

ENTITY	SUBMISSION SUMMARY	RESPONSE
Dept Water Affairs, 28/09/2020 & 11/08/2020	<ol style="list-style-type: none"> <li>1. Intended water use falls within the ambit of the General Authorisation (GA) for development within 500m from a wetland (on neighbouring Erf 692.</li> <li>2. No operations permitted within 100m of watercourse of within 1:100 year flood line.</li> <li>3. No water may be abstracted from surface of groundwater.</li> <li>4. Solid waste must not pose a risk of polluting groundwater.</li> <li>5. No surface, groundwater may be polluted. Use silt retention traps and stormwater master plan to prevent erosion and pollution.</li> <li>6. Rehabilitation measures must ensure that final conditions are environmentally acceptable with no adverse long-term effects on surrounding water resources.</li> </ol>	<ol style="list-style-type: none"> <li>1. General Authorisation included with FBAR.</li> <li>2. Development falls outside 100m, 1:100 year flood line, coastal protection zone and coastal management line for Hessequa Municipal area.</li> <li>3. Municipality has confirmed that the development will link to existing Municipal potable water supply.</li> <li>4. Municipality has confirmed that solid waste will be disposed of the municipal landfill sites of Stilbaai and Riversdale.</li> <li>5. Stormwater master plan is included with the Civil Engineering Report and provision is made for erosion and pollution prevention measures, including silt traps, in the Environmental Management Plan.</li> <li>6. EMP stipulates that ECO must be appointed to monitor construction and that audit(s) must be conducted to ensure compliance with EA and EMP inclusive of rehabilitation measures.</li> </ol>

<p>Civil Aviation Authority 24/11/2020</p>	<ol style="list-style-type: none"> <li>1. CAA has no objection. Conditional approval issued for proposed building on Erven 4784 &amp; 4785, valid for five years.</li> <li>2. Non-reflective paint and materials to be applied to reduce glare and prevent blinding to pilots.</li> <li>3. Structures restricted to all-inclusive, no exceeding height of 8.5m (above natural ground level).</li> <li>4. Use of any cranes must be approved by CAA.</li> <li>5. As-built plans, which includes the height and final layout of buildings, to be submitted to CAA for final approval on receipt of 'as-built'.</li> </ol>	<ol style="list-style-type: none"> <li>1. Noted.</li> <li>2. EMP stipulates this condition.</li> <li>3. Noted. No structures exceed the threshold.</li> <li>4. Stipulated in EMP.</li> <li>5. Stipulated in the EMP.</li> </ol>
<p>CapeNature</p>	<ol style="list-style-type: none"> <li>1. Site is transformed therefore CapeNature does not object to the proposed development, however we are concerned about the natural vegetation that will be removed.</li> <li>2. Western Cape Biodiversity Spatial Plan (WCBSP 2017) classifies the site as 'other natural area' with objective to minimise habitat and species loss and ensure ecosystem functionality through strategic landscape planning.</li> <li>3. Portion of site indicated as Ecological Support Area (ESA: Aquatic), however no aquatic ecosystems mapped for the property.</li> </ol>	<ol style="list-style-type: none"> <li>1. Protected trees will be retained. Remaining natural vegetation has 'least concerned' status, is isolated, of low botanical/faunal sensitivity. Optimising vacant land within urban areas will result in the acceptable loss of natural vegetation.</li> <li>2. Site falls within the urban edge of Stilbaai. Spatial planning designates the property for urban densification to optimise the use of vacant land within urban areas. Specialists have confirmed that long-term ecosystem functionality of the site has been lost due to years of mowing, lack of ecological fires and ad-hoc thatch harvesting resulting in a homogenous habitat. Site has been modified due to human activity and is considered mostly transformed.</li> <li>3. Specialists determined site falls within 500m from off-site wetland. Dept of Water Affairs issued a General Authorisation (GA) for development.</li> </ol>

	<p>4. Vegetation unit present (least concerned) Canca Limestone Fynbos and (vulnerable) Albertinia Sand Fynbos which will be classified as least concerned in the updated NBA (2018). The area may still provide limited ecosystem services and development has to minimise the impact on habitat loss.</p> <p>5. During rehabilitation of disturbed areas only use indigenous vegetation.</p> <p>6. <i>Sideroxylon inerme</i> (milkwood trees) are listed, indigenous, protected trees that may not be removed or disturbed without a permit. Protected trees to be retained or removed has to be clearly marked.</p> <p>7. CapeNature agrees with the findings of the botanical assessment that plant species (other than milkwood trees) are not of conservation concern, with low-post mitigation significance, consider conserving the remaining natural vegetation is of importance.</p>	<p>4. Remaining natural vegetation (+/-1.7ha) is not considered sensitive by specialists (fauna, flora, biodiversity, ecological) due to the fact that it is isolated and fragmented from other natural areas. The neighbouring property (Erf 692) is designated as a school site and the Municipality is in the process of negotiation a land swap to have the property developed which will result in the further loss and fragmentation of habitat. Ecosystem services are very limited and considering the generally accepted principle of maximising vacant land within urban areas (instead of urban sprawl), the loss is considered within acceptable environmental limits.</p> <p>5. The EMP stipulates that landscaping throughout the development must be indigenous vegetation.</p> <p>6. The preferred Alternative 2 (as modified) avoids all of the on-site milkwood trees. The EMP stipulates that any trimming of branches/roots must be done in terms of Forestry Permits.</p> <p>7. Retaining the remaining natural vegetation reduces the opportunity to optimise vacant land within the urban context as per the Hessequa SDF. The area will not benefit from future ecological burning and it will be fenced which will further fragment and reduce the ecological functionality. Considering the low botanical /biodiversity value of the 1.7ha natural vegetation on-site, it is not feasible, nor sustainable (private open space will be modified over time).</p>
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	<ol style="list-style-type: none"> <li>8. Aquatic assessment done during drought (July 2019) which might have influenced the results. Development is dense and will increased hardening of surfaces.</li> <li>9. Site is within medium 50 year erosion risk zone with flood risk in estuaries and littoral active zones.</li> <li>10. Development is within the Coastal management Line demarcated as an area in which development will be prohibited or controlled.</li> <li>11. Recommend that the Developers consider using solar panels to general power supply.</li> </ol>	<ol style="list-style-type: none"> <li>8. Aquatic specialist considered environmental conditions at the time of survey which included soil samples (not impacted by drought conditions). Distance from site to off-site wetland is substantial and GA has been issued.</li> <li>9. Site is outside the 1:100 year flood line and further than 100m from the estuary. The property is at 20m above MSL which puts the property above the 5m MSL.</li> <li>10. Hessequa data shows the property above the Coastal Management Line (CML) and Coastal Protection Zone (CPZ).</li> <li>11. Use of solar panels on roofs optional provided that it does not contribute to glint and glare effect for pilots from the nearby Stilbaai airfield (CAA condition as part of provisional approval).</li> </ol>
<p>Dept Environmental Affairs &amp; Development Planning, 19/10/2020</p>	<ol style="list-style-type: none"> <li>1. Specialist, Applicant and EAP declarations to be attached to FBAR.</li> <li>2. Site Plan does not clearly show how milkwood trees will be avoided.</li> <li>3. Preferred Alternative 2 does not represent a significant material difference/change from Alternative 1.</li> <li>4. To promote environmentally sustainable development practices, it is required that all</li> </ol>	<ol style="list-style-type: none"> <li>1. Attached for independent specialists, registered EAP and Applicant.</li> <li>2. Comparative images included with FBAR shows how modifications have been made to Alternative 2 as the preferred development to avoid milkwood trees.</li> <li>3. Alternative 2 has been modified to avoid all on-site milkwood trees by exchanging private open space with erven and specifying that the frail care centre must avoid the two milkwood trees within the designated property. Forestry permits will be applied should any trimming (branches/roots) be necessary during construction.</li> <li>4. All protected trees on the site will be avoided with Alternative 2 (preferred alternative). The remaining natural vegetation (approximately 1.7ha) has low</li> </ol>

	<p>sensitive sections within the proposed site must be avoided.</p> <p>5. Fire risk areas must be avoided and appropriate measure incorporated into layout plans.</p> <p>6. Resource conservation measures must be implemented into building and operational phase of the development.</p> <p>7. Green building criteria should be incorporated into design and siting of the development.</p>	<p>botanical/fauna/biodiversity sensitivity according to the appointed specialists. The area has lost its long-term ecological functionality due to mowing, lack of fire and ad-hoc thatch harvesting. Excluding the remaining natural vegetation will not result in sustainable development as it compromises optimisation of vacant land within urban areas and is contrary to the outcome of the environmental investigation and assessment.</p> <p>5. Fire risk is associated with Erf 692 (neighbouring property) which is earmarked for development according to the Hessequa SDF. This area (containing natural vegetation) has not been exposed to any ecological burns due to the risk (of damage) to existing urban areas. The municipality is in the process of negotiating a land swap to allow township development (instead of a school) in support of optimising vacant land within urban areas. All erven bordering the property will be unfenced (internally they won't have any walls/fences separating one erf from the next), thus fire management crews will be able to access the property and apply fire management directly from within the development at the property border. The development is designed with strategic fire hydrants throughout the development.</p> <p>6. Houses will each be fitted with 1000l rainwater storage tank, due flush toilets, low flow showerheads, solar/heat pumps.</p> <p>7. SDK Architects have confirmed that the majority of units are orientated true north and north-west. North</p>
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	<p>8. Sewage generated must be disposed of by means of a waterborne gravity sewer network connected to the existing municipal sewer network and disposed of at a licensed waste management facility with sufficient unallocated sewage treatment capacity.</p> <p>9. Solid waste must be removed by the Municipality and disposed of at a licensed waste management facility with sufficient unallocated air space.</p>	<p>entry dwellings have exactly the same orientation as South entry dwellings except for the change in front door position. North-eastern units have been positioned to maximise given layout parameters to ensure that living areas and bedrooms will benefit from sun throughout the day. Refer to Appendix N for a copy of the SDK Architect layout report for further details.</p> <p>8. Hessequa Municipality was approached for comment on numerous occasions particularly about services capacity. They submitted comment on:</p> <ul style="list-style-type: none"> <li>a. 24 February 2020 in which they confirm that ongoing upgrades to the WWTW, to increase the capacity to 3.8 – 4 MI, will create enough capacity to accommodate the proposed development;</li> <li>b. 2 April 2020 in which they confirm that the present daily demand for current sewage demand is roughly 70% of the average daily demand;</li> <li>c. 5 October 2020 they confirmed that the WWTW has been upgraded from 2MI/day to 4MI/day and that the present daily demand is 1287kl (for existing erven that contributes to domestic sewer flow). Sufficient spare capacity is thereby confirmed by the Municipality.</li> </ul> <p>9. On 5 October 2020 the Hessequa Municipality confirmed that the Steynskloof landfill site in Riversdale has more than 22 years of landfill space and that waste</p>
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	<p>10. Development should include sustainable urban drainage systems (SUDS).</p> <p>11. Social-economic impact must be assessed.</p> <p>12. Implementation programme for the development must be provided for the date on which the activity will be concluded and the post construction monitoring requirements.</p> <p>13. Holder of the EA must comply with the EA for the period that it is valid and must undertake regular audits.</p> <p>14. Estimated jobs to be created (both permanent and temporary) must be specified.</p> <p>15. What measures can be taken to fast track the implementation of the proposal (if approved)?</p> <p>16. Compliance Statements must be compiled for the disciplines where impact assessments were not undertaken.</p>	<p>generate from the proposed development will be easily accommodated.</p> <p>10. Units will each be fitted with 1000l rainwater tanks to reduce intensity runoff volumes, exposed surfaces such as gardens and private open space consist of sandy soils with high permeability levels with quick absorption capacity, municipal stormwater system has capacity to accommodate stormwater runoff from the development, flood event overflow on-site is designed to reduce velocity of runoff to prevent unwanted erosion.</p> <p>11. Social and economic impacts have been considered and assessed as part of the FBAR.</p> <p>12. The Applicant anticipates commencement in 2021 and completion within the five year period in 2026. Post-Construction monitoring must take place 6 months after completion of each of the three project phases.</p> <p>13. Annual audits will be undertaken internally (by die ECO) and once the project is complete an External Audit must be conducted by an independent Environmental Auditor.</p> <p>14. 111 jobs during civil construction, 112 jobs during house construction, 28 jobs during operational phase.</p> <p>15. The planning application has been submitted to the Hessequa Municipality to fast track decision-making once the EA has been issued.</p> <p>16. Refer to Appendix G8 for Compliance Statements.</p>
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	<p>17. DAFF must be consulted about protected trees.</p> <p>18. Clear indication where protected trees will be planted as a mitigation measures is required. Botanist to confirm that the area where the trees will be planted are suitable.</p> <p>19. Layout must address fire management.</p> <p>20. Aquatic Assessment must comply with Appendix 6 of the EIA Regulations and include a CV.</p> <p>21. Unclear why an excavation permit was not undertaken prior o and after the COVID lockdown. This would have confirmed whether the scatterings are of archaeological importance which may have a material impact on the proposal.</p>	<p>17. DAFF has commented as part of the process. No protected tree will be removed with Alternative 2 (preferred alternative).</p> <p>18. Protected trees will not be removed. General landscaping for gardens and private open space must include the planting of milkwood samplings as per the landscape requirements for indigenous vegetation only.</p> <p>19. Erf 692 is situated within an already built environment and is not subject to ecological burns (confirmed by the specialist). The high risk it poses within a built-up environment is a reality. Erven within the development don't have internal fences which enables fire management services to access the boundary of the property with vehicles and apply fire management actions from the boundary onto Erf 692 if necessary. The layout allows for strategic fire hydrants to combat potential fires that may arise on Erf 692.</p> <p>20. The aquatic assessment was undertaken as a Risk Assessment specified in terms of the National Water Act Regulations to determine whether a General Authorisation or Water Use License is a requirement. Specialist CVs are attached as Appendix O.</p> <p>21. The heritage/archaeology investigation indicated that the surface scatterings <i>may</i> be shell middens. Insufficient evidence is available to confirm that it <i>is</i> shell middens. Based on the information, the HWC approved the development. An excavation permit is not issued to inform the layout or the feature itself. An</p>
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	<p>22. Agricultural protocol not requirement because the Department of Agriculture commented.</p> <p>23. Compliance statement must be submitted for the Civil Aviation Protocol.</p> <p>24. Is upgrade required to the existing 600mm municipal stormwater outlet?</p> <p>25. North-western boundary will get a stormwater channel which will have a reno mattress on Erf 692. The cumulative impact of the design is not clearly understood.</p> <p>26. Clarity is needed on total existing stormwater management capacity of the Municipality for the</p>	<p>excavation permit is only issued once a development has been approved because it implies destruction of the site (by approving the application HWC condones the destruction of the sites without a permit). The excavation permits will only serve to retrieve any material that may be considered of archaeological value for record purposes. It will have no impact on the layout.</p> <p>22. As part of the Notice of Intent the EAP motivated that the site is not zoned Agriculture and Act 70 of 70 does not apply. The site has not been utilised for agriculture and contains no agricultural resources. The Department of Agriculture confirmed the same.</p> <p>23. Civil Aviation Authority submitted provisional approval for the development. Similar to the response from the Department of Agriculture no further studies or Compliance Statement required.</p> <p>24. Civil Engineer has confirmed that the pipe has sufficient capacity and no upgrade is required.</p> <p>25. The channel is positioned at a low point in the street design. This channel is provided for flood events that cannot be accommodated with the stormwater design that runs through the municipal system. The design contains a reno mattress that will allow flood water to dissipate over a 6m distance before entering Erf 692. Alternative 2 has been amended to ensure that this structure falls on the study site in its entirety.</p> <p>26. The Municipality in their final services letter dated 5 October 2020 did not address stormwater capacity.</p>
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	<p>drainage area, any additional stormwater management capacity of the municipality, unallocated stormwater management capacity available to service the development.</p> <p>27. Provide confirmation regarding the source(s) of building material, unallocated mineral resources, or sufficient approved unallocated capacity able to accommodate the development in future.</p> <p>28. EMP must incorporate auditing requirements.</p> <p>29. Include a declaration outlining the reasonable measures taken to identify potential I&amp;APs.</p> <p>30. Final BAR must be made available to all registered I&amp;APs within 5-days from having been submitted to the competent authority.</p>	<p>The appointed civil engineers consulted with Mr Werner Manho from the Hessequa Municipal Technical services on 29 October 2020, who indicated that they do not have detailed information on master stormwater capacity per catchment, however no upgrades are anticipated for this development.</p> <p>27. The development is subject to tenders, requests for quotes (RfQs) and appointment of contractors who must incorporate material supplies as part of their proposals. It is not reasonable, nor feasible for the Applicant to provide proof of material availability for a project is still subject to authorisation and at planning stage only.</p> <p>28. External audits must be compiled by an independent Auditor once the project is complete. Post-Completion Reports must be compiled by the ECO within 30-days from when each phase is completed.</p> <p>29. Attached to this report.</p> <p>30. Registered I&amp;APs will be notified of the availability of the FBAR and provided access to the document for information purposes.</p>
<p>Department of Agriculture, 17 August 2020</p>	<p>Study site falls within the urban edge of Stilbaai and is excluded from the provisions of Act 70 of 70. No agricultural or soil potential studies is required for change in land use.</p>	<p>Noted.</p>

