



# APPLICATION FOR OUTENIQUA SENSITIVE COASTAL AREA EXTENSION REGULATIONS IN BITOU MUNICIPALITY

for  
**NEW PRIMARY DWELLING**

on  
Portion 195 of Farm 304 Matjesfontein  
Whales Haven Estate

In terms of the  
Environmental Conservation Act, 1989 (Act 73 of  
1989)

Prepared for Applicant: Marc Peterhans

Date: 28 January 2025

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**PURPOSE OF THIS REPORT:**

Stakeholder Review & Comment

**APPLICANT:**

Marc Peterhans

**CAPE EAPRAC REFERENCE NO:**

BIT877b/01

**SUBMISSION DATE**

28 January 2025

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Whales Haven Estate

Submitted for:

### Stakeholder Review & Comment

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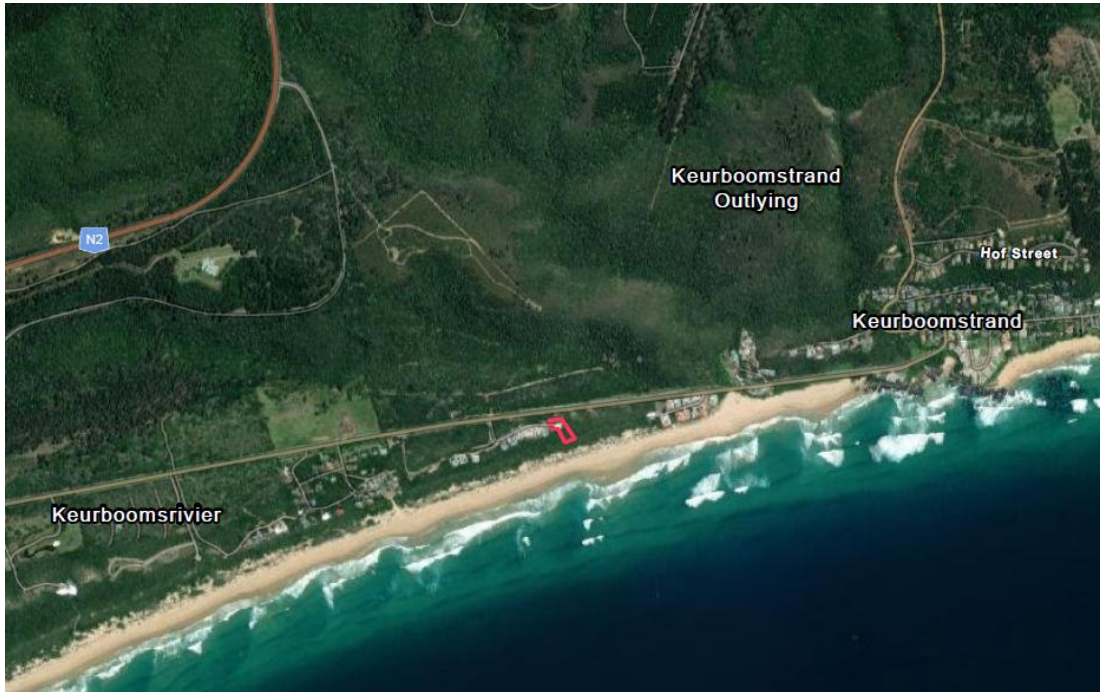
## ENVIRONMENTAL SENSITIVITY & IMPACT ANALYSIS

### 1. INTRODUCTION

Cape Environmental Assessment Practitioners (Pty) Ltd. (*Cape EAPrac*) has been appointed by Applicant and Landowner, Mr. Marc Peterhans, represented by Mr. Rikus van Zyl of P&R Property Group, to undertake an environmental sensitivity analysis and submit an Outeniqua Sensitive Coastal Areas (OSCA) Application for the construction of a new primary dwelling, and associated infrastructure, on Portion 195 of Farm Matjesfontein No.304, located within the Whales Haven Estate, Keurboomstrand, Plettenberg Bay.

### 2. CONTEXT / BACKGROUND

The Whales Haven Residential Estate is located on the Keurbooms Strand Road (Main Road PO394), approximately 1.8km east of the Dunes Hotel & Resort and 1.4km west of the coastal village of Keurboomstrand. The development property, Lot 195 of the Whales Haven Estate (Portion 195 of Farm 304 Matjesfontein), is **approx. 2242 m<sup>2</sup> in size**, situated on the eastern end of the internal estate road and ridgeline, overlooking the PO394 to the north and the ocean to the south. This property forms the eastern edge of the Whales Haven Estate and extends to the southern coastal boundary of greater estate.



**Figure 1:** Locality Map indicating Portion 195/304 Matjesfontein as a red polygon, in relation to Keurboomstrand.

The property is zoned **Residential I** and falls just outside the urban edge of Keurboomstrand. The erf is roughly shaped as an up-side-down “L”, the northern portion of which is already transformed by **an existing house**, driveway, courtyard and gardens / lawn areas.

The neighbouring Lot / Erf 118 is located below a substantial retaining wall, directly south-west of the development erf in question. A portion of the estate open space / ‘green belt’ (Remainder of Portion 106 of 304 Matjesfontein) adjoins the property to the north and extends to the west in front of Erf 118 below (see *Fig.2 below*).



**Figure 2:** Aerial image indication the property cadastrals of Whales Haven Estate in relation to Erf 195/304.

Given that the existing house is to be demolished to make way for the new primary dwelling, it is important to ascertain the existing transformed area on the property, in the relation to the proposed new house disturbance footprint. As the OSCAE Regulation listed activities relate specifically to the clearance of vegetation and earthworks, it is only the areas of new vegetation clearance, outside of the existing transformed footprint, which are applicable to this Application.

The images to follow serve to illustrate the existing transformed footprint of the existing house and associated courtyard, pathways, stoeps, driveway, gardens & lawn, retaining walls etc. (*Fig.3*).

### 2.1 Existing House Transformed Area

The existing house structure amounts of approximately 265m<sup>2</sup> in size. The associated **transformed platform** around the house amounts to **approx. 694m<sup>2</sup>** in size and includes: a wooden boardwalk through the bush from the north-west corner of Erf (to be removed & area rehabilitated); extension of driveway & parking to the south house (to be transformed); a courtyard (with tanks) & retaining wall to the north-east & east of house (to be transformed) and portion of lawn and loffelstein retaining wall to the south (to remain).

