

# DRAFT BASIC ASSESSMENT REPORT

for

## DIAZ VILLAGE ESTATE

on

Erf 3991, Hartenbos, Mossel Bay

In terms of the

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



**Prepared for Applicant: Neotrend Properties  
2 (Pty) Ltd**

**Date: 3 November 2022**

**Author of Report:** Ms Louise-Mari van Zyl

**Author Email:** louise@cape-eaprac.co.za

**Report Reference:** MOS708/06

**Department Reference:** 16/3/3/6/7/1/D6/18/0205/22

**Case Officer:** Dorien Werth

# Cape EAPrac

Cape Environmental Assessment Practitioners

Tel: +27 44 874 0365

PO Box 2070, George 6530

Fax: +27 44 874 0432

17 Progress Street, George

[www.cape-eaprac.co.za](http://www.cape-eaprac.co.za)



**APPOINTED ENVIRONMENTAL ASSESSMENT PRACTITIONER:**

***Cape EAPrac Environmental Assessment Practitioners***

**PO Box 2070**

**George**

**6530**

**Tel: 044-874 0365**

**Fax: 044-874 0432**

Report written and compiled by: Louise-Mari van Zyl (MA Geography & Environmental Science [US]).

Registration: Director **Louise-Mari van Zyl** (MA Geography & Environmental Science [US]; Registered Environmental Assessment Practitioner with the Environmental Assessment Practitioners of South Africa, EAPSA, Registration Number **2019/1444**. Ms van Zyl has over twenty years' experience as an environmental practitioner.

**PURPOSE OF THIS REPORT:**

Draft Basic Assessment Report

**APPLICANT:**

Neotrend Properties 2 (Pty) Ltd

**CAPE EAPRAC REFERENCE NO:**

BIT708/06

**SUBMISSION DATE**

03 November 2022

**PUBLIC PARTICIPATION**


By participating in this environmental process, whether it be through written submissions, telephonic enquiries, registrations or attendance of meetings, you are automatically giving consent for your full contact details and/or any submissions/inputs to be used and published in all matters pertaining to this application i.e. reports/notifications/communication for review or decision-making.

## DOCUMENT TRACKING

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NAME	TITLE	SIGNATURE
Ms Louise-Mari van Zyl	Ms	

## DISTRIBUTION

DESIGNATION	NAME	EMAIL / FAX
Potential Stakeholders	Stakeholder Register	Preferred communication
Mossel Bay Municipal Office	Mr Carel Venter	Electronic submission
DEADP, George	Dorien Werth & Admin Registry	Electronic submission

# DRAFT BASIC ASSESSMENT REPORT

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

## Diaz Village Estate

**Erf 3991, Hartenbos, Mossel Bay**

Submitted for:

Departmental Compliance

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**Report Issued by:**

***Cape Environmental Assessment Practitioners***

Tel: 044 874 0365

Fax: 044 874 0432

Web: [www.cape-eaprac.co.za](http://www.cape-eaprac.co.za)

PO Box 2070  
17 Progress Street  
George 6530

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- 
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## 1. CONTENT OF BASIC ASSESSMENT REPORTS

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

<b>Requirement</b>	<b>Details</b>
<p>(a) Details of -</p> <p>(i) The EAP who prepared the report; and</p> <p>(ii) The expertise of the EAP, including, curriculum vitae.</p> <p>(iii) Applicant Details</p>	Ms Louise-Mari van Zyl
<p>(b) The location of the activity, including –</p> <p>(i) The 21 digit Surveyor General code of each cadastral land parcel;</p> <p>(ii) Where available, the physical address and farm name;</p> <p>(iii) Where the required information in items (i) and (ii) is not available, the coordinates of the boundary of the property or properties.</p>	Erf 3991 C05100040000399100000
<p>(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</p> <p>(i) A linear activity, a description and coordinates of the corridor in which the proposed activity or activities is to be undertaken; or</p> <p>(ii) On land where the property has not been defined, the coordinates within which the activity is to be undertaken.</p>	Refer to Appendix A & B for location & site plan
<p>(d) a description of the scope of the proposed activity, including -</p> <p>(i) All listed and specified activities triggered and being applied for; and</p> <p>(ii) A description of the activities to be undertaken including associated structures and infrastructure.</p>	Refer to main report
<p>(e) A description of the policy and legislative context within which the development is proposed, including –</p> <p>(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</p> <p>(ii) How the proposed activity complies with and responds to the legislation and policy context,</p>	Refer to main report

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

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

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



## **BASIC ASSESSMENT REPORT**

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

**NOVEMBER 2019**

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

### **GENERAL PROJECT DESCRIPTION**

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

The proposed project entails the development of a secure mixed lifestyle residential village estate on Erf 3991, Diaz Strand, Hartenbos (Mossel Bay, Western Cape Province) (Figure 1).

The property is bounded by the recently developed Bardolino Retirement Village to the north, Diaz Industrial to the west, as well as a mixture of single residential homes and the holiday resorts of Diaz Beach to the south and east (Figure 1).

The property was previously owned by the Mossel Bay Municipality who put it out on tender with the specific scope of infill development to optimise the use of this vacant piece of land within the urban edge.

Neotrend Properties 2 (Pty) Ltd was awarded the tender and subsequently proceeded with pre-planning and design, as well as the necessary investigations and applications processes to inform a site master plan.

Neotrend Properties 2 (Pty) Ltd subsequently took ownership of the site (10 March 2022) on condition that the appropriate rights be obtained as per the tender specifications stipulated by the Municipality previously.

Refer to section 6.4. for a more detailed project description.

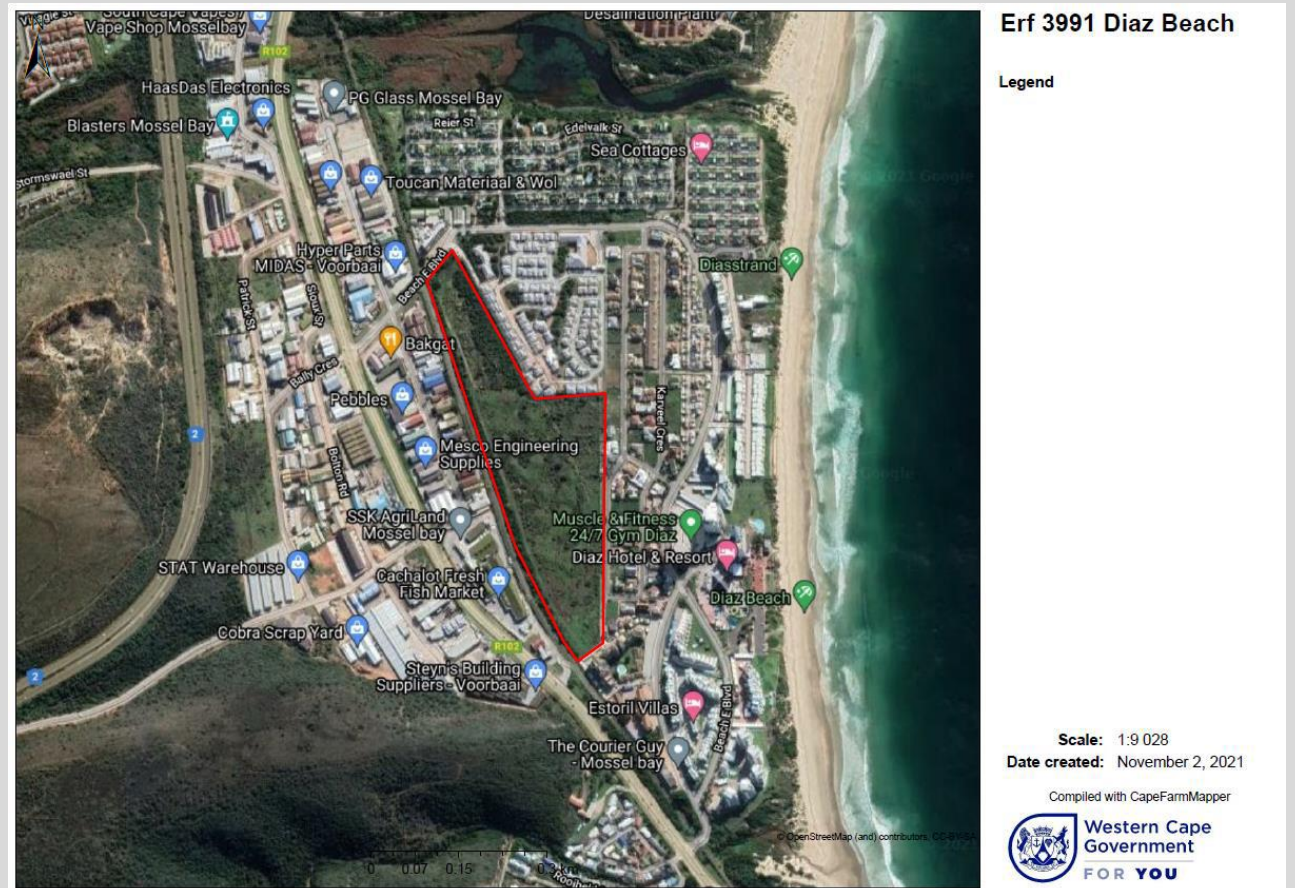


Figure 1: Locality Map of Erf 3991, Hartenbos (red outlined area) (CapeFarmMapper, 2022).

## 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, 1998 (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

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

### MAPS

<b>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.</b>	
<p>Locality Map:</p>	<p>The scale of the locality map must be at least 1:50 000.                      For linear activities or development proposals of more than 25 kilometres, a smaller scale e.g., 1:250 000 can be used. The scale must be indicated on the map.                      The map must indicate the following:</p> <ul style="list-style-type: none"> <li>• an accurate indication of the project site position as well as the positions of the alternative sites, if any;</li> <li>• road names or numbers of all the major roads as well as the roads that provide access to the site(s)</li> <li>• a north arrow;</li> <li>• a legend; and</li> <li>• a linear scale.</li> </ul> <p>For ocean based or aquatic activity, the coordinates must be provided within which the activity is to be undertaken and a map at an appropriate scale clearly indicating the area within which the activity is to be undertaken.</p> <p>Where comment from the Western Cape Government: Transport and Public Works is required, a map illustrating the properties (owned by the Western Cape Government: Transport and Public Works) that will be affected by the proposed development must be included in the Report.</p>
<b>Provide a detailed site development plan / site map (see below) as Appendix B1 to this BAR; and if applicable, all alternative properties and locations.</b>	
<p>Site Plan:</p>	<p>Detailed site development plan(s) must be prepared for each alternative site or alternative activity. The site plans must contain or conform to the following:</p> <ul style="list-style-type: none"> <li>• The detailed site plan must preferably be at a scale of 1:500 or at an appropriate scale. The scale must be clearly indicated on the plan, preferably together with a linear scale.</li> <li>• The property boundaries and numbers of all the properties within 50m of the site must be indicated on the site plan.</li> <li>• On land where the property has not been defined, the co-ordinates of the area in which the proposed activity or development is proposed must be provided.</li> <li>• The current land use (not zoning) as well as the land use zoning of each of the adjoining properties must be clearly indicated on the site plan.</li> <li>• The position of each component of the proposed activity or development as well as any other structures on the site must be indicated on the site plan.</li> <li>• Services, including electricity supply cables (indicate aboveground or underground), water supply pipelines, boreholes, sewage pipelines, storm water infrastructure and access roads that will form part of the proposed development <b>must</b> be clearly indicated on the site plan.</li> </ul>

	<ul style="list-style-type: none"> <li>• Servitudes and an indication of the purpose of each servitude must be indicated on the site plan.</li> <li>• Sensitive environmental elements within 100m of the site must be included on the site plan, including (but not limited to): <ul style="list-style-type: none"> <li>○ Watercourses / Rivers / Wetlands</li> <li>○ Flood lines (i.e., 1:100 year, 1:50 year and 1:10 year where applicable);</li> <li>○ Coastal Risk Zones as delineated for the Western Cape by the Department of Environmental Affairs and Development Planning ("DEA&amp;DP");</li> <li>○ Ridges;</li> <li>○ Cultural and historical features/landscapes;</li> <li>○ Areas with indigenous vegetation (even if degraded or infested with alien species).</li> </ul> </li> <li>• Whenever the slope of the site exceeds 1:10, a contour map of the site must be submitted.</li> <li>• North arrow</li> </ul> <p>A map/site plan must also be provided at an appropriate scale, which superimposes the proposed development and its associated structures and infrastructure on the environmental sensitivities of the preferred and alternative sites indicating any areas that should be avoided, including buffer areas.</p>
Site photographs	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 <b>Appendix C</b> . 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 <b>Appendix D</b> .
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 <b>Appendix A3</b> .