<p>Dept of Environmental, Forestry and Fisheries, 01/11/2020</p>	<ol style="list-style-type: none"> <li>1. Natural forest may not be destroyed save in exceptional circumstances where new land use is preferably in terms of its economics, social or environmental benefits. Natural forest includes the ecosystems which it makes up.</li> <li>2. The NFA prohibits the cutting, disturbing, damaging or destroying of protected tree species without a license.</li> <li>3. What type of zonation does the property have and any land use application connected to the above proposal must be forwarded to the DEFF for comment first.</li> <li>4. The natural vegetation and protected trees on the property must remain intact and be incorporated in any development design proposal as no-go areas.</li> </ol>	<ol style="list-style-type: none"> <li>1. The site is mostly transformed as a result of moving over nearly 20 years. Approximately 1.7ha contains natural Fynbos. By definition, and as confirmed by the independent botanist, there is no 'natural forest' present on the site.</li> <li>2. All on-site protected trees will be accommodated within the layout as per the preferred Alternative 2.</li> <li>3. The property is zoned 'Undetermined'. Marike Vreken Associates is the appointed Planner responsible for submission of the planning application. She confirmed that no comment was received from DEFF. It is unclear whether the Municipality circulated the application to DEFF at the time of submission.</li> <li>4. All protected trees will be accommodated within Alternative 2 (preferred layout). Should trimming of branches or roots be required the necessary permit applications must be applied for in advance. The remaining fynbos will not be excluded from the proposal as it contradicts the focus of optimising vacant land within the urban area (as opposed to urban sprawl). The fynbos is isolated from ecological corridors, contains homogenous vegetation, has low conservation value, is classified as 'least concerned' in the Spatial Biodiversity Plan and the land use as proposed is deemed preferable in terms of its economic and social benefits.</li> </ol>
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	<p>5. The development proposal must only focus on the transformed area(s).</p>	<p>5. Excluding the 1.7ha from the development proposal will compromise the financial feasibility of the development. It will be isolated and fragmented considering that the neighbouring Erf 692 is designated for urban development/densification, which will result in the loss of most of the vegetation that currently abuts the 1.7ha. The area cannot be burned and therefore should the remaining natural 1.7ha be retained, it will deteriorate further and have less ecological functionality.</p>
<p>Dept of Health, 13/11/2020</p>	<p>1. Office has no objection to the proposed activity. 2. Municipality must supply all potable water. 3. Municipality must have capacity to provide potable water. 4. All sewage is to be connected to the Municipal sewage system in Stilbaai. 5. WWTW must have the capacity to handle the additional load without any adverse effects.  6. All refuse to be incorporated into the municipal waste stream</p>	<p>1. Noted. 2. Municipality has confirmed supply. 3. Municipality has confirmed surplus supply.  4. All sewage will go to the Stilbaai WWTW.  5. Municipality has confirmed that the WWTW has been upgraded to 4Ml/day and sufficient additional capacity exist to accommodate sewage from the development.  6. All refuse will be accommodated at the Riversdale landfill site.</p>
<p>Heritage Western Cape, 19/09/2019</p>	<p>1. No reason to believe that the proposed rezoning and development will impact on heritage resources. 2. No further actions under Section 38 of NHRA is required. 3. Should any heritage remains be discovered during the execution of the activities, all works</p>	<p>1. Noted. Provision has been made for an excavation permit for on-site way-points if approved by the HWC.  2. Noted. 3. ECO will be appointed to monitor construction activities. EMP stipulates that all work must be stopped in the area of any features found and HWC notified.</p>

	<p>must be stopped immediately and HWC notified without delay.</p>	
<p>Hessequa Municipality, 17/06/2020</p>	<ol style="list-style-type: none"> <li>1. Municipality acknowledge the TIA and has made provision for a traffic circle at the MR331/MR332 to replace the existing 4-way stop with R1 million on the budget for 2020/2021.</li> <li>2. No proclaimed road reserve from MR332/MR331 over the study area to Erf 692. The historical reserve was closed after development of Palinggat Resort when residents complained about the through route. The study site was sold on tender without any requirement for a through route. Erf 692 will have access to Sterretjie Street and Bosbok Avenue should it be developed.</li> <li>3. The Municipality is in the process of doing a land swap with Public Works to exchange the school site (Erf 692) with the site near the Stilbaai Sports grounds to rather develop Erf 692 for housing.</li> </ol>	<ol style="list-style-type: none"> <li>1. Noted. The traffic engineer has confirmed that the Arterial Management Plan (AMP) for MR331 has been finalised (November 2020) and the MR331/MR332 intersection will remain as a four-way stop until such time as the Municipality converts the intersection to a traffic circle. The current 4-way stop will function at an acceptable level with the development.</li> <li>2. Noted. The development proposal is not responsible for closure of the through road. Future development of Erf 692 will have to adhere to density specifications to prevent congestion.</li> <li>3. Noted.</li> </ol>
<p>Hessequa Municipality, 07/05/2020</p>	<ol style="list-style-type: none"> <li>1. TIA compiled by Urban Engineering is acknowledged and supported.</li> <li>2. Executive Mayor resolved at a meeting held on 21 October 2019 to reconsider the implementation of the Western Bypass in favour of funding the MR331/MR332 intersection. An</li> </ol>	<ol style="list-style-type: none"> <li>1. Noted.</li> <li>2. Draft AMP compiled November 2020. Recommend intersection upgrade to roundabout. Development will be rolled out over five year period (2021-2026) during which time the formalised 4-way top will suffice.</li> </ol>

	<p>Arterial Management Plan (AMP) has been compiled to inform design and R1 million has been allocated for upgrading roads in Stilbaai in 2020/2021.</p>	
<p>Hessequa Municipality, 24/02/2020, 02/05/2020, 05/10/2020</p>	<ol style="list-style-type: none"> <li>1. Total existing potable water capacity is 3868kl/day. Total demand is 2135kl/day.</li> <li>2. Present sewer flow from services erven in Stilbaai is 1287kl/day. WWTW was upgraded to 4000kl/day.</li> <li>3. All waste will go to Steynskloof Landfill with 22 years landfill space.</li> <li>4. Total existing electrical distribution capacity for Stilbaai is 9MVA and current demand is 6MVA</li> <li>5. Municipality confirms that all bulk services are available for the proposed development.</li> </ol>	<ol style="list-style-type: none"> <li>1. Noted. Water conservation measures have been recommended.</li> <li>2. Noted.</li> <li>3. Noted.</li> <li>4. Noted. Electricity saving devices are recommended for the development.</li> <li>5. Noted. Applicant to complete Service Level Agreement with Municipality.</li> </ol>
<p>Dept of Public Transport, 30/10/2020</p>	<ol style="list-style-type: none"> <li>1. From an environmental point of view, the Department has no objection to the development proposal.</li> </ol>	<ol style="list-style-type: none"> <li>1. Noted.</li> </ol>
<p>Dept of Public Transport, 30/06/2020</p>	<ol style="list-style-type: none"> <li>1. Design drawings as per TIA must be submitted to the Department's Chief Design Directorate for approval and it must be constructed prior to any property transfers.</li> <li>2. Upgrade of the existing gravel access road to a surfaced road of permanent nature.</li> <li>3. Construct within MR332 an acceptable pedestrian sidewalk of a permanent nature for at least 300m long from the access road to the north west.</li> </ol>	<ol style="list-style-type: none"> <li>1. Noted and reflected in the EMP as a pre-construction condition.</li> <li>2. Noted as per the TIA.</li> <li>3. Noted as per the TIA.</li> </ol>

	<p>4. The Department will not make any financial contributions toward the development's required upgrades within the road reserve.</p>	<p>4. Noted.</p>
<p>South African Police Service, Stilbaai 16/09/2020</p>	<p>This office has no objection to the proposed development.</p>	<p>Noted.</p>
<p>Niel van Wyk, 30/09/2020</p>	<ol style="list-style-type: none"> <li>1. Proposal complies with the local, regional and provincial planning guidelines.</li> <li>2. EMP should be amended to allow a natural corridor between Palinggat Resort and the development as such corridors leading inland are important.</li> <li>3. Currently remainder Erf 657 west is connected to Palinggat stream corridor via the study site. The road reserve would have served as an ideal corridor.</li> <li>4. Believe closing of the corridor must have a higher impact rating (than low) particularly for small mammals, reptiles and amphibians that adapt quickly to roads and development and vacant erven.</li> <li>5. Corridor along this route could also be used for stormwater retention (swales, trenches etc) and</li> </ol>	<ol style="list-style-type: none"> <li>1. Development optimises the use of vacant land within urban areas.</li> <li>2. The Municipality underwent a separate planning process during 2014/2015 to determine suitable land use and determine access requirements. The site was put on tender and sold without specifications for a through route. Fencing along the servitude must enable the movement of small mammals/reptiles i.e. ClearVu / Palisade or similar. No solid structure may be erected across the servitude area.</li> <li>3. Fencing along the servitude must enable the movement of small mammals/reptiles i.e. ClearVu / Palisade or similar. No solid structure may be erected across the servitude area.</li> <li>4. With mitigation of allowing faunal movement the rating remains low. Note that the faunal compliance statement also confirms this rating separate from the botanical/ecological rating.</li> <li>5. Servitude will be enclosed with the rest of the development, however the servitude must have fencing</li> </ol>

	<p>internal road could be positioned further inwards to create a larger corridor.</p> <ol style="list-style-type: none"> <li>6. Milkwoods are protected but also very common in the area. Loss of protected trees must be mitigated by planting of at least 2 (preferably more) elsewhere in the development.</li> <li>7. Suitable indigenous trees should also be planted in the private open spaces and along internal roads.</li> <li>8. Report should not only have considered impact on freshwater, but also groundwater and aquifers since Pallinggat aquifer is an important potential source of water for Stilbaai even though the water is not suitable due to high salinity it has previously been mixed with higher quality water to supplement water supply. If the aquifer is polluted it could not be used as an alternative water source. Pollution of the aquifer will also detrimentally impact on the river as the aquifer drains towards the Pallinggat stream and Goukou Estuary.</li> </ol>	<p>(instead of a solid wall/structure) to enable movement of small mammals/reptiles.</p> <ol style="list-style-type: none"> <li>6. All on-site milkwood trees will be retained with Alternative 2 (preferred alternative). Milkwoods to be incorporated into landscaping for internal private open spaces and gardens.</li> <li>7. Developer must compile a species list for the development prior to implementation. ECO must approve the species list.</li> <li>8. Stormwater design only allows for on-site stormwater handling within 1.5 year floods. The additional open stormwater channel proposed on-site will assist with stormwater retention for 1:50 year floods to reduce inflow to the municipal system and it will facilitate infiltration before discharged onto Erf 692. The development is a medium-high income development that will have good solid waste service levels to reduce the potential for surface water pollution via stormwater runoff. Silt fences will be erected during construction phase to reduce siltation and assist with erosion control. Aquifer pollution is unlikely as a result of the type of development proposal. No waste will be stored/handled on-site. Landscaping will be indigenous therefore minimal herbicides / soil enhancers and given the age appropriate bracket of the proposed development with low traffic volumes the potential for surface contamination entering runoff and ultimately groundwater is deemed to be low. The Municipal</li> </ol>
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	<p>9. Strongly support the principle of treating stormwater at origin and feeding into groundwater system (SUDS). Hessequa Municipality and Department of Water Affairs must adopt SUDS as their preferred stormwater management approach for new developments.</p> <p>10. Stormwater via municipal system is released into the Goukou Estuary without treatment (SUDS will require prior treatment). At-source treatment must be considered.</p>	<p>borehole on site is subject to quality testing when in use.</p> <p>9. SUDS is not yet adopted by Hessequa Municipality and the Engineering Report confirms that space is limited on the site for full scale SUDS implementation. However, stormwater runoff positions from the development will be fitted with silt traps to address pollution. Stormwater catchpits must be cleaned out regularly by the Homeowners Association to prevent blockage and/or solids being discharged into the Municipal stormwater system. Each unit must be fitted with 1000l rainwater tanks to harvest rainwater to reduce runoff. Pavements must be segmented permeable pavers to enable infiltration to reduce runoff.</p> <p>10. SUDS is not yet adopted by Hessequa Municipality and the Engineering Report confirms that space is limited on the site for full scale SUDS implementation. However, stormwater runoff positions from the development be fitted with silt traps. Stormwater catchpits must be cleaned out regularly by the Homeowners Association to prevent blockage and/or solids being discharged into the Municipal stormwater system. Each unit must be fitted with 1000l rainwater tanks to harvest rainwater to reduce runoff. All paving must be segmented permeable pavers to enable infiltration to reduce runoff. All open spaces must be vegetated to avoid additional hard surfacing.</p> <p>11. Solid waste will be accommodated at the Riversdale landfill site. Recycling at source is recommended.</p>
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	<p>11. Dumping of household waste is not permitted at Melkhoutfontein. All solid waste must be taken to the Riversdale landfill. Henque Waste collects recyclables in Stilbaai area.</p> <p>12. We take note of the findings of the heritage/archaeology reports. The waypoints may simply be recent dumping sites, but it is noted that should any remains be found that HWC will be informed.</p> <p>13. No landscape plan for the operational phase or a detailed operational environmental management plan. Would like to see more emphasis and a more detailed operational environmental management plan with plant list to provide residents with clear list of what they can and can't plant and to address stormwater retention areas in public areas.</p> <p>14. Support the comment submitted by Dr van As regarding the TIA to prevent future traffic problems.</p>	<p>12. Noted and recorded in EMP.</p> <p>13. The EMP stipulates that the Applicant must compile a landscape plan with species that is waterwise and indigenous. The ECO must approve the species list prior to implementation. The EMP has been expanded to put more focus on operational elements. However it must be noted that the operational aspects of this type of land use is limited compared to the aspects that require focus during construction.</p> <p>14. Noted.</p>
<p>Stilbaai Heritage Trust, 14/09/2020</p>	<p>Heritage Trust registers.</p>	<p>Trust registered as I&amp;AP.</p>
<p>Stilbaai Interest Group, 24/09/2020</p>	<p>1. Welcome and support developments in Stilbaai subject that it does not have significant negative impacts on the environment and the local community.</p>	<p>1. Noted.</p>

	<ol style="list-style-type: none"> <li>2. TIA does not comply with TMH16 South African Traffic Impact and Site Traffic Assessment Manual.</li> <li>3. No provision is made for through access to Erf 692 which will result in traffic congestion along Sterretjie Avenue in future needing to carry high volumes of traffic during December.</li> </ol> <p>4. Lack of adequate road master planning has impacted on the outcome of the TIA.</p>	<ol style="list-style-type: none"> <li>2. The June 2020 TIA considers both the MR332/MR331 intersection and addresses access to Erf 692 which is understood to comply with the TMH16 manual.</li> <li>3. The historic servitude road that used to run over the study site to Erf 692 was closed and de-proclaimed years before the application for development on the study site (which is the reason why the original TIA did not address this matter). Closure of the access was as a result of complaints from the neighbouring Palinggat Resort over the through route access and security before this development application process commenced. Development of the study site is not responsible for closing of the historic access to Erf 692 and the status quo (for traffic assessment) was assessed without a connecting road to Erf 692. The Municipality in their letter dated 17 June 2020 further confirms that alienation of the study site did not contain any conditions for re-establishing the access and that the Municipality is in process of negotiating a land swap to enable low density (maximum 12 units/ha) residential development on Erf 692 which will not exceed traffic/intersection requirements on condition that this density is not exceeded. Furthermore the area along the Palinggat is registered as a municipal servitude that contains numerous existing services that's been developed within the area since it was de-proclaimed.</li> <li>4. Arterial management plan was developed by Lyners Consulting Engineers (completed in November 2020).</li> </ol>
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	<p>5. When traffic counts are taken it should account for queue lengths during traffic counts.</p> <p>6. Stilbaai Interest Forum is of the opinion that the current four-way stop is operating fairly satisfactorily during December holidays, it is unlikely that a two-way stop will achieve the same results. A roundabout will be required to accommodate additional traffic generated by the proposed development.</p>	<p>The outcome of the TIA has not been impacted by the recommendations of the AMP. Both acknowledge that a traffic circle is required at MR331/MR332 because it currently operates below LOS. The Municipality allocated R1 million to upgrade the intersection in their 2020/2021 budget. The development will be phases over five (5) years during which the four-way stop will operate sufficiently till the traffic circle is completed.</p> <p>5. The TIA considers queue lengths whilst SIDRA software is generally accepted for TIA purposes in South Africa. It is noted that the Hessequa Municipality and the Provincial Department of Transport both approve of the TIA, thus the assumption is made that the report complies with the minimum standards required for TIAs and that the recommendations/findings thereof are considered acceptable.</p> <p>6. The TIA June 2020 confirms that the MR331/MR332 operates below LOS and must be upgraded by the Municipality irrespective whether the proposed development is approved or not. The Municipality's AMP confirms the need for this upgrade, however it is confirmed that upgrade to a turnabout is not a result from the proposed development. The Municipality has allocated a budget for R1 million to upgrade. The proposed development will be developed over a period of five (5) years, thereby not resulting in immediate traffic volumes that cannot be accommodated with the</p>
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		4-way stop until such time as the roundabout is completed.
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## **DECLARATION of the Environmental Assessment Practitioner:**

I **Ms Louise-Mari van Zyl**, EAPASA Registration number **2019/1444** as the appointed EAP hereby affirm the following with regards to the identification of potential I&APs for purposes of conducting public participation on this application.

- **Advert** was placed in the local newspaper (*SuidKaap Forum*) calling for members of the public, stakeholder, anybody with an interest in the proposed project, or who may be impacted by the development, informing of the process, the right to participate and to register and submit comments once registered as an Interested & Affected Party;
- **Written notifications** sent to all immediate neighbouring property owners informing of the process, the proposed activity, their right to participate and comment once registered as an Interested & Affected Party;
- **Written notifications** sent to all known organs of state and authorities with a mandate in decision-making on this application;
- **Site notice** were placed on the property, in proximity to the Main Road and at the marketing office on the property to inform potential I&APs of the proposed development, the process, their right to participate and submit comment once registered as an Interested & Affected Party;
- Documentation was made available on the **Cape EAPrac website** which is accessible to the general public;
- **Notices** were placed at the **Hessequa Municipal offices**, the **Library** and at the **OK shop** in Stilbaai which is in proximity to the site calling for I&APs to register and to comment on the application once registered as I&APs;
- **Notifications** were sent to **local interest groups** that participated as part of the Stilbaai Development Committee (residents association, interest group, conservation bodies) to circulate to their members and ensure a wide participation process with opportunity to comment and participate once registered as I&APs;
- I have kept a **register of all interested and affected parties** that participated in the public participation process;
- All registered I&APs will be notified of the FBAR and provided access to it within 5-days from submission to the competent authority;
- I am aware that a false declaration is an offence in terms of Regulation 48 of the NEMA EIA Regulations;



2020/12/04

Signature of the EAP:

Date:

Cape Environmental Assessment Practitioners (*Cape EAPrac*)

Name of company (if applicable):



**BREED-GOURITZ**  
CATCHMENT MANAGEMENT AGENCY

101 York Street 3rd Floor Rm 302 George 6530, P.O. Box 1205 George 6530

✉: Mr. Mthimkhulu  
4784 & 4785, STILLBAAI

☎: 023 346 8000

✉: mmthimkhulu@bgcma.co.za

📁: 4/10/2/H90E/ ERF

**CAPE EAPRAC**  
PO Box 2070  
George  
6530

**Attention: Louise-Mari van Zyl**

Dear Madam,

**COMMENTS ON THE PROPOSED STILLBAAI LIFESTYLE VILLAGE DEVELOPMENT ON ERF 4784 & 4785, (PORTIONS OF ERF 657) STILLBAAI, HESSEQUA MUNICIPALITY**

The above mentioned report, reference number: **HES592** dated 16/09/2020 has reference.