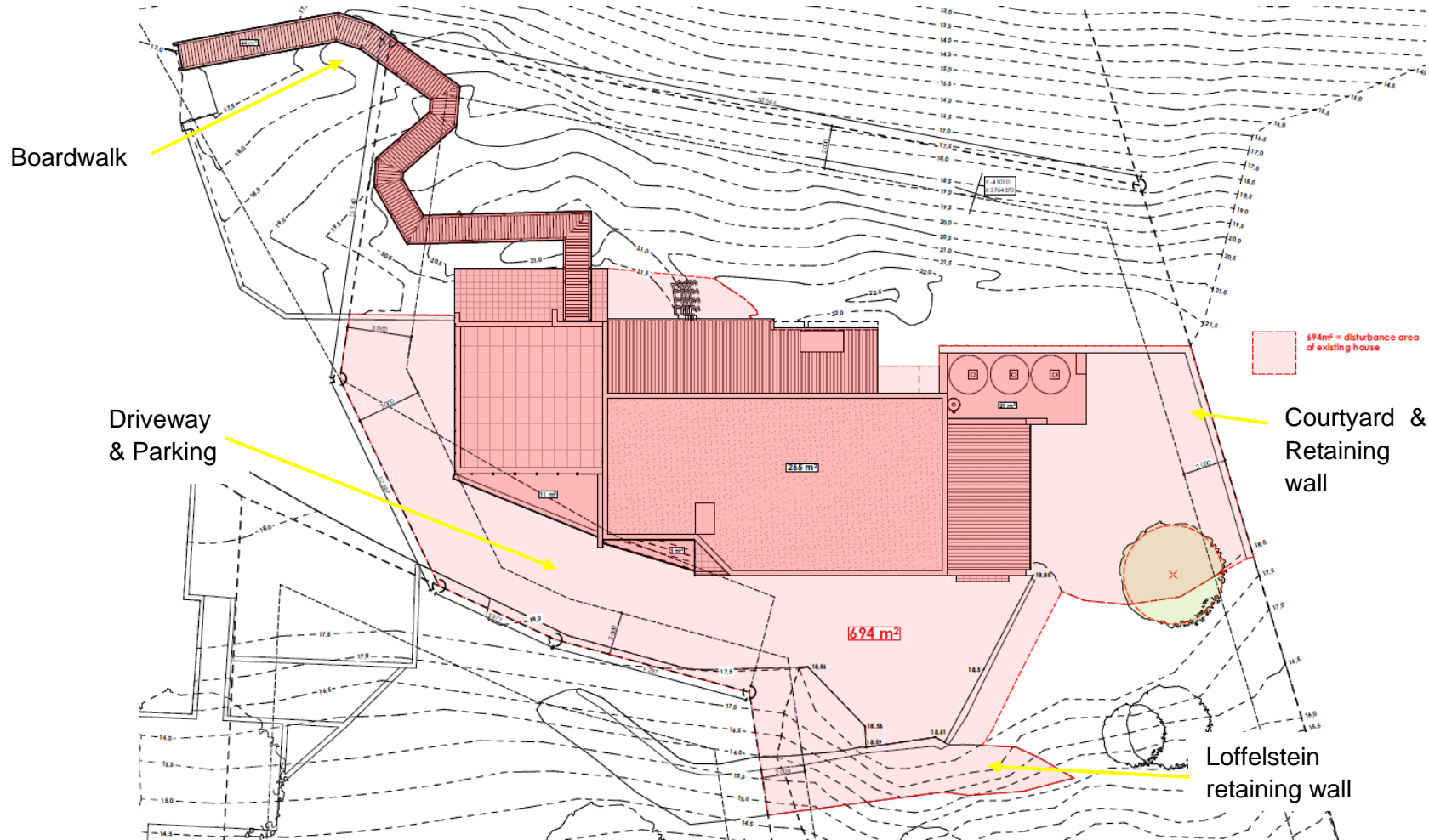


Figure 3: Existing house platform / transformed footprint to be demolished, transformed & retained to allow for new house build.



### 3. PROPOSED ACTIVITY

The landowner of Portion 195 of 304 Matjesfontein, Keurbooms intends to build a new **double-storey primary dwelling**, consisting of Ground- Floor, First-floor and Roof-top levels. The physical footprint of the new house structure will be **approx. 175m<sup>2</sup>**, and to be located within the south-eastern portion of the existing house / transformed platform (*Figures 4 & 5 below*). The Ground-floor will include garage / carport, entrance lobby, kitchen, dining area, living area, plunge-pool, lap-pool, water reservoir built in braai area and gas firepit etc. and cover a **new physical footprint of approx. 650m<sup>2</sup>**. The First-floor will include three bedrooms with accompanying ensuites with balconies, an informal lounge and office space with an accompanying balcony. The roof level includes 16 PV solar panels (4 x above the informal lounge & 12 x above the main bedroom) and pergola terrace. The coverage and roof height (8.5m restriction) are in line with the agricultural guidelines of the Estate and Municipality. The Site Development Plan and house plans have already been accepted / endorsed by the Estate Home Owners Association (HOA).