## 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:	<b>Maps</b>		
	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	X
	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;	X
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	X
	Appendix E2:	Copy of comment from Cape Nature	X
	Appendix E3:	Final Comment from the DWS	X
	Appendix E4:	Comment from the DEA: Oceans and Coast	X
	Appendix E5:	Comment from the DAFF	X
	Appendix E6:	Comment from WCG: Transport and Public Works	X
	Appendix E7:	Comment from WCG: DoA	X
	Appendix E8:	Comment from WCG: DHS	X
	Appendix E9:	Comment from WCG: DoH	X

	<b>Appendix E10:</b>	<b>Comment from DEA&amp;DP: Pollution Management</b>	X
	<b>Appendix E11:</b>	<b>Comment from DEA&amp;DP: Waste Management</b>	X
	<b>Appendix E12:</b>	<b>Comment from DEA&amp;DP: Biodiversity</b>	X
	<b>Appendix E13:</b>	<b>Comment from DEA&amp;DP: Air Quality</b>	X
	<b>Appendix E14:</b>	<b>Comment from DEA&amp;DP: Coastal Management</b>	X
	<b>Appendix E15:</b>	<b>Comment from the local authority</b>	X
	<b>Appendix E16:</b>	<b>Confirmation of all services (water, electricity, sewage, solid waste management)</b>	
	<b>Appendix E17:</b>	<b>Comment from the District Municipality</b>	X
	<b>Appendix E18:</b>	<b>Copy of an exemption notice</b>	X
	<b>Appendix E19</b>	<b>Pre-approval for the reclamation of land</b>	X
	<b>Appendix E20:</b>	<b>Proof of public participation agreement for linear activities</b>	X
<b>Appendix F:</b>	<b>Public participation information: including a copy of the register of I&amp;APs, the comments and responses Report, proof of notices, advertisements and any other public participation information as is required.</b>		✓
<b>Appendix G:</b>	<b>Specialist Report(s)</b>		✓
<b>Appendix H:</b>	<b>EMPr</b>		✓
<b>Appendix I:</b>	<b>Screening tool report</b>		✓
<b>Appendix.....</b>	<b>Any other attachments must be included as subsequent appendices</b>		✓

## SECTION A: ADMINISTRATIVE DETAILS

Highlight the Departmental Region in which the intended application will fall	CAPE TOWN OFFICE:		GEORGE OFFICE:
	REGION 1 <small>{City of Cape Town, West Coast District}</small>	REGION 2 <small>{Cape Winelands District &amp; Overberg District}</small>	REGION 3 <small>(Central Karoo District &amp; Garden Route District)</small>
<b>Duplicate this section where there is more than one Proponent</b> Name of Applicant/Proponent:	Neotrend Properties (Pty) Ltd		
Name of contact person for Applicant/Proponent (if other):	Gustav Gouws		
Company/ Trading name/State Department/Organ of State:			
Company Registration Number:	2014/080944/07		
Postal address:	33 York Street		
Telephone:	George	Postal code:	6529
E-mail:	(044) 874 0711	Cell:	082 820 7805
E-mail:	Gustav.gouws10@gmail.com	Fax:	
Company of EAP:	Cape Environmental Assessment Practitioners ( <i>Cape EAPrac</i> )		
EAP name:	Ms Louise-Mari van Zyl		
Postal address:	PO Box 2070		
Telephone:	George	Postal code:	6530
E-mail:	044 874 0365	Cell:	071 603 4132
E-mail:	Ms Louise-Mari van Zyl	Fax:	044 874 0432
Qualifications:	MA Geography & Environmental Studies (Stellenbosch University)		
EAPASA registration no:	Director <b>Louise-Mari van Zyl</b> (MA Geography & Environmental Science [US]; Registered Environmental Assessment Practitioner with the Environmental Assessment Practitioners of South Africa, EAPSA, Registration Number <b>2019/1444</b> . Ms van Zyl has over twenty years' experience as an environmental practitioner.		
<b>Duplicate this section where there is more than one landowner</b> Name of landowner:	Neotrend Properties (Pty) Ltd		
Name of contact person for landowner (if other):	Gustav Gouws		
Postal address:	33 York Street		

Telephone: E-mail:	George	Postal code:	6529
	(044) 874 0711	Cell:	082 820 7805
	Gustav.gouws10@gmail.com	Fax:	
Name of Person in control of the land: Name of contact person for person in control of the land: Postal address:  Telephone:  E-mail:	Neotrend Properties 2 (Pty) Ltd (Same as Applicant)		
		Postal code:	
	( )	Cell:	
		Fax:	

<b>Duplicate this section where there is more than one Municipal Jurisdiction</b> Municipality in whose area of jurisdiction the proposed activity will fall:  Contact person:  Postal address:  Telephone:  E-mail:	Mossel Bay Municipality		
	Carel Venter		
	PO Box 25		
	Mossel Bay	Postal code:	6500
	(044) 606 5073	Cell:	
	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	<input checked="" type="checkbox"/>	Expansion
2.	Is the proposed site(s) a brownfield of greenfield site? Please explain.			

The proposed site is a brownfield site.

Several municipal services, including **water and sewer lines** traverse this property as it was previously a municipal **Caravan Park/Chalet resort**. The adjacent Bardolino Retirement Estate was where the chalets were with the study site as the caravan park.

Negligence and lack of management at the facility resulted in the chalet part (now Bardolino) being demolished and re-developed.

Erf 3991 is currently accessible by foot, via the railway line and by car and unfortunately because there is no access control, the surrounding developments used this area as a dumping site for construction/building rubble and more recently overnighting by trespassers.



**Figure 2: Aerial view of Diaz Beach with the study site visible in the centre of the image (Source: Mossel Bay Helicopters via electronic link:**

**<https://mosselbayhelicopters.activitar.com/services/7245?adults=1&children=0&date=2019-08-04>**).

3.	<b>For Linear activities or developments</b>		
3.1.	Provide the Farm(s)/Farm Portion(s)/Erf number(s) for all routes:		
3.2.	Development footprint of the proposed development for all alternatives.		—m <sup>2</sup>
3.3.	Provide a description of the proposed development (e.g. for roads the length, width and width of the road reserve in the case of pipelines indicate the length and diameter) for all alternatives.		

3.4.	Indicate how access to the proposed routes will be obtained for all alternatives.												
3.5.	SG — Digit codes of the Farms/Farm Portions/Erf numbers for all alternatives												
3.6.	<b>Starting point co-ordinates for all alternatives</b>												
	Latitude (S)	°		'		“							
	Longitude (E)	°		'		“							
	<b>Middle point co-ordinates for all alternatives</b>												
	Latitude (S)	°		'		“							
	Longitude (E)	°		'		“							
	<b>End point co-ordinates for all alternatives</b>												
	Latitude (S)	°		'		“							
	Longitude (E)	°		'		“							
<b>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.</b>													
4.	<b>Other developments</b>												
4.1.	Property size(s) of all proposed site(s):											8, 9659ha	
4.2.	Developed footprint of the existing facility and associated infrastructure (if applicable):												
4.3.	Development footprint of the proposed development and associated infrastructure size(s) for all alternatives:											8,9659ha	
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).												
<p>Erf 3991 is currently zoned as <b>Community Zone IV</b> (Figure 3) and is located <b>within the urban edge</b> of Mossel Bay. It is proposed to rezone Erf 3991 to <b>General Residential Zone I, II, III</b>. There will also be an area zoned for a <b>small business centre</b> for residents, <b>private roads/services</b> as well as <b>open space and conservation area</b>.</p> <p>The proposed residential development entails the following (Figure 3) (Figure 4):</p> <ul style="list-style-type: none"> <li>• <b>YELLOW BLOCKS - 57 Group Housing erven/stands</b> (approximately 320m<sup>2</sup> in size), double storey permitted</li> <li>• <b>BLUE BLOCKS - 54 Duplex Town Housing stands</b>, double storey permitted</li> <li>• <b>PURPLE/PINK BLOCKS - 182 Apartments</b> with consent for <b>Convenience/Retail Shops at ground level</b>, 4-7 storey height permitted ito zoning scheme</li> <li>• <b>LIGHT BLUE BLOCKS – 55 Apartments</b>, 3-5 storey height permitted ito zoning scheme</li> <li>• <b>WHITE BLOCKS – Children’s Care Facility &amp; Home Owners Office spaces</b></li> <li>• <b>GREEN – Private Open Space areas</b> to avoid/conservate milkwood tree pockets and remnant natural habitat</li> <li>• <b>Services</b></li> <li>• <b>Roads &amp; Access</b> (Transport) – the main entrance to the development of Beach Boulevard must be re-aligned and upgraded with dedicated turning lanes</li> <li>• <b>Refuse and service area</b> near the entrance gate</li> <li>• <b>Gatehouse &amp; boundary</b> wall/fence for controlled access.</li> </ul>													



The development will be developed in six (6) phases (Figure 3).

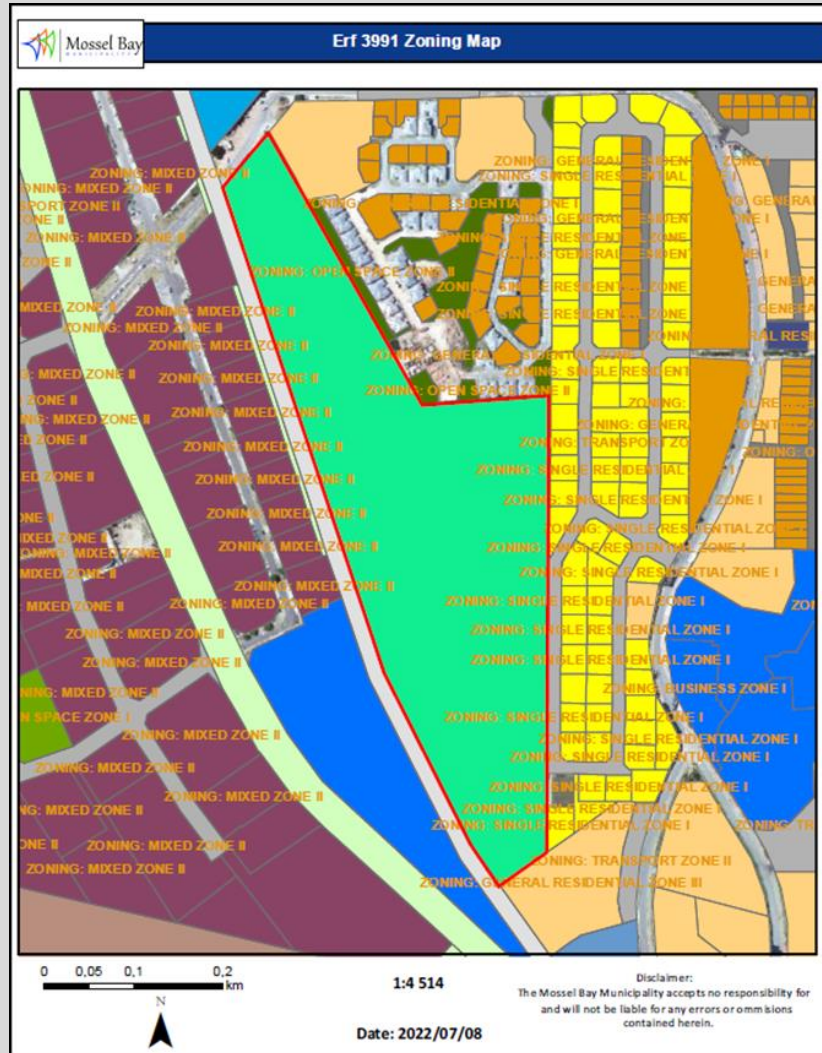


Figure 3: Zoning Map of Erf 3991 (red outlined area).

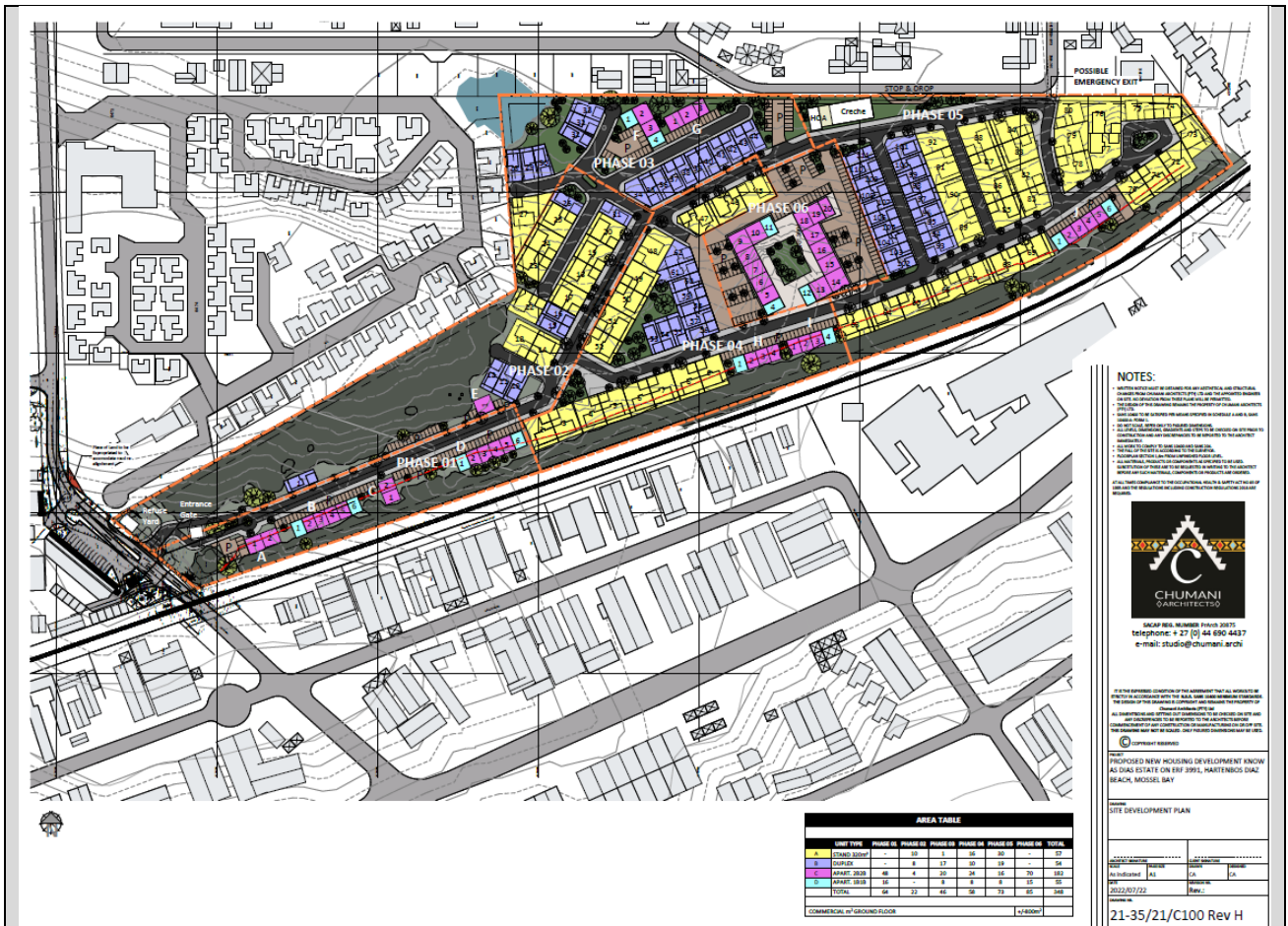


Figure 4: Proposed Site Development Plan.

The development will be developed in six (6) phases (Figure 5).

UNIT TYPE	PHASE 01	PHASE 02	PHASE 03	PHASE 04	PHASE 05	PHASE 06	TOTAL
A	0	10	1	16	30	0	57
B	0	8	17	10	19	0	54
C	48	4	20	24	16	70	182
D	16	0	8	8	8	15	55
TOTAL	64	22	46	58	73	85	348
COMMERCIAL m <sup>2</sup> GROUND FLOOR						+/-800m <sup>2</sup>	

Figure 5: Enlarged “area table” on Site Development plan (Figure 4).

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

An existing asphalt street network surrounds Erf 3991 and the N2 can be accessed via Louis Fourie Avenue via Beach Boulevard East. A detailed Traffic Impact Assessment (TIA) was undertaken by Frans van Aardt (Urban Engineering) to consider traffic flow, access and recommendations for upgrades to Beach Boulevard.

Access to the proposed development will be via Louis Fourie Road, into Beach Boulevard East on the northern side of the study site. Previous alternatives included additional access points onto Karveel Crescent from the East as well, however given the existing condition of Kerveel Street these access points have been reconsidered and ultimately removed from the preferred alternative.



The only access will be from the north (Beach Boulevard East). Upgrades to Beach Boulevard East is necessary to ensure a safe intersection at this point allowing for dedicated turning lanes. A portion of the Bardolino property corner closest to the proposed access for the study site is likely to be expropriated as a result.

