FINAL BASIC ASSESSMENT REPORT

for

DWARSWEGSTRAND HOLIDAY RESORT

on

A Portion of Erf 720, Mossel Bay Municipality

In terms of the

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

<u>Prepared for Applicant:</u> Kaapland Onderwys Trust (KOT)

<u>Date:</u> 23 February 2024

<u>Primary EAP:</u> Ms Louise-Mari van Zyl (EAPASA Reg 2019/1444)
<u>Candidate EAP:</u> Mr Francois Byleveld (EAPASA Reg 2023/6770)
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<u>Report Reference:</u> MOS643/10
<u>Department Reference:</u> 16/3/3/1/D6/17/0028/23
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APPOINTED ENVIRONMENTAL ASSESSMENT PRACTITIONER:

***Cape EAPrac* Environmental Assessment Practitioners**

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Primary EAP: Ms **Louise-Mari van Zyl** (MA Geography & Environmental Science [US]; EAPSA, Registration Number **2019/1444**). Ms van Zyl has over twenty years' experience as an environmental practitioner.

Candidate EAP: Mr **Francois Byleveld** (MSc Geology [University of the Free State]) (Candidate EAPASA Registration Number: **2023/6770**) under supervision of the Primary EAP.

PURPOSE OF THIS REPORT:

Final Basic Assessment Report

APPLICANT:

Kaapland Onderwys Trust (KOT)

CAPE EAPRAC REFERENCE NO:

MOS643/10

SUBMISSION DATE

23 February 2024

DOCUMENT TRACKING

DOCUMENT HISTORY

DOC REF	REVISION	DATE
MOS643/07	Pre-Application Basic Assessment Report	2023-08-22
MOS643/09	Draft Basic Assessment Report	2023-11-14
MOS643/10	Final Basic Assessment Report	2024-02-23

APPROVAL FOR RELEASE

NAME	TITLE	SIGNATURE
Ms Louise-Mari van Zyl	Mrs	

DISTRIBUTION

DESIGNATION	NAME	EMAIL / FAX
Registered Stakeholders	Stakeholder Register	Preferred Communication
Mossel Bay Municipal Office	Mr Carel Venter	Electronic Submission
DEA&DP, George	Steve Kleinhans & Admin Registry	Electronic Submission

FINAL BASIC ASSESSMENT REPORT

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

DWARSWEGSTRAND HOLIDAY RESORT

A Portion of Erf 720, Mossel Bay Municipality

Submitted for:
Departmental Compliance

Report Issued by:
Cape Environmental Assessment Practitioners

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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.

Requirement	*Details*
(a) Details of - *(i) The EAP who prepared the report; and* *(ii) The expertise of the EAP, including, curriculum vitae.* *(iii) Applicant Details*	Ms Louise-Mari van Zyl (Primary EAP 2019/1444) Refer to main report. Mr Francois Byleveld (Candidate EAP 2023/6770)
(b) The location of the activity, including – *(i) The 21 digit Surveyor General code of each cadastral land parcel;* *(ii) Where available, the physical address and farm name;* *(iii) Where the required information in items (i) and (ii) is not available, the coordinates of the boundary of the property or properties.*	A Portion of Erf 720, Mossel Bay C02700030000061000000
(c) 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) A linear activity, a description and coordinates of the corridor in which the proposed activity or activities is to be undertaken; or* *(ii) On land where the property has not been defined, the coordinates within which the activity is to be undertaken.*	Refer to Appendix A1 and B1 for location and site development plan respectively.
(d) a description of the scope of the proposed activity, including - *(i) All listed and specified activities triggered and being applied for; and* *(ii) A description of the activities to be undertaken including associated structures and infrastructure.*	Refer to main report.
(e) A description of the policy and legislative context within which the development is proposed, including – *(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* *(ii) How the proposed activity complies with and responds to the legislation and policy context,*	Refer to main report.

Requirement	*Details*
plans, guidelines, tools frameworks and instruments.	
(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.	Refer to main report.
(g) A motivation for the preferred site, activity and technology alternative.	Refer to main report.
(h) A full description of the process followed to reach the proposed preferred alternative within the site, including - *(i) Details of all alternatives considered;* *(ii) Details of the public participation process undertaken in terms of regulation 41 of the Regulations, including copies of the supporting documents and inputs;* *(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;* *(iv) The environmental attributes associated with the alternatives focusing on the geographical, physical, biological, social, economic, heritage and cultural aspects;* *(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:* *(aa) can be reversed;* *(bb) may cause irreplaceable loss of resources; and* *(cc) can be avoided, managed or mitigated.* *(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;* *(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;* *(viii) The possible mitigation measures that could be applied and level of residual risk;* *(ix) The outcome of the site selection matrix;* *(x) If no alternatives, including alternative locations for the activity were investigated, the motivation for not considering such; and* *(xi) A concluding statement indicating the preferred alternatives, including preferred location of the activity.*	Refer to main report.
(i) A full description of the process undertaken to identify, assess and rank the impacts the	Refer to main report.

Requirement	*Details*
activity will impose on the preferred location through the life of the activity, including – *(ii) A description of all environmental issues and risks that were identified during the environmental impact assessment process; and* *(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.*	
(j) An assessment of each identified potentially significant impact and risk, including - *(i) Cumulative impacts;* *(ii) The nature, significance and consequences of the impact and risk;* *(iii) The extent and duration of the impact and risk;* *(iv) The probability of the impact and risk occurring;* *(v) The degree to which the impact and risk can be reversed;* *(vi) The degree to which the impact and risk may cause irreplaceable loss of resources; and* *(vii) The degree to which the impact and risk can be mitigated.*	Refer to main report.
(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.	Refer to main report.
(l) An environmental impact statement which contains: *(i) A summary of the key findings of the environmental impact assessment;* *(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* *(iii) A summary of the positive and negative impacts and risks of the proposed activity and identified alternatives.*	Refer to main report.
(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.	Refer to main report and Appendix H for EMPr.
(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.	Refer to main report.
(o) A description of assumptions, uncertainties and gaps in knowledge which relate to the assessment and mitigation measures proposed.	Refer to main report.

Requirement	*Details*
(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.	Refer to main report.
(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.	Refer to main report.
(r) An undertaking under oath or affirmation by the EAP in relation to: *(i) The correctness of the information provided in the reports;* *(ii) The inclusion of comments and inputs rom stakeholders and I&APs;* *(iii) The inclusion of inputs and recommendations from the specialist reports where relevant; and* *(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.*	Refer to main report.
(s) Where applicable, details of any financial provisions for the rehabilitation, closure and ongoing post decommissioning management of negative environmental impacts.	Not applicable.
(t) Any specific information that may be required by the competent authority.	Not applicable.
(u) Any other matters required in terms of section 24(4)(a) and (b) of the Act.	Not applicable.

FINAL 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

Kaapland Onderwys Trust (KOT), hereafter referred to as the **Applicant**, intends to develop a Holiday Resort on a portion of Erf 720, Dwarswegstrand (Glentana/Outeniqua), Mossel Bay Municipality (Figure 1).

The property is owned by the **Dwarswegstrand Home Owners Association (HOA)** with the KOT having an option to purchase the property should the approvals be granted.

Erf 720 is located between Bothastrand and Outeniqua Strand, on the corner of H.C. Botha Street and Morrison Road.

The proposed development includes the following:

- **Eight (8) x Duette holiday units** (13.53m x 5.9m = 79.82m^2, plus stoep of 7.2m x 2.5m = 18m^2), thus 97.82m^2 per unit = **782.56m^2** combined; single storey.
- **Ten (10) x Two-bedroom holiday units** (7.5m x 6.9m = 51.75m^2, plus stoep of 4.35 x 2.5 = 10.87m^2), thus 62.62m^2 per unit = **626.2m^2** combined; single storey.
- **Conference room with lapa building and ablution facilities**.
- **Pool** for visitors.
- Entrance **gate and gatehouse** (entrance from H.C. Botha Street).
- **Waste enclosure** and shelter.
- **Two (2x) 11kl sewage holding/conservancy tanks** for the development.
- **Internal roads** (3.2m – 5.2m wide over approximately 212m) with **parking areas** will be constructed with eco-blocks and topsoil (approximately **1 422m^2**). This will allow grass to grow and be in line with the low impact concept.
- **Paved/Raised pedestrian walkway** in H.C. Botha Street Road Reserve to provide pedestrian access to the beach and Dwarswegstrand Resort (1.5m wide).
- Perimeter fence (1.8m high ClearVu) along existing tarred road boundaries (Morrison Road and H.C. Botha Street) over a distance of approximately 570m (to be rehabilitated once installed) and a small portion along the eastern edge. No fencing along the southern boundary of proposed development footprint that opens to the remaining private open space areas and also shortened along the eastern boundary to ensure no obstruction for animal movement from the site/lower lying open space and the adjoining natural areas located east and west of the site.

Figure 1: Locality map of Erf 720 (yellow outlined area) (CapeFarmMapper, 2023).

The proposed development will effectively divide Erf 720 into two portions namely the northern higher lying area along Morrison Road and the southern lower lying area.

- Development will be concentrated in the northern portion (~1.8ha) (Figure 2).

- The southern portion (~2.2ha) will remain undeveloped as open space.

It is the intention of the applicant to rezone the northern portion to Resort Zone I only. It is recommended that the remaining natural area (southern portion) remain Open Space II to deter potential future development creep into the internal open space areas.

Figure 2: Proposed development footprint on a portion of Erf 720 (red outlined area) (CapeFarmMapper, 2023).

PLANNING BACKGROUND & HISTORY:

According to records obtained from Nel & de Kock Urban Planners, the then Gleniqua Local Council (since replaced by the Mossel Bay Municipality) authorised the rezoning of Remainder Portion 20 Farm Eigendomsgrond 251 from **Undetermined** to **Resort Zone I** on 3 April 1991 allowing for the development of Dwarswegstrand Resort (60 units).

At the time of this rezoning application, the then Nature & Environmental Conservation Directorate supported the change in land use on condition that it be done in a sensitive manner that restricted development which must be compatible with the sensitive nature of the site, noting the presence of 'coastal fynbos', 'dune thicket' and 'protected trees' (24 December 1990).

At the time the Nature Conservation Directorate recommended a reduced number of 30-40 units, however the final approval was for 60 units which can be seen clearly on the aerial imagery.

The 1:50 000 topographical map for the area reflects the development of Bothastrand (Dwarswegstrand) directly west of the site (indicated in yellow) as well as the Dwarswegstrand Resort (directly located to the south of the site) (Figure 3).

Figure 3: 1:50 000 Topographical map indicating the 'study site' in relation to Bothastrand (Dwarswegstrand) to the west and Dwarswegstrand Resort to the south, as well as Nature-on-Sea along the south-eastern boundary.

Figure 4: Aerial image from 2000 showing Bothastrand (Dwarswegstrand) to the west and Dwarswegstrand Resort as well as Nature-on-Sea to the south which is not yet fully developed.

Figure 5: Aerial image (Google Earth 2022) showing the <u>now nearly fully developed</u> Dwarswegstrand Resort and Nature-on-Sea directly south of the study site.

The total area of Dwarswegstrand was zoned Resort Zone for more than thirty (30 years).

More recently under the guidance of NuPlan Africa and in consultation with the HOA/Trustees, the undeveloperd resort zoned areas (inclusive of the study site) were **rezoned from Resort II to Subdivisional Area** to (re)allocate and assigned rights for a combination of residential, resort and open space areas (Figure 6). This change in zoning was partially motivated by a different tax bracket on land zoned Resort vs land zoned Open Space and the overall zoning of Resort Zone impacted on the financial management of the established development.

Figure 6: 2012 Subdivisional plan for the greater Dwarswegstrand development with schematic location for proposed development area indicated with white oval shape added to the image (NuPlan Africa).

Nel & de Kock in their Planning Motivation submission to the Municipality (2022), confirms that the intention of rezoning the areas previously zoned Resort, to Private Open Space, most notably the 'study area', was done to reserve the area for potential future use, rather than with the intent to designate it for conservation purposes (Figure 7). The unintended implication of such a land use zoning was that the historical 'rights' associated with the resort zoning, was effectively lost.

This application revolves around reinstating the resort zoning (and rights) to align with the designated infill/resort land use for the remaining property (within the urban edge), but within the context of an environmental assessment process considering that the site is natural and undeveloped.

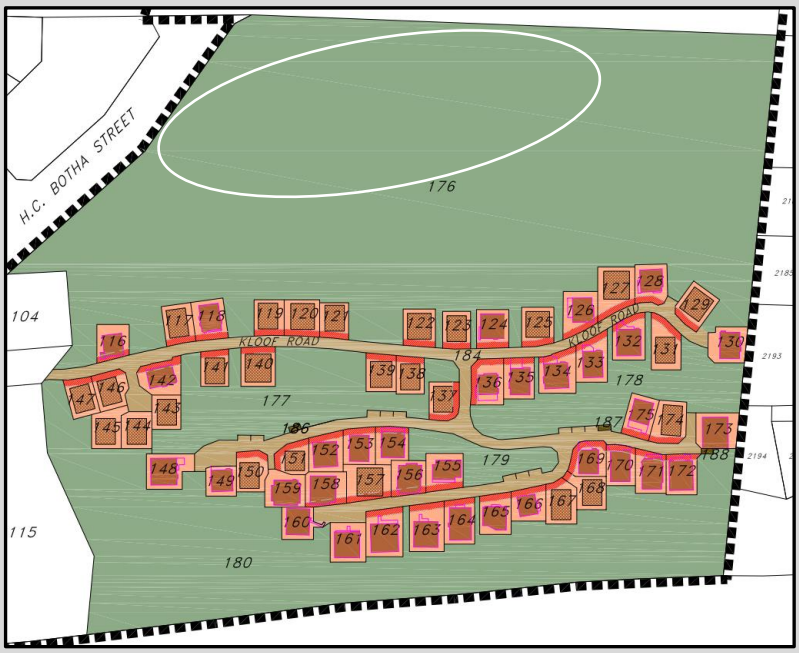


Figure 7: Study area located north/directly above Dwarswegstrand Resort (indicated as Portion 176) rezoned from Resort Zone to Private Open Space with development area schematically indicated with white oval shape added to the image (NuPlan Africa 2016).

SERVICES:

Water supply infrastructure is readily **available** from an existing 110mm uPVC Municipal line along H.C. Botha Street running along the south-western boundary of Erf 720. Water will be distributed throughout the proposed development site using HDPE pipelines ranging in diameters between 63mm and 90mm, depending on the pressure that is available and the flow required. Water pipelines will follow the internal road network.

Municipal **electrical** supply point (11kV) is already **available** for connection and approved by Mossel Bay Municipality in 2020. Due to the low electrical requirement of the proposed development (100kVA), a pole-mounted transformer will be placed on the closest municipal wooden electrical pole structure to the entrance of the proposed development in H.C. Botha Street. A new low voltage supply cable (underground) will be installed from the bottom of the pole-mounted transformer (and metering point) to the entrance of the proposed development, from where the rest of the reticulation to the holiday resort will be facilitated along the internal road network.

The entire Dwarswegstrand/Glentana/Outeniquastrand area does not have a waterborne sewage system as yet although the Municipality is planning such in future. As a result, existing developments in the area rely on a combination of septic tanks / french drains and conservancy tanks.

Until such time as the municipal sewer system is operation in this area, the proposed development will rely on two **holding/conservancy tanks** for **sewage.** Although the alternative of an on-site sewage package plant was initially considered at the outset of the application process, the operational aspects and cost associated with such resulted in the alternative of holding/conservancy tanks being the preferred alternative. These holding/conservancy tanks can easily be transformed to pump station once the municipal water bourne system is in place.

Initially two (2x) potential positions were identified for the location of the conservancy tanks. One position at the north-eastern corner of the property and the second near the entrance gate. The intention is once the Municipal waterborne system becomes operational, that these conservancy tanks can be converted to a mini-pump stations that will be able to pump sewage from the development into the municipal system.

For operational purposes the Applicant will enter into a service agreement with a private service provider (linked to a schedule to ensure regular and effective cleaning of the conservancy tanks) to ensure that the conservancy tanks operate effectively. It is noted that the HOA already relies on a similar agreement with a service provider to drain existing conservancy tanks within the existing resort/caravan park and the Applicant therefor understands the long-term management and responsibility of ensuring that these tanks are cleaned regularly, especially during peak period.

Internal sewer pipelines (160mm uPVC) will link the conservancy tanks and resort units, along the internal access roads. Resort units will be connected to the internal sewer line using 110mm uPVC pipes. The internal sewer reticulation network will be designed to gravitate towards the conservancy tanks.

Access to the site is proposed directly off **H.C. Botha Street** and will be provided with an entrance gate for controlled access.

According to Element Engineers a minor percentage (~5%) of **stormwater** drains in a westerly direction towards H.C. Botha Street and will be discharged into the existing municipal stormwater network along the road (Figure 8). The remaining area will allow for stormwater to infiltrate on the property, in accordance with **Sustainable Urban Design Standards** (SUDS).

All internal roads and parking areas will be developed using eco-blocks that have a high level of **infiltration** resulting in negligible stormwater runoff. **Litter traps** will be placed at all **stormwater outlets** (headwalls) on the property, with **energy dissipation measures** and **rainwater tanks** being mandatory for all units to reduce runoff volumes during downpours. The minimum stormwater pipe

diameter is 450mm. It is noted that the development setback from the sloped valley is 10m which remains vegetated and will avoid stormwater runoff from eroding the steep slope in a southernly direction. The preferred alternative respects this setback line.

Figure 8: Direction of stormwater drainage with a minor percentage (~5%) towards H.C. Botha (Position A) and the rest (~95%) will infiltrate and be handled on-site (Position B).

Development Phases:

The applicant wishes to retain the option of completing the proposed development in phases although the phasing is not yet finalised and depends on demand/cashflow the development could also be done in a single phase.

Notably the Applicant will have **five (5) years to commence with the listed activities** and it is applied for a **further ten (10) years (from implementation) to complete the project**, thus timing and phasing must be scheduled accordingly.

The current proposal (for phasing) is as follows:

- Phase 1 will entail the following:
  - Development of five units consisting of - Two (2) x Duette holiday units and one (1) x Two-bedroom holiday unit (note that the amount of units may vary once the project is implemented).
  - Conference room.
  - Lapa building.
  - Pool with ablution facilities.
  - Entrance gate and gatehouse (entrance from H.C. Botha Street).
  - Waste enclosure and shelter.
  - Holding/Conservancy tank(s).
  - Internal roads (3.2m – 5.2m wide) and parking areas.
  - Paved/raised walkway in H.C. Botha Street Road Reserve.
  - Fence (1.8m high ClearVu) along existing tarred road boundaries (Morrison Road and H.C. Botha Street).
- Phase 2 will entail the remainder of the proposed holiday units till completion.

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

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

MAPS

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.	
Locality Map:	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: • an accurate indication of the project site position as well as the positions of the alternative sites, if any; • road names or numbers of all the major roads as well as the roads that provide access to the site(s) • a north arrow; • a legend; and • a linear scale. 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. Where comment from the Western Cape Government: Transport and Public Works is required, a map illustrating the properties (owned by the Western 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:	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: • 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. • The property boundaries and numbers of all the properties within 50m of the site must be indicated on the site plan. • 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. • 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. • 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. • 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 **must** be clearly indicated on the site plan.

	• Servitudes and an indication of the purpose of each servitude must be indicated on the site plan. • Sensitive environmental elements within 100m of the site must be included on the site plan, including (but not limited to): o Watercourses / Rivers / Wetlands o Flood lines (*i.e.,* 1:100 year, 1:50 year and 1:10 year where applicable); o Coastal Risk Zones as delineated for the Western Cape by the Department of Environmental Affairs and Development Planning ("DEA&DP"): o Ridges; o Cultural and historical features/landscapes; o Areas with indigenous vegetation (even if degraded or infested with alien species). • Whenever the slope of the site exceeds 1:10, a contour map of the site must be submitted. • North arrow 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.
Site photographs	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.
Biodiversity Overlay Map:	A map of the relevant biodiversity information and conditions must be provided as an overlay map on the property/site plan. The Map must be attached to this BAR as **Appendix D**.
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 as **Appendix A3**.

ACRONYMS

DAFF:	Department of Forestry and Fisheries
DEA:	Department of Environmental Affairs
DEA& DP:	Department of Environmental Affairs and Development Planning
DHS:	Department of Human Settlement
DoA:	Department of Agriculture
DoH:	Department of Health
DWS:	Department of Water and Sanitation
EMPr:	Environmental Management Programme
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

Note: The Appendices must be attached to the BAR as per the list below. Please use a ✓ **(**tick) or a **x** (cross) to indicate whether the Appendix is attached to the BAR.

The following checklist of attachments must be completed.