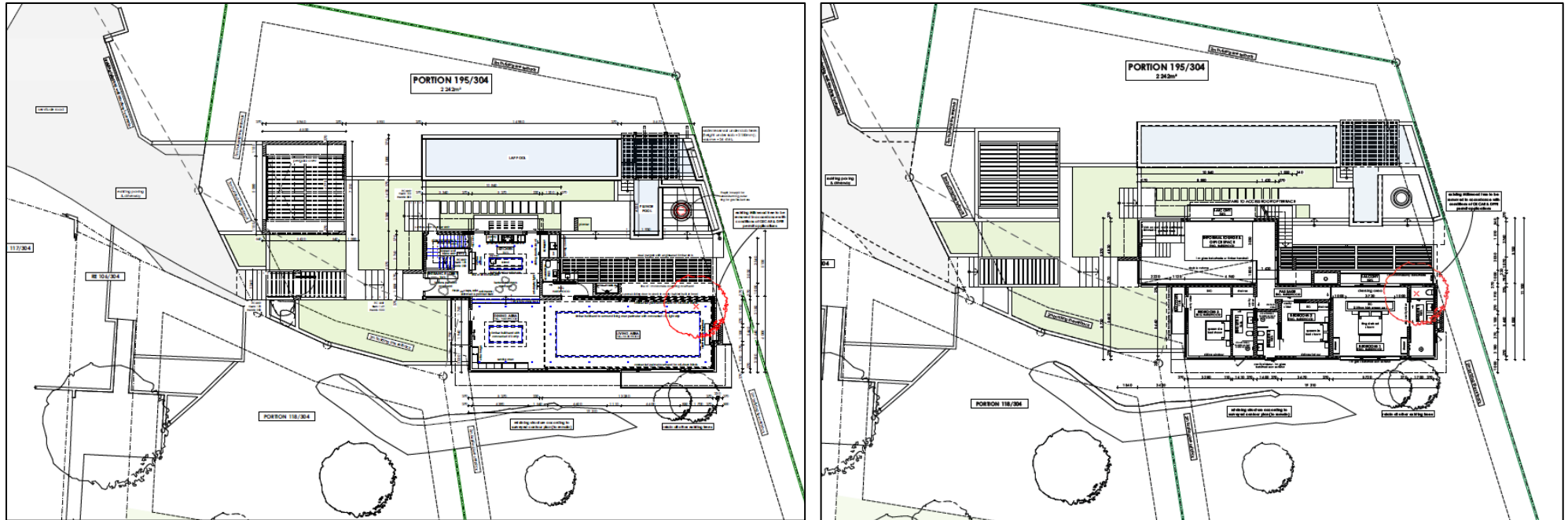
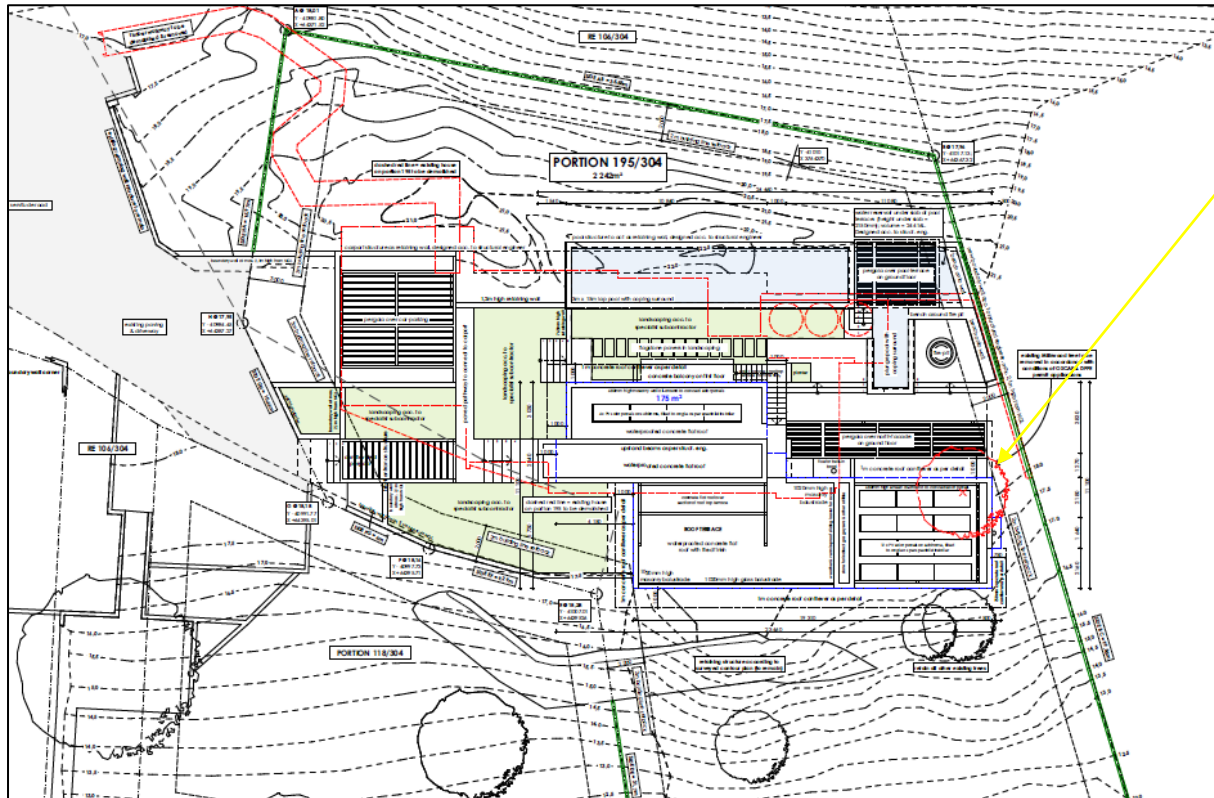


Figure 4: Floor Plans of House Ground & First levels respectively (CMAI Architects).



The adjacent Roof Plan indicates the outline of the old house (red dashed line).

A large Milkwood tree, located within the old courtyard, adjacent to the eastern boundary, falls within the footprint of the new dwelling. This Milkwood tree is currently too large to transplant and will need to be removed in accordance with conditions of the OSCAE and a **Forestry Licence**, obtained from the Department of Forestry, Fisheries and the Environment (DFFE) prior to the commencement of any vegetation clearing activities. A number of other forest trees were identified to south of the new house, on the remainder of the Erf, will be protected from construction activities on site as they fall outside of the proposed development site.