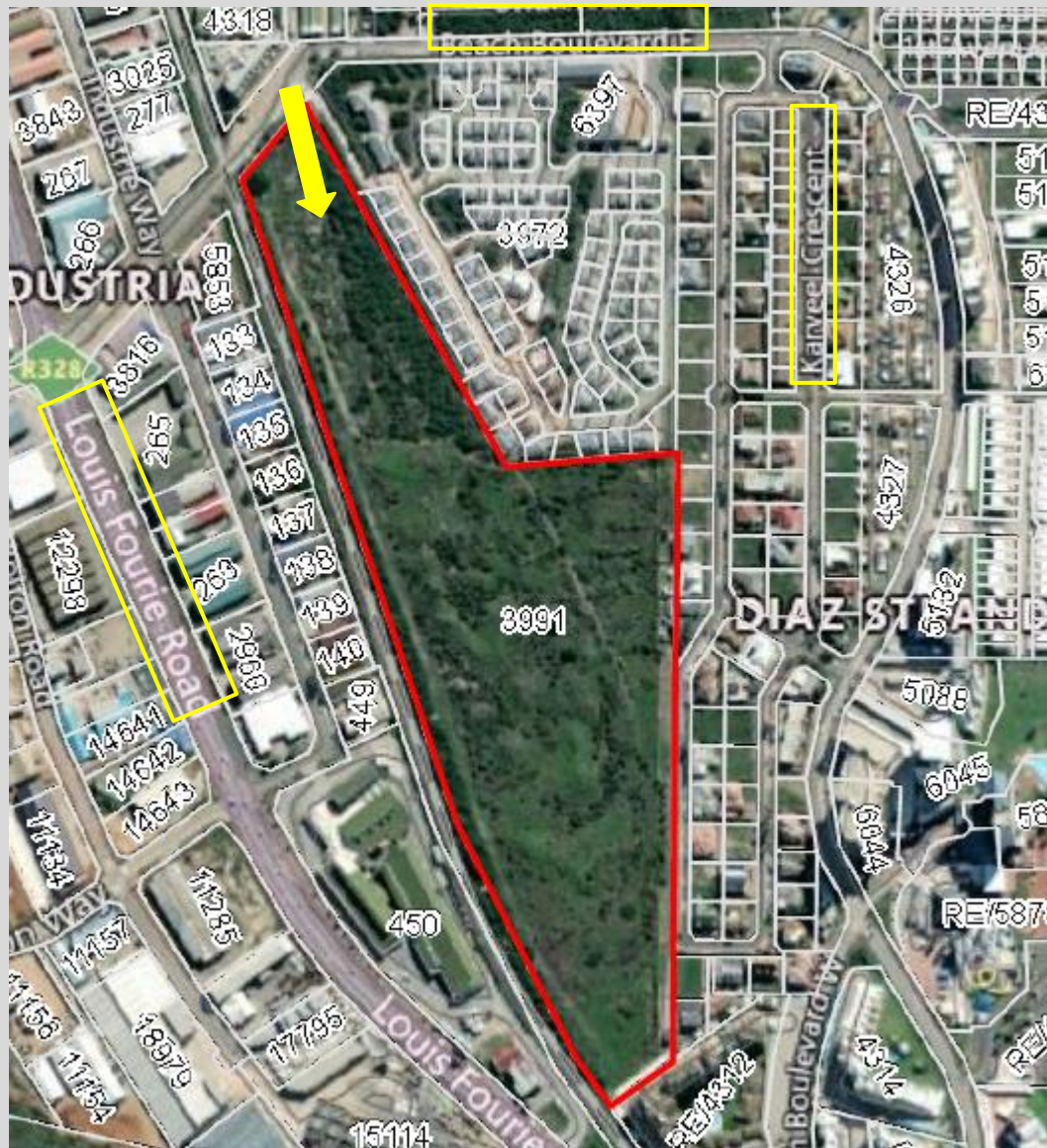


Figure 6: Map showing access to the proposed site (CapeFarmMapper, 2022).

4.6.	SG Digit code(s) of the proposed site(s) for all alternatives:	C 0 5 1 0 0 0 4 0 0 0 0 3 9 9 1 0 0 0 0 0	
4.7.	Coordinates of the proposed site(s) for all alternatives:		
	Latitude (S)	34°	9' 23.20"
	Longitude (E)	22°	6' 16.87"

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

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

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

The National Environmental Management: Integrated Coastal Management Act, 2008 (Act No. 24 of 2008) ("ICMA"). If yes, attach a copy of the comment from the relevant competent authority as Appendix E4 and the pre-approval for the reclamation of land as Appendix E19.	YES	NO
The National Heritage Resources Act, 1999 (Act No. 25 of 1999) ("NHRA"). If yes, attach a copy of the comment from Heritage Western Cape as Appendix E1.	YES	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

<p>List any other legislation that is applicable to the proposed activity or development.</p> <p><u>Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)</u></p> <p>Section 42 of SPLUMA prescribe certain aspects that must be taken into consideration when deciding on a land development application. These are:</p> <ol style="list-style-type: none"> <li>1. Development principles set out in Chapter 2 of SPLUMA</li> <li>2. Protect and promote the sustainable use of agricultural land</li> <li>3. National and provincial government policies the municipal development framework and take into account:             <ol style="list-style-type: none"> <li>i. The public interest,</li> <li>ii. The constitutional transformation imperatives and the related duties on the State,</li> <li>iii. The facts and circumstances relevant to the application,</li> <li>iv. The respective rights and obligations of all those affected,</li> <li>v. The state and impact of engineering services, social infrastructure and open space requirements, and</li> <li>vi. Any factors that may be prescribed, including timeframes for making decisions.</li> </ol> </li> </ol> <p><u>National Forestry Act</u></p> <p>The site contains bands of Milkwood and dune thicket. Although the development footprint is not within these protected areas, a forestry permit will be required if protected tree species needs to be trimmed / cut.</p>
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## 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.

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)
3. **Policy S5** (Promote sustainable, integrated and inclusive housing in formal and informal markets)

The proposed design avoids high biodiversity sensitive areas. The development will create additional employment opportunities 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.

**Policy 3.3.** (Optimise existing infrastructure capacity and economic opportunity by directing mixed-use, higher density development to area of opportunity) is applicable to the proposed development.

The proposed development of the site is regarded as being consistent with the Eden District SDF.

### 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. 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 Mossel Bay SDF highlights the following objectives that are compatible with the proposed development:

- Containment of urban sprawl and ensuring compact urban settlements by means of urban densification (infill) while accommodating population growth within the existing urban areas and not permitting development outside the proposed urban edges.

According to the SDF, the property falls within Area 38 “**Diaz Beach Infill area**”. It is earmarked for **medium to high density residential, retirement, business & transport**. The application area is also **inside the demarcated urban edge of Mossel Bay**.

The proposed development is therefore consistent with the Mosel Bay SDF.

#### **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
- 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.
- When a critical mass development has is reached the element of crime will also manifest, therefore development should be strictly managed and guided towards a common goal of maintaining the “ambience” and “free” characteristics of the town.

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. It is the considered opinion that 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.

Please note that the following is not an exhaustive list of Guidelines, but focusses on the most applicable guidelines informing this process.

#### Guideline 3.3.7. Promote compact development

- Density should occur within 800-1 600m or 10-20 minutes from transport hubs and areas with mixed-use activity.
- The promotion of a more compact city form requires an increase in average gross density. However, an increase in density should maintain the character and form of certain heritage areas and natural environments so as to not damage or negatively impact the surrounds.

- Appropriate urban density is key to achieving the Eden SDFs policy objectives

The proposed development is within walking distance from community services and business uses. The proposed development will therefore result in an integrated and compact urban form for Hartenbos.

Guideline for Environmental Management Plans (June 2005)

An EMPr has been included with this Draft 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 drafted as per the Guidelines and requirements of NEMA.

Guideline on Alternatives (March 2013)

Two feasible and reasonable design alternatives have been identified and were comparatively assessed to identify which alternative will maximise benefits and avoid/minimize negative impacts.

Alternative 1 is considered the “best practicable environmental option”. This Alternative will cause the least damage to the environment as it does not encroach sensitive areas. Alternative 2 however encroach on sensitive areas.

Guideline for determining the scope of specialist involvement in EIA processes, June 2005

This Guideline was used to determine the timing, scope and quality of specialists' inputs in the EIA process.

DEA (2017), Guideline on Need and Desirability, Department of Environmental Affairs

Need & Desirability refers to the temporal and spatial need of an area for a specific development. This Guideline was used to define the requirements and implications of Need & Desirability.

## 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 DEADP 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 (high sensitivity)

The property is zoned Community Zone IV and is located within the Urban Edge of Mossel Bay. Act 70 of 1970 does not apply to this application. There is no further need to consult with the Department of Agriculture, neither is there any reasonable grounds for the undertaking of an agricultural specialist study to affirm the status quo.

Animal Species Theme (high sensitivity)

Dr Wynand Vlok from David Hoare Consulting (Pty) Ltd conducted a Terrestrial Faunal **Compliance Statement**, including plant and animal species themes (July 2022). The site sensitivity was determined to be **low**.

Aquatic Biodiversity Theme (very high sensitivity)

No watercourses/wetlands are present on or adjacent to the development site. An Aquatic **Compliance Statement** was compiled by Dr James Dabrowski (2022).

Comment to be obtained from BGCMA (Breede-Gouritz Catchment Management Agency) to confirm the findings.

Archaeological and Cultural Heritage Theme (low sensitivity)

The proposed development triggers Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999). An Integrated **Heritage Impact Assessment** was compiled by Stefan de Kock (September 2022).

Civil Aviation

The maximum allowable height for structures as part of this proposal, in some locations are five (5) and seven (7) storeys respectively depending on the final zoning.

It is noted that several existing buildings in proximity to the study site already exceeds these heights. Furthermore the Mossel Bay Airport is located approximately 4.5km West of the study site. Importantly the study site is located at approximately 14m above Mean Sea Level (MSL) whilst the Airport is at approximately 165m above MSL.

The SACAA will be approached for comment with regards to the applicability of the CAA Regulations.



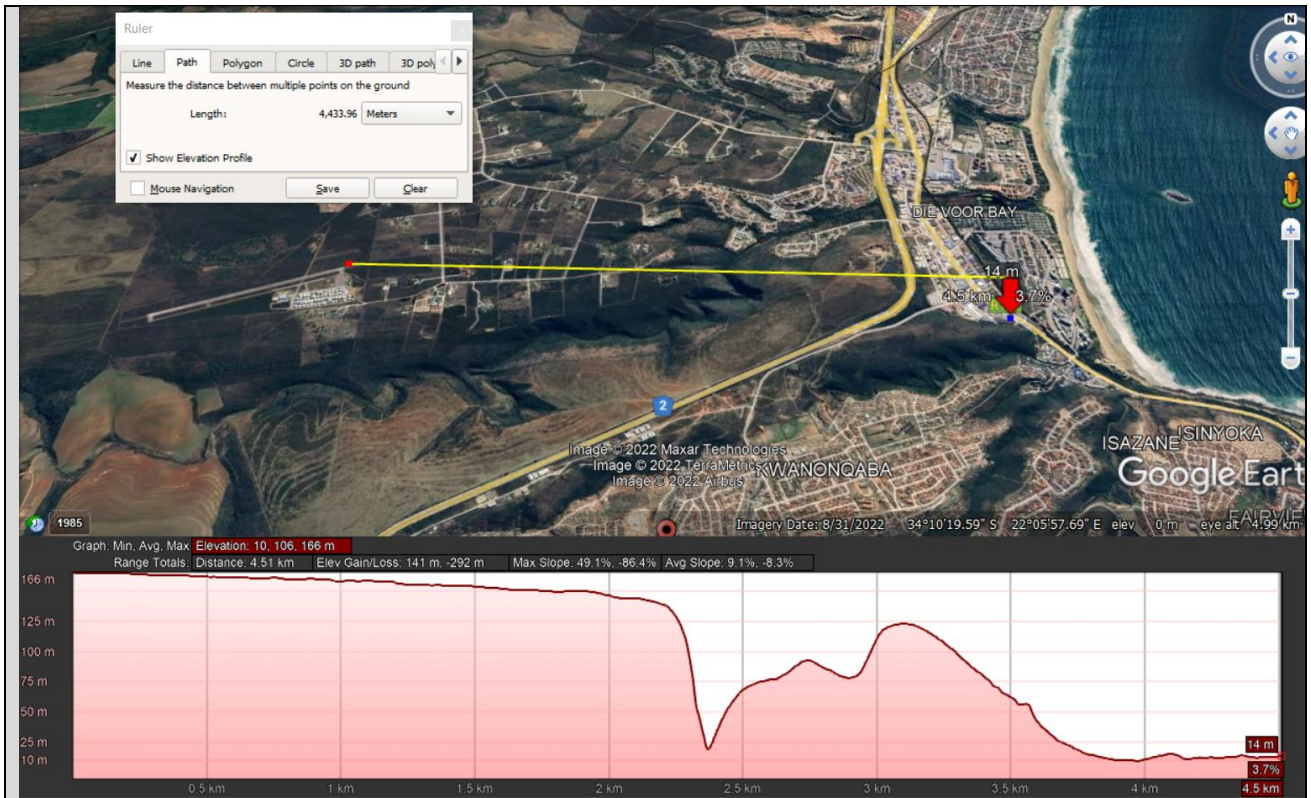


Figure 7: Distance and elevation model for Mossel Bay Airport compared to study site (Source: Google Earth).

Defence

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.

Terrestrial Biodiversity

Dr. David Hoare conducted a Terrestrial Biodiversity **Impact Assessment** (September 2022) that determined the development will not result in unacceptable negative biodiversity impacts since the preferred alternative avoids those areas identified by the specialists as sensitive.

CapeNature will be approached for comment.

Botanical (Plant) theme

Dr. David Hoare conducted a Plant Species **Compliance Statement** (July 2022) that determined the development will not result in unacceptable negative biodiversity impacts since the preferred alternative avoids those areas identified by the specialists as sensitive containing mostly protected tree species (milkwoods).

CapeNature and the Department of Forestry will be approached for comment.

