



# FINAL BASIC ASSESSMENT REPORT

for

## STILBAAI LIFESTYLE VILLAGE

on

Erf 4784 & Erf 4785 (portions of Erf 657)

In terms of the

National Environmental Management Act (Act No. 107  
of 1998, as amended) & 2014 Environmental Impact  
Regulations

Prepared for Applicant: ELLENRUST  
PROPERTIES (PTY) LTD

Date: 4 December 2020

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**PURPOSE OF THIS REPORT:**

Final Basic Assessment Report

**APPLICANT:**

ELLENRUST PROPERTIES (PTY) LTD

**CAPE EAPRAC REFERENCE NO:**

HES592/06

**SUBMISSION DATE**

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**PUBLIC PARTICIPATION**

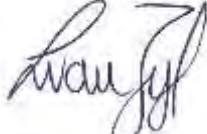
The Draft Basic Assessment Report was available for the regulated 30-day commenting period. Comments received during this period have been captured and are reflected in this final report. Registered I&APs will be notified of the FBAR's submission and provided access to a copy thereof within 5-days from the date of submission (no later than 13 December 2020).

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HES592/06	Final Basic Assessment Report	2020-12-04	Ms Louise-Mari van Zyl

### APPROVAL FOR RELEASE

NAME	TITLE	SIGNATURE
Ms Louise-Mari van Zyl	MS	

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Riversdale Municipal Office	Hendrik Visser	Hard copy
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# FINAL BASIC ASSESSMENT REPORT

in terms of the  
National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended &  
Environmental Impact Regulations 2014

## STILLBAAI LIFESTYLE VILLAGE

Erf 4784 & 4785 (Portions of Erf 657), Stilbaai

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**1. CONTENT OF BASIC ASSESSMENT REPORTS**

Appendix 1 of the 2014 EIA Regulations (as amended) contains the required contents of a Basic Assessment Report. The checklist below serves as a summary of how these requirements were incorporated into this Basic Assessment Report.

<b>Requirement</b>	<b>Details</b>
<p>(a) <i>Details of -</i></p> <ul style="list-style-type: none"> <li>(i) <i>The EAP who prepared the report; and</i></li> <li>(ii) <i>The expertise of the EAP, including, curriculum vitae.</i></li> <li>(iii) <i>Applicant Details</i></li> </ul>	Ms Louise-Mari van Zyl
<p>(b) <i>The location of the activity, including –</i></p> <ul style="list-style-type: none"> <li>(i) <i>The 21 digit Surveyor General code of each cadastral land parcel;</i></li> <li>(ii) <i>Where available, the physical address and farm name;</i></li> <li>(iii) <i>Where the required information in items (i) and (ii) is not available, the coordinates of the boundary of the property or properties.</i></li> </ul>	C06400060000478400000
<p>(c) <i>a plan which locates the proposed activity or activities applied for as well as the associated structures and infrastructure at an appropriate scale, or, if it is</i></p> <ul style="list-style-type: none"> <li>(i) <i>A linear activity, a description and coordinates of the corridor in which the proposed activity or activities is to be undertaken; or</i></li> <li>(ii) <i>On land where the property has not been defined, the coordinates within which the activity is to be undertaken.</i></li> </ul>	Refer to Appendix B for site plans
<p>(d) <i>a description of the scope of the proposed activity, including -</i></p> <ul style="list-style-type: none"> <li>(i) <i>All listed and specified activities triggered and being applied for; and</i></li> <li>(ii) <i>A description of the activities to be undertaken including associated structures and infrastructure.</i></li> </ul>	Refer to main report
<p>(e) <i>A description of the policy and legislative context within which the development is proposed, including –</i></p> <ul style="list-style-type: none"> <li>(i) <i>An identification of all legislation, policies, plans, guidelines, spatial tools, municipal development planning frameworks, and instruments that are applicable to this activity and have been considered in the preparation of the report; and</i></li> <li>(ii) <i>How the proposed activity complies with and responds to the legislation and policy context,</i></li> </ul>	Refer to main report

Requirement	Details
<p><i>plans, guidelines, tools frameworks and instruments.</i></p>	
<p><i>(f) A motivation for the need and desirability for the proposed development, including the need and desirability of the activity in the context of the preferred location.</i></p>	<p>Refer to main report</p>
<p><i>(g) A motivation for the preferred site, activity and technology alternative.</i></p>	<p>Refer to Appendix G1 for Planning Report</p>
<p><i>(h) A full description of the process followed to reach the proposed preferred alternative within the site, including -</i></p> <ul style="list-style-type: none"> <li><i>(i) Details of all alternatives considered;</i></li> <li><i>(ii) Details of the public participation process undertaken in terms of regulation 41 of the Regulations, including copies of the supporting documents and inputs;</i></li> <li><i>(iii) A summary of the issues raised by interested and affected parties, and an indication of the manner in which the issues were incorporated, or the reasons for not including them;</i></li> <li><i>(iv) The environmental attributes associated with the alternatives focusing on the geographical, physical, biological, social, economic, heritage and cultural aspects;</i></li> <li><i>(v) The impacts and risks identified for each alternative, including the nature, significance, consequence, extent, duration and probability of the impacts, including the degree to which these impacts:</i> <ul style="list-style-type: none"> <li><i>(aa) can be reversed;</i></li> <li><i>(bb) may cause irreplaceable loss of resources; and</i></li> <li><i>(cc) can be avoided, managed or mitigated.</i></li> </ul> </li> <li><i>(vi) The methodology used in determining and ranking the nature, significance, consequences, extent, duration and probability of potential environmental impacts and risks associated with the alternatives;</i></li> <li><i>(vii) Positive and negative impacts that the proposed activity and alternatives will have on the environment and on the community that may be affected focusing on the geographical, physical, biological, social, economic, heritage and cultural aspects;</i></li> <li><i>(viii) The possible mitigation measures that could be applied and level of residual risk;</i></li> <li><i>(ix) The outcome of the site selection matrix;</i></li> <li><i>(x) If no alternatives, including alternative locations for the activity were investigated, the motivation for not considering such; and</i></li> <li><i>(xi) A concluding statement indicating the preferred alternatives, including preferred location of the activity.</i></li> </ul>	<p>Refer to main report</p>
<p><i>(i) A full description of the process undertaken to identify, assess and rank the impacts the</i></p>	<p>Refer to main report</p>

Requirement	Details
<p><i>activity will impose on the preferred location through the life of the activity, including –</i></p> <ul style="list-style-type: none"> <li><i>(ii) A description of all environmental issues and risks that were identified during the environmental impact assessment process; and</i></li> <li><i>(iii) An assessment of the significance of each issue and risk and an indication of the extent to which the issue and risk could be avoided or addressed by the adoption of mitigation measures.</i></li> </ul>	
<p><i>(j) An assessment of each identified potentially significant impact and risk, including -</i></p> <ul style="list-style-type: none"> <li><i>(i) Cumulative impacts;</i></li> <li><i>(ii) The nature, significance and consequences of the impact and risk;</i></li> <li><i>(iii) The extent and duration of the impact and risk;</i></li> <li><i>(iv) The probability of the impact and risk occurring;</i></li> <li><i>(v) The degree to which the impact and risk can be reversed;</i></li> <li><i>(vi) The degree to which the impact and risk may cause irreplaceable loss of resources; and</i></li> <li><i>(vii) The degree to which the impact and risk can be mitigated.</i></li> </ul>	<p>Refer to main report</p>
<p><i>(k) Where applicable, a summary of the findings and impact management measures identified in any specialist report complying with Appendix 6 to these Regulations and an indication as to how these findings and recommendations have been included in the final assessment report.</i></p>	<p>Refer to main report</p>
<p><i>(l) An environmental impact statement which contains:</i></p> <ul style="list-style-type: none"> <li><i>(i) A summary of the key findings of the environmental impact assessment;</i></li> <li><i>(ii) A map at an appropriate scale which superimposes the proposed activity and its associated structures and infrastructure on the environmental sensitivities of the preferred site indicating any areas that should be avoided, including buffers; and</i></li> <li><i>(iii) A summary of the positive and negative impacts and risks of the proposed activity and identified alternatives.</i></li> </ul>	<p>Refer to main report</p>
<p><i>(m) Based on the assessment, and where applicable, impact management measures from specialist reports, the recording of proposed impact management objectives, and the impact management outcomes for the development for inclusion in the EMPr.</i></p>	<p>Refer to main report and Appendix H for EMP</p>
<p><i>(n) Any aspects which were conditional to the findings of the assessment either by the EAP or specialist which are to be included as conditions of authorisation.</i></p>	<p>Refer to main report</p>
<p><i>(o) A description of assumptions, uncertainties and gaps in knowledge which relate to the assessment and mitigation measures proposed.</i></p>	<p>Refer to main report</p>

<b>Requirement</b>	<b>Details</b>
<i>(p) A reasoned opinion as to whether the proposed activity should or should not be authorised, and if the opinion is that it should be authorised, any conditions that should be made in respect of that authorisation.</i>	Refer to main report
<i>(q) Where the proposed activity does not include operational aspects, the period for which the environmental authorisation is required, the date on which the activity will be concluded and the post construction monitoring requirements finalised.</i>	Refer to main report
<i>(r) An undertaking under oath or affirmation by the EAP in relation to:</i> <i>(i) The correctness of the information provided in the reports;</i> <i>(ii) The inclusion of comments and inputs from stakeholders and I&amp;APs;</i> <i>(iii) The inclusion of inputs and recommendations from the specialist reports where relevant; and</i> <i>(iv) Any information provided by the EAP to interested and affected parties and any responses by the EAP to comments or inputs made by interested and affected parties.</i>	Refer to Appendix M
<i>(s) Where applicable, details of any financial provisions for the rehabilitation, closure and ongoing post decommissioning management of negative environmental impacts.</i>	Not applicable to this application
<i>(t) Any specific information that may be required by the competent authority.</i>	EAP Declaration on public participation included with Appendix F4.
<i>(u) Any other matters required in terms of section 24(4)(a) and (b) of the Act.</i>	

## BASIC ASSESSMENT REPORT

THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) AND  
THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS.

NOVEMBER 2019

(For official use only)	
Pre-application Reference Number (if applicable):	
EIA Application Reference Number:	
NEAS Reference Number:	
Exemption Reference Number (if applicable):	
Date BAR received by Department:	
Date BAR received by Directorate:	
Date BAR received by Case Officer:	

### GENERAL PROJECT DESCRIPTION

(This must include an overview of the project including the Farm name/Portion/Erf number)

The property for which Stilbaai Lifestyle Village is proposed is approximately 5.7ha in extent. It is situated directly to the east and adjacent to Pallingat Resort and borders the Municipal Offices/SAPS police station to the south, as well as erven 2591-2593 along its eastern corner.

The Hessequa Municipality owns the properties. The property is zoned '**Undetermined**'.

Erven 4784 (development site) and 4785 (6m wide entrance/public road) are portions of Erf 657.

In 2014 the Hessequa Municipality identified the properties as strategically important (to sell) from an economical perspective, due to its ideal location in the centre of town (Stilbaai West), in close proximity to the central business district (CBA) with existing amenities. The sale of the properties generates a significant income for the Municipality.

The municipality went through a process of alienation in order to sell the properties to the Applicant. As part of the process, the Municipality established the Stilbaai Development Committee, with

representatives from the Business Chamber, Goukou Advisory Committee, Conservation Trust, Jongensfontein Residents Association, Stilbaai Residents Association, Stilbaai Interest Froum and Palinggat Home Owners Association. The purpose of the Development Committee was to consider and inform the type of land use that would be acceptable for the properties. Meetings were held with the Development Committee during 2015 to arrive at the recommended 'age appropriate' development concept applicable to this application.

Ellenrust Properties (Pty) Ltd was successful in the tender process of buying the properties and developing a lifestyle village that will incorporate residential, as well as frail care facilities (refer to the demographic breakdown in Section E12 of this report for supporting information on the aged population group with increasing demands for health facilities in the Stilbaai area).

Service for water, sewage and electricity form part of the development proposal. The existing Jongensfontein intersection can accommodate the proposed development in its current status as a 4-way stop, however the Municipality intends to upgrade the intersection to a roundabout (traffic circle) as part of their draft Arterial Management Plan (November 2020)d for Marin Road 331 irrespective of the development proposal. The existing 4-way stop is sufficient to accommodate the proposal as it gets developed over the next five (5) years [2021-2026]. The Municipality has already allocated a budget of R1 million for the 2020/2021 for upgrades to intersections in accordance with the AMP.

The Hessequa Municipality has confirmed bulk service availability for water, sewage, solid waste and electricity.

The preferred Alternative 2 as mitigated, consists of three (3) phases that will be completed over a period of five (5) years.

It must be noted that market conditions dictate sales for any development, therefore the exact and final numbers for development is subject to change in number and/or configuration.

Table 1: Phasing of preferred Alternative 2 - Stilbaai Lifestyle Village.

Phase 1:	42 residential units (free hold title) and 16 frail care beds
Phase 2:	38 residential units (free hold title), the service/communal centre
Phase 3	40 residential units (free hold title), eight (8) assisted living units), six (6) frail care units and the remainder of the service/communal centre

**IMPORTANT INFORMATION TO BE READ PRIOR TO COMPLETING THIS BASIC ASSESSMENT REPORT**

1. The purpose of this template is to provide a format for the Basic Assessment report as set out in Appendix 1 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"), Environmental Impact Assessment ("EIA") Regulations, 2014 (as amended) in order to ultimately obtain Environmental Authorisation.
2. The Environmental Impact Assessment ("EIA") Regulations is defined in terms of Chapter 5 of the National Environmental Management Act, 19998 (Act No. 107 of 1998) ("NEMA") hereinafter referred to as the "NEMA EIA Regulations".
3. The required information must be typed within the spaces provided in this Basic Assessment Report ("BAR"). The sizes of the spaces provided are not necessarily indicative of the amount of information to be provided.
4. All applicable sections of this BAR must be completed.

5. Unless protected by law, all information contained in, and attached to this BAR, will become public information on receipt by the Competent Authority. If information is not submitted with this BAR due to such information being protected by law, the applicant and/or Environmental Assessment Practitioner ("EAP") must declare such non-disclosure and provide the reasons for believing that the information is protected.
6. This BAR is current as of November 2019. It is the responsibility of the Applicant/ EAP to ascertain whether subsequent versions of the BAR have been released by the Department. Visit this Department's website at <http://www.westerncape.gov.za/eadp> to check for the latest version of this BAR.
7. This BAR is the standard format, which must be used in all instances when preparing a BAR for Basic Assessment applications for an environmental authorisation in terms of the NEMA EIA Regulations when the Western Cape Government Department of Environmental Affairs and Development Planning ("DEA&DP") is the Competent Authority.
8. Unless otherwise indicated by the Department, one hard copy and one electronic copy of this BAR must be submitted to the Department at the postal address given below or by delivery thereof to the Registry Office of the Department. Reasonable access to copies of this Report must be provided to the relevant Organs of State for consultation purposes, which may, if so indicated by the Department, include providing a printed copy to a specific Organ of State.
9. This BAR must be duly dated and originally signed by the Applicant, EAP (if applicable) and Specialist(s) and must be submitted to the Department at the details provided below.
10. The Department's latest Circulars pertaining to the "One Environmental Management System" and the EIA Regulations, any subsequent Circulars, and guidelines must be taken into account when completing this BAR.
11. Should a water use licence application be required in terms of the National Water Act, 1998 (Act No. 36 of 1998) ("NWA"), the "One Environmental System" is applicable, specifically in terms of the synchronisation of the consideration of the application in terms of the NEMA and the NWA. Refer to this Department's Circular EADP 0028/2014: One Environmental Management System.
12. Where Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) ("NHRA") is triggered, a copy of Heritage Western Cape's final comment must be attached to the BAR.
13. The Screening Tool developed by the National Department of Environmental Affairs must be used to generate a screening report. Please use the Screening Tool link <https://screening.environment.gov.za/screeningtool> to generate the Screening Tool Report. The screening tool report must be attached to this BAR.
14. Where this Department is also identified as the Licencing Authority to decide on applications under the National Environmental Management: Air Quality Act (Act No. 29 of 2004) ("NEM:AQA"), the submission of the Report must also be made as follows, for-  
  
Waste Management Licence Applications, this report must also (i.e., another hard copy and electronic copy) be submitted for the attention of the Department's Waste Management Directorate (Tel: 021-483-2728/2705 and Fax: 021-483-4425) at the same postal address as the Cape Town Office.  
  
Atmospheric Emissions Licence Applications, this report must also be (i.e., another hard copy and electronic copy) submitted for the attention of the Licensing Authority or this Department's Air Quality Management Directorate (Tel: 021 483 2888 and Fax: 021 483 4368) at the same postal address as the Cape Town Office.