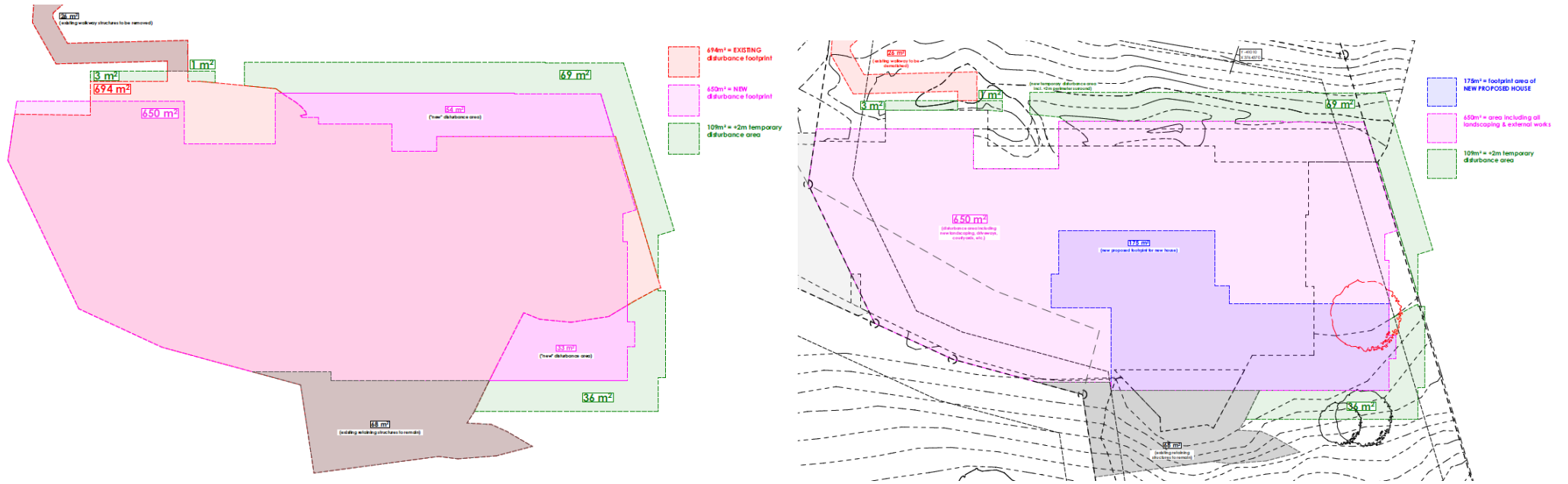
**Figure 5:** Roof level Plan, with existing house development underlaid as red dashed line

As mention above, the new permanent footprint will amount to approx. 650m<sup>2</sup> (including landscaping & external works) and will be constructed over the majority of the abovementioned existing transformed area of ±694m<sup>2</sup> (see Fig.3 above). Only an area of approx. 87m<sup>2</sup> of the permanent development footprint extends beyond the existing transformed area (54m<sup>2</sup> to the north, for the new retaining wall, water reservoir & pool, & 33m<sup>2</sup> for the new house footprint).

See images Figure 6 below.

In order to restrict the extent of new / additional vegetation clearing beyond this permanent footprint, a maximum 'temporary disturbance envelope' of 2m wide around the edge of the structures, should be recommended to enable their construction. This temporary disturbance area is likely to amount to an area of approximately 109m<sup>2</sup>, which must be rehabilitated / landscaped with indigenous vegetation post-construction.

Therefore, for the purposes of this **OSCAE Application** the area of new vegetation clearance amounts to: **±196m<sup>2</sup>** (87m<sup>2</sup> permanent footprint + 109m<sup>2</sup> temporary).



**Figure 6:** Disturbance footprints: red (existing), pink (new) & green (temporary). Blue area in second image indicates the double-storey house structure. Boardwalk to the north, to be removed & retaining wall to south, to remain. Milkwood tree (red circle) to be removed.

#### 4. SITE SENSITIVITY ANALYSIS

According to a desktop analysis (using Cape Farm Mapper), the area in which the development falls is mapped as **Goukamma Dune Thicket** vegetation type / ecosystem (SANBI BGIS 2018), which has an Ecological Threat Status of **Least Concern** i.e. not threatened / endangered. The area is dominated by small trees and woody shrubs with asteraceous fynbos found in between (Dr David Hoare, 2021). Areas of Garden Route Shale Fynbos and Southern Afrotropical Forest are mapped to occur to the north of the property, while Cape Seashore Vegetation is mapped as a band along of the coast to the south. *Refer to the Biodiversity Plans in Appendix 2 attached & Figure 7 below.* Vlok's vegetation mapping indicates the property falling within **Wilderness Forest Thicket**, which is dominated by evergreen, sclerophyllous or succulent trees, shrubs and vines, whilst the southern boundary of the erf is zoned as **Primary Marine Dune**. This is a more accurate reflection of what occurs on the property. *See Figure 8 below.*

The Ecological Threat Status mapping indicates the property falls within an "**Endangered**" ecosystem; however this is contradicted by both the SANBI BGIS (2018) and SANBI Red List of Ecosystems, both of which indicate the vegetation within the property as Least Concern, Goukamma Dune Thicket

According to Cape Farm Mapper, no rivers, dams or wetlands are found within the proposed development area. However, an Estuarine Wetland, associated with the Keurbooms River estuary located to the west, has been mapped to the north of the Minor Road / Keurbooms Strand Road. *See Figure 9 below.*



**Figure 7:** Vegetation Type according SANBI BGIS (2018) (courtesy CapeFarmMapper, Vers 3.2.4).

**Figure 8:** Vlok Vegetation Map (courtesy CapeFarmMapper, Vers 3.2.4).

**Figure 9:** National Freshwater Ecosystem Priority Area (NFEPA) map indicating Rivers & contours (courtesy CapeFarmMapper, Vers 3.2.4).

The vegetation noted on the northern section of the Erf comprises **Dune Thicket**, including the following species: September-bush (*Polygala myrtifolia*); Blombos (*Metalasia muricata*), Forest Num-num (*Carissa bispinosa*), Dune Olive (*Olea exasperata*), Dune Gwarrie (*Euclea racemose*), Milkwood trees, Candlewood



trees, Buchu (*Agathosma sp.*), Bietou (*Osteospermum moniliferum*), Crowberry (*Searsia crenata*), Tetragonia sp., Coastal Camphor tree (*Tarchonanthus littoralis*) and Baboon Grape (*Rhoicissus digitata*).

While the southern portion of the Erf, below the existing platform, consists of open **Coastal Forest / Thicket**, including Milkwood trees, Candlewood trees, Cape Saffron (*Cassine peragua*), Common Saffron (*Elaeodendron croceum*), with Cape Coast Cabbage Tree (*Cussonia thyrsifolia*), Fairy Crassula (*Crassula multicava*), *Clivia sp.* etc.

Other than the landscaped gardens around / within the existing house footprint, no alien invasive plant species were noted in direct proximity to the proposed house site. As Rooikrans plants have been noted elsewhere within the Estate, it is possible that some alien plant may occur elsewhere on the property.