## SECTION D: APPLICABLE LISTED ACTIVITIES

List the applicable activities in terms of the NEMA EIA Regulations

Activity No(s):	Provide the relevant <b>Basic Assessment Activity(ies)</b> as set out in <b>Listing Notice 1</b>	Describe the portion of the proposed development to which the applicable listed activity relates.
27	The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation.	The clearance of an area more than 1 hectare but less than 20 hectares of indigenous vegetation (mostly secondary vegetation in a highly transformed state).
Activity No(s):	Provide the relevant <b>Basic Assessment Activity(ies)</b> as set out in <b>Listing Notice 3</b>	Describe the portion of the proposed development to which the applicable listed activity relates.
12	The clearance of an area of 300m <sup>2</sup> of more of indigenous vegetation except where such clearance is for maintenance purposes, (i) within any critically endangered or endangered ecosystem listed.	This activity was considered for the site given the screening tool outcome as well as the CapeFarmMapper allocation of Great Brak Dune Strandveld (Endangered).  Dr David Hoare confirms that the characteristics of the on-site vegetation, does not represent that of Groot Brak Dune Strandveld. The remnant natural vegetation is representative of Hartenbos Dune Thicket with a Least Concern ecosystem threat status.
<p><b>Note:</b></p> <ul style="list-style-type: none"> <li>The listed activities specified above must reconcile with activities applied for in the application form. The onus is on the Applicant to ensure that all applicable listed activities are included in the application. If a specific listed activity is not included in an Environmental Authorisation, a new application for Environmental Authorisation will have to be submitted.</li> <li>Where additional listed activities have been identified, that have not been included in the application form, and amended application form must be submitted to the competent authority.</li> </ul>		

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

Activity No(s):	Provide the relevant <b>Basic Assessment Activity(ies)</b> as set out in <b>Category A</b>	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

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

## SECTION E: PLANNING CONTEXT AND NEED AND DESIRABILITY

1.	Provide a description of the preferred alternative.
<p>The proposed project entails the development of a residential village on Erf 3991, Hartenbos.</p> <p>The proposed development entails the following as the preferred alternative:</p> <ul style="list-style-type: none"> <li>• 57 Group Housing erven</li> <li>• 54 Town Housing erven</li> <li>• Children's Care Facility &amp; Homeowners Offices</li> <li>• 237 Apartments with consent for convenience shops at ground level consisting of <ul style="list-style-type: none"> <li>- 182, 4-7 storey, apartments</li> <li>- 55, 3-5 storey, apartments</li> </ul> </li> <li>• Private Open Space erven including protected vegetation for conservation</li> <li>• 2 Transport Zone III erven for private roads and access off Beach Boulevard East</li> <li>• Refuse and service area</li> <li>• Gatehouse</li> </ul>	
2.	Explain how the proposed development is in line with the existing land use rights of the property as you have indicated in the NOI and application form? Include the proof of the existing land use rights granted in Appendix E21.
<p>The site is currently zoned Community Zone IV. Only once subdivision rights have been allocated to the property may residential development be implemented.</p>	
3.	Explain how potential conflict with respect to existing approvals for the proposed site (as indicated in the NOI/and or application form) and the proposed development have been resolved.
<p>Existing approvals: Not to the knowledge of the EAP.</p>	
4.	Explain how the proposed development will be in line with the following?
4.1	The Provincial Spatial Development Framework.
<p>The proposed development is aligned to the PSDF's spatial goals that aim to take the Western Cape on a path towards:</p> <p>(i) Greater productivity, competitiveness, and opportunities within the spatial economy,</p> <p>(ii) More inclusive development and strengthening the economy,</p> <p>(iii) Optimising vacant land.</p>	
4.2	The Integrated Development Plan of the local municipality.
<p>The IDP supports local economic development and investment in support of socio-economic upliftment and growth in tourism. 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:</p> <ul style="list-style-type: none"> <li>• Commercial Development</li> <li>• Industry Development</li> <li>• Bulk Infrastructure Development</li> <li>• Property development</li> <li>• Water Scarcity</li> </ul> <p>The development will amount to several temporary employment opportunities during construction, as well as several permanent employment opportunities, for skilled, semi-skilled and unskilled persons through opportunities in administration, healthcare, landscaping and security.</p>	

4.3.	The Spatial Development Framework of the local municipality.
The proposed development is regarded as being consistent with Mossel Bay's SDF. It is qualified in terms of densification and falls within the urban edge of Mossel Bay.	
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.
<p>Comment from authorities will be considered once received in response to the Draft BAR. These will be considered and responded to in the Final BAR.</p> <p>According to the Terrestrial Biodiversity Assessment (dated September 2022), the site habitat consists of:</p> <ol style="list-style-type: none"> <li>1. Secondary and/or degraded areas (low sensitivity suitable for development – preferred layout adheres)</li> <li>2. Alien invasive shrubs (low sensitivity suitable for development – preferred layout adheres)</li> <li>3. Milkwood thicket (highly sensitive – preferred layout avoids this area)</li> </ol> <p>The proposed development is entirely within areas mapped as degraded/secondary with a low biodiversity value and sensitivity and thus avoids the highly sensitive areas.</p>	
6.	Explain how the Western Cape Biodiversity Spatial Plan (including the guidelines in the handbook) has influenced the proposed development.
<p>The Western Cape Biodiversity Spatial Plan (WCBS)P classifies the habitats of the province according to conservation value in decreasing value, as follows:</p> <ol style="list-style-type: none"> <li>1. Protected Areas (PA)</li> <li>2. Critical Biodiversity Areas 1 (CBA1)</li> <li>3. Critical Biodiversity Areas 2 (CBA2)</li> <li>4. Ecological Support Area 1 (ESA1)</li> <li>5. Ecological Support Area 2 (ESA2)</li> </ol> <p>According to the Terrestrial Biodiversity Assessment (September 2022), the WCBS)P map shows that most of the site is within an ESA1 area which means that the remaining habitat on site is considered important for maintaining ecological patterns in the landscape. The site however is isolated and cut off from other remaining natural areas on all sides. The ecological patterns and processes associated with the remaining natural (sensitive) areas will however be maintained.</p> <p>The Site Development Plan is designed to avoid high sensitivity biodiversity areas. Development will be entirely within secondary/degraded areas. Plant species identification also helped to reduce the impact on protected tree species (milkwood thicket).</p>	
7.	Explain how the proposed development is in line with the intention/purpose of the relevant zones as defined in the ICMA.
The site falls outside the Eden Coastal Management Line (CML), Coastal Development Zone (CDZ) and 100yr Erosional Risk Zone.	
8.	Explain whether the screening report has changed from the one submitted together with the application form. The screening report must be attached as Appendix I.
The screening tool has not changed. It is still the same screening tool submitted with the application form.	
9.	Explain how the proposed development will optimise vacant land available within an urban area.

Instead of its current vacant land use, the property will be developed into a mixed residential development. The property is situated close to beaches, recreational areas, public amenities, transport and commercial businesses which makes it ideal for densification. Furthermore existing services are available for connection on the site and the Municipality has confirmed that sufficient surplus capacity existing within their bulk services to accommodate the proposed development.

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

Access to the proposed development will be from existing public streets (Louis Fourie Road via Beach Boulevard East.

Water and sewer reticulation will be connected into existing municipal services that traverse the property.

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).

The Municipality has confirmed that they have sufficient spare capacity in their bulk services network to accommodate the proposed development.

Beach Boulevard East which is a municipal road must be upgraded to allow for a new entrance into the study site with dedicated turning lanes.

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 DEADP 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 all the provincial, district and local development policies. The timing is correct for this development as it will:

- create employment opportunities at a time when the economy is forecasted to grow at 1.9% only,
- create business opportunities to support the local economy,
- contribute to the economic growth of the town through rates, taxed and capital contributions which the Municipality must apply for maintenance of existing infrastructure and upgrades where necessary.

Desirability

The proposal is regarded as desirable because the proposed development:

- will not impact on the existing land use rights
- will not prevent any surrounding owner to exercise their legal land use rights,
- will result in an increase in land value (optimise its potential),
- will create business & employment opportunities,
- the site is not deemed sensitive and the proposal accommodates remaining intact natural areas

## 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.

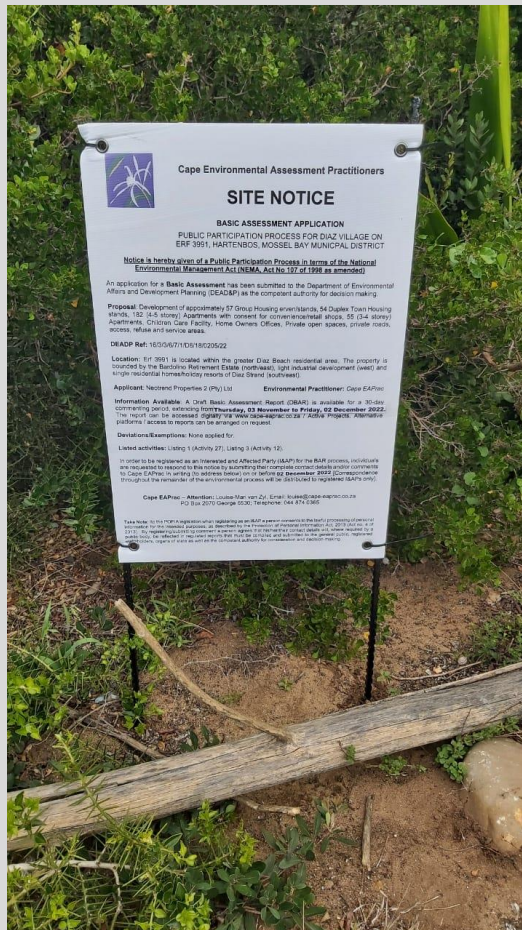
1. Exclusively for linear activities: Indicate what PPP was agreed to by the competent authority. Include proof of this agreement in Appendix E22.

Approved Public Participation Plan attached as 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. Report will be updated with comments received once the comment period on the DBAR ends.


- Neighbouring property owners were identified using CapeFarmMapper and the list sent to the Mossel Bay Municipality for confirmation of contact details ito POPIA,
- Key Authorities were identified according to whether or not they have a mandated interest in the area/site;
- Local Councillor was verified with the Mossel Municipality;
- Site Notices were placed on site calling for I&APs to register and review the DBAR;
- Written notifications were sent to all potential I&APs via email/post informing of the availability of the DBAR and the opportunity to register as an I&AP on 1 November 2022;
- Advert appears in the Mossel Bay advertiser on 28 October 2022 for I&APs to register and submit comment on the DBAR.











**Cape EAPrac**  
**PUBLIC PARTICIPATION PROCESS**  
**BASIC ASSESSMENT APPLICATION**  
 PUBLIC PARTICIPATION PROCESS FOR DIAZ VILLAGE ON  
 ERF 3991, HARTENBOS, MOSSSEL BAY MUNICIPAL DISTRICT

Notice is hereby given of a Public Participation Process in terms of the National Environmental Management Act (NEMA, Act No 107 of 1998 as amended)

An application for a Basic Assessment has been submitted to the Department of Environmental Affairs and Development Planning (DEAD&P) as the competent authority for decision making.

**Proposal:** Development of approximately 57 Group Housing erven/stands, 54 Duplex Town Housing stands, 182 (4-5 storey) Apartments with consent for convenience/retail shops, 55 (3-4 storey) Apartments, Children Care Facility, Home Owners Offices, private open spaces, private roads, access, refuse and service areas.

**DEADP Ref:** 16/3/3/6/7/1/D6/18/0205/22  
**Location:** Erf 3991 is located within the greater Diaz Beach residential area. The property is bounded by the Bardoimo Retirement Estate (north/east), light industrial development (west) and single residential homes/holiday resorts of Diaz Strand (south/east).  
**Applicant:** Nectrend Properties 2 (Pty) Ltd  
**Environmental Practitioner:** Cape EAPrac

**Information Available:** A Draft Basic Assessment Report (DBAR) is available for a 30-day commenting period, extending from **Thursday, 03 November 2022 to Friday, 02 December 2022**. The report can be accessed digitally via [www.cape-eaprac.co.za](http://www.cape-eaprac.co.za) / Active Projects. Alternative platforms / access to reports can be arranged on request.  
**Deviations/Exemptions:** None applied for.

In order to be registered as an Interested and Affected Party (I&AP) for the BAR process, individuals are requested to respond to this notice by submitting their complete contact details and/or comments to Cape EAPrac in writing (to address below) on or before **02 December 2022**. (Correspondence throughout the remainder of the environmental process will be distributed to registered I&APs only).

**Listed activities:** Listing 1 (Activity 27), Listing 3 (Activity 12).

**Cape EAPrac – Attention:** Louise-Mari van Zyl, Email: [louise@cape-eaprac.co.za](mailto:louise@cape-eaprac.co.za)  
 PO Box 2070 George 6530; Telephone: 044 874 0365

**Take Note:** In the POPIA legislation when registering as an I&AP a person consents to the lawful processing of personal information for the intended purposes, as described by the Protection of Personal Information Act, 2013 (Act no. 4 of 2013). By registering/submitting comment a person agrees that his/her/their contact details will, where required by a public body, be reflected in regulated reports that must be compiled and submitted to the general public, registered stakeholders, organs of state as well as the competent authority for consideration and decision-making.

Date of Advertisement: 28 October 2022 (Mossel Bay Advertiser)

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Comments received in response to the DBAR or in request to be registered will be added to the Stakeholder Register and their submissions will be incorporated and reflected in the Final Basic Assessment Report.

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

- Mossel Bay Municipality
- Garden Route District Municipality
- Cape Nature



- Department of Transport: Provincial
- Heritage Western Cape
- Department of Forestry
- PetroSA
- Transnet
- SACAA

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

[Empty rectangular box for response to question 4]

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

[Empty rectangular box for response to question 5]

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.

DBAR will be updated with comments received and reflected in the Issues & Response Report that will be included in the Final Basic Assessment Report.