The Breede-Gouritz Catchment Management Agency (BGCMA) has the following comments:

1. No operation is allowed within 100m of a water resource or 1:100 year flood line, whichever is the greatest. If the proposed activity falls within this area, authorisation needs to be put in place in terms of the National Water Act (NWA), 1998 (Act No. 36 of 1998). This is to ensure that the riparian ecological status of the water resource will not be negatively impacted.
2. Please note that any development within 500m from the boundary of any wetland requires authorisation in terms of the National Water Act (NWA), 1998 (Act No. 36 of 1998).
3. No water maybe abstracted from any surface water body and groundwater unless authorized by this Agency. Where will the water for the proposed activity are sourced from?
4. Where solid waste disposal is to take place on site, ensure that only non-toxic materials which have no risk of polluting the groundwater, are buried in designated approved areas at acceptable depths below ground level.
5. No surface, ground or storm water may be polluted as a result of any activities on the site. Please use silt retention traps and a Storm water master plan to prevent erosion and pollution.

6. The rehabilitation of the site must ensure that the final conditions of the site is environmentally acceptable and that there will be no adverse long term effects on the surrounding environment especially the water resources.
7. Please note that all requirements as stipulated in the National Water Act (NWA), 1998 (Act No. 36 of 1998) must be adhered to.
8. Please note that this Agency reserves the right to amend and / or add to the comments made above in the light of subsequent information received.

If you have any questions please don't hesitate to contact the official at the above mentioned details.

**MR. JAN VAN STADEN**



**CHIEF EXECUTIVE OFFICER (ACTING)**

**DATE: 28/09/2020**





## water & sanitation

Department:  
Water and Sanitation  
REPUBLIC OF SOUTH AFRICA

Private Bag X3055, WORCESTER, 6849, Street Address 51 Baring Street, WORCESTER, 6850, [www.dwa.gov.za](http://www.dwa.gov.za)

Enquiries: Ms Z N Mbunquka  
Email: [zmbunquka@bgcma.co.za](mailto:zmbunquka@bgcma.co.za)  
Ref. No: WU14577

Tel: 0233468000  
Fax: 044 8732199  
File No: 27/2/2/H590/3/3

Ellenrust Properties  
50 Bokmakierie str Eden  
6529

Dear Dr. JM Dabrowski

### **REGISTRATION OF WATER USE IN TERMS OF SECTION 39 OF THE NATIONAL WATER ACT, NO 36 OF 1998: FOR ELLENRUST PROPERTIES, STILLBAY RETIMENT VILLAGE IN QUATERNARY CATCHMENT H90E, Breede Gouritz - Worcester**

Your request dated 11 September 2019 to be registered to use water in terms of General Authorisation no. 509 dated 26 August 2016 refers.

The Breede Gouritz Catchment Management Agency (BGCMA) is pleased to confirm that the intended water use falls within the ambit of the General Authorisation. Therefore, you may continue with the water uses as permissible in terms of Section 22 (1) (a) (iii) of the NWA. You are therefore requested to adhere to the conditions stipulated in the said General Authorisation.

Water use(s) registered:

Sub Sec	Description as per the Act	Existing Authorisation	Applied for	Licence Recommended or Not Recommended
c	Impeding or diverting the flow of water in a watercourse		X	• Not Recommended
i	Altering the bed, banks, course or characteristics of a watercourse		X	Not Recommended
a	Taking water from a water resource			
b	Storing water			
d	Engaging in a stream flow reduction activity			
e	Engaging in a controlled activity			
f	Discharging waste or water containing waste into a water resource through a pipe, canal, sewer or other conduit			
g	Disposing of waste in a manner which may detrimentally impact on a water resource			
h	Disposing in any manner of water which contains waste from, or which has been heated in, any			

	industrial or power generation process			
j	Removing, discharging or disposing of water found underground if it is necessary for the efficient continuation of an activity or for the safety of people			
k	Using water for recreational purposes			

Table 1: Details of the registered water use(s)

Water use	property description	Latitude	Longitude	Purpose
Section 21 (c&i)	Erf 657, Riversdale	34° 22' 25 6	21° 24' 38 7"	Construction of a retirement village within 500m of a wetland

Attached herewith are the Registration Certificate and a copy of the General Authorisation for ease of reference.

You are required to comply with the conditions of the General Authorisation.

Yours faithfully

Recommend  
Comments:



I, Mr Jan Van Staden (Acting CEO: BGCMA) herewith electronically sign this document.

Electronic Signature Key : 5064767725818291865

Director: Institutional Establishment

Date: Aug 11 2020 1:31PM





# water & sanitation

Department  
Water and Sanitation  
REPUBLIC OF SOUTH AFRICA

## National Register of Water Use Registration Record 29012390

Water Use Registration Record 29012390 is issued in terms of the regulations requiring that a Water Use be registered, promulgated under Section 26(1)(c) of the National Water Act( Act 36 of 1998) to:

### Applicant

<b>Applicant Type:</b>	COMPANY
<b>Name:</b>	ELLENRUST PROPERTIES (PTY) LTD
<b>Enterprise Type</b>	PRIVATE COMPANY
<b>Business Registration Number:</b>	2019/397984/07
<b>Postal Address:</b>	PO BOX 1339 OUDTSHOORN WESTERN CAPE 6620
<b>VAT Registration Number:</b>	4530142902

### Water Management Area

**Name:** BREEDE-GOURITZ


### Register Status

**Status:** ACTIVE

### Water Uses

See attached Annexure(s)

Water Use No.	Water Use	Volume	Volume Start Date	Volume End Date
1	21(i)		2019/10/01	



Office: Breede-gouritz Cma  
Regional Office: Western Cape Region  
CMA: BREEDE-GOURITZ CATCHMENT  
MANAGEMENT AGENCY

BREEDE-GOURITZ CMA

14 FEB 2020

Date stamp of issuing office

#### DISCLAIMER :

This Registration Record:

- 1 is not an acknowledgement of an entitlement to the registered water use;
- 2 may NOT be used to create the impression that it is proof of a water use entitlement. By virtue of section 22(1) of the National Water Act, the only documents that may be used as proof of a water use entitlement, are:
  - 2.1 a licence;
  - 2.2 an official document stating the extent of existing lawful water use pursuant to sections 33 or 35 of the National Water Act;
  - 2.3 a general authorisation as published in the Gazette; or
  - 2.4 Schedule 1 of the National Water Act.

#### Notes:

- If an entitlement for the specific water use referred to in this Registration Record has been confirmed by the Department, it may be indicated as such in this Registration Record.
  - If the responsible authority has dispensed with the requirement for a licence for a specific water use, no water use entitlement is needed for that use under the National Water Act.
- 3 is issued without alterations or erasures and is invalid if it contains alterations not in conformity with the Department's official copy; and in substitution of any Registration Record the Department may have previously issued and the information is valid as at the date of issue.

# National Register of Water Use Registration Record 29012390

Altering the bed, banks, course or characteristics of a watercourse in terms of Section 21(i) of the National Water Act

## Water Use Identification

Register Number: 29012390  
Water Use Number: 1  
Water Use Start Date: 2019/10/01  
Water Use Status Date: 2020/02/13  
Water Use Status: REGISTERED

## RLA Details

RLA Business Unit: BREEDE GOURITZ - WORCESTER  
RLA Reference: GA9381

## Lawfulness Authentication

Finding: LAWFUL  
Finding Date: 2019/10/07  
Finding Reason: GENERAL AUTHORISATION

Finding Confirmed: YES  
General Authorisation: Gov. Gazette 40229, Notice 509, 26 August 2016  
Legal Section: Section 21(i) of the National Water Act (Act no. 36 of 1998)  
GA Applicable From Date: 2016/09/01  
GA Applicable To Date: 2036/08/31

## Water Use Details

Type of Water Resource: WETLAND  
Water Resource: CHANNELLED VALLEY-BOTTOM WETLAND  
For the Purpose of: CONSTRUCT A RETIREMENT VILLAGE  
Altering of: OTHER  
Start of Alteration: Latitude Longitude  
34° 22' 25.6" south 21° 24' 38.7" east  
Datum Type: WGS-84  
End of Alteration: Latitude Longitude  
34° 22' 25.6" south 21° 24' 38.7" east  
Datum Type: WGS-84  
Length of Watercourse Affected by Alteration: 1 METRES  
Water Use Sectors: INDUSTRY (URBAN)  
Quaternary Drainage Region: H90E

# National Register of Water Use Registration Record 29012390

Altering the bed, banks, course or characteristics of a watercourse in terms of Section 21(i) of the National Water Act

## Water Use Identification

Register Number: 29012390  
Water Use Number: 1  
Water Use Start Date: 2019/10/01  
Water Use Status Date: 2020/02/13  
Water Use Status: REGISTERED

## Property Where Water Use Occurs

Property Name: ERF 657  
Property Number: 657  
Portion of Property: 0  
SG Cadastral Code: C06400060000065700000  
Deeds Office: CAPE TOWN  
Registration Division: RIVERSDALE  
Registration Division Province: WESTERN CAPE  
Surveyor General Office: CAPE TOWN

## WUN/Property Relationship Details

Relationship Start Date	Relationship End Date
2019/10/01	

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# water & sanitation

Department  
Water and Sanitation  
REPUBLIC OF SOUTH AFRICA

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### Register Status

Status: ACTIVE

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Office: Breede-gouritz Cma  
 Regional Office: Western Cape Region  
 CMA: BREEDE-GOURITZ CATCHMENT  
 MANAGEMENT AGENCY

BREEDE-GOURITZ CMA  
 14 FEB 2020

Date stamp of issuing office

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# National Register of Water Use Registration Record 29012390

Altering the bed, banks, course or characteristics of a watercourse in terms of Section 21(i) of the National Water Act

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Water Use Sectors: INDUSTRY (URBAN)  
Quaternary Drainage Region: H90E

# National Register of Water Use Registration Record 29012390

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Water Use Number: 1  
Water Use Start Date: 2019/10/01  
Water Use Status Date: 2020/02/13  
Water Use Status: REGISTERED

## Property Where Water Use Occurs

Property Name: ERF 657  
Property Number: 657  
Portion of Property: 0  
SG Cadastral Code: C06400060000065700000  
Deeds Office: CAPE TOWN  
Registration Division: RIVERSDALE  
Registration Division Province: WESTERN CAPE  
Surveyor General Office: CAPE TOWN

## WUN/Property Relationship Details

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Ellenrust properties (Pty) Ltd

305 Jan van Riebeek Street  
Bergsig Villas #10  
Oudtshoorn  
Western Cape  
6625

Enquiries: L Stroh  
Tel: 011 545 1232  
Strohl@caa.co.za

24 November 2020

Ref. CAA\_2020\_9\_351  
CA15/2/Stilbaai

Attention: De Villiers Neethling

Conditional Approved for Proposed Building on Erven 4784 and 4785 (Portions of Erf 65 Stilbaai, Western Cape Province.

After evaluating the site position to the obstacle application form dated 29 September 2020, in principle the SACAA has no objection, the following conditions and restrictions applies:.

- Non-reflecting paint and materials should be applied to reduce glare and prevent blinding to pilots.

With regard to the physical structural development, the following restrictions need to be complied with, namely:

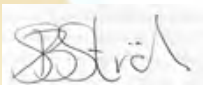
- Structure development is restricted to an all-inclusive, not exceeding height of 8.5m (above ground level).
- Kindly note that approval for the construction of cranes, if used, must be obtained 6 weeks prior to construction.

The above statement is conditional to the developer, providing the SACAA with the “as built” parameters of the facility, which includes the height and final layout of building. The SACAA will provide a final approval on receipt of details on “as built”.

This conditional approval is valid for 5 years from the date of this letter.

Note that this SACAA letter of no objection does not substitute or replace other approvals which may be required by the applicant.

Yours truly,



Lizell Stroh  
Obstacle Inspector  
PANS-OPS Section  
Air Navigation Services Department

Board Members: Mr Ernest Khosa (Chairperson); Mr Mongezi India; Prof Ntombizuko Dyani-Mhango Mr Suren Sooklal;  
Dr Brian Suckling; Ms Bulelwa Koyana; and Ms Tshitshi Phewa;

DCA: Ms Poppy Khoza; Company Secretary: Ms Nivashnee Naraindath

**OBSTACLE APPROVAL**CAA Obstacle ID APPLICANT

Applicant Name

Contact Person

Cell Nr

Tel Nr

Email

VAT Nr

Address

City

Province

Postal Code

OWNER

Owner Name

Contact Person

Cell Nr

Tel Nr

Email

Application Date  Received Date

Application Type  New  Shared  Replacement

Attachments:  GIS/Google File  Survey Report  
 Plan/Eng Drawing  Other

DETAILS OF PROPOSED STRUCTURE

Type of Structure  Construction Start Date

Site Name  Construction End Date

Site ID

LAT (Degrees)  LAT (Minutes)  LAT (Seconds)  Jib/Guywire (m)

LONG (Degrees)  LONG (Minutes)  LONG (Seconds)  Datum

Site Elevation (m)  Notes:  Coord Data Source

Substructure Height (m)  Other (specify)

Superstructure Height (m)  Elevation Data Source

Structure Elevation (m)  Other (Specify)

APPROVAL STATUS: 

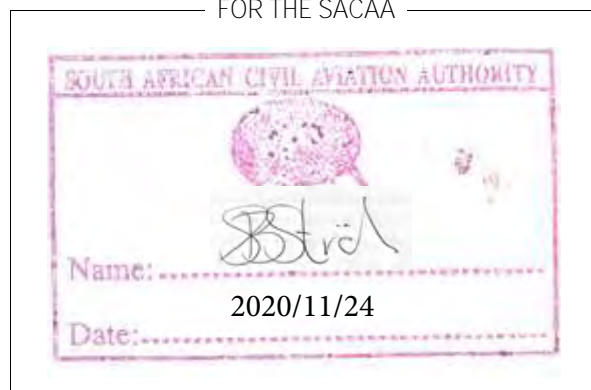
Note: 1. Conditional Approval only valid for 5 years from date of signature.  
 2. Final approval subject to applicant/owner providing 'As-Built' data.

Approval Conditions:

- No Markings  
 Day Markings  
 Night Markings  
 Day/Night Markings  
 UPS  
 Other/Special

Other/Special Conditions:

FOR THE SACAA







**CONSERVATION INTELLIGENCE: LANDSCAPE EAST**  
**postal** Private Bag X6546, George, 6530  
**physical** 4<sup>th</sup> Floor, Rentzburg Hof, 42 Courtenay Street,  
Bodorp, George, 6529  
**website** [www.capenature.co.za](http://www.capenature.co.za)  
**enquiries** Megan Simons  
**telephone** +27 87 087 3060 **fax** +27 44 802 5313  
**email** [msimons@capenature.co.za](mailto:msimons@capenature.co.za)  
**reference** LE14/2/6/1/6/5/657\_housing\_Stilbaai  
**date** 20 October 2020

Cape Environmental Assessment Practitioners,  
P.O.Box 2070,  
George,  
6530

Attention: Ms Louise-Mari van Zyl  
By email: [louise@cape-eaprac.co.za](mailto:louise@cape-eaprac.co.za)

Dear Ms Louise-Mari van Zyl

**DRAFT BASIC ASSESSMENT REPORT FOR STILBAAI LIFESTYLE VILLAGE ON ERF 4784 AND ERF 4785 (PORTIONS OF ERF 657), HESSEQUA MUNICIPALITY, WESTERN CAPE**  
**DEA&DP reference no: 16/3/3/1/D5/18/0010/20**

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CapeNature would like to thank you for the opportunity to review your application on Erf 4784 and Erf 4785 (a portion of Erf 657) in Stilbaai West. The applicant proposed to develop a lifestyle village with retirement facilities, including frail care centre with communal facilities. Please note that our comments only pertain to the biodiversity related impacts and not to the overall desirability of the application.

According to the Western Cape Biodiversity Spatial Plan (WCBSP 2017)<sup>1</sup> the proposed area is classified as Other Natural Areas (ONA). These ONA's perform ecological infrastructure functioning and their objective is to minimize habitat and species loss and ensure ecosystem functionality through strategic landscape planning. A section of the proposed areas is classified as Ecological Support Areas (ESA 1: Aquatic). The area forms part of the broader southern coastal belt watercourse protection, however there are no aquatic ecosystems mapped for the proposed property. The vegetation unit present at the proposed site is Vulnerable<sup>2</sup> Albertinia Sand Fynbos and Least Concerned Canca Limestone Fynbos. The

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<sup>1</sup> Pool-Stanvliet, R., Duffell-Canham, A., Pence, G. & Smart, R. 2017. The Western Cape Biodiversity Spatial Plan Handbook. Stellenbosch: CapeNature.

<sup>2</sup> National Environmental Management: Biodiversity Act (10/2004): National list of ecosystems that are threatened and in need of protection.2011.  
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former will be classified as Least Concerned in the updated draft ecosystem threat listings for the updated National Biodiversity Assessment (2018)<sup>3</sup>.

Satellite imagery can confirm that this area is transformed, however as this area is largely mapped as ONA and has been modified due to human activity, such as mowing, the area may still provide limited ecosystem services. Thus, the proposed development has to minimize the impact on habitat loss. During rehabilitation of disturbed areas only use indigenous vegetation.

The property has six *Sideroxylon inerme* (milkwood) that is a listed indigenous protected tree species<sup>4</sup>. CapeNature reminds the applicant to apply for a permit from the Department of Agriculture, Forestry and Fisheries before removing protected tree species. CapeNature agrees that the re-planting of *Sideroxylon inerme* must be in areas that will not be disturbed or used for future development. Protected trees to be retained or removed has to be clearly marked.

### **Botanical Assessment**

The botanical assessment found that the plant species encountered were not of conservation concern, other than the six protected trees. CapeNature agrees with the assessment regarding the recommendations for the protected trees. The assessment included the risks associated with the proposed development, found is medium to low without mitigation, and low post-mitigation. The medium risk is due to the presences of milkwood trees. We agree with the specialist that conserving the remaining natural vegetation is of importance.

### **Aquatic Assessment**

The aquatic assessment was done in July 2019, which was a drought period, and this might have influenced the results in terms of wetlands presence on the property. The proposed development will be dense and the increased hardening of the surface is of concern.

The proposed development is within the medium (50 year) erosion risk zone. These zones are areas within the flood risk zones of estuaries and littoral active zones. Furthermore, the proposed development is within the Coastal Management Line (see table 1 and fig.1)<sup>5</sup>. This zone demarcates the area in which development will either be prohibited or controlled. This is done in order to achieve the objectives as set in section 25 of ICM Act, as amended, or coastal management objectives<sup>6</sup>.