DEPARTMENTAL DETAILS

<p>CAPE TOWN OFFICE: REGION 1 and REGION 2</p> <p>(Region 1: City of Cape Town, West Coast District)                  (Region 2: Cape Winelands District &amp; Overberg District)</p>	<p>GEORGE OFFICE: REGION 3</p> <p>(Central Karoo District &amp; Garden Route District)</p>
<p>BAR must be sent to the following details:</p> <p><del>Western Cape Government                  Department of Environmental Affairs and Development Planning                  Attention: Directorate: Development Management (Region 1 or 2)                  Private Bag X 9086                  Cape Town,                  8000</del></p> <p><del>Registry Office                  1<sup>st</sup> Floor Utilitas Building                  1 Dorp Street,                  Cape Town</del></p> <p><del>Queries should be directed to the Directorate: Development Management (Region 1 and 2) at:                  Tel: (021) 483 5829                  Fax (021) 483 4372</del></p>	<p>BAR must be sent to the following details:</p> <p>Western Cape Government                  Department of Environmental Affairs and Development Planning                  Attention: Directorate: Development Management (Region 3)                  Private Bag X 6509                  George,                  6530</p> <p>Registry Office                  4<sup>th</sup> Floor, York Park Building                  93 York Street                  George</p> <p>Queries should be directed to the Directorate: Development Management (Region 3) at:                  Tel: (044) 805-8600                  Fax (044) 805 8650</p>

MAPS

<p>Provide a location map (see below) as Appendix A1 to this BAR that shows the location of the proposed development and associated structures and infrastructure on the property.</p>	
<p>Locality Map:</p>	<p>The scale of the locality map must be at least 1:50 000.                  For linear activities or development proposals of more than 25 kilometres, a smaller scale e.g., 1:250 000 can be used. The scale must be indicated on the map.                  The map must indicate the following:</p> <ul style="list-style-type: none"> <li>• an accurate indication of the project site position as well as the positions of the alternative sites, if any;</li> <li>• road names or numbers of all the major roads as well as the roads that provide access to the site(s)</li> <li>• a north arrow;</li> <li>• a legend; and</li> <li>• a linear scale.</li> </ul> <p>For ocean based or aquatic activity, the coordinates must be provided within which the activity is to be undertaken and a map at an appropriate scale clearly indicating the area within which the activity is to be undertaken.</p> <p>Where comment from the Western Cape Government: Transport and Public Works is required, a map illustrating the properties (owned by the Western</p>

	Cape Government: Transport and Public Works) that will be affected by the proposed development must be included in the Report.
Provide a detailed site development plan / site map (see below) as Appendix B1 to this BAR; and if applicable, all alternative properties and locations.	
Site Plan:	<p>Detailed site development plan(s) must be prepared for each alternative site or alternative activity. The site plans must contain or conform to the following:</p> <ul style="list-style-type: none"> <li>• The detailed site plan must preferably be at a scale of 1:500 or at an appropriate scale. The scale must be clearly indicated on the plan, preferably together with a linear scale.</li> <li>• The property boundaries and numbers of all the properties within 50m of the site must be indicated on the site plan.</li> <li>• On land where the property has not been defined, the co-ordinates of the area in which the proposed activity or development is proposed must be provided.</li> <li>• The current land use (not zoning) as well as the land use zoning of each of the adjoining properties must be clearly indicated on the site plan.</li> <li>• The position of each component of the proposed activity or development as well as any other structures on the site must be indicated on the site plan.</li> <li>• Services, including electricity supply cables (indicate aboveground or underground), water supply pipelines, boreholes, sewage pipelines, storm water infrastructure and access roads that will form part of the proposed development <u>must</u> be clearly indicated on the site plan.</li> <li>• Servitudes and an indication of the purpose of each servitude must be indicated on the site plan.</li> <li>• Sensitive environmental elements within 100m of the site must be included on the site plan, including (but not limited to):             <ul style="list-style-type: none"> <li>o Watercourses / Rivers / Wetlands</li> <li>o Flood lines (i.e., 1:100 year, 1:50 year and 1:10 year where applicable);</li> <li>o Coastal Risk Zones as delineated for the Western Cape by the Department of Environmental Affairs and Development Planning ("DEA&amp;DP");</li> <li>o Ridges;</li> <li>o Cultural and historical features/landscapes;</li> <li>o Areas with indigenous vegetation (even if degraded or infested with alien species).</li> </ul> </li> <li>• Whenever the slope of the site exceeds 1:10, a contour map of the site must be submitted.</li> <li>• North arrow</li> </ul> <p>A map/site plan must also be provided at an appropriate scale, which superimposes the proposed development and its associated structures and infrastructure on the environmental sensitivities of the preferred and alternative sites indicating any areas that should be avoided, including buffer areas.</p>
Site photographs	<p>Colour photographs of the site that shows the overall condition of the site and its surroundings (taken on the site and taken from outside the site) with a description of each photograph. The vantage points from which the photographs were taken must be indicated on the site plan, or locality plan as applicable. If available, please also provide a recent aerial photograph. Photographs must be attached to this BAR as Appendix C. The aerial photograph(s) should be supplemented with additional photographs of relevant features on the site. Date of photographs must be included. Please note that the above requirements must be duplicated for all alternative sites.</p>

Biodiversity Overlay Map:	A map of the relevant biodiversity information and conditions must be provided as an overlay map on the property/site plan.
Linear activities or development and multiple properties	GPS co-ordinates must be provided in degrees, minutes and seconds using the Hartebeeshoek 94 WGS84 co-ordinate system. Where numerous properties/sites are involved (linear activities) you must attach a list of the Farm Name(s)/Portion(s)/Erf number(s) to this BAR as an Appendix. For linear activities that are longer than 500m, please provide a map with the co-ordinates taken every 100m along the route to this BAR

## ACRONYMS

BGCMA:	Breede-Gourits Catchment Management Agency
CBA:	Critical Biodiversity Area
DAFF:	Department of Forestry and Fisheries
DEA:	Department of Environmental Affairs (National)
DEA& DP:	Department of Environmental Affairs and Development Planning (Provincial)
DoA:	Department of Agriculture
DoH:	Department of Health
DWS:	Department of Water and Sanitation
EAP:	Environmental Assessment Practitioner
ECO:	Environmental Control Officer
EMPr:	Environmental Management Programme
ESA:	Ecological Support Area
HWC:	Heritage Western Cape
NFEPA:	National Freshwater Ecosystem Protection Assessment
NSBA:	National Spatial Biodiversity Assessment
TOR:	Terms of Reference
WCBSP:	Western Cape Biodiversity Spatial Plan
WCG:	Western Cape Government

## ATTACHMENTS

## Basic Assessment Report

Appendix A	:	Maps & Biodiversity Overlays✓
Appendix B	:	Site Plans✓
Appendix C	:	Photographs✓
Appendix D1	:	HWC permit✓
Appendix D2	:	General Authorisation✓
Appendix E	:	Municipal Services confirmation✓
Appendix F	:	Public participation information:
Appendix F1	:	Newspaper Advert✓
Appendix F2	:	Written Notifications✓
Appendix F3	:	Stakeholder Register✓
Appendix F4	:	Comments & Response Report✓
Appendix G1	:	Planning Report✓
Appendix G2	:	Botanical Report✓
Appendix G3	:	Freshwater Risk Matrix Assessment✓
Appendix G4	:	Heritage Report✓
Appendix G5	:	Civil Engineering Report✓
Appendix G6	:	Electrical Engineering Report✓
Appendix G7	:	Traffic Impact Assessment✓
Appendix G8	:	Faunal Compliance Statement✓
Appendix G9	:	Biodiversity Compliance Statement✓
Appendix H	:	Environmental Management Plan✓
Appendix I	:	Screening Tool report✓
Appendix J	:	Public Participation Plan✓
Appendix K	:	DEADP documents✓
Appendix L	:	Specialist appointment confirmation✓
Appendix M	:	EAP Affirmation✓
Appendix N	:	SDK Architect layout report✓
Appendix O	:	Specialist CVs✓

## SECTION A: ADMINISTRATIVE DETAILS

	CAPE TOWN OFFICE:		GEORGE OFFICE:
Highlight the Departmental Region in which the intended application will fall	REGION 1  (City of Cape Town, West Coast District)	REGION 2  (Cape Winelands District & Overberg District)	REGION 3 (Central Karoo District & Garden Route District)
Duplicate this section where there is more than one Proponent Name of Applicant/Proponent:	ELLENRUST PROPERTIES (PTY) LTD		
Name of contact person for Applicant/Proponent (if other):	Ernest De Villiers Neethling		
Company/ Trading name/State Department/Organ of State:			
Company Registration Number:			
Postal address:	305 Jan van Riebeek Street, Bergsig Villas #10		
	Oudtshoorn	Postal code:	6625
Telephone:	044-050 4273	Cell:	082 870 3760
E-mail:	devilliers@dnpgroup.co.za	Fax:	
Company of EAP:	Cape Environmental Assessment Practitioners ( <i>Cape EAPrac</i> )		
EAP name:	Ms Louise-Mari van Zyl		
Postal address:	PO Box 2070		
	George	Postal code:	6530
Telephone:	044 874 0365	Cell:	071 603 4132
E-mail:	louise@cape-eaprac.co.za	Fax:	044 874 0432
Qualifications:	MA Geography & Environmental Studies		
EAPASA registration no:	2019/1444		

Duplicate this section where there is more than one landowner Name of landowner: Name of contact person for landowner (if other): Postal address: Telephone: E-mail:	Hessequa Municipality		
	Hendrik Visser		
	PO Box 29 Riversdale		
	(028) 713-8075/8000	Postal code:	6670
	hendrik@hessequa.gov.za	Cell:	083 269 3107
		Fax:	
Name of Person in control of the land: Name of contact person for person in control of the land: Postal address: Telephone: E-mail:	Ellenrust Properties (Pty) Ltd		
	Same as Applicant details		
		Postal code:	
	( )	Cell:	
		Fax:	
Duplicate this section where there is more than one Municipal Jurisdiction Municipality in whose area of jurisdiction the proposed activity will fall: Contact person: Postal address: Telephone: E-mail:	Hessequa Municipality		
	Hendrik Visser		
	PO Box 29		
	Riversdal	Postal code:	6670
	(028) 713-8075/8000	Cell:	083 269 3107
	hendrik@hessequa.gov.za	Fax:	

## SECTION B: CONFIRMATION OF SPECIFIC PROJECT DETAILS AS INCLUDED IN THE APPLICATION FORM

1.	Is the proposed development (please tick):	New <input checked="" type="checkbox"/>	<del>Expansion</del>	
2.	Is the proposed site(s) a brownfield or greenfield site? Please explain.			

Greenfield, the property is vacant. The Municipal offices, community hall and SAPS police station are all situated on the remainder of the municipal property closest to Main Road. Palinggat Resort abuts the property to the West, Erf 692 (Public Works – school site) to the North-East and part of Stilbaai West to the South-East. The municipal service servitude can be seen running from the study site, through Erf 692 in a northerly direction.

The majority of the site (+/-4ha) is an area that's been maintained by the Municipality by mowing on a regular basis. This transformed area amounts to approximately 70% of the site.



Figure 1: Location Map of the properties with Palinggat Resort on the West, Municipal buildings to the South and Erf 692 (educational/school) to the north-east.





Figure 2: Surrounding land use include residential, municipal, business and community use (Source: Vreken 2019).



Figure 3: Zoning map indicating 'undetermined' zoning for site, with surrounding residential (salmon colour) and business (blue colour) with Main Road as primary access.





Figure 4: Transformed portion of the study site with Palinggat Resort and Stilbaai West visible in the background. Municipal building visible on the left of the photo.



Figure 5: View of the remaining natural vegetation making up approximately 1.7ha of the study site extending into Erf 692 (designated school site) visible in the background.

Due to the location of the remaining natural vegetation with the urban environment, the remaining natural areas have not been burnt in over 20 plus years and it is highly unlikely that ecological burning will ever be enforced on the remaining natural vegetation due to the huge risk of damage to property and livelihoods.

As a result, the flora and fauna species diversity in the remaining natural area is very low with mostly Bitou and Albertinia thatch grass. The remaining natural vegetation is characterised by sedge-dominated fynbos because of ad hoc thatch harvesting. No thicket or natural forest is present on the site. Due to the lack of fire and its fragmentation from other natural areas, the

remaining natural vegetation has lost most of its long-term ecosystem functioning (vd Vyfer 2020).				
3.	For Linear activities or developments			
3.1	Provide the Farm(s)/Farm Portion(s)/Erf number(s) for all routes:			
3.2	Development footprint of the proposed development for all alternatives:	m <sup>2</sup>		
3.3	Provide a description of the proposed development (e.g. for roads the length, width and width of the road reserve in the case of pipelines indicate the length and diameter) for all alternatives:			
3.4.	Indicate how access to the proposed routes will be obtained for all alternatives:			
3.6	Starting point co-ordinates for all alternatives			
	Latitude (S)	°	'	“
	Longitude (E)	°	'	“
	Middle point co-ordinates for all alternatives			
	Latitude (S)	°	'	“
	Longitude (E)	°	'	“
	End point co-ordinates for all alternatives			
	Latitude (S)	°	'	“
	Longitude (E)	°	'	“
	Note: For Linear activities or developments longer than 500m, a map indicating the co-ordinates for every 100m along the route must be attached to this BAR as Appendix A3.			
	4.	Other developments		
	4.1	Property size(s) of all proposed site(s):	5,7ha	
4.2	Developed footprint of the existing facility and associated infrastructure (if applicable):			
4.3	Development footprint of the proposed development and associated infrastructure size(s) for all alternatives:	4,9ha		
4.4	Provide a detailed description of the proposed development and its associated infrastructure (This must include details of e.g. buildings, structures, infrastructure, storage facilities, sewage/effluent treatment and holding facilities).			
Development of a lifestyle village inclusive of a residential component with frail care in Stilbaai on Erf 4784 and Erf 4785 (new 6m wide public street as entrance road linking to the MR331/MR331 intersection to form a 4-way stop).				
These erven form part of Erf 657 (zoned 'undetermined'), which is the greater "mother erf" Municipal property from which it will be subdivided and transferred.				

The project includes administrative and communal facilities to accommodate offices, storerooms, dining hall(s), TV rooms, Sitting rooms associated with the frail care centre.

The development footprint consists of approximately (SDK Architect 2020):

- 3.8ha erven (66.6%)
- 1.1ha roads/infrastructure (19%) and
- 0.8ha internal, private open space 14%).

The proposal is to develop the project in three (3) phases over a period of five (5) years (2021-2025).

It must be noted that market conditions and demand dictate the final phasing, thus it may not be exactly as per below provisional proposal:

- Phase 1: maximum 42x units, 16 frail care beds,
- Phase 2: maximum 38x units and service centre
- Phase 3: maximum 40x units, 8x assisted living units, six (6) frail care beds, and the remainder of the service centre



Figure 6: Preferred Alternative 2 for Stilbaai Lifestyle Village (SDK Architects, 16 November 2020).

The proposed development will link to Municipal services for water, electricity, sewage and solid waste provisions.

- Access will be along Erf 4785 linking to Main Road. It will be a 6m wide, public road with a security gate for controlled access [not listed] that feeds into the MR331/MR332 intersection (Jongensfontein intersection). This intersection (MR332/MR331) will be formalised as a 4-way stop as part of this development proposal. The Municipality will upgrade this intersection to a roundabout, as part of their Arterial Management Plan (AMP) upgrades to Main Road (not linked to the proposed development).

- Water connection will be to the existing 150mm water supply line that runs along Main Road via a 110mm pipe that follows the entrance road along Erf 4785 [not listed];
- Sewage will run from the south-eastern corner via a 160mm pipeline that will be constructed within the road reserve of Sterretjie Street to connect to the existing 200mm sewer pipe in Waterkant Street. This pipeline forms part of ongoing municipal upgrades and the tender for this line was advertised 23 October 2020 [not listed];
- Solid waste will be collected by the Municipal solid waste collection services and disposed of at the licenced, municipal landfill site at Steynskloof Solid Waste site in Riversdale with 22 years landfill space spare capacity [not listed];
- Electricity connection will be to the existing 11kV overhead line that runs adjacent to Palinggat Resort along the north-western boundary of the study site within the Municipal service servitude [not listed];
- Stormwater drains in a north-westerly direction from where it will be directed to the existing 600m stormwater pipe along the north western boundary of the property, within the services servitude of the Municipality, via a 450mm pipe, to an existing manhole. A low point in the north-westerly corner (between erven 2 & 3, Alternative 2) will be fitted with an additional double-stormwater inlet with an overflow channel for flood conditions that will end in an on-site reno mattress to dissipate energy, spread stormwater and allow infiltration, before leaving the site onto Erf 692 . None of the stormwater infrastructure will extend onto Erf 692. Houses will be fitted with 1000l rainwater tanks to reduce runoff volumes and pavements will be segmented, permeable surfaces to promote infiltration [not listed];
- Fire hydrants will be installed within the development in accordance with the requirements of the Hessequa Municipality and in adherence with the so-called Engineering Red Book (*Guidelines for provision for Engineering Services and Amenities in Residential Township development*). Water supply accounts for the demand associated with fire management associated with the development.

Refer to the services plan included with the Civil Engineering Report for copies of the services plans. Hessequa Consulting Engineers has confirmed sufficient bulk capacity for all services.

4.5

Indicate how access to the proposed site(s) will be obtained for all alternatives.

Access to the site is via an unsurfaced, informal road that joins a four-legged junction with the intersection of MR331 and MR332 (Main Road). This informal access to the development site will be formalised via a new 6m public road with controlled access by means of a gatehouse at the entrance to Erf 4786 (along the new public street Erf 4785).

The intersection of MR331/MR332 will be upgraded to a formal 4-way stop when the access road is constructed. The Municipality intends on upgrading this 4-way stop to a roundabout (traffic circle) in future **as part of the Municipality's November 2020** draft Arterial Management Plan for Main Road (not linked to this development application).

Until such time as the roundabout is finished, the intersection will remain functional as a four-way stop. It is noted that the Municipality has allocated R1 million rand for upgrades to intersections in accordance with the AMP (for their 2020/2021 financial year). The development will be developed in three phases over a period of five (5) years at which time the roundabout is likely to be completed.





Figure 7: Left aerial image indicates the MR331/MR332 intersection, as well as the informal access to the site. Right side photo is a picture of the existing informal access off Main Road that will be upgraded as access road and feed into the 4-way stop at MR331/MR332.

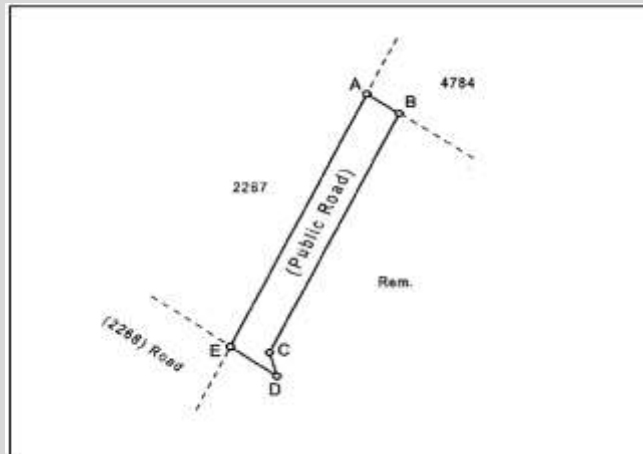


Figure 8: SG diagram of the new public street erf.

Figure 8 depicts the new access to the proposed development. It is noted that there was a historic, proclaimed road reserve that extended from the MR331/MR332 intersection across the development site to Erf 692 (neighbouring school site). This reserve was closed and de-proclaimed some years ago when the Palinggat Resort was developed and residents complained to the Municipality about the through route on their boundary.

Development of the study site is not responsible for de-proclamation of the road reserve and the alienation process did not require that the reserve be re-instated. The study site was put on tender with no through-way to Erf 692 as Erf 692 has direct access onto Sterretjie and Bosbok Avenue.

Furthermore, the Municipality is in the process of negotiation a land-swap with Department of Public Works (unrelated to this application) to develop Erf 692 for low density single residential instead of a school site to be in line with their SDP and to have the school site next to the existing sports fields to benefit from existing infrastructure. The Municipality confirmed this in their letter dated 17 June 2020 and the Traffic Impact Assessment (TIA) has taken this into account. A copy of the letter is included with Appendix F4.

Based on the outcome of the traffic impact assessment, the following parking recommendations are reflected. The proposed number of parking bays is more than the minimum requirements to allow sufficient parking.

Land Use	Specification	Requirement	Offering
Dwelling Unit of 2 habitable rooms	1 bay per unit	120 bays	161
Old Age Homes	0.3 bays per habitable room	3 bays	15
Small Private hospital and clinic	1 bays per bed	32 bays	22
<b>Total</b>		<b>155 bays</b>	<b>198 bays</b>

Figure 9: Parking bay provisions for Stilbaai Lifestyle Village (Source: Urban Engineering TIA).

In support of non-motorised transport and to ensure safe walking space for the elderly who may wish to walk to the nearest commercial centre, the gravel road verge along Main Road (northern side), will be formalised with paving from the gate house to Main Road and a distance of 300m in a north-westerly direction. This is also a requirement of the Provincial Department of Transport (refer to Appendix F4 for a copy of their correspondence).