APPENDIX			**✓ (Tick) or x (cross)**
Appendix A:	**Maps**		
	Appendix A1:	**Locality Map**	✓
	Appendix A2:	**Coastal Risk Zones as delineated in terms of ICMA for the Western Cape by the Department of Environmental Affairs and Development Planning**	✓
	~~**Appendix A3:**~~	~~**Map with the GPS co-ordinates for linear activities**~~	**x**
Appendix B:	**Appendix B1:**	**Site development plan(s)**	✓
	Appendix B2:	**A map of appropriate scale, which superimposes the proposed development and its associated structures and infrastructure on the environmental sensitivities of the preferred site, indicating any areas that should be avoided, including buffer areas;**	✓
	Appendix B3:	**Subdivision Map**	✓
Appendix C:	**Photographs**		✓
Appendix D:	**Biodiversity overlay map**		✓
Appendix E:	**Permit(s) / license(s) / exemption notice, agreements, comments from State Department/Organs of state and service letters from the municipality.**		
	Appendix E1:	**Final comment/ROD from HWC**	✓
	Appendix E2:	**Comment from Cape Nature**	✓
	Appendix E3:	**Comment from BOCMA**	✓
	~~**Appendix E4:**~~	~~**Comment from the DEA: Oceans and Coast**~~	**x**
	Appendix E5:	**Comment from the DAFF**	✓
	~~**Appendix E6:**~~	~~**Comment from WCG: Transport and Public Works**~~	**x**
	Appendix E7:	**Comment from WCG: DoA**	✓
	~~**Appendix E8:**~~	~~**Comment from WCG: DHS**~~	**x**

	Appendix E9:	**Comment from Department of Health Garden Route District Municipality**	✓
	~~**Appendix E10:**~~	~~**Comment from DEA&DP: Pollution Management**~~	**x**
	~~**Appendix E11:**~~	~~**Comment from DEA&DP: Waste Management**~~	**x**
	~~**Appendix E12:**~~	~~**Comment from DEA&DP: Biodiversity**~~	**x**
	~~**Appendix E13:**~~	~~**Comment from DEA&DP: Air Quality**~~	**x**
	Appendix E14:	**Comment from DEA&DP: Biodiversity and Coastal Management**	✓
	Appendix E15:	**Comment from DEA&DP**	✓
	Appendix E16:	**Confirmation of Electrical Supply**	✓
	Appendix E17:	**Comment from the District Municipality**	✓
	~~**Appendix E18:**~~	~~**Copy of an exemption notice**~~	**x**
	~~**Appendix E19**~~	~~**Pre-approval for the reclamation of land**~~	**x**
	~~**Appendix E20:**~~	~~**Proof of agreement/TOR of the specialist studies conducted.**~~	**x**
	Appendix E21:	**Zoning Certificate**	✓
	~~**Appendix E22:**~~	~~**Proof of public participation agreement for linear activities**~~	**x**
	Appendix E23:	**Comment from the Department of Fisheries, Forestry and the Environment**	✓
Appendix F:	**Public participation information: including a copy of the register of I&APs, the comments and responses Report, proof of notices, advertisements and any other public participation information as is required.**		✓
Appendix G:	**Specialist Report(s)**		✓
Appendix H:	**EMPr**		✓
Appendix I:	**Screening tool report**		✓
~~**Appendix J:**~~	~~**The impact and risk assessment for each alternative**~~		**x**

~~**Appendix K:**~~	~~**Need and desirability for the proposed activity or development in terms of this Department's guideline on Need and Desirability (March 2013)/DEA Integrated Environmental Management Guideline**~~	**x**
Appendix L:	**Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) Confirmation of the designation of Erf 720**	✓

SECTION A: ADMINISTRATIVE DETAILS

Highlight the Departmental Region in which the intended application will fall	~~CAPE TOWN OFFICE:~~		GEORGE OFFICE:
	~~REGION 1~~ ~~(City of Cape Town, West Coast District~~	~~REGION 2~~ ~~(Cape Winelands District & Overberg District)~~	REGION 3 (Central Karoo District & Garden Route District)
Name of Applicant/Proponent:	Kaapland Onderwys Trust (KOT)		
Name of contact person for Applicant/Proponent (if other):	Johann Haupt		
Company/ Trading name/State Department/Organ of State:	Kaapland Onderwys Trust (KOT)		
Company Registration Number:			
Postal address:	PO Box 192		
	Great Brak River	Postal code:	6525
Telephone:	044 879 1010	Cell:	073 465 7500
E-mail:	bestuurder@dwarswegstrandoord.co.za	~~Fax:~~	
Company of EAP:	Cape Environmental Assessment Practitioners (*Cape EAPrac*)		
Primary EAP name:	Ms Louise-Mari van Zyl		
Candidate EAP name:	Mr Francois Byleveld		
Postal address:	PO Box 2070		
	George	Postal code:	6530
Telephone:	044 874 0365	Cell:	071 603 4132
Primary EAP E-mail:	louise@cape-eaprac.co.za	~~Fax:~~	
Candidate EAP E-mail:	francois@cape-eaprac.co.za		
Primary EAP Qualifications:	MA Geography & Environmental Studies (University Stellenbosch).		
Candidate EAP Qualifications:	MSc Geology (University of the Free State).		
EAPASA registration no:	Primary EAP: Ms **Louise-Mari van Zyl** (MA Geography & Environmental Science [US]; EAPSA, Registration Number **2019/1444**). Ms van Zyl has over twenty years' experience as an environmental practitioner. Candidate EAP: Mr **Francois Byleveld** (MSc Geology [University of the Free State]) (Candidate EAPASA Registration Number: **2023/6770**) under supervision of the Primary EAP.		

Name of landowner:	Johan Christoph du Toit on behalf of the Dwarswegstrand Home Owners Association (HOA)		
Name of contact person for landowner (if other):	Johan du Toit		
Postal address:	16 Hadrian Way		
	Kimberley	Postal code:	8301
Telephone: E-mail:		Cell:	076 658 5763
	johancdutoit@gmail.com	~~Fax:~~	
Name of Person in control of the land:	Kaapland Onderwys Trust (KOT) through an Option to Purchase from the Dwarswegstrand HOA		
Name of contact person for person in control of the land:	Johann Haupt		
Postal address:	PO Box 192		
	Great Brak River	Postal code:	6525
Telephone:	044 879 1010	Cell:	073 465 7500
E-mail:	bestuurder@dwarswegstrandoord.co.za	Fax:	
Municipality in whose area of jurisdiction the proposed activity will fall:	Mossel Bay Municipality		
Contact person:	Carel Venter		
Postal address:	PO Box 25		
	Mossel Bay	Postal code:	6500
Telephone	044 606 5000	~~Cell:~~	
E-mail:	cventer@mosselbay.gov.za	~~Fax:~~	

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

1.	Is the proposed development (please tick):	New	✓	~~Expansion~~	
2.	Is the proposed site(s) a brownfield of greenfield site? Please explain.				

Brownfield.

Erf 720 is vacant and in a predominantly natural state, however it does form part of the existing Dwarswegstrand Resort and is included within the urban edge of the Mossel Bay Municipality designated for infill/resort development.

It must be noted that although the intention of the Kaapland Onderwys Trust is to take ownership of the property for purposes of developing it as a resort, it will not form part of the existing Dwarswegstrand Resort in terms of operations/services/management and should the development be authorised, the smaller resort (as proposed) will function and operate separate from the existing Dwarswegstrand Resort.

~~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.~~				m²
~~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.~~				
~~3.5.~~	~~SG Digit codes of the Farms/Farm Portions/Erf numbers for all alternatives~~				
~~3.6.~~	**~~Starting point co-ordinates for all alternatives~~**				
	~~Latitude (S)~~	~~o~~	~~'~~	~~"~~	
	~~Longitude (E)~~	~~o~~	~~'~~	~~"~~	
	~~Middle point co-ordinates for all alternatives~~				
	~~Latitude (S)~~	~~o~~	~~'~~	~~"~~	
	~~Longitude (E)~~	~~o~~	~~'~~	~~"~~	
	~~End point co-ordinates for all alternatives~~				
	~~Latitude (S)~~	~~o~~	~~'~~	~~"~~	
	~~Longitude (E)~~	~~o~~	~~'~~	~~"~~	

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):	4ha
4.2.	Developed footprint of the existing facility and associated infrastructure (if applicable):	~~m²~~
4.3.	Development footprint of the proposed development and associated infrastructure size(s) for all alternatives:	Approximately 3 350m²
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).	

The Applicant intends to develop a holiday resort on a portion of Erf 720, Dwarswegstrand, Mossel Bay Municipality (Figure 1). Erf 720 is located between Bothastrand and Outeniqua Strand, on the corner of H.C. Botha Street and Morrison Road.

The proposed development includes the following (Figure 9):

- **Eight (8) x Duette holiday units** (13.53m x 5.9m = 79.82m^2, plus stoep of 7.2m x 2.5m = 18m^2), thus 97.82m^2 per unit = **782.56m^2** combined; single storey.
- **Ten (10) x Two-bedroom holiday units** (7.5m x 6.9m = 51.75m^2, plus stoep of 4.35 x 2.5 = 10.87m^2), thus 62.62m^2 per unit = **626.2m^2** combined; single storey.
- **Conference room with lapa building and ablution facilities**.
- **Pool.**
- Entrance **gate and gatehouse** (entrance from H.C. Botha Street).
- **Waste enclosure** and shelter.
- **Two (2x) 11kl Holding/Conservancy tanks**.
- **Internal roads** (3.2m – 5.2m wide over approximately 212m) with **parking areas** will be constructed with eco-blocks and topsoil (approximately **1 422m^2**). This will allow grass to grow and be in line with the low impact concept.
- **Paved/Raised pedestrian walkway** in H.C. Botha Street Road Reserve to provide pedestrian access to the beach and Dwarswegstrand Resort (1.5m wide).
- Perimeter fence (1.8m high ClearVu) along existing tarred road boundaries (Morrison Road and H.C. Botha Street) over a distance of approximately 570m (to be rehabilitated once installed). No fencing along the southern boundary of proposed development footprint that opens to the remaining private open space areas.

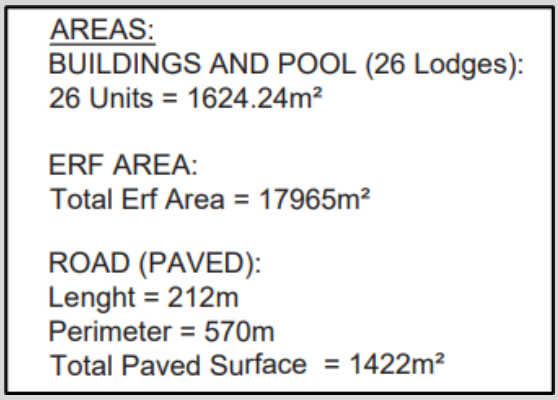


Figure 9: Proposed development footprint size.

Erf 720 will effectively be divided into two portions (north and south), with development concentrated in the northern portion on approximately covering roughly 3 350m^2 (0.335ha) accounting to +/-8.4% (of the total 4ha) (Figure 2). The southern portion of the 4ha (~2.2ha) will remain vacant and in a natural state.

SERVICES:

Water supply infrastructure is readily **available** from an existing 110mm uPVC Municipal line along H.C. Botha Street running along the south-western boundary of Erf 720. Water will be distributed throughout the proposed development site using HDPE pipelines ranging in diameters between 63mm and 90mm, depending on the pressure that is available and the flow required. Water pipelines will follow the internal road network.

Municipal **electrical** supply point (11kV) is already **available** for connection and approved by Mossel Bay Municipality in 2020. Due to the low electrical requirement of the proposed development (100kVA), a pole-mounted transformer will be placed on the closest municipal wooden electrical pole structure to the entrance of the proposed development in H.C. Botha

Street. A new low voltage supply cable (underground) will be installed from the bottom of the pole-mounted transformer (and metering point) to the entrance of the proposed development, from where the rest of the reticulation to the holiday resort will be facilitated along the internal road network.

Two (2x) 11kl underground **holding/conservancy tanks** for **sewage** will be installed in the north-eastern and south-western corner of the property. Internal sewer pipelines (160mm uPVC) will link the conservancy tanks and resort units, along the internal access roads. Resort units will be connected to the internal sewer line using 110mm uPVC pipes. The internal sewer reticulation network will be designed to gravitate towards the conservancy tanks. The planning is such that the conservancy tanks can be converted to pump stations once municipal bulk sewer services become available on Morrison Road. Until such time as the area has municipal sewage infrastructure, the development will be serviced through the conservancy tanks and either the Municipality or private tanker suppliers will empty the tanks as and when required and deposit the sewage at the Municipal Sewage Works.

It must be noted that the initial proposal was for either one of the two (2) tanks to be developed to cater for the entire development. Thus one larger conservancy tank would have been constructed for the full development. Following further discussions with the appointed Engineers, Element Consulting Engineers confirmed that **both tanks are necessary** because of the site topography. Sewage must gravitate from units to each of the holding tanks and because of the topography (slight ridge approximately in the middle of the development footprint) both tanks will be required. The position of the eastern holding tank has been pulled closer within the development footprint in response to concerns from residents towards the east of the site about potential noise/odours emanating from the tank/future pump station. The fact that two tanks will be required has resulted in the Engineers reducing the size of each tank to provide a combined volume (split between the two tanks) rather than one larger tank.

Access to the site is proposed directly off **H.C. Botha Street** and will be provided with an entrance gate for controlled access. Pedestrian walkway is provided along HC Botha down to Dwarswegstrand Resort (as part of the agreement between the HOA and the KOT visitors to this development will have access through the Dwarswegstrand Resort to access the beach. The sidewalk will not be extended to Morrison Road since the focus is on safe access to the beach.

According to Element Engineers a minor percentage (~5%) of **stormwater** drains in a westerly direction towards H.C. Botha Street and will be discharged into the existing municipal stormwater network along the road (Figure 8). The remaining area will allow for stormwater to infiltrate in accordance with SUDS. All internal roads and parking areas will be developed using eco-blocks that have a high level of infiltration resulting in negligible stormwater runoff. Litter traps will be placed at all stormwater outlets (headwalls) with energy dissipation measures and rainwater tanks are mandatory for the units. The minimum stormwater pipe diameter is 450mm.

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

Vehicle access to the proposed development site will be gained directly from H.C. Botha Street, located on the western border of Erf 720 (Figure 2). Pedestrian walkway is provided along HC Botha down to Dwarswegstrand Resort (as part of the agreement between the HOA and the KOT visitors to this development will have access through the Dwarswegstrand Resort to access the beach. The sidewalk will not be extended to Morrison Road since the focus is on safe access to the beach

4.6.	SG Digit code(s) of the proposed site(s) for all alternatives:	C	0	2	7	0	0	0	3	0	0	0	0	0	6	1	0	0	0	0	0	0
4.7.	Coordinates of the proposed site(s) for all alternatives:																					

	Latitude (S)	34°	02‘	58.72“
	Longitude (E)	22°	16‘	32.05“

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

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	~~NO~~
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”).	~~YES~~	NO
The National Environmental Management: Protected Areas Act, 2003 (Act No. 57 of 2003) (“NEMPAA”).	~~YES~~	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.	~~YES~~	NO

3. OTHER LEGISLATION

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

National Forest Act, Act No. 84 of 1998, as amended: The final preferred SDP was purposefully informed by a **protected tree species survey** that identified **individual trees as well as clumps of protected trees/thicket.**

Although care has been taken to avoid all of the surveyed protected trees and clumps, **micro-siting of units/structures and infrastructure,** is still recommended at the time of construction (since this can be over a period of 5 - 10 years) to ensure that units/roads/structures and/or infrastructure do not result in the damage or removal of protected trees found across the study site.

From experience it is noted that time lapse from when the protected tree survey is undertaken, to inform the environmental/planning applications, till implementation, could be a number of years during which time germination of more protected tree species may occur and/or surveyed trees would have grown larger/died off. **It is therefore a recommendation that the actual footprints of each unit be inspected prior to final construction.** The current layout will not however result in the removal of protected trees. Should trimming or relocation of younger trees be required the Applicant must apply for the necessary Forestry Permit in terms of the Act.

The Department of Forestry and CapeNature have indicated their agreement with this approach and has not objected to the proposed development.

National Heritage Resources Act for the transformation of more than 5 000m^2 where the landscape may change or be affected. Although the physical transformation is likely to be less than 5 000m^2, a Notice of Intent was submitted to HWC who confirmed that the site is not deemed sensitive from a landscape/character or heritage perspective and therefore no detailed assessment or studies are required.

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 (2014)

The Western Cape Provincial Spatial Development Framework (PSDF) 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 Department Programmes.
- Support 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:

(i) Greater productivity, competitiveness and opportunities within the spatial economy;

(ii) More inclusive development and strengthening the economy in rural areas;

(iii) Strengthening resilience and sustainable development.

According to the Planner, the proposed activity complies with:

1. **Policy R1** (Protect Biodiversity and Ecosystem Services).

2. **Policy E3** (Revitalise and strengthen urban space-economies as the engine of growth).

The proposed design avoids high biodiversity sensitive areas and further micro-siting of units is recommended at the time of construction. The development footprint is limited and does allow for the continued ecological processes across the site albeit in a confined urban context. The development will create additional employment opportunities especially during high season and will generate additional income for the Mossel Bay Municipality.

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.

This vision and strategic direction identify the four key drivers of spatial change within the district. These drivers are defined in terms of spatial legacies, current challenges, future risks and prospects.

The proposed development of the site is regarded as being consistent with the Eden District SDF by supporting tourism as a key economic driver of the Garden Route whilst the scale of the proposal is still deemed to be acceptable.

4.3. Mossel Bay Spatial Development Framework (2017)

The SDF is one of the sectoral plans of an Integrated Development Plan. The Municipality has identified towns which has high growth potential, including all of its coastal towns. 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 have relatively growth potential towards other towns, the Mossel Bay area being one of the areas with a high growth potential.

The site falls within the designated urban edge according to the 2022 Municipal SDF whereby vacant properties within urban edges must be optimised to avoid unwanted urban sprawl.

The site is bordered by urban development to the west, south and east, with existing infrastructure already in place. Site location is optimal for accessing the beach area at Dwarswegstrand and the development proposal has taken into account site constraints and parameters to minimise potential environmental harm which is automatically associated with development of remnant natural areas.

4.4. Mossel Bay Integrated Development Plan (2017-2022)

The key pillars of sustainability for the Mossel Bay Municipality are social well-being, economic viability, and environmental integrity. According to the Municipal IDP, the key development priorities for Mossel Bay include:

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

The IDP highlights the following aspects for Mossel Bay 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 growth within urban areas, to protect what is important to residents and also to avoid unwanted urban sprawl.
- Vacant land within urban areas is easily targeted by land invasion which hold a significant risk for surrounding properties, safety and security.

The IDP recognises the need for property development in the Mossel Bay area, and also the need for growth and development on vacant land within the urban edge, whilst being done in a sensitive manner that does not detract from the character of the area. According to the Town Planner, the proposed development of the study site is consistent with Mossel Bay 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.

5.1. Guideline on Need and Desirability, DEA (2017)

Refer to section E(12) for a detailed Need & Desirability project description.

5.2. Guideline for the Review of Specialist input in the EIA process (June 2005)

The guideline was followed to:

- Ensure that the specialists inputs meet the terms of reference.
- Ensure that specialist inputs are provided in a form and quality that can be incorporated into the integrated report and can be understood by non-specialists.

5.3. Guideline for Environmental Management Plans (June 2005)

The EMPr has been included with this Final Basic Assessment to provide practical and implementable actions to ensure that the development maintains sustainability and minimise impacts through all its phases. The document is finalised as per the Guidelines and requirements of NEMA.

5.4. Guideline on generic terms of Reference for EAPs and Project Schedules (March 2013)

Followed guidance on:

- Generic Requirements for EAPs (what an EAP must manage).
- Generic Requirements for persons compiling a specialist report.
- Scope of Work (project description, primary responsibility, anticipated inputs etc.).

5.5. Guideline for determining the scope of specialist involvement in the EIA process (June 2005)

This Guideline was used to determine the timing, scope and quality of specialist inputs in the EIA process along with the Specialist Protocol requirements.

5.6. Guideline on Alternatives (March 2013)

Refer to section H for a detailed Alternatives comparison for the proposed project.

5.7. Guideline for involving biodiversity specialists in the EIA process (June 2005)

This guideline was used to identify the key triggers and issues which will require specialist input on biodiversity in addition to the Specialist Protocols. Refer to section C(6) for a detailed motivation for including/excluding specific specialist studies during the project.

5.8. Guideline for involving social assessment specialists in the EIA process (February 2007)

Refer to section C(5) for a information on the socio-economic description.

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

According to the DEA&DP series of guidelines for the involvement of specialists in the EIA process (2005), one of the underpinning generic principles is to **eliminate the unnecessary specialist involvement** through proactive project planning and design to avoid or sufficiently reduce negative impacts. Another is to **maximise the use of existing relevant information** prior to involving a specialist. This includes the input from the EAP and specialists, in the form of site photographs and site inspections. These principles apply to the specialist studies that have been identified in the screening tool and motivated as not necessary in this report.