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<sup>3</sup> Skowno, A. L., Poole, C. J., Raimondo, D. C., Sink, K. J., Van Deventer, H., Van Niekerk, L., Harris, L. R., Smith-Adao, L. B., Tolley, K. A., Zengeya, T. A., Foden, W. B., Midgley, G. F. and Driver, A. 2019. National Biodiversity Assessment 2018: The status of South Africa's ecosystems and biodiversity. Synthesis Report. Pretoria, South Africa. 214 pp.

<sup>4</sup> Notice of the List of Protected Tree Species under the National Forest Act, 1998 (Act No. 84 of 1998)

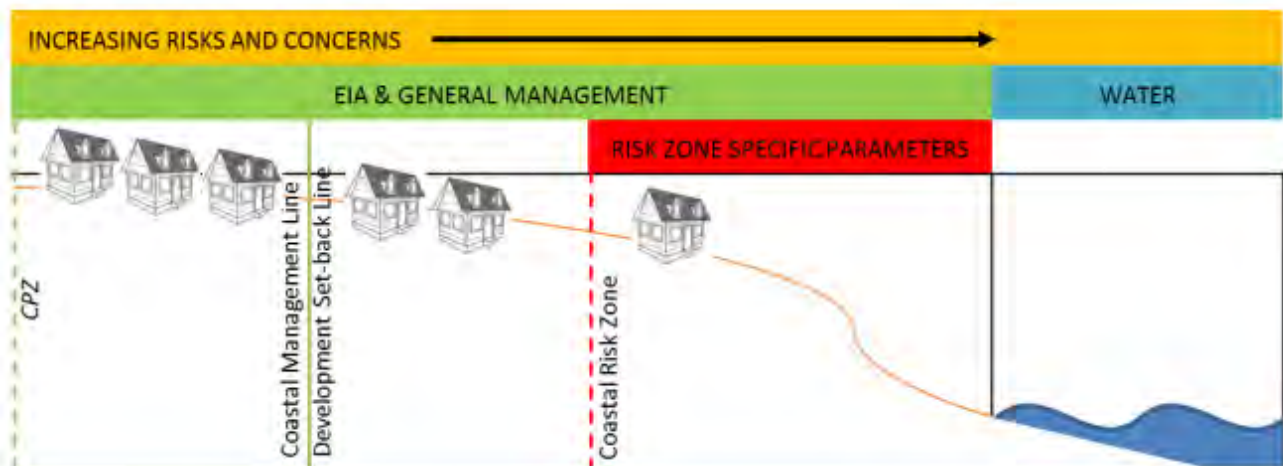
<sup>5</sup> Western Cape Government, Department of Environmental Affairs & Development Planning. Coastal Management Lines for Eden District: Project Report (March 2018).

<sup>6</sup> National Environmental Management: Integrated Coastal Management Amendment Act, 2014 Act (No. 36 of 2014).



**Table 1:** The Coastal Management Zones and the appropriate development regulations in each zone

Zone	Description	Development controls to apply
<b>CPZ</b>	<ul style="list-style-type: none"> <li>Area seaward of the CPZ</li> </ul>	<ul style="list-style-type: none"> <li>No additional controls</li> </ul>
<b>CML</b>	<ul style="list-style-type: none"> <li>Area seaward of the CML and around development islands</li> </ul>	<ul style="list-style-type: none"> <li>Prevent new development expansion areas below the CML</li> <li>General development parameters to avoid insensitive new development and positively inform execution of existing rights</li> </ul>
<b>DSL</b>	<ul style="list-style-type: none"> <li>Area seaward of the DSL and around development islands</li> </ul>	<ul style="list-style-type: none"> <li>As per EIA listing notices</li> </ul>
<b>Risk zones</b>	<ul style="list-style-type: none"> <li>Medium term (50 year) erosion risk zone (built-up areas)</li> <li>Long term (100 year) erosion risk zone (rural areas)</li> <li>Area within 1:100yr floodline or below the 10m amsl contour around estuaries</li> <li>Littoral active zones</li> </ul>	<p>Specific development parameters to avoid insensitive new development and positively inform execution of existing rights with specific reference to:</p> <ul style="list-style-type: none"> <li>Encroachment</li> <li>Erosion risk</li> <li>Mobile sand</li> <li>Flooding</li> <li>Storm damage</li> <li>Public access</li> <li>Vegetation control</li> <li>Public amenities and infrastructure</li> </ul>



**Figure 1:** Illustration of the different Coastal Management Zones, including the applicable risks, of the Eden District that must be considered for development management.

The Western Cape Nature Conservation Board trading as **CapeNature**

Board Members: Prof Denver Hendricks (Chairperson), Prof Gavin Maneveldt (Vice Chairperson), Ms Marguerite Loubser, Mr Mervyn Burton, Dr Colin Johnson, Prof Aubrey Redlinghuis, Mr Paul Slack

In conclusion, the proposed site is transformed therefore we do not object to the proposed development. However, we are concerned with the 1.8 ha of natural vegetation that will be removed. We recommended that the developers consider using solar panels to generate power supply.

CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Megan Simons', with a long horizontal flourish extending to the right.

**Megan Simons**  
**For: Manager (Landscape Conservation Intelligence)**



PER E-MAIL / MAIL

REFERENCE: 16/3/3/1/D5/18/0010/20  
ENQUIRIES: Steve Kleinhans  
DATE OF ISSUE: 19-OCT-2020

The Managing Director  
ELLENRUST PROPERTIES (PTY) LTD  
Bergsig Villas 10, 305 Jan van Riebeeck Street  
OUDTSHOORN  
6625

Attention: Mr. Ernest de Villiers Neethling

E-mail: devilliers@dnpgroup.co.za  
Tel: (044) 272 0454

Dear Sir

COMMENT ON THE DRAFT BASIC ASSESSMENT REPORT IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 (AS AMENDED) FOR THE PROPOSED STILBAAI LIFESTYLE VILLAGE ON ERF 4784 (A PORTION OF ERF 657), INCLUDING ERF 4785 (ACCESS ROAD), STILL BAY WEST

1. The abovementioned report received by this Directorate via e-mail from your appointed environmental assessment practitioner (EAP) – *Cape Environmental Assessment Practitioners (Pty) Ltd.* – on 17 September 2020, refers.
2. This Directorate has reviewed the information contained within the Draft Basic Assessment Report (“DBAR”) and provides the following comment:

2.1. *The Proposal*

According to the information contained in the report the proposal entails the development of a retirement village consisting of 120 loose standing, freehold title homes, 8 semi-detached assisted living units and a 22-bed frail care facility with administrative and communal facilities. It is understood that the proposed retirement village will be developed in three phases, depending on market conditions, where:

- Phase 1 consists of 42 retirement units and 16 frail care beds;
- Phase 2 consists of 38 retirement units and service and service centre; and
- Phase 3 consists of 40 retirement units, 8 assisted living units, 6 frail care beds and the remainder of the service centre

The proposal also includes the development of an access road on Erf 4785 and internal streets. The remainder of the development will be zoned Private Open Space to accommodate parking, services and recreational areas.

## 2.2. Basic Assessment Report Requirements

The Basic Assessment Report ("BAR") must contain all the information outlined in Appendix 1 of GN No. R. 982 of 4 December 2014 (as amended) and must also include the information requested in this letter. Omission of any of the said information may result in the application for Environmental Authorisation being refused. In this regard it must be ensured that the BAR contains the declarations of the applicant, the appointed independent Environmental Assessment Practitioner ("EAP") and the appointed independent specialists.

## 2.3. Alternatives

Please be advised that in terms of the Environmental Impact Assessment Regulations, 2014 (as amended on 7 April 2017) ("EIA Regulations") and the National Environmental Management Act, Act No. 107 of 1998, as amended ("NEMA"), the investigation of alternatives is mandatory.

In light of the above it is noted that two layout alternatives have been assessed in the DBAR namely:

- ❖ Alternative 1: 121 loose standing, freehold title homes, 10x semi-detached assisted living units and a frail care facility with 22 beds, administrative and communal facilities; and
- ❖ Alternative 2 (preferred alternative): 120 loose standing, freehold title homes, 10 semi-detached assisted living units and a frail care facility with 22 beds, administrative and communal facilities.

Although six White Milkwood trees have been identified, it is noted one single residential erf was excluded from the layout to create additional space to move around other erven in order not to remove three (3) protected milkwood trees that were identified by the botanist. The site development plans / layout plans for abovementioned alternatives do not clearly reflect how the protected trees will be avoided. The erf which has been removed could not readily be identified. Based on the above it does not appear that there is any material difference between the two layout alternatives apart from the omission of one (1) loose standing, freehold dwelling from the preferred alternative. It is understood that the preferred alternative was drafted in response to a recommendation in the Botanical Impacts Assessment to retain some of the *Sideroxylon inerme* (White Milkwood) trees present on the development site.

Notwithstanding the above recommendation, the preferred layout alternative does not represent a significant material difference/change. As such it is this Department's considered view that Alternative 1 is not a reasonable alternative to preferred Alternative 2 as the impact avoidance or mitigation hierarchy must be applied. The investigation of alternatives should not be undertaken purely to comply with the abovementioned legislation, since said legislation does allow for the exclusion of the assessment of alternative(s) where proof of investigation undertaken and motivation indicating that no reasonable or feasible alternatives other than the preferred option and the no-go option exist.

*Alternative designs and technology:*

To promote environmentally sustainable development practices, it is required:

- (a) All sensitive sections within the proposed site must be avoided.

- (b) Fire risk areas must be avoided and appropriate protection measures incorporated into layout plans.
- (c) Resource Conservation Measures ("RCM") be incorporated in the design of all residential units. The RCM include aspects such as power saving lighting; dual flush toilets, use of low-flow showerheads; the collection of rainwater from the roofs and storage thereof in tanks. The applicant should determine how this could be effectively incorporated into the buildings and operational phase of the development.
- (d) Green-building criteria should be incorporated into the design and siting of the development. For example, buildings should all be orientated to be north facing to improve energy consumption and indoor air quality. The layout of erven and streets should promote the achievement of this principle. It does not appear that all buildings will be north-facing. The layout should allow for building to be orientated to true north. It is noted that several residential buildings (especially along the north-eastern boundary) will have parking garages situated on the northern side of the building. It is advised that such building designs be changed to rather have the main living space on the northern side of the residence, thereby improving energy consumption and indoor air quality.
- (e) Sewage generated as a result of the proposed development must be disposed of by means of a waterborne gravity sewer network connected to the existing municipal sewer network and disposed of at a licensed waste management facility / sewage treatment plant with sufficient unallocated sewage treatment capacity. This has been proposed and the option is supported, please refer to comment under confirmation of bulk services.
- (f) An integrated waste management approach must be used that is based on waste minimisation and must incorporate reduction, recycling, re-use and disposal where appropriate. Solid waste generated as a result of the proposed development should be removed by the Municipality and be disposed of at a licenced waste management facility with sufficient unallocated air space or treatment capacity.
- (g) The layout and designs should include Sustainable Urban Drainage System (SUDS) to improve the quality of stormwater and aquatic environments. The SUDS practices should involve preventing pollution of water resources and reducing the effect of catchment hardening at the source and reduce downstream flooding effects.

#### 2.4. Impact Assessment

Further to Point 2.2 above please be advised that in accordance with Appendix 1 of the EIA Regulations (2014), the BAR must include the positive and negative impacts that the proposed activity and alternatives will have on the environment and on the community, focusing on the geographical, physical, biological, social, economic, heritage and cultural aspect and a full description of the process undertaken to identify, assess and rank the impacts.

In light of the above, the Department has reviewed the assessment on the impacts that the proposed development will have on the environment and community and is of the considered view that the impact assessment is inadequate as it does not include an assessment of the significance of, *inter alia* the social and economic impacts (positive and negative) on the community and that of Still Bay. As such please advise your EAP to include an assessment of all the pertinent impacts that the proposed development will have environment and community.

#### 2.5. Implementation Programme

Please note that, in accordance with the provisions of the Environmental Impact Assessment Regulations, 2014, a period for which the environmental authorisation is

required must be provided. This period must be informed by the operational aspects and the non-operational aspects of the proposed development. As such, the date on which the activity will be concluded and the post construction monitoring requirements finalised, must be determined. The DBAR states that the validity period of the Environmental Authorisation should be for a 5-year validity period; however, the date when activity will be concluded is unknown at this stage. Furthermore, post-construction monitoring must be finalised within 6-months from when each phase is completed.

In this regard it is noted that your EAP indicates that the environmental authorisation must be valid for a period of five (5) years. However, experience has shown that development of proposals of this nature normally take more than 5-years to be finalised (i.e. completion of the top-structures). **As such it is this Department's considered view that the five-year validity period of the environmental authorisation recommended by the EAP is inadequate.** You are advised to engage with your EAP / Planning Consultant and consider the proposed phasing of the development and include such information in the BAR. The information must also include the timeframe within which development activities (construction phase,) is anticipated to commence.

Please note that should the proposed development be approved, and the validity period is specified for a period of 5-years, if the activity has been commenced with, the period for which such environmental authorisation is granted may only be extended for a maximum further period of 5-years.

Furthermore, if the environmental authorisation is granted, the Holder must, for the period during which the environmental authorisation and EMPr remain valid ensure the compliance with the conditions of the environmental authorisation and the EMPr, is audited. During the period the development of the residential phases (i.e. construction of top structures) is undertaken, the Holder of the Environmental Authorisation will be required to ensure that environmental audit(s) are performed regularly and submit these Environmental Audit Report(s) to the Competent Authority.

#### Socio Economic aspects

The following information must be provided regarding the socio-economic aspects related to the implementation of the

- Estimated Jobs to be created (both permanent and temporary jobs);
- What measures can be taken to fast track the implementation of the proposal? (if approved).

#### 2.6. *Specialist Reports*

It is noted that specialist assessments in respect of the Plant Species, Aquatic Biodiversity and Archaeological and Cultural Heritage Themes were undertaken prior to 9 May 2020. As such, the reports in reports of these themes must comply with Appendix 6 of the EIA Regulations, 2014 (as amended). Furthermore, the Department provides the following comment in respect of:

#### Botanical Impact Assessment

The findings of the Botanical Impact Assessment have been noted. Furthermore, the opinion of the botanical specialist with regard to the Terrestrial Biodiversity and Animal Species Protocols (page 47 of the Botanical Impact Assessment) has also been noted. According to the report the specialist disputes the sensitivity rating identified in the

Screening Tool Report (i.e. Very High) and considers the sensitivity of the site to be Low. Since the specialist assessment related to the specific theme was not undertaken a compliance statement must be compiled which substantiates these findings and be submitted to the Department as part of the BAR. It is strongly advised that the Specialist specifically consult CapeNature about this matter.

The Department of Environment, Fisheries and Forestry (DEFF): Forestry Division must be consulted about the protected trees species and how the presence of these trees influences the proposed layout. The EAP / Specialist must refrain from merely stating that a permit will be obtained for the removal of the individual trees. A clear indication must be provided on the need/desirability for the trees to be removed and if there are any additional plants which require the same consideration.

The mitigation measure to plant six (6) trees for every White Milkwood tree (*Sideroxylon inerme subsp. inerme*) that is to be removed is noted. The DEFF: Forestry Division must provide specific comment on this matter and whether the mitigation measure is acceptable. The area where the trees will be planted must be identified and described. The botanical specialist must confirm that the area where these trees will be planted are suitable.

The Cape Floristic Region is largely a fire-dependent system and from a biodiversity point of view natural fire regimes should be maintained and managed in the landscape. Notwithstanding the EAP's motivation regarding the intended land-use of the adjacent property (i.e. Erf RE/692), the property contains indigenous vegetation which poses a fire risk. The botanical assessment and DBAR have failed to address the expected risk/influence from the adjacent property (i.e. natural occurring fire) and how the cumulative impacts should be addressed. The fact that development is proposed right up to the north-eastern boundary which abuts Erf RE/692 is of concern. This aspect must be addressed in the BAR and the layout amended to address the risks.

#### Aquatic Impact Assessment

Please be advised that any specialist report submitted as part of the impact assessment must comply with the relevant protocol or where such specialist assessment was undertaken prior to the protocols or minimum information requirements, which were published in Government Notice No. 320 of 20 March 2020 (Government Gazette No. 43110 of 20 March 2020 refers) coming into effect, such specialist report must comply with Appendix 6 of the EIA Regulations, 2014 (as amended). In this regard it must be ensured that the Freshwater Assessment compiled by Confluent Aquatic Consulting and Research for the proposed development include the curriculum vitae of the specialist who conducted the assessment.

This Department has reviewed the Freshwater Assessment, and notes that the main purpose of the report was to determine the impact on aquatic resources to determine whether authorisation is required in terms of Section 21(c) and (i) of the National Water Act, Act No. 36 of 1998, specifically development within 500m of the regulated area of a watercourse. According to the findings of the report the risk to the aquatic resources on the site is low since there are no aquatic resources within the development footprint and the nearest wetland being approximately 230 north of the proposed development.

Based on the above it is noted that a General Authorisation (Appendix D2 of the DBAR) was issued by the Department of Water and Sanitation on 11 August 2020.

### Heritage Study / Archaeological Baseline Statement

According to the findings of the studies related to heritage resources on the property and specifically the findings of the Archaeological Baseline Statement, dated 24 July 2019, compiled by Dr. Peter Nilssen, two areas were found to contain low-density scatterings of marine shell. According to the archaeological specialist the finds do not appear to be stem from a sub-surface archaeological shell midden and that it may have derived from modern activities or from an insignificant archaeological event. However, the specialist does indicate that the only way to confirm this is by means of archaeological test excavations in terms of a Phase 1a Archaeological Impact Assessment as part of an integrated Heritage Impact Assessment.

Notwithstanding the final response from Heritage Western Cape (Case No. 19081913SB0823E) indicating that no further action under Section 38 of the national Heritage Resources Act, Act No. 28 of 1999, is required, a review of the DBAR and Environmental Management Programme ("EMPr") includes a procedure to undertake archaeological test excavations prior to the commencement of construction to avoid impact on the possible archaeological resources. Considering that the fieldwork by the archaeological specialist was undertaken on 22 July 2019, it is unclear why the archaeological test excavations could not have been undertaken prior to and after the National COVID-19 Lockdown and prior to the submission of the application for environmental authorisation. This would have confirmed whether the low-density scatterings of marine shell are of archaeological importance. Confirmation of the archaeological importance of the scatterings may have a material impact on the proposal as it may lead to the exclusion of units in order to avoid the impact. As such your EAP / archaeological specialist is requested obtain comment with specific reference to the low-density shell scatterings and test excavation procedure.