4.6	SG Digit code(s) of the proposed site(s) for all alternatives:	C	0	6	4	0	0	0	6	0	0	0	0	4	7	8	4	0	0	0	0	0
4.7	Coordinates of the proposed site(s) for all alternatives:																					
	Latitude (S)								34°				22'				31.9''S					
	Longitude (E)								21°				24'				40.0''E					

## SECTION C: LEGISLATION/POLICIES AND/OR GUIDELINES/PROTOCOLS

### 1. EXEMPTION APPLIED FOR IN TERMS OF THE NEMA AND THE NEMA EIA REGULATIONS

Has exemption been applied for in terms of the NEMA and the NEMA EIA Regulations. If yes, include a copy of the exemption notice in Appendix E18.	YES	NO
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### 2. IS THE FOLLOWING LEGISLATION APPLICABLE TO THE PROPOSED ACTIVITY OR DEVELOPMENT

The National Environmental Management: Integrated Coastal Management Act, 2008 (Act No. 24 of 2008) ("ICMA"). If yes, attach a copy of the comment from the relevant competent authority as Appendix E4 and the pre-approval for the reclamation of land as Appendix E19.	YES	NO
The National Heritage Resources Act, 1999 (Act No. 25 of 1999) ("NHRA"). If yes, attach a copy of the comment from Heritage Western Cape as Appendix E1.	YES	<del>NO</del>
The National Water Act, 1998 (Act No. 36 of 1998) ("NWA"). If yes, attach a copy of the comment from the DWS as Appendix E3.	YES	NO
The National Environmental Management: Air Quality Act, 2004 (Act No. 39 of 2004) ("NEM:AQA"). If yes, attach a copy of the comment from the relevant authorities as Appendix E13.	YES	NO
The National Environmental Management Waste Act (Act No. 59 of 2008) ("NEM:WA")	YES	NO

The National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004 ("NEMBA").	<del>YES</del>	NO
The National Environmental Management: Protected Areas Act, 2003 (Act No. 57 of 2003) ("NEMPAA").	<del>YES</del>	NO
The Conservation of Agricultural Resources Act, 1983 (Act No. 43 of 1983). If yes, attach comment from the relevant competent authority as Appendix E5.	<del>YES</del>	NO

**3. OTHER LEGISLATION**

List any other legislation that is applicable to the proposed activity or development.

3.3. Spatial Planning and Land Use Management, 2013 (ACT 16 OF 2013)

Section 42 of SPLUMA prescribe certain aspects that must be taken into consideration when deciding on a land development application. These are:

- (1). Development principles set out in Chapter 2 of SPLUMA
- (2). Protect and promote the sustainable use of agricultural land
- (3). National and provincial government policies the municipal development framework and take into account:
  - (i) The public interest
  - (ii) The constitutional transformation imperatives and the related duties of the State.
  - (iii) The facts and circumstances relevant to the application
  - (iv) The respective rights and obligations of all those affected
  - (v) The state and impact of engineering services, social infrastructure and open space requirements and
  - (vi) Any factors that may be prescribed, including timeframes for making decisions.

3.4. National Forest Act

A total of five (5) protected tree species are present within the development footprint.

- Tree #1 is situated outside the development footprint and will therefore not be affected;
- Trees #2, #3 & #4 will be accommodated within private erven and / or the road reserve;
- Trees #5 & #6 will be accommodated within the internal layout of the frail care.

The preferred Alternative 2 has been modified to ensure that all five trees can be accommodated within the layout. In the event that trimming (of branches or roots) is deemed necessary during construction, the Holder of the EA must apply for the necessary permits from the Department of Forestry in advance.



Figure 10: Protected Tree survey overlay with preferred development plan (image on the right shows modifications to the preferred Alternative 2 to accommodate the protected trees in the north).

#### 4. POLICIES

Explain which policies were considered and how the proposed activity or development complies and responds to these policies.

##### 4.1 Western Cape Provincial SDF

The Western Cape Provincial SDF was approved in 2014 by the Western Cape Parliament and serves as a strategic spatial planning tool that “communicates the provinces spatial planning agenda”. The PSDF puts in place a coherent framework for the Province’s urban and rural areas that:

- Gives spatial expression to National and provincial development agendas.
- Serves as basis for coordinated and integrated planning alignment on National and Provincial Departmental Programmes.
- Supports municipalities to fulfil their mandates in line with national and provincial Agendas.
- Communicates government’s spatial development agenda.

The proposed development compliments the SDF’s spatial goals that aim to take the Western Cape on a path towards:

- Greater productivity, competitiveness and opportunities within the spatial economy.
- More inclusive developments and strengthening the economy in rural areas.
- Strengthening resilience and sustainable development.

##### 4.2. Eden Spatial Development Framework (2017)

The Eden District Spatial Development Framework was approved in 2017 and aims to establish a strong strategic direction and vision, towards increasing levels of detail in the spatial recommendations that are directive rather than prescriptive and providing guidance to local municipalities in the District regarding future spatial planning, strategic decision making and



regional integration. The vision and strategic direction identify four key drivers of spatial change within the District. These four strategies lie at the heart of this SDF and the problem statement, spatial concept, spatial proposals and implementation are organised around these directives.

According to the regional SDF, Stilbaai has a residential and tourism role, and therefore the proposed development will strengthen this existing role of Stilbaai. The proposed development of Stilbaai Erf 4784 as "Lifestyle Village" is regarded as being consistent with the Eden District SDF.

4.3. Hessequa Spatial Development Framework (2017)

The Spatial Development Framework (SDF) is one of the sectoral plans of an Integrated Development Plan. Hessequa has identified towns which has high growth potential. According to the results of the growth potential study that was conducted by provincial authority, growth and development strategies must be focused on towns that has relatively growth potential towards other towns, Stilbaai being one of the town with a high growth potential.

Stilbaai is one of the biggest coastal towns in the Western Cape from Gansbaai until Mossel Bay. The application area is located inside a demarcated urban edge of Stilbaai and is also earmarked as a proposed "densification area". The proposal is therefore consistent with the local Municipal Spatial Development Framework.

4.4. Hessequa Integrated Development Plan (2017-2022)

The key pillars of sustainability for the Hessequa Municipality's are social well-being, Economic Viability and Environmental Integrity. According to the Municipal IDP, the key development priorities for Stilbaai include:

- Commercial Development
- Industry Development
- Bulk Infrastructure Development
- Property Development
- Water security

The IDP highlights the following aspects for Stilbaai in the IDP:

- There has been a change in the attitude of most residents towards a positivity regarding growth.
- Growth is inevitable and the focus should be on managing the growth to protect what is important to residents.
- When a critical mass development has is reached the element of crime will also manifest, therefore development should be strictly managed and guided towards a common goal of maintaining the "ambience" and "free" characteristics of the town.

According to the IDP, most of the population in Stilbaai is older than 55 years. This emphasises the need for retirement housing and frail care in Stilbaai.

The IDP recognises the need for property development in Stilbaai, and also the need for growth and development on vacant land within the urban edge. It is the considered opinion that the proposed development of Erf 4784 is consistent with Hessequa IDP.

5. GUIDELINES

List the guidelines which have been considered relevant to the proposed activity or development and explain how they have influenced the development proposal.

The following Spatial Policy Statements & Guidelines are applicable to the proposed land development planning application:

Strategy: Growth management Policy 3.3.

Optimize existing infrastructure capacity and economic opportunity by directing mixed use, higher density development to areas of opportunity.

Guideline 3.3.7.

Promote compact development

- Density should occur within 800-1600 m or 10-20 minutes from transport hubs and areas with mixed use activity.
- The promotion of a more compact city form requires an increase in average gross density. However, an increase in density should maintain the character and form certain heritage areas and natural environments so as to not damage or negatively impact the surroundings.
- Appropriate urban density is key to achieving the Eden SDF's policy objectives.

The proposed development is within walking distance from community services (SAPS, Community Hall, Municipal Offices, Library) and business/commercial uses.

The proposed development will therefore result in an integrated and compact urban development for Stilbaai.

## 6. PROTOCOLS

Explain how the proposed activity or development complies with the requirements of the protocols referred to in the NOI and/or application form

The Screening Tool identifies the following studies as potentially being applicable to the proposed development:

Theme	Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
Agriculture Theme		X		
Animal Species Theme		X		
Aquatic Biodiversity Theme	X			
Archaeological and Cultural Heritage Theme		X		
Civil Aviation Theme		X		
Paleontology Theme			X	
Plant Species Theme			X	
Defence Theme				X
Terrestrial Biodiversity Theme	X			

The Stilbaai Lifestyle Village environmental process commenced mid-2019 with specialist appointments and various studies. The Notice of Intent was submitted to the Department on 5 March 2020 thereby commencing the formal process. As such the protocols (ito registrations and details of reports) are not applicable to the studies that commenced prior to May and October 2020.

Having considered the results of the Screening Tool and compared to the findings of (A) the specialists studies and (B) the official responses from the competent Authorities for the various disciplines, it evident that the Screening Tool is not effective as a mechanism to identify specialist fields that necessitate costly specialist studies in terms of the specialist protocols.

The Screening Tool identifies:

- Botanical (plant themes)
- Aquatic (aquatic biodiversity theme)

- Heritage (archaeological, cultural heritage and palaeontology themes included)
- Faunal / animal species
- Biodiversity

Despite the 'high' theme for cultural landscape, archaeology and palaeontology indicated by the Screening Tool, the heritage specialist confirmed that there the site is not deemed to be sensitive from a heritage perspective.

- Heritage Western Cape in their comment on the NID agreed with the specialist and confirmed that no further assessment is required. Refer to Appendix D1 for a copy of their official decision.
- Excavation permit to be applied for by the Archaeologist if development is approved. If HWC authorises the permit the on-site features must be demarcated prior to construction and materials from the features recorded (the sites are not excluded for development purposes as per HWCs approval).

Despite the 'very high' theme for aquatic biodiversity as indicated by the Screening Tool, the aquatic specialist confirmed that there are no watercourses on the property and the wetland on the neighbouring property (owned by the Department of Education) to the north has a small wetland that will not be impacted by the development.

- Refer to Appendix D2 for a copy of the General Authorisation issued by the BGCMA for the proposed development, as well as Appendix G3 for a copy of the Aquatic Risk Matrix report.

Despite the 'high' theme for fauna, as indicated by the Screening Tool, the specialist confirmed that the site is deemed to have a low faunal sensitivity.

- To align with the protocols a Faunal Compliance Statement has been provided. Please refer to Appendix G8 for a copy of the report.

Despite the 'very high' theme for terrestrial biodiversity as indicated by the Screening Tool, the specialist confirmed that the site is deemed to have a low biodiversity sensitivity.

- To align with the protocols a Biodiversity Compliance Statement has been provided. Please refer to Appendix G9 for a copy of the report.

With regards to the other themes, the following applies:

<p>Agricultural theme</p>	<p>Despite the 'high' sensitivity theme allocated by the Screening Tool, the property is not zoned Agriculture, nor has it been utilised for agricultural purposes. The property does not have agricultural resources and because of its location within the urban edge of Stilbaai Act 70 of 70 does not apply. Therefore, there is no reasonable argument that justifies the need for an agricultural impact assessment.</p> <p>The Provincial Department of Agriculture has confirmed this in writing (refer to Appendix F4 for a copy of their letter).</p>
<p>Civil Aviation Theme</p>	<p>The screening tool was originally developed for wind and solar developments that are both vast (with glint and glare impacts), as well as very tall structures (i.e. 180m high wind turbines). These parameters are pulled through with most applications and therefore do not take into account the very different parameters of single level housing developments, within an urban area which is already developed. The development height of maximum 8.5m is below the minimum threshold that poses a threat to aircrafts and it lies outside of the flight paths for</p>

	<p>both the Stilbaai Airfield and the private airfield near Bosbokduin. No further detailed assessment is required despite the 'high' sensitivity theme.</p> <p>SACAA consider the application and issued a provisional permit that confirms that no further assessment is required. A copy of their permit is included in Appendix F4.</p>
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## SECTION D: APPLICABLE LISTED ACTIVITIES

List the applicable activities in terms of the NEMA EIA Regulations

Activity No(s):	Provide the relevant Basic Assessment Activity(ies) as set out in Listing Notice 1	Describe the portion of the proposed development to which the applicable listed activity relates.
27	<p>The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for</p> <ul style="list-style-type: none"> <li>(i) The undertaking of a linear activity; or</li> <li>(ii) Maintenance purposes undertaken in accordance with a maintenance management plan.</li> </ul>	<p>Nearly 1.7ha of intact, indigenous vegetation will be cleared to accommodate the proposed development. The vegetation type is classified as Albertinia Sand Fynbos (Vulnerable) and Canca Limestone Fynbos (Least Concerned). The former (Albertinia Sand Fynbos) will be classified as 'Least Concerned' in the updated 2018 NBA threat listing.</p>
<del>Activity No(s):</del>	<del>Provide the relevant Basic Assessment Activity(ies) as set out in Listing Notice 3</del>	<del>Describe the portion of the proposed development to which the applicable listed activity relates.</del>
<p>Note:</p> <ul style="list-style-type: none"> <li>The listed activities specified above must reconcile with activities applied for in the application form. The onus is on the Applicant to ensure that all applicable listed activities are included in the application. If a specific listed activity is not included in an Environmental Authorisation, a new application for Environmental Authorisation will have to be submitted.</li> <li>Where additional listed activities have been identified, that have not been included in the application form, and amended application form must be submitted to the competent authority.</li> </ul>		

List the applicable waste management listed activities in terms of the NEM:WA

	<del>Provide the relevant Basic Assessment Activity(ies) as set out in Category A</del>	<del>Describe the portion of the proposed development to which the applicable listed activity relates.</del>

List the applicable listed activities in terms of the NEM:AQA

<del>Activity No(s):</del>	<del>Provide the relevant Listed Activity(ies)</del>	<del>Describe the portion of the proposed development to which the applicable listed activity relates.</del>

## SECTION E: PLANNING CONTEXT AND NEED AND DESIRABILITY

1.	Provide a description of the preferred alternative.
<p>Development of a Lifestyle village, consisting of 120x loose standing (single storey), freehold title homes, 8x semi-detached assisted living units and a 22-bed frail care facility with administrative and communal facilities.</p> <p>The preferred Alternative 2 has been modified to accommodate submissions received during the course of the public participation process.</p> <ul style="list-style-type: none"> <li>• Internal open space swapped for an erf (and the other way around) to ensure that three (2) milkwood trees on the north westerly corner of the property need not be removed.</li> <li>• Applicant has committed to retain the two (2) milkwood trees within the frail care erf by accommodating them within the courtyard and service yard.</li> <li>• Stormwater infrastructure has been pulled back onto the property so as not to extent onto the neighbouring property.</li> <li>• Municipal servitude will be fenced with ClearVu/Palisade or similar to allow small mammals/reptiles to move along the corridor. No solid wall/structure to be constructed in the servitude.</li> </ul> <p>The number of units and type of development land use both remains the same for Alternative 2. All services remains the same and will link to existing municipal services.</p> <p>Formalise the existing informal dirt access, to feed into the MR331/MR332 intersection will upgrade the intersection to a 4-way stop.</p>	
2.	Explain how the proposed development is in line with the existing land use rights of the property as you have indicated in the NOI and application form? Include the proof of the existing land use rights granted in Appendix E21.
<p>The site does not have existing development rights other than what is associated with 'Undetermined' zoning.</p>	
3.	Explain how potential conflict with respect to existing approvals for the proposed site (as indicated in the NOI/and or application form) and the proposed development have been resolved.
<p>No existing approvals in place for the property.</p>	
4.	Explain how the proposed development will be in line with the following?
4.1	The Provincial Spatial Development Framework.
<p>The proposed development is aligned to the PSDF's spatial goals that aim to take the Western Cape on a path towards:</p> <ul style="list-style-type: none"> <li>(i) Avoidance of urban sprawl;</li> <li>(ii) Greater productivity, competitiveness and opportunities within the spatial economy;</li> <li>(iii) More inclusive development and strengthening the economy in rural areas;</li> <li>(IV) Optimising vacant land within urban areas rather than urban sprawl.</li> </ul>	
4.2	The Integrated Development Plan of the local municipality.
<p>The IDP supports local economic development and investment in support of socio-economic upliftment and growth in tourism.</p> <p>The key pillars of sustainability for the Hessequa Municipality's are Social Well-Being, Economic Viability and Environmental Integrity. According to the Municipal IDP, the key development priorities for Stilbaai include:</p>	

- Commercial Development
- Industry Development
- Bulk Infrastructure Development
- Property development
- Water Scarcity

According to the IDP, most of the population in Stilbaai is older than 55 years. This emphasises the need for retirement/frail care housing in Stilbaai.

The development will amount to a number of temporary employment opportunities during construction, as well as a number of permanent employment opportunities, for skilled, semi-skilled and unskilled persons through opportunities in administration, healthcare, landscaping and security.

4.3. The Spatial Development Framework of the local municipality.

Stilbaai has been identified by the Hessequa SDF as one of the towns which has high growth potential. The application area is located inside the demarcated urban edge of Stilbaai, and it is also earmarked as a proposed "densification" area.

Section E(9) of the Basic Assessment report template (Planning Context and Need & Desirability) specifically enquires about how a project/activity will help to optimise vacant land within urban areas. This development proposal achieves this criteria, as opposed to urban sprawl.

4.4. The Environmental Management Framework applicable to the area.

Not applicable

5. Explain how comments from the relevant authorities and/or specialist(s) with respect to biodiversity have influenced the proposed development.

- Avoidance of all five (5) protected milkwood trees on the property through mitigating modifications to Alternative 2 (preferred alternative).



Figure 11: Three large individual milkwood trees in the north-western corner of the proposed development that will be accommodated with Alternative 2 as mitigated.





Two smaller milkwood trees that will be accommodated within the frail care erf within the courtyard and service yard with Alternative 2 as mitigated.

6. Explain how the Western Cape Biodiversity Spatial Plan (including the guidelines in the handbook) has influenced the proposed development.

According to the Plan the site is indicated as Other Natural Areas (ONA). A small portion is identified as an Ecological Support Area: Aquatic. However, the freshwater specialist confirmed that there are no watercourses on the property and a General Authorisation (GA) was issued for proximity to a wetland on the northern neighbouring property.

Plant species identification helped to reduce the impact on protected tree species. The Plan was used as a guideline to inform the botanical, biodiversity and faunal studies.

7. Explain how the proposed development is in line with the intention/purpose of the relevant zones as defined in the ICMA.

The property falls outside the Hessequa Coastal Management Line (CML), Coastal Development Zone (CDZ) and 100yr Erosion Risk Zone.



Figure 12: Property in relation to the CML, CPZ and Littoral Active Zone.

The property is separated from the river by existing urban development along Waterkant Street. Any protection measures taken in future to protect these existing urban development/infrastructures along Waterkant Street, will ultimately provide protection for the study site as well. Additional coastal protection measures are not required for the study site.

8. Explain whether the screening report has changed from the one submitted together with the application form. The screening report must be attached as Appendix I.

The screening tool has not changed. It is still the same screening tool submitted with the application form.

9. Explain how the proposed development will optimise vacant land available within an urban area.

The vacant land will be developed into a lifestyle village which will consist of 120 loose standing homes (single storey), 8x semi-detached assisted living units and a frail care facility with administrative and communal facilities.

Land that is situated so close to public amenities, transport routes and commercial businesses is ideal for urban densification. The density of 22units/ha is less than the maximum density of 35units/ha.

Development of the study site helps with avoidance of urban sprawl, supports greater productivity and opportunities within the spatial economy, strengthens the economy in rural areas by allowing permanent residents rather than seasonal influx/tourism only thereby ensuring more inclusive development within Stilbaai.

Impacts associated with development of the site is deemed to be within acceptable limits for services, environmental, social, economic and traffic aspects.