According to the Screening Tool the following themes have been identified as sensitive:

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		
Defence Theme				X
Paleontology Theme	X			
Plant Species Theme			X	
Terrestrial Biodiversity Theme	X			

Agriculture Theme (Medium): The site does not contain any agricultural resources in the form of registered water rights or suitable soils for cultivation. The property has been zoned as a Resort since 1991 and before then it was zoned Undermined. It has not been utilised for agriculture since its rezoning to Resort. Despite the medium indication for the agricultural theme, its sensitivity rating is **refuted** by the EAP. Based on the land use and previous development zoning, the EAP is of the opinion that the **theme is no longer relevant or applicable** to this application. Since there is no provision in the Protocols for 'not applicable' the lowest possible rating level of **Low remains**.

It was confirmed by the Department of Environmental Affairs and Development Planning that Erf 720, Dwarswegstrand was included in the Mossel Bay/Riversdal Regional Structure Plan of 1994. This portion was designated as **'Urban Development'**. **Erf 720 is therefore exempt from the provisions of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) (Appendix L).**

Department of Agriculture stipulated in their response to the Pre-App Draft Basic Assessment Report public participation process that the Western Cape Department of Agriculture: Land Use Management **has no objection to the proposed application** (Appendix E7).

Animal Species Theme (High): It is noted that only a portion of the site adjacent to Morrison Road is indicated as "High". The majority of the site is indicated as having a "Medium" sensitivity. The sensitivity rating of **"**High" is **refuted** and the EAP is of the opinion that a more appropriate sensitivity rating of **Medium** should apply. Dr Jonathan Colville conducted a faunal inspection and determined that a Terrestrial Animal Species Compliance Statement was sufficient for the proposed development site.

CapeNature provided comment on the Pre-Application DBAR as well as the DBAR in which it is stated that they are satisfied that initial comments have been addressed (Appendix E2).

Aquatic Biodiversity Theme (Low): The proposed development site does not contain aquatic features within the earmarked development area and as such, there are no reasonable grounds for a freshwater aquatic study to be undertaken to inform decision-making. The EAP submits that this theme is **not applicable** to this application. Strictly according to the available sensitivity categories, the lowest allocation of "**Low**" should apply.

BOCMA provided comment on the Pre-Application DBAR as well as the DBAR in which it is stated that initial comments were considered and therefore have no objections to the proposed project. BOCMA also confirmed that no water use license application will be required for the use of conservancy tanks since it will not pose detrimental impacts to the water resources (Appendix E3).

Archaeological and Cultural Heritage Theme (Low): Stefan De Kock (Perception Planning) submitted a Notice of Intent to Develop to Heritage Western Cape. Heritage Western Cape (HWC) confirmed that **no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required** (Appendix E1).

Civil Aviation Theme (High): The structures proposed will not exceed any of the Civil Aviation Regulations in terms of height and does not pose a threat to air traffic in terms of any obstruction.

The proposed development does not require prior approval from the SACAA. The sensitivity rating of "High" is therefore **refuted** and the EAP is of the opinion that this theme is not applicable, however the lowest sensitivity rating of **"Low"** should apply. **SACAA has been approached for comment** as part of the public participation process.

Defence Theme (Low): The development will pose no threat to military or defence forces of South Africa. The site is not situated near any military facilities and the Screening Tool has indicated that the sensitivity is low. There are no reasonable grounds to conduct any specialists' studies to affirm this and **further consultation with Department of Defence is not necessary**.

Palaeontology Theme (Very High): Stefan De Kock (Perception Planning) submitted a Notice of Intent to Develop to Heritage Western Cape. Heritage Western Cape (HWC) confirmed that **no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required** (Appendix E1).

Plant Species Theme (Medium): Dr David McDonald conducted a botanical inspection and considering the presence of protected tree species, determined that a Terrestrial Plant Species Impact Assessment to be required for the proposed development site. CapeNature in their submission supports the fact that protected trees will be avoided, that a 10m ecological buffer is provided for protection of the fore dune i.e. sloped area to the south and they recommend search & rescue for geophytes during the appropriate season, ideally transplanting within the same site that has the same microclimate/geological conditions – to be overseen by an ECO/botanist/landscape architect to ensure success rates (Appendix E2).

Terrestrial Biodiversity Theme (Very High): Dr David McDonald completed a Terrestrial Biodiversity Impact Assessment. CapeNature in their submission supports the fact that protected trees will be avoided, that a 10m ecological buffer is provided for protection of the fore dune i.e. sloped area to the south and they recommend search & rescue for geophytes during the appropriate season, ideally transplanting within the same site that has the same microclimate/geological conditions – to be overseen by an ECO/botanist/landscape architect to ensure success rates (Appendix E2). Micro-siting of units/structures and infrastructure is recommended at time of implementation to ensure that protected trees are avoided (in addition to the protected tree survey that has informed the layout).

Additional protocols identified in the Screening Tool Report:

Landscape/Visual Impact Assessment: The proposed development site is located on an isolated portion of land next to a Provincial Road. The proposed development will not exceed two storeys with development proposed to avoid all protected tree species. The surrounding community already contains similar height residential units. The proposed development will therefore not result in a significant change in land use compared to the existing surrounding uses. The development of additional resort units in the community will increase the character/value of the greater area and would therefore not require a landscape/visual impact assessment.

Socio-Economic Assessment: A socio-economic study has not been undertaken for this application mainly due to the compatibility of the land use with surrounding land uses and alignment with the local spatial planning for the area.

Consideration was given to the following key triggers for a socio-economic impact assessment, as these are stipulated in the Guideline for Social Impact Assessment as drawn up for the Department of Environmental Affairs by Tony Barbour (2007).

- Consideration of the nature of the receiving environment, in particular whether vulnerable community, or areas with high poverty/unemployment, or areas where livelihoods depend on existing social relationships and income generating patterns, will be affected;

- *The study area does not qualify in terms of these characteristics – the proposed development site area forms part of the urban landscape. The community of the surrounding area is not vulnerable and/or an area with high poverty/unemployment.*

- Areas where access to services, mobility/community networks are affected, or where livelihoods depend on access to and use of environmental resources and services;
  - *The property is not utilised for ecosystem services at a communal scale. Care has been taken to place infrastructure in areas that do not contain protected tree species and the remaining natural areas will continue to function as normal.*
- Areas where the proposed land use will alter the sense of place or character of the area, or where the project represents a significant change in land use from the prevailing use;
  - *Development of resort units and facilities, adjacent to the Dwarswegstrand Holiday Resort as well as Nature-on-Sea resort, within an urban context, will not change the character of the area (although the vacant status of the property itself will change) and as such will not result in a significant change in the land use compared to the prevailing urban use;*
- Projects that require large workforce relative to the size of the existing workforce such as dams, railways, roads;
  - *The development will not require a larger workforce compared to similar developments in the surrounding area. The proposed development will provide employment opportunities for the local community during the construction and operational phases.*
- Areas of important tourism or recreational value should conflicting land uses be introduced;
  - *The coastal community/suburbs of Bothastrand and Outeniqua Strand are characterised by a combination of primary dwellings, secondary (holiday) homes, as well as resort type developments mainly due to its proximity to the ocean/beach. Development of resort units/facilities is not considered a conflicting land use but rather compatible with the tourism/recreational/residential qualities of the area;*

Having considered the above-mentioned key triggers that would typically indicate the need for a socio-economic impact assessment to be undertaken to inform decision-making, it was determined that the proposal is not the type of activity (both in nature and in scale) for which such a study is required.

Additional issues raised during the pre-application public participation process:

Noise Assessment – Minimal noise is expected during construction and therefore it is proposed for construction activities to be limited to normal working hours (07:00-18:00) with no construction activities to take place on Sundays and public holidays. It is envisaged that the proposed development will not generate more noise compared to similar surrounding developments in close proximity to Erf 720 and that the constant noise emitted from the ocean as well as traffic in Morrison Road will overshadow any noise emitted from the proposed holiday resort.

The inclusion of a noise impact study is therefore not deemed necessary as the operational phase is associated with urban/township resort development in an urban context.

The noise mitigation measures applicable to the development phases are included in the Environmental Management Programmes and attached as Appendix H.

Fire Risk Assessment - The proposed development site is not subject to a burning regime to maintain the natural vegetation. The thicket vegetation present on the property is not a highly flammable fuel source and therefore a Fire Risk Assessment Study is not deemed necessary.

The internal assessment of the management, building plan approvals and emergency procedures outlining strategies such as fire-resistant materials, emergency exists, fire detection and suppression systems and evacuation protocols will be submitted by the applicant to the municipality.

Fire prevention measures have been included in the Environmental Management Programme for the proposed development that must be adhered to by the applicant and future Home Owners Association (HOA).

The Mossel Bay Municipality (Fire, Rescue and Disaster Management Services) have been approached as part of the public participation process to provide input and comment regarding the proposed development.

SECTION D: APPLICABLE LISTED ACTIVITIES

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	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 – (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.	The proposed development entails the clearance of approximately 3350m^2 of indigenous vegetation. The area to be cleared is less than 10000m^2 (1ha). **Thus this listed activity is deemed not applicable.** Area to be transformed is approximately 3 350m^2 amounting to 8.4% of the 4ha area.
Activity No(s):	Provide the relevant **Basic Assessment Activity(ies)** as set out in **Listing Notice 3**	Describe the portion of the proposed development to which the applicable listed activity relates.
4	The development of a road wider than 4 metres with a reserve less than 13,5 metres. (i) **Western Cape** (i) Areas zoned for use as public open space or equivalent zoning; (ii) Areas **outside the urban areas;** (aa) Areas **containing indigenous vegetation.**	The proposed development entails internal access roads of approximately 3.2m – 5.2m wide over a distance of +/- 212m, with a reserve less than 13.5m. The DEA&DP is of the opinion that the site falls outside the 'urban edge' and therefore outside the 'urban area', as well as the fact that the property contains indigenous vegetation.
6	The development of resorts, lodges, hotels, **[and]** tourism or hospitality facilities that sleep 15 people or more. (i) **Western Cape** (ii) **Outside urban areas;** (aa) **Critical biodiversity areas** as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans.	The proposed development entails a **Holiday Resort** that will sleep more than 15 people. Although the site falls within the built-up area of Dwarswegstrand / Outeniquastrand/ Glentana, the DEA&DP is of the opinion that the proposed development footprint is located **outside urban areas/urban edge**. The proposed development

		area does contain a portion of a **Terrestrial Critical Biodiverse Area.**
12	The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan. (i) **Western Cape** (i) Within any critically endangered or **endangered ecosystem** listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004; (ii) Within **critical biodiversity areas** identified in bioregional plans; (iv) On land, where, at the time of the coming into effect of this Notice **or thereafter** such land was **zoned open space**, conservation or had an equivalent zoning;	The proposed development entails the clearance of more than 300m^2 indigenous vegetation (approximately 3 350m^2). According to the SANBI Red List of Ecosystems map, the majority of the proposed development footprint contains Hartenbos Dune Thicket (**Endangered**). The proposed development area does contain a portion of a **Terrestrial Critical Biodiverse Area.** Although the property was zoned Resort from 1991 till 2016, it was then rezoned to **Private Open Space** in 2016 meaning it was zoned open space after the 2014 Regulations came into effect.
15	The transformation of land bigger than 1000 square metres in size, to residential, retail, commercial, industrial or institutional use, where such land was **zoned open space**, conservation or had an equivalent zoning on or after 02 August 2010. (f) **Western Cape** (i) **Outside urban areas.**	The proposed development entails the transformation of approximately 3350m^2 of Private Open Space Zone to Resort Zone in an area deemed to be outside the urban edge/area by the DEA&DP.

Note:
- 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.
- 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.

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

~~Activity No(s):~~	~~Provide the relevant **Basic Assessment Activity(ies)** as set out in **Category A**~~	~~Describe the portion of the proposed development to which the applicable listed activity relates.~~

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

SECTION E: PLANNING CONTEXT AND NEED AND DESIRABILITY

1.	Provide a description of the preferred alternative.

The Preferred alternative (Figure 10) entails the development of a Holiday Resort on a portion of Erf 720, Dwarswegstrand, Mossel Bay Municipality. Erf 720 is located between Bothastrand and Outeniqua Strand, on the corner of H.C. Botha Street and Morrison Road.

The proposed development includes the following:

- **Eight (8) x Duette holiday units** (13.53m x 5.9m = 79.82m^2, plus stoep of 7.2m x 2.5m = 18m^2), thus 97.82m^2 per unit = **782.56m^2** combined; single storey.
- **Ten (10) x Two-bedroom holiday units** (7.5m x 6.9m = 51.75m^2, plus stoep of 4.35 x 2.5 = 10.87m^2), thus 62.62m^2 per unit = **626.2m^2** combined; single storey.
- **Conference room with lapa building and ablution facilities**.
- **Pool.**
- Entrance **gate and gatehouse** (entrance from H.C. Botha Street).
- **Waste enclosure** and shelter.
- **Two (2x) 11kl Holding/Conservancy tanks**.
- **Internal roads** (3.2m – 5.2m wide over approximately 212m) with **parking areas** will be constructed with eco-blocks and topsoil (approximately **1 422m^2**). This will allow grass to grow and be in line with the low impact concept.
- **Paved/Raised pedestrian walkway** in H.C. Botha Street Road Reserve to provide pedestrian access to the beach and Dwarswegstrand Resort (1.5m wide).
- Fence (1.8m high ClearVu) along existing tarred road boundaries (Morrison Road and H.C. Botha Street) over a distance of approximately 570m (to be rehabilitated once installed). No fencing along the southern boundary of proposed development footprint that opens to the remaining private open space areas.

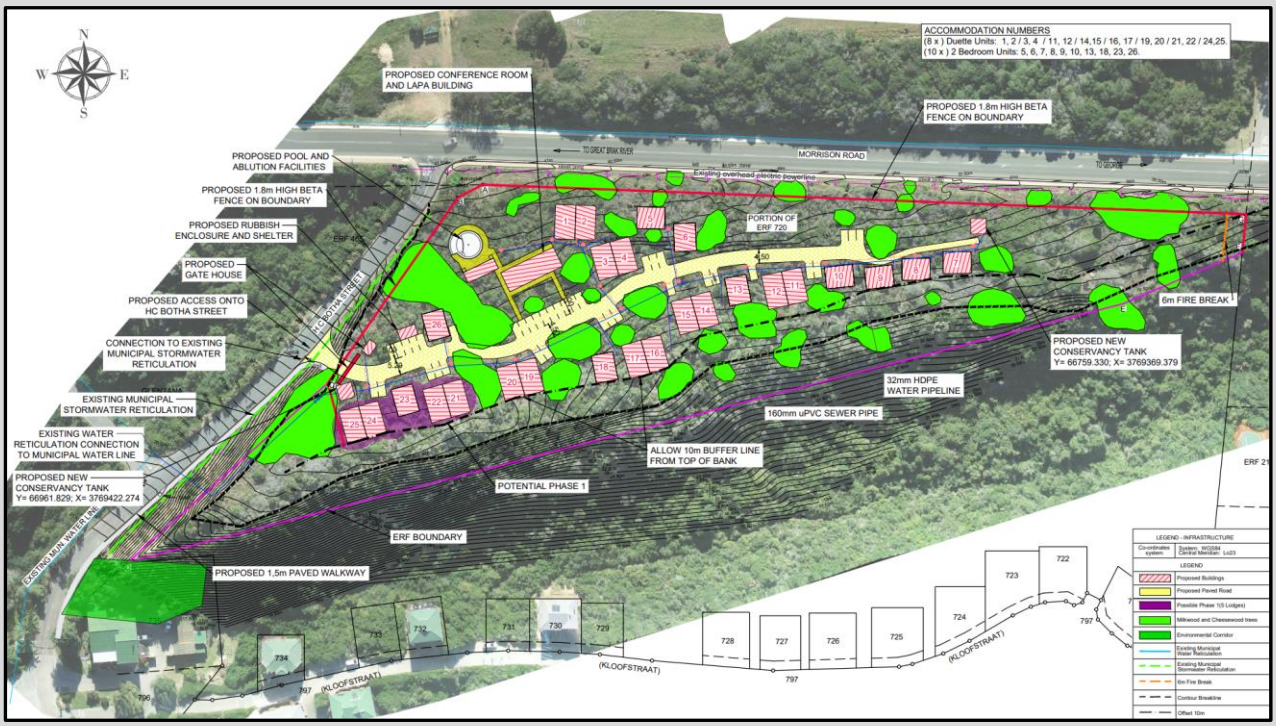


Figure 10: Preferred alternative site development plan.

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.

The proposed development is not in line with the current existing land use rights of Erf 720 as it is currently zoned Private Open Space (Open Space II).

However, according to Nel & de Kock who submitted a Planning Motivation for the development proposal, the selection of Private Open Space (at the time of rezoning it from Resort Zone to Private Open Space in 2016), was not intended for conservation purposes but rather to reserve the area for future planning/development. Rates and taxes payable to the Municipality on the total property being zoned Resort was higher than if the zoning is for Open Space.

The decision for rezoning from Resort to Open Space was partially informed by this financial motivation not withstanding that the HOA reserved their rights to potentially consider development on the private open space areas.

It is noted that **since 1991** the site had a **lawful Resort Zoning**. This zoning was only changed in 2016 from Resort to Private Open Space (Open Space II). Prior to the Resort zone it was zoned Undetermined.

It is proposed for Erf 720 to be divided into two portions (north and south), with development concentrated in the northern portion (on approximately 3 350m^2 of the top 1.8ha). The southern portion (~2.2ha) will remain vacant and in a natural state.

The applicant proposes to rezone the development portion back to Resort Zone I with the remainder still being zoned as Open Space II. It is recommended that the open space zoning remain Open Space II. The Open Space II zoning will prevent development creep into any remaining natural areas.

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.

Considering the location of this site within the urban environment, surrounded by existing resort and urban developments, combined with the fact that the Dwarswegstrand Resort is a similar land use, it is not anticipated that the development of 26 resort units will result in a land use conflict despite the current zoning of private open space.

The footprints are small and micro-siting of the units will help minimise the impact of development within the private open space area.

It is noted that the site is not currently fenced and although zoned private open space, it is not being utilised by residents/visitors to the existing Dwarswegstrand Resort for recreational use. Although it was mentioned by a participating stakeholder that the site could be utilised for recreational use by residents/the public rather than development, the property remains privately owned and accessing it (albeit not fenced currently) constitutes trespassing. No rights of stakeholders (who may be accessing the site at present) is therefore affected.

4.	Explain how the proposed development will be in line with the following?
4.1	The Provincial Spatial Development Framework.

The Western Cape Provincial Spatial Development Framework (PSDF) 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 Department Programmes.
- Support 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:

(i) Greater productivity, competitiveness and opportunities within the spatial economy,

(ii) More inclusive development and strengthening the economy in rural areas;

(iii) Strengthening resilience and sustainable development.

The proposed activity complies with:

1. **Policy R1** (Protect Biodiversity and Ecosystem Services).

2. **Policy E3** (Revitalise and strengthen urban space-economies as the engine of growth).

The proposed design avoids high biodiversity sensitive areas as these have been surveyed. Furthermore, it is recommended that units be micro-sited in the presence of a Botanist at the time of implementation to avoid protected trees/clumps that may germinate since obtaining decisions on this application. The development will create additional employment opportunities especially during high season and will generate additional income for the Mossel Bay Municipality.

4.2	The Integrated Development Plan of the local municipality.

The IDP supports local economic development and investment in support of socio-economic upliftment and growth in tourism. The key pillars of sustainability for the Mossel Bay Municipality are Social Well-Being, Economic Viability and Environmental Integrity. According to the Municipal IDP, the key development priorities for Mossel Bay include:

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

The development will amount to several temporary employment opportunities during construction as well as permanent employment during operations.

The location being so close to the coast and the KOT and the Dwarswegstrand HOA having reached an agreement for pedestrian access through the Resort, adds value to the tourism component of this proposal.

4.3.	The Spatial Development Framework of the local municipality.

The SDF is one of the sectoral plans of an Integrated Development Plan. The Municipality 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, the Mossel Bay area being one of the areas with a high growth potential.

The site falls within the designated urban edge according to the 2022 Mossel Bay SDF.

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.

Terrestrial Animal Species Compliance Statement (Dr Jonathan Colville):

The Terrestrial Animal Species Compliance Statement stipulated the following:

- The ecotone boundary between the upper development area and the lower ravine area needs to be separated with a **10m buffer** to prevent undue disturbance for faunal elements.
    - The preferred site development plan takes this into account;
- The 1.8m high fence is a concern, as it will effectively cut off access on the southern boundary for Sensitive Species 8, and other medium-small mammals, to the upper areas of natural vegetation. It is therefore recommended that **the southern boundary and south-western corner of the site not be fenced.**
    - The preferred site development plan takes this into account and does not have fencing along the southern boundary.