**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.		
Dr James Dabrowski (Confluent Consulting).			
2.3.	Explain how the presence of watercourse(s) and/or wetlands on the property(ies) has influenced your proposed development.		
<p>According to the Freshwater Compliance Statement (2022), The site is in Primary Catchment K (Kromme) and Quaternary Catchment K10A. There are no freshwater features within the property's footprint or in close proximity to the property.</p> <p>The development site is located within a Freshwater Ecosystem Priority Area (FEPA) and as such the Aquatic Biodiversity has been identified as <b>Very High</b> by the DFFE Screening Tool (Figure 8).</p> <p>The FEPA status applies to an unnamed river that runs south of the Petro SA refinery into the Indian Ocean. Given its coastal location, the SQC 9292 includes numerous minor coastal rivers and streams that flow directly into the Indian ocean (most of which do not flow into the main river) as a FEPA wetland.</p> <p>Dr James Dabrowski (2022) confirmed that the site is not sensitive from an aquatic perspective since the abovementioned freshwater features fall well outside the catchment area of this main river reach therefore the indicative Very High sensitivity theme is refuted and <b>not applicable</b> to this site.</p> <p>The wetlands identified within 500m of the site are separated from the site by existing urban development and is not connected to the property. The Risk Matrix indicate that development of the site will not impact on these features. As such a <b>General Authorisation</b> will apply for proximity to wetlands within 500m from the property.</p>			

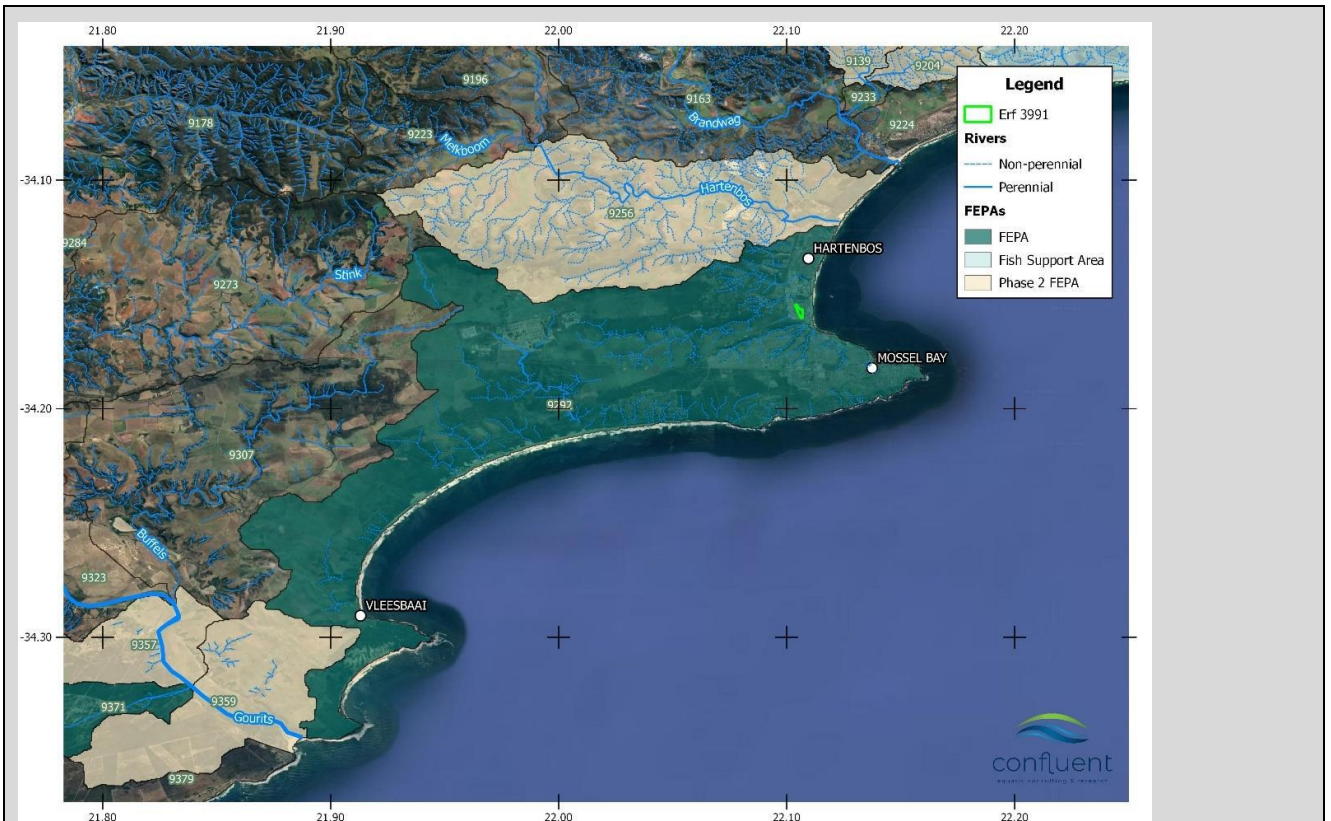


Figure 8: Location of site relative to FEPAs (Aquatic Compliance Statement, 2022).

Dr James Dabrowski visited the site on 19 November 2021 and confirmed that **no watercourses** (wetlands, rivers or streams) are within or close to the property boundaries. Although several wetlands were identified north and south (within 500m) of the site, impacts of the development on the wetland are expected to be negligible and the risk of the PES of the wetland is **Low** (Figure 9).

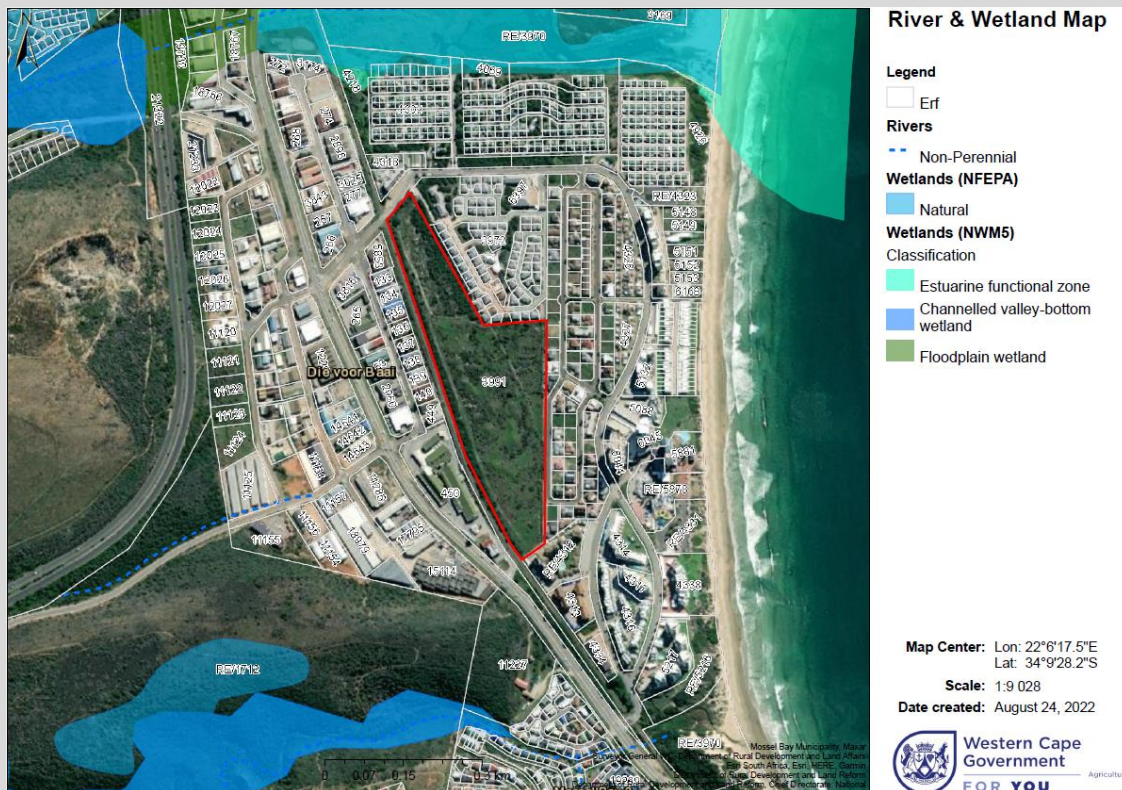


Figure 9: Erf 3991 River & Wetland Map (CapeFarmMapper, 2022).

Dr James Dabrowski confirmed that the Aquatic Biodiversity of the site is **Low**. The specialist aquatic assessment is not required for this development and the development can be generally authorised.

### 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 Hoare (David Hoare Consulting (Pty) Ltd).			
4.3.	Explain which systematic conservation planning and other biodiversity informants such as vegetation maps, NFEPA, NSBA etc. have been used and how has this influenced your proposed development.		
<p>NSBA</p> <p>NFEPA</p> <p>Cape Farm Mapper</p> <p>Protected Tree Species List</p> <p>Western Cape Biodiversity Programme</p> <p>Consideration of rare/endangered species</p> <p>Site- and species-specific surveys conducted by the specialist to determine applicability and correctness of the Screening Tool</p>			
4.4.	Explain how the objectives and management guidelines of the Biodiversity Spatial Plan have been used and how has this influenced your proposed development.		
<p>The Western Cape Biodiversity Spatial Plan (WCBSP) classifies the habitats of the province according to conservation value in decreasing value, as follows:</p> <ol style="list-style-type: none"> <li>1. Protected Areas (PA)</li> <li>2. Critical Biodiversity Areas 1 (CBA1)</li> <li>3. Critical Biodiversity Areas 2 (CBA2)</li> <li>4. Ecological Support Area 1 (ESA1)</li> <li>5. Ecological Support Area 2 (ESA2)</li> </ol>			



According to the Terrestrial Biodiversity Impact Assessment (September 2022), the WCBS map shows that most of the site is within an **ESA1 area** which means that the remaining habitat on site is considered important for maintaining ecological patterns in the landscape (Figure 1010). It is noted however that the site is isolated from other natural habitat and that there are no functioning ecological corridors to support environmental patterns and processes other than maintaining the natural habitat that occurs in the northern part of the property (closest to the access) as well as the narrow band of natural vegetation that runs along the railway line. Both these features will be maintained and have been avoided by not proposing development within these areas.

The Site Development Plan is designed to avoid high sensitivity biodiversity areas. Development will be entirely within secondary/degraded areas (Figure 1111). Plant species identification also helped to reduce the impact on protected tree species (milkwood thicket).

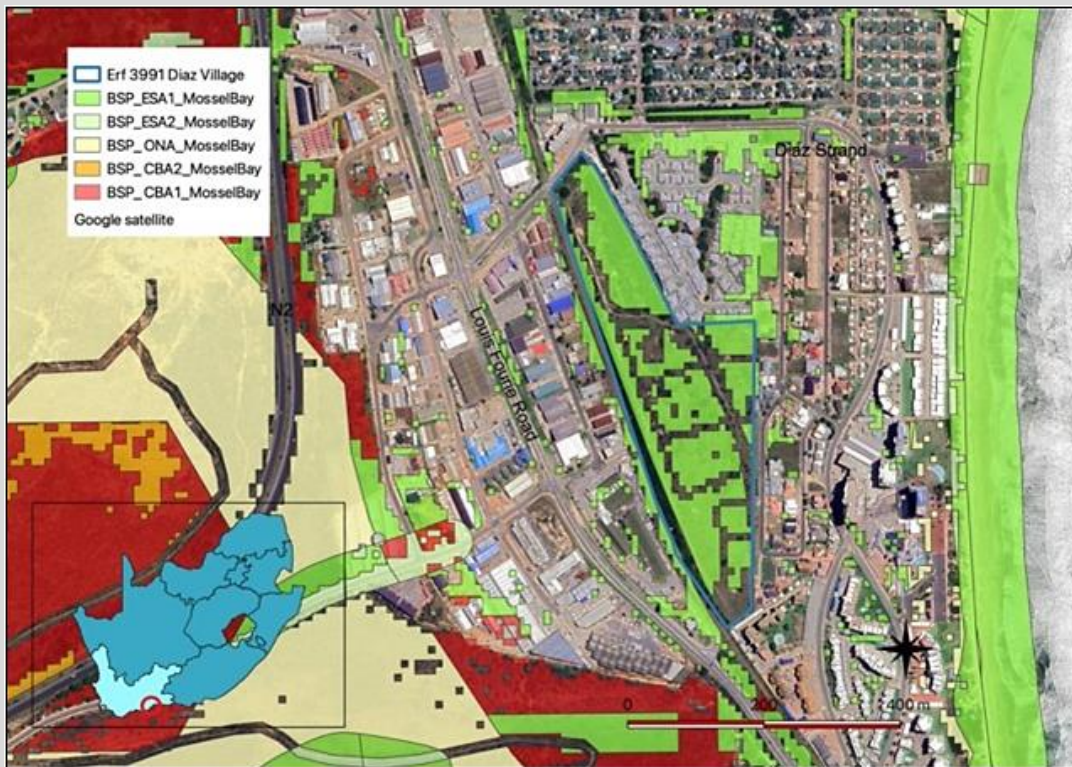


Figure 10: WCBS of the site (Terrestrial Biodiversity Assessment, 2022).



**Figure 11: Map habitat on site (Terrestrial Biodiversity Assessment, 2022).**

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 only impact the proposed development will have on site-specific features is the loss of secondary/degraded vegetation which is deemed to have low sensitivity.

Protected tree species (milkwood thicket) is not within the development footprint of the proposed development and will be maintained.

A forestry permit is necessary if any protected tree species require any cutting/trimming.

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 is not located within a protected area.

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

Below summary on animal species.

Animal species	Suitable Habitat	Likelihood to occur	Impact if they did occur
Circus ranivorus	No	Unlikely	No impact
Hydroprogne caspa	No	Unlikely	No impact
Bradypterus sylvaticus	Marginally	Unlikely	No impact
Aloeides thyra orientis	No	Unlikely	No impact
Sensitive species 8	No evidence was seen on site		
Aneuryphymus montanus	No	Unlikely	No impact

It is concluded that the Animal sensitivity is **low**.

## 5. GEOGRAPHICAL ASPECTS

Explain whether any geographical aspects will be affected and how has this influenced the proposed activity or development.

No geographical aspects will be affected.

## 6. HERITAGE RESOURCES

6.1.	Was a specialist study conducted?	YES	NO
6.2.	Provide the name and/or company who conducted the specialist study.		
Stefan de Kock (Perception planning) & Lita Webley			
6.3.	Explain how areas that contain sensitive heritage resources have influenced the proposed development.		



### Archaeology

No Archaeological remains (pre-colonial or colonial) were identified during a field survey conducted on the 27<sup>th</sup> of June 2022.

### Palaeontology

According to the desktop palaeontological assessment, the site is already disturbed and the surface sands are unlikely to have any fossils. There might be invertebrate fossils, fish or trace fossils in the underlying rocks.

### Cultural landscape context

Aerial imagery provides insight into the pattern of land use, disturbance of vegetation and extensive dumping of rubble and other materials across the property.



**Figure 12: This aerial image clearly shows the undulated nature of the site where large heaps of rubble and spoil material has been dumped over years and subsequently overgrown with secondary vegetation (Source: Perception Planning Heritage Impact Assessment, 2022).**

The oldest available aerial image from CapeFarmMapper dated 2000 shows remnants of the old caravan park (study site) with what appears to be roads, built structures and areas of transformation. The remnant milkwood thicket in the northern portion and along the railway line is much larger and still connected at this stage in time.

Google Aerial image dating back to 2005 is indicative of uncontrolled access onto the site with what is presumed to be clearing, dumping of spoil/building rubble and walkways/pathways criss-crossing the property. The remnant indigenous milkwood thicket is much reduced and similar in area size to what it still present on the site today.