10. Explain how the proposed development will optimise the use of existing resources and infrastructure.

- Access into the proposed development will be from an informal street.
- Water, sewer reticulation and electrical services will be connected into existing municipal services with no requirements for bulk upgrades.
- The development will provide opportunities for future residents to make use of existing amenities, including Municipal services (office), Library, Police Office, commercial businesses.
- Waste can be accommodated at the existing Riversdale landfill site.

11. Explain whether the necessary services are available and whether the local authority has confirmed sufficient, spare, unallocated service capacity. (Confirmation of all services must be included in Appendix E).

Hessequa Municipality has confirmed availability of all bulk services. Refer to Appendix E for a copy of the Municipality's confirmation letters.

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. Total demand is therefore nearly double the available spare capacity.
- ii. The proposed development can be supplied with potable water within the current capacity of the Municipal supply volumes.

Sewer network and wastewater 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 upgraded capacity of the wastewater 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. This capacity is sufficient to accommodate the proposed development.
- III. The Municipality is in the process of appointing a consulting engineering for future upgrades to the WWTW to increase the total capacity to 12000kl/d. The proposed development is not dependent on this future upgrade.



Solid Waste and disposal

- I. All the domestic waste is transported from Still bay to Steynskloof landfill site in Riversdale. The latter has more than 22 years landfill space. 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.

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. Sufficient capacity is available for the demand of the proposed development.
- II. Further Municipal bulk upgrades will be done in the 2020/21 financial from the main intake to substation 3, 200m from the site.

Stormwater design (SUDS orientated):

- i. Units will each be fitted with 1000l rainwater tanks to reduce intensity runoff volumes;
- ii. exposed surfaces such as gardens and private open space consist of sandy soils with high permeability levels with quick absorption capacity,
- iii. municipal stormwater system has capacity to accommodate stormwater runoff from the development within the 1:20 year flood scenario,
- iv. additional flood event overflow on-site is designed to reduce velocity of runoff to prevent unwanted erosion and enable infiltration that is in line with the SUDS stormwater approach,
- v. Paving will be segmented, permeable paving that supports infiltration to reduce stormwater volumes at source which is in line with the SUDS stormwater approach.

12.	In addition to the above, explain the need and desirability of the proposed activity or development in terms of this Department's guideline on Need and Desirability (March 2013) or the DEA's Integrated Environmental Management Guideline on Need and Desirability.
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Need, as defined by DEADP refers to the timing of the proposal.

The figure below shows demographic profile of the Stilbaai population, as contained in the Hessequa IDP. From the figure below, it is clear that 64% of Stilbaai population is older than 55 years, this is a clear indication of the need for:

- age-appropriate accommodation and
- health care facilities.

It is safe to say that the development proposal is **"a societal priority"** in the area location, and it is the right time and it is the right place for locating the type of land-use as being proposed as it is conveniently situated close to commercial/recreational facilities that is withing walking distance.

The development proposal is consistent with all the applicable spatial planning policies, it is consistent with the Hessequa IDP and consistent with the character of the area. It is therefore the considered opinion that it is indeed desirable.

Table 2: Stilbaai demographic as per Hessequa IDP.

Category	2011 Census Data			Projections for 2016 based on 2001 and 2011 Census data		
	Male	Female	Total	Male	Female	Total
0 - 4	58	35	93	62	37	99
5 - 9	32	41	73	33	42	75
10 - 14	43	53	96	44	53	98
15 - 19	66	59	125	63	58	122
20 - 24	31	46	77	36	53	89
25 - 29	42	60	102	50	69	119
30 - 34	41	54	95	40	49	89
35 - 39	53	56	109	54	56	110
40 - 44	83	97	180	97	111	208
45 - 49	77	77	154	91	91	183
50 - 54	56	98	154	64	117	181
55 - 59	95	180	275	113	212	325
60 - 64	179	236	415	202	276	477
65 +	689	873	1562	847	1104	1953
	1545	1965	3510	1690	2144	3834

The property is ideally situated in close proximity to existing public services, including the Municipal offices and Police Station, local grocery stores and library, all within walking distance.



Figure 13: Local Municipal offices and library bordering the study site (Source: Vreken 2019).



Figure 14: Local grocery store within walking distance from the study site (Source: Vreken 2019).

## SECTION F: PUBLIC PARTICIPATION

The Public Participation Process ("PPP") must fulfil the requirements as outlined in the NEMA EIA Regulations and must be attached as Appendix F. Please note that If the NEM: WA and/or the NEM: AQA is applicable to the proposed development, an advertisement must be placed in at least two newspapers.

1. ~~Exclusively for linear activities:~~ Indicate what PPP was agreed to by the competent authority. Include proof of this agreement in App J.


Approved Public Participation Plan attached as Appendix J.

2. Confirm that the PPP as indicated in the application form has been complied with. All the PPP must be included in Appendix F.

Public participation as indicated in the Public Participation Plan has been complied with.

Refer to Appendix F for copies of advert, notifications & stakeholder register, as well as notifications, comments received and responses were applicable.

Comments received during the mandatory 30-day commenting period on the DBAR, have been considered by the project team and a detailed Comments & Response Report is included with this Final Basic Assessment Report as Appendix F4.



**Cape EAPrac**  
**PUBLIC PARTICIPATION PROCESS**  
**'STILBAAI LIFESTYLE ESTATE'**  
**BASIC ASSESSMENT PROCESS –**  
**Call for Registration of Interested & Affected Parties**

**Notice is hereby given of a Public Participation Process in terms of the National Environmental Management Act (NEMA) Act No. 107 of 1998, as amended; the 2014 NEMA EIA Regulations, National Heritage Resources Act and National Water Act**

The development of a lifestyle estate on the vacant property behind the Municipal buildings in Stilbaai West. The property was Municipal owned, but has since been through a successful tender process to accommodate private development. 129 General Residential erven (incl 8 assisted living), open space, frail care facility, services and parking are provided. Access will be via Erf 4875 (new public street).

**DEA&DP Reference No. 16/3/3/6/1/1/D5/18/0043/20**  
**Proponent:** Ellenrust Properties Pty (Ltd)  
**Environmental Assessment Practitioner:** Cape Environmental Assessment Practitioners (Cape EAPrac).  
**Location:** Stilbaai-West 4784 (A portion of Erf 657) and access across Erf 4785  
**Public Participation:** Ito the Directions of 5 June 2020 the 30-day extension period does not apply. I&APs must stipulate what format they prefer to receive notification, documentation and/or other correspondence, whether I&APs have any restrictions to accessing relevant notifications, documentation and/or other correspondence.  
**Document available:** The Draft BAR is available at the Hessequa Municipal office (Stilbaai/Riversdale), as well as on [www.cape-eaprac.co.za/active-projects](http://www.cape-eaprac.co.za/active-projects) (project listed alphabetically)  
**Newspaper:** SuidKaap Forum, Friday 11 September 2020

Basic Assessment (BA) Environmental Process in terms of the NEMA 2014 EIA Regulations, as amended
Draft Basic Assessment report available for public review and comment for 30-days
Date: 17 September – 19 October 2020. All comments must be submitted in writing.
Applicable Listed Activities: Listing Notice 1 (9) (10) & (27)

Should you wish to be registered as an Interested & Affected Party (I&AP) for the environmental process, please respond to this advert by submitting your complete contact details & any initial comments to Cape EAPrac **in writing** (to address below) within the 30-day registration period, not later than **19 October 2020**.

*Correspondence throughout the remainder of the environmental process, will only be distributed to registered I&APs.*

**Cape EAPrac (Attention: Louise-Mari van Zyl)**  
 P.O. Box 2070, George, 6530

Tel: (044) 874 0385      Fax: (044) 874 0432      Email: [louise@cape-eaprac.co.za](mailto:louise@cape-eaprac.co.za)

Figure 15: Advert of Draft Basic Assessment Report in SuidKaap Forum.





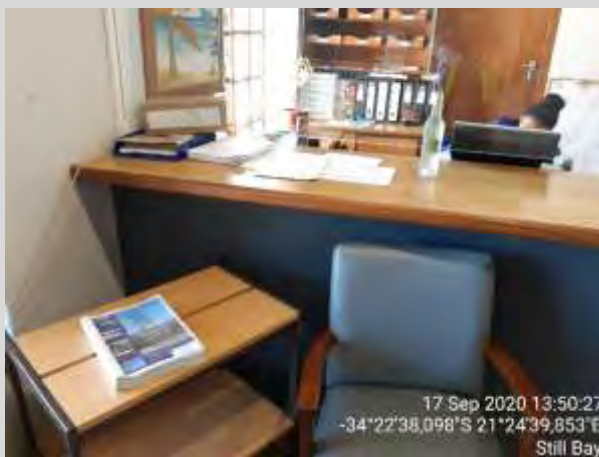
17 Sep 2020 14:38:25  
-34°5'31,038" S 21°15'30,686" E

Figure 16: Public notice at Municipality.



17 Sep 2020 13:06:07  
-34°22'32,019" S 21°24'23,877" E

Figure 17: Public notice at OK shop near site.



17 Sep 2020 13:50:27  
-34°22'38,098" S 21°24'39,853" E  
Still Bay

Figure 18: Hard copy of DBAR at Stilbaai Library.



17 Sep 2020 14:37:36  
-34°5'30,924" S 21°15'33,092" E

Figure 19: Hard copy of DBAR at Municipal offices.



Figure 20: Site notice at the study site.



Figure 21: Site notice at the marketing office on-site.

3. Confirm which of the State Departments and Organs of State indicated in the Notice of Intent/application form were consulted with.

- Department of Health (comment received, no objection)
- Department of Transport (comment received, no objection)
- Department of Water Affairs (via BGCMA) (comment received, no objection)
- Hessequa Municipality (comment received, no objection)
- CapeNature (comment received, no objection, raise concern about remaining natural area)
- Department of Agriculture (comment received, no objection)
- SACAA (comment received, no objection)
- Department of Forestry (comment received, request alternative excluding remaining natural)
- Department of Environmental Affairs & Development Planning (comment received, clarifications and regulatory stipulations)
- Heritage Western Cape (comment received, no objection)
- Garden Route District Municipality (no comment received)
- SANRAL (no comment received)
- Department of Public Works (no comment received)
- Department of Education (neighbouring property to the north) (no comment received)

4. If any of the State Departments and Organs of State were not consulted, indicate which and why.

5. if any of the State Departments and Organs of State did not respond, indicate which.

- Garden Route District Municipality
- SANRAL

Department of Public Works

Department of Education

6. Provide a summary of the issues raised by I&APs and an indication of the manner in which the issues were incorporated into the development proposal.

The following summary provides an overview of the key issues raised by registered stakeholders in response to the DBAR. The issues are not listed in any order or priority. Please refer to Appendix F4 for the complete Comments & Response Report as well as copies of the comments received.

- No on-site aquatic features;
  - General Authorisation issued for proximity to the wetland on neighbouring Erf 692;
- No surface/groundwater may be polluted as a result of the development;
  - The development is typical of a residential development with no on-site waste facilities or activities that can result in surface or groundwater pollution;
- Rehabilitation measures must be environmental acceptable;
  - Developer must compile a landscaping species list prior to commencement for the ECO to verify and approve;
  - Only indigenous plants may be used for landscaping and rehabilitation;
  - Protected tree species must be incorporated into rehabilitation and landscaping;
- Non-reflective paint and materials to be applied to reduce glint and glare and all structures to be maximum height of 8.5m;
  - Civil Aviation Authority has issued provisional approval and final as-built plans to be submitted to the CAA upon completion of the project to obtain final authorisation;
- Vegetation unit for remaining natural vegetation has a 'least concerned' status, but may still provide limited ecosystem services and the development should minimise the impact on habitat loss;
  - Natural vegetation on the site will be lost due to the development. The vegetation is not sensitive, faunal sensitivity is low, ecological functioning has been lost, natural vegetation is isolated and fragmented from greater natural areas;
  - Municipal services servitude between development site and Palinggat may not be fenced with solid structures i.e. walls, but must be fenced with ClearVu / Palisade to enable movement of small mammals/reptiles;
- Impact of coastal processes on the site in future;
  - Site is above the coastal management line and outside the coastal protection zone for Hessequa, therefore future coastal processes are unlikely to have any direct impact on the site;
- Alternatives must be reasonable and feasible with significant material differences/changes;
  - Alternative 2 has been modified to accommodate the outcome of the public participation process by avoiding all five of the on-site protected trees through internal layout changes (exchanging open space with erven) and accommodating trees within courtyard/service yards of the frail care erf;
- Fire risk to be addressed;
  - The natural vegetation on the study site and adjoining Erf 692 is not exposed to ecological burning due to surrounding land use and threat to properties and livelihoods.
  - Development will not have internal fencing, thus enabling fire management to access the site up to the shared boundary with Erf 692 from where firefighting can be exercised;

- Fire hydrants are positioned within the development especially in proximity to the shared boundary with Erf 692 to improve fire risk management;
- Erf 692 is earmarked for development which will result in the removal of remaining natural vegetation which will reduce the overall fire risk to the proposed development.
- Resource conservation measures must be implemented:
  - Due flush toilets, low flow showerheads, LED lights, solar/heat pumps (or similar) must be installed for each unit, rain water tanks to be fitted to all units, gas stoves optional, solar panels optional (condition of CAA to not use reflective materials);
- Green building criteria must be incorporated;
  - Majority of houses are orientated in a north, north-westerly direction to maximise living rooms and bedrooms sun exposure;
- Concern about sewage capacity;
  - Municipality has confirmed upgrade of the WWTW capacity from 2MI/day to 4MI/day which allows sufficient spare capacity for the development;
- Solid waste cannot be accommodate at Melkhoutfontein landfill site;
  - Waste from the development will be accommodated at the Riversdale landfill site;
- Development must apply SUDS drainage systems to reduce impact of stormwater erosion and pollution;
  - Stormwater will feed into municipal system for normal 1:2 and 1:5 year flood events;
  - to reduce erosion and improve infiltration which reduces runoff volumes;
  - Silt traps to be installed during construction to reduce siltation and pollution;
  - All houses to be fitted with 1000l rainwater tanks to reduce runoff volumes;
  - All paving to be segmented, permeable paving to improve infiltration to reduce runoff;
  - Municipal stormwater system can only accommodate 1:20 year floods whilst stormwater systems for developments are designed for 1:5 year floods, thus additional flood stormwater infrastructure will be provided on-site to reduce erosion, improve infiltration which reduces runoff volumes and put less pressure on the municipal system;
- Socio-economic impact to be considered:
  - Development of site will result in benefits associated with temporary employment during construction, permanent employment during operational phase – vs vacant land with no employment opportunities;
  - Local labour must be given preference (at least 50%);
  - Local suppliers must be given preference (at least 50%);
  - Contractor must keep record of labour and suppliers for auditing purposes;
  - Construction phase may increase crime/theft but must be managed through Site Security Plan;
  - Dust and noise pollution may arise during construction, however it will be managed through phasing of the development and restricting construction times;
- Protected trees present on the site
  - Preferred Alternative 2 as modified will avoid all five (5) of the on-site protected trees;
  - Potential trimming of branches/roots during construction will require Forestry Permits prior to any trimming;
- Potential on-site archaeological sites;
  - Sites identified could not be verified as shell middens (as they may also just be modern dumping) and Heritage Western Cape approved the heritage/archaeological reports;



- Applying for excavation permits (to excavate potential material for record purposes) will be considered by Heritage Western Cape;
  - The site may be developed without needing to avoid the identified way-points;
- Sources of building materials:
  - Developer cannot confirm sources and capacity for building materials as the development will go to tender for contractors who are responsible for sourcing supplies and materials;
- Auditing and monitoring required;
  - An environmental control officer (ECO) must be appointed to monitor compliance with the Environmental Authorisation and Environmental Management Plan;
  - Post-completion monitoring reports must be completed for each phase and submitted to the competent authority within 30-days from when each phase is completed;
  - External environmental audit required as per Environmental Regulations;
- Confirmation of zoning of the property;
  - Underdetermined, owned by the Municipality
- Services must be provided by Municipality
  - Hessequa Municipality has confirmed that all services will be available with sufficient spare capacity to accommodate the proposed development;
- Upgrade of MR331/MR332 intersection required;
  - Intersection already performs below LOS according to TIA;
  - Draft Arterial Management Plan (November 2020) confirms that intersection must be upgraded to a roundabout because of existing constraints (unrelated to the proposed development);
  - Municipality has confirmed that they have allocated R1 million rand to upgrade of intersection(s) in accordance with the AMP;
  - Development will formalise the existing gravel road into a formal access and upgrade the intersection for a formal 4-day stop which will function at acceptable levels until such time as the Municipal upgrade of the MR331/MR332 intersection to a roundabout;
- Through access to Erf 692 (neighbouring property)
  - Historical access to Erf 692 directly from MR331/MR332 intersection was deproclaimed by the Municipality years before this development application;
  - The development is not subject to a through route to Erf 692;
  - Municipality is in the process of negotiating a land swap with Public Works to exchange Erf 692 (designated as school site) for single residential (low density);
  - Erf 692 (with low density residential development) has direct access to Sterretjie Avenue and Bosbok Road which is sufficient to accommodate traffic from low density development;
- Pedestrian walkway along MR331 must be upgraded to hardened surfaced pavement for 300m in direction of the OK in support of non-motorised transport;
  - Pavement will be formalised as part of development;
- Impact of development on groundwater is of concern;
  - Development is typical of residential development with the exception of a formal body corporate or homeowners association that will improve overall management (including stormwater management) to limit potential surface and/or groundwater pollution;
  - The development does not involve any on-site waste management/handling that could result in groundwater pollution;

- The site will not be infilled (to level), thereby ensuring that sandy material will remain as natural filter for any stormwater infiltration;
- Lack of landscaping plan
  - Private open space will be limited to pavements, open areas and private gardens with limited landscaping potential, however the Applicant must provide a species list for landscaping to the ECO for approval prior to implementation;
  - Landscaping may only be with indigenous vegetation;
  - Landscaping must include protected trees.
- Lack of roads master plan has impacted on the outcome and findings of the TIA;
  - The draft Arterial Management Plan (AMP) for MR331 was completed in November 2020;
  - The traffic specialist has considered the AMP and the findings/recommendations from the TIA remains the same;
  - The Municipality will implement the AMP according to budget;
  - MR331/MR332 intersection must be upgraded to roundabout as part of AMP recommendations;
  - Until roundabout is complete the 4-way stop at intersection will function within acceptable limits.

Note:

A register of all the I&AP's notified, including the Organs of State, and all the registered I&APs must be included in Appendix F. The register must be maintained and made available to any person requesting access to the register in writing.

The EAP must notify I&AP's that all information submitted by I&AP's becomes public information.

Your attention is drawn to Regulation 40 (3) of the NEMA EIA Regulations which states that *"Potential or registered interested and affected parties, including the competent authority, may be provided with an opportunity to comment on reports and plans contemplated in subregulation (1) prior to submission of an application but must be provided with an opportunity to comment on such reports once an application has been submitted to the competent authority."*

All the comments received from I&APs on the pre -application BAR (if applicable and the draft BAR must be recorded, responded to and included in the Comments and Responses Report and must be included in Appendix F.

All information obtained during the PPP (the minutes of any meetings held by the EAP with I&APs and other role players wherein the views of the participants are recorded) and must be included in Appendix F.