Input from Dr Dave McDonald for botany/biodiversity:

- Indigenous **trees and clumps** found across the proposed development area should be retained where possible as they offer habitat and resources for faunal SCC.
    - The preferred site development plan takes this into account and units/structures and infrastructure avoids the individual trees and clumps as these have been surveyed.
    - Micro-siting must be verified in consultation with the ECO/botanist prior to clearing of vegetation.
- The position of the proposed wooden staircase is of concern as it will be near the tail-end of natural vegetation that extends from the lower areas of Erf 720. This area connects to a large corridor of natural vegetation on the other side of H.C. Botha Street.
    - The preferred site development plan takes this into account and as such the **staircase has been omitted** from the preferred alternative with pedestrian access being permitted only via the main entrance gate following H.C. Botha towards the Dwarswegstrand Resort.

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

According to the Western Cape Biodiversity Spatial Plan, the desired management objectives for a **Critical Biodiversity Area 1 (Terrestrial)** and **Ecological Support Area 1 (Terrestrial)** are:

- Maintain in a natural or near-natural state, with no further loss to habitat.
- Some habitat loss is acceptable, provided the underlying biodiversity objectives and ecological functioning are not compromised.
- Degraded areas should be rehabilitated.
- Only low-impact, biodiversity-sensitive land uses are appropriate.

In order to align the proposed development with the desired management objectives of the Western Cape Biodiversity Spatial Plan, the site development plan was focussed on the following key points:

- Infrastructure/Structure placement was designed to avoid indigenous and protected trees (milkwood and cheesewood clumps and trees).
- The total development footprint was minimized to approximately 3350m^2 out of the total 4ha of Erf 720 amounting to a loss of only 8.4% (0.335ha) of the Private Open Space area.
- The natural area in the lower lying kloof and remainder of the site will not be fragmented from other natural areas, due to the absence of fencing on the southern boundary of the proposed development.
- A 10m buffer has been added to the ecotone between the upper development area and the lower steep slope area to prevent undue disturbance of faunal elements.
- All recommendations from specialist studies (faunal, botanical and biodiversity) were taken into account in the preferred site development plan.

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

The proposed development site is located inland of the Coastal Management Line (CML) and the 100-year coastal erosion risk zone (Appendix A2).

Considerations regarding the National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) ("**ICMA**"):

- Whether coastal public property, the coastal protection zone or coastal access land will be affected, and if so, the extent to which the proposed development or activity is consistent with the purpose for establishing and protecting those areas.
    - The proposed development is not located in coastal public property and will have no affect on surrounding coastal public properties.
    - Erf 720 is not designated as coastal access land.
    - Development will be limited to only 8.4% of the total property size while preserving/maintaining the remaining coastal habitat.
    - The proposed development will not restrict public access to the coast within the area. Residents of the proposed development will have access to the coastline on foot via a paved/raised pathway from the proposed entrance gate following H.C. Botha Street towards the beach area.
- Socio-Economic impact if the activity is authorised / not authorised.
    - If the proposed development is authorised, it will have the following impacts relating to socio-economics:
        - Create temporary and permanent employment opportunities during construction and operational phase.
        - Optimise vacant land in an urban setting, therefore increasing the holistic financial sustainability of Mossel Bay Municipality.
        - The lower-lying natural open space area will be preserved to maintain an adequate coastal buffer in the event of potential climate change impacts and/or storm surges.
    - If the proposed development is not authorised, it will have the following impacts relating to socio-economics:
        - Property remains vacant and will therefore not increase the holistic financial sustainability of Mossel Bay Municipality.
        - Property will not be maintained in such a way as to support the coastal corridor.
- The likely impact of the proposed activity on the coastal environment, including the cumulative effect of its impact together with those of existing activities.
    - The proposed development will be limited to higher-lying northern portion of Erf 720, therefore applying avoidance mitigation to protect the natural coastal buffer zone that could be affected by storm surge events as well as potential climate change related impacts. An environmental management programme will be adhered to for the proposed development which will aim to preserve/maintain the natural coastal corridor environment.
- The likely impact of coastal environmental processes on the proposed activity.
    - The proposed development will not be affected by coastal processes such as wave, current and wind action, erosion, accretion, sea-level rise, storm surges and flooding. The southern portion of the proposed development site will be maintained in its natural state which will provide a sizeable buffer between the development activities and the ocean.

It is evident from the considerations regarding the **NEM:ICMA** mentioned above, that the proposed development **will not prejudice the achievement of any coastal management objectives** and is not in contrary to the interests of the surrounding community. The proposed development will **not cause**

irreversible or long-lasting adverse affects to any aspect of the **coastal environment**. The proposed development will **not deny the public access** to the coastal environment as it is private land and a private development.

According to the Western Cape Provincial Coastal Access Audit – Garden Route Municipal District (2019), the closest access point to Erf 720 is stipulated as **BOT 03**, located directly to the south of the proposed development site (Figure 11). The coastal access report intends to assist the Garden Route Municipalities to prioritise efforts and resources. It is noted that for access point **BOT 03,** no conflicts, environmental damage, safety issues, needs, required maintenance or illegal activities were identified. **BOT 03** was also not earmarked for further investigations (Figure 12).

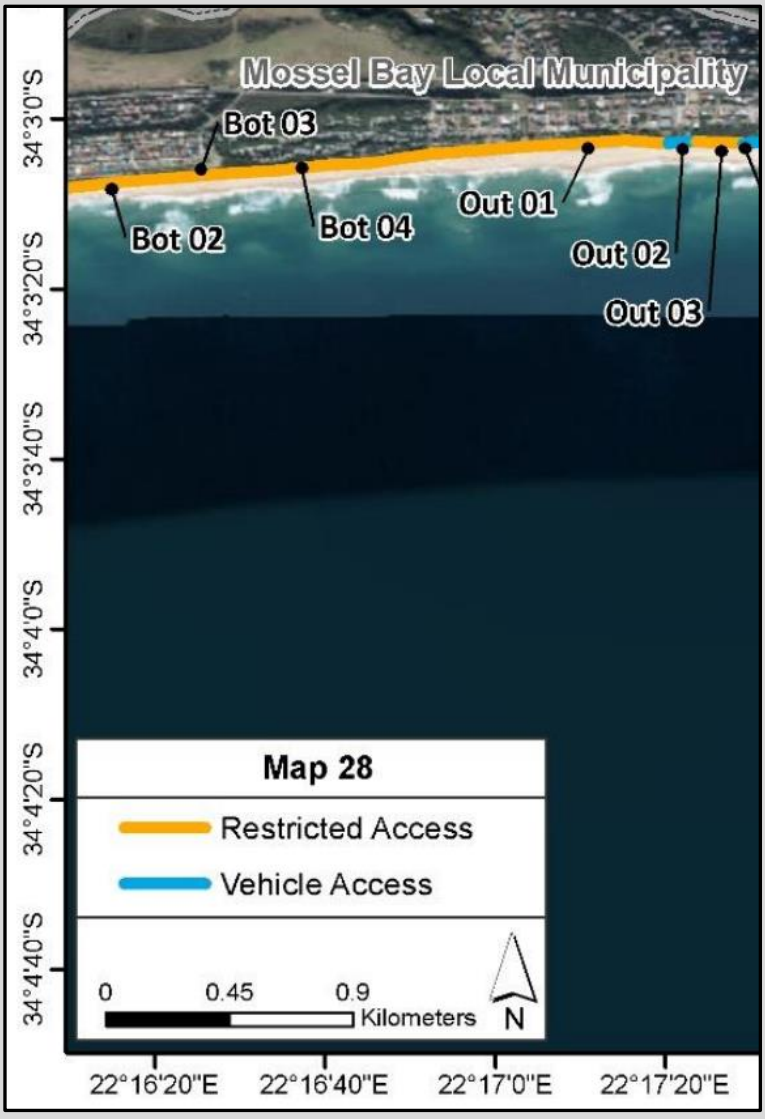


Figure 11: Extract from Western Cape Provincial Coastal Access Audit - Garden Route Municipal District (2019). Proposed development site (Erf 720) is located directly north of access point 'BOT 03'.

Location	Ref	Character isation	Conflict	Env damage	Safety security	Identified need	Maint-enance Required	Further investi-gations	Illegal Activities
	Mos 12								
	Bay 01								
	Bay 02								
	Bay 03								
	Bay 04								
	Bay 05								
	Bay 06								
	Har 01								
	Har 02								
	Har 03								
	Har 04								
	Har 05								
	Har 06								
	Har 07								
	Har 08								
	Kle 01								
	Kle 02						X		X
	Kle 03								
	Kle 04								
	Gro 01			X			X		
	Gro 02								
	Gro 03								
	Gro 04			X			X		
	Gro 05			X			X		
	Gro 06								
	Bot 01			X			X		
	Bot 02			X			X		
	Bot 03								
	Bot 04			X			X		X

Figure 12: Extract from Western Cape Provincial Coastal Access Audit - Garden Route Municipal District (2019). Proposed development site (Erf 720) is located directly north of access point 'BOT 03'.

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 Report has not changed since the submission of the Application Form.

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

According to the DEA&DP the proposed development **site falls outside the "interim urban edge"** as adopted on **05 March 2012**. According to the DEA&DP, for the purpose of the Environmental Impact Assessment Regulations, 2014 (as amended), the property must therefore be regarded to fall outside the urban area.

It must be noted however that **at the time when the 'interim urban edge' was adopted in 2012, the study site was zoned Resort Zone which would constitute an urban land use.**

Circular 1 of 2012 defines the 'interim urban edge' as '*….the current extent of urban development, including serviced erven and erven for which rezoning approvals have been granted'*. Furthermore, the Circular states that '*…therefore, erven that were either already lawfully developed as urban development, or were already rezoned, or lawfully services prior to the date of this Circular, are regarded as being within urban areas*".

Not withstanding important environmental factors and sensitivities, it is a spatial planning principle that vacant land within urban areas should be prioritised for infill or urban development in favour of unwanted urban sprawl outside of urban areas.

This site already forms part of a historical resort development (established since 1991) that is already serviced by the Municipality, with existing access roads and access to amenities, including resources in support of tourism. Developing approximately 8.4% of the remaining Private Open Space (amounting to roughly 3350m^2) is likely to support long-term maintenance and management of the private open space areas in a more effective way than what is currently the status quo.

According to the **Mossel Bay Spatial Development Framework/Environmental Management Framework of 2022**, the proposed development site (Erf 720) is located in **Expansion Area 82** which is **earmarked for Resort, Medium Density Residential uses**. It is therefore evident that the proposed development **is in line with the envisaged land use** stipulated in the Mossel Bay Spatial Development Framework/Environmental Management Framework of 2022 (Figure 13).

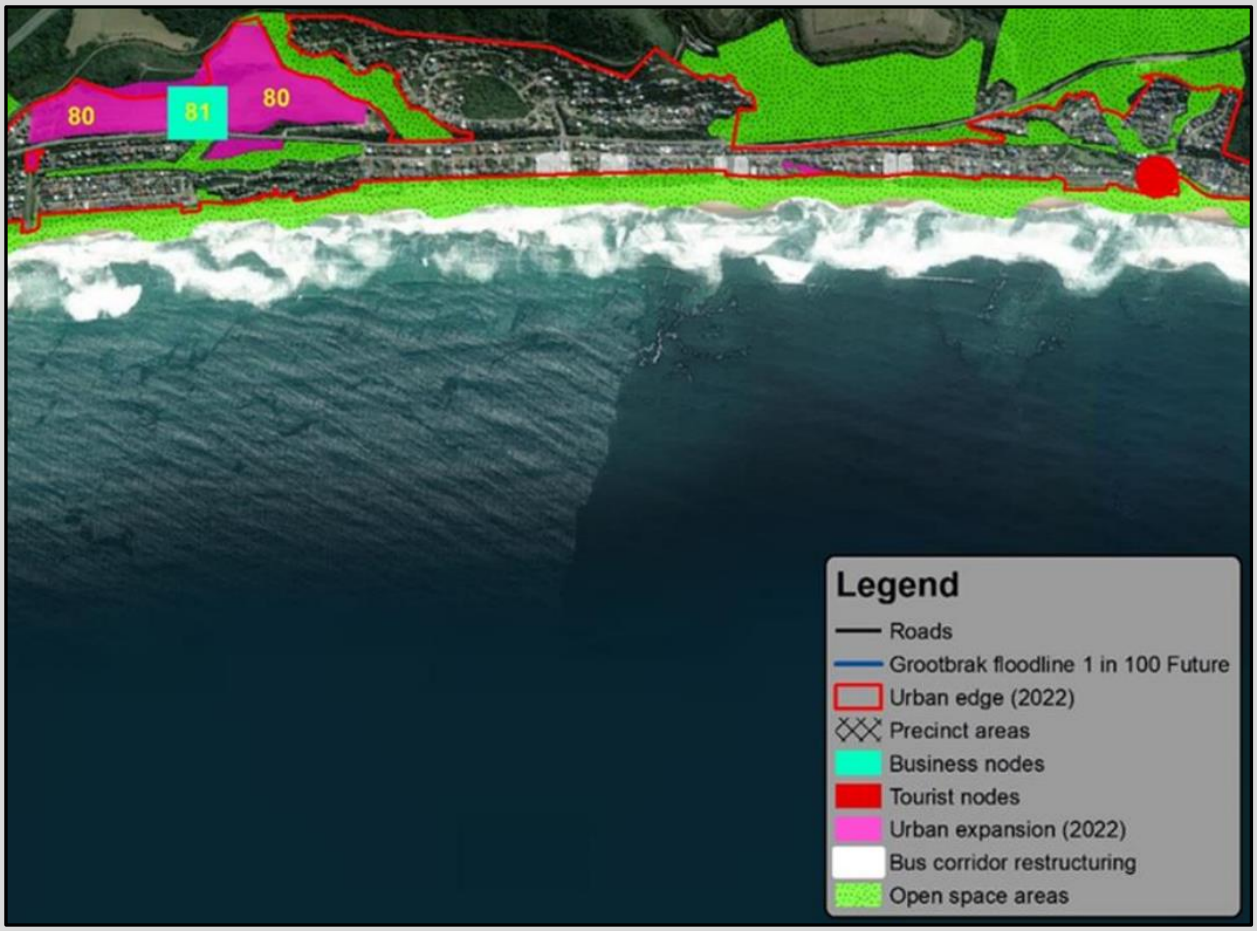


Figure 13: Glentana Spatial Proposals. Extract from Mossel Bay Spatial Development Framework/Environmental Management Framework (2022).

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

Access to the proposed development site will be from an existing public road (H.C. Botha Street).

Municipal electrical supply point (11kV) is already available for connection and approved by Mossel Bay Municipality in 2020 and confirmed again in 2023. Due to the low electrical requirement of the proposed development (100kVA), a pole-mounted transformer will be placed on the closest municipal wooden electrical pole structure to the entrance of the proposed development in H.C. Botha Street.

Water supply is available from a 110mm uPVC Municipal line along H.C. Botha Street along the south-western boundary of Erf 720. Water will be distributed throughout the proposed development site using HDPE pipelines ranging in diameters between 63mm and 90mm, depending on the pressure that is available and the flow required.

Sewage will be accommodated in two (2x) on-site conservancy tanks that can be converted to pump stations once the Municipality provides waterborne sewage to the area. Once the

Municipality installs a waterbourne sewage system for the greater MidBrak area these tanks can easily be transformed to pump stations in support of the municipal bulk infrastructure.

A minor percentage (~5%) of stormwater drains in a westerly direction towards H.C. Botha Street and will be discharged into the existing municipal stormwater network.

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 E16).

Electrical: Mossel Bay Municipality has approved a 100kVA electrical supply point at Erf 720 with all medium/low voltage reticulation streetlights and metering being for the account of the developer.

Water: Mossel Bay Municipality has approved water supply for Erf 720 from a 110mm uPVC Municipal line along H.C. Botha Street.

Sewage: A municipal waterborne sewer network is not available in the area and all other existing developments in the area rely on a combination of conservancy/septic tanks and french drains. The municipal sewer masterplan proposes a bulk sewer network to be provided for this area during the following 5 to 10 years. A pump station at De Dekke, Great Brak River, has recently been completed as a first phase for this network. A timeframe and phases for the roll-out of the network is not available in the masterplan although upgrades are in progress closer to Great Brak already. The proposed development will therefore make use of two (2x) smaller on-site conservancy tanks until such time as connection to the municipal sewer network is available when the tanks can be converted to mini-pump stations to link to the municipal waterborne sewage system in future.

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. This may be attached to this BAR as Appendix K.

'Need', as defined by DEA&DP, refers to the 'timing' of the proposal and the 'Desirability' refers to the 'placing' of the proposed development.

Need:

The proposed development is in line with most of the provincial, district and local development planning policies. The timing is deemed appropriate given the semi-gration to the Southern-Cape following the COVID pandemic that resulted in remote working being more prominent. In addition, the following is supported:

- Create employment opportunities (mostly seasonal);
- Contribute to the economic growth of the town (municipal rates and taxes).
- Increase tourist attraction of Mossel Bay.

Desirability:

The proposal is regarded as desirable because the proposed development:

- Is unlikely to impact negatively on existing land use rights of neighbouring properties;
- The site is close enough to the coastline, with pedestrian access permissible via Dwarswegstrand Resort, contributing to an attractive resort that allows visitors to visit the beach without needing to drive or find parking like many other resorts in the area requires;
- It will not prevent any surrounding owner to exercise their legal land use rights;
- Will create business & employment opportunities.
- Will increase tourist attraction of Mossel Bay.

Questions to be engaged with when considering need & desirability:

1. How will this development impact the ecological integrity of the area?

All protected indigenous trees/clumps will be preserved and development will take place around these features. No aquatic features will be affected by the development. The natural areas within the proposed development footprint will be protected with remnant open space between units to be maintained. The proposed development site is not located in a high-risk area such as areas affected by flood lines and steep slopes. The proposed development area will not be fragmented from the surrounding natural area because fencing specifications keep the open areas connected.

Transformation of roughly 8.4% (3350m^2) of the private open space / endangered habitat is deemed an acceptable level of impact considering the benefit of future maintenance of the environment with additional levies and income that must be directed at invasive alien clearing.

The site is isolated from other natural areas and due to the surrounding land use being of an urban nature, ecological fire no longer forms part of the processes necessary to maintain a natural fynbos habitat. The lack of fire has resulted in a gradual change to thicket which is more compatible with the type of small-scale, tucked away resort development proposed.

2. How will this development disturb or enhance ecosystems and/or result in the loss or protection of biological diversity? What measures were explored to avoid negative impacts and enhance positive impacts?

All existing protected indigenous trees will be preserved and development will take place around the existing trees/clumps. The site development plan was compiled by taking into account the location of all existing protected trees/clumps. All parking lots and internal access roads will be constructed with eco-blocks and topsoil in order to allow grass to grow. The proposed development will not result in the unacceptable loss of biological diversity as the development footprint is small (~3350m^2). The proposed development will not be fragmented from the surrounding natural area as the proposed development site will not be fenced on the southern boundary. A 10m additional buffer will be adhered to between the ecotone of upper flat areas and the lower lying ravine areas.

In addition, the levies generated by the development must be directed at long-term alien vegetation clearing to improve the condition of the vegetation and habitat.

3. How will this development pollute and/or degrade the biophysical environment? What measures were explored to avoid or minimise these impacts?

The proposed development will not pollute and/or degrade the biophysical environment. The following measures were explored to avoid or minimise pollution/degradation impacts:

- Protected trees/clumps have been surveyed and will be avoided;
- Micro-siting of structures/infrastructure is recommended (with guidance from a Botanist) prior to construction to ensure that tree growth and/or germination of new protected trees are taken into account;
- Units have very small footprints and where possible units have been attached (duplex units) to further reduce disturbance;
- All internal roads and parking areas will be developed using eco-blocks that have a high level of infiltration resulting in negligible stormwater runoff.
- Litter traps will be placed at all stormwater outlets (headwalls) with energy dissipation measures.
- The initial proposal to have an on-site sewage package plant was reconsidered given the potential for contamination and pollution that may result from re-using treated effluent for landscaping or disposing of treated effluent into the natural environment. Furthermore, the concerns about potential odours resulting from such a plant if not operated efficiently has also been eliminated;
- Instead of the on-site sewage package plant, two (2x) smaller conservancy tanks will be installed that can be pumped out and sewage disposed of at the Municipal sewage works.

4. What waste will be generated by this development? Measures to avoid waste?

General construction waste during the development phase of the proposed project. Waste produced during construction will be collected and removed by appointed contractors to a registered waste management facility. The contractor must provide proof of disposal to the ECO.

Normal household waste produced during the operational phase will be collected by the Municipality for disposal at a registered landfill site. A formal solid waste collection area will be developed on-site from where a waste truck will collect the bags.

