and Construction of Dams

The proposed orchards will be irrigated with water from the LSRWUA supply system. Irrigation water is extracted from the canal, under agreement with the LSRWUA. Individual farmers are permitted to extract water from the canal only at certain allocated pumping/ release times according to a predetermined schedule. Between the allocated pumping/ release times, the holder of water entitlements does not have access to the canal water. Therefore, since water is not continually available from the canal, the orchards cannot be irrigated directly from the canal and irrigation water is required to be stored in farm dams (balancing dams).

Irrigation water for the development will be provided from the Lower Sundays River Water Users Association (LSRWUA) canal system and will be reticulated from the canal offtake point located on the Remainder of Farm 714, to Farm 653, via two uPVC pipes (\varnothing 450mm; throughput 280 L/s) for a distance of ~578m. The two pipelines converge into a single uPVC pipe (\varnothing 630mm; throughput 280 L/s), for a distance of ~137m across the Sundays River. It is proposed that the pipeline will be submerged through the Sundays River and anchored on either side by means of galvanised puddle pipes cast in concrete on the river banks. Following the crossing of the river, the reticulation again splits into two uPVC pipelines (\varnothing 450mm; throughput 280 L/s) for a distance of ~7km, where it terminates at the existing dam, proposed for expansion, on Farm 653. The pipeline will be installed within the road reserve and over private land for a distance of ~8km's. The following properties will be affected by the proposed pipeline route:

- Remainder of Farm 714;
- Portion 3 of Farm 558;
- Portion 39 of Farm 558;
- Portion 6 of Farm 558; and
- The proposed pipeline route is also required to be installed in the reserve of a proclaimed public road (MR00470).

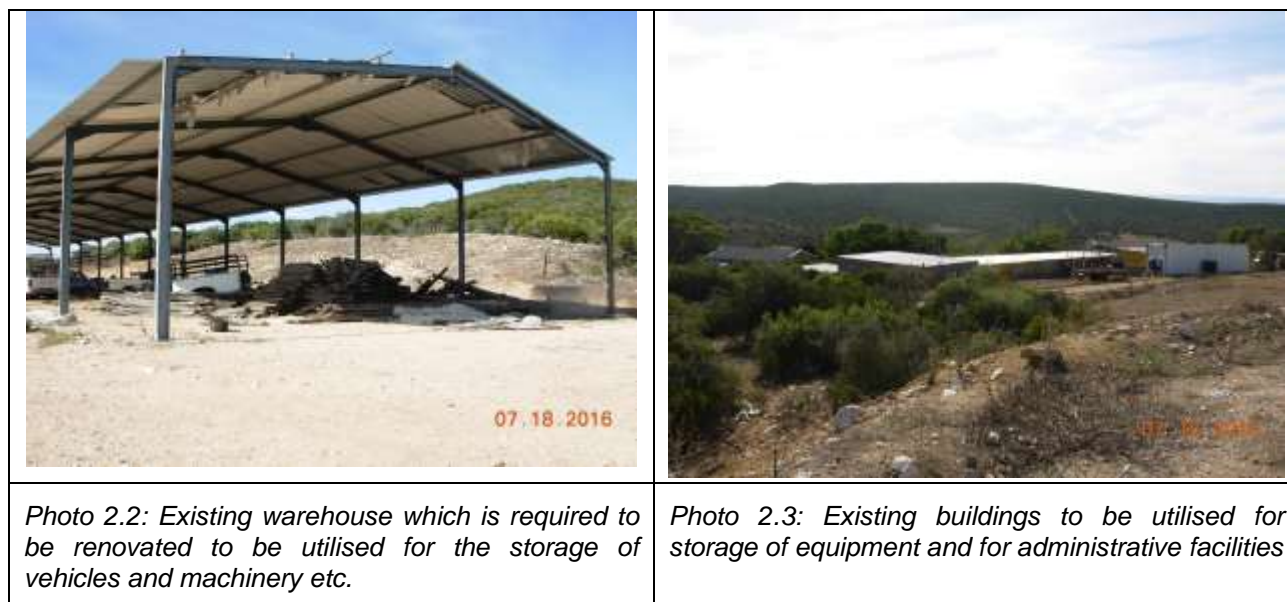
The total footprint area that will be disturbed by the installation of the pipeline is conservatively estimated at ~5.6ha (7m width x 8000m length). It is proposed that an existing dam (current capacity ~17 000m³) be expanded to a capacity of 45 000m³ and that three new dams with a capacity of 45 000m³ each be constructed in order to supply the required irrigation water for the proposed development. Therefore, the total capacity of the dams on site will be ~180 000m³. The applicant has obtained a water use licence for the taking of water from a water resource in terms of section 40 of the National Water Act which entitles them to utilise 675ha of water from the LSRWUA canal system. More detail regarding the water use licence and the water to which the applicant is entitled is outlined below in the Operational Phase under section 2.2.3.2.