### Agricultural Theme

Correspondence from the Western Cape Government: Department of Agriculture (Ref: Erf 4784 Still Bay), dated 17 August 2020, has confirmed that no agricultural / soil potential study for the proposed development. As such compliance with the Agricultural Protocol is not required.

### Civil Aviation Theme

The opinion of the EAP with regard to the implementation Civil Aviation Protocol (page 23 of the DBAR) is noted; however, no correspondence from the relevant organ of state is appended to the DBAR substantiating the findings and outcome of the site sensitivity assessment. Notwithstanding the above, the protocol requires the compilation of a compliance statement which adheres to the content requirements of the protocol. Please be advised that the EAP may compile such compliance. As such this must be addressed by the EAP and included in the BAR.

## 2.7. Confirmation of Services

### Potable water supply

According to the letter from the Hessequa Municipality (Ref: SBW657), dated 2 April 2020, the proposed development will be able to connect to an existing pipeline adjacent to the erf. The Municipality has confirmed that the municipality has adequate capacity in its potable water supply to accommodate the proposed development.



### Sewerage

According to the abovementioned letter an upgrade to the Still Bay sewer system which would have enabled the treatment of approximately 3.8Mℓ/day was earmarked for completion by the end of June 2020. With due consideration of the COVID-19 pandemic and resultant restrictions it is unclear whether the upgrades have been completed.

From the Municipality's letter it is unclear whether the current sewer and/or wastewater treatment works in fact has sufficient capacity to accommodate the proposed development which is likely to only be finalised after 2022. Based on information obtained from recent applications in Still Bay, it is understood that the upgrade to the WWTW was necessary to provide sufficient capacity for the current daily demand. It is noted that the 3.8Mℓ/day will cater for the 2018/2019 seasonal peak contributing population in Still Bay. The fact that no additional expansion of the sewer or wastewater treatment works has been authorised and the Hessequa Municipality is in the process to appoint a consulting engineer to upgrade the WWTW to be able to cater for 12 ML/d creates the impression that the proposed development will only be catered for at a later stage. In light of the above it is advised that clarity be obtained from the Hessequa Municipality addressing the following:

- (a) the total existing capacity of the municipal sewer network and waste water treatment works ("WWTW");
- (b) unallocated sewer network capacity and sewage treatment capacity available to service both the phased and completed (total) expected sewage output load by the abovementioned application, or sufficient approved unallocated capacity able to accommodate the abovementioned application in future;
- (c) confirmation from the Department of Water & Sanitation (DWS) regarding the upgrade of the WWTW and completion thereof.

### Solid waste disposal

According to the letter from the Municipality (dated 20 April 2020) two waste disposal sites currently handle the waste generated in Stilbaai, namely Melhoutfontein (49475 m<sup>2</sup>) and Steynkloof (55990m<sup>2</sup>) which is situated in Riversdal. The expected airspace for the respective both sites (combined) is between 10 and 15 years. Furthermore, the Garden Route regional waste site will be used once the airspace limit has been reached for these two waste disposal sites.

### Electrical supply

According to the letter from the Municipality (dated 20 April 2020) the main source of electricity will be a new electrical substation. The proposed development will be able to connect to the electrical system via a 120mm<sup>2</sup> x 3 vein cable along the western boundary of the site.

### Stormwater management

It appears that the stormwater infrastructure will link to an existing 600 mm diameter stormwater pipe which runs along the northern boundary. It is however unclear where the outlet to the existing stormwater pipe is and if any upgrade to said structure may be necessary. It is also noted that a concrete channel will be constructed on the north-eastern boundary of the property, which will have a reno-mattress stormwater outlet structure on Remainder of Erf 692. The cumulative impacts of the stormwater design is not clearly understood.

In addition to the above clarity should be provided regarding the following, namely:

- (a) the total existing stormwater management capacity of the municipality (for this drainage area);
- (b) any additional stormwater management capacity of the municipality (i.e. expansions) already approved by the environmental authority, but not yet effected; and
- (c) unallocated stormwater management capacity available to service the abovementioned development or sufficient approved unallocated capacity to be able to service the needs of development in future.

It is unclear if the owner of Erf RE/692 has provided consent for the stormwater outlet structure to be constructed on said property.

For ease of reference, the aforementioned information requirements should be addressed in a letter of confirmation of municipal services.

#### Confirmation of accessible building material

Experience has shown that residential developments of this nature require access to suitable building material, including mineral resources from mines/quarries. To avoid incremental decision making and to ensure there is intergovernmental co-ordination and harmonisation of actions relating to the environment, you are requested to provide confirmation regarding the source(s) of building material which you envisage to utilise (i.e. unallocated mineral resources are available at an approved mine/quarry to service both the phased and completed (total) expected construction phase, or sufficient approved unallocated capacity able to accommodate the abovementioned applications in future).

### 2.8. Environmental Management Programme

The contents of the Environmental Management Programme ("EMPr") must meet the requirements outlined in Section 24N (2) and (3) of the NEMA (as amended) and Appendix 4 of GN No. R. 982 of 4 December 2014. The EMP must address the potential environmental impacts of the activity throughout the project life cycle, including an assessment of the effectiveness of monitoring and management arrangements after implementation (auditing).

This Department has reviewed the EMPr as included and received as part of the DBAR. The following aspects must be addressed:

#### ❖ Auditing

According to Section 6.3 of the EMPr the responsibilities of the Environmental Control Officer ("ECO") include, *inter alia*, the compilation of the Environmental Audit Report after completion of construction. Please be advised that an environmental audit report must be compiled by independent environmental auditor with the relevant environmental auditing expertise. In this regard please note that the environmental auditor cannot be the EAP or the ECO. To avoid confusion, the terminology used in the EMPr should differentiate clearly between compliance monitoring and environmental auditing. It is advised to rather refer to ECO Compliance Reports.

### 2.9. Public Participation Process

It must be ensured that the Public Participation Process ("PPP") meets the requirements of Regulation 41 of the Environmental Impact Assessment Regulations, 2014 (as amended)

and be in line with the agreed Public Participation Plan ("PP-plan") agreed to by this Department on 7 August 2020.

Furthermore, your EAP is requested to submit a declaration which outlines all reasonable measures that have been taken to identify potential Interested and Affected Parties ("I&APs") for purposes of conducting public participation on the application. Such a declaration may be included as part of the Public Participation Report.

#### *General*

### 3. *Submission of Basic Assessment Report*

In accordance with Regulation 19 of GN No. R. 982 of 4 December 2014 (as amended on 7 April 2017) the BAR must be submitted to this Department for decision within 90-days from the date of receipt of the application by the Department.

If, however, significant changes have been made or significant new information has been added to the BAR, the applicant/EAP must notify the Department that an additional 50 days (i.e. 140 days from receipt of the application) would be required for the submission of the BAR. The additional 50 days must include a minimum 30-day commenting period to allow registered I&APs to comment on the revised report/additional information.

If the BAR is not submitted within 90 days or 140 days, where an extension is applicable, the application will lapse in terms of Regulation 45 of Government Notice Regulation No. 982 of 4 December 2014 and your file will be closed. Should you wish to pursue the application again, a new application process would have to be initiated. A new Application Form would have to be submitted and the prescribed application fee would have to be paid.

Note: In accordance with Environmental Impact Assessment best-practice, your EAP is required to notify all registered Interested and Affected Parties including the authorities identified in the Public Participation Plan of the submission of the FBAR and to make the document available to them. This will provide such parties an opportunity to review the document and how their issues were addressed. The FBAR must be made available to such parties no later than five (5) calendar days after the submission of the document to the Competent Authority.

4. Please note that one (1) printed copy as well as one (1) electronic copy of the document must be submitted to the Department for consideration. Your EAP is advised to make the necessary arrangements with the George Regional Office support staff with regard to the submission of the printed / hardcopies.

Due to the current measures being implemented by the Department<sup>[1]</sup> to address, prevent and combat the spread of COVID-19 and until such time that the Department requires otherwise, all applications, reports and documents, which include all signatures and Annexures which are included as part of the application and subsequent reports, must be submitted via e-mail to the relevant official, with attached PDF versions of letters and reports. If the documents are too large to attach to an e-mail, the competent authority must be notified per e-mail and provided with an electronic link to such documents that is accessible by the relevant authority.

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[1] DEADP Circular No. 0024/2020: EIA and related licensing services and supporting professional services during Covid-19 Lockdown Alert Level 1 dated 30 September 2020.



Note: The Directorate: Development Management (Region 3), has created a generic e-mail address to centralise its administration within the component (i.e. notifying clients of decisions and receiving EIA applications, Notice of Intent form; request for fee reference numbers, etc.) Please make use of the new e-mail address too when submitting such documents:

[DEADPEIAAdmin.George@westerncape.gov.za](mailto:DEADPEIAAdmin.George@westerncape.gov.za)

5. Please note that the activity may not commence prior to an Environmental Authorisation being granted by the Department. It is an offence in terms of Section 49A of the NEMA for a person to commence with a listed activity unless the Department has granted an environmental authorisation for the undertaking of the activity. Failure to comply with the requirements of Section 24F and 49A of the NEMA will result in the matter being referred to the Environmental Compliance and Enforcement Directorate of this Department for prosecution.
6. Kindly quote the above-mentioned reference number in any future correspondence in respect of the application.
7. This Department reserves the right to revise or withdraw initial comments or request further information from you based on any information received.

Yours faithfully

pp 

HEAD OF COMPONENT

ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 3

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Ref.: 16/3/3/1/D5/18/0010/20

Copied to:

EAP: Ms. Louise-Mari van Zyl (Cape EA-Prac)

Mr. Hendrik Visser (Hessequa Municipality)

E-mail: [louise@cape-eaprac.co.za](mailto:louise@cape-eaprac.co.za)

E-mail: [hendrik@hessequa.gov.za](mailto:hendrik@hessequa.gov.za)



Cor Van Der Walt  
LandUse Management  
Email: LandUse.Elsenburg@elsenburg.com  
tel: +27 21 808 5099 fax: +27 21 808 5092

Our reference: Erf 4784 Still Bay

Your ref: Erf 4784 Still Bay

Cape EAPrac

P O Box 2070

George

6530

Att: Louise-Mari van Zyl

EIA; RESIDENTIAL DEVELOPMENT

ERF 4784, STILL BAY; SG REGION RIVERSDALE

Your email dated 17 August 2020 has reference.

Erf 4784 Still Bay falls within the Urban Edge of the Still Bay (Hessequa) Municipal Jurisdictional Area and therefore excluded from the provisions of the Subdivision of Agricultural Land Act no 70 of 1970 (SALA) as per definition for "Agricultural land" of the said act.

This office will not require any agricultural/soil potential study for change of land use to "township development".

Please Note:

- That this is only a recommendation to the relevant deciding authorities in terms of the Subdivision of agricultural Land Act no 70 of 1970.

Our reference: Erf 4784 Still Bay

- The Western Cape Provincial Department of Agriculture reserves the right to request further information and revise initial comments based on any additional information that might be received.
- Please use this reference number in any future communication.

Yours sincerely

*CJ van der Walt*

---

MR CJ VAN DER WALT

SUB-PROGRAMME: LAND USE MANAGEMENT

2020-08-17

DATE:

**FORESTRY WESTERN CAPE**

Private Bag X 12, Knysna 6570  
WCE0054/11/20-21

---

Tel: (044) 302 6900 Fax: (044) 382 5461 E-mail: [MelanieKo@daff.gov.za](mailto:MelanieKo@daff.gov.za)

Enquiries: M Koen Ref: F13/11/2 Date: 1 November 2020

---

**Cape-Eaprac**

**Attention: Mrs. Louise-Mari Van Zyl**

Email: [louise@cape-eaprac.co.za](mailto:louise@cape-eaprac.co.za)

Tel/Fax: 044 874 0365/ 044 874 0432

**COMMENTS ON DRAFT BASIC ASSESSMENT REPORT FOR STILBAAI LIFESTYLE VILLAGE ON ERF 4784 & ERF 4785 (PORTIONS OF ERF 657), STILBAAI:**

- 1 Forestry is responsible for the implementation and the enforcement of the National Forest Act (NFA), Act 84 of 1998 as amended and the National Veld and Forest Fire Act, Act 101 of 1998 as amended (NVFFA). Thank you for giving Forestry this opportunity to comment on above reports.
- 2 **Section 7** of the National Forest Act (NFA), act no 84 of 1998 as amended provides for the prohibition of the destruction of indigenous trees in any natural forest without a license. 26 National Forest Types have been declared as natural forest in terms of Section 7(3) (a) of the NFA, Government Notice No. 762, 18 July 2008. "Forest" is defined in the NFA to include i.e. "a natural forest... and the ecosystems which it makes up", thereby including all components of the forest, not only the trees. According to Principle 3 3 (a) of the NFA, "natural forests may not be destroyed save in exceptional circumstances where, in the opinion of the Minister, a proposed new land use is preferable in terms of its economics; social or environmental benefits". **Section 15** of the National Forest Act (NFA) (Act No. 84 of 1998) as amended prohibits the cutting, disturbing, damaging or destroying of protected tree species without a licence.
- 3 DEFF request that:
  - a. Clarity is given on what type of zonation the property currently has and that any land-use planning application connected to above proposal be forwarded for comment firstly
  - b. The natural vegetation and protected trees on the property remains intact, and be incorporated in any development design proposal as no-go areas
  - c. That development proposals only focus on the transformed areas
- 4 DEFF reserves the right to revise initial comment based on any additional information that may be received

Yours Faithfully



p.p. AREA MANAGER FORESTRY: WESTERN CAPE

Cape EAPrac  
17 Progress street  
George  
6530

Attention: Ms Lousie-Mari Van Zyl

**PROPOSED DEVELOPMENT OF THE RETIREMENT VILLAGE ON A PORTION OF  
ERF 657, STILBAAI WEST. WESTERN CAPE**

This office subjected to the following conditions has no objection to the proposed activity.

- Hessequa Municipality must provide all potable water to the development.
- Hessequa Municipality must have the necessary capacity to provide the development with potable water.
- All sewage is to be connected to the Hessequa Municipal sewage system in Still Bay.
- The waste water treatment works in Still Bay must have the capacity to handle the additional load without any adverse effect.
- All refuse is to be incorporated into the Hessequa Municipal solid waste stream.

Yours faithfully



**DISTRICT MANAGER: EDEN DISTRICT**

**DATE: 13 November 2020**

erf 657 Retirement village



**REGISTERED POST**

**Our Ref:** HM/ HESSEQUA / STILL BAY / ERF 4784 & PORTION OF ERF 657  
**Case No.:** 19081913SB0823E  
**Enquiries:** Stephanie-Anne Barnardt  
**E-mail:** [stephanie.barnardt@westerncape.gov.za](mailto:stephanie.barnardt@westerncape.gov.za)  
**Tel** 021 483 9370  
**Date:** 19 September 2019

Stefan De Kock  
Po Box 9995  
George  
6530  
[perceptionplanning@gmail.com](mailto:perceptionplanning@gmail.com)

**RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: FINAL**  
**In terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003**

**NOTIFICATION OF INTENT TO DEVELOP: PROPOSED REZONING AND DEVELOPMENT OF A MIXED USED RESIDENTIAL AND OPEN SPACE FOR A RETIREMENT VILLAGE, STILL BAY, SUBMITTED IN TERMS OF SECTION 38(8) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)**

**CASE NUMBER: 19081913SB0823E**

The matter above has reference.

Heritage Western Cape is in receipt of your application for the above matter received on 23 August 2019. This matter was discussed at the Heritage Officers meeting held on 3 September 2019.

You are hereby notified that, since there is no reason to believe that the proposed rezoning and development of a mixed used residential and open space for a retirement village will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.

However, should any heritage resources, including evidence of graves and human burials, archaeological material and paleontological material be discovered during the execution of the activities above, all works must be stopped immediately and Heritage Western Cape must be notified without delay.

This letter does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

HWC reserves the right to request additional information as required.

Should you have any further queries, please contact the official above and quote the case number.

Yours faithfully



.....  
Dr. Mxolisi Dlamuka  
Chief Executive Officer, Heritage Western Cape

# HESSEQUA

Munisipaliteit / Municipality / U Masipala



Rig alle korrespondensie aan die Munisipale Bestuurder  
Address all correspondence to the Municipal Manager

Tel: (028) 713 8000

Faks / Fax: 086 4015 118

Posbus / P.O. Box 29, RIVERSDAL(E), 6670

E-pos / E-mail: [info@hessequa.gov.za](mailto:info@hessequa.gov.za)

[www.hessequa.gov.za](http://www.hessequa.gov.za)

Van den Bergstraat

RIVERSDAL(E)

Verw. / Ref: SBW657

Navrae/Enquiries:  
H.S. Visser/lc

17 June 2020

**Attention: Mr. Devilliers Neethling**

ELLENSRUST PTY (LTD)

STILBAAI

6674

Dear Sir

**MUNICIPAL COMMENTS ON THE QUERIES RAISED BY THE ROAD NETWORK MANAGEMENT, DEPARTMENT OF TRANSPORT AND PUBLIC WORKS, WESTERN CAPE GOVERNMENT FOR THE DEVELOPMENT FOR THE PROPOSED RETIREMENT VILLAGE ON A PORTION OF ERF 657, STILBAAI WEST**

1. The email from the Department: Transport and Public Works, Road Network Management Planning dated 26 May 2020 refers.
2. As mentioned in our letter dated 7 May 2020 the Municipality acknowledge and support the proposed recommendations as set out on page 26 of the Traffic Impact Assessment report as compiled by Urban Engineering. However, if the Department recommends a traffic circle at the MR331/MR332 intersection instead of a 4-way stop we have made provision for that for an amount of R 1000 000 on the 2020/21 budget.
3. There is no proclaimed road reserve that runs from the MR331/MR332 intersection, over erf 657, towards the school site, erf 692. The reserve was closed years ago after the development of the adjacent retirement village, Palinggat, and the resulting complaints from residents of the through route. The new site for the proposed retirement village was also sold per tender without any condition of a compulsory through route to the school site. Erf 692 is surrounded on two sides by access routes to the site, namely Sterretjie and Bosbok Avenues and should be sufficient for access to and from the site.