Two (2x) on-site conservancy tanks will be used for sewage. Conservancy tank modulars will be designed and located in such a way as to easily convert/switch to the municipal system when it becomes available i.e. convert to pump station.

Litter traps will be placed at all stormwater outlets to avoid waste dispersal into natural areas.

5. How will this development use and/or impact on non-renewable resources?

Municipal electrical distribution network available (11kV overhead line), of which a maximum 100kVA will be required for the proposed development.

Municipal water supply is available from a 110mm uPVC Municipal line along H.C. Botha Street along the south-western boundary of Erf 720. Water will be distributed throughout the proposed development site using HDPE pipelines ranging in diameters between 63mm and 90mm, depending on the pressure that is available and the flow required.

6. How will the ecological impacts resulting from this development, have an impact on people's environmental right in terms of the following:

Negative impact: Temporary noise during construction – refer to EMPr for mitigation measures (Appendix H).

Positive impacts: Optimise vacant land and temporary / permanent job opportunities during construction and operational phases.

Socio-economic impacts: Change in character and sense-of-place from an open property to a low density resort area. Rates and taxes paid to the municipality. Temporary and permanent employment opportunities during construction and operational phases. Increase in land values.

Positive and negative ecological impacts: Result in loss of vegetation and habitat. Open Space between units must be actively maintained as nature areas. Continuous management in terms of alien invasive vegetation to ensure that the remaining habitat remains functional.

7. What is the socio-economic context of the area?

Please refer to Section G(8) in this Final Basic Assessment Report (FBAR).

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 Appendix E22.

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

Refer to Appendix F for copies of advert, site notices, notifications & stakeholder register for consultation and engagement as part of the stakeholder engagement process.

Please note that copies of submissions are not reflected in this report on account of the Protection of Private Information Act (POPIA). The comments and response report however does give a true reflection of the submission and responses received during the course of the public participation process to date.

- Neighbouring property owners were identified using CapeFarmMapper.
- Select neighbouring property owners were compiled into a list sent to the Mossel Bay Municipality for confirmation of contact details ito the POPAI.
- Key Authorities were identified according to whether or not they have a mandated interest in the area/site.
- Additional Authorities were added to the Stakeholder List in accordance with the DEA&DP's recommendations in response to the NoI.
- Site Notices were placed on site calling for I&APs to register and review the Pre-Application DBAR.
- Written notifications were sent to all potential I&APs via email/post informing of the availability of the Pre-Application DBAR as well as the DBAR and the opportunity to register as an I&AP.
- Advert appeared in the *Mossel Bay Advertiser* on 18 August 2023 for I&APs to register and submit comment on the Pre-Application DBAR.

Comments received in response to the Pre-Application DBAR and DBAR or in request to be registered have been considered and added to the Stakeholder Register and all submissions have been incorporated and reflected in this Final Basic Assessment Report. Please refer to Appendix F5 for the complete comments and response report with input received during the Public Participation Period.

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

The following State Departments and Organs of State were consulted with:

- Mossel Bay Municipality (planning, engineering, environmental, fire management)
- Garden Route District Municipality
- Cape Nature
- Department of Transport: Provincial
- Heritage Western Cape
- SACAA
- Western Cape Department of Agriculture
- Department of Forestry, Fisheries and the Environment
- BOCMA (Breede-Olifants Management Catchment Agency – Water Affairs)
- Department of Health
- Oceans & Coast

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

Department of Defence:

The development will pose no threat to the military or defence forces of South Africa. The site is not situated near any military facilities and the Screening Tool Report indicated that the sensitivity is **Low.** There are no reasonable grounds to conduct specialist studies to affirm this and further consultation with the Department of Defence is not necessary.

SANRAL:

The National Road is not located adjacent or close to the study area and as such the impact is unlikely to be a direct impact. The applicable roads authorities including Province and the Municipality have been consulted.

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

The following State Departments and/or Organs of State did not respond:

- Garden Route District Municipality
- Department of Transport: Provincial
- SACAA

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.

Copies of actual comment submissions will be submitted to the Competent Authority only so that they have a complete record of all of the inputs received during the commenting periods

Please refer to Appendix F5 for the complete comments and response report with input received during the Public Participation Period.

Please see below key issues and responses raised during the public participation process:

Comment/Issues and Responses:

- Clarity requested regarding the 10m setback line.
    - The 10m setback line is measured from the edge of the ridge towards the first set of proposed holiday units. This 10m buffer area have been identified as a mitigation measure to preserve the ecotone between the higher-lying area proposed for development and the lower-lying are to be preserved as natural open space. Please refer to Appendix B1 for the site development plan indicating the 10m setback line.
- Visual concern regarding the conservancy tank. Unpleasantness regarding the conservancy tank. Concern regarding the use of a sewage pump station.
    - The bulk sewer solution for the development is the provision of a holding/conservancy tank (not septic tank) design. This holding/conservancy tanks shall be designed and located in such a way as for the internal network's flow to easily convert/switch to the municipal system when it becomes available. The conservancy tanks will be gravity fed and has no treatment process. The preferred locations of the conservancy tanks were chosen to avoid the use of pressure pumps until such time a municipal sewer infrastructre becomes available. Making use of gravity is the most cost effective and reduces the risk if spills and odours emitted from pressure pumps. Sewage is accumulated in the concrete tank as holding measure only and is emptied on a regular basis by a private contractor or by the KOT. The concrete tanks will be buried underground and is highly resistant to degradation and remains stable over the long term, resulting in little maintenance costs. The tanks have an underground footprint with very **limited above-ground infrastructure visible**, other than a manhole. A tank is supplied with **odour-controlled ventilation** and hence has no odour. The tank has **no pumps or other mechanical parts** and subsequently also has **no noise pollution**. Scraping or scarifying is not required. The tank has no pumps or other mechanical parts and hence has no mechanical maintenance requirements. The only operation required is the regular emptying of the tank by a private contractor or

by the KOT. This will be performed by tanker, either on contract, or internally by owned equipment. Inspection of the system will be performed by the supervisor on a daily basis. The operational methodology shall be incorporated into the service level agreement (SLA) with the municipality. The conservancy tanks will be sized accordingly to reduce the amount of times it will need to be emptied. Please refer to section 5.3.6 of the Engineering Services Report (Appendix G6) for a detailed description of the conservancy tanks. It is noted that the position of the tanks are in close proximity to some of the proposed unit – hence it will be to the benefit of the KOT / operator to ensure that these conservancy tanks do not cause foul emissions odours as it will negatively impact on their visitors.

- Concern regarding the access to the beach area, the increase in usage of existing infrastructure and amenities.
    - The proposed development includes a paved/raised walkway in the H.C. Botha Street road reserve to allow residents from the Dwarswegstrand Holiday Resort to access the beach on foot due to the limitation of parking available as well as privacy of surrounding homeowners. The proposal also includes multipurpose and swimming pool facilities with parking to reduce overcrowding during peak holiday times.
- The quality of the proposed development should be such as to not impact the existing developments in the surrounding area.
    - The proposal of the applicant is for the units to be footprint units to be development in such a way as to use the existing vegetation as a buffer for visual mitigation. The architect styles will be uniform in order not to decrease the visual value of the surround area.
- Concern regarding the sizing of the stormwater pipes.
    - No stormwater accumulation will be performed. All stormwater will be handled as sheetflow over the development. All internal roads and parking areas will be constructed using grass block pavers with a high level of infiltration resulting in negligible stormwater runoff. Energy dissipation will be performed as standard practice at all rooftop drainage outlets.
- Concern regarding the traffic generated by the proposed development.
    - The capacity analysis for existing traffic (2022) to future traffic conditions (2027) concluded that the proposed development will have negligible impacts at the intersection of Morrison Road and H.C. Botha Street as well as the intersection of the proposed development and H.C. Botha Street and therefore no upgrades/changes are required for the existing road infrastructure. The proposed entrance will allow for sufficient stacking distance in order to reduce the amount of vehicles queuing in H.C. Botha Street during peak holiday periods. The proposed development provides sufficient parking space at communal facilities as well as a paved/raised walkway in H.C. Botha Street road reserve for residents to access the beach area.
- Concern regarding damage to natural vegetation and faunal habitat.
    - The total development footprint was minimized to approximately 3350 square metres out of the total 4ha of Erf 720 amounting to a loss of only 8.4% (0.335ha) of Erf 720. All protected indigenous trees will remain and the development layout was compiled taking the location of these trees into consideration. It is the intention of the developer to keep the footprint of the development as small as possible with the architect style being uniform and therefore aims to change the aesthetics of Erf 720 is little as possible. An additional 10m buffer have been incorporated between the proposed development footprint and the lower lying ravine area of Erf 720 which will not be fragmented by a fence, therefore

maintaining a natural corridor for animals. The sensitivity of the site has been confirmed by Dr McDonald (botanist) and Dr Collville (faunal specialist) and their reports have been used to inform and restrict development associated with this application.

- Concern about the inflation of 3.5% to account for the time lapse between the traffic count date and the report. Concern regarding the traffic volumes during peak holiday seasons that was not considered during the traffic impact assessment.
    - The trip generation of the proposed development is estimated at approximately 5 trips for the morning peak hour and 8 trips for the afternoon peak hour. The results of the analysis indicate that the development has a negligible impact on the Level of Service during both the morning and afternoon horizon year peak hours and both intersection between the entrance and H.C. Botha Street as well as the intersection between H.C. Botha Street and Morrison Road will continue to operate at a Level of Service A for both the morning and afternoon peak hours. The geometric design of the development access onto H.C. Botha Street will be in accordance to all municipal standards and will be submitted to the Mossel Bay Municipality for approval. The proposed development will not cater for caravans but is for residential holiday units only. Access to the proposed development has been approved by the Mossel Bay Municipality. H.C. Botha Street is a public municipal street.
    - The proposed development provides sufficient parking for the holiday resort units as well as at the communal facilities within the resort. A paved/raised walkway is proposed from the entrance of the development in the direction of the beach in H.C. Botha Street in the road reserve to reduce the need for vehicle usage as well as to provide sufficient space for joggers and cyclist from the proposed holiday resort.
- Concern regarding noise levels during the operational phase of the proposed development.
    - Minimal noise is expected during construction and therefore it is proposed for construction activities to be limited to normal working hours (07:00-18:00) with no construction activities to take place on Sundays and public holidays. It is envisaged that the proposed development will not generate more noise compared to similar surrounding developments in close proximity to Erf 720 and that the constant noise emitted from the ocean as well as traffic in Morrison Road will overshadow any noise emitted from the proposed holiday resort.
- Concern regarding the stability of H.C. Botha Street where tankers would drive to empty the conservancy tanks.
    - A full stability assessment of H.C. Botha Street is not required as the tankers that will be used to empty the conservancy tanks will not be larger than the current traffic using H.C. Botha Street for the same purpose (note that tankers already access Dwarswegstrand Resort to clear the existing conservancy tanks at the caravan park). Access to the proposed development has been approved by the Mossel Bay Municipality. H.C. Botha Street is a public municipal street built to standard.
- Concern regarding the connection with municipal sewerage network in the next 5 to 10 years.
    - The municipal sewer masterplan propose that the bulk sewer network will be available in the next 5 to 10 years. A pumpstation was recently finished at De Dekke in Groot Brak River as the first phase of the sewer network. The pressure line in Morrison Road to the pumpstation still have to be developed and unfortunately the municipal sewer masterplan does not mention a specific timeframe for the project.

- Concern regarding the capacity of H.C. Botha Street and Morrison Road (including joggers and cyclists).
    - The geometric design of the development access onto H.C. Botha Street will be in accordance to all municipal standards and will be submitted to the Mossel Bay Municipality for approval. The proposed development will not cater for caravans (although the existing Dwarswegstrand Resort has a caravan park). Access to the proposed development has been approved by the Mossel Bay Municipality. H.C. Botha Street is a public municipal street and Morrison Road was recently upgraded. The proposed development provides sufficient parking space at communal facilities as well as a paved/raised walkway in H.C. Botha Street road reserve for residents to access the beach area. Additional new pedestrian access is not proposed to Morrison Road.
- Clarity regarding Sensitive Species 8.
    - In terms of the Protocols we are not permitted to name species that are deemed protected/sensitive for fear that their habitat may then be targeted by amongst others poachers. Because the environmental application processes includes public participation, the risk of identifying and naming said species as well as their location, could very well spread the word with unwanted consequences. The Screening Tool which we have to use at the outset of an environmental application identifies various species for an area, which may include sensitive species. The numbering of the sensitive species also gets changed every so often to ensure that their identity remains protected. But to ensure that the faunal specialists know to assess the correct species, they consult directly with SANBI, who then confirms the species (at the time of the enquiry). This ensures that the correct level of assessment is undertaken. The Screening Tool stipulates that SANBI will only release the names of the sensitive species to registered EAPs and specialists. So the faunal specialists knows the correct species, but even they are not permitted to identify them in their reports. As such, throughout the environmental process you'll notice that citations for published literature related to this sensitive species have been withheld to protect its identity. So unfortunately neither ourselves or the specialists are at liberty to confirm or deny the actual species name/location of Sensitive Species 8. But please note that the assessment does take into account the importance/presence or suitable habitat of any such sensitive species.
- The lack of services.
    - Bulk water connection has been approved by the Mossel Bay Municipality. Bulk electrical connection has been approved by the Mossel Bay Municipality and the Municipality has confirmed sufficient capacity for sewage.
- Concern regarding security during construction and afterward, attracts criminal element.
    - It will be the responsibility of the on-site contractors to assure security is of highest priority, especially with existing residential neighbourhoods and holiday resorts in close proximity to Erf 720. A perimeter fence will be erected along Morrison Road as well as H.C. Botha Street and a portion of the eastern boundary of the property to prevent any unauthorised access. The proposal has omitted any fencing on the southern boundary of the property bordering the existing Dwarswegstrand Resort as a mitigation measure for any fauna using the area as a corridor. Once construction is completed, the development will ultimately improve security for the remainder of Dwarswegstrand Resort, as the site is not currently fenced, and pedestrians have uncontrolled access to the property.
- Concern regarding stormwater runoff.
    - No stormwater accumulation will be performed. All stormwater will be handled as sheetflow over the development. All internal roads and parking areas will be

constructed using grass block pavers with a high level of infiltration resulting in negligible stormwater runoff. Energy dissipation will be performed as standard practice at all rooftop drainage outlets.

- Proposal of a walkway between the site entrance and Morrison Road.
    - Initially pedestrian access was proposed in the form of a footpath and wooden staircase through Erf 720 to H.C. Botha Street to allow future visitors to access the beach, with the end destination close to the existing entrance of the Dwarswegstrand Resort. The specialist studies pointed out that the proposed footpath and wooden staircase will possibly fragment animal movement between Erf 720 and the open erven located west of H.C. Botha Street. The walkway was therefore moved to the road reserve in H.C. Botha street as a mitigation measure. The possible negative impacts during construction and human disturbance during the use of the walkway is therefore reduced. The function of this paved/raised walkway is to allow guests of the Dwarswegstrand Holiday Resort to obtain access to the beach without the need to use vehicles and therefore not contribute towards any traffic congestion in H.C. Botha Street. It is unlikely that there will be a notable increase in pedestrian traffic due to the proposal only including 26 units as well as multifunctional and swimming pool facilities inside the development. Mossel Bay Municipality is responsible for the safety of pedestrians on public roads, but the developer of the proposed Dwarswegstrand Holiday Resort decided to take it upon themselves to provide safe access for their guests to the beach even though it is not a requirement of the local authority to develop. The proposed paved/raised walkway covers approximately 60% of H.C. Botha Street as part of the proposed development. An additional link (upgraded) to Morrison Road is not proposed as part of this development application but that does not imply that the Municipality (road authority on both HC Botha and Morrison Road) may not implement such additional measures in future.
- Request for a Socio-Economic Assessment.
    - A socio-economic study has not been undertaken for this application mainly due to the small scale, compatibility of the land use with surrounding land uses and alignment with the local spatial planning for the area. Arriving at this conclusion required us to consider the key triggers for a socio-economic impact assessment, as these are stipulated in the Guideline for Social Impact Assessment as drawn up for the Department of Environmental Affairs by Tony Barbour (2007). Please refer to Section C(6) of this Final Basic Assessment Report for a full description regarding the inclusion of a socio-economic assessment.
- Request for Fire Risk Assessment Study and Fire Prevention Measures.
    - The proposed development site is not subject to a burning regime to maintain the natural vegetation. The thicket vegetation present on the property is not subject to an ecological burning regime and therefore a Fire Risk Assessment Study is not deemed necessary. The internal assessment of the management, building plan approvals and emergency procedures outlining strategies such as fire-resistant materials, emergency exists, fire detection and suppression systems and evacuation protocols will be submitted by the applicant to the municipality. Fire prevention measures have been included in the Environmental Management Programme for the proposed development that must be adhered to by the applicant and future Home Owners Association (HOA). The Mossel Bay Municipality (Fire, Rescue and Disaster Management Services) have been approached as part of the public participation process to provide input and comment regarding the proposed development. It must further be noted that the

existing road networks surrounding the property acts as artificial fire breaks allowing any type of fire management vehicle easy access to the area. The lower lying depression mostly consist of thicket which is not a fire prone vegetation type. The risk of wildfires occurring on this property is deemed to be low, especially under management and access control. In the event that a fire should start on the study site the Management will be responsible for alerting authorities and also they'll be required to have a mobile fire unit on the property that can access remote areas via the proposed internal road network.

- Request for Noise studies and mitigation measures.
    - Minimal noise is expected during construction and therefore it is proposed for construction activities to be limited to normal working hours (07:00-18:00) with no construction activities to take place on Sundays and public holidays. It is envisaged that the proposed development will not generate more noise compared to similar surrounding developments in close proximity to Erf 720 and that the constant noise emitted from the ocean as well as traffic in Morrison Road will overshadow any noise emitted from the proposed holiday resort. The inclusion of a noise impact study is therefore not deemed necessary as the operational phase is associated with urban/township resort development in an urban context. The noise mitigation measures applicable to the development phases are included in the Environmental Management Programmes and attached as Appendix H.
- Concern regarding the adequacy of the existing water pressure.
    - Bulk water has been approved for the proposed development by the Mossel Bay Municipality. Adequacy of water pressure will be investigated during the detail design stage as per normal detail design guidelines. Detail design drawings will not be approved by the Mossel Bay Municipality if suitable pressure is not provided, either by pressure available in the system, or by the necessary pressure boosters.
- The provisions of Section 63 of the NEM: ICMA must be addressed.
    - It is evident from the considerations regarding the NEM:ICMA mentioned, that the proposed development will not prejudice the achievement of any coastal management objectives and is not in contrary to the interests of the surrounding community. The proposed development will not cause irreversible or long-lasting adverse affects to any aspect of the coastal environment. The proposed development will not deny the public access to the coastal environment as it is private land and a private development. Please refer to Section E(7) of this Final Basic Assessment Report for the full considerations regarding NEM:ICMA.
- Please advise about the capacity of on-site conservancy tank and if the local municipality confirm the capacity to cater for additional wastewater from the resort.
    - The conservancy tank design is for underground concrete tanks (x2), approximately 11kl in size each with dimensions of 3m(w) x 2m(l) x 1.8m(d). The Mossel Bay Municipality has approved the engineering report and confirmed capacity at the Great Brak River WWTW for the proposed development. Please refer to section 5.3.6 of the Engineering Services Report (Appendix G6) for a detailed description of the conservancy tanks.
- How often will the conservancy tank be emptied.
    - Conservancy/Holding tanks will be emptied by means of sewage tankers (service provider) on a regular basis and as a minimum twice a day (morning and evening during peak holiday periods). Please refer to section 5.3.6 of the Engineering Services Report (Appendix G6) for a detailed description of the conservancy tanks.