Refer to Plant Species Photos in Section 5 below.

A **Forestry License** will need to be obtained from the Department of Forestry, Fisheries and the Environment (DFFE) to authorize the relocation of the small milkwood trees, as well as the trimming and/or removal of the larger Milkwood trees (in terms of Section 15 of the National Forestry Act (NFA)). This Forestry Licence Application should also include the removal of indigenous thicket vegetation (in terms of Section 7 of the NFA) from the house footprint.



According to the Garden Route Biodiversity Spatial Plan (2017) the property falls within an area mapped as **Ecological Support Area (ESA Terrestrial)** which extends to the south-western portion of the Estate. This ESA mapping is associated with areas of Critical Biodiversity Area (CBA Terrestrial) and CBA Forest mapped to the east and south, beyond the Erf, as well as the Coastal Corridor to the south (Estate green belt / open space), Endangered vegetation (Garden Route Shale Fynbos) to the north of the provincial road.

The definition of ESA's pertains to areas that are not essential for meeting biodiversity targets, but that play an important role in supporting the functioning of Protected Areas (Pas) or CBAs, and are often vital for delivering ecosystem services. What is important is the objective of such mapping, which recommends that such area should be maintained in a functional, near-natural state. Some habitat loss is acceptable (such the primary right of building a primary dwelling), provided the underlying biodiversity objectives and ecological functioning are not compromised.

It is thus recommended that the remaining naturally vegetated northern and southern portions of the property should remain natural and maintained free of alien invasive plant species.

**Figure 10:** Ecological Support Area (ESA) as grey to the east of erf (courtesy CapeFarmMapper, vers 3.2.4).



The soil type mapped for the area does not indicate information for the development portion of the property. However, the soils mapped directly to the north of the property are indicated to have limited pedological development, usually shallow on hard or weathering rock, with or without intermittent diverse soils, at depths of  $\geq 450\text{mm} < 750\text{mm}$ . Lime rare or absent in the landscape. Clay accumulation  $< 15\%$ .

The soils underlying the proposed construction site are considered to have a **high erodibility** (Cape Farm Mapper, vers3.2.4). Given the property be located on a coastal fore-dune, the soils are expected to be **sandy with limited structure**.

**Figure 11:** Soil type map.

Given the ecological status and sensitivity of the property, the 'disturbance envelope' required for the construction of the new dwelling and installation of the service infrastructure, outside of the existing transformed platform, should be kept to a minimum i.e. as 'tight' around the development footprint as possible, while keeping the practicalities of the construction process in mind: Given the southern slope, sandy soils and need to excavate / extend platforms to enable the construction process, a **disturbance envelope of no more than 2 metres around the edge of the new disturbance footprints** should be permitted, as the 'construction site', which must be reduced wherever possible. Trees found within the 2m envelope / corridor must be retained wherever possible. The feasibility / practical implementation of a 1m disturbance envelope has been discussed with the Municipality for similar cases and they are in agreement that 1m simply does not allow for the space needed to enable the construction process: i.e. deep excavations, installation of scaffolding, movement of material, removal of waste etc. from around the house footprint.

The construction activity must also be conducted in terms of the 'the **Duty of Care** principles' in terms of Section 28 of the National Environmental Management Act (NEMA, Act 107 of 1998, as amended), which "...obliges every person who causes, has caused or may cause significant environmental degradation, to take reasonable measures to prevent such degradation from occurring, continuing or recurring".

## 5. Photographic Record of Site Conditions

Portion 195 of 304 Matjesfontein is accessible via the Provincial Road P0394 (Main Road) / Keurboomstrand Road aligned north of the proposed Site. Access to the site is easily obtained via the internal paved road of the Whale Haven Estate, accessible via a security gate off the P0394 into the estate. As mentioned above, the existing double-story dwelling located on the erf is to be demolished to make way for a new dwelling. The northern side of existing house is accessed via a wooden boardwalk / walkway, from an external parking area outside of the Erf, through the Thicket overlooking the P0394 (see images in Fig. 18 below).

A wide driveway links directly off the eastern end of the Estate road to the existing double garage, and continues around the southern side of the existing house. The southern edge of the existing platform is retained below by a high loffelstein retaining wall, partially on the neighbouring Erf 118 to the south, and the southern portion of Erf 195. A section of lawn has been maintained between this southern driveway and the top of this retaining wall, which has been considered as part of the transformed platform.



**Figure 12:** Paved Estate internal road, with paved parking area outside Erf 195 & wide driveway to existing double garage.





**Figure 13:** Lawn area on Erf 118 below 195 driveway, extending between top of retaining wall below, south of existing house.

Are open area of lawn exists east of existing house, below tall brink retaining wall which extends around the north-eastern edge of platform, behind the existing house. A large Milkwood tree is located on the southern side of this eastern platform, which will be removed to make way for the new house footprint (in terms of the Forestry Licence).



**Figure 14:** Driveway & lawn as southern portion of existing house platform, to eastern side of house.





**Figure 15:** North-eastern corner, retaining wall of house platform. Note large Milkwood & tanks to be removed.

Area below existing house platform and retaining wall consists of open Forest. An approx. 33m<sup>2</sup> area of this natural vegetation will be permanently transformed by the new double storey house, while an approx. area of 36m<sup>2</sup> will be cleared as the 2m wide ‘temporary disturbance envelope’ below the house, to enable the construction (see Fig. 6 above). This 2m envelope will be rehabilitated with indigenous Forest / Thicket plant species, post-construction.