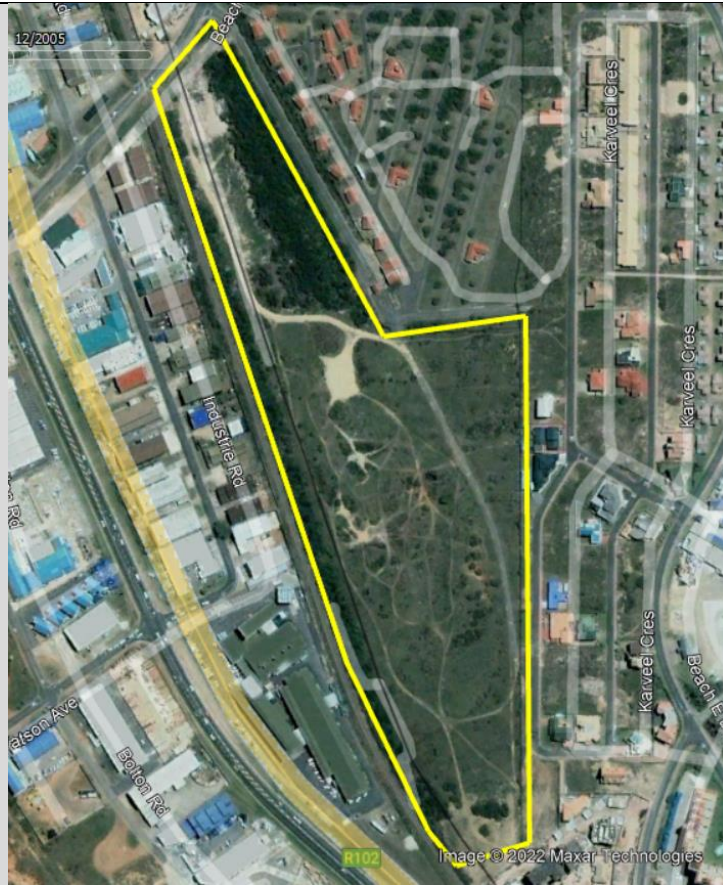


Figure 13: Oldest Google Earth aerial image of the site dated 2005.



Figure 14: 2000 aerial image of the study site (Source: CapeFarmMapper).



## 7. HISTORICAL AND CULTURAL ASPECTS

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

None will be affected.

## 8. SOCIO/ECONOMIC ASPECTS

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

Mossel Bay is home to several poor households which causes unending housing and socio-economic backlogs. Diaz Industria/Voorbaai is considered as the centre of gravity of business and employment activity (Mossel Bay IDP, 2022 – 2027). The site is designated for Restructuring: Medium to High Density Residential, Retirement, Business, Transport Infrastructure.



**Figure 15: Spatial Proposal (Mossel Bay IDP, 2022 – 2027) indicating the property for 'urban expansion'.**

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

The development will create temporary employment opportunities during the construction phases to semi- and unskilled workers.

Full time workers will be required in skilled and semi-skilled positions for maintenance and management of the estate/retail/commercial.

Primary and secondary spending will arise from buying building materials and operational spending will be associated with products and materials for maintenance (of houses/infrastructure).

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

At least 50% of materials must be sourced locally (Hartenbos/Mossel Bay) & minimum 50% local labour must be sourced locally (Hartenbos/Mossel Bay).

Contractors must keep a record of local sourcing and employment at all times to ensure that audits can trace the real socio-economic impacts associated with this development.

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

The development will result in temporary impacts during the construction phase such as noise and dust. An ECO must be appointed to monitor construction and it is recommended that the site be cleared in phases (as development happens) to limit these impacts over a period of time.

The development is deemed to be a medium – high density development and the character of the area will be affected for residents/business in the area who's used to having a vacant property. The 'natural' landscape will be replaced with an urban landscape in the process of development.

Noted however is that the most prominent natural features of the site namely the remnant milkwood clusters will not be affected by the development as they will be retained and accommodated as part of the internal open space for conservation purposes.

It is advised that the property be fenced/walled prior to construction to contain personnel and potential impacts from the outset of the project.

The highest density components (apartments) at maximum 5-7 storeys will be most visible in the landscape, however it is set against the existing backdrop of much higher structures within Diaz Beach on the eastern side and industrial type development on the western side, as such the introduction of similarly elevated structures and medium-high density will not be substantially different to what already exist in the landscape and what visitors and residents from the area is already exposed to.

Issues and concerns arising from the public participation phase that may point to any new/unknown impacts on people's health & wellbeing will be recorded and considered as part of the environmental assessment process.

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

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

1.1.	Property and site alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.
Provide a description of the preferred property and site alternative.	
<p><u>Preferred property</u></p> <p>Erf 3991, Hartenbos, Mossel Bay.</p>	
Provide a description of any other property and site alternatives investigated.	
No alternative sites were considered.	
Provide a motivation for the preferred property and site alternative including the outcome of the site selection matrix.	
<ul style="list-style-type: none"> <li>The site is earmarked for medium to high density residential, retirement, business and transport development.</li> <li>The site is in proximity to existing amenities and is also in character of surrounding land use.</li> <li>The site is located within the urban edge of Mossel Bay</li> <li>Municipal services are readily available for connection</li> </ul>	
Provide a full description of the process followed to reach the preferred alternative within the site.	
<p>Erf 3991, Hartenbos has not been utilised for any particular land use since the municipal holiday chalet/caravan camp closed down. The site become derelict and used as a dumping ground. Mossel Bay Municipality therefore put the property out on a tender to establish a development proposal for the specific purpose of developing a lifestyle residential village with a certain percentage of affordable housing units. <b>Neotrend Properties (Pty) Ltd</b> won the bid for the redevelopment of the subject site for mixed residential development opportunities.</p>	

At the point of tender the development proposal was aimed at maximising the entire site with development opportunities. The initial development proposal did not take into account site sensitivities and as such proposed to remove all remaining natural vegetation from the site completely (**Alternative 2**). This alternative provided for 134 single residential, full title property and 328 sectional title units, totalling **462 housing opportunities**.

- It provides for cooperative agreement with Transnet to have a satellite train station with new platform as part of a plan to provide integrated and affordable public transport.
- Access is provided from Beach Boulevard East and secondary access onto Kerveel Street.

This option would result in a total loss of sensitive environmental features since the remaining milkwood pockets are not accommodated. This alternative option also requires lengthy negotiations and designs for the proposed railway infrastructure that has the potential to delay and complicate an application. Furthermore access via Kerveel Street may require costly upgrades to said road. This option was subsequently abandoned and not considered any further.

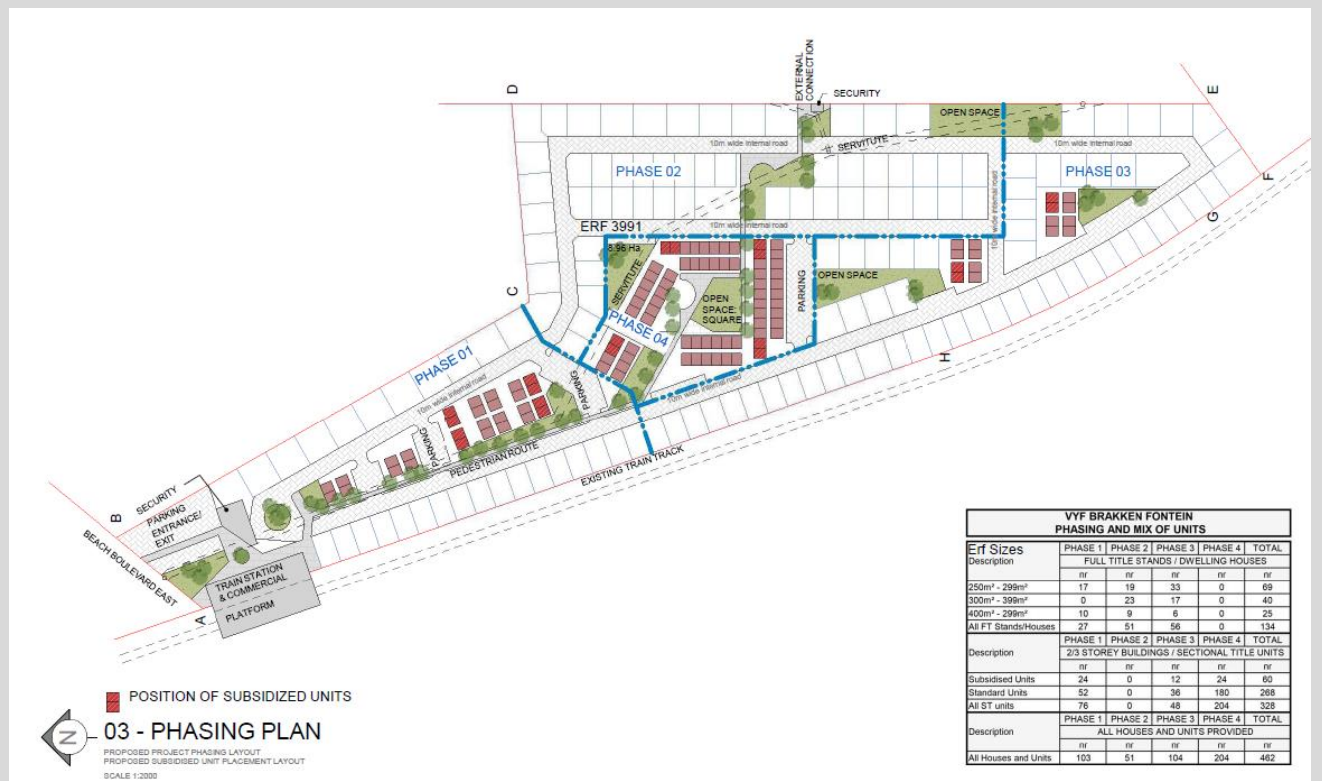


Figure 16: Alternative 2 (abandoned).

**Alternative 3** was then developed (refer to Figure 14) based on more detailed pre-planning and design based on aerial imagery and due cognisance was given to the partial retaining of milkwood trees/clumps. This option allows for **267 residential opportunities** along with **commercial/retail**.





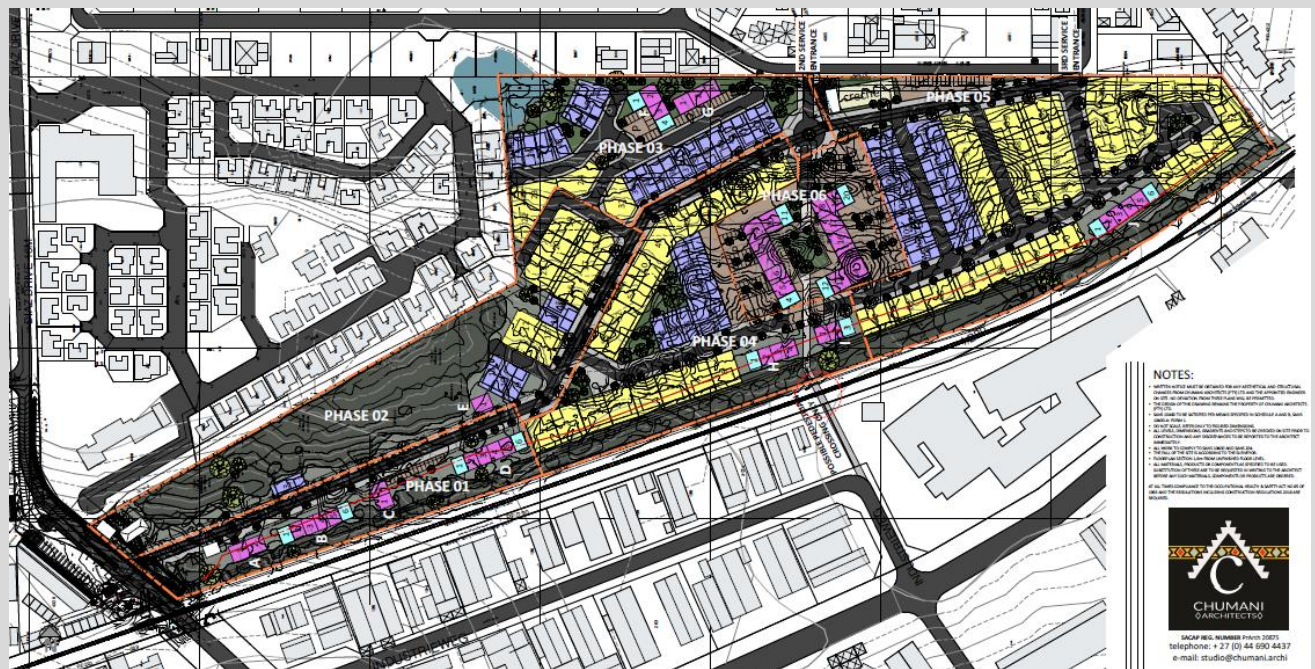
Figure 17: Alternative 3 (abandoned).

- This option provided for three (3) main access points, one from Beach Boulevard East (no upgrade of Beach Boulevard East), another from Kerveel Street and a third across the railway line to the south linking with Industrie Street;
- The practical implications of incorporating remnant natural features into individual properties is not ideal as it causes fragmentation and the likelihood is that individual homeowners may in future apply for permits to remove/replace the milkwood clumps/trees with ornamental landscaping within their gardens;
- Specific provision made for on-site stormwater pond to align with the lowest point of the property which is similar to that of the neighbouring Bardolino Retirement facility.

Lengthy negotiations and designs associated with the proposed third access over the railway line, as well as the sub-standard status of Kerveel Road and the challenges with managing remnant natural features on individual properties, resulted in this option not being deemed feasible. As such this option was eliminated and not assessed further.

**Alternative 4** was subsequently development with **350 residential opportunities** along with **commercial/retail** once preliminary specialist input were obtained during the environmental application process from a botanical/biodiversity perspective and it became apparent that fragmenting the remaining sensitive natural vegetation (within proposed erven) will result in unacceptable environmental impacts and necessitate the need for substantial Forestry Permits which were most likely going to be rejected (Forestry Permits may only be submitted once building/service plan approvals are in place - in other words *after* the environmental and planning processes have been completed, so the risk of such Forestry Permits being refused was deemed too great by the

Applicant) alongside the high likelihood that the outcome of the environmental assessment would find such fragmentation unacceptable.