Please note that proof of the PPP conducted must be included in Appendix F. In terms of the required "proof" the following is required:

- a site map showing where the site notice was displayed, dated photographs showing the notice displayed on site and a copy of the text displayed on the notice;
- in terms of the written notices given, a copy of the written notice sent, as well as:
  - if registered mail was sent, a list of the registered mail sent (showing the registered mail number, the name of the person the mail was sent to, the address of the person and the date the registered mail was sent);
  - if normal mail was sent, a list of the mail sent (showing the name of the person the mail was sent to, the address of the person, the date the mail was sent, and the signature of the post office worker or the post office stamp indicating that the letter was sent);
  - if a facsimile was sent, a copy of the facsimile Report;
  - if an electronic mail was sent, a copy of the electronic mail sent; and

- o if a "mail drop" was done, a signed register of "mail drops" received (showing the name of the person the notice was handed to, the address of the person, the date, and the signature of the person); and
- a copy of the newspaper advertisement ("newspaper clipping") that was placed, indicating the name of the newspaper and date of publication (of such quality that the wording in the advertisement is legible).

## SECTION G: DESCRIPTION OF THE RECEIVING ENVIRONMENT

All specialist studies must be attached as Appendix G.

### 1. GROUNDWATER

1.1.	Was a specialist study conducted?	YES	NO
1.2.	Provide the name and/or company who conducted the specialist study.		
1.3.	Indicate above which aquifer your proposed development will be located and explain how this has influenced your proposed development.		
1.4.	Indicate the depth of groundwater and explain how the depth of groundwater and type of aquifer (if present) has influenced your proposed development.		

### 2. SURFACE WATER

2.1.	Was a specialist study conducted?	YES	NO
2.2.	Provide the name and/or company who conducted the specialist study.		
Dr James Dubrowski (Confluent Consulting), SACNASP registered Study conducted prior to Specialist Protocols coming into effect.			
2.3.	Explain how the presence of watercourse(s) and/or wetlands on the property(ies) has influenced your proposed development.		
The site does not contain any watercourse. The neighbouring site to the north is identified as a site that contains a wetland (NFEPA layer, CapeFarm Mapper).  The specialist confirmed that the development will not impact on the off-site wetland.  BGCMA considered the Risk Matrix and issued a General Authorisation for proximity to a wetland (within 500m from a wetland). Refer to Appendix G3 for the specialist report and Appendix F4 for a copy of the BGCMA comment with General Authorisation.			

### 3. COASTAL ENVIRONMENT

3.1.	Was a specialist study conducted?	YES	NO
3.2.	Provide the name and/or company who conducted the specialist study.		

3.3.	Explain how the relevant considerations of Section 63 of the ICMA were taken into account and explain how this influenced your proposed development.
3.4.	Explain how estuary management plans (if applicable) has influenced the proposed development.
3.5.	Explain how the modelled coastal risk zones, the coastal protection zone, littoral active zone and estuarine functional zones, have influenced the proposed development.

**4. BIODIVERSITY**

4.1.	Were specialist studies conducted?	YES	NO
4.2.	Provide the name and/or company who conducted the specialist studies.	Dr Marius vd Vyfer (Chipri Consulting), SACNASP registered Study conducted prior to Specialist Protocols coming into effect.	
4.3.	Explain which systematic conservation planning and other biodiversity informants such as vegetation maps, NFEPA, NSBA etc. have been used and how has this influenced your proposed development.	<p>NSBA NBF NFEPA CapeFarm Mapper SANBI Protected Tree Species List Western Cape Biodiversity Spatial Plan</p> <p>Protected Trees have been identified and incorporated into the preferred Alternative 2.</p> <p>Remaining natural vegetation on the property has not been excluded from the preferred Alternative 2 although there was support from CapeNature and Department of Forestry to maintain the natural vegetation. The vegetation type has a conservation threat status of Least Concerned, the botanical, faunal and biodiversity impacts are rated as Low and it has lost it's long-term ecological value due to lack of ecological fire management and ad hoc thatch harvesting. Considering that the site is situated within the urban edge of Stilbaai, it is important to optimise in terms of spatial planning.</p> <p>The Municipality is in the process of negotiating a land swap with the Department of Public Works to allow single residential development on Erf 692 (neighbouring property to the north-east of the site with remaining natural vegetation). The likelihood of development of Erf 692 is high as it falls within the urban edge (optimising vacant land within urban areas), thus connectivity of vegetation on the study site and Erf 692 must be considered as maintaining the remaining natural area on the study site will not achieve any substantial conservation outcome as an isolated portion when Erf 692 is also developed.</p>	
4.4.	Explain how the objectives and management guidelines of the Biodiversity Spatial Plan have been used and how has this influenced your proposed development.		

Please refer to the specialist Botanical / Biodiversity and Faunal reports attached to this report for a detailed summaries of the considerations/findings.	
4.5.	Explain what impact the proposed development will have on the site specific features and/or function of the Biodiversity Spatial Plan category and how has this influenced the proposed development.
<p>CBA and ESA are indicators of biodiversity sensitivity and the management objectives associated with similar categories aim to improve overall biodiversity.</p> <p>The site is not indicated as a CBA, ESA or FPA. Due to the low ecological sensitivity of the site for fauna, flora and biodiversity, and its value as vacant land within the urban edge, it was not considered necessary to amend the layout plan to avoid remaining natural areas other than individual protected trees.</p>	
4.6.	If your proposed development is located in a protected area, explain how the proposed development is in line with the protected area management plan.
4.7.	Explain how the presence of fauna on and adjacent to the proposed development has influenced your proposed development.
<p>The botanical / fauna and biodiversity studies determined that the site sensitivity and habitat values are LOW.</p> <p>This is set against the backdrop of surrounding land use types being a combination of urban developments (west = Palinggat Resort), roads (south = Main Road), institutional (south = Municipal buildings, SAPS offices, Library etc) and designated school site (north = currently vacant). This school site (Erf 692) is earmarked for a land swap by the Municipality to facilitate residential development on it. Although the remaining natural vegetation on the study site current appears and functions as part of a larger natural area (including Erf 692), it must be considered knowing that Erf 692 will be developed which will leave the remaining natural area on the study site as an isolated portion that has no ecological link to other remaining natural areas.</p> <p>Already, connectively to other remaining natural environments (outside of the study site and Erf 692) have been severely compromised due to human intervention and development with roads surrounding the natural areas, surrounded by urban development.</p> <p>Lack of fire management on the natural areas (due to the risk it holds for existing urban developments) and ad hoc thatch cutting, have resulted in a homogenous habitat, consisting mostly of Bitou and Albertinia Thatch Reed. It is a sedge-dominated system with no long-term ecological functionality and least concerned status.</p> <p>As a result, the development footprint optimises the entire site for the use of urban development to maximise development in favour of urban sprawl outside of defined urban areas.</p>	

**5. GEOGRAPHICAL ASPECTS**

Explain whether any geographical aspects will be affected and how has this influenced the proposed activity or development.	
None will be affected.	

**6. HERITAGE RESOURCES**

6.1.	Was a specialist study conducted?	YES	NO
6.2.	Provide the name and/or company who conducted the specialist study.		

Stefan de Kock (Perception Planning) & Dr Peter Nilssen (CHARM)

6.3. Explain how areas that contain sensitive heritage resources have influenced the proposed development.

Apart from two potential localities on the site, no archaeological or potential archaeological materials of historic or prehistoric origin were seen on the affected property.



Figure 22: Archaeological foot survey of the study site indicating two (2) waypoints for potential archaeological shell middens.

Excavation permits will be applied for the on-site features to remove any potential materials prior to earthworks in the vicinity of the sites. Excavation permits effectively implies the destruction of a heritage site (as authorised by HWC 2019). Such permits are not issued prior to final approvals for a development in the event that the development may be rejected (in which case one does not want to destroy the sites unnecessarily).

Heritage Western Cape considered the specialist submissions and issued their decision confirming that no further assessments are required. Because there is a reasonable chance that the waypoints represent modern dumping (and not archaeological shell middens) the HWC approved the development. Nonetheless HWC will have to consider the application for an excavation permit and will decide whether it is necessary to issue one or not. In the event that a permit is issued, an Archaeologist will have to demarcate the on-site features prior to site preparation/earthworks. Refer to Appendix G4 for the specialist reports and F4 for a copy of HWC's approval.

7. HISTORICAL AND CULTURAL ASPECTS

Explain whether there are any culturally or historically significant elements as defined in Section 2 of the NHRA that will be affected and how has this influenced the proposed development.

None will be affected.

8. SOCIO/ECONOMIC ASPECTS

8.1. Describe the existing social and economic characteristics of the community in the vicinity of the proposed site.

The Hessequa municipality has identified the population contribution in the form of coloured circles with the size representing the population contribution to the region. Riversdale and Stilbaai are the two towns with the largest contribution in terms of population and economic activity.

Stilbaai is a well-known and popular tourism and retirement destination within the Southern Cape. It is well managed by the Municipality and has a low crime rate. The town has access to the river and coastline which creates ample opportunity for a number of recreational activities.

The proposed development is within a walking distance from community services (SAPS, Community Hall, Municipal Offices, Library) and business.

The character of the immediate area where the study site is location is similar in style i.e. Palinggat Resort, Stilbaai West etc which are mostly single storey developments with internal open spaces.



Figure 23: Spatial rationale of Hessequa Municipality.

8.2. Explain the socio-economic value/contribution of the proposed development.



The development will create temporary employment opportunities during the construction phases to semi- and unskilled workers. Full time workers will be required in skilled and semi-skilled positions for healthcare, administration, landscaping and security opportunities. Primary and secondary spending will arise from buying of building materials and operational spending will be associated with products and materials for maintenance (of houses / infrastructure) and the frail care facility.

**STILL BAY LIFESTYLE VILLAGE**

**PROJECTED SOCIO-ECONOMIC IMPACT ON THE LOCAL ECONOMY DURING AND AT COMPLETION OF PROJECT:**

**ANALYSIS SUMMARY**

<b>A:</b>	<b>TOTAL PROJECT DEVELOPMENT COST (INCLUDING VAT)</b>				<b>R 257 000 000</b>
<b>B:</b>	<b>TOTAL PROJECT EXPENDITURE OUT OF LOCAL MATERIAL AND LABOUR RESOURCES (INCLUDING VAT)</b>				<b>R 149 060 000</b>
<b>C:</b>	<b>TOTAL DIRECT JOBS CREATED BY CIVIL CONSTRUCTION (DURATION 12 MONTHS)</b>	<b>111</b>	<b>No.</b>	<b>Monthly Total</b>	<b>R 779 000</b>
<b>D:</b>	<b>TOTAL DIRECT JOBS CREATED BY HOUSING CONSTRUCTION (DURATION 48 MONTHS)</b>	<b>112</b>	<b>No.</b>	<b>Monthly Total</b>	<b>R 879 000</b>
<b>E:</b>	<b>TOTAL PERMANENT JOBS CREATED BY VILLAGE OPERATIONS (DURATION LONG TERM)</b>	<b>28</b>	<b>No.</b>	<b>Monthly Total</b>	<b>R 221 400</b>

Figure 24: Projected economic impact during construction and at completion of the project. Operational costs/incomes are not accounted for (Source: DeVilliers Neethling & Partners Quantity Surveyors, November 2020).

8.3. Explain what social initiatives will be implemented by applicant to address the needs of the community and to uplift the area.

At least 50% of materials will be sourced locally + minimum 50% local labour will be sourced locally = total value during construction R149 060 000.00.

The projected salary value, 12 months into construction is estimated at R9 million.

The projected salary value, 48 months into construction is estimated at R42 million.

Long-term permanent employment opportunities into Management & Frail Care (excluding gardeners and domestic workers per household) is estimated at R220 000.00/month.

8.4. Explain whether the proposed development will impact on people's health and well-being (e.g. in terms of noise, odours, visual character and sense of place etc) and how has this influenced the proposed development.

The development will result in temporary impacts during the construction phase.

The removal of vegetation will most likely cause dust particles to become airborne which may result in dust pollution for period of time.

Construction activities are associated with temporary noise that will impact on immediate neighbouring land uses.

## SECTION H: ALTERNATIVES, METHODOLOGY AND ASSESSMENT OF ALTERNATIVES

### 1. DETAILS OF THE ALTERNATIVES IDENTIFIED AND CONSIDERED

1.1.	Property and site alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.
Provide a description of the preferred property and site alternative.	
<p>The preferred site for the proposed development is mitigated Alternative 2 as depicted in Appendix B of the FBAR on Erf 4784 &amp; 4785 (Portions of Erf 657). No alternative properties/site is considered for this application.</p> <p>Section E(9) of this Basic Assessment report template (Planning Context and Need &amp; Desirability) specifically enquires about how a project/activity will help to optimise vacant land within urban areas. This development proposal achieves this criteria, as opposed to urban sprawl.</p>	
Provide a description of any other property and site alternatives investigated.	
No alternative sites were considered.	
Provide a motivation for the preferred property and site alternative including the outcome of the site selection matrix.	
No alternative sites were considered.	
Provide a full description of the process followed to reach the preferred alternative within the site.	
<p>The Hessequa Municipality (as the landowner) identified the study site as a strategic site into potential income for the municipality. They identified key stakeholders from Stilbaai en established a development committee. The committee considered suitable land uses for the property. An age-appropriate development with supporting health care was identified as the most suitable. Appendix F4 contains copies of the meeting minutes and registers from the Stilbaai Development Committee meetings that determined the preferred land use type for the study site.</p> <p>Alienation of the site was put out on public tender with specifications in accordance with the outcome of the engagement process with the development committee.</p> <p>The tender was awarded to the Applicant.</p> <p>Cost analysis was undertaken by the Applicant to determine a feasible project.</p> <p>Instructions were given the Planner and Architects to compile a provisional layout plan that could be considered for the site (Alternative 1).</p> <p>Engineers were appointed to consider the demand and availability of services for the development.</p> <p>Alternative 1 was not deemed feasible as it would have resulted in the removal of the majority of protected trees on the property.</p> <p>Alternative 2 was subsequently developed with input from specialists.</p> <p>Following the outcome of the public participation process on the DBAR, Alternative 2 has been modified to further reduce potential negative impacts and to ensure that all of the protected trees on the property can be accommodated.</p>	

Provide a detailed motivation if no property and site alternatives were considered.

No alternative site was considered as the site was pre-identified by the Hessequa Municipality as a strategic position in proximity to existing amenities and in character with the surrounding land use, as well as being within the urban edge and able to readily connect to municipal services.

The No-Go, Alternative 1 and Alternative 2 were considered.

Alternative 1 was deemed a high risk because it would have resulted in the removal of all of most of the on-site protected trees. Thus this alternative was eliminated and is not considered feasible given the zoning of Undertermined which could be interpreted by the Department of Forestry as no-development i.e. not permitting removal of protected trees.

List the positive and negative impacts that the property and site alternatives will have on the environment.

POSITIVE	NEGATIVE
Income generation for the Municipality from sale of the land	Loss of intact natural vegetation (approximately 1.7ha).
Income generation for the municipality from future rates and taxes	Loss of habitat within intact vegetation (approximately 1.7ha).
Upgrade of the access onto the MR322/MR311 intersection as a formal 4-way stop .	Additional traffic generated by the development.
Optimising development opportunity within the urban edge.	Change in land use from vacant to developed.
Utilisation of vacant land in an urban context.	Temporary noise and dust pollution during construction period.
Temporary employment opportunities during construction (to semi-skilled and unskilled workers mostly).	Temporary risk of increase in crime during construction.
Permanent employment opportunities during operational phase (to skilled and semi-skilled workers mostly).	Temporary increase in heavy vehicular traffic along Main Road during construction.
Provision of safety (through development) of an otherwise vacant piece of land with no access control.	Additional pressure on non-renewable services.

1.2. Activity alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.

Provide a description of the preferred activity alternative.

Residential development.

The site is earmarked for urban expansion in terms of the SDF and will be utilised in accordance with the local spatial planning provisions in line with optimising the use of vacant land within urban areas.

Provide a description of any other activity alternatives investigated.

No-Go Alternative: No development.

Property remains vacant until such time as a successful development application is approved. Municipality will maintain status quo (mowing of property) until such time.

Provide a motivation for the preferred activity alternative.

- The site is earmarked for urban expansion in terms of the SDF;
- The site is a strategic property for the Municipality from which they receive funds (for its alienation) that is needed to support municipal projects/budgets;
- Bulk services are allocated for development of the site;
- The site is easily accessible via existing intersection (4-way stop) of Main Road;
- The site is close to existing amenities in town;
- A process of identifying the most suitable land use was followed by the Municipality, with input from local stakeholders, in support of township development;
- Optimising vacant land within the urban edge of Stilbaai.

Provide a detailed motivation if no activity alternatives exist.

The No-Go alternative has been considered, however it is not deemed reasonable or feasible considering the development (and income) potential for the Municipality to supplement their finances.

The outcome of the pre-application stakeholder process facilitated by the Municipality was specifically aimed at consultation with the local community to determine a suitable land use (activity type) for the site that would be most suited. The outcome of said process informed the specification for the public tender process for alienation of the property i.e. a tenderer could only propose a specific type of development that would be within the parameters of what the development committee determined.

Developing an activity/land use type contrary to what the development committee identified would have nullified the purpose of the earlier consultation process and is likely to attract negative responses from the local community.

List the positive and negative impacts that the activity alternatives will have on the environment.

No Development	Residential Development
Positive: Remaining natural vegetation (approximately 1.7ha) to remain intact.	Positive: Financial income to Municipality from sale of land.
Negative: No opportunity for employment as land use remains vacant.	Positive: Work opportunities associated with construction (temporary) and permanent (household and frail care staff).
Negative: Loss of financial income to the Municipality (temporarily until site is developed).	Positive: Rates and taxes income for the Municipality.
Negative: Security risk to neighbouring residential developments as the site is not secured and is open for vehicles and pedestrians.	Positive: Upgrade of access and improvement of pedestrian (non-motorised) walkway along northern portion of Main Road.
	Negative: Pressure of development on municipal services.

	Negative: Loss of natural vegetation (approximately 1.7ha of Least Concerned vegetation types).
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1.3. Design or layout alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts

Provide a description of the preferred design or layout alternative.

Alternative 2: (Preferred alternative, as mitigated): 120x loose standings (single storey), freehold title retirement homes, 8x semi-detached assisted living units and a frail care facility with administrative and communal facilities. The frail care unit will be phased development, with approximately 22 beds.

By implementing further mitigations to Alternative 2, the Applicant is able to avoid all of the protected trees present on the study site.

Although all impacts cannot be avoided, it is possible to mitigate in order to further reduce potential negative impacts. In this manner the impact hierarchy has been adhered to more closely.