Irrigation water will be reticulated within the orchards via a network of underground PVC irrigation pipes and valves, with varying internal diameters (315mm to 350mm). Water delivery to crops will be achieved with the aid of aboveground polypropylene pipes providing drip/ micro irrigation.

2.2.2.5 Renovation of Existing Structures

Existing buildings on site are proposed to be renovated in order to provide the necessary administrative and logistical support for the proposed citrus development. While the footprints of the existing buildings are not proposed to be expanded, existing infrastructure associated with these facilities will require upgrading and expansion, including the installation of new supporting infrastructure e.g. water reticulation, conservancy tanks, internal roads and access roads.

There are currently four residential dwellings on Farm 653 which will be utilised to provide administrative support. The proposed office/ administration facility will accommodate 10 personnel members. In addition, one of the existing dwellings onsite will accommodate a maximum of 5 permanent onsite individuals. Chapter Three of this report discusses in more detail the existing facilities on the site. A Roads and Wet Services Report will be prepared by a suitably qualified professional during the EIA phase of the assessment, in order to determine the capacity of the existing services to accommodate the staff providing administrative support to the proposed development, as well as permanent onsite individuals.



2.2.2.6 Windbreaks

The exotic *Cassuarina cunninghamiana* (Beefwood) is commonly used as a windbreak species in the Sundays River Valley. However, this tree is listed in Category 2 of CARA which requires that a permit be obtained prior to planting this species. There are also certain requirements/ conditions which need to be met in order to be able to plant Category 2 plants.

It is preferable that a tree species, which is not listed in terms of the CARA Regulations, is selected for planting as a windbreak. Hardly any information is available in the literature on indigenous species which would be potentially suitable as windbreaks. Indigenous Yellowwood trees (*Podocarpus* sp.) have been utilised by some farmers in the SRVM as windbreaks, however, they are known to be hosts to false codling moth (citrus pest). In addition, most of the indigenous species which have potential as windbreaks (e.g. *Ekebergia capensis*, *Pittosporum viridifolium*, *Ptaeroxylon obliquum*) tend to grow in moister regions and will likely require additional irrigation water to establish and reach the required height (~20m).

The applicant has indicated that it is likely that they will not use windbreaks for the proposed development, since a large portion of the fruit produced on site will be sent to a local juicing factory. These fruits, therefore, are not required to have the same appearance, or be of the same quality as those that are exported to international markets, which may require windbreaks.

2.2.3 Operational

Once the site is suitably prepared the area will be utilised for the establishment of citrus orchards. Equipment required for the new operations will be stored in the renovated storage sheds and workshop areas on site. The following operational phase activities are associated with the project:

- Water for the development will be supplied from the LSRWUA canals which will be reticulated from the proposed new/ expanded balancing dams; and
- It is anticipated that a number of additional seasonal and permanent employment opportunities will be created by the project.

2.2.3.1 Orchard Establishment

The final size, layout and configuration of the orchards will be determined based on the following:

- Soil suitability analysis by a recognised soil specialist;
- Irrigation infrastructure and efficiency requirements;
- Technical requirements (runoff and stormwater management, accessibility, slope, existing infrastructure);
- Biophysical constraints (e.g. sensitive areas, species of special concern, maintenance of ecological corridors); and
- Heritage constraints (if any).