**Figure 18: Alternative 4 (abandoned).**

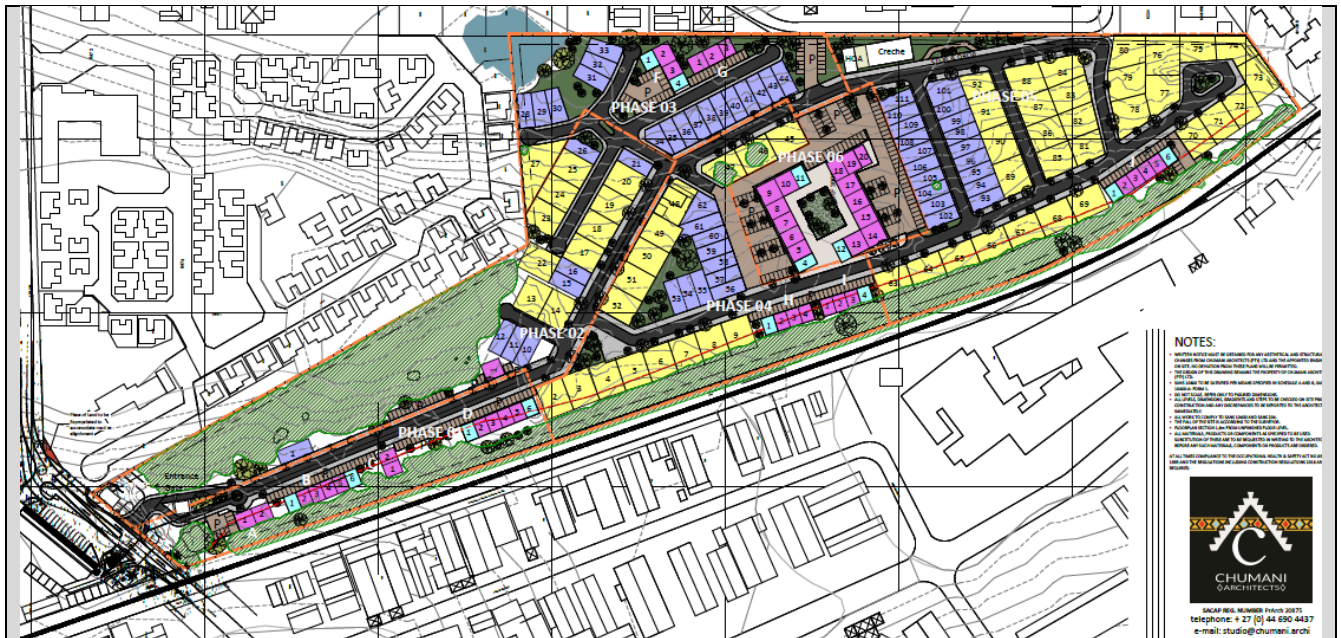
- From Alternative 3 to 4 all of the even and development was removed from the remaining natural intact milkwood clumps and corridors to ensure that management and 'ownership' of the open space areas are centred with the homeowners association/managing agent instead of with numerous individual property owners;
- Access is proposed at three (3) places namely two secondary accesses onto Kerveel Street and the primary access along Beach Boulevard (no upgrade to Beach Boulevard with dedicated lanes).
- Pedestrian crossing over the railway line instead of a vehicle access as with Alternative 3.

Lengthy negotiations and design requirements for a formalised pedestrian access across the railway line was deemed potentially problematic, whilst traffic leading into Kerveel Street will require upgrade of Kerveel Street which is a costly exercise and impacts on the financial feasibility of the project.

As a result this option was abandoned and not assessed further.

**Alternative 5** was subsequently developed as the preferred development option with **348 residential opportunities** along **commercial/retail** once a detailed traffic impact assessment confirmed that (A) the development is feasible with a single point of access from Beach Boulevard East, on condition that it be slightly re-aligned (B) and that Beach Boulevard East be upgraded to accommodate dedicating turn lanes to improve traffic safety. This upgrade does require an expropriation of a small portion of land belonging to Bardolino Retirement Village.





**Figure 19: Preferred Alternative 5 deemed reasonable and feasible for implementation.**

- No access is provided onto Kerveel Street with only a primary access with associated upgrades to Beach Boulevard East. Only an emergency access (closed at all times with no direct connection to any internal roads) will be provided at the point closest to the HOA/Managing Agent property onto Kerveel Street for emergency events only where the main access cannot accommodate total evacuation. Only the HOA/Managing Agent will have keys/control of the emergency access and it may not be utilised for daily traffic movements.

This preferred alternative accommodates traffic requirements as well as environmental features of the site and is therefore deemed to be the most reasonable and feasible development option by the Applicant.

Alternative 5 is comparatively assessed against the Status Quo (**No-Go Alternative 1**) that resembles the property remaining undeveloped for an uncertain period of time. It is noted that the strategic location of this site within the urban edge and in proximity to the beaches, as well as its relative low environmental sensitivity will ultimately result in development thereof. As such the No-Go Alternative 1 is unlikely to remain vacant/undeveloped over time.

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

No alternative site was considered because:

- The site is earmarked for medium to high density residential, retirement, business and transport development.
- The site is in proximity to existing amenities and is also in character of surrounding land use.
- The site is located within the urban edge of Mossel Bay.
- Municipal services are readily available for connection.

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

Positive	Negative
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Optimising of 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 unskilled workers mostly).	Loss of degraded vegetation.
Permanent and temporary employment opportunities during the operational phase (to skilled and semi-skilled workers mostly).	Temporary risk of increase crime during construction.
Support for local economic development	Temporary increase in construction vehicular traffic.
	Additional pressure on non-renewable services.
Areas of highest biodiversity value on the preferred site will be retained.	Continued maintenance cost (alien clearing, access control, clearing of dumped materials).
This development will create a safety facet in this section of Hartenbos by reducing the unwanted issues related to "crime and grime".	Change of land use from vacant to developed.
1.2.	Activity alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.
Provide a description of the preferred activity alternative.	
<p>Alternative 5 is the preferred alternative consisting of:</p> <ul style="list-style-type: none"> <li>• <b>YELLOW BLOCKS - 57 Group Housing erven/stands</b> (approximately 320m<sup>2</sup> in size), double storey permitted</li> <li>• <b>BLUE BLOCKS - 54 Duplex Town Housing stands</b>, double storey permitted</li> <li>• <b>PURPLE/PINK BLOCKS - 182 Apartments</b> with consent for <b>Convenience/Retail Shops at ground level</b>, 4-7 storey height permitted ito zoning scheme</li> <li>• <b>LIGHT BLUE BLOCKS – 55 Apartments</b>, 3-5 storey height permitted ito zoning scheme</li> <li>• <b>WHITE BLOCKS – Children’s Care Facility &amp; Home Owners Office spaces</b></li> <li>• <b>GREEN – Private Open Space areas</b> to avoid/conservе milkwood tree pockets and remnant natural habitat</li> <li>• <b>Services</b></li> <li>• <b>Roads &amp; Access</b> (Transport) – the main entrance to the development of Beach Boulevard must be re-aligned and upgraded with dedicated turning lanes</li> <li>• <b>Refuse and service area</b> near the entrance gate</li> <li>• <b>Gatehouse &amp; boundary</b> wall/fence for controlled access.</li> </ul>	
Provide a description of any other activity alternatives investigated.	
The No-Go Alternative (status quo) was also considered as an alternative albeit not deemed sustainable.	
Provide a motivation for the preferred activity alternative.	
<ul style="list-style-type: none"> <li>• The proposed activity will contribute to the containment of urban sprawl .</li> <li>• The proposed activity will ensure compact urban settlements (densification and infill).</li> <li>• The property is located within the urban edge of Mossel Bay.</li> </ul>	

- The property is earmarked for medium to high density residential, retirement, business & transport development.
- The property is close to amenities, transport networks, the beach and public amenities.
- The land potential of the property will be optimised through development of vacant land within the urban edge.
- The site is not deemed sensitive from a heritage and cultural landscape perspective.
- The municipality has capacity to accommodate the preferred alternative.
- External upgrades are limited to dedicated turning lanes along Beach Boulevard East only.
- Alternative 5 avoids the identified on-site, intact, remaining natural vegetation deemed to be sensitive.

Provide a detailed motivation if no activity alternatives exist.

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

Preferred activity

Positive: Areas of high biodiversity sensitivity (milkwood thicket) and alien vegetation will be actively maintained and protected under management of the homeowners association/managing agent with future homeowners paying levees that will make ongoing invasive alien vegetation clearing within these areas feasible.

Positive: Temporary and permanent employment opportunities will be created through the development.

Positive: Development of the property will create an income return for the Mossel Bay Municipality through sale of the property, as well as rates and taxes.

Negative: Permanent loss of secondary vegetation and habitat.

Negative: Increase in use of non-renewable resources and municipal services in this location.

Negative: Permanent change in the landscape character of the site once it is developed.

Negative: Temporary nuisances associated with construction period (noise, increased traffic, dust pollution).

No-Go Alternative

Positive: The area remains vacant with no formalised development for an unknown period of time which will maintain an 'open' character within an urban context.

Positive: Natural systems and processes on the vacant property will continue to exist for an unknown period of time as an open area for fauna within an otherwise built-up, urban environment.

Positive: There will be no increase in temporary (construction) or permanent (operational) traffic associated with development.

Positive: There will be no additional pressure on non-renewable resources and municipal services in this location under the status quo land use.

Negative: Due to lack of access control and maintenance, the site will become more degraded and might result in the loss of the milkwood thicket habitat due to lack of management as invasive alien vegetation is not being actively managed (albeit a requirement by law).

Negative: Vacant land within urban areas, that has no access control or security, is at risk of land invasion which comes with associated impacts on general security and property values.

Negative: The status quo offers no employment opportunities.

Negative: The status quo does present a fire threat to the surrounding land uses should a wild fire start on the property.

1.3.	Design or layout alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts
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Provide a description of the preferred design or layout alternative.

Refer to Section 1.1 under 'Alternatives' for a detailed description of the different alternatives.

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

Should any other reasonable or feasible alternatives be identified through the stakeholder engagement process such will be considered and reported on in this section.

Provide a motivation for the preferred design or layout alternative.

The preferred design (Alternative 5) avoids the highly sensitive biodiversity areas (Milkwood thicket clumps) by excluding these areas from the development footprint for long-term conservation.

Development will only be within secondary/degraded vegetation which is deemed to have a low environmental sensitivity.

Access will not impact on the Kerveel Street.

Municipal services are confirmed to be available.

Infill of vacant land within urban areas.

Providing access to a range of different housing segments to the housing market.

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.

Refer to Section 1.1 under 'Alternatives'.

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.
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Provide a description of the preferred technology alternative:

- Solar and/or heat pumps and/or gas geysers (or similar) for heating of water
- Water tanks at each residential house (group housing units only since multi-level structures cannot accommodate such for each apartment)
- LED lights only
- Dual flush toilets
- Low flow shower heads
- Gas stoves optional but recommended

Provide a description of any other technology alternatives investigated.

Provide a motivation for the preferred technology alternative.

The use of solar/heat pumps/gas geysers reduces the demand on (municipal) electricity.

The use of rainwater tanks provides households with water for gardening or other uses that reduces the demand on municipal water supply.

The use of LED lights reduces the demand for municipal electricity.

Use of low flow shower heads and dual flush toilets reduces the pressure on municipal potable water supply.

The use of gas stoves in households reduces the demand on municipal electricity supply.

Provide a detailed motivation if no alternatives exist.

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

Positive

- Reduce water demand on municipal supply with rainwater tanks, dual flush toilets and low flow shower heads.
- Reduced electricity demand on municipal supply with use of alternatives such as solar or heat pumps/gas geysers.

Negative

- Reduced income generation potential for Municipality when renewable energy devices are implemented.
- Reduced income generation potential for Municipality when rainwater harvesting replaces municipal water supply.

1.5.	Operational alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.
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Provide a description of the preferred operational alternative.

Recycling is recommended during operational phase.

Indigenous landscaping only within private open space and communal areas.

Invasive alien vegetation control at all times.

Provide a description of any other operational alternatives investigated.

Provide a motivation for the preferred operational alternative.

Recycle at source to reduce pressure on landfill sites.

Indigenous landscaping within open space / communal areas creates micro habitats within the development which ultimately reduces the carbon footprint of the development, it helps maintain the microclimate of the development and it encourages the return of fauna such as birds and a variety of insects/pollinators.

Long-term invasive alien control ensures that sensitive indigenous habitat does not get invaded and replaced by faster growing invasive plant species.

Provide a detailed motivation if no alternatives exist.

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

Positive: Recycling will reduce pressure on landfill sites.

<p>Indigenous landscaping will enhance the biodiversity of the site.</p> <p>Negative: Not applicable.</p>	
1.6.	<p>The option of not implementing the activity (the 'No-Go' Option).</p> <p>Provide an explanation as to why the 'No-Go' Option is not preferred.</p> <p>In an ideal scenario, the No-Go Alternative 1 would be cleared of invasive alien vegetation on a continuous basis and the secondary vegetation rehabilitated to resemble indigenous habitat. It could be converted to a 'green open space' available to the benefit of residents and members of the public as a recreational area within an otherwise urban environment.</p> <p>Realistically however the Municipality (as the previous land owner) did not designate this site for such a purpose and it was not maintained by them either, resulting in continuous degradation.</p> <p>In practice the new owner (Applicant) applied for and was awarded the tender to develop the property for residential purposes. Under these circumstances the site will not become a public recreation area.</p> <p>Invasive alien clearing can be enforced through Pre-Compliance Notices into the National Environmental Management Biodiversity Act (NEMBA), but off-setting the cost of long-term continuous clearing will require financial backing which cannot be achieved without development of the site.</p> <p>If the current Applicant cannot make a return on the purchase and ongoing invasive alien vegetation management adds to additional financial expenses the reality is that the property would be sold, most likely back to the Municipality or another Developer.</p> <p>The fact that the Municipality put the property on tender with the specific conditions of developing a mixed type residential development effectively made the outcome (its land use) a foregone conclusion.</p> <p>Since the property is designated for infill development according to the Mossel Bay Spatial Development Framework (SDF) and spatial planning documents recommend optimising vacant land (that is not deemed sensitive) within urban areas, there will be continuous pressure to develop the property in some form or another.</p> <p>It is therefore a reasonable assumption that the No-Go / Status Quo is not sustainable and as such it is not a preferred option.</p>
1.7.	<p>Provide an explanation as to whether any other alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts, or detailed motivation if no reasonable or feasible alternatives exist.</p> <p>Should other 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.</p>
1.8.	<p>Provide a concluding statement indicating the preferred alternatives, including the preferred location of the activity.</p> <p>The site is deemed suitable for development. The following key aspects have been considered:</p> <ul style="list-style-type: none"> <li>• Site location suitability (in the centre of town, close to amenities and public beaches)</li> <li>• Accessibility (to existing road networks)</li> <li>• Services capacity confirmed by the municipality without bulk upgrades required</li> <li>• Optimising vacant land within the urban edge</li> <li>• Compatibility with the surrounding land use character which consist of single residential, apartments, hotels and resorts, retail/commercial and industrial type developments</li> <li>• Highly sensitive biodiversity areas will be avoided and actively maintained</li> </ul>

## 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 area on the property is indicated in RED. With the exception of the two individual, isolated patches of dune thicket representing loose standing milkwood trees, the remnant, intact habitat areas of high sensitivity may not be disturbed/transformed.