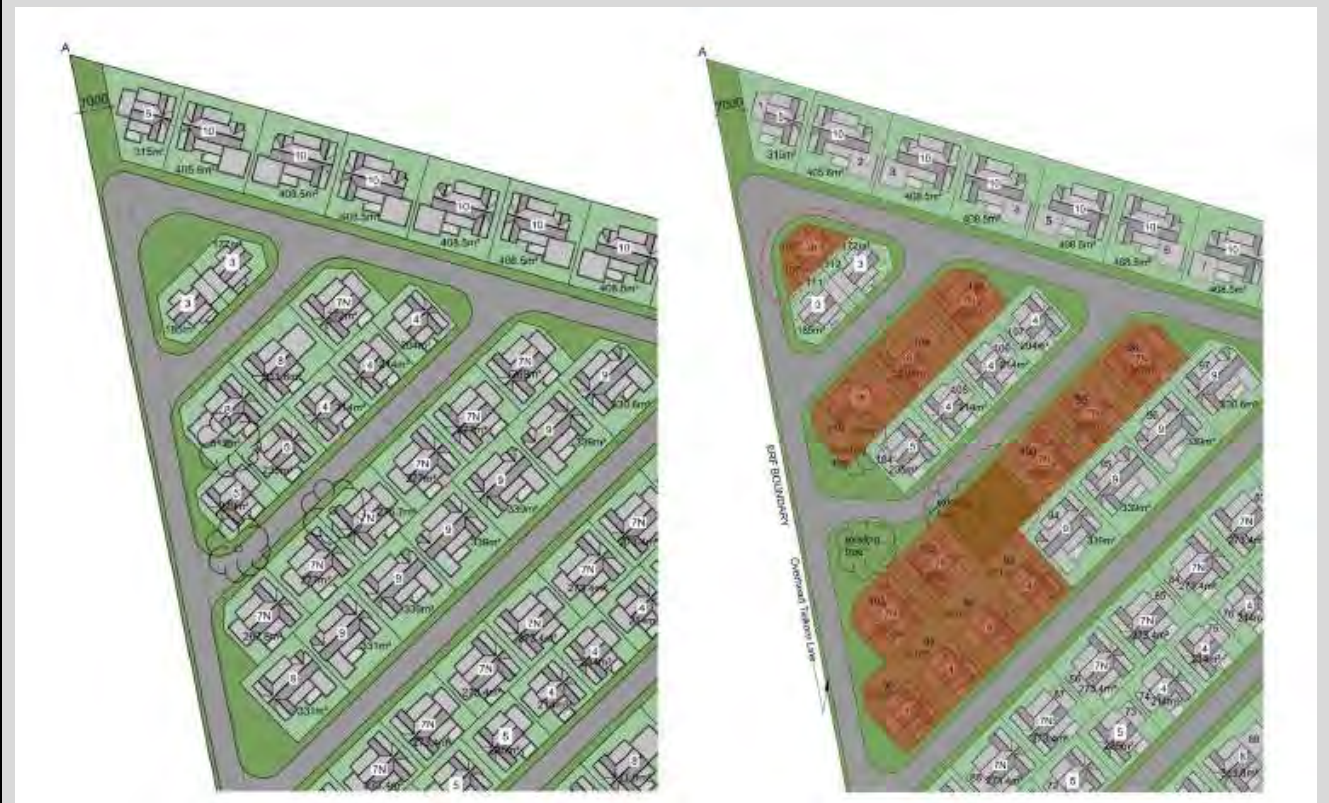


Figure 25: Mitigation to the Preferred Alternative 2 to avoid and minimise impacts on protected trees in the north-western corner of the site (Source: SDK Architects 17/11/2020)

- By (a) locating smaller units (i.e. one bedroom units) in close proximity to the trees to use less space, and (b) by swapping out internal open spaces for erven, it is possible to accommodate the three (3) trees in the northern corner with a greater level of confidence.
- Similarly, two protected (milkwood) trees are located/ within the proposed frail care area. The frail care design/layout is not final at the environmental application phase (service provider will do final design), however the Applicant has committed to ensuring that the final design (for the frail care) exclude the two (2) trees within the designated frail care area. The proposal

is to accommodate both trees in the internal courtyard and service yard (mitigated Alternative 2).

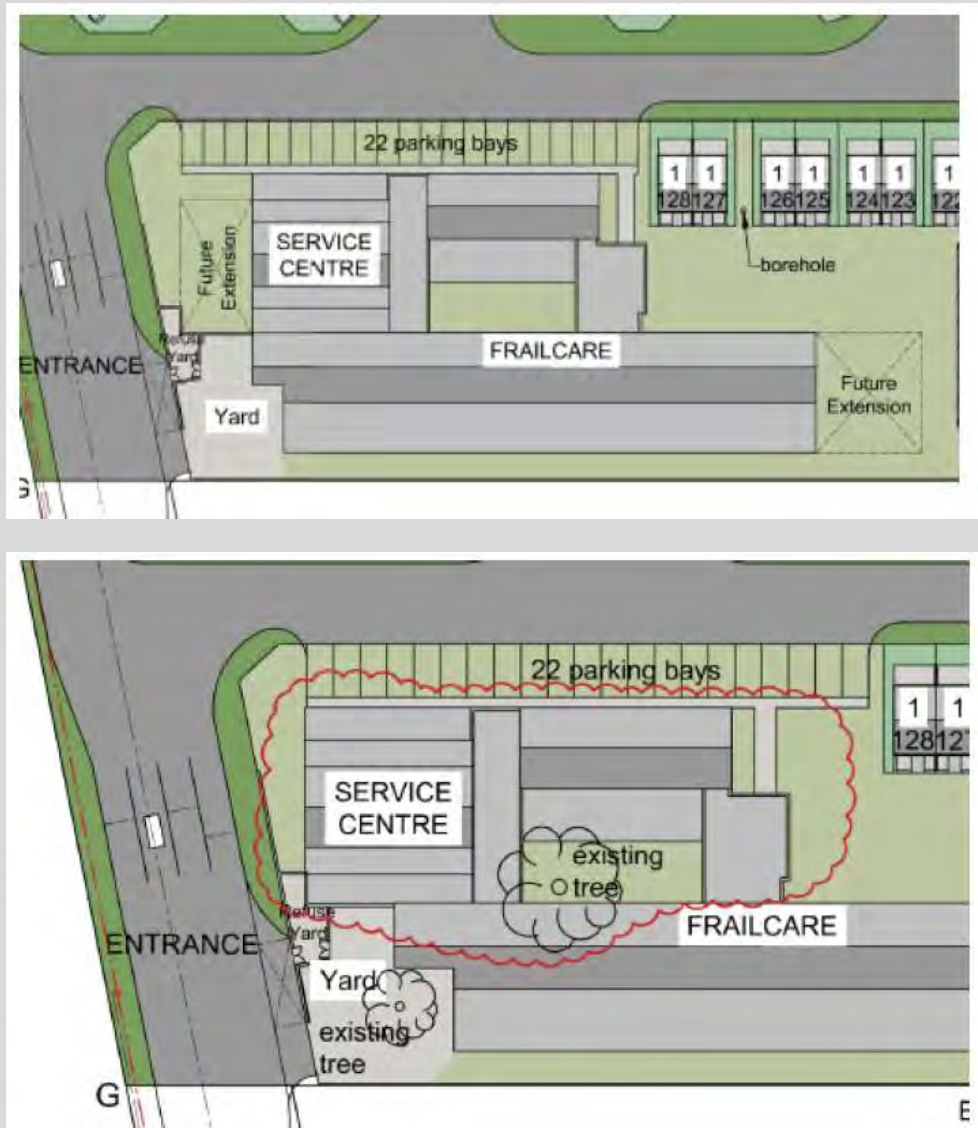


Figure 26: Mitigation measures on Alternative 2 to avoid on-site protected (milkwood) trees within the frail care property.

It must be noted that the Alternative 2 remains the same in terms of land use (type of activity), same number of housing opportunities, same configuration with houses and frail care facility, same access, same management requirements etc. The modifications have been done by making minor changes to the layout/design only.

Provide a description of any other design or layout alternatives investigated.

Alternative 1: 121x loose standing, freehold title homes, 10x semi-detached assisted living units and a frail care facility with 22 beds, administrative and communal facilities.

One (1) erf was excluded from Alternative 1 to create additional space to move around other erven, in order not to avoid removal of three (3) protected milkwood trees on the site.

The Department, in their comment (dated 19 October 2020) expressed the opinion that excluding an erf, to reduce the impact on protected trees is not deemed 'significant' and therefore Alternative 1 is



not a 'reasonable' alternative to the preferred Alternative 2. To this end the definition of 'alternatives' must be considered, as well as references in NEMA to alternatives:

- **“alternative”** in relation to a proposed activity, means different means of meeting the general purpose and requirements of the activity, which may include alternatives to the (a) property on which or location where the activity is proposed, (b) type of activity to be undertaken, (c) design or layout of the activity; (d) technology to be used in the activity, or € operational aspects of the activity.
  - Excluding components or elements of a development i.e. by changing design or layout, **complies with the definition of an 'alternative'**. The definition of 'alternative' does not include reference to '**significant**' as a determining factor.
- In the same context, Section 24O of NEMA stipulates that “*...where appropriate, any feasible and reasonable alternatives and...any feasible and reasonable modification or changes to the activity that may minimise impacts on the environment*” must be considered.
  - The Department only refers to '**reasonable**' as criteria, whereas the test is both feasible AND reasonable. The exclusion of an erf has financial implications, which impacts on the feasibility of the project. The exclusion of an erf was deemed acceptable to the Applicant (feasibility) as well as the independent botanist to reduce the impact on protected trees (reasonable).
- Lastly, the 'general objective' of Integrated Environmental Management is to “*...identify, predict and evaluate actual and potential impacts on the environment....and alternatives and options for mitigation....with a view to minimising negative impacts, maximising benefits and promoting compliance with environmental management principles*”.

The aim with removal of the erf was to avoid some of the protected trees and to minimise the impact on protected trees (reducing the change of complete removal albeit necessary for trimming/removal where not possible to avoid).

Alternative 3: Is the No-Development (or No-Go) alternative whereby the site remains vacant. This alternative is not deemed feasible mainly because the property is earmarked for urban development in terms of the Hessequa Spatial Development Framework and the site being located within the urban edge of Sedgefield, surrounded by existing urban developments. If *this* development is not authorised, the Municipality will undertake another alienation/tender process to get another proponent to develop the property. In the meantime, the Municipality will continue to maintain the property by mowing it to reduce regrowth, as they have been doing for the past years. The site will not be used for a use other than urban development.

Section E(9) of the Basic Assessment report template (Planning Context and Need & Desirability) specifically enquires about how a project/activity will help to optimise vacant land within urban areas. This development proposal achieves this criteria, as opposed to urban sprawl. It is not reasonable, nor feasible to keep it as a vacant piece of land.

Provide a motivation for the preferred design or layout alternative.

- Alternative 2 achieves both AVOIDANCE criteria, as well as MITIGATION criteria of impacts to minimise negative impacts and maximise positive impacts whilst adhering to environmental management principles and offering a reasonable and feasible option for implementation;
- The majority of the site is not deemed to be sensitive from an ecological/biodiversity perspective, since it is transformed for the most part;
- The remaining natural vegetation on the property is of Least Concerned conservation value at a site specific level. With the exception of the immediate neighbouring property to the north, the vegetation is isolated and fragmented from other habitats. Notably the neighbouring site is earmarked as a school site and if not developed as a school, will be considered for urban development due to its optimal location within the urban area and in proximity to existing amenities.
- The site does not contain any watercourses or aquatic habitat;



- The Municipality will benefit from the sale of the land and can use the funds to adhere to their mandate(s) which in turn will benefit the greater area and Stilbaai;
- The Municipality has confirmed that sufficient bulk services are available;
- The existing road network can accommodate the proposed development with upgrades to the access onto the MR311/MR322 intersection;
- The archaeological features on the site is not deemed sensitive and may be excavated should an excavation permit be issued by HWC;
- All of the on-site protected trees can be protected and more can be planted with landscaping;
- The land use is similar to surrounding land use types and will not deter from the character of the area.

Provide a detailed motivation if no design or layout alternatives exist.

List the positive and negative impacts that the design alternatives will have on the environment.

Alternative 1 POSITIVE	Alternative 2 POSITIVE	No-GO POSITIVE
Retain some of the protected trees in the study site.	Protect all of the protected trees on the property	Protect all of the protected tree species (until such time as the next development proposal is proposed).
Employment and capital spending in local economy	Employment and capital spending in local economy	Maintain remaining intact natural vegetation (until such time as the next development proposal is proposed).
Optimising vacant land within urban edge	Optimising vacant land within urban edge	
Alternative 1 NEGATIVE	Alternative 2 NEGATIVE	No-GO NEGATIVE
Loss of at least two (2) protected trees.		Underutilisation of vacant land that could result in income to the Municipality from the sale of land
Loss of remaining intact natural vegetation	Loss of remaining intact natural vegetation	Underutilisation of vacant land that could result in income to the Municipality from future rates and taxes.
Loss of habitat	Loss of habitat	No income or employment opportunities generated from vacant land

1.4. Technology alternatives (e.g., to reduce resource demand and increase resource use efficiency) to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.

Provide a description of the preferred technology alternatives:	
<ul style="list-style-type: none"> <li>• Solar and/or heat pumps and/or gas geysers (or similar) for heating of water</li> <li>• 1000l water tanks at each residential house</li> <li>• LED lights only</li> <li>• Dual flush toilets</li> <li>• Low flow shower heads</li> <li>• Gas stoves optional, must be recommended for individual homes by Developer</li> <li>• Solar panels <i>optional</i>, on condition that it does not contribute to glint and glare for pilots (CAA condition of provisional approval)</li> </ul>	
Provide a description of any other technology alternatives investigated.	
Provide a motivation for the preferred technology alternative.	
<p>The use of solar/heat pumps/gas geysers reduces the demand on (municipal) electricity.</p> <p>The use of rainwater tanks provides households with water for gardening or other uses that reduces the demand on municipal water supply.</p> <p>The use of LED lights reduces the demand for municipal electricity.</p> <p>Use of low flow shower heads and dual flush toilets reduces the pressure on municipal potable water supply.</p> <p>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).</p>	
Provide a detailed motivation if no alternatives exist.	
List the positive and negative impacts that the technology alternatives will have on the environment.	
POSITIVE	NEGATIVE
Reduced water demand on municipal supply with rainwater tanks, dual flush toilets and low flow shower heads.	Reduced income generation potential for Municipality when renewable energy devices are implemented.
Reduced electricity demand on municipal supply with use of alternatives such as solar or heat pumps/gas geysers.	Reduced income generation potential for Municipality when rainwater harvesting replaces municipal water supply.
1.5.	Operational alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.
Provide a description of the preferred operational alternative.	
Formalise the road verge from Stilbaai Lifestyle Village for 300m along Main Road to improve non-motorised pedestrian transport and safe passage for residents who may wish to visit the closest shopping centre on foot.	
Provide a description of any other operational alternatives investigated.	
Provide a motivation for the preferred operational alternative.	
By providing a designated pavement (instead of the normal road verge), one improves the surface area on which the elderly must walk to get to shops.	

It also provides a designated safe space that is separate from the road surface.	
Provide a detailed motivation if no alternatives exist.	
List the positive and negative impacts that the operational alternatives will have on the environment.	
POSITIVE	NEGATIVE
Safe walking space for pedestrians along MR	Compact the gravel sidewalk by replacing with paving.
Support non-motorised transport in favour of less carbon dioxide emissions.	
1.6.	The option of not implementing the activity (the 'No-Go' Option).
Provide an explanation as to why the 'No-Go' Option is not preferred.	
<p>The property is owned by the Municipality. They view it as a strategic property because of its value both as a financial income generator for the Municipality and it supports their spatial development framework by optimising vacant land within the urban edge.</p> <p>The sale of the property will provide funds to the Municipality that can be reinvested into communities, infrastructure, administration etc.</p> <p>If this development proposal is not authorised, the Municipality will still endeavour to sell the property to another developer, therefore it is assumed that the No-Go alternative is only temporary as development will happen on the site regardless of who/what is developed on the property. The same applies to Erf 692 that is designated as a school site but which the Municipality is in the process of negotiation a land swop to enable single residential development on (optimising vacant land within the urban edge).</p> <p>The location of the property in the centre of town on a flat piece of land, with good access to road network and services will result in the property being developed.</p> <p>The property has too much economic value to the Municipality to not develop it at some point in time. Vacant land remains of concern within urban areas as they are typically targeted for land grabs and come with potential criminal operations seeing as there is no access control or security at present.</p> <p>Vacant land remains of concern for illegal dumping.</p> <p>The site is accessible with both vehicles and by foot.</p> <p>During the last site inspection of the EAP it was noted that a berm has been created along municipal servitude (within Erf 2594 which is the servitude across Erf 692/study site) to prevent vehicular access.</p>	



Figure 27: Berm created along Erf 2594 bordering Palinggat Resort to prevent vehicular access along the servitude.

1.7.	Provide an explanation as to whether any other alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts, or detailed motivation if no reasonable or feasible alternatives exist.
<p>An alternative could be developed by only focussing on the already transformed area (+/-3.8ha) and leaving the intact natural vegetated portion of the property as open space. This has been raised by both the Department of Forestry and CapeNature as something to be considered, however it is deemed to not be feasible nor reasonable.</p> <p>Keep in mind that the neighbouring property to the north (Erf 692), which contains the same remaining natural vegetation, is designated as a school site (or potential future residential site if not utilised for educational purposes). When looking at an aerial, one must visualise the long-term development scenario with both Erven 4784 &amp; 4785, as well as Erf 692 as potentially developed. If the remaining natural vegetation on the study site is excluded from the development footprint, and designated as private open space, it will be fenced off, fragmented and completely isolated from any other remaining natural vegetation that may have any meaningful ecological value.</p>	



Figure 28: Future development scenario with natural vegetation as private open space for Lifestyle Village with neighbouring school site also developed.

The exclusion of the remaining natural vegetation (approximately 1.7ha) as part of the development, must be considered against the backdrop that the vegetation has LOW conservation value, that is biodiversity value is LOW since its long-term ecological functionality has been compromised over a period longer than 20 years without ecological burns and ad hoc thatch harvesting and its faunal sensitivity is LOW due to the fact that its mostly a homogenous habitat consisting primarily of Bitou and Albertinia Thatch Reed.

In all likelihood, should it be considered as an alternative, the private open space will become a space where residents will want to walk / run / cycle / create playparks etc (this is a reality for private open space) which will result in brush cutting of areas to reduce groundcover so that grass species will become more prominent because people are generally afraid of snakes/mice/rats/lizards etc that will move between the houses/open space.

Furthermore, should a fire occur in the private open space it will present an increased fire hazard to the residents.

Keeping the remaining natural vegetation as private open space will not contribute substantially to any ecological patterns or processes as it will be isolated and cut-off from other natural areas (refer to Figure 20). Optimising vacant land within the urban edge is considered against the fact that loss of vegetation/habitat is an acceptable impact.

1.7.	Provide a concluding statement indicating the preferred alternatives, including the preferred location of the activity.
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Erven 4784 & 4785 are ideally located for the proposed activity. The following key aspects have been taken into account:

- Site location suitability (in the centre of town, close to amenities)
- Accessibility (to existing road networks that can be upgraded with minimal impact)
- Services capacity (Municipality has confirmed sufficient services availability)
- Services connections (existing water, electricity and sewer connections available in proximity to the site)
- Low site sensitivity (no watercourses, low botanical/ecological/faunal status)
- Vacant land within the urban edge

The preferred Alternative 2 (as mitigated) is preferred because of its:

- Suitable type of land use for age-appropriate development
- Provision of frail care facility
- Able to retain all of the on-site protected trees within the development
- Compatibility with the surrounding land use character
- Compliant with the land use type identified by the development committee

**2. “NO-GO” AREAS**

Explain what “no-go” area(s) have been identified during identification of the alternatives and provide the co-ordinates of the “no-go” area(s).