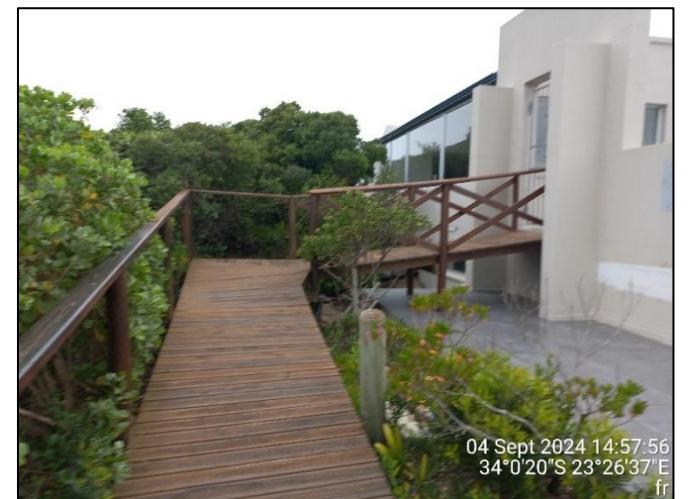
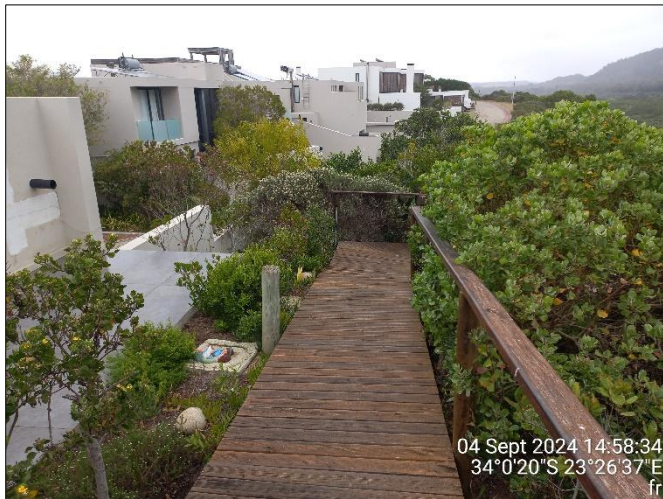


**Figure 16:** Open Forest to be disturbed for new house. 2<sup>nd</sup> & 3<sup>rd</sup> image indicates open Forest to be retained below existing retaining wall.





**Figure 17:** Portion of retaining wall on 195 to be retained. Cape Saffron & Septembe-bush to be retained in Forest below house.



**Figure 18:** Existing boardwalk on northern side of house, to be removed & area rehabilitated.

As mentioned above, a strip of Thicket vegetation will be removed behind the existing retaining wall and house to construct the new house retaining wall, pool etc. An approx. area of 54m<sup>2</sup> will be permanently transformed, while an approx. area of 69m<sup>2</sup> will be cleared to allow for the 2m wide ‘temporary disturbance



envelope' along the north-eastern and eastern edges of the new house build (see Fig. 6 above). This temporary area will be rehabilitated with Thicket species post construction.



Figure 19: Thicket vegetation behind existing house to be removed for new house retaining wall, pool etc.



**6. CONSTRUCTION RELATED IMPACTS & MITIGATIONS**

The following terminology/abbreviations must be noted to ensure correct interpretation of the impacts/mitigation measures:

<b>Coverage</b>	<i>Footprint of dwellings / outbuildings under roof.</i>
<b>Disturbance Footprint</b>	<i>The area that will be permanently transformed by the activity: dwelling footprints, driveway, stairways, retaining walls etc.</i>
<b>Working space / disturbance envelope</b>	<i>Temporary disturbance area to be demarcated around the permanent footprints to enable construction = 2m wide ‘envelope’. To be rehabilitated post construction.</i>
<b>DFFE</b>	<i>Department of Forestry, Fisheries &amp; Environment.</i>
<b>ECO</b>	<i>Environmental Control Officer.</i>
<b>Induction</b>	<i>Environmental awareness training of construction employees</i>

The following **key environmental impacts** associated with the building proposal have been identified for the construction and operational (occupation) phases of the project. General matters are also summarized in this section. Comments & inputs received from Stakeholders and Interested & Affected Parties (I&APs) during the public participation process will be included in a Comments & Response Report, and attached to the Final report for submission to the Bitou Municipality.

**CONSTRUCTION RELATED IMPACTS**

**6.1 Removal of indigenous vegetation to develop a dwelling**

**MITIGATION:** It is recommended that the maximum construction **disturbance envelope / workspace within new area of natural vegetation / beyond the existing transformed platform, around the periphery of the house platform be limited to 2m width** and only in areas where it is absolutely necessary. This disturbance footprint / construction sites must be demarcated to prevent unnecessary damage to the remaining natural vegetation around the periphery of the existing & additional platforms. The 2m ‘disturbance envelope’ around the house, must be rehabilitated post-construction with indigenous vegetation, endemic to the Southern Cape. Where possible, large indigenous / protected trees within the 2m disturbance envelope or disturbance footprint, must be retained and protected from harm (demarcated) during the construction process (within interfering with practicalities of building & health/safety requirements).

A **plant rescue operation** must be undertaken prior to vegetation clearing: all plant and tree saplings, likely to survive transplant, must be rescued. A portion of these plants should be planted directly into gaps in the peripheral Thicket & Forest to be retained on the property, while the rest should be bagged for use in rehabilitation efforts on the property, or elsewhere. To this end, it is recommended that the landowner either appoint a landscaper or plant rescue specialist before construction commences, who will undertake plant rescue & transplant operations & maintain the bagged plants (either on- or off-site) for use in post-construction rehab. / landscaping of the property. In addition, or alternatively, the landowner could approach a local conservation NGO, to undertake the plant rescue operation in support of on-site rehab. efforts or rehabilitation projects elsewhere. The person / entity appointed to undertake the plant rescue must be suitably experienced to ensure the survival and maintenance of rescued plants.

## 6.2 Disturbance / fragmentation of natural habitat

**MITIGATION:** The remaining natural vegetation, outside the existing transformed platforms, as well as new permanent & temporary disturbance footprints, must be demarcated, prior to construction, to prevent access into the remaining natural areas and to avoid unnecessary damage/fragmentation of the remaining habitat. The permanent disturbance areas, plus 2m working area must be pegged / demarcated separately and inspected by the ECO prior to vegetation clearing. The ECO must identify areas where individual trees / vegetation should be retained within the 2m temporary work area / disturbance envelope, in consultation with the structural engineer and building Contractor. The practicality of this must be ascertained based on required cut-to-fill / retaining works and health / safety requirements. The areas outside of the working area are deemed no-go areas and may not be transformed / disturbed unless permitted for installation of services. Trenching required for installation of services between disturbance platforms must be limited to 1m wide and be undertaken by hand only.

## 6.3 Potential for introducing invasive alien vegetation as a result of earthworks and landscaping / rehabilitation

**MITIGATION:** To limit the need to import volumes of foreign compost and mulch for rehabilitation purposes, it is recommended that at least a portion of the indigenous vegetation cleared from the disturbance areas **should be chipped and stockpiled under the designated topsoil stockpiles**, to be designated within the existing disturbance platforms. This chipped material will be suitably decomposed by the time construction is complete and will contain suitable seeds required for rehabilitation efforts.