## 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 SIGNIFICANT IMPACTS AND RISK IDENTIFIED FOR EACH ALTERNATIVE**

**Note:** The following table serves as a guide for summarising the impacts of the preferred alternative.

**ARCHAEOLOGY:**

<b>Potential impacts on archaeological resources</b>	
<b>Nature and status of impact:</b>	Direct, negative
<b>Extent and duration of impact:</b>	Local, permanent
<b>Intensity</b>	Low
<b>Probability of occurrence:</b>	Definite
<b>Degree to which the impact can be reversed:</b>	Low
<b>Degree to which the impact may cause irreplaceable loss of resources:</b>	High
<b>Cumulative impact prior to mitigation:</b>	Low
<b>Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)</b>	Low, negative
<b>Degree to which the impact can be mitigated:</b>	Low
<b>Proposed mitigation:</b>	None
<b>Cumulative impact post mitigation:</b>	Low
<b>Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)</b>	Low, negative

**CULTURAL HERITAGE & PALEONTOLOGY:**

<b>Potential impacts on cultural landscape/heritage:</b>	
<b>Nature and Status of Impact</b>	<b>Direct, low negative</b>
<b>Extent and duration of impact</b>	<b>Local, permanent</b>
<b>Intensity</b>	<b>Low, site specific</b>
<b>Probability of occurrence</b>	<b>Definite</b>
<b>Degree to which impact can be reversed</b>	<b>Low</b>

Degree to which impact may cause irriplacable loss of resources	Low, negative
Degree to which the impact can be mitigated	Low
Proposed mitigation	Monitoring during construction Implementation of Fossil Find Protocol
Cumulative impact post mitigation	Low
Significance rating of impact after mitigation	Low, negative

**BIODIVERSITY / BOTANICAL / FAUNA:**

Issue	Loss of natural habitat within ESA / listed ecosystem	
<b>Description of Impact</b>		
Construction activities may result in some clearing of natural habitat, to be replaced by the infrastructure. This will result in permanent local loss of natural thicket areas.		
Type of Impact	Direct	
Nature of Impact	Negative	
Phases	Construction, Operation	
Criteria	<b>Without Mitigation</b>	<b>With Mitigation</b>
Extent	Site	Site
Duration	Permanent	Permanent
Probability	Probable	Possible
Degree to which impact may cause irreplaceable loss of resources	Marginal loss of resources	Marginal
Degree to which impact can be reversed	Not reversible - habitat will be permanently lost	Not reversible - habitat will be permanently lost
Intensity	Medium	Low
Significance	Medium -	Low -

<b>Issue</b>	Invasion by alien invasive plant species, leading to degradation of indigenous habitat	
<b>Description of Impact</b>		
Disturbance and clearing of natural habitat leads to conditions that are ideal for alien invasive species to colonise. Once present, they modify the environment in ways that limit recovery of indigenous habitat..		
<b>Type of Impact</b>	Indirect	
<b>Nature of Impact</b>	Negative	
<b>Phases</b>	Construction, Operation	
<b>Criteria</b>	<b>Without Mitigation</b>	<b>With Mitigation</b>
<b>Extent</b>	Site	Site
<b>Duration</b>	Permanent	Medium-term
<b>Probability</b>	Probable	Possible
<b>Degree to which impact may cause irreplaceable loss of resources</b>	Marginal	None
<b>Degree to which impact can be reversed</b>	Not reversible - habitat will be permanently lost	Partly reversible
<b>Intensity</b>	High	Low
<b>Significance</b>	Medium -	Low -

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

1.	<p>Provide a summary of the findings and impact management measures identified by all Specialist and an indication of how these findings and recommendations have influenced the proposed development.</p>
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**Terrestrial Biodiversity Assessment**

Findings

Most of the site consists of secondary and/or degraded areas, including alien invasive shrubs. There is a band of milkwood thicket running down the western side of the site and a wider band of dune thicket in the north-eastern part of the site. Most of the site is within an Ecological Support area. No plant species of concern were found on site and based on the habitat; it is considered unlikely that any flagged plant species would occur there (**low** plant species sensitivity). Milkwood thicket is the only suitable habitat for flagged animal species. Development will **not** occur within Milkwood thicket and therefore the Animal Species Theme is regarded as **low**. The proposed development is entirely within areas mapped as degraded/secondary (low biodiversity value).

Impact management measures

The entire band of Milkwood thicket along the railway line and closest to the entrance should be protected. A permit is required for any individual trees that may need to be damaged by the proposed development (the proposed development design avoids the entire band of Milkwood thicket).

An ongoing alien invasive management programme should take place on site.

**Archaeology**

Findings

The significance of potentially buried archaeological resources is unknown, but indications are that they should be treated as of low significance.

Impact management measures

If during ground clearance or construction, any archaeological material or human graves are uncovered, work in that area should be stopped immediately and the ECO should report this to Heritage Western Cape. The heritage resource may require inspection by the heritage authorities and may require further mitigation in the form of excavation and curation in an approved institution.

**Palaeontology**

Findings

Based on the nature of the project, surface activities may impact upon the fossil heritage if preserved in the development footprint. The geological structures suggest that the surface sands and soils are too young and disturbed to contain fossils.

Impact management measures

The Fossil Chance Find Protocol should be added to the EMPr. If fossils are found by the environmental officer, or other responsible person once excavations have commenced, then they should be rescued and a palaeontologist should be called to assess and collect a representative sample.



**Aquatic Compliance Statement**

Findings

The Aquatic Biodiversity of the site is considered to be **Low**. Dr James Dabrowski confirmed that an aquatic assessment is not required for this development. The development will have no impact on any watercourses or aquatic CBAs. While the development does occur within 500m of a wetland, its impact is expected to be negligible and the risk to the PES of the wetland is **Low**. The development can therefore be generally authorised.

Impact management measures

None.

**Cultural landscape**

Findings

The proposal would not impact visually on Louis Fourie Road (R102). Given its location within the urban edge and having been earmarked for “high density development” in the Mossel Bay SDF (2018), it is argued that the value of this property from a broader cultural landscape context has already been comprised and that, from this perspective, its cultural significance may be considered of low local (site-specific) cultural significance only.

Impact mitigation measures

No recommendations given.

2.	List the impact management measures that were identified by all Specialist that will be included in the EMPr
All impact management measures that were identified by the specialists (described under section I, 1.) will be included in the EMPr.	
3.	List the specialist investigations and the impact management measures that will <b>not</b> be implemented and provide an explanation as to why these measures will not be implemented.
All of the specialist findings and recommendations have been accommodated through the preferred Alternative 5.	
4.	Explain how the proposed development will impact the surrounding communities.
Diaz Beach is a focal point within the greater Hartenbos area as it provides access to one of the main public beaches, it accommodates tourist and recreational activities such as the beach front water park, as well as numerous high rising buildings that accommodate hotels and apartments used for permanent and holiday accommodation.	



Figure 20: Aerial view of the Diaz Beach water park and hotels situated east of the study site (source: [www.trip.com](http://www.trip.com)).



Figure 21: Google Earth street view from Kerveel Street direction south facing, showing land use types along the eastern boundary.





**Figure 22: Google Earth street view along Kerveel Street looking north indicating land use (single residential) with the site on the left hand side of the image.**



**Figure 23: Google Earth street view from Beach Road close to the proposed access point of the Diaz Village Estate indicating land use types associated with the Diaz Industrial area.**



**Figure 24: Google Earth street view along Industrie Road within Diaz Industrial area looking east in the direction of the study site (indicated by yellow arrow).**



**Figure 25: Google Earth street view from Louis Fourie Road direction north across the site from the position of the Tuinroete Agri fuel filling station intersection.**

There will be mostly temporary impacts associated with the construction phase, namely noise and potentially dust pollution. The following key mitigation measures are submitted as part of the DBAR (refer to the EMPr for more details):

- Construction activities must be limited to Mondays – Fridays (07h00 – 18h00) and Saturdays (08h00 – 13h00);
- Work may not take place on Sunday's or public holidays;
- Vegetation clearing must be done in phases to avoid large pieces of land being exposed to wind (which could result in unnecessary dust pollution);

	<ul style="list-style-type: none"> <li>• Make use of wetting agents should dust be a problem;</li> <li>• Rehabilitation of work areas to take place as soon as possible to minimise dust pollution;</li> <li>• An ECO must be appointed to oversee construction and must keep record of any complaints regarding noise/dust pollution</li> <li>• Construction material must be stored on-site and construction vehicles must not obstruct traffic flows.</li> </ul>
5.	<p>Explain how the risk of climate change may influence the proposed activity or development and how has the potential impacts of climate change been considered and addressed.</p> <ul style="list-style-type: none"> <li>• Water will become a very scarce resource as periods of drought will be longer. The use of rainwater tanks is important.</li> <li>• Rainfall intervals will become less, but downpours may be more severe. Stormwater management on the site is important to prevent unnecessary erosion and/or flooding.</li> <li>• The use of rainwater tanks will assist with reducing flooding as it will help to retain water.</li> </ul>
6.	<p>Explain whether there are any conflicting recommendations between the specialists. If so, explain how these have been addressed and resolved.</p> <p>There are no conflicting recommendations between specialists.</p>
7.	<p>Explain how the findings and recommendations of the different specialist studies have been integrated to inform the most appropriate mitigation measures that should be implemented to manage the potential impacts of the proposed activity or development.</p> <p>All findings and recommendations by the specialists have been incorporated into the proposal.</p>
8.	<p>Explain how the mitigation hierarchy has been applied to arrive at the best practicable environmental option.</p> <p>1. AVOID IMPACTS</p> <p>Avoid protective tree species (avoidance mitigation has been applied to preferred design alternative).</p> <p>Landscape with indigenous plants and incorporate endemic plants from the area into the landscaping to recreate natural areas within the open space areas of the development.</p> <p>2. MINIMISE IMPACTS</p> <p>Limit construction activities to specified days and times.</p> <p>Clear the site in a phased manner to minimise dust pollution.</p> <p>Only indigenous vegetation permitted in lieu of the loss of remaining on-site natural habitat/vegetation.</p> <p>Appointing an ECO to oversee construction to further minimise the potential for unnecessarily direct or indirect impacts.</p> <p>Implement resource conservation measures as part of the design, construction and operational phase.</p> <p>Implement the Environmental Management Plan under ECO supervision.</p> <p>3. RECTIFY</p> <p>None necessary</p> <p>4. REDUCE</p> <p>None necessary</p>



5. OFF-SITE

None necessary

## SECTION J: GENERAL

### 1. ENVIRONMENTAL IMPACT STATEMENT

1.1.	Provide a summary of the key findings of the EIA.	
	<ul style="list-style-type: none"> <li>• The development proposal is in line with Western Cape SDF, Mossel Bay SDF and IDP.</li> <li>• The development proposal has positive socio-economic impacts.</li> <li>• The site layout design avoids intact remnant milkwood clusters of high sensitivity.</li> <li>• The development proposal is in character with surrounding developments.</li> <li>• Services are available through existing municipal supply.</li> </ul>	
1.2.	Provide a map that that superimposes the preferred activity and its associated structures and infrastructure on the environmental sensitivities of the preferred site indicating any areas that should be avoided, including buffers. (Attach map to this BAR as Appendix B2)	
	The preferred Alternative 5 is representative of an overlay of the environmentally sensitive features (only features of concern) with the development proposal avoiding it.	
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 of 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 unskilled workers mostly).	Loss of secondary fynbos (less than 5ha).
	Permanent and temporary employment opportunities during the operational phase (to skilled and semi-skilled workers mostly).	Temporary risk of increase crime during construction.
	Support for local economic development and tourism.	Temporary increase in construction vehicular traffic.
	Creation of business opportunities for locals.	Additional pressure on non-renewable services.
	Areas of highest biodiversity value on the preferred site will be retained.	Continued maintenance cost (alien clearing, access control, clearing of dumped materials).

### 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 EMP
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	<ul style="list-style-type: none"> <li>Planting of protected trees as part of landscaping in open space areas, must be in areas where they will not have to be removed in the future.</li> <li>Appoint an Environmental Control Officer (ECO) to oversee the construction phase.</li> <li>Implement and adhere to an approved Environmental Management Plan.</li> <li>Implement and adhere to ongoing invasive alien management programme.</li> <li>Apply for Forestry Permits if any trimming/roots/removal may be required during construction (layout plans avoid the on-site protected trees with the exception of two individual trees in the central layout)</li> <li>Each group housing unit must be fitted with a rainwater tank.</li> <li>Each group housing unit must be fitted with solar or heat pumps/solar panels (optional) to reduce demand on electrical supply.</li> <li>All landscaping must be indigenous vegetation in lieu of the loss of secondary vegetation/habitat (which is transformed/disturbed under the current and historical land use).</li> <li>Restrict working times and hours to minimise noise/dust pollution.</li> <li>Employ minimum 50% local labour.</li> <li>Source minimum 50% construction materials locally.</li> <li>Resource conservation measures must be implemented.</li> </ul>
2.2.	Provide a description of any aspects that were conditional to the findings of the assessment either by the EAP or specialist that must be included as conditions of the authorisation.
Please refer to 2.1, 2.3, as well as sections 3,4 & 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.
<p>The proposed activity can be considered for environmental authorisation for the following reasons:</p> <ul style="list-style-type: none"> <li>Temporary and permanent employment opportunities</li> <li>Optimise land potential within the urban edge</li> <li>Support for local communities</li> <li>Avoidance of on-site sensitive areas</li> <li>Traffic impact limited by accessing off Beach Boulevard East with necessary upgrades</li> </ul> <p>The following conditions must be considered:</p> <ul style="list-style-type: none"> <li>Development may not proceed until such time as all approvals are obtained.</li> <li>Local employment must be priority to ensure maximum social benefit to the wider community.</li> <li>An ECO must be appointed prior to construction to oversee site preparation, vegetation removal and construction.</li> <li>DAFF permits must be obtained prior to removal/trimming/cutting of any protected trees on the property.</li> <li>Environmental Management Plan must be implemented.</li> </ul>	
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.
Ten (10)-year validity period for the EA from date of authorisation to allow implementation of the six (6) phases proposed.	

### 3. WATER

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

- Each group housing must be fitted with rainwater tanks for operational phase to supplement municipal portable water for external use and/or household use (apartments excluded).
- Potable water may not be used during construction.

### 4. WASTE

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

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

### 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.
- Use of solar panels on roofs optional if it does not contribute to glint and glare effect for pilots from nearby airfields.

# SECTION K: DECLARATIONS

## 1. DECLARATION OF THE APPLICANT

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

I .....**Gustav Gouws**....., ID number .....**6301185064082**.....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.

Click or tap to enter a date.

Signature of the Applicant:

Date:

Neotrend Properties 2 (Pty) Ltd

Name of company (if applicable):

**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 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;

2022/11/03

Signature of the EAP:

Date:

Cape Environmental Assessment Practitioners (Cape EAPrac)

Name of company (if applicable):

**3. DECLARATION OF THE REVIEW EAP**

I ..... EAPASA Registration number ..... as the appointed Review EAP hereby declare/affirm that:

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

..... 2022/09/12

Signature of the 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 ..... 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.

	2022/09/12
Signature of the EAP:	Date:

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

**5. DECLARATION OF THE REVIEW SPECIALIST**

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

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

[REDACTED] 2022/09/12

Signature of the EAP:

Date:

[REDACTED]  
Name of company (if applicable):