- How likely is it that the on-site conservancy tank will overflow and pose risk to the human health and the environment.
    - Sewage will be emptied from the conservancy tanks by a private contractor or by the KOT. This will be with a formal contract on specified times (twice per day during peak season on specific times). The concrete tanks are highly resistant to degradation and remains stable over the long term, resulting in little maintenance costs. The tanks have an underground footprint with very limited above-ground infrastructure visible, other than a manhole. The tanks are supplied with odour-controlled ventilation and hence has no odour. Inspection of the system will be performed by the supervisor on a daily basis. The operational methodology shall be incorporated into the service level agreement (SLA) with the municipality. Please refer to section 5.3.6 of the Engineering Services Report (Appendix G6) for a detailed description of the conservancy tanks.
    - Once the conservancy tanks are converted to pump stations each pump station will need to be fitted with generators for potential power failures to avoid the tanks from overflowing.
- The Hartenbos Dune Thicket has not been critically assessed to determine the risks and pressures for this vegetation unit and data on the ecosystems condition (including biotic disturbances, overutilization, and altered fire regimes) is limited (SANBI 2022).
    - A broader study than just on the property in question would be required to make the assessment of Hartenbos Dune Thicket in terms of pressure on it as a vegetation unit. It would not rely only on a local site such as where the proposed development would take place at Dwarswegstrand. Such a study would require a multi-disciplined approach that would have to be conducted over a few years to be able to determine all the risks, threats and pressures that impact this vegetation type. Such a study is beyond the scope of the included botanical / biodiversity assessment. The faunal, botanical and biodiversity investigations were undertaken by specialists with ample experience in their fields and many years of study in the Garden Route that enables them to allow both a holistic, as well as site specific approach when evaluating the impact on specific habitat types.
- Suitable locations must be determined before the geophytes are relocated. The season should also be considered to give the plants an adequate chance to re-establish.
    - Two geophytes that require rescue and relocation have been identified and the process will be overseen by a suitably qualified botanist/ landscaper / ECO. (1) *Brunsvigia orientalis* - flowers in March / April, plants should be marked when they are flowering. The bulbs must then be lifted and relocated immediately to the same habitat on the same property, if possible, or if that is not possible, in similar habitat in the same vegetation type. The bulbs produce leaves in the winter and then the leaves die back at the end of winter when they become dormant until autumn the following year. (2) *Gladiolus floribundus* - flowers in September, and then the leaves die back from November onwards, so the plants should be marked in spring and the corms lifted in December. Ideally, they should be relocated immediately, but no later than February of the following year.
- Fencing around the property must be animal permeable.
    - The proposed development has omitted any fencing on the southern boundary. Therefore the fragmentation of this faunal corridor is avoided altogether.

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
  - 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.~~		
2.3.	Explain how the presence of watercourse(s) and/or wetlands on the property(ies) has influenced your proposed development.		
There are no watercourses and/or wetlands present on the proposed development property.			

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 David McDonald from Bergwind Botanical Surveys and Tours CC: Botany and Terrestrial Biodiversity.

Dr Jonathan Colville from Terrestrial Ecologist & Faunal Surveys: Fauna.

Stefan de Kock from Perception Planning: Heritage.

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.

The following key resources were used during the biodiversity study:

- The Western Cape Biodiversity Spatial Plan (WCBSP) was consulted together with information from Cape Farm Mapper to determine the conservation status and critical biodiversity areas of Erf 720 (Figure 14). The majority of proposed development infrastructure will be located in the ESA1 Terrestrial area and not in the CBA1 Terrestrial area.

Figure 14: Critical Biodiversity Area and Ecological Support Area map of proposed development site on a portion of Erf 720 (CapeFarmMapper, 2023).

- The Red List of Ecosystems published by SANBI (2022) indicates that a portion of the proposed development footprint is located within endangered remnant vegetation (Hartenbos Dune Thicket) (Figure 15). The proposed site development plan was designed to minimize the

impact on the endangered remnant vegetation by limiting the development footprint to ~3350m² out of 4ha.

Figure 15: SANBI Red List of Ecosystems map (2022) of proposed development site (CapeFarmMapper, 2023).

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.

The proposed development site on a portion of Erf 720 is partially located in a designated **Critical Biodiversity Area 1 (Terrestrial)** and **Ecological Support Area 1 (Terrestrial).**

According to the Western Cape Biodiversity Spatial Plan, the desired management objectives for a **CBA1 (Terrestrial)** and **ESA1 (Terrestrial)** are:

- Maintain in a natural or near-natural state, with no further loss to habitat.
- Some habitat loss is acceptable, provided the underlying biodiversity objectives and ecological functioning are not compromised.
- Degraded areas should be rehabilitated.
- Only low-impact, biodiversity-sensitive land uses are appropriate.

In order to align the proposed development with the desired management objectives of the Western Cape Biodiversity Spatial Plan, the site development plan was focussed on the following key points:

- Infrastructure placement was designed to avoid protected trees (milkwood and cheesewood clumps/trees).
- The development footprint was minimized to approximately 3350m² out of the total 4ha of Erf 720.
- Approximately 2.2ha of Erf 720 will remain Private Open Space and in a natural state in support of the ESA objectives.
- The natural area in the lower lying valley will not be fragmented from other natural areas, due to the absence of fencing on the southern boundary of the proposed development.
- A 10m buffer have been added to the ecotone between the upper development area and the lower valley to prevent undue disturbance of faunal elements which is in support of ecological patterns and processes.
- All parking lots and internal access roads will be constructed with eco-blocks and topsoil in order to allow grass to grow, thereby reducing the risk of erosion and hardened surfaces.
- All recommendations from specialist studies (faunal, botanical and biodiversity) were taken into account in the preferred site development plan.

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.

The following key points were stipulated in the Terrestrial Biodiversity and Botanical Impact Assessment (date April 2023), regarding the impacts on the proposed development site:

- A single vegetation type namely **Hartenbos Dune Thicket** (endangered) is mapped as occurring on the development footprint which provides a **specific habitat for numerous faunal and invertebrate biota.**
- The loss of Hartenbos Dune Thicket on Erf 720, would represent a relatively **small loss** of this vegetation/habitat type considering the estimated footprint area of 3350m^2.
- **No rare or threatened plant species** were found during the site visit.

It is therefore noted from a Terrestrial Biodiversity and Terrestrial Botanical perspective, that the portion proposed for development has a **moderate level of ecological sensitivity**, but it is the express intention of the Applicant to maintain all protected trees and where possible other indigenous vegetation which will not detract from the general private open space functioning or interfere with ecological patterns or processes in an unacceptable manner.

From a faunal perspective:

- The probability of the occurrence of species of conservation concern (SCC) in the proposed development footprint is **low.**
- Allowing for areas where there will be no fences along the southern and south-western portion of the boundary will ensure that animal movement is not prohibited.

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.

The proposed development site is not located in a protected area.

4.7.	Explain how the presence of fauna on and adjacent to the proposed development has influenced your proposed development.

The study site is located with an urban environment and is fragmented and mostly cut-off from the majority of remaining natural areas in the area (Figure 16). The exception being the remaining private open space within Dwarswegstrand Resort.

- To the north is Morrison Road which is a larger arterial road providing access from Great Brak in the west to Glentana in the east. The road was upgraded a number of years ago due to its high traffic volumes, especially during peak holiday periods.
- Further north lies vacant land that has been incorporated into the Municipal urban edge and it is the intention of the landowner to develop the property accordingly.
- H.C. Botha Street borders the study site on the west, with Bothastrand residential area extending in a westerly direction.
- South of the study area lies Dwarswegstrand Resort.
- East of the study site one finds Outeniquastrand extending towards Glentana.

Figure 16: Existing linkages to remaining natural areas from Erf 720 (blue circles indicate where corridors will continue to function as fences have been omitted at these points.

Figure 16 illustrates remaining natural areas to which Erf 720 is partially connected to. The remaining open space or vacant areas to the north are separated from the study site by Morrison Road which is a higher order arterial road presenting a risk to mammals and reptiles.

The remaining open space corridor to the west is separated from the study site by H.C. Botha Street. The street carries much lower levels of traffic (apart from peak holiday periods), however the remaining natural habitat/corridor is small and does not extend far into the residential area.

The lower density Dwarswegstrand Resort directly to the south contains small pockets of remaining natural thicket that remains connected to Erf 720 and the coastline.

Considering the site's location in the environment, the following key points were stipulated in the Terrestrial Animal Compliance Statement (dated November 2022), regarding the impacts on the proposed development site:

- Based on available information for the faunal SCC's distribution, their habitat preferences, and the relatively small overall footprint of the proposed development, it is considered that the project will be of overall **low sensitivity** for the four faunal SCCs assessed.
- The proposed development should therefore not have any overall impact on the four faunal SCC as per the Screening Tool.

Within the proposed development area, high sensitivity levels are associated with:

- The **ecotone** boundary between the upper development area and the lower ravine area.
    - A **10m buffer** have been added as a mitigation measure for this high sensitivity area to prevent any undue disturbance to faunal elements.
- The permitter fence of 1.8m will be erected for security purposes. If the fencing is placed around the entire property, it will cut off access to the upper areas of natural vegetation for Sensitive Species 8 and other medium-small mammals.
    - As a mitigation measure, the fence has been omitted along the southern boundary and a corridor left open along H.C Botha Street to allow continued connection in a westerly direction.
- The position of the (initial) proposed wooden staircase would be near the tail-end of natural vegetation that extends from the lower areas of Erf 720. This area connects to a large corridor of natural vegetation on the western side of H.C. Botha Street.

- The **wooden staircase has been omitted** from the preferred development plan as a mitigation measure allowing for pedestrian access via the main entrance gate along H.C. Botha Street only.

5. GEOGRAPHICAL ASPECTS

Explain whether any geographical aspects will be affected and how has this influenced the proposed activity or development.
The lower lying 2.2ha is separated from the higher lying 1.8ha where the development is focussed by a steep slope. This slope has been avoided with a 10m buffer.

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)			
6.3.	Explain how areas that contain sensitive heritage resources have influenced the proposed development.		
Stefan De Kock (Perception Planning) submitted a Notice of Intent to Develop to Heritage Western Cape. Heritage Western Cape (HWC) confirmed that **no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required** (Appendix E1). HWC is a registered stakeholder on this application process.			

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.
No historical and cultural aspects 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 proposed development site is bordered by a large vacant property to the north (across Morrison Road), low density resort units to the south, and a residential neighbourhood to the east and west (Bothastrand and Outeniqua Strand). The area has a general low permanent occupancy during the year, however peak holiday periods are very busy with visitors and second homeowners frequenting the area. Private residential properties in the area are associated with the high-end income bracket. Properties are of reasonable size, mostly with large homes. Redevelopment in the area see older houses being renovated and/or modified often. The area is fully serviced (with the exception of waterborne sewage) and Municipality services are well maintained with a high level of service delivery. Road infrastructure is of good condition and maintenance done when required. Due to the proximity of the various coastal suburbs that make up this Glentana-Outeniquastrand-Bothastrand, to Mossel Bay and George, the area offers both permanent as well as semi-permanent accommodation through short-term rental, as well as ownership.	

Residents in the area are mostly well-educated, highly qualified and either employed or retired. There is not a school in the immediate area (Great Brak being the closest educational facility), but access to the beach makes it a popular area for walking/hiking and cycling.

The perception of an open area that contains natural habitat, within an otherwise urban context, is valued by stakeholders and the pre-application process to date did indicate a preference for the site to remain natural and for the area to be accessible to residents who may wish to explore the natural elements. The perception of/need for private land to be made available for general public use is misplaced and cannot be justified. However, the expression by some stakeholders to maintain the area in its natural state is understandable considering the perceived loss of habitat associated with development in general. Having considered specialist input however this perceived loss of habitat/natural areas/fragmentation of remnant habitat is not deemed to be high on condition that fencing / conservation of remaining open spaces and invasive alien vegetation management are implemented.

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

Development of another resort, in this particular area is unlikely to deter from the character/value of the greater area. Dwarswegstrand Resort is an existing holiday facility that offers both units/chalets, as well a caravan stands, whilst the rest of the residential developments consist of both holiday as well as primary dwellings.

The proposed development will contribute to the socio-economic value of Mossel Bay Municipality in the following ways:

- Create temporary employment opportunities during pre-construction and construction phase.
- Create permanent employment opportunities during operational phase.
- Create temporary employment opportunities for contractors, small businesses and suppliers during construction and operational phases.
- Supplement the tourist attraction of Mossel Bay Municipality in this particular location.
- Improve the holistic financial sustainability of the local municipality due to additional rates and taxes being generated.

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

The development is proposed as a private development. The 'community' in which the site is located is not characterised as impoverished and it is unlikely that community upliftment (projects) are required. Considering that the Applicant is representative of retired teachers (Kaapse Onderwys Trust) they do intend to accommodate school groups at the facility as and when outreach programmes may be applicable.

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.

Pre-construction and Construction Phase:

- Minimal noise impact – construction activities will be limited to normal working hours (07:00 – 18:00) with no activities to take place on Sundays and public holidays.
- No impact regarding odours during construction phase.

Operational Phase:

- Noise impacts are limited to operational sounds of normal residential/resort development which is acceptable within the urban context of the site.
- Potential odour from the proposed conservancy tanks must be addressed through design and operational requirement. As such the tanks must be fitted with odour-controlled ventilation mechanisms and when the tanks are cleaned out the service provider must ensure that the correct procedures are followed to reduce any temporary odours.

- Low impact regarding visual character and sense of place – the proposed development is designed to incorporate and protect as much natural indigenous vegetation and tree species as possible. The design style of buildings, resort units and access roads will compliment the visual surrounding natural area and intend to blend in as much as possible.

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.

The northern portion of Erf 720 located between Bothastrand and Outeniqua Strand, on the corner of H.C. Botha Street and Morrison Road, Mossel Bay Municipality.

Provide a description of any other property and site alternatives investigated.

No alternative properties and site alternatives were investigated for the proposed development. The southern portion of Erf 720 is considered more sensitive containing an ecotone and the steepness of the slope down towards the valley eliminates a large portion of the southern area, thereby not making it a feasible alternative location for the development proposal.

Provide a motivation for the preferred property and site alternative including the outcome of the site selection matrix.

The preferred site alternative was identified taking into account the topographical contours of Erf 720 as well as the overall site sensitivity. The preferred area on the site is concentrated on the flatter portion of Erf 720 (Figure 17).

The site selection of Erf 720 as a whole is determined by ownership with the KOT being represented in the HOA.

Figure 17: Contour map of preferred alternative (top) site for development (CapeFarmMapper, 2023).

Provide a full description of the process followed to reach the preferred alternative within the site.

- A botanical specialist was appointed by the KOT to assist with the identification of protected tree species on the property. This protected tree survey was captured by Nel & de Kock Urban Planners in a spatial layer that was further used to inform the location of units.
- Input from the faunal specialist was taken into account and a 10m buffer area introduced along the ecotone/steep slope to be avoided with the development footprints.

- Following further input on the ecological patterns and processes, the preferred alternative have omitted a pedestrian boardwalk along the south-eastern boundary to access the beach through the Dwarswegstrand Resort, and fencing along the south-western corner and southern boundary atop the slope has been omitted in favour of open linkages to continue with the lower lying valley that forms part of the internal private open space of the greater Dwarswegstrand Resort.
- The initial proposal to have a sewage package plant in the south-western corner was opposed by close residents due to a concern about potential odours from such a facility. The package plant was relocated to the eastern corner of the development area to create more distance between it and surrounding residential developments.
- Following the outcome of the pre-application meeting with the DEA&DP, the concerns raised by the Department, about potential operational maintenance and servicing of such a package plant were considered by the Applicant and engineer alike and the preferred option of installing (still modulated) conservancy tanks for the development was agreed upon. The one location for such a conservancy tank is where the modular package plant was proposed (in the north-eastern portion of the site), whilst the other is closer to the entrance gate.

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

The Applicant has signed an order to purchase the property from the Dwarswegstrand HOA and as members to the HOA, the KOT does not have other property to consider. Site selection is therefor determined by ownership.

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

Positive Impacts:

- Development will be focused on the flat portion of Erf 720 with less dense/sensitive vegetation compared to the remainder of the property in the lower lying, more sensitive valley.
- Development will make use of existing municipal water and electrical services.
- Development will manage alien invasive vegetation species.
- Development will maintain protected indigenous trees in the remainder of the private open space.
- Development will create temporary and permanent employment opportunities.
- Additional income to the local municipality through municipal rates and taxes.
- Improved security for the remainder of Dwarswegstrand Resort as the site is not currently fenced and pedestrians have uncontrolled access to the property.

Negative Impacts:

- Permanent loss of ~3350m^2 of indigenous vegetation.
- Limited change in the landscape (from natural to partial development).
- Fragmentation of intact habitat with the positioning of resort units in an otherwise natural environment.
- Impacting on ecological support and critical biodiversity area objectives.
- Additional pressure on non-renewable (municipal) resources such as water and electricity.
- Additional traffic on H.C. Botha and Morrison Roads, especially during the peak holiday periods.
- Additional waste generation that must be accommodated through the Municipal waste disposal systems.
- Additional effluent that must be accommodated through the Municipal sewage processing systems.
- Temporary noise impact during pre-construction and construction phases.

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

Provide a description of the preferred activity alternative.

Alternative 1 (Preferred):

The preferred development entails the following:

- **Eight (8) x Duette holiday units** (13.53m x 5.9m = 79.82m^2, plus stoep of 7.2m x 2.5m = 18m^2), thus 97.82m^2 per unit = **782.56m^2** combined; single storey.
- **Ten (10) x Two-bedroom holiday units** (7.5m x 6.9m = 51.75m^2, plus stoep of 4.35 x 2.5 = 10.87m^2), thus 62.62m^2 per unit = **626.2m^2** combined; single storey.
- **Conference room with lapa building and ablution facilities**.
- **Pool.**
- Entrance **gate and gatehouse** (entrance from H.C. Botha Street).
- **Waste enclosure** and shelter.
- **2x 11kl sewage holding/conservancy tanks**.
- **Internal roads** (3.2m – 5.2m wide over approximately 212m) with **parking areas** will be constructed with eco-blocks and topsoil (approximately **1 422m^2**). This will allow grass to grow and be in line with the low impact concept.
- **Paved/Raised pedestrian walkway** in H.C. Botha Street Road Reserve to provide pedestrian access to the beach and Dwarswegstrand Resort (1.5m wide).
- Fence (1.8m high ClearVu) along existing tarred road boundaries (Morrison Road and H.C. Botha Street) over a distance of approximately 570m (to be rehabilitated once installed). No fencing along the southern boundary of proposed development footprint that opens to the remaining private open space areas.

Provide a description of any other activity alternatives investigated.

The No-Go alternative (status quo) with no development of a holiday resort and continued as a private open space area.

This will imply that the property remains as private open space to be managed by the Dwarswegstrand HOA.

The open space is relatively small and with sufficient funds to manage invasive alien vegetation, the site can be retained as vacant land in a reasonably natural state.

However, the additional cost of fencing the property to secure it against unwanted dumping / unauthorised access / potential land invasion and poaching of wildlife, will have to be funded from home owners, alongside long-term invasive alien management.

The HOA has already earmarked the site for alienation in part to generate funds for operational requirements of the Dwarswegstrand Resort. Should the KOT not be successful in their application, it is highly likely that the HOA will continue to have the property on offering for development, especially considering that it is earmarked for infill development in terms of the 2022 Spatial Development Framework.

Provide a motivation for the preferred activity alternative.

According to Nel & de Kock Town Planners (2022) the rezoning of Erf 720 from Resort Zone to Private Open Space was never intended for conservation purposes, but rather to reserve the property for potential future use. Conservation purposes would have necessitated a rezoning to Open Space III whereas the zoning that was selected at the time was Open Space II.

The KOT has been in negotiations with the HOA to purchase Erf 720 for many years with the intention of developing the property.

Provide a detailed motivation if no activity alternatives exist.

The KOT is familiar with operation of a resort through their involvement with the Dwarswegstrand Resort where they manage some of the units. They are equally familiar with the Dwarswegstrand Resort

amenities and management. Considering that the site does contain natural vegetation with a high number of protected tree species and the KOTs association with the existing resort, the option of doing a smaller scale resort development, rather than a normal single residential development, appeals to the KOT and informed their decision for the activity (of a resort) to be their preferred activity.

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

Impact	No-Go Alternative	Alternative 1 (Preferred)
Positive	No vegetation will be disturbed. Habitat will remain intact. No fragmentation of ecosystem patterns/processes.	Invasive alien vegetation will be managed better through designated management and levies that will be allocated for environmental management inclusive of invasive alien management in particular. Employment opportunities will be created. Create an additional tourist attraction and accommodation in an area that is popular amongst tourists. Additional rates and taxes will be generated for the Municipality.
Negative	No additional employment opportunities will be created. Property will remain vacant and concern has been raised about land invasion. No addition tourist attraction. No additional rates and taxes will be generated towards Municipal income.	Permanent loss of ~3350m^2 of indigenous vegetation. Fragmentation of intact habitat and ecosystem. Impacting on the ESA and CBA objectives. Additional traffic especially during peak holiday periods. Additional pressure on non-renewable resources.

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 1 (Preferred):

The preferred design layout entails the following (Figure 18):

- **Eight (8) x Duette holiday units** (13.53m x 5.9m = 79.82m^2, plus stoep of 7.2m x 2.5m = 18m^2), thus 97.82m^2 per unit = **782.56m^2** combined; single storey.
- **Ten (10) x Two-bedroom holiday units** (7.5m x 6.9m = 51.75m^2, plus stoep of 4.35 x 2.5 = 10.87m^2), thus 62.62m^2 per unit = **626.2m^2** combined; single storey.
- **Conference room with lapa building and ablution facilities**.
- **Pool.**
- Entrance **gate and gatehouse** (entrance from H.C. Botha Street).
- **Waste enclosure** and shelter.
- **Two (2x) 11kl holding/conservancy tanks**.
- **Internal roads** (3.2m – 5.2m wide over approximately 212m) with **parking areas** will be constructed with eco-blocks and topsoil (approximately **1 422m^2**). This will allow grass to grow and be in line with the low impact concept.