2.2.3.2 Water Use Entitlements and Availability

Water entitlements from the LSRWUA provide for 900mm/ha/yr (9000m³/ha/yr). The drip/ micro irrigation water delivery system which will be used in the orchards will use approximately 600mm/ha/yr (6000m³/ha/yr). With a proposed orchard area of ~708ha, this translates to an annual water requirement of 4 248 000m³ for the proposed agricultural development. Water for the proposed cultivation will be provided by the LSRWUA supply system.

The applicant has obtained a water use licence from the Department of Water and Sanitation (DWS) for the taking of water from a water resource in terms of section 40 of the National Water Act. This licence entitles them to utilise 675ha (6 075 000m³) of water per annum from the LSRWUA canal system. The applicant, therefore, has sufficient irrigation water for the proposed development of ~708ha of citrus. A copy of the water use licence granted by DWS is contained in Appendix G.

2.3 CAPITAL INVESTMENT AND EMPLOYMENT GENERATION

It is estimated the capital investment of the development, upon completion of the construction phase, will be approximately R225 million. It is estimated that the construction phase of the development will create ~66 new employment opportunities at a value of R21.4 million (over a five-year period).

Upon completion of construction and during the operational phase of the development, it is estimated that 62 permanent employment opportunities will be created at a value of R2.2 million annually, and 566 seasonal opportunities at an annual value of R6.8 million. Labour will be sourced locally from communities in the SRVM and Nelson Mandela Bay Municipality (NMBM).

In addition to the direct employment opportunities that are created as part of the farming operations, a number of indirect jobs will also be created by the proposed development particularly within the packaging and logistics industries, amongst others.

2.4 PROJECT SCHEDULE

The following table provides a preliminary overview of the proposed project schedule and an indication of the anticipated approvals process. Should Environmental Authorisation be positive, it is estimated that the project construction phase will take place over a period of seven years (84 months).

Table 2.2: Proposed project schedule.

PHASES	ACTIVITY	TIMEFRAME
PRE-CONSTRUCTION PERIOD		
Detailed Planning and Design Phase	Prepare final layouts/ development footprint Relevant permit & licence applications Pre-Construction Audit	12 months
CONSTRUCTION PERIOD		
PHASES	ACTIVITY	TIMEFRAME
1	Pipeline installation Expansion of dam 1 Construction of dam 2 Clearance of ~150ha of vegetation Establishment of ~100ha of orchards Renovations of existing infrastructure	24 months
2	Clearance of ~150ha of vegetation Establishment of ~120ha of orchards	12 months
3	Construction of dam 3 Clearance of ~155ha of vegetation Establishment of ~120ha of orchards	12 months
4	Clearance of ~150ha of vegetation Establishment of ~120ha of orchards	12 months
5	Construction of dam 4 Clearance of ~155ha of vegetation Establishment of ~120ha of orchards	12 months
6	Clearance of ~160ha of vegetation Establishment of ~128ha of orchards	12 months
OPERATION PERIOD		
Farming Phase	Orchard operation and harvesting	Commence upon completion of the first phase of vegetation clearing and orchard establishment.

2.5 CONCLUDING REMARKS

Alternatives and the assessment thereof are outlined in Chapter Five of this report. The specialist reports forming part of the EIA phase of the assessment should include:

- A specialist Soil Suitability Assessment to identify areas of the site that are suitable for citrus production;
- An Ecological (fauna and flora) Specialist Assessment, as well as an Aquatic Assessment to inform the proposed layout/ preferred development footprint for the project together with the Soil Suitability Assessment;
- A Phase 1 Heritage Specialist Assessment to identify heritage features on site, if any;
- Written confirmation is required from the LSRWUA regarding the capacity of the canal at the proposed offtake point, to irrigate the proposed development;
- Recommendations regarding stormwater and surface water runoff management;
- A Traffic Impact Assessment to assess the suitability of existing access points, as well as the impact of additional trip generation on the MR00470 road (Sunland Road); and
- Roads and Wet Services report by a suitably qualified individual to make recommendations regarding bulk services within existing buildings on site for administrative personnel and five permanent onsite individuals.