A depth of at least **200mm topsoil should be stripped** from the new disturbance areas & **stockpiled** for re-use during post-construction rehabilitation of the temporary disturbance envelopes. Given the constrain space within the construction site, it is recommended that the contractor consult with the HOA to identify an existing transformed area within the Estate where this chipped biomass and topsoil can be temporarily stockpiled during the construction of the house.

The contractor / landscaper may not utilize materials that may potentially contain any invasive alien vegetation seeds or vegetative material (e.g. Kikuyu grass / Madeira vine stems). Subsoils excavated during cut and fill operations must be stockpiled separately to topsoil to avoid mixing and inadvertent use of topsoil as backfill material. When trenching for installation of services, soil layers should be replaced in the same order and the topsoil returned last. All topsoil stockpiles must be less than 1.5m in height and have adequate signage to illustrate which stockpiles must be retained for rehabilitation purposes. Interface landscaping<sup>1</sup> may only be done with suitably indigenous, endemic species<sup>2</sup>. Ornamental landscaping must be minimized in favour of indigenous rehabilitation.

## 6.4 Stormwater management, erosion & silt control

*Given that the soil erodibility and slope of the site, pre-emptive silt- and erosion- control measures should be put in place along the northern & southern edges of the construction platform before and during the construction. This will help prevent any erosion/silt being washed into the remaining Thicket & Forest environment. Temporary and permanent stormwater management measures must be implemented once it is evident where run-off is concentrated.*

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<sup>1</sup> Interface landscaping refers to areas where there will be direct contact with remnant natural vegetation.

<sup>2</sup> Contained landscaping i.e. in plant boxes or courtyards, separated from the natural vegetation, may include non-invasive indigenous vegetation that does not pose a threat to endemic species/habitat.

**MITIGATION:** The Contractor must ensure that silt fences are erected on the northern and southern edge of the building platform to slow-down & direct runoff, prevent erosion and avoid any silt washing into the Thicket (north) & Forest (south). These control measures must be monitored during construction and repaired by the Contractor on a regular basis. Batching of concrete may only be undertaken on the existing level platform areas which will form part of the dwelling or driveway footprints. Batching required outside of the existing and future hard-surfaced areas, may only be undertaken on batching plates or in containers, to prevent contamination of soils & stormwater.

Once construction is nearing completion, the stormwater off roofs and paved areas must be evaluated to ensure that stable structures and/or measures are installed to properly manage, divert and/or disperse run-off and ensure that erosion problems are not transferred onto the adjacent properties and environment. Stormwater must be controlled by capturing it in rainwater tanks or dissipating it into landscaping features and surrounding vegetation.

## 6.5 Pollution & contamination of environment

*Insufficient / poor use of ablution facilities, poor house-keeping practices, contamination of soil & stormwater by cement, hydrocarbons, paints etc.*

**MITIGATION:** ECO or Contractor must present an environmental induction with the contractor staff and sub-contractor workers detailing the “do’s & don’ts” of the site, with emphasis on good house-keeping practices, use of ablutions and avoidance / protection of remaining Thicket and wildlife.

A portable / **chemical toilet** must be tied down on a level road verge platform BEFORE site demarcation / clearing commences. Additional toilets may need to be installed during the final stages of construction when large numbers of sub-contractors (painters, plumbers, electricians, pavers, carpenters etc.) are working on the site at the same time (1 toilet per 15 people). Toilet/s positioning must be easily accessible to works and service-provider for easy emptying & cleaning.

**Concrete batching** must be restricted to future hard surfaces (paved areas & dwelling footprints). Cleaning of cement, plastering & paint equipment must be done into a **designated, bunded & lined slurry sump or container** within the site camp, to avoid contamination of surrounding environment. This sump must be cleaned out regularly and all waste material removed from site.

All **fuel-driven equipment** i.e. generators, concrete floaters etc. must be placed within drip-trays when being re-fueled or not in use. All **oil and fuel spills** from equipment, plant or delivery vehicles must be cleaned up immediately (use of sand &/or sawdust) and contaminated soil removed from site by a registered hazardous waste service provider (Spill Tech, Interwaste, EnviroServ etc.) for proper disposal at a hazardous waste facility. Any vehicle noted to be leaking oil, must be removed from site for immediate repair.

**Construction-related waste** should be managed via an integrated approach i.e. waste avoidance, reduction, re-use, recycling, recovery, treatment, and lastly safe disposal. Waste that cannot be re-used, must be disposed of a registered Municipal landfill. The ECO must monitor the areas beyond the working area for any signs of pollution and instruct the Contractor to remove waste on a regular basis. All general waste, inclusive of food scraps/wrappings/bottles, must be contained within sealable bins in a designated area. All construction-related waste (rubble, broken bricks etc.) must be stockpiled in a skip or designated area near the entrance to the site for regular removal to the Municipal building-waste landfill site.

## 6.6 Protection and re-use of topsoil

*Topsoil contains valuable seeds and organic matter required for rehabilitation of the site, post-construction. Excavated sub-soils however are generally not suitable for this purpose and will reduce regrowth / rehabilitation when utilized in landscaping.*

**MITIGATION:** Topsoil from development areas must be stripped to at least a depth of 200mm (the more, the better) and stored within the Estate / on-site in a designated area(s) where it will not be mixed with excavated subsoil or construction waste. In the event that there is not sufficient space for the storage and protection of topsoil within the disturbance envelope, the Contractor must identify an alternative temporary stockpile area off-site (with HOA / landowner consent), that is already transformed and where it can easily be retrieved for post-construction rehabilitation. All excavated subsoils, that are not used as part of fill and backfill activities, must be removed from site and disposed of at a registered landfill site or used at alternative approved construction locations.

## 6.7 Fire risk management

*The vegetation on site & surrounds constitutes mostly Thicket & Fynbos, which are medium to high-fire-risk vegetation type. Therefore, fire risk-mitigation must be implemented to prevent damage to neighbouring property and the environment.*

**MITIGATION:** No open fires are permitted anywhere on the site during the construction period. No wood may be collected from the property or surrounds during construction. Designated smoking areas, with sand-filled containers, must be identified and communicated with staff.