All five (5) the protected trees are considered no-go areas during construction.

The appointed ECO must demarcate the dripline of each tree prior to any site clearing/earthworks and no machinery may work within the demarcated no-go areas unless it is in terms of a Forestry Permit.

Table 3: Coordinates for protected tree i.e. No-Go areas (Source: Google Earth Pro).

Tree 1	34°22'28.29'' S	21°24'36.34"E
Tree 2	34°22'28.80'' S	21°24'35.85"E
Tree 3	34°22'29.00'' S	21°24'36.74"E
Tree 4	34°22'32.55'' S	21°24'34.15"E
Tree 5	34°22'32.52'' S	21°24'34.97"E

The on-site archaeological features (potential shell midden) must be demarcated by the Archaeologist prior to any site clearing/earthworks and no machinery may work within the demarcated no-go area until such time as the archaeologist has completed excavations in terms of the excavation permit. \*Feature site 1 is potentially off-site. Final surveys to confirm

In the event that HWC rejects the excavation permit or deem it not necessary, the ECO must remove demarcation from the site(s).

Feature site 1*	34°22'25.30'' S	21°24'39.27"E
Feature site 2	34°22'28.12'' S	21°24'39.11"E

### 3. METHODOLOGY TO DETERMINE THE SIGNIFICANCE RATINGS OF THE POTENTIAL ENVIRONMENTAL IMPACTS AND RISKS ASSOCIATED WITH THE ALTERNATIVES.

Describe the methodology to be used in determining and ranking the nature, significance, consequences, extent, duration of the potential environmental impacts and risks associated with the proposed activity or development and alternatives, the degree to which the impact or risk can be reversed and the degree to which the impact and risk may cause irreplaceable loss of resources.

#### Criteria for Assessment

These criteria are drawn from the EIA Regulations, published by the Department of Environmental Affairs and Tourism (April 1998) in terms of the Environmental Conservation Act No. 73 of 1989.

These criteria include:

- Nature of the impact

This is the appraisal of the type of effect the construction, operation and maintenance of a development would have on the affected environment. This description should include what is to be affected and how.

- Extent of the impact

Describe whether the impact will be: local extending only as far as the development site area; or limited to the site and its immediate surroundings; or will have an impact on the region, or will have an impact on a national scale or across international borders.

- Duration of the impact

The specialist / EAP should indicate whether the lifespan of the impact would be short term (0-5 years), medium term (5-15 years), long term (16-30 years) or permanent.

- Intensity

The specialist / EAP should establish whether the impact is destructive or benign and should be qualified as low, medium or high. The study must attempt to quantify the magnitude of the impacts and outline the rationale used.

- Probability of occurrence

The specialist / EAP should describe the probability of the impact actually occurring and should be described as improbable (low likelihood), probable (distinct possibility), highly probable (most likely) or definite (impact will occur regardless of any prevention measures).

The impacts should also be assessed in terms of the following aspects:

- Legal requirements

The specialist / EAP should identify and list the relevant South African legislation and permit requirements pertaining to the development proposals. He / she should provide reference to the procedures required to obtain permits and describe whether the development proposals contravene the applicable legislation.

- Status of the impact

The specialist / EAP should determine whether the impacts are negative, positive or neutral ("cost – benefit" analysis). The impacts are to be assessed in terms of their effect on the project and the environment. For example, an impact that is positive for the proposed development may be negative for the environment. It is important that this distinction is made in the analysis.

- Accumulative impact

Consideration must be given to the extent of any accumulative impact that may occur due to the proposed development. Such impacts must be evaluated with an assessment of similar developments already in the environment. Such impacts will be either positive or negative, and will be graded as being of negligible, low, medium or high impact.

- Degree of confidence in predictions



The specialist / EAP should state what degree of confidence (low, medium or high) is there in the predictions based on the available information and level of knowledge and expertise.

Based on a synthesis of the information contained in the above-described procedure, specialists were required to assess the potential impacts in terms of the following significance criteria:

No significance: the impacts do not influence the proposed development and/or environment in any way.

Low significance: the impacts will have a minor influence on the proposed development and/or environment. These impacts require some attention to modification of the project design where possible, or alternative mitigation.

Moderate/Medium significance: the impacts will have a moderate influence on the proposed development and/or environment. The impact can be ameliorated by a modification in the project design or implementation of effective mitigation measures.

High significance: the impacts will have a major influence on the proposed development and/or environment and will result in the "no-go" option on the development or portions of the development regardless of any mitigation measures that could be implemented. This level of significance must be well motivated.

#### 4. ASSESSMENT OF SIGNIFICANT IMPACTS AND RISK IDENTIFIED FOR EACH ALTERNATIVE

Note: The following table serves as a guide for summarising each alternative. The table should be repeated for each alternative to ensure a comparative assessment. The EAP may decide to include this section as Appendix J to this BAR.

#### BOTANICAL / ECOLOGICAL IMPACTS:

Table 4: Botanical/Ecological impacts of Stilbaai Lifestyle Village Preferred Alternative 2 (vd Vyfer 2019).

Impact	Extent	Duration	Intensity	Probability	Score	Significance
Destruction of individual plants of conservation concern (SOCC)	1	4	3	1.0	8.0	Medium
Destruction of local habitat for species of conservation concern.	1	3	2	0.8	4.8	Low
Loss of ecosystem services	1	1	2	1.0	4.0	Low
Compromising a potential ecological corridor	1	4	2	0.4	2.8	Low

IMPACT	Extent	Duration	Intensity	Probability	Significance
Destruction of SOCC	Low	Low	Low	High	Low
Destruction of local habitat/fauna/flora	Low	Long-Term	Medium-Low	High	Low
Loss of ecosystem services	Low	Medium-Low	Low	High	Low
Compromising ecological corridor	Low	Medium-High	Medium-Low	Medium	Low
Mitigation recommended: Reduce number of SOCC affected or plant milkwood trees as part of landscaping.					

### HERITAGE / ARCHAEOLOGICAL IMPACTS:

The assessment by Dr Peter Nilssen determined two surface scattering of shells. Due to the low density of shells and the presence of other litter, it was deemed to be of low significance and highly likely to not be archaeological shell middens. HWC confirmed the statement that no further impact assessment was required.

A detailed impact assessment is therefore not required.

Mitigation measure is recommended that Excavation Permits be applied for once the development is approved to excavate and record items that may be considered shell middens. An Excavation Permit is not issued prior to a development being approved because once the excavation starts, the site is destroyed and by only applying for said permit once a development is authorised, it implies that the site will be destroyed in any event. Heritage Western Cape will consider the application and should it be approved a qualified Archaeologist must implement the permit. If it is rejected, the ECO may remove the No-Go demarcation.

### AQUATIC IMPACTS:

The assessment by Dr James Dubrowski was not undertaken in terms of the NEMA ratings of specialist studies and significance. It was in done in terms of the **Department of Water Affairs's guideline** for Risk Assessments. It was determined at this level that there are no watercourses on the site and that the development poses a low treat to the wetland situated approximately 230m to the north and separated from the development by Palinggat Resort and other existing urban development.

A detailed impact assessment is therefore not required.

### SOCIO-ECONOMIC IMPACTS:

The development will result in impacts on the local community and on the economic. Considering that the development optimises the use of vacant land within an urban area, the results will be on immediate neighbouring properties during construction (noise, dust etc), as well as short-term and long-term economic factors such as employment opportunities, income generation, capital investment, rates & taxes etc.

IMPACT	Extent	Duration	Intensity	Probability	Significance
Noise	Low	Temporary	Low	High	Low
Dust	Low	Temporary	Low	High	Low
Theft and crime	Low	Temporary	Low	Low	Low
Traffic congestion	Low	Long-term	Low	High	Low

Employment opportunities	High	Long-term	Medium	High	Medium-High
Income generation	High	Long-term	Medium	High	Medium-High
<p>Mitigation recommended:</p> <ul style="list-style-type: none"> <li>• Ensure a minimum of 50% local labour employment (Melkhoutfontein, Stilbaai, Jongensfontein and Riversdale);</li> <li>• Ensure a minimum of 50% local sourcing of materials and stock (Melkhoutfontein, Stilbaai, Jongensfontein, Riversdale);</li> <li>• Workers are to remain on-site during work hours with the exception of buying food, getting medical help or vacating the premises as a result of labour related issues/health issues;</li> <li>• Applicant must implement TIA and Hessequa Municipality must implement the Arterial Management Plan for MR331/MR332 with regards to upgrade of the intersection irrespective whether the development is authorised as the MR331/MR332 intersection operates below LOS.</li> <li>• Adhere to Site Security Plan (refer to EMP)</li> <li>• Clear site in a phased manner to reduce exposed areas that could result in dust pollution and inconvenience to neighbours;</li> <li>• Restrict working hours to workdays (7h00 – 18h00) and Saturdays (8h00 – 13h00) to limit unnecessary noise impacts;</li> <li>• Appoint and ECO to monitor compliance with the EA and EMP;</li> <li>• Applicant to maintain a complaints register that must be presented and discussed during monthly meetings to ensure prompt actions.</li> </ul>					

## SECTION I: FINDINGS, IMPACT MANAGEMENT AND MITIGATION MEASURES

1.	Provide a summary of the findings and impact management measures identified by all Specialist and an indication of how these findings and recommendations have influenced the proposed development.
<p>Heritage/Archaeology:</p> <p>It must be noted that the features identified during the archaeological survey is <i>potentially</i> shell middens. There is insufficient evidence to confirm that it is. HWC considered this information and approved the development non-the-less. This implies that with or without an excavation permit, the sites may be developed. No changes on layout is expected. The recommended excavation permit is only to retrieve materials that may have archaeological record value, it is not to exclude the areas from the development footprint. An excavation permit is only issued once a development is finally approved because otherwise one would excavate a feature that may not need excavation (if it is not formally approved).</p> <ul style="list-style-type: none"> <li>• Archaeologist to demarcate identified way-points on-site prior to site preparation and indicate as No-Go area until such time as an excavation permit is obtained/rejected.</li> <li>• Excavation of archaeological sites around waypoints 263/264 prior to earthworks in proximity to the waypoints if an excavation permit is issued;</li> <li>• In the event that HWC rejects the excavation permit on grounds of low confidence of true shell middens, the ECO may remove No-Go demarcation.</li> </ul> <p>Freshwater:</p> <ul style="list-style-type: none"> <li>• It was determined by the specialist that because the development will take place more than 200m from the wetland, the impact is deemed to be low and no mitigation measures are recommended.</li> </ul> <p>Botany/Fauna/Ecology:</p> <ul style="list-style-type: none"> <li>• Conduct micro-siting of proposed footprints/streets etc in proximity to the on-site protected trees.</li> <li>• Search and rescue of reptiles/mammals prior to construction/vegetation removal.</li> <li>• Apply for Forestry Permits should any trimming/roots be affected on protected trees.</li> <li>• Demarcate drip-line of all on-site protected trees as No-Go areas.</li> <li>• Landscaping must include species occurring natural in the immediate area.</li> </ul>	
2.	List the impact management measures that were identified by all Specialist that will be included in the EMPr
<p>Heritage/Archaeology:</p> <ul style="list-style-type: none"> <li>• Archaeologist to demarcate identified way-points on-site prior to site preparation and indicate as No-Go area until such time as an excavation permit is obtained/rejected.</li> <li>• Excavation of archaeological sites around waypoints 263/264 prior to earthworks in proximity to the waypoints if an excavation permit is issued;</li> <li>• In the event that HWC rejects the excavation permit on grounds of low confidence of true shell middens, the ECO may remove No-Go demarcation.</li> </ul> <p>Freshwater:</p>	

- It was determined by the specialist that because the development will take place more than 200m from the wetland, the impact is deemed to be low and no mitigation measures are recommended.
- Botany/Fauna/Ecology:
- Conduct micro-siting of proposed footprints/streets etc in proximity to the on-site protected trees.
  - Search and rescue of reptiles/mammals prior to construction/vegetation removal.
  - Apply for Forestry Permits should any trimming/roots be affected on protected trees.
  - Demarcate drip-line of all on-site protected trees as No-Go areas.
  - Landscaping must include species occurring natural in the immediate area.

3. List the specialist investigations and the impact management measures that will not be implemented and provide an explanation as to why these measures will not be implemented.

- Exclusion of remaining natural area (approximately 1.7ha) from the development footprint and incorporate it as private open space.
- The exclusion of the remaining natural vegetation (approximately 1.7ha) as part of the development, must be considered against the backdrop that the vegetation has LOW conservation value, that is biodiversity value is LOW since its long-term ecological functionality has been compromised over a period longer than 20 years without ecological burns and ad hoc thatch harvesting and its faunal sensitivity is LOW due to the fact that its mostly a homogenous habitat consisting primarily of Bitou and Albertinia Thatch Reed.
- In all likelihood, should it be considered as an alternative, the private open space will become a space where residents will want to walk / run / cycle / create playparks etc (this is a reality for private open space) which will result in brush cutting of areas to reduce groundcover so that grass species will become more prominent.
- Furthermore, should a fire occur in the private open space it will present an increased fire hazard to the residents.
- Keeping the remaining natural vegetation as private open space will not contribute substantially to any ecological patterns or processes as it will be isolated and cut-off from other natural areas (refer to Figure 20).
- Optimising vacant land within the urban edge must be considered against the significance of negative environmental impacts which have been found to be low and acceptable within environmental limits.

4. Explain how the proposed development will impact the surrounding communities.

- There will be mostly temporary impacts associated with the construction phase, namely noise and potentially dust pollution. The following key mitigation measures are submitted as part of the FBAR. Refer to the EMP for more details:
- Construction activities must be limited to Mondays – Fridays (7h00 – 18h00) and Saturdays (8h00 – 13h00);
  - Work may not take place on Sunday's or public holidays;
  - Vegetation clearing must be done in phases to avoid large pieces of land being exposed to wind (which could result in dust pollution);
  - Rehabilitation of work areas to take place as soon as possible to minimise dust pollution;
  - Dust suppression measures to be implemented if the ECO deems it necessary;
  - An ECO must be appointed to oversee construction and must keep record of any complaints regarding noise/dust pollution.



5.	<p>Explain how the risk of climate change may influence the proposed activity or development and how has the potential impacts of climate change been considered and addressed.</p>
<ul style="list-style-type: none"> <li>• Water will become a very scarce resource as periods of drought will be longer. The use of rainwater tanks for each residential house is important and owners may want to consider increasing their storage capacity from 1000l to more;</li> <li>• Rain fall intervals will become less, but downpours may be more severe. Stormwater management on the site is important to prevent unnecessary erosion and/or flooding.</li> <li>• The use of rainwater tanks will assist with reducing flooding as it will help to retain water;</li> <li>• Sea level rise may result in flooding from the river. It is noted however that existing residential areas along Waterkant Street separates the property from the river. Measures to protect these existing development(s) will address and prevent potential impacts from extending to the study site.</li> </ul>	
6.	<p>Explain whether there are any conflicting recommendations between the specialists. If so, explain how these have been addressed and resolved.</p>
<p>None.</p>	
7.	<p>Explain how the findings and recommendations of the different specialist studies have been integrated to inform the most appropriate mitigation measures that should be implemented to manage the potential impacts of the proposed activity or development.</p>
<p>The specialists all agree that the site is not deemed sensitive. Therefore their recommendations for mitigation/management are limited and easy to incorporate without significant changes to the preferred layout.</p>	
8.	<p>Explain how the mitigation hierarchy has been applied to arrive at the best practicable environmental option.</p>
<p>1. AVOID IMPACTS Alternative 2 as mitigated, will avoid all of the on-site protected (milkwood) trees. This is in line with the recommendation of the botanist.</p>	
<p>2. MITIGATE IMPACTS Archaeological excavation to be undertaken by an archaeologist at the on-site way-points on the property prior to any earthworks. Although all indicators are that the surface shells found at these way-points are not indicative of archaeological shell middens, the pre-cautionary approach is being followed. Excavation Permits must be applied for by an Archaeologist. In the event that it is approved by HWC, excavation of the sites will result in the destruction of the sites. Record can however be taken of the artefacts which will be available for research purposes. In the event that HWC rejects the permits on the basis of insufficient evidence of it being shell middens, the ECO must remove the No-Go demarcation. Landscape with indigenous plants and incorporate endemic plants from the area into the landscaping to recreate natural areas within the development.</p>	
<p>3. MINIMISE IMPACTS Limit construction activities to specified days and times. Clear the site in a phased manner to minimise dust pollution. Only indigenous landscaping permitted in lieu of the loss of on-site natural habitat/vegetation. Install water tanks at each dwelling to reduce demand on municipal water supply.</p>	

<p>Install solar heat pumps / solar panels (or similar devices) at each dwelling to reduce demand on municipal electrical supply.</p> <p>Offer the option of using gas at each dwelling to reduce the demand on municipal electrical supply.</p> <p>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).</p>
<p>4. RECTIFY</p> <p>None necessary</p>
<p>5. REDUCE</p> <p>None necessary</p>
<p>6. OFF-SITE</p> <p>None necessary</p>

## SECTION J: GENERAL

### 1. ENVIRONMENTAL IMPACT STATEMENT

1.1.	<p>Provide a summary of the key findings of the EIA.</p> <ul style="list-style-type: none"> <li>• The site is not deemed sensitive from a botanical/biodiversity/faunal perspective.</li> <li>• The site is not deemed sensitive from a freshwater perspective.</li> <li>• The site is not deemed sensitive from a heritage/archaeological perspective.</li> <li>• Services are available through municipal supply.</li> <li>• Social and economic impacts that will arise from the development is considered mostly positive in the long term and short term impacts can be managed;</li> <li>• Proposal is in line with spatial planning for Stilbaai and will result in optimising of vacant land within the urban edge of Stilbaai.</li> <li>• The results from the public participation process are deemed acceptable and all issues/concerns could be addressed and/or mitigated.</li> <li>• Alternative 2, as modified, will avoid all of the on-site protected trees.</li> </ul>
1.2.	<p>Provide a map that that superimposes the preferred activity and its associated structures and infrastructure on the environmental sensitivities of the preferred site indicating any areas that should be avoided, including buffers. (Attach map to this BAR as Appendix B2)</p>



Figure 29: Site sensitivity of protected trees overlaid with layout plan (also refer to Appendix B for site plans).

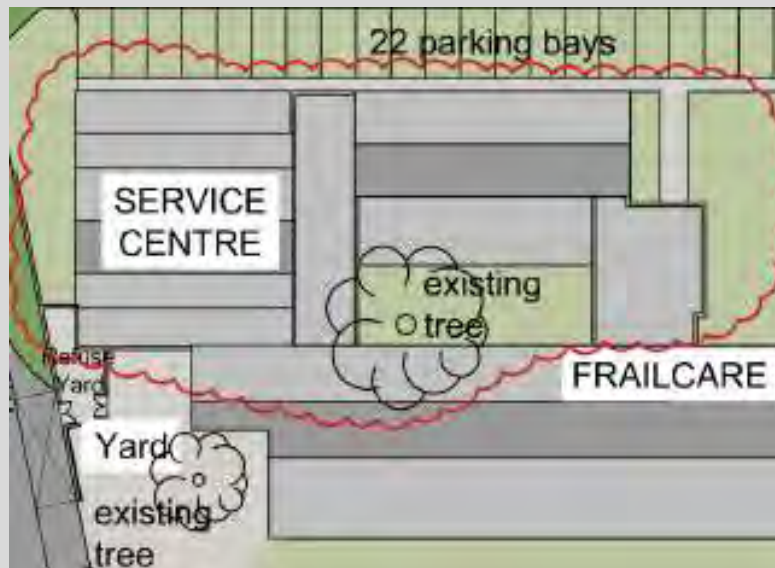


Figure 30: Site sensitivity of protected trees overlaid with layout plan (also refer to Appendix B for site plans as well as Appendix N for the complete SDK layout report).