- **Paved/Raised pedestrian walkway** in H.C. Botha Street Road Reserve to provide pedestrian access to the beach and Dwarswegstrand Resort (1.5m wide).
- **Fence** (1.8m high ClearVu) along existing tarred road boundaries (Morrison Road and H.C. Botha Street) over a distance of approximately 570m (to be rehabilitated once installed). No fencing along the southern boundary of proposed development footprint that opens to the remaining private open space areas.

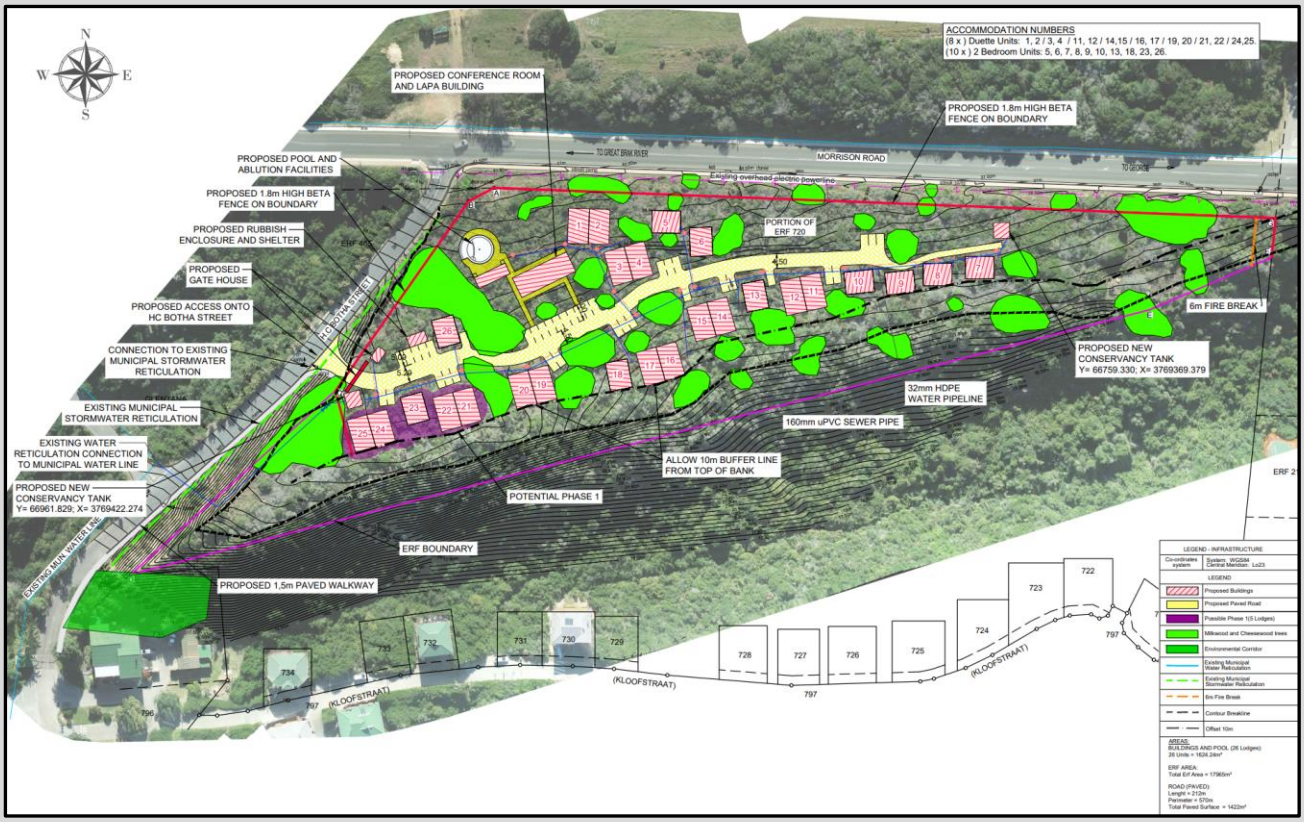


Figure 18: Preferred alternative site development plan.

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

Alternative 2 (not preferred, eliminated)

The original site development plan entails the following (Figure 19):

- Nine (9) x Duette holiday units.
- Nine (9) x Two-bedroom holiday units.
- Conference room.
- Lapa building.
- Pool with ablution facilities.
- Entrance gate and gatehouse (entrance from H.C. Botha Street).
- Waste enclosure and shelter.
- Modular Sewage Package Plant on-site.
- Internal roads (3.2m – 5.2m wide). Paved road from entrance to last parking of swimming pool. Remainder of internal roads and parking areas will be constructed with eco-blocks and topsoil.
- Wooden staircase in the south-western corner.
- Fence (1.8m high ClearVu) along the entire perimeter of the 4ha area.

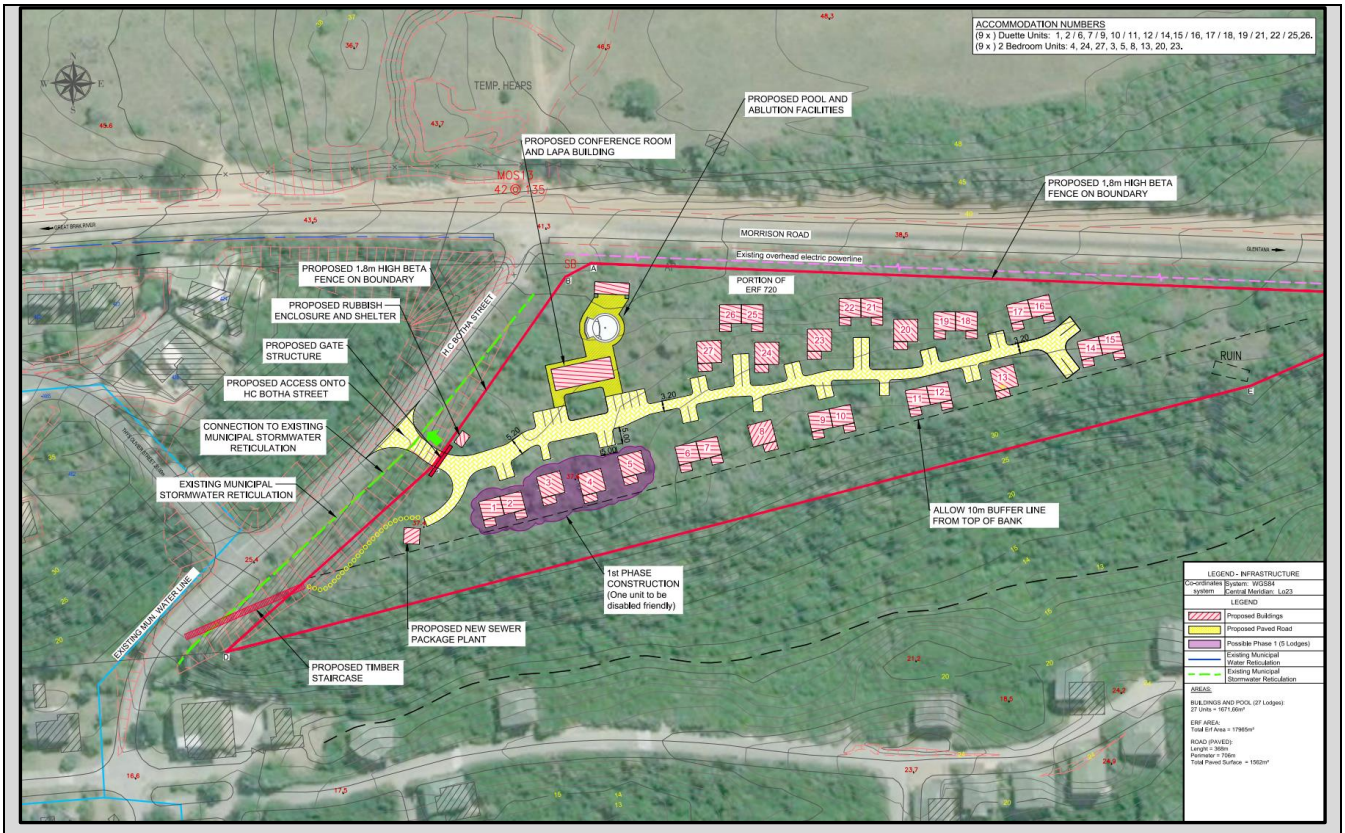


Figure 19: Alternative 2 site development plan without specialist mitigation measures reflected, plus on-site sewage package plant.

In 2019 the KOT requested Element Engineers to assist them with a provisional site plan for a first phase in order to determine development potential (Figure 20). A provisional site plan was compiled for an initial phase, that consisted of 25 bush lodge units with a development footprint of approximately 875m^2. The road infrastructure for the layout amounted to a total paved surface area of 823m^2. The total footprint area of this initial proposal was 1 698m^2.

The units were concentrated across the middle and western portion of the site as a first phase. The remainder of the private open space was intended for a potential second phase development. This preliminary site plan was not informed by independent specialist input or services consideration.

At the time, this provisional site plan was never further developed and then the COVID pandemic happened which put the planning process temporarily on hold.

Figure 20: Original development concept (2019) – eliminated with no provision for services or acknowledgement of any of the environmental constraints.

Provide a motivation for the preferred design or layout alternative.

The preferred alternative layout was specifically designed to avoid all protected indigenous tree clumps and individual trees.

It allows for a 10m buffer from the ecotone between the upper and lower vegetation areas.

The preferred alternative layout omits portions of the fence, as well as the initial boardwalk/staircase along the south-western boundary so as not to compromise ecological processes and movement corridors.

The preferred alternative layout also allows for two (modular) conservancy tanks rather than the on-site sewage package plant which was mentioned by stakeholders initially as being of concern both in terms of potential odours as well as challenges associated with future maintenance and operations.

The development footprint of approximately 3350m^2 is not significant. The internal open spaces and linking corridors with the remainder of natural areas will be affected, but not significantly making it a reasonable and feasible alternative to consider.

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.

Impact	Alternative 1 (Preferred)	Alternative 2 (Not Preferred)
Positive	Avoids all protected indigenous tree clumps and individual trees. Allows for 10m a buffer on the ecotone between upper (flat) and lower (ravine) vegetation areas.	Allows for a 10m buffer in the ecotone between upper (flat) and lower (ravine) vegetation areas, but protected trees likely to be affected.

	Continues to allow for animal movement with no fence along the southern boundary (along the slope) or along the south-eastern corner. Omission of wooden staircase to prevent fragmentation of a large natural corridor.	
Negative	Permanent loss of ~3350m^2 Hartenbos Dune Thicket.	Permanent loss of ~3350m^2 Hartenbos Dune Thicket. Fragmentation of natural environment due to fences and staircases that will block animal movement within the remaining natural habitat. Does not take into account the location of protected indigenous trees.

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 alternative:

Two alternatives were investigated to manage sewage for the proposed development.

Alternative 1 (Preferred):

The preferred alternative will make use of two (2x) 11kl **holding/conservancy tank (not a septic tank)** design at opposite sides of the development. The tanks will be designed and placed in a matter that allows the internal network flow to be easily converted/switched to the municipal sewage system once it becomes available.

The conservancy tanks will be gravity fed with no treatment processes. Sewage will be accumulated in concrete tanks placed underground as a holding measure only and will be emptied by a private contactor. The sewage will be taken to Hartenbos Wastewater Treatment Works. The concrete tanks will be highly resistant to degradation and remains stable over the long term which results in minimum maintenance costs.

The conservancy tanks will have an underground footprint with only a manhole visible on the surface. The conservancy tanks will be supplied with odour-controlled ventilation and will therefore not emit any odour. The conservancy tanks will have no pumps or other mechanical parts and therefore no noise pollution.

Future small pump stations will be developed alongside the conservancy tanks for easy convertion/connection once the municipal sewer line becomes available on Morrison Road. The conservancy tanks will therefore be designed simultaneously as pump station sumps for future needs.

Conservancy tank specifications:

- 2x 11kl Concrete tanks buried underground.
- Size – 3m(w) x 2m(l) x 1.8m(d).
- Installation type – underground (gravity fed).

Two locations for the underground conservancy tanks are proposed and indicated on the preferred site development plan. Both locations will avoid highly sensitive areas (protected indigenous tree clumps) and will be gravity fed. The benefits and downfalls of each location is noted below:

- **Location 1 – north-eastern corner:**
    - Distance to closest resort unit is greater compared to Location 2.

- Internal access road will need to be strengthened to support the trucks that empty the conservancy tank (therefore least cost effective compared to Location 2).
- Trucks that empty the conservancy tank will need to drive throughout the development to reach the conservancy tank on the far east.
- The position of the eastern most tank has been pulled closer to the development footprint in response to complaints from residents to the east of the development that raised concern about potential odours emitting from these tanks. The close proximity of the conservancy tanks to the proposed resort units will (by default) require the KOT/Manager to ensure that the correct procedure is followed when emptying the tanks to avoid their own residents from experience any foul odours.
- **Location 2 – south-western corner:**
- Close to the entrance of the proposed development.
- Close to H.C. Botha Street for future connection to municipal sewage network system.
- In close proximity to the nearest holiday unit.

The engineering team completed an assessment of the proposed locations of the conservancy tanks to determine the correct placement and specifications of the tanks in order to be gravity fed. It was determined that sewage produced by the entire proposed development will not be able to gravitate to a single location without the use of pressure pumps. It is therefore more preferable to utilise both proposed locations for the placement of conservancy tanks albeit that each tank will then be smaller than having a single tank as initially indicated by the engineers. The following key positive outcomes are concluded by utilising two conservancy tank locations instead of one:

- The risk of overflows, spills, odours released, and groundwater contamination are reduced as not all sewage produced by the proposed development is directed to a single location.
- The time it will take to empty each conservancy tank is reduced as the sewage is routed to two different locations.

Provide a description of any other technology alternatives investigated.

Alternative 2 (Not Preferred):

As a second alternative, the developer considered the use of a **sewage package plant** which will be switched to the municipal sewer system once it becomes available. The use of a sewage package plant will be an expensive short-term solution for the proposed development and is therefore not deemed feasible.

The sewage package plant will be gravity fed and have a low energy requirement for the treatment process. The package plant is highly resistant to degradation and will therefore remain stable of the long term with minimum maintenance requirements.

The sewage package plant will be quiet in operation (possible noise pollution) and treated effluent will be odourless which will meet the Department of Water and Sanitation (DWS) General Standards. The package plant will reduce the environmental risk of a spill to occur. The treated effluent can be used as irrigation water within the proposed development, but will require a full Water Usage License (WULA). Sludge build-up must be removed approximately every 5 years and will be taken to Hartenbos Wastewater Treatment Works.

Stakeholders raised potential odour and future operational challenges as issues of concern that resulted in the omission of this technological alternative.

Provide a motivation for the preferred technology alternative.

The following key points were taken into account in the process of deciding to use conservancy tanks instead of a modular package plant:

- The use of conservancy tanks reduces the risk of odours potentially emitting from sewage being treated on-site.
- No treated effluent will be used on the proposed development property.
- No noise pollution will occur due to the absence of mechanical systems.
- Development footprint is underground and will not be visible to the surrounding community or residents of the proposed holiday resort.
- Water Usage License is not required for the irrigation of treated effluent.

Provide a detailed motivation if no alternatives exist.

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

Impact	Alternative 1 (Preferred)	Alternative 2 (Not Preferred)
Positive	Cost effective. No noise pollution associated with operation of a package plant. Limited odour emissions when conservancy tank is emptied (note that the tanks will be positioned furthest from any other residential developments. Management will ensure self-regulation to prevent odours becoming a problem internally. No WULA required for irrigation of treatment of sewage. Sunken conservancy tanks not visible to surrounding communities or residents of the proposed holiday resort.	Treated effluent water can be reused as irrigation on the proposed development if treated correctly which will save potable water supply, however since the resort units will be sited without any gardens the only areas that may potentially be receiving treated effluent is the landscaped area around the swimming pool/centre.
Negative	Conservancy tanks will need to be converted to pump stations in future when ready to connect to future municipal sewer system in Morrison Road. Conservancy tanks will need to be emptied on a regular basis which is expensive.	Expensive short-term solution until future municipal sewer system in Morrison Road becomes available. Possible noise pollution from treatment process. Possible odour emissions from treated effluent if operational management is insufficient however the location the conservancy tanks close to resort units will necessitate management to ensure that the correct procedure for emptying the tanks are followed at all times otherwise they will receive complaints from their own guests. WULA required for irrigation with treated effluent if not up to specified standards.

		Package plant needs to be serviced on a six-monthly basis and long-term maintenance will require expertise. Monthly samples of treated effluent have to be submitted for laboratory analysis which is cumbersome and taxing on the Management.

1.5.	Operational alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.

Provide a description of the preferred operational alternative.

Please also refer to Section 1.2,1.3 and 1.4 under 'Alternatives'.

Provide a description of any other operational alternatives investigated.

Provide a motivation for the preferred operational alternative.

Provide a detailed motivation if no alternatives exist.

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

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.

It is important to note that the status quo (No-Go option) is mostly determined by the current zoning of Private Open Space. Had the study area not been rezoned from Resort to Private Open Space in 2016, the change in designated land use would have been perceived differently.

The current zoning of Private Open Space is not in place for conservation purposes. The HOA applied this zoning whilst reserving their rights to consider future use of the area.

The No-Go alternative is not preferred due to the following reasons:

- The HOA maintains invasive alien vegetation across their private open space areas, but not as diligently for the study area due to their intention to (one day) apply for development rights and also due to cost limitations – as a result invasive alien clearing is not done on a frequent basis and as a result it does infiltrate the remnant natural vegetation and displace the natural thicket habitat.
- The property is not fenced and uncontrolled access is of concern to the HOA potentially linked to the threat of land invasion of vacant portions of land within urban areas alongside unwanted poaching of wildlife.
- Considering that the site does contain areas where development can be considered without compromising ecological integrity, patterns or processes, optimising vacant land within the urban edge is worth considering.
- Overall management of the study area is a financial responsibility on the HOA considering that the space is not utilised by residents/visitors, combined with the cost of keeping the property clear of invasive alien vegetation. Selling the property to the KOT relieves the HOA of the financial responsibility and generates income for the HOA.
- Should the KOT obtain development rights on Erf 720, levies will be allocated for continued invasive alien clearing, as well as erection and maintenance of a fence to secure the property.

- Development rights will contribute to the economic fiscus of the Municipality through rates and taxes that is much higher than the current rates for open space.
- The development footprint of 3350m^2 on 4ha is not deemed unacceptable considering that the majority of the site will still remain natural with ecological functioning, whilst economic benefits will arise from the preferred alternative.

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.

Should any reasonable and feasible alternatives be proposed as part of the stakeholder engagement process, such will be considered and responded to as part of the ongoing environmental process.

1.8.	Provide a concluding statement indicating the preferred alternatives, including the preferred location of the activity.

The proposed development is deemed preferable and suitable for the proposed property for the following reasons:

- Site location is suitable within the urban context in terms of proximity to town centres, amenities and public beaches.
- Accessibility is existing with well-maintained access roads (access can be gained from existing municipal / provincial roads).
- Services capacity is confirmed by the municipality to be readily available both in terms of infrastructure as well as spare capacity.
- Partial development of the site is aligned with the planning principles of optimising vacant land within an urban environment.
- The development of a resort in this location is deemed compatible with the surrounding land use character which consist of single residential, apartments, resorts and other holiday accommodation.
- Highly sensitive biodiversity areas/corridors will be avoided and actively maintained.
- The development footprint is small at 8.4% of the total 4ha private open space area.

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).

The No-Go areas on Erf 720 are shaded in RED (Figure 21) consisting of individual protected trees as well as tree clumps containing protected trees. The lower lying area of Erf 720 going down into the valley below is part of the no-go area.

All areas containing protected indigenous trees/clumps will be demarcated before development commences and must be avoided at all times.

Figure 21: No-Go areas of Erf 720 (red shade) (CapeFarmMapper, 2023).

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, you are 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 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 EACH IMPACT 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.