## 6.8 Disturbance / killing of Wildlife

*As the property consists of largely intact Thicket & Forest and borders ecological corridors (along road reserve of Main Road & the coastal dune), it is likely that there will be animal movement through the erf and around the site during construction.*

**MITIGATION:** No excavations may be left open overnight or during periods when the site is closed to prevent animals from getting trapped. Workers are not permitted to move beyond the designated working areas and may not enter the remaining natural habitat at any point during construction. No waste food items may be disposed of on site or into the adjacent Thicket environment. The ECO must induct the contractor and workers on the importance of these conditions and warn that no animals (especially reptiles & frogs) may be harmed or killed. Under no circumstances is trapping or snaring of animals permitted and should any of the contractor team be found guilty of killing/snaring an animal it must be reported to the ECO, who in turn must report it to the Municipality and/or CapeNature as a contravention of the OSCA permit.

## 6.9 Noise, light, dust & traffic nuisance during construction

*Traffic & potential damage to provincial / private property:*

- Under no circumstances may delivery or construction-related vehicles / plant park in the driveway of the neighbouring property nor the road reserve of the provincial Main Road.
- An area must be provided on site for the stockpiling of all building materials. A turning and parking area for construction and delivery vehicles must be identified in advance and the disturbance limited to this area.
- Any damage done to, or mess onto, the road surface of Estate Road or Main Road, or driveway surface of the neighbouring properties, must be cleaned up and repaired before the end of the building contract. Should damage accidentally be done, the Contractor must make repairs, as required. It is recommended that the Landowner / Contractor keep photographic record of the

existing condition of the road in front of the erf, as well as the driveway, pavement and boundary fence of the neighbouring property PRIOR to commencement of construction.

*Noise nuisance:*

- Due to the proximity of the residents to the west, it is recommended that noise generation during construction of the house be kept to a minimum and that construction activities be confined to **normal working hours** (08:00 - 17:00 on workdays, excluding public holidays). Should the Contractor require additional working hours, these hours must first be approved in with the landowner and neighbours.
- Apart from confining noise to the normal hours as detailed above, the following noise abatement (reduction of intensity and amount) measures should be implemented:
  - Construction vehicles adhering to existing access route and minimum speed limits;
  - Strict operation times and periods for construction works;
  - Adherence to the National Building Regulations and Section 25 of ECA to minimize noise impacts;
  - Provide baffle and noise screens to noisy machines as necessary;
  - Provide absorptive linings to the interior of engine compartments;
  - Ensure machinery is properly maintained (fasten loose panels, replace defective silencers);
  - Switch off machinery immediately when not in use; and
  - Reduce impact noise by careful handling of equipment and machinery

*Temporary lighting:*

- Lighting on site is to be sufficient for safety and security purposes only, but shall not be intrusive to neighbouring residents, disturb wildlife, or interfere with road traffic;
- Should overtime/night work be authorised by the landowner and neighbours, the contractor shall be responsible to ensure that lighting does not cause undue disturbance to neighbouring residents; and
- Only low flux and low frequency lighting shall be utilised.

*Dust suppression:*

Every effort to minimize dust pollution on the site must be undertaken especially considering the residential dwellings in close proximity. Construction vehicles must adhere to speed limits and make use of access driveway. Exposed stockpile materials (e.g. topsoil or building sand) must be adequately protected against wind (covered), and should be sited taking into consideration the prevailing wind conditions.

## **6.10 Environmental Compliance Monitoring**

An Environmental Control Officer (ECO) should be appointed by the Applicant prior to any site preparation-works, and must remain employed to monitor compliance with the conditions of the OSCA Permit for the duration of the site clearing, construction and post construction rehabilitation of the site.

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## OCCUPATION RELATED IMPACTS

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### 6.11 Long term alien invasive vegetation control

*Alien invasive plants will emerge from remnant seedbanks, from seed imported in building and landscaping material, or through active planting for ornamental gardens.*

**MITIGATION:** Only indigenous, endemic species are permitted for interface landscaping purposes, while ornamental landscaping, outside of contained spaces, should be avoided. The planting of ***Kikuyu grass (Pennisetum clandestinum)*** is strictly prohibited. Any lawn area/s must be kept to a minimum, be restricted to adjacent to the house footprint and include only indigenous Kweek (*Cynodon dacylon*) and/or Buffalo (*Stenotaphrum secundatum*) grass species.

All construction areas and any remaining transformed areas on the property must be rehabilitated once construction is complete. The ECO must conduct a completion inspection within 3 weeks post-construction, to ensure that the any emergent alien invasive plant species around the periphery of the construction site are removed and that rehabilitation measures are effective. This inspection must inform the required Completion / Compliance Report for submission to the Bitou Municipality.

The landowner is encouraged to apply a zero-tolerance approach and remove all alien invasive species (Rooikrans etc.) likely to occur on the property, as well as those they will re-invade into the future.

### 6.12 Fire-risk Management

*The build-up of alien vegetation increases fire fuel loads and the risk of veld fires from, and into, the surrounding environment.*

Encourage the maintenance, establishment (via active planting) and growth of indigenous Thicket trees in proximity of the dwellings. Continue to removal all alien plants as soon as they are detected.

### 6.13 Light pollution within Thicket environment

*Intense external lighting may create light pollution within an otherwise dark environment. This may deter faunal movement through the area, while attracting large numbers of night-insects, which may become a nuisance to the landowner and neighbours.*

**MITIGATION:** All external lights must be low-level & -intensity and positioned to light downwards. External lights should be turned off manually or by means of timers/sensors when not needed. Since the property falls within a sensitive area, no outdoor electric insect zappers may be installed on to prevent unnecessary insect mortalities.

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## GENERAL MATTERS

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### 6.14 Installation of services

*Services (i.e. sewer / water pipelines) are positioned, as far as possible, within the existing disturbance platforms, next to the housing footprint and/or into the building line areas to allow access for maintenance.*

**MITIGATION:** Where possible, all services must be accommodated within the permanent footprints, the existing disturbed platform and/or maximum 2m temporary working space around the footprint, to limit unnecessary disturbance. Where there are services outside of this space, the trenching may only be undertaken by hand and be limited to 1m in width. In addition, the ECO must be present for