## STREEKKANTORE / REGIONAL OFFICES

ALBERTINIA

Tel: (028) 713 7858

STILBAAI

Tel: (028) 713 7831

SLANGRIVIER

Tel: (028) 713 7892

JONGENSFONTEIN

Tel: (028) 713 7850

HEIDELBERG

Tel: (028) 713 8019

GOURITSMOND

Tel: (028) 713 7855

WITSAND

Tel: (028) 713 7868

4. The Municipality has been in consultation with the primary school, Bertie Barnard, for the possible relocation of the school site, erf 692, to a site adjacent to the current municipal sports grounds in Stilbaai. The primary school is currently renting the sports fields from the municipality and if a new school is to be developed in the future it would make sense from a town planning perspective to develop the school on the site where the sports facilities already exist rather than to duplicate it. The Municipality has identified this as a possible swop transaction with the Department of Public Works, namely, to swop erf 692 with a site next to the sports grounds and then utilise erf 692 for future residential development. This proposal has also been identified within the Local Spatial Development Framework Plan for Stilbaai.

We trust that this information will be sufficient to make an informed decision regarding the proposed development.

Yours faithfully



**HS VISSER Pr. Plan  
DIRECTOR DEVELOPMENT PLANNING**

# HESSEQUA

Munisipaliteit / Municipality / U Masipala



Rig alle korrespondensie aan die Munisipale Bestuurder  
Address all correspondence to the Municipal Manager

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Faks / Fax: 086 4015 118

Posbus / P.O. Box 29, RIVERSDAL(E), 6670

E-pos / E-mail: [info@hessequa.gov.za](mailto:info@hessequa.gov.za)

[www.hessequa.gov.za](http://www.hessequa.gov.za)

Van den Bergstraat

RIVERSDAL(E)

Verw. / Ref:

Navrae/Enquiries:

SBW657

H S Visser/lc

7 May 2020

**Attention: Mr. Devilliers Neethling**

ELLENSRUST PTY (LTD)

STILBAAI

6674

Dear Sir

## **HESSEQUA MUNICIPALITY AS THE ROAD AUTHORITY'S RECOMMENDATION FOR THE DEVELOPMENT OF THE PROPOSED RETIREMENT VILLAGE ON ERVEN 4784 AND 4785, STILBAAI WEST**

1. The letter from the Road Network Management Division dated 26 March 2020 refers.
2. Regarding the Traffic Impact Assessment as compiled by Urban Engineering dated November 2029 we hereby acknowledge and support the proposed recommendations as set out on page 26 of the report.
3. The Executive Mayoral Committee has resolved at its meeting of 21 October 2019, Item 7.3.1, to reconsider the proposed implementation of the western bypass arterial road and to look at alternatives with regards to the classification and implementation of the bypass road. It is the intention of the municipality to use part of the implementation funds of the bypass road to upgrade the MR331/MR332 intersection. The Municipality appointed Neil Lyner and Associates to conduct an Access Management Plan for Stilbaai and an amount of R 1000 000 has been allocated on the 2020/21 budget for the upgrading of the roads in Stilbaai.

We trust that this information will be sufficient to make an informed decision regarding the proposed development.

Yours faithfully

**HS VISSER Pr. Plan  
DIRECTOR DEVELOPMENT PLANNING**

### **STREEKKANTORE / REGIONAL OFFICES**

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Van den Bergstraat

RIVERSDAL(E)

Verw. / Ref: SBW657

H S Visser/lc  
Navrae/Enquiries:

24 February 2020

**Attention: Mr. Devilliers Neethling**

ELLENSRUST PTY (LTD)

STILBAAI

6674

Dear Sir

**CONFIRMATION OF BULK SERVICE AVAILABILITY FOR THE DEVELOPMENT OF THE PROPOSED RETIREMENT VILLAGE ON A PORTION OF ERF 657, STILBAAI WEST**

1. Our letters dated 7 May 2019 and 4 December 2019 refer.
2. The Hessequa Municipality hereby confirms the availability of bulk services for the abovementioned development as follows:

**2.1 WATER:**

There is an existing 150mm asbestos water line adjacent to the erf whereby the proposed development can connect to. The municipality has drilled four boreholes in Stilbaai to supplement our water supply. One of these boreholes provides a constant yield of 6L/s and will be incorporated within our existing Wesdam reservoir. This reservoir and the Platbos reservoir will provide the proposed development with water. There is however enough capacity to serve this development without the incorporation of the borehole.

**2.2 SEWERAGE:**

An upgrading project of the existing sewerage works in Stilbaai is currently underway and is expected to be completed in June 2020. This project entails the enlargement of the 2 megalitre clarifier to a 4 megalitre clarifier. This upgrading will create enough capacity to accommodate the proposed development. There is an existing 160mm asbestos sewerage line adjacent to the erf whereby the proposed development can connect to.

---

**STREEKKANTORE / REGIONAL OFFICES**

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STILBAAI

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SLANGRIVIER

Tel: (028) 713 7892

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GOURITSMOND

Tel: (028) 713 7855

WITSAND

Tel: (028) 713 7868

### 2.3 ELECTRICITY:

A new electrical substation (SS3) has been constructed within 200m from the development site and will serve as the main power source to the development. There is a 120mm<sup>2</sup> x 3 vein cable on the western boundary of the site whereby the proposed development can connect to. The capital contribution for the development's electricity needs will be used to make the connection between the new SS3 Substation and the overhead line in Oester Avenue to ensure that the proposed development is connected to a circular feeder. The municipality will make this connection between the substation and the overhead line. The developer will be responsible for the connection to the site.

### 2.4 ROADS:

The Executive Mayoral Committee has resolved at its meeting of 21 October 2019, Item 7.3.1, to reconsider the proposed implementation of the western bypass arterial road and to look at alternatives with regards to the classification and implementation of the bypass road. It is the intention of the municipality to use part of the implementation funds of the bypass road to construct a traffic circle at the Jongensfontein intersection. This project is proposed to be finished by mid-2021 and engineers are already appointed to design the circle.

We trust that this information will be sufficient to make an informed decision regarding the proposed development.

Yours faithfully



**HS VISSER Pr. Plan**  
**DIRECTOR DEVELOPMENT PLANNING**

# HESSEQUA

Munisipaliteit / Municipality / U Masipala



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Van den Bergstraat

RIVERSDAL(E)

Verw. / Ref:

Navrae/Enquiries:

SBW657

H S Visser/lc

2 April 2020

**Attention: Mr. Devilliers Neethling**

ELLENSRUST PTY (LTD)

STILBAAI

6674

Dear Sir

## **CONFIRMATION OF BULK SERVICE AVAILABILITY FOR THE DEVELOPMENT OF THE PROPOSED RETIREMENT VILLAGE ON A PORTION OF ERF 657, STILBAAI WEST**

1. The letter from the Department of Environmental Affairs and Development Planning dated 10 March 2020 refers.
2. Below our comments as per their request regarding the services for the retirement resort development in Stilbaai. This serves as additional comments to our letter from the 24<sup>th</sup> of February 2020.
3. Herewith a broad overview of the civil services that will have a direct impact on the development:

### **3.1 WATER:**

There is an existing 150mm asbestos water line adjacent to the erf whereby the proposed development can connect to.

#### **a) Potable water supply**

According to the updated sewer and water masterplans of 2019 the current annual average water demand in Stilbaai is 2171 kl/day and the current water allocation is 3923 kl/day.

---

### **STREEKKANTORE / REGIONAL OFFICES**

*ALBERTINIA*

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Tel: (028) 713 7855

*WITSAND*

Tel: (028) 713 7868

The total existing capacity of the municipal potable water supply is almost double the amount required. The exact sustainable yield of the fountains, springs and boreholes need to be determined and thus an overall water supply allocation could only be supplied. Below is a short summary of the capacity of the existing sources:

Stilbaai is supplied with raw water from 2 boreholes (Platbos and Attie Nel boreholes), 4 fountains (Olienhoutfontein, Grootsandfontein, Palinggat and Hawefontein) and the Olive Grove dam. Water quality from the Palinggat spring and the Platbos borehole sources is poor and the Platbos borehole is currently not in use. Raw water from the Olive Grove dam, which is filled with water from the Melkhoutfontein, is purified at the Olive Grove WTP next to the dam. The WTP has a capacity of 5 270 kℓ/d. Purified water from the WTP is then pumped to the Stilbaai East and Dunes reservoirs in Stilbaai East and the Olienhoutfontein pump station (PS) in Stilbaai West. From the Olienhoutfontein pump station water from the Olienhoutfontein (situated next to the pump station) and the Olive Grove WTP is pumped to the Platbos reservoirs. Water extracted from the Grootsandfontein fountain is pumped to the Toerelle and Platbos reservoirs. The Platbos reservoirs are also supplied with water from the Platbos borehole, situated close to the reservoirs. Bulk water from the Attie Nel borehole and the Harbour fountain is pumped directly into the Stilbaai reticulation system. The current water allocation for Stilbaai from all sources is 1 412 Mℓ per year.

The existing capacity of the reservoirs in Stilbaai

Still bay East Dam – 0.6 ML  
Duine Dam – 1.2 ML  
Preekstoel – 0.6 ML  
Toerelle – 0.5 ML  
Platbos – 6.8 ML  
Stilbay West res – 0.6ML

No additional expansion has been approved or budgeted for in the next financial year as the capacity is currently sufficient to supply the area as well as the proposed development.



Seven additional boreholes with a sustainable yield of 2507 m<sup>3</sup>/d has been drilled and to be connected to the water reticulation system in the 2020/21 financial year that will increase the water allocation to the Stilbaai west area.

Borehole number	Sustainable Yield (l/s @ 24hr)	Volume abstraction (m <sup>3</sup> /d)	Critical water level (mbgl)	Static water level (mbgl)	Pump depth (mbgl)	Borehole depth (mbgl)	Elevation (mamsl)
<b>STILBAAI</b>							
Deep borehole	6	518.4	115	13.85	130	175	85
BH39	3	259	11	3.25	12	13	25
BH46B	1.55	134	11	3.32	12	16	25
BH46C	1	86	11.55	3.85	12	16	25
<b>TOTAL</b>		<b>998</b>					
<b>MELKHOUTFONTEIN</b>							
BH4	7	605	15	2.58	18	40	37
BH36	7	605	15	3.85	18	43	37
BH01B	3.47	300	21	11.85	22	24	49
<b>TOTAL</b>		<b>1509</b>					

### 3.2 SEWERAGE:

The present AADD for the existing erven in the Stilbaai system that contributes to the domestic sewer flow is 2978 kl/d which includes unaccounted -for -water(UAW). The PDDWF for the Stilbaai system is estimated at 2074 kl/d or roughly 70% of the AADD. Approximately 73% of this is a direct contribution from connections to the sewerage system and the 27% is contributed by groundwater infiltration.

After the currently upgrade, the facility will be able to cater for ± 3.8M//d which is deemed roughly equal to the 2018/2019 seasonal peak contributing population of up to 17,250 people (completed by end of June 2020).

No additional expansion of the sewer or WWTW capacity has already been approved however the municipality is in the process to upgrade the existing sewer network. The municipality is in the process to appoint a consultant engineer to upgrade the WWTW to be able to cater for 12 ML/d.

### **3.3 ELECTRICITY:**

A new electrical substation (SS3) has been constructed within 200m from the development site and will serve as the main power source to the development. There is a 120mm<sup>2</sup> x 3 vein cable on the western boundary of the site whereby the proposed development can connect to. The capital contribution for the development's electricity needs will be used to make the connection between the new SS3 Substation and the overhead line in Oester Avenue to ensure that the proposed development is connected to a circular feeder. The municipality will make this connection between the substation and the overhead line. The developer will be responsible for the connection to the site. The Current Distribution Capacity is 9MVA.

### **3.4 SOLID WASTE:**

Two sites will handle the waste generated in Stilbaai, namely Melhoutfontein (49475 m<sup>2</sup>) and Steynkloof (55990m<sup>2</sup>) which is situated in Riversdale. All the sites under consideration are classified G:C: B- where the "G" classification refers to the type of waste that may be received at the site, which in this case is "general waste". General waste is the description given to all domestic waste and all wastes generated from commercial, business and industrial activities that are not hazardous or toxic. Pharmaceutical and medical wastes are also not part of general waste. The "C" classification refers to a volume of waste disposed of less than 25 tonnes per day and the "B-" indicates that the site should not generate significant leachate because of the climate. This climatic water balance is calculated in accordance to the Minimum Requirements (2nd Edition, 1998) Clause 3.4.2. No leachate management systems are required for B- sites per Minimum Requirements. The expected airspace for both sites is between 10 and 15 years. The consultants are currently in the process to determine the airspace at each site.

No additional applications were submitted for expansions as the regional waste site will be used once the airspace limit has been reached.

We trust that this information will be sufficient to make an informed decision regarding the proposed development.

Yours faithfully



**HS VISSER Pr. Plan  
DIRECTOR DEVELOPMENT PLANNING**

# HESSEQUA

Munisipaliteit / Municipality / U Masipala



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[www.hessequa.gov.za](http://www.hessequa.gov.za)

Van den Bergstraat

RIVERSDAL(E)

Verw. / Ref: 15/R

Navrae/Enquiries: Mr. R. Manho

5 October 2020

**Mr. De Villiers Neethling**

[Devilliers@dnpgroup.co.za](mailto:Devilliers@dnpgroup.co.za)

Dear Sir

## **CONFIRMATION OF BULK SERVICES FOR THE PROPOSED STILL BAY LIFESTYLE VILLAGE ON ERF 4784 (A PORTION OF ERF 657), STILL BAY**

Herewith final comments from the Hessequa Municipality with regards to the above-mentioned project.

a) Potable water supply:

- I. Still Bay is supplied with raw water from boreholes, fountains, springs and the Olive Grove dam. The annual average daily demand for Still Bay is 2135 kl/d and the total existing capacity of the municipal potable water supply is 3868 kl/d.

b) Sewer network and waste water treatment:

- I. The present average daily sewer flow for the existing erven in Still Bay that contributes to the domestic sewer flow is 1287 kl/d and the capacity of the waste water treatment plant is 4000kl/d.
- II. The wastewater treatment plant was upgraded in the 2019/20 financial year from a total capacity of 2000kl/d to 4000kl/d.

c) Solid Waste and disposal

- I. All the domestic waste is transported from Still bay to the Steynskloof landfill site in Riversdale. The latter has more than 22 years landfill space and an indication that the waste generated from the proposed development will be easily accommodated.
- II. The waste generated will be temporarily stored in operational waste containers or bins before transported to the landfill site.

d) Electricity and electricity distribution:

- I. The total existing electrical distribution capacity of the municipality in Still Bay is 9 MVA and the current demand is 6 MVA.

### **STREEKKANTORE / REGIONAL OFFICES**

**ALBERTINIA**

Tel: (028) 713 7858

**STILBAAI**

Tel: (028) 713 7831

**SLANGRIVIER**

Tel: (028) 713 7892

**JONGENSFONTEIN**

Tel: (028) 713 7850

**HEIDELBERG**

Tel: (028) 713 8019

**GOURITSMOND**

Tel: (028) 713 7855

**WITSAND**

Tel: (028) 713 7868

# HESSEQUA

Munisipaliteit / Municipality / U Masipala



Rig alle korrespondensie aan die Munisipale Bestuurder  
Address all correspondence to the Municipal Manager

Tel:( 028) 713 8000

Faks / Fax: 086 4015 118

Posbus / P.O. Box 29, RIVERSDAL(E), 6670

E-pos / E-mail: [info@hessequa.gov.za](mailto:info@hessequa.gov.za)

[www.hessequa.gov.za](http://www.hessequa.gov.za)

Van den Bergstraat

RIVERSDAL(E)

Verw. / Ref: 15/R

Navrae/Enquiries: Mr. R. Manho

- II. Bulk upgrades will be done in the 2020/21 financial from the main intake to substation 3 close to the development.

The municipality hereby confirm that all bulk infrastructure as indicated above is sufficient to accommodate the proposed development.

Yours faithfully



**Rhuschan Manho**

Director: Technical Services

Directorate: Technical Services

Hessequa Local Municipality

Van Den Berg Street, Riversdale, 6670

Office: +27 (0) 28 713 7964 | Cell: 0710058723 Fax: 086 401 5188

Email: [rhuschan@hessequa.gov.za](mailto:rhuschan@hessequa.gov.za)

Website: <http://www.hessequa.gov.za>

/lc

**Copy: Mr. H. Visser**

**Collabref.: 1353503 (Correspondence)**

## STREEKANTORE / REGIONAL OFFICES

ALBERTINIA

Tel: (028) 713 7858

STILBAAI

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# HESSEQUA

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[www.hessequa.gov.za](http://www.hessequa.gov.za)

Van den Bergstraat

RIVERSDAL(E)

Navrae/Enquiries: L Steyn

Verw. / Ref: SBW 4784 (Ged. 657)

12 March 2020

## **ZONING CERTIFICATE: ERF 4784 STILBAAI WEST**

In terms of the Hessequa Zoning Scheme By-law, 2018, Erf 4784 Stilbaai West, is zoned as "**Undetermined Zone**".

This property may only be used as such and for no other purposes.

Please note:

- The above zoning category and land use rights are subject to various development parameters and restrictions contained in the applicable zoning scheme By-law a copy of which is available on request at the Hessequa Municipality.
- The extract information above primarily states land use rights as reflected in the relevant By-law and doesn't necessarily include reference to all previous land use approvals, restrictions, exclusions or departures. As such, you are therefore required to check the subject property's title deed for any restrictions that might be more onerous and/or records of any other previous approvals, consents, exclusions or departures granted from the zoning scheme By-law.
- Use of the property in accordance with the above specified zoning category does not exempt the owner/occupier from compliance with any other legal statutory requirement which may affect the property.
- This document has no status unless signed by the Manager: Town Planning or other person exercising sub-delegated powers.

Yours truly

**PJ LOUW (Pr. Pln.)**  
**MANAGER: TOWN PLANNING**

### **STREEKKANTORE / REGIONAL OFFICES**

**ALBERTINIA**

Tel: (028) 713 7858

**STILBAAI**

Tel: (028) 713 7831

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Tel: (028) 713 7855

**WITSAND**

Tel: (028) 713 7868



**Western Cape  
Government**

Transport and Public Works

**ROAD NETWORK MANAGEMENT**

Email: Lyle.Martin@westerncape.gov.za

tel: +27 21 483 2419

Rm 335, 9 Dorp Street, Cape Town, 8001

PO Box 2603, Cape Town, 8000

**REFERENCE : TPW/CFS/RP/LUD/REZ/SUB-16/95 (Job 27700)**

**ENQUIRIES : Mr L Martin**

**DATE : 30 October 2020**

Cape Environmental Assessment Practitioners (Pty) Ltd  
PO Box 2070

**GEORGE**  
6530

Attention: Ms L van Zyl

Dear Madam

**ENVIRONMENTAL APPLICATION FOR 'STILBAAI LIFESTYLE VILLAGE' DEVELOPMENT ON ERF 4784 AND 4785 (PUBLIC ROAD), STILBAAI WEST (HESSEQUA MUNICIPAL DISTRICT)**

1. The following refer:
  - 1.1 This Branch's letter TPW/CFS/RP/LUD/REZ/SUB-16/95 (Job 27700) dated 30 June 2020 to the Municipal Manager, Hessequa Municipality.
  - 1.2 This Branch's letter TPW/CFS/RP/LUD/REZ/SUB-16/95 (Job 27700) dated 7 August 2020 to the Municipal Manager, Hessequa Municipality.
  - 1.3 Your letter HES592/03 dated 14 September 2020 to Potential Interested & Affected Party.
2. From an environmental point of view, this Branch offers no objection to this development, provided that this Branch's letters of 30 June 2020 and 7 August 2020 are complied to.