1.3. Provide a summary of the positive and negative impacts and risks that the proposed activity or development and alternatives will have on the environment and community.

POSITIVE	NEGATIVE
Income generation for the Municipality from sale of the land	Loss of intact natural vegetation (approximately 1.7ha).

Income generation for the municipality from future rates and taxes	Loss of habitat within intact vegetation (approximately 1.7ha).
Upgrade of the access onto MR322/MR311 intersection.	Increase in traffic associated with development.
Safe pavement provided for approximately 300m along the northern edge of Main Road to improve and support non-motorised pedestrian transport/mobility.	Change in land use from vacant to developed.
Utilisation of vacant land in an urban context.	Temporary noise and dust pollution during construction period.
Temporary employment opportunities during construction (to semi-skilled and unskilled workers mostly).	Temporary risk of increase in crime during construction.
Permanent employment opportunities during operational phase (to skilled and semi-skilled workers mostly).	Temporary increase in heavy vehicular traffic along Main Road during construction.
Provision of safety (through development) of an otherwise vacant piece of land with no access control.	Additional pressure on non-renewable services.

## 2. RECOMMENDATION OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER (“EAP”)

2.1.	Provide Impact management outcomes (based on the assessment and where applicable, specialist assessments) for the proposed activity or development for inclusion in the EMPr
	<ul style="list-style-type: none"> <li>• Planting of any protected trees must be in areas where they will not necessarily have to be trimmed/removed in future.</li> <li>• Conduct pre-construction archaeological excavation of on-site waypoint(s) if permit application is deemed necessary/approved by HWC.</li> <li>• Appoint Environmental Control Officer (ECO) to oversee construction phase.</li> <li>• Final layout/design for frail care centre must avoid the two (2) protected (milkwood) trees within the erf.</li> <li>• Implement and adhere to an Environmental Management Plan.</li> <li>• Apply for Forestry Permits in the event that any trimming/roots may be required during construction.</li> <li>• Each house must be fitted with a 1000l rainwater tank.</li> <li>• Each house must be fitted with solar or heat pumps/solar panels (optional) to reduce demand on electrical supply.</li> <li>• All landscaping must be indigenous vegetation in lieu of the loss of natural vegetation / habitat.</li> <li>• Restrict working times and hours to minimise noise/dust pollution.</li> <li>• Employ minimum 50% local labour.</li> <li>• Source minimum 50% construction materials locally.</li> </ul>
2.2.	Provide a description of any aspects that were conditional to the findings of the assessment either by the EAP or specialist that must be included as conditions of the authorisation.

The site has been earmarked for urban development and the activity type was prescribed for age-appropriate development type in accordance with the municipal alienation/tender process.

2.3. Provide a reasoned opinion as to whether the proposed activity or development should or should not be authorised, and if the opinion is that it should be authorised, any conditions that should be included in the authorisation.

The development as proposed (preferred Alternative 2 as mitigated) may be considered for environmental authorisation.

The following conditions must be considered:

- Development may not proceed until such time as all approvals are obtained.
- Local employment must be a priority to ensure maximum social benefit to the wider community
- An ECO must be appointed prior to construction to oversee site preparation, vegetation removal and construction
- Excavation permit must be obtained prior to any earthworks in proximity to the archaeological way-points if HWC approves an excavation permit
- DAFF permits must be obtained prior to removal / trimming / cutting of any protected trees on the property.

2.4. Provide a description of any assumptions, uncertainties and gaps in knowledge that relate to the assessment and mitigation measures proposed.

2.5. The period for which the EA is required, the date the activity will be concluded and when the post construction monitoring requirements should be finalised.

5-year validity period for the EA. This timeframe has been confirmed with the Applicant.

Date when activity will be concluded is unknown at this stage, but the Applicant anticipates commencing in 2021 and finishing in 2026.

Post-construction monitoring must be finalised within 6 months of each of the three phases being completed.

In the event that unforeseen events result in a delay with the construction implementation programme, the period for which the Environmental Authorisation is granted by be extended for a maximum further period of five (5) years.

The EA, if granted, must for the period during which it is valid, be audited and such audits must be submitted to the competent authority.

Post-completion reports must be compiled by the ECO after completion of every phase of the development. The report(s) must be submitted within 30-days from when a phase has been completed.

An independent external audit must be compiled post-completion of the project by an independent Environmental Auditor.

### 3. WATER

Since the Western Cape is a water scarce area explain what measures will be implemented to avoid the use of potable water during the development and operational phase and what measures will be implemented to reduce your water demand, save water and measures to reuse or recycle water.

- Each residential dwelling must be fitted with 1000/ rainwater tank for operational phase to supplement municipal potable water for external use and/or household use.
- Potable water may not be used during construction.

4. WASTE

Explain what measures have been taken to reduce, reuse or recycle waste.

- The contractor must provide recycle bins on the property during construction and must ensure that staff is aware of what products can be recycled/reused.

5. ENERGY EFFICIENCY

8.1. Explain what design measures have been taken to ensure that the development proposal will be energy efficient.

- Only LED lights must be used within the development.
- Heat and/or solar pumps and/or gas geysers (or similar) must be used throughout the development.
- Use of gas for stoves is optional and must be recommended by the developer for individual houses.
- 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).
- Majority of units are orientated true north and/or north-west in support of green-building criteria, to maximise sun exposure of living areas and bedrooms.

Green Building criteria have been applied as far as possible.  
North entry dwellings have exactly the same room orientation layout as South entry dwellings, except for the change in the front door positions as per illustration below.



Figure 31: SDK Architects layout report (Appendix N).



The shape of the property makes it difficult to have all erven facing true north. The houses along the north-eastern boundary have been designed to allow for maximum sun given the layout parameters as illustrated on the sun study below. This ensures that living areas and bedrooms will benefit from the sun throughout the day

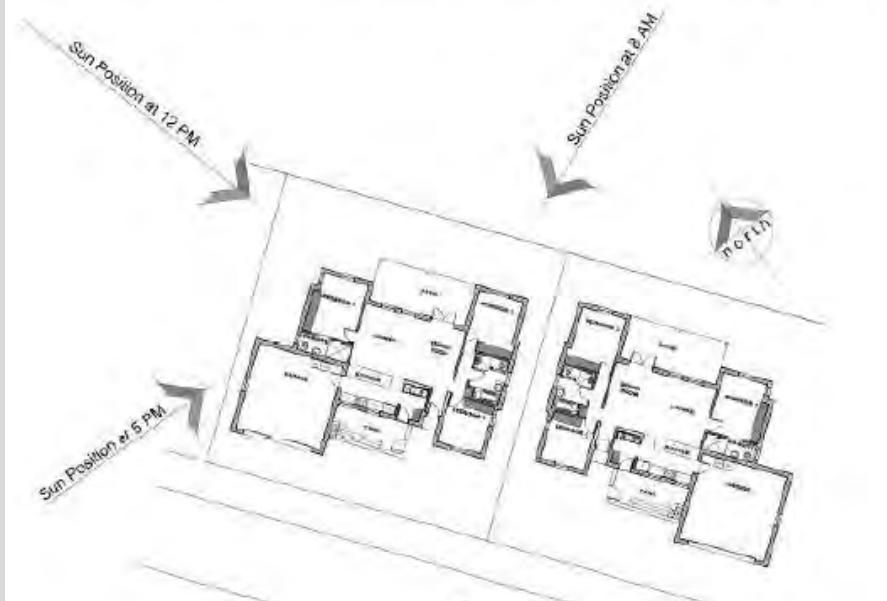


Figure 32: Orientation of north-eastern properties to maximise sun exposure (Appendix N).

## SECTION K: DECLARATIONS

### 6. DECLARATION OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER (“EAP”)

I Ms Louise-Mari van Zyl, EAPASA Registration number 2019/1444 as the appointed EAP hereby declare/affirm the correctness of the:

- Information provided in this BAR and any other documents/reports submitted in support of this BAR;
- The inclusion of comments and inputs from stakeholders and I&APs;
- The inclusion of inputs and recommendations from the specialist reports where relevant; and
- Any information provided by the EAP to interested and affected parties and any responses by the EAP to comments or inputs made by interested and affected parties, and that:
- In terms of the general requirement to be independent:
  - other than fair remuneration for work performed in terms of this application, have no business, financial, personal or other interest in the activity or application and that there are no circumstances that may compromise my objectivity; or
  - am not independent, but another EAP that meets the general requirements set out in Regulation 13 of NEMA EIA Regulations has been appointed to review my work (Note: a declaration by the review EAP must be submitted);
- In terms of the remainder of the general requirements for an EAP, am fully aware of and meet all of the requirements and that failure to comply with any the requirements may result in disqualification;
- I have disclosed, to the Applicant, the specialist (if any), the Competent Authority and registered interested and affected parties, all material information that have or may have the potential to influence the decision of the Competent Authority or the objectivity of any report, plan or document prepared or to be prepared as part of this application;
- I have ensured that information containing all relevant facts in respect of the application was distributed or was made available to registered interested and affected parties and that participation will be facilitated in such a manner that all interested and affected parties were provided with a reasonable opportunity to participate and to provide comments;
- I have ensured that the comments of all interested and affected parties were considered, recorded, responded to and submitted to the Competent Authority in respect of this application;
- I have ensured the inclusion of inputs and recommendations from the specialist reports in respect of the application, where relevant;
- I have kept a register of all interested and affected parties that participated in the public participation process; and
- 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):

7. DECLARATION OF THE REVIEW EAP

I [redacted], EAPASA Registration number [redacted] as the appointed Review EAP hereby declare/affirm that:

- I have reviewed all the work produced by the EAP;
- I have reviewed the correctness of the information provided as part of this Report;
- I meet all of the general requirements of EAPs as set out in Regulation 13 of the NEMA EIA Regulations;
- I have disclosed to the applicant, the EAP, the specialist (if any), the review specialist (if any), the Department and I&APs, all material information that has or may have the potential to influence the decision of the Department or the objectivity of any Report, plan or document prepared as part of the application; and
- I am aware that a false declaration is an offence in terms of Regulation 48 of the NEMA EIA Regulations.

\_\_\_\_\_  
 Signature of the EAP: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_  
 Name of company (if applicable): \_\_\_\_\_

\_\_\_\_\_

~~9. DECLARATION OF THE REVIEW SPECIALIST~~

~~I [redacted], as the appointed Review Specialist hereby declare/affirm that:~~

- ~~• I have reviewed all the work produced by the Specialist(s):~~
- ~~• I have reviewed the correctness of the specialist information provided as part of this Report:~~
- ~~• I meet all of the general requirements of specialists as set out in Regulation 13 of the NEMA EIA Regulations;~~
- ~~• I have disclosed to the applicant, the EAP, the review EAP (if applicable), the Specialist(s), the Department and I&APs, all material information that has or may have the potential to influence the decision of the Department or the objectivity of any Report, plan or document prepared as part of the application; and~~
- ~~• I am aware that a false declaration is an offence in terms of Regulation 48 of the NEMA EIA Regulations.~~

~~\_\_\_\_\_ Click or tap to enter a date.~~

~~Signature of the EAP: \_\_\_\_\_ Date:~~

~~\_\_\_\_\_~~  
~~Name of company (if applicable):~~

## SECTION K: DECLARATIONS

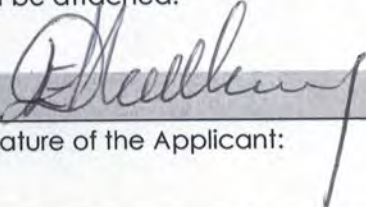
### 1. DECLARATION OF THE APPLICANT

**Note:** Duplicate this section where there is more than one Applicant.

I, ERNEST DEVILLIERS NEETHAMING, ID number 6810315012084 in my personal capacity or duly authorised thereto hereby declare/affirm that all the information submitted or to be submitted as part of this application form is true and correct, and that:

- I am fully aware of my responsibilities in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"), the Environmental Impact Assessment ("EIA") Regulations, and any relevant Specific Environmental Management Act and that failure to comply with these requirements may constitute an offence in terms of relevant environmental legislation;
- I am aware of my general duty of care in terms of Section 28 of the NEMA;
- I am aware that it is an offence in terms of Section 24F of the NEMA should I commence with a listed activity prior to obtaining an Environmental Authorisation;
- I appointed the Environmental Assessment Practitioner ("EAP") (if not exempted from this requirement) which:
  - meets all the requirements in terms of Regulation 13 of the NEMA EIA Regulations; or
  - meets all the requirements other than the requirement to be independent in terms of Regulation 13 of the NEMA EIA Regulations, but a review EAP has been appointed who does meet all the requirements of Regulation 13 of the NEMA EIA Regulations;
- I will provide the EAP and any specialist, where applicable, and the Competent Authority with access to all information at my disposal that is relevant to the application;
- I will be responsible for the costs incurred in complying with the NEMA EIA Regulations and other environmental legislation including but not limited to –
  - costs incurred for the appointment of the EAP or any legitimately person contracted by the EAP;
  - costs in respect of any fee prescribed by the Minister or MEC in respect of the NEMA EIA Regulations;
  - Legitimate costs in respect of specialist(s) reviews; and
  - the provision of security to ensure compliance with applicable management and mitigation measures;
- I am responsible for complying with conditions that may be attached to any decision(s) issued by the Competent Authority, hereby indemnify, the government of the Republic, the Competent Authority and all its officers, agents and employees, from any liability arising out of the content of any report, any procedure or any action for which I or the EAP is responsible in terms of the NEMA EIA Regulations and any Specific Environmental Management Act.

**Note:** If acting in a representative capacity, a certified copy of the resolution or power of attorney must be attached.



Signature of the Applicant:

26 NOVEMBER 2020

Date:

ELLENRUST PROPERTIES PTY LTD.

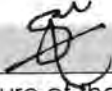
Name of company (if applicable):

**4. DECLARATION OF THE SPECIALIST**

**Note:** Duplicate this section where there is more than one specialist.

I STÉFAN DE KOCK, as the appointed Specialist hereby declare/affirm the correctness of the information provided or to be provided as part of the application, and that:

- In terms of the general requirement to be independent:
  - other than fair remuneration for work performed in terms of this application, have no business, financial, personal or other interest in the development proposal or application and that there are no circumstances that may compromise my objectivity; or
  - am not independent, but another specialist (the "Review Specialist") that meets the general requirements set out in Regulation 13 of the NEMA EIA Regulations has been appointed to review my work (Note: a declaration by the review specialist must be submitted);
- In terms of the remainder of the general requirements for a specialist, have throughout this EIA process met all of the requirements;
- I have disclosed to the applicant, the EAP, the Review EAP (if applicable), the Department and I&APs all material information that has or may have the potential to influence the decision of the Department or the objectivity of any Report, plan or document prepared or to be prepared as part of the application; and
- I am aware that a false declaration is an offence in terms of Regulation 48 of the EIA Regulations.

	2020/12/04
(APHP REG. NO. 017)	
Signature of the specialist:	Date:

PERCEPTION PLANNING  
 Name of company (if applicable):



4. DECLARATION OF THE SPECIALIST

Note: Duplicate this section where there is more than one specialist.

I [redacted], as the appointed Specialist hereby declare/affirm the correctness of the information provided or to be provided as part of the application, and that:

- In terms of the general requirement to be independent:
  - o other than fair remuneration for work performed in terms of this application, have no business, financial, personal or other interest in the development proposal or application and that there are no circumstances that may compromise my objectivity; or
  - o am not independent, but another specialist (the "Review Specialist") that meets the general requirements set out in Regulation 13 of the NEMA EIA Regulations has been appointed to review my work (Note: a declaration by the review specialist must be submitted);
- In terms of the remainder of the general requirements for a specialist, have throughout this EIA process met all of the requirements;
- I have disclosed to the applicant, the EAP, the Review EAP (if applicable), the Department and I&APs all material information that has or may have the potential to influence the decision of the Department or the objectivity of any Report, plan or document prepared or to be prepared as part of the application; and
- I am aware that a false declaration is an offence in terms of Regulation 48 of the EIA Regulations.

[redacted] 2020/12/04

Signature of the specialist:

Date:

[redacted]

Name of company (if applicable):

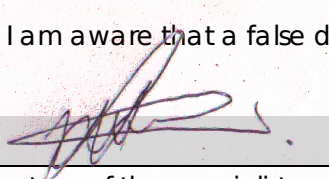


**4. DECLARATION OF THE SPECIALIST**

**Note:** Duplicate this section where there is more than one specialist.

I Marius van der Vyver, as the appointed Specialist hereby declare/affirm the correctness of the information provided or to be provided as part of the application, and that:

- In terms of the general requirement to be independent:
  - o other than fair remuneration for work performed in terms of this application, have no business, financial, personal or other interest in the development proposal or application and that there are no circumstances that may compromise my objectivity; or
  - o am not independent, but another specialist (the "Review Specialist") that meets the general requirements set out in Regulation 13 of the NEMA EIA Regulations has been appointed to review my work (Note: a declaration by the review specialist must be submitted);
- In terms of the remainder of the general requirements for a specialist, have throughout this EIA process met all of the requirements;
- I have disclosed to the applicant, the EAP, the Review EAP (if applicable), the Department and I&APs all material information that has or may have the potential to influence the decision of the Department or the objectivity of any Report, plan or document prepared or to be prepared as part of the application; and
- I am aware that a false declaration is an offence in terms of Regulation 48 of the EIA Regulations.

	2020/12/04
Signature of the specialist:	Date:

chepri scientific services  
 Name of company (if applicable):

4. DECLARATION OF THE SPECIALIST

Note: Duplicate this section where there is more than one specialist.

I [redacted], as the appointed Specialist hereby declare/affirm the correctness of the information provided or to be provided as part of the application, and that:

- In terms of the general requirement to be independent:
  - o other than fair remuneration for work performed in terms of this application, have no business, financial, personal or other interest in the development proposal or application and that there are no circumstances that may compromise my objectivity; or
  - o am not independent, but another specialist (the "Review Specialist") that meets the general requirements set out in Regulation 13 of the NEMA EIA Regulations has been appointed to review my work (Note: a declaration by the review specialist must be submitted);
- In terms of the remainder of the general requirements for a specialist, have throughout this EIA process met all of the requirements;
- I have disclosed to the applicant, the EAP, the Review EAP (if applicable), the Department and I&APs all material information that has or may have the potential to influence the decision of the Department or the objectivity of any Report, plan or document prepared or to be prepared as part of the application; and
- I am aware that a false declaration is an offence in terms of Regulation 48 of the EIA Regulations.

[redacted] 2020/12/04

Signature of the specialist:

Date:

[redacted]

Name of company (if applicable):