Terrestrial Biodiversity and Botany		
Alternative:	**No-Go Alternative**	**Alternative 1 (Preferred)**
Construction Phase		
Potential impact and risk:	**Loss of Indigenous Habitat and Biodiversity (Hartenbos Dune Thicket)**	
Nature of impact:	Indirect Negative Impact	Direct Negative Impact.
Extent and duration of impact:	Long-term. The non-development impacts would be localized to the designated site as described.	Short-term. Removal of Hartenbos Dune Thicket (with consequent loss of habitat and ecological functionality within a development footprint measuring 8.37% of the 4ha site).
Consequence of impact or risk:	Spread of alien invasive plants, possible illegal dumping, risk of uncontrolled wildfire.	Loss of Hartenbos Dune Thicket habitat and some of the ecological functionality.
Probability of occurrence:	Definite	Definite
Degree to which the impact may cause irreplaceable loss of resources:	No irreplaceable resource would be impacted.	No irreplaceable sources would be impacted.
Degree to which the impact can be reversed:	Low	None
Indirect impacts:	None determined	None determined
Cumulative impact prior to mitigation:	None	Loss of Hartenbos Dune Thicket
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	**Low Negative**	**Low Negative**

Degree to which the impact can be avoided:	Low	Medium through micro-siting of units
Degree to which the impact can be managed:	Low	High – ensure micro-siting and appointment of ECO to demarcate protected trees/clumps prior to construction as well as through construction phase.
Degree to which the impact can be mitigated:	Low	Medium through micro-siting of units
Proposed mitigation:	The extent of the impact is treated as if the 'Site' would not be developed.	• All NEMBA listed invasive alien vegetation species must be removed from Erf 720 prior to any development commencing. • ECO must be appointed prior to any vegetation clearing. • ECO must demarcate all protected trees/clumps prior to vegetation clearing to inform micro-siting of units/structures/infrastructure. • Protected tree permits must be obtained prior to any removal/trimming of protected trees/clumps. • Relocation of geophytes from the development footprint prior to construction (permit must be acquired from CapeNature). • All construction activities must take place within the development footprint. • Areas outside the development footprint must be avoided. • Any areas within the development footprint that will not be used later must be rehabilitated with natural vegetation native to the area. • Fencing may not be erected along the southern and south-western boundary to ensure that ecological (faunal) movement is not compromised internally and linking to other open space areas of Dwarswegstrand.

Residual impacts:	None	None
Cumulative impact post mitigation:	None	Loss of Hartenbos Dune Thicket
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	**Very Low Negative**	**Low Negative**

Operational Phase		
Potential impact and risk:	**Loss of Indigenous Habitat and Biodiversity (Hartenbos Dune Thicket)**	
Nature of impact:	Indirect Negative Impact	Direct Negative Impact
Extent and duration of impact:	Long-term. The non-development impacts would be localized to the designated site as described.	Long-term. The extent of the impact is the area of the 'footprint' as it will only affect the area in which the proposed activity will occur.
Consequence of impact or risk:	Spread of alien invasive plants, possible illegal dumping and risk of uncontrolled wildfire.	Post-construction removal of thicket habitat (Hartenbos Dune Thicket) by residents/visitors/management.
Probability of occurrence:	Definite	Low-Medium
Degree to which the impact may cause irreplaceable loss of resources:	No irreplaceable resource would be impacted.	No irreplaceable resource would be impacted.
Degree to which the impact can be reversed:	Low	Very Low
Indirect impacts:	None determined	Lack of ongoing invasive alien management and potential development creep into the remaining private open space areas.
Cumulative impact prior to mitigation:	None	Possible ongoing loss of thicket habitat and some ecological functionality. Loss of Hartenbos Dune Thicket.
Significance rating of impact prior to mitigation	**Low Negative**	**Low Negative**

(e.g. Low, Medium, Medium-High, High, or Very-High)		
Degree to which the impact can be avoided:	None	Medium
Degree to which the impact can be managed:	None	Medium
Degree to which the impact can be mitigated:	None	High
Proposed mitigation:	The extent of the impact is treated as if the 'Site' would be developed.	• Ensure that long-term monitoring is undertaken by an external ECO who must monitor invasive alien vegetation, as well as any encroachment into remnant natural areas of Erf 720. • Ensure ongoing invasive alien clearing for the full operational phase of the development. • Obtain forestry license for any trimming of protected trees prior to any trimming of trees. • Undertake vegetation clearing during the dry season. • Keep vegetation cut low, but not eradicated, along firebreaks.
Residual impacts:	None	None
Cumulative impact post mitigation:	None	None
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	**Very Low Negative**	**Very Low Negative**

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.

The following key points were stipulated in the **Terrestrial Biodiversity** and **Botanical Impact Assessment** (date April 2023), regarding the impacts on the proposed development site:

- A single vegetation type namely **Hartenbos Dune Thicket (endangered)** is mapped as occurring on the development footprint which provides a specific habitat for numerous faunal and invertebrate biota.
- Hartenbos Dune Thicket is classified as endangered due to, amongst others, the pressure of coastal ribbon-development.
- The loss of Hartenbos Dune Thicket on Erf 720, would represent a relatively **small loss** of this vegetation/habitat type and consequential loss of terrestrial biodiversity.
- No rare or threatened plant species were found during the site inspections.
- The probability of the occurrence of species of conservation concern (SCC) in the proposed development footprint is low.

It is therefore noted from a Terrestrial Biodiversity and Terrestrial Botanical perspective, that the portion proposed for development has a **moderate level of sensitivity**, but it is the express intention of the Applicant to maintain all protected trees and where possible other indigenous vegetation.

The following key points were stipulated in the **Terrestrial Animal Compliance Statement** (dated November 2022), regarding the impacts on the proposed development site:

- Based on available information for the faunal SCC's distribution, their habitat preferences, and the relatively small overall footprint of the proposed development, it is considered that the project will be of overall **low sensitivity** for the four faunal SCCs identified as per the screening tool and subsequently assessed.
- The proposed development should not have any overall impacts on the four faunal SCC noted in the Screening Tool.

Within the proposed development area, high sensitivity levels are associated with:

- The ecotone boundary between the upper development area and the lower ravine area.
    - A 10m buffer have been added to the ecotone area as a mitigation measure for this high sensitivity area to prevent any undue disturbance to faunal elements.
- A 1.8m fence on the southern boundary of the proposed development will cut off access to the upper areas of natural vegetation for Sensitive Species 8 and other medium-small mammals.
    - As a mitigation measure, the proposed development will therefore not be fenced on the southern boundary and south-western corner.
- Indigenous trees and clumps found across the proposed development area should be retained where possible as they offer habitat and resources for faunal SCC.
    - The preferred site development plan takes this into account and units/structures and infrastructure avoids the individual trees and clumps as these have been surveyed.
- The position of the proposed wooden staircase is of concern as it will be near the tail-end of natural vegetation that extends from the lower areas of Erf 720. This area connects to a large corridor of natural vegetation on the other side of H.C. Botha Street.
    - The wooden staircase has been removed from the proposed development plan as a mitigation measure.

2.	List the impact management measures that were identified by all Specialist that will be included in the EMPr

The following mitigation measures were identified in the specialist studies and will be included in the EMPr (please also refer to section I, 1.):

- Holder of the Authorisation must appoint a suitably qualified and experienced ECO prior to implementation of the development;
- Erf 720 (the 4ha study area) must be cleared of NEMBA listed invasive alien species by hand, prior to any vegetation and/or development commencing.
- Micro-siting of development units, structures and infrastructure must be done with a Botanist and ECO present to ensure that potential new growth (protected trees that may germinate between the EA and implementation) or subsequently larger trees (protected trees that grow in size between the EA and implementation), can be recorded and units moved or omitted if necessary, to accommodate such;
- The recommended 10m buffer area along the slope must be surveyed prior to any development commencing, and demarcated as a no-go area to ensure no development extends beyond this sensitive area.
- Forestry License(s) must be obtained for any trimming of protected trees prior to erection of the fence line, installation of services or construction/development of structures/units;
- Relocation of representative geophytes from the development footprint prior to any vegetation clearing (permit must be acquired from CapeNature).
- Protected trees and clumps must be demarcated by the ECO prior to any vegetation clearing (with the exception of invasive alien clearing);
- All construction activities must take place within the development footprint.
- Areas outside the development footprint must be avoided and handled as No-Go areas by all contractors.
- Any areas within the development footprint that will not be used as part of the development, must be rehabilitated with natural vegetation native to the area.
- Permitted fence may not be erected along the southern and south-western corner of the boundary.
- Only clear indigenous vegetation where absolutely necessary and in accordance with the final micro-siting plan.
- ECO must conduct regular inspections during the operational phase of the development to monitor (A) invasive alien vegetation and (B) encroachment into remaining natural areas;

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.

All impact management measures and specialist findings have been accommodated in the preferred alternative.

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

On a permanent level, the area has been vacant since development of Dwarswegstrand Resort and despite the initial zoning of Resort from 1991, residents from surrounding suburbs are likely use to the open landscape by now. Changing the landscape by introducing resort units, albeit small with a limited footprint, could potentially be perceived as a change in character which is often experienced as negative by residents that live in close proximity to the site.

It is noted however that suburbs in the area are located mostly in an easterly and westerly direction, facing seawards. As such a potential change in the landscape is unlikely to impact negatively on property values or view should surrounding communities overlook the property.

Additional traffic coming from this development onto H.C. Botha Street will impact on residents and visitors travelling into/out of Dwarswegstrand Resort and traffic congestion during holiday periods may result in inconvenience.

As part of the sale agreement between the HOA and the KOT, visitors from the proposed resort will be allowed to access the coastline via the existing Dwarswegstrand Resort albeit on foot only (no vehicles will be permitted to park at the Dwarswegstrand Resort). Existing residents/visitors from the Resort may find this to be an inconvenience, however the Resort will still apply controlled access through the existing security gate. Furthermore the proposed development does include a multipurpose facility with swimming pool to also provide amenities within the proposed Holiday Resort should visitors not wish to visit the beach.

There will mostly be temporary impacts associated with the construction phase, namely noise and potentially dust pollution.

The following key mitigation measures are submitted as part of the BAR (refer to the EMPr for more details):

- Construction activities must be limited to Mondays – Fridays (07:00 – 18:00) and Saturdays (08:00 – 13:00).
- 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 unnecessary dust pollution).
- Make use of wetting agents should dust be a problem;
- Rehabilitation of work areas to take place as soon as possible to minimise dust pollution;
- An ECO must be appointed to oversee construction and must keep record of any complaints regarding noise/dust pollution;
- Construction material must be stored on-site and construction vehicles must not obstruct traffic flows.

5.	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.

- Water will become a very scares resource as periods of drought will be longer. Therefore the use of rainwater collection tanks is important at the multipurpose centre to provide additional water supply for landscaping and filling of the pool.
- Rainfall intervals will become less, but downpours may be more severe. Therefore stormwater management on the site is important to prevent unnecessary erosion and/or flooding. The use of SUDS throughout the development, coupled with rainwater tanks at the multipurpose centre (large roof space), as well as permeable road and parking surfacing will reduce the chances of erosion caused by stormwater runoff.
- Longer, drying periods will impact on plant growth and keeping landscaped areas presentable requires irrigation/watering. Planting only indigenous, endemic plants in landscaped areas will reduce the need for irrigation and also ensure that landscaped areas are more resilient during periods of drought.

6.	Explain whether there are any conflicting recommendations between the specialists. If so, explain how these have been addressed and resolved.

There are no conflicting recommendations between the specialists.

7.	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.

All findings and recommendations have been incorporated into the proposal.

8.	Explain how the mitigation hierarchy has been applied to arrive at the best practicable environmental option.

1. **Avoid Impacts:**
    - Avoid protected indigenous tree species/clumps through a survey and placing units in areas where such trees/clumps are not present (avoidance mitigation has been applied to the preferred design alternative).

- Survey the recommended 10m buffer area from the steep slope (ecotone) prior to micro-siting to ensure that no development encroaching into this sensitive area.
- Demarcate all protected trees/clumps prior to any vegetation clearing/development commencing to ensure that contractors do not cause harm/damage to such sensitive features in the landscape.
- Omit fencing along the southern and south-western boundary to ensure that animal movement within the open space areas are not compromised.

2. **Minimise Impacts:**
   - Clear Erf 720 (4ha study site) of all NEMBA listed invasive alien vegetation species prior to any site clearing/development to ensure that indigenous vegetation can recover and rehabilitate more easily.
   - Ensure micro-siting of units/structures/infrastructure prior to construction to further record any new protected germination/enlarged trees (Botanist and ECO to oversee jointly).
   - Limit construction activities to specified days and times.
   - Clear the site in a phased manner to reduce dust pollution.
   - Only indigenous vegetation permitted in the place of the loss of remaining on-site natural vegetation/habitat.
   - Appointing an ECO to oversee construction to further minimise the potential for unnecessary direct or indirect impacts during the construction as well as the operational phase of the development.
   - Implement resource conservation measures as part of the design, construction and operational phases.
   - Implement Environmental Management Plan under ECO supervision.
3. **Rectify**
   None necessary.
4. **Reduce**
   - Ensure that an ECO inspects the property regularly during its lifespan to monitor for (A) invasive alien vegetation and (B) encroachment into the remaining natural areas i.e. development creep.
5. **Off-Site**
   None necessary.

SECTION J: GENERAL

1. ENVIRONMENTAL IMPACT STATEMENT

1.1.	Provide a summary of the key findings of the EIA.

- From a spatial planning perspective, the development proposal is deemed to be in line with Western Cape SDF, Mossel Bay SDF and IDP, particularly considering development of vacant land within the urban context;
  - It is noted that the DEA&DP views the property to be outside of the 'urban edge' as well as the 'urban area' – however at the time of the adoption of the so-called 'interim urban edge' in 2012 the study area was still zoned Resort and considering that it is now a decade later with urban infill having realised along this coastal area, the site is located within a fully urban context.
- The development proposal is likely to contribute to positive socio-economic impacts through income generation to the HOA as part of the property sale, employment opportunities during the construction and operational phases.

- The site layout design avoids intact remnant protected trees and tree clusters of high sensitivity.
- The development proposal is in character with surrounding developments as a resort development of very low density.
- Services are available through existing municipal supply with sewage being handled on-site until municipal services become available.
- All specialist findings and mitigation measures have been considered and incorporated into the preferred alternative.
- The development footprint is very limited amounting to approximately 8.4% of the total 4ha area.

1.2.	Provide a map 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)

The preferred alternative is representative of an overlay of the environmentally sensitive features (only features of concern) with the development proposal avoiding it (Appendix B1).

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
Optimising vacant land in an urban context.	Temporary noise, dust and safety impacts associated with the movement of heavy vehicles.
Temporary employment opportunities during construction (to semi-skilled and un-skilled workers mostly).	Loss of Hartenbos Dune Thicket vegetation and habitat albeit limited to a very small portion of the site (0.335ha of the total 4ha area).
Temporary and permanent employment opportunities during the operational (to skilled and semi-skilled workers mostly).	Temporary risk of increased crime during construction.
Support for local economic development and tourism.	Temporary increase in construction vehicle traffic.
Creation of business opportunities for locals.	Continued maintenance cost (alien clearing, access control, clearing of dumped materials).
Areas of highest biodiversity value on the preferred site will be retained.	Additional pressure on non-renewable services.
Invasive alien species will be continuously managed.	Increased operational traffic during peak periods impacting on H.C Botha and the Morrison Road intersection.

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

- Appoint an Environmental Control Officer (ECO) to oversee during pre-implementation phase to assist with micro-siting (jointly with a botanist) prior to the construction phase commencing.
- Ensure that the study site is cleared of all NEMBA listed invasive alien vegetation prior to any development commencing to help remnant indigenous habitat restore and rehabilitate.
- Survey and demarcate the 10m buffer area on the steep slope (ecotone) prior to development commencing to ensure that no development goes beyond this line.
- Ensure that no fencing is erected along the southern and south-western corner of the property boundary to ensure that animal movement within the remaining open space areas is not prohibited.
- Implement and adhere to an approved Environmental Management Programme.
- Implement and adhere to ongoing invasive alien management programme during construction as well as operational phases.
- Apply for Forestry Permits if any trimming/roots/removal may be required during construction or operational phases (layout plans avoid the on-site protected trees with the exception of two individual trees in the central layout).
- Conference room, lapa building, pool and ablution facilities must be fitted with a rainwater tanks to be used for irrigation of landscaped areas and filling of the swimming pool.
- All landscaping must be indigenous vegetation in replacement of the loss of secondary vegetation/habitat.
- Restrict working times and hours to minimise noise/dust pollution.
- Employ minimum 50% local labour.
- Source minimum 50% construction materials locally.
- Resource conservation measures must be implemented.
- ECO must be appointed for the duration of the operational phase to (A) monitor invasive alien vegetation and (B) encroachment into the remaining natural areas.

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.

Please refer to section 2.1, 2.3, 3, 4 and 5 below.

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 proposed activity can be considered for environmental authorisation for the following reasons:

- The site is deemed sensitive overall, however the placement of a limited number of small resort units in pre-determined locations, is not likely to result in an unacceptable environmental loss;
- The loss of approximately 0.335ha of vegetation (excluding protected trees and clumps) within a 4ha area amounts to 8.4% which is deemed acceptable on condition that the prescribed pre-construction, construction and operational conditions are adhered to.

PRE-CONSTRUCTION:

- Development may not proceed until such time as all approvals are obtained.
- An ECO must be appointed prior to construction to oversee site preparation, vegetation removal and construction.
- DFFE permits must be obtained prior to removal/trimming/cutting of any protected trees on the property.
- Micro-siting of units/structures/infrastructure must be done with joint input from the ECO as well as a Botanist to ensure that new germinated protected tree species, or trees that have grown in size between the date of EA and implementation are noted (units might have to

be positioned slightly different or omitted depending on the presence of any juvenile trees or trees that have grown much larger over time).

- 10m buffer area along the steep slope must be surveyed and demarcated prior to any site clearing/development commencing to ensure that no encroachment happens into this sensitive area.
- Representative number of geophytes to be rescued and transplanted prior to construction in a particular area (botanist or ECO to assist and/or oversee).
- All NEMA listed invasive alien vegetation must be removed from the 4ha site prior to development commencing – ECO to verify.
- ECO to demarcate all protected trees/clumps prior to any site clearing or development activities commencing.
- Forestry License(s) must be obtained for any trimming or removal of protected trees (fence is an exception in terms of the Fencing Act unless fence can be erected around a protected tree or tree clump) prior to trimming or removal of any protected tree.

CONSTRUCTION:

- ECO must be appointed for the duration of the construction phase and must inspect site activities on a regular basis to ensure compliance with the EA and EMP;
- Clearing of vegetation must be planned in phases to avoid large open areas that will be vacant for periods of time and that could result in unwanted dust pollution;
- EMPr must be implemented and adhered to.

OPERATIONAL:

- ECO must be appointed to conduct regular site inspections (at least once a year) to (A) monitor invasive alien species and (B) any encroachment into the remaining natural areas beyond the approved development footprint.

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

The EAP assumes that the necessary approvals such as planning approvals / forestry permits / building plan approvals and contracts i.e., service level agreements, will be finalised within the initial five (5) year commencement period.

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.

Five (5)-year validity period for the EA from date of authorisation to commence with construction.

Ten (10) year period for completion of the project from when construction commences.

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.

Conference room, lapa building, pool and ablution facilities must be fitted with rainwater tank collection systems for the operational phase to supplement municipal portable water for landscaping and filling of the pool.

Potable water may not be used during the construction phase.

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.

At-source separation of wate must be implemented during the operational phase.

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 stoves is optional within the accommodation units.

SECTION K: DECLARATIONS

1. DECLARATION OF THE APPLICANT

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

I .....**Johann Haupt**....., ID number .....5403145013082..... 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: Date: 08/02/24

Kaapland Onderwys Trust (KOT)

Name of company (if applicable):

Kaapland Onderwys Trust
Posbus 192
Groot Brakrivier, 6525
Tel: 044 879 1010

2. 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 or to be provided as part of this Final Basic Assessment Report, and that:

I, **Mr Francois Byleveld**, EAPASA Registration number **……..2023/6770.....** as the appointed Candidate EAP hereby declare/affirm the correctness of the information provided or to be provided as part of this Final Basic Assessment Report, and that:

- 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;

2024/02/23

Signature of the EAP: Date:

2024/02/23

Signature of the Candidate EAP: Date:

Cape Environmental Assessment Practitioners (Cape EAPrac)

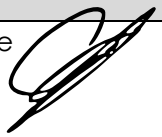
Name of company (if applicable):

4. DECLARATION OF THE SPECIALIST

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

I **Callan Cohen,** 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.

Signature  Date: **18 January 2024**

Name of company (if applicable):

4. DECLARATION OF THE SPECIALIST

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

I **David Jury McDonald,** 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.

13 January 2024

Signature Date:

Bergwind Botanical Surveys & Tours CC

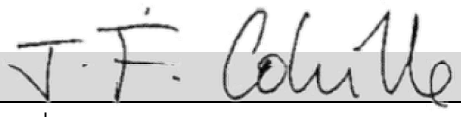
Name of company (if applicable):

4. DECLARATION OF THE SPECIALIST

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

I **Jonathan Colville,** 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.



16 January 2024

Signature Date:

Jonathan Colville – Terrestrial Ecologist & Faunal Surveys

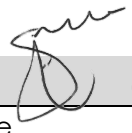
Name of company (if applicable):

4. DECLARATION OF THE SPECIALIST

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

I **Stefan Ethan 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.



15th January 2024

Signature Date:

Perception Planning

Name of company (if applicable):