



OSCA APPLICATION FORM & ENVIRONMENTAL SENSITIVITY ANALYSIS

for

PACEBENE PTY LTD

on

Erf 2107 Wilderness

In terms of the

The Environmental Conservation Act, 1989
(Act 73 of 1989)

Prepared for Applicant: Pacebene (Pty) Ltd

Date: 1 July 2020

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Report Reference: GEO627.01
Municipal Reference: To be allocated

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PURPOSE OF THIS REPORT:

Municipal Decision Making

APPLICANT:

Pacebene (Pty) Ltd

CAPE EAPRAC REFERENCE NO:

GEO627.01

MUNICIPAL REFERENCE:

Not yet allocated

SUBMISSION DATE

1 July 2020

OSCA APPLICATION FORM

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Erf 2107 Wilderness

Submitted for:

Departmental Review

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ORDER OF REPORT

Environmental Sensitivity Analysis

OSCA Application Form

- Appendix A** : Location Plan
- Appendix B** : Biodiversity Plans
- Appendix C** : Site Development Plan
- Appendix D** : Geotechnical Report
- Appendix E** : Proof of payment

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Introduction

Cape EAPrac has been appointed by the owner and Applicant, Pacebene (Pty) Ltd, of Erf 2110 to undertake an environmental sensitivity analysis and submit an Outeniquq Sensitive Coastal Areas (OSCAE) application for the construction of a single residential dwelling on the Erf 2107.

The Erf is situated along Fynbosslot Rd within the existing residential township of Wilderness. Please refer to **Appendix A** for the location plan. The Applicant has paid the relevant administrative fee to the George Municipality, who must consider the application (refer to **Appendix B** for a copy of the proof of payment).

Proposed Activity

The property is approximately 1589.8m² and the Applicant intends constructing a single residential dwelling with a ground floor area of 598m² which includes levels of pajama lounge 2, lounge entrance hall, storeroom, dining room and main bedroom. The first-floor area is 98m² and includes bedroom 2 and 3 and pajama lounge 1. The proposed dwelling will not exceed the building lines, nor height restrictions set for the erf.

A copy of the site development plan is attached as **Appendix C** and the building plans as contained as **Appendix D**. The George Municipality will consider the OSCA application only once it has been subjected to public participation (please refer to **Appendix E** for copies of the notification).

Site Sensitivity Analysis

The vegetation on site constitutes **Garden Route Granite Fynbos** (critically endangered) as per **Figure 1** of this report.



Figure 1: Vegetation Type according to Accoeks, SANBI

A site inspection was conducted on 02 March 2020, the author of this application can confirm the vegetation description as shown in **figure 1** above. The vegetation on site consist of indigenous vegetation as shown in **figure 2** below. The Indigenous vegetation on site constitutes some numerous protected plant species and a forestry permit in terms of the National Act will be needed to remove or trim these protected plant species.



Figure 2: According to Vlok (undated), the vegetation on site constitutes Wolwe River Fynbos Forest.

According to the Garden Route Conservation Planning, the North portion of the property **falls within a CBA** as shown in **figure 3** below.



Figure 3: Critical Biodiversity areas in vicinity of Erf 2110.

According to the Broad Scale Vegetation mapping by Accoks,SANBI, the vegetation on site consists of Garden route granite fynbos.

The Ecosystem threat status of the entire property is listed as “Critically endangered”.

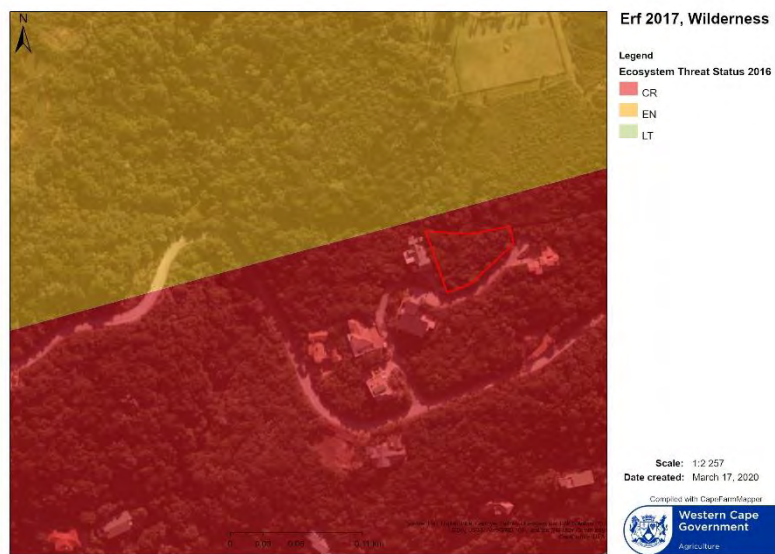


Figure 4: Ecosystem threat status of the property.

Photographic Record



Figure 5: Showing a Cheesewood tree.



Figure 6: Milkwood tree.



Figure 7: Some protected tree species and existing municipal servitude.

Conclusion and Recommendations

It is concluded that the site is on which the dwelling development will take place is an **indigenous forest** with **protected plant species**. It is recommended that the following conditions form part of the OSCA Permit:

- The landowner must obtain a Forestry License in terms of the National Forest Act before the removal of any vegetation on site.
 - All transplantable plants & tree saplings must be rescued prior to site clearing and maintained within an on-site nursery for use in the post-construction rehab. & landscaping efforts. Only indigenous plant species may be used for rehabilitation and landscaping.
 - The landowner must control alien vegetation on the property.
 - The construction envelope (house footprint + 2m working space) must be demarcated / hoarded to protect remaining vegetation & soil of the property and surrounds. The 2m working area must be rehabilitated once the construction of residential dwelling is complete.
 - An Environmental Control Officer (ECO) must be appointed to oversee plant rescue, site demarcation and site clearing to ensure protection of surrounding environment.
 - The ECO will be responsible for presenting Environmental Induction / Awareness training to the Contractor staff prior to and during construction. An ECO will be appointed to ensure that the Contractor adheres to the principles of 'general duty of care to the environment'. In this regard, the ECO must present environmental induction / awareness training and oversee the demarcation of the construction area (footprint + 2m) and no-go areas; protection of vegetation and soil resources; waste management / pollution control; use & storage of hazardous substances and good house-keeping practices. This training must re-iterate that no harm may come to fauna or flora and include basic reptile awareness.
 - Vegetation cleared from construction envelope should be chipped and mulch stockpiled for use at a later stage for rehabilitation and landscaping.
 - Remaining vegetation beyond construction site demarcation will be considered no-go areas and protected from disturbance. On-going stormwater run-off / erosion control will be required by the Contractor during the construction period and monitored by the ECO. The measures used to do this will be guided by the ECO and should include for example, the installation of silt-fences, sand bags, straw-bales, berms & swales etc.
 - Topsoil should be stripped during initial earthworks and stockpiled (within the site should space allow or on an approved alternative site) for re-use during post-construction rehab. and landscaping efforts.
-



MUNISIPALITEIT
Wes Kaap

UMASIPALA WASE
Intshona - Koloni

MUNICIPALITY
Western Cape

Posbus / P.O.Box 19 George 6530 Tel: 044 - 8019111 Fax: 044 - 8733776

FILE REFERENCE:-

DATE OF SUBMISSION:

**APPLICATION FOR A SENSITIVE COASTL AREA PERMIT IN TERMS OF
GOVERNMENT NOTICE NO. R1526 OF SEPTEMBER 1997 READ WITH THE
ENVIRONMENT CONSERVATION ACT, NO. 73 OF 1989.**

APPLICANT: Pacebene (Pty) Ltd

NOTE: If unsure about any question or answer, consult with the Environmental Officer.

NOTE: If the answer to Question 5 in Section 2C is "Yes" then you do NOT need to apply for a permit in terms of the SCA Regulations, even if the activity / development is planned to take place within a SCA!

NOTE: This form must be accompanied by an Environmental Impact Report

** TICK IN THE APPROPRIATE BLOCK(S) WHERE APPLICABLE*

A DETAILS OF APPLICANT

1. NAME OF APPLICANT: Pacebene (Pty) Ltd

A Title **Mr** Initials **Philna**

B Surname: **Coetzee**

C Company **Private**

2. STATUS

A Owner ☒

B ~~Developer~~

C ~~Contractor~~

D ~~Consultant~~

** application must be accompanied by the owner(s) written approval/agreement (refer to Section 2E)*

3. CONTACT DETAILS:

Area Code Number

A Telephone: **0825578833**

B Fax: **None**

C Cellphone: **0833080050**

D E-mail **philnacoetzee1@gmail.com**

4. ADDRESS (*Applicant*)

- A PO Box 17 Progress street, George, 6529
 B Street 17 Progress Street
 C Suburb Dormhelsdrift
 D Town/City George
 E Postal Code 6529

5. OWNER (*If different from above*)

- A. ~~Postal Address~~
 B. ~~Street Address~~
 C. ~~Suburb~~
 D. ~~Town/City~~
 E. ~~Postal Code~~

5. OTHER PARTIES INVOLVED: (*if applicable*)

- A Consultants Cape EAPrac.
 B Telephone: 044 8740365
 C Contractor(s) NA
 D Telephone: NA
 E Developer: NA
 F Telephone NA

B DESCRIPTION OF THE SITE

There are numerous protected trees present on the property that will require a license in terms of the National Forest Act for the removal of protected species. Access to the site is via the existing Crescent Road. The erf directly to the west is already developed, while the erf to the east is still vacant.

1. SITE DETAILS:

- A Property number(s)/Farm Portion(s) Erf 2107
 B Farm name(s) Wilderness
 D Farm size(s) Property.....
 E Magisterial district George

2. CURRENT LAND USE:

- A Agricultural ☐
 B Residential ☒

- ~~C~~ Rural occupation ☐
- ~~D~~ Industrial ☐
- ~~E~~ Nature area ☐
- ~~G~~ Other ☐
- ~~H~~ Recreational ☐

The property is currently vacant, but forms part of the surveyed township area of Wilderness. The Erf to the West of the Property is developed, while the Erf to the East is still undeveloped.

3. CURRENT ZONING

According to the George Municipality integrated Zoning Scheme, the property is zoned for Residential use (Residential Use 1).

C. DETAILS OF THE ACTIVITY

Description of the activity

1. DOES THE ACTIVITY INVOLVE:

- ~~A~~ Mining ☐
- ~~B~~ An area below the high water mark ☐
- ~~C~~ The removal of protected trees ☐
- ~~D~~ Forestry ☐
- ~~E~~ Gardening (existing garden) ☐
- ~~F~~ Agriculture (existing lands) ☐

2. TYPE OF ACTIVITY:

- A Disturbance of vegetation ✓
- B Earthworks ✓
- ~~C~~ Dredging ☐
- ~~D~~ Dune stabilisation ☐

G Single Residential.....✓

~~H~~ Extension of an existing dwelling.....

3. IS THE ACTIVITY RELATED TO OR PART OF:

A A larger or phased development (housing, etc.) ~~Yes~~ ✓ No

B Infrastructure (powerlines, etc) ~~Yes~~ No

C Other (specify)

.....

4. IF THE ACTIVITY IS RELATED TO A LARGER OR PHASED DEVELOPMENT, IS THIS DEVELOPMENT

A Residential (Single)... ~~Yes~~ ✓ No

B Township (Subdivisional) ~~Yes~~ ✓ No

C Resort (mainly recreational) ~~Yes~~ ✓ No

D Commercial and/or industrial ~~Yes~~ ✓ No

E Agricultural ~~Yes~~ ✓ No

F Other (Specify)

.....

5. IF THE ACTIVITY IS PART OF A LARGER OR PHASED DEVELOPMENT, IS THIS DEVELOPMENT ONE OF THE ACTIVITIES IDENTIFIED IN GOVERNMENT NOTICE NR. R.385 OF 21 APRIL 2006 AND CONTROLLED BY THE GENERAL ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS PROMULGATED IN GOVERNMENT NOTICE NO. 20753 OF JULY 1 2006:

If "Yes", describe: ~~Yes~~ ✓ No

.....

...

Extent of the activity

6. WHAT IS THE EXTENT OF THE ACTIVITY

A Disturbance of vegetation..... 696m²

B Earthworks.....depth..... 2m

.....area(length x width).....

.....volume.....

C Dredgingdepth..... 0m²

.....area(length x width)..... 0m²

D Dune stabilisation.area.....

(length x width)..... 0m²

7. HAVE THERE BEEN PREVIOUS APPLICATIONS ON THE PROPERTY FOR:

A A similar activity on a different part of the property...~~Yes~~ ☒ No

B Any other activity (refer to question 2).....~~Yes~~ ☒ No

C Provide details (if possible)

.....

8. WERE ANY PREVIOUS APPLICATIONS FOR ACTIVITIES ON THIS SITE TURNED DOWN:

~~Yes~~ ☒ No

If "Yes", specify reason: ☐ ☐

.....

9. HAVE THE FOLLOWING APPROVALS BEEN OBTAINED OR APPLIED FOR:

	Yes	No	N/A
A Building plans	<input checked="" type="checkbox"/>		
B Rezoning			<input checked="" type="checkbox"/>
C Subdivision			<input checked="" type="checkbox"/>
D Land-use change			<input checked="" type="checkbox"/>

10. ARE THERE ANY TITLE DEED RESTRICTIONS ON THE PROPERTY

~~Yes~~ ☒ No

If "Yes", specify (or attach copy)

.....
 ...

11. HAVE THERE BEEN ANY CONSULTATIONS REGARDING THE PROPOSED ACTIVITY OR DEVELOPMENT

A ~~With neighbours~~ ☐
 B ~~Through the press~~ ☐
 C ~~Via public meetings~~ ☐
 D ~~None~~ ☐
 E Other (Specify)

The OSCA will be sent out to Constantia Kloof conservancy, Wilderness Rate Payers and Residents Association, BGCMA, Municipality and Department of forestry and Fisheries for comment.

12. HOW WILL THE ACTIVITY BE UNDERTAKEN

A By hand (spade, saw, axe, etc.) ☒
 B Light machinery (portable chainsaws, bushcutters, etc.) ☒
 C Heavy machinery (tractors, excavators, bulldozers, graders, etc.)
 D Burning ☐
 E Blasting (explosive) ☐

13. SPECIFY THE FOLLOWING INFORMATION REGARDING THE PROPOSED ACTIVITY

A Duration (time/period) 10 Months

B Program (calendar) July 2020 – May 2021

C Financial value / scale Confidential

~~F Other (specify)~~
.....**14. IS THE WHOLE PROPERTY AFFECTED BY THE PROPOSED ACTIVITY**Yes ☒ NoIf "No" specify extent affected
.....**15. SPECIFY ANY OTHER COMMENTS OR ADDITIONAL INFORMATION RELEVANT TO THE PROPOSED ACTIVITY:**

Please refer to the summary at the beginning of this report.

Proposed Coverage is 40%.

D. DETAILS OF THE DEVELOPMENT (WHERE APPLICABLE)

NOTE: Where available, layout plans, details and any other relevant diagrams should accompany the application to illustrate the location of the development. Details of buildings, structures, services, infrastructures, flood lines and roads should also be provided, if available.

1. Services, boreholes, pipelines and outfalls

TYPE OF SERVICE	SOURCE	DESTINATION	PEAK FLOW	LENGTH OF PIPELINE	AVERAGE DEPTH	TRENCH WIDTH
A Water	municipal	Stand	0.121l/s	145m	0.8m	0.45m
B Sewerage	Stand	Septic tank to Wilderness Solids Free Sewer System	0.097l/s	153m	1.5m	0.5m
C Stormwater	Downpipes	Wilderness Road system	0.0372m ³ /s			
D Other (specify)						

2. Cables, lines or structures (telecommunication, electrical, etc.)

TYPE OF CABLES / LINES / STRUCTURES	UNDER-GROUND	OVERHEAD	MATERIAL USED	LENGTH OF CABLE/LINE	DEPTH OF POSTS	HEIGHT OF POSTS	TRENCH WIDTH
A Electricity	800mm	none	Insulated cable	120m	none	none	400mm

B Telecommunication	500mm	none	PVC flexible conduit for Fibre-Optic communication system	20m	none	none	none
C Other (specify)							

3. Underground tanks

TYPE OF TANK	AREA	DEPTH	HEIGHT	CAPACITY
A Septic tank	4,8m x 2m	2m	1,5m	1500L
B Conservancy tank	none	none	none	none
C Storage tank	none	none	none	none
D Other (specify)				

4. Retention facilities (dams, weirs, reservoirs, etc.)

TYPE OF RETENTION FACILITY	AREA	DEPTH	HEIGHT	CAPACITY
A Dam	none	none	none	none
B Weir	none	none	none	none
C Reservoir	none	none	none	none
D Other (specify)	none	none	none	none

5. Roads and surfaces

TYPE OF ROAD OR SURFACE	AREA	LENGTH	WIDTH	MATERIALS USED
A Major road(local/ regional/national)	none	none	none	none
B Access road or farm track	2 drive ways connecting to the municipal road	<ul style="list-style-type: none"> 12,5m 14.0m 	<ul style="list-style-type: none"> 5m 5m 	Paved
C Bridge	none	none	none	none
D Parking area	none	none	none	none
E Walkway or staircase	none	none	none	none
F Boardwalk	none	none	none	none
G Other (specify)	none	none	none	none

6. Structures or buildings

TYPE OF STRUCTURE ENVISAGED	AREA	ROOF (PITCH)	MATERIALS TO BE USED		
			ROOF	WALLS	OTHER STRUCTURES
A Accommodation	598m ²	flat	Concrete slab	Plaster and	none

				Paint	
B Storeroom or outbuilding	none	none	none	none	none
C Industrial or commercial	none	none	none	none	none
D Agricultural	none	none	none	none	none
E Recreational	none	none	none	none	none
F Mast or pylon	none	none	none	none	none
G Service (substation)	none	none	none	none	none
H Other (specify)	none	none	none	none	none

7. Boundary structures (walls, fences, etc.)

TYPE OF STRUCTURE	LENGTH	HEIGHT	MATERIALS USED
A Wall	none	none	none
B Fences	none	none	none
C Other (specify)	none	none	none

ADDITIONAL INFORMATION (IF AVAILABLE OR REQUIRED):

Please refer to the descriptions at the beginning of the report.

It is recommended that the following conditions form part of the OSCA permit:

- The landowner must obtain a Forestry License in terms of the National Forest Act before the removal of any vegetation on site.
- All transplantable plants & tree saplings must be rescued prior to site clearing and maintained within an on-site nursery for use in the post-construction rehab. & landscaping efforts. Only indigenous plant species may be used for rehabilitation and landscaping.
- The landowner must control alien vegetation on the property.
- The construction envelope (house footprint + 2m working space) must be demarcated / hoarded to protect remaining vegetation & soil of the property and surrounds. The 2m working area must be rehabilitated once the construction of residential dwelling is complete.
- An Environmental Control Officer (ECO) must be appointed to oversee plant rescue, site demarcation and site clearing to ensure protection of surrounding environment.
- The ECO will be responsible for presenting Environmental Induction / Awareness training to the Contractor staff prior to and during construction. An ECO will be appointed to ensure that the Contractor adheres to the principles of 'general duty of care to the environment'. In this regard, the ECO must present environmental induction / awareness training and oversee the demarcation of the construction area (footprint + 2m) and no-go areas; protection of vegetation and soil resources; waste management / pollution control; use & storage of hazardous substances and good house-keeping practices. This training must re-iterate that no harm may come to fauna or flora and include basic reptile awareness.
- Vegetation cleared from construction envelope should be chipped and mulch stockpiled for use at a later stage for rehabilitation and landscaping.



- Remaining vegetation beyond construction site demarcation will be considered no-go areas and protected from disturbance. On-going stormwater run-off / erosion control will be required by the Contractor during the construction period and monitored by the ECO. The measures used to do this will be guided by the ECO and should include for example, the installation of silt-fences, sand bags, straw-bales, berms & swales etc.
- Topsoil should be stripped during initial earthworks and stockpiled (within the site should space allow or on an approved alternative site) for re-use during post-construction rehab. and landscaping efforts.
- Construction work may not exceed/encroach beyond the property boundaries.
- The design of the house must adhere to the Architectural Guidelines of Constantia Kloof, in so far as blending in with the natural environment and external lighting.

COMMENTS (OFFICIAL USE ONLY):


E DECLARATION

I / We, the undersigned, declare that the information contained in this application and environmental impact report, and any attachments thereto, is correct and true to the best of my/our knowledge, and that no important environmental information has been intentionally withheld.

APPLICANT


SIGNED
AT (PLACE) ON: DAY MONTH YEAR
* 

OWNER


SIGNED
AT (PLACE) ON: DAY MONTH YEAR
* 