Yours faithfully

**SW CARSTENS**

**For CHIEF DIRECTOR: ROAD NETWORK MANAGEMENT**

## ENDORSEMENTS

1. Cape Environmental Assessment Practitioners

Attention: Ms L van Zyl (email: [louise@cape-eaprac.co.za](mailto:louise@cape-eaprac.co.za))

2. District Roads Engineer  
Oudtshoorn

3. Mr SW Carstens (email)

4. Mr E Burger (email)



**REFERENCE : TPW/CFS/RP/LUD/REZ/SUB-16/95 (Job 27700)**

**ENQUIRIES : Mr L Martin**

**DATE : 30 June 2020**

The Municipal Manager  
Hessequa Municipality  
PO Box 29  
**RIVERSDALE**  
6670

Attention: Ms L Steyn

Dear Madam

**REZONING, SUBDIVISION, CONSENT USE AND DEPARTURE: ERF 4784 AND 4785, STILBAAI WEST**

1. The following refer:
  - 1.1 Your letter 15/4/4/5 dated 31 January 2020 to this Branch.
  - 1.2 Urban Engineering's traffic impact assessment 20190804 revision 0 dated November 2019.
  - 1.3 This Branch's letter TPW/CFS/RP/LUD/REZ/SUB-16/95 (Job 27700) dated 26 March 2020 to you.
  - 1.4 Hessequa Municipality's letter SBW657 dated 7 May to Ellensrust Pty (Ltd).
  - 1.5 Mr E Burger's e-mail on behalf of this Branch on 26 May 2020 to both Ms M Vreken at Marike Vreken Urban & Environmental Planners and Mr F van Aardt at Urban Engineering.
  - 1.6 Hessequa Municipality's letter SBW657 dated 17 June 2020 to Ellensrust Pty (Ltd).



- 1.7 Urban Engineering's letter 201908 dated 25 June 2020 to Ellensrust Pty (Ltd).
- 1.8 Mr F van Aardt's e-mail on behalf of Urban Engineering on 30 June 2020 to [devilliers@dnpgroup.co.za](mailto:devilliers@dnpgroup.co.za).
- 1.9 Urban Engineering's traffic impact assessment 20190804 revision 1 dated June 2020.
2. This Branch offers no objection to this application, provided that the design drawings of the following infrastructure upgrades (as recommended within Urban Engineering's traffic impact assessment 20190804 revision 1 of June 2020) are submitted (via the Road Authority) to this Branch's Chief Design Directorate (Ms M Hofmeyr 021 483 3999) for approval and it being constructed in full before any property within this proposed development may be transferred:
  - 2.1 Upgrade the gravel access road to a surfaced road of permanent nature.
  - 2.2 Construct within MR00332 an acceptable pedestrian sidewalk of a permanent nature for at least 300m long from the access road to the north west.
3. Take cognisance that this Branch will not make any financial contribution towards this development's required upgrades within the Proclaimed Provincial Road Network, and that it will be for the developer and/or the Road Authority (Hessequa Municipality) to cover all the costs of designing, constructing and maintaining the upgrades along MR00331 and MR00332.

Yours faithfully



**SW CARSTENS**

**For CHIEF DIRECTOR: ROAD NETWORK MANAGEMENT**

## ENDORSEMENTS

1. Hessequa Municipality

Attention: Ms L Steyn (e-mail: [objections@hessequa.gov.za](mailto:objections@hessequa.gov.za))

2. Marike Vreken Urban & Environmental Planners

Attention: Ms M Vreken (e-mail: [marike@vreken.co.za](mailto:marike@vreken.co.za))

3. Urban Engineering

Attention: Mr F van Aardt (e-mail: [frans@urbanengineering.co.za](mailto:frans@urbanengineering.co.za))

4. District Roads Engineer  
Oudtshoorn

5. Ms MK Hofmeyr (e-mail)

6. Mr SW Carstens (e-mail)

7. Mr E Burger (e-mail)

## Louise-Mari van Zyl

---

**From:** Still Bay SAPS <stilbaai-saps@saps.gov.za>  
**Sent:** 16 September 2020 07:40 AM  
**To:** Louise-Mari van Zyl  
**Subject:** RE: Stilbaai Lifestyle Village\_application for comment

Enq : Capt van Tonder

This office does not have any objections against the development.

Signed:



*Captain HJ Van Tonder*

**STATION COMMANDER  
SAPS STILL BAY**

☎ 028 754 6109 | 📠 028 754 2800

📞 082 778 6724

Email : [VanTonderH2@saps.gov.za](mailto:VanTonderH2@saps.gov.za)

**From:** Louise-Mari van Zyl [mailto:[louise@cape-eaprac.co.za](mailto:louise@cape-eaprac.co.za)]

**Sent:** 14 September 2020 17:36

**To:** Still Bay SAPS <stilbaai-saps@saps.gov.za>; info**sb**@telkomsa.net; Deon Begemann <begemannd@gmail.com>; info@jiv.co.za; George Sabbagha <george.sabbagha@gmail.com>; Schumann Hentie twee <schuhentie@gmail.com>; tinus@hessequa.gov.za; kantoor@palinggat.co.za; admin@stilbaaibusiness.co.za; nvanwyk@telkomsa.net

**Subject:** Stilbaai Lifestyle Village\_application for comment

Good Afternoon / Goeie Middag,

### **RE: STILBAAI LIFESTYLE VILLAGE APPLICATION FOR COMMENT (HESSEQUA MUNICIPAL DISTRICT) – BASIC ASSESSMENT**

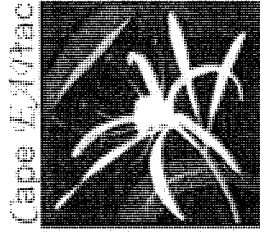
Attached please find a formal notification of the ongoing environmental investigation into development of the proposed Stilbaai Lifestyle Village. Kindly refer to the attached document for property details, process specifications and a summary of the development proposal.

You are invited to review the Draft Basic Assessment report once it is available (17 September 2020) and to provide any comment/queries you may have, in writing to the address provided or via return email.

Kind regards,

Louise-Mari van Zyl | 071 603 4132  
MANAGING DIRECTOR | PRINCIPAL CONSULTANT  
MA Geography & Environmental Studies (Stellenbosch)  
EAPSA Reg.

T: 044 874 0365  
F: 044 874 0432  
17 Progress Street, George  
P O Box 2070, George 6530



## COVID-19 operational notice



Our advisers and staff are working remotely and are contactable via email or on their cellphones.



We will advise when physical meetings and office visits can resume.  
Our commitment to offering you service excellence remains unchanged.

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# STILBAAI LIFESTYLE VILLAGE

## Comments on Draft Basic Assessment Report

Niel van Wyk, Environmental Specialist

The consultants for the proposed Stilbaai Lifestyle Village on the vacant portion of Erf 657 behind the Municipal Offices (Erven 4784 & 4785) have submitted a comprehensive draft Basic Assessment Report which covers most of the important environmental factors to be considered for this proposed development. While I have no objection to the proposed development, I submit the following comments and recommendations for information and consideration:

### 1. Planning Guidelines.

It is noted that the planning principles applied comply with the Planning Guidelines of the Province, Garden Route District Municipality and Hessequa Local Municipality.

### 2. Environmental Management Plan.

The Environmental Management Plan is comprehensive and covers the relevant issues, although some aspects could be considered in more detail. These are discussed in these comments.

A natural corridor should be maintained between Palinggat Resort and the proposed development; from a biodiversity point of view such corridors leading from the river inland are extremely important. Currently the large portion of Erf 657 west of the Main Road is connected to the Palinggat stream corridor via the open spaces surrounding the Municipal offices. It is unfortunate that the Municipality saw fit to deproclaim the road along the Palinggat Resort boundary between Main Road West and Paling Street; it should have been retained as a future road and an open corridor.

On page 15 of the Environmental Management Report it is stated that the closing of this corridor will have a low impact as current developments, buildings and the Main Road already cuts through this corridor. I believe that closing this corridor will have a higher impact, particularly for small mammals, reptiles and amphibians. In other parts of Stilbaai animals have adapted quite quickly to roads and developments as long as corridors are not blocked off by fences and walls – they use roads and pathways between buildings, as well as vacant erven.

A corridor along this boundary could also be used for stormwater retention systems (swales, infiltration trenches, etc.) as per recommendations in section 6 below. The internal road currently located on this boundary (which, according to the report, is also a servitude for an 11kV electricity line and a 600mm stormwater pipe), could be sited further from the boundary to allow space for stormwater facilities.

### 3. Botanical Assessment.

There are no plants of great significance on site, except for a few isolated milkwood trees. These are protected, but as they are common in the area the removal of 2 trees near the entrance is acceptable, provided at least 2 (preferably more) are planted elsewhere in the development. Other suitable indigenous trees should also be planted in open spaces and along internal roads (see section 9 below).

### 4. Freshwater Assessment.

This report concentrates on the presence or absence of wetlands. I agree that there are no wetlands of any significance on the property, but the report should have covered other aspects like the effect of the proposed development on groundwater and aquifers.

5. Groundwater and Aquifers.

The effect of the development on groundwater appear not to be addressed at all. The Palinggat aquifer is important as a possible source of water for Stilbaai. Even though the water is currently not potable due to high salinity, it has at times been mixed with freshwater to make up shortfalls in supply. If the aquifer is polluted it could not be used as an emergency supply, or a more permanent supply when desalination is eventually introduced to Stilbaai. Pollution of the aquifer will also detrimentally affect the river as the aquifer drains in the direction of the Palinggat stream and the Goukou estuary.

6. Stormwater.

I strongly support the principle of treating stormwater at origin and feeding it into the groundwater or aquifer system, this is the SUDS approach to stormwater management (SUDS: Sustainable Urban Drainage Systems). The SUDS approach has been widely adopted by most cities and large towns in South Africa (and worldwide); it is not only environmentally friendly, but is also much less costly to develop and maintain than a conventional stormwater conduit system. Hessequa Municipality should adopt SUDS as their preferred stormwater management approach for new developments, but have not done so to date.

In the conventional system stormwater is collected and piped away into the nearest stream or river; in the case of Stilbaai stormwater is released into the Goukou estuary without any treatment. The potential for pollution of the estuary is high, particularly as stormwater usually has dangerously high levels of toxic heavy metals. Unfortunately the Department of Water and Sanitation, while not opposing SUDS, have not really endorsed it as the primary stormwater treatment option as is already the case in several other countries (e.g. Netherlands, Australia, Canada).

In the SUDS approach stormwater is treated at source, usually with the use of swales, permeable surfaces to roads and pavements, infiltration trenches, basins, filter drains, artificial wetlands and retention ponds (most often a combination of these). Stormwater thus replenishes groundwater systems and aquifers, i.e. the natural function of stormwater is retained; vegetation and soil naturally filters the water, and plants and bacteria in the soil react with harmful substances to render them harmless. Stormwater drainage systems are only used for the high-flow scenarios, i.e. overflow from the SUDS system flow into stormwater drains.

The Civil Engineering report for this development recommends just the opposite, i.e. that normal stormwater should flow into the conventional drainage system (and thus end up in the estuary), and that the overflow during heavy storm events be collected in swales, etc.

I strongly recommend that the management of stormwater at this development be reconsidered and that the SUDS approach be implemented.

7. Solid Waste.

The Civil Engineering report states that household waste must be taken to a central solid waste collection area on site where it will be collected by Hessequa Municipality for removal to the Melkhoutfontein dump site. The dumping of household refuse is not permitted at the Melkhoutfontein dump site, the refuse must be taken to the Riversdale solid waste dump site.

The Environmental Management report recommends recycling, but does not take into account that a very efficient recycling system is already in place in Stilbaai. Hessequa Municipality has contracted Henque Waste to collect recyclables, a system that not only works well but also provides much-needed jobs for a number of people.

8. Heritage & Archaeology.

We take note of the comments in the Heritage and Archaeological assessment, namely that there are no heritage factors that will impede this development. The two middens may simply be recent dumping sites, but it is noted that if heritage or archaeological remains are uncovered during the construction phase, Heritage Western Cape will be notified as required by law.

9. Landscape Plan.

There is no landscape plan for the operational phase, or even a detailed operational environmental management plan. Guidelines for operational environmental management are provided in the Environmental Management Programme, but I would like to see more emphasis and a more detailed plan. The report mentions that local indigenous plants should preferably be used in gardens and public open spaces, providing a list of suitable species would be very useful. The plant list provided to residents must also clearly indicate that invasive and other undesirable non-indigenous plants are not recommended (or not allowed) in the development.

The landscape plan should concentrate on the planting of suitable indigenous trees in public open spaces and along roads in line with Hessequa Municipality's #100 000 Trees Campaign. The plan should also address the management and maintenance of stormwater retention areas like swales and trenches in public open spaces.

10. Traffic assessment.

Comments on the Traffic Assessment Report submitted by Dr Christo van As are extremely important and are strongly supported; while addressing future traffic problems, his recommendations complement recommendations in these comments for the retention of an open corridor along the boundary of the Palinggat Resort.

I trust that you will find these comments useful and that the recommendations can be implemented. Please contact me should you require any further information or clarification.



Niel van Wyk  
Environmental Specialist  
30 September 2020.

Louise-Mari van Zyl

Stilbaai Erfenis Trust

**From:** Louise-Mari van Zyl  
**Sent:** 14 September 2020 09:00 AM  
**To:** 'Deon Begemann'  
**Cc:** leonehlers1@gmail.com; pauline.hollis340@gmail.com; waltiba@palmyrastays.co.za; George Sabbagha; Hentie Schumann; leonehlers@gmail.com; Liezel de Vries; Schumann Hentie twee; Wilmien van der Westhuizen  
**Subject:** Stilbaai Lifestyle Village

Good Morning Dr Begemann,

**RE: REGISTRATION AS INTERESTED & AFFECTED PARTY FOR THE PROPOSED STILBAAI LIFESTYLE VILLAGE, STILBAAI WEST**

Thank you so much for your email.

I have captured the Still Bay Heritage Conservation Trust as per the details provided in your email with yourself as the contact person. Please let me know if below details change at any point during the environmental application process to ensure that we maintain contact with the Trust.

The following details have been captured in our Stakeholder Register.

Dr GJ (Deon) Begemann  
Chairman; Still Bay Heritage Conservation Trust  
PO Box 683  
Stilbaai  
6674  
South Africa  
Mobile(+27) 082 4407910

The Draft Basic Assessment Report for this application will be available from Thursday this week (17 September 2020) till 19 October 2020. Hard copies will be available at the local municipal office, as well as in Riversdale and on our website ([www.cape-eaprac.co.za](http://www.cape-eaprac.co.za) under 'active projects'). Key stakeholders and neighbouring owners/property developments will also be receiving their written notifications (of the process) today.

CDs with the complete electronic report can be made available to those who don't have access to internet sources or who may not wish to visit the municipal offices to view the hard copies.

The proposal is for a lifestyle development that will also cater for retirement and frailcare opportunities. The environmental investigation process commenced end 2019 following the Municipal process of tender and land use selection. The COVID lockdown period delayed the process to some extent, however now that the Department is accepting applications once more the formal steps are now being followed.

The studies that have been undertaken (and are included in the Draft Basic Assessment Report) for this application, include heritage/archaeology, botanical, planning, geotechnical, electrical, civil engineering and traffic.

You are most welcome to submit any preliminary comments on behalf of the Trust should there be any immediate concerns, however once the Draft Basic Assessment report is available from Thursday, it should provide more details that can be used to inform the Trust's input to the process.

You are most welcome to contact me at any time during the process should there be any queries/questions.

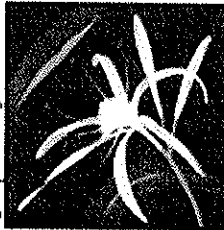
Kind regards,



Louise-Mari van Zyl | 071 603 4132  
MANAGING DIRECTOR | PRINCIPAL CONSULTANT  
MA Geography & Environmental Studies (Stellenbosch)  
EAPSA Reg.

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F: 044 874 0432  
17 Progress Street, George  
P O Box 2070, George 6530

Cape EAPrac



## COVID-19 operational notice



Our advisers and staff are working remotely and are contactable via email or on their cellphones.



We will advise when physical meetings and office visits can resume.  
Our commitment to offering you service excellence remains unchanged.

**From:** Deon Begemann <begemannd@gmail.com>

**Sent:** 13 September 2020 08:37 AM

**To:** Louise-Mari van Zyl <louise@cape-eaprac.co.za>

**Cc:** leonehlers1@gmail.com; pauline.hollis340@gmail.com; waltiba@palmyrastays.co.za; George Sabbagha <george.sabbagha@gmail.com>; Hentie Schumann <schuouma@gmail.com>; leonehlers@gmail.com; Liezel de Vries <liezeldevries@gmail.com>; Schumann Hentie twee <schuhentie@gmail.com>; Wilmien van der Westhuizen <sandpunt@mweb.co.za>

**Subject:** Registration as I&AP Still Bay West DEA ref no 16/3/3/6/1/1/D5/18/0043/20

Dear Louise-Mari

The Still Bay Heritage Conservation Trust (**Heritage Western Cape Reg.no. HM/CB/28-02-2020/01 Erfenis Wes-Kaap**) received enquiries about the environmental effect of the project at Stilbaai-West 4784 (a portion of erf 657) and access across erf 4785 (Ellenrust), of the proposed development..

Please register the Trust as a I&AP, using the e-mail [begemannd@gmail.com](mailto:begemannd@gmail.com)

Thanking you in anticipation

Regards

--

Dr GJ (Deon) Begemann  
Chairman; Still Bay Heritage Conservation Trust  
PO Box 683  
Stilbaai  
6674  
South Africa  
Mobile(+27) 082 4407910

# Stilbaai Belangeforum

## Stilbaai Interest Group



✉ 258 Stilbaai 6674 ✉ aansoeke.stilbaabelangeforum@gmail.com

---

24 September 2020

Attention: Louise-Mari van Zyl

Cape EAPrac,  
PO Box 2070,  
George 6530

Dear Ms van Zyl

**Ref No: HES592/03: Stilbaai Lifestyle Village Development, Stilbaai West**

The Stilbaai Interest Forum generally welcomes and supports developments of this nature in Stilbaai but subject to the condition that the developments will not have significant negative impacts on the environment and the local community. In this particular application, however, inadequate attention was given to the negative impact that the proposed development will have on the surrounding road network and future land development in the vicinity of the development.

The main purpose of this submission is to comment on the traffic impact assessment that forms part of the application. In the comments, which are attached to this letter, it is shown that the submitted traffic impact assessment did not adequately address a number of negative impacts – in fact some of these impacts are ignored and not even mentioned in the assessments. These impacts will have severe negative consequences for the area and it is important they should be investigated and measures introduced to address these impacts.

Should you have any queries with regard to the comments and proposals, you are welcome to contact the undersigned.

Dr Christo van As  
Stilbaai Interest Forum  
christo@scvanas.co.za  
083 301 5530

# Comments: Stilbaai Lifestyle Village Development, Erf 4784 & 4785

## 1 Introduction

---

In South Africa, traffic impact assessments are regulated by the National Land Transport Act (Act No 5 of 2009). According to Section 38(2) of this Act, all developments are subject to traffic impact assessments and public transport assessments as prescribed by the Minister (of Transport). Furthermore, Section 31 of the act prescribes that land transport planning must be integrated with land development processes and that integrated transport plans must form an essential part of the integrated development plans of the authority concerned.

The official requirements for traffic impact assessments in South Africa are provided in the following standards of the Committee of Transport Officials (COTO):

- TMH 16 South African Traffic Impact and Site Traffic Assessment Manual
- TMH 17 South African Trip Data Manual

According to these manuals, these standards have full legal standing and must therefore be complied to in South Africa.

In the submitted traffic impact assessment, reference is made to TMH 17 as well as other COTO documents but no reference is made to TMH 16. In the following comments it will be shown that the assessment does not comply with all the requirements of TMH 16 with the result that some of the negative impacts of the development were not addressed.

The two most prominent negative impacts of the proposed development are shown in Figure 1 and are the following:

- Access to Erf 692.
- MR331/MR332 intersection.

These impacts are discussed in the following sections of this submission.

## 2 Access to Erf 692

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The most prominent impact of the proposed development is that no provision has been made for possible future development on Erf 692 to the north of the subject development. Should this erf be developed in future, it will only be possible to provide access from or along Sterretjie Avenue. This street is already serving as the main access to the Goukou river and the beach areas and is therefore carrying high volumes of traffic during the holiday seasons. Any future development of Erf 692 could significantly aggravate the traffic problems already being experienced on the road. This issue could have been avoided if direct access was provided from MR 332 as shown in Figure 1.



**Figure 1: Proposed development and surrounding area**

The above issue has not been addressed and it is not even mentioned in the traffic impact assessment. The assessment does discuss several main roads in the area such as the “Western Bypass”, MR332 (Main Road), MR 331 (Jogensfontein Road) but no single mention is made of Sterretjie Avenue. No reference to Erf 692 could be also be found in the report and the impact of future development on this erf is ignored.

It is not clear whether the above problem is the result of a lack of, or inadequate road master planning in the area. The report does not refer to any such planning and it therefore appears if no such planning has been undertaken in spite of the requirements of the National Land Transport Act and the TMH 16 manual.

The TMH 16 manual clearly prescribes that traffic impact assessments may only be submitted when master planning for an area is in place. In fact, the manual even makes provision that the applicants for developments may undertake such planning on behalf of and in agreement with the municipality should such planning not be in place.

This issue urgently needs further investigation but the forum is of the opinion that the proposed access shown in Figure 1 appears to be the most logical solution. This access provides a direct connection to the MR 332 main road while other accesses can also be provided to link the proposed developments to the Goukou river and the beach areas.

### 3 MR331/MR332 Intersection

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The traffic impact assessment makes the recommendation that the proposed development should “be allowed to continue” from a traffic and transportation point of view based on a number of proposed improvements. One of the proposals is that the MR331/MR332 intersection be converted from *four-way stop control* to *two-way stop control*.

The above recommendation is based on an analysis which was undertaken using the SIDRA software package and which apparently showed that the existing four-way stop control operates very poorly and do not have sufficient capacity to even accommodate current traffic. According to the assessment report, both two-way stop control and a roundabout will have sufficient capacity to accommodate the proposed development. Although the roundabout performs better than two-way stop control, the remark is made that two-way stop control provides the best “value for money” upgrade. No evidence, however, is presented in support of this conclusion.

There are several issues with the above analysis and proposal. The first issue is that TMH 16 requires that when traffic counts are undertaken, congestion levels must be noted during the count (this is a particularly important requirement). If it is noted that traffic is congested, provision should be made to adjust the traffic count for traffic diversion to other routes as well as queue formation at the intersection itself. Such an adjustment requires observations of the queue lengths during the traffic counts.

In the traffic impact **assessment**, no mention was made of any congestion that may have been observed during the traffic count. Apparently, no queue length observations have been undertaken since no mention is made in the assessment of such observations. It can therefore be concluded that no such congestion was in fact observed during the period the traffic count was undertaken.

It is therefore surprising that the SIDRA analysis showed that the all-way stop controlled intersection was severely congested during the three peak periods that were analysed. In fact, in the assessment report it is stated that the traffic count was fairly constant at the intersection, which means that high levels of congestion would have occurred over most of the hours of the day on which the count was undertaken.

According to the assessment report, traffic on the MR331/Jongensfontein approach on the day of the traffic count experienced an average delay of about 31 minutes per vehicle (1860 sec/veh) during the morning peak period and 19 minutes per vehicle (1147 sec/veh) during the midday peak period. The analysis also showed that queue lengths could have reached about 54 and 38 vehicles for the two hours respectively.

If the above calculations are correct, then it is not clear why the above delays and queue lengths were not reported during the traffic counts. If there were actually such delays and queues, it should have been discussed in the traffic impact assessment. In such a case, neither the counts or the assessment report complies with the requirements of TMH 16.

However, it appears more likely that the SIDRA software calculations are not applicable to South African conditions. The software was developed in Australia where all-way stop control is a relative scarce form of control. The traffic rules are also different – in Australia, drivers are required to give way to drivers on their right while the “first-stop, first-go” rule applies South Africa. It is therefore likely that the traffic models used by the software may not be applicable to local conditions.

A second issue with the analysis is that it is based on traffic counts that were taken on the 25<sup>th</sup> July 2019 which was during the school term. Traffic volumes in Stilbaai are much higher during holidays, particular during the December holiday and traffic impact analyses should be undertaken for such periods.

The Stilbaai Interest Forum is of the opinion that the current four-way stop is operating fairly satisfactory during the December holidays, although there may be short periods during which it could be congested. It is highly unlikely that two-way stop control would have sufficient capacity during holiday periods. With the increased traffic due to the proposed development, the forum is strongly of the opinion that a roundabout will be required to accommodate the additional traffic generated by the proposed development. This issue should be investigated further.

## HESSEQUA MUNISIPALITEIT

### NOTULE VAN VERGADERING MET STILBAAI ONTWIKKELINGSKOMITEE GEHOU TE MUNISIPALE KANTORE, STILBAAI 28 JULIE 2015 OM 10H00

#### **1. OPENING EN VERWELKOMING**

Die Bestuurder: Beplanning en Omgewing, Mnr HS Visser, van die Munisipaliteit open en verwelkom almal teenwoordig by die vergadering.

#### **2. LEDE TEENWOORDIG**

Mnr. H. Visser – *Hessequa Munisipaliteit*

Mnr. K. Marais – *Stilbaai Sakekamer*

Mnr. G. Sabbagha – *Goukou Advieskomitee*

Mev. H. Schumann – *Stilbaai Bewaringstrust*

Mnr. N. Palmer – *Jongensfontein Inwonersvereniging*

Mnr. Z. van Eeden – *Inwonersvereniging Oos*

Mnr. N. van Wyk – *Stilbaai Belangeforum*

Mnr. T. van den den Berg – *Palingat HEV*

#### **3. LEDE AFWESIG MET VERSKONING**

Geen

#### **4. SAKE VOORTSPRUITEND:**

1. Mnr. Visser gee eerstens 'n inleidende verduideliking van wat die doel van die vergadering en die stigting van die Ontwikkelingskomitee is. Die doel van die vergadering is om riglyne aan die Raad te voorsien met betrekking tot die voorgename verkoop en ontwikkeling van ongeveer 7,7ha munisipale grond wat grens direk aan en agter die Stilbaai munisipale kantore.
2. Die Hessequa Munisipaliteit het in Desember 2014 geadverteer van sy voorneme om ongeveer 7,7 ha van erf 657 Stilbaai te vervreem en te laat ontwikkel. Kommentare is ingewin van geïnteresseerde en geïmpakteerde partye en hul kommentare is aan die Uitvoerende Burgemeesterskomitee voorgelê vir verdere oorweging.
3. Die Uitvoerende Burgemeesterskomitee van die Hessequa Raad het toe besluit dat as gevolg van die verskeie kommentare wat ontvang is, 'n komitee saamgestel word wat bestaan uit lede van die verskeie belangegroepes in Stilbaai. Hierdie groepe is : Stilbaai Belangeforum, Stilbaai Sakekamer, Stilbaai Bewaringstrust, Goukou Advieskomitee, Jongensfontein Inwonersvereniging, Inwonersvereniging Oos, Palingat Oord en die Munisipaliteit. Hierdie organisasies moes elkeen een afgevaardigde toewys wat op die Ontwikkelingskomitee dien.

4. Die Ontwikkelingskomitee moet die voorgenome vervreemding bespreek en met voorstelle kom wat die grondgebruik betref. Hierdie voorstelle/riglyne sal dan deel vorm van die tenderdokument se voorwaardes (spesifikasies). Met ander woorde, die suksesvolle tenderaar sal gelei word deur sekere voorgeskrewe grondgebruike oor wat die gemeenskap op die grond wil laat sien gebeur.
5. Mnr. Visser verduidelik ook dat tydens hierdie vergadering die gedeelte grond by die hawe van 1,7ha nie bespreek gaan word nie en dat dit op 'n latere stadium bespreek sal word.
6. Weens die Raad se Finansiële Plan en die druk om sy likiditeit te verhoog is daar besluit om van sy beleggingseiendomme te verkoop. Die gedeelte ter sprake is geïdentifiseer as 'n belegginseiendom. Die Raad se uitgangspunt is om die grond te vervreem en dit te laat ontwikkel op die behoefte van die gemeenskap, met ander woorde, die ontwikkelaar het nie 'n "carte blanche" om te ontwikkel wat hy wil nie, daarom is die ontwikkelingskomitee saamgestel.
7. Mnr Visser verduidelik ook verder dat die gedagte is om 'n prys vir die grond te vra sowel as 'n ontwikkelingsvoorstel van die voornemende tenderaars. Die ontwikkelingsvoorstelle sal dan ge-evalueer word en hy noem dat hy sal versoek dat die ontwikkelingskomitee insae sal kry in die ontwikkelingsvoorstelle. Dit is die plan dat tenderaars uitgenooi sal word om aan die ontwikkelingskomitee en die Raad voorleggings te maak van hul voorstelle.
8. Verskeie vrae word gevra vanaf die lede teenwoordig en word dit saamgevat soos volg:
  - *Die beskikbaarheid van grootmaatsdienste* – Mnr Visser verduidelik dat grootmaatsdienselyne in die aangrensende hoofweg beskikbaar is en dat die opgradering van die 66kv lyn die elektriese situasie aansienlik sal verbeter. Nuwe waterbronne is verkry en die nodige lisensies is bekom van Departement waterwese, maar die bronne is nog nie ontgin nie. Die riooluitvalwerke gaan vergroot word nadat toestemming van die Departement van Omgewingsake ontvang is.
  - *Die toegang na die perseel:* Mnr Visser noem dat daar reeds 'n toegang na die perseel bestaan by die kruising na Jongensfontein en dat daar nie ander toegangspaaie na die terrein beoog word nie.
  - *Is die dienste voldoende om so groot ontwikkeling te kan akkommodeer:* Mnr Visser verduidelik dat die ontwikkeling in fases moet geskied ten einde die druk op die infrastruktuur te minimaliseer en dat die voornemende tenderaars moet aandui hoe hulle hul ontwikkelings wil laat fasseer.
  - *Watter tipe van grondgebruike word benodig?* Die komitee is van mening dat daar nie veel klem geplaas moet word op verdere sake ontwikkelings nie weens die ooraanbod van kantoor- en winkelspasie. Hul is van mening dat die klem eerder moet val op die ontwikkeling van die residensiële mark en dat die digtheid veral opgestoor moet word. Om dit te kan bereik moet daar gekyk word na woonstelle en of aftree oorde.
  - Die komitee is verder van mening dat wat hierdie perseel betref dit 'n uitstekende ligging het en dat dit daarom so belangrik is dat daar mooi besin moet word oor wat op die grond ontwikkel gaan word. Weens die toeganklikheid is behuising vir bejaardes 'n goeie opsie aangesien dit na aan die sake gebied en binne loopafstand daarvan is.



- *Gaan die vele melkhoutbome op die terrein behoue bly?* Mnr Visser verduidelik dat die munisipaliteit sal vereis dat die suksesvolle ontwikkelaar die bestaande melkhoutbome moet laat opmeet en hul posisies op 'n kaart aantoon en die uitlegplan dan rondom die plasing van die melkhoutbome sal moet doen.
  - *Gaan die skoolperseel langsaan ook deel vorm van die ontwikkeling?* Die skoolperseel behoort nie aan die munisipaliteit nie maar aan Departement van Openbare Werke en sal nie deel vorm van die ontwikkeling nie.
9. Die komitee voel dat daar 'n opvolgvergadering moet plaasvind waartydens die Bestuurder Beplanning 'n lugfoto en kaart van Stilbaai aan hulle beskikbaar stel ten einde dan hul riglyne/ontwikkelingsvoorstelle vir die gedeelte van erf 657 te kan finaliseer.
10. Die lede van die komitee besoek die terrein na afloop van die vergadering om hulself te vergewis van die omvang en aard van die terrein. Die komitee spreek sy bekommernis uit oor die gedeelte waar die melkhoutbome voorkom en noem dat dit moeilik sal wees om die gedeelte te ontwikkel sonder om van die melkhoutbome te laat verwyder. Die voorstel word gemaak dat hierdie area waar die melkhoutbome is, deel kan vorm van 'n oopruimte van die voorgenome ontwikkeling.
11. Die lede verlaat die terrein en Mnr Visser bedank almal vir hul teenwoordigheid en noem dat 'n datum bepaal sal word vir die opvolgvergadering.

HS VISSER

Datum

## HESSEQUA MUNISIPALITEIT

### NOTULE VAN VERGADERING MET STILBAAI ONTWIKKELINGSKOMITEE GEHOU TE MUNISIPALE KANTORE, STILBAAI 15 SEPTEMBER 2015 OM 10H00

#### **1. OPENING EN VERWELKOMING**

Die Bestuurder: Beplanning en Omgewing, Mnr HS Visser, van die Munisipaliteit open en verwelkom almal teenwoordig by die vergadering.

#### **2. LEDE TEENWOORDIG**

Mnr. H. Visser – Hessequa Munisipaliteit  
Mnr. P. Louw – Hessequa Munisipaliteit  
Mnr. G. Sabbagha – Goukou Advieskomitee  
Mev. H. Schumann – Stilbaai Bewaringstrust  
Mnr. N. Palmer – Jongensfontein Inwonersvereniging  
Mnr. F. van Wyk – Inwonersvereniging Oos  
Mnr. N. van Wyk – Stilbaai Belangeforum

#### **3. LEDE AFWESIG**

Mnr. K. Marais – Stilbaai Sakekamer  
Mnr. T. van den den Berg – Palingat HEV

#### **4. NOTULE VAN 28 JULIE 2015**

Die notule van die 28 ste Julie 2015 word goedgekeur

#### **5. SAKE VOORTSPRUITEND:**

1. Punt 9 van die notule van 28 Julie 2015 het soos volg gereflekteer, naamlik:

*Die komitee voel dat daar 'n opvolgvergadering moet plaasvind waartydens die Bestuurder Beplanning 'n lugfoto en kaart van Stilbaai aan hulle beskikbaar stel ten einde dan hul riglyne/ontwikkelingsvoorstelle vir die gedeelte van erf 657 te kan finaliseer.*

2. Hierdie opvolgvergadering het plaasgevind op 15 September 2015 waartydens die Ruimtelike Ontwikkelingsvoorstel van Stilbaai aan die komitee lede beskikbaar gestel is.

3. Mnr. Visser verduidelik aan die lede die strategiese ligging van die gedeelte van erf 657 in verhouding tot die ROR van die dorp.

4. Die Komitee stel die volgende voor met betrekking tot die voorgestelde vervreemding van 'n gedeelte van erf 657:

4.1 Dat die oorwegende grondgebruik residensieel sal wees en nie sake nie;

4.2 Dat die oorwegende grondgebruik vir 'n aftree oord met die volle dienste wat daarmee gepaard gaan aangewend sal word;

4.3 Dat daar gekyk sal word na die moontlikheid om bekostigbare behuising ook te vestig;

4.4 Dat die gedeelte van die grond waarop die melkhoutbome gevestig is nie beskikbaar gestel word vir vervreemding nie;

- 4.5 Dat slegs een toegang na die perseel geskep word nl. die bestaande vier rigting stop na Jongensfontein;
- 4.6 Dat die beoogde ontwikkeling sal inskakel by die bestaande oopruimte sisteem van die dorp en nie geïsoleerde groen areas sal skep nie;
- 4.7 Dat die ontwikkeling gefaseerd sal plaasvind om die kapasiteit van die infrastruktuur te kan akkommodeer;
- 4.8 Dat die Komitee deel sal wees van die beoordeling van die ontwikkelingsvoorstelle.
5. Mnr. Visser sluit die vergadering af en bedank almal vir hul insette en teenwoordigheid. Hy verduidelik ook dat hierdie voorstelle van die Komitee nou aan die Raad voorgelê gaan word.



HS VISSER

28/9/2015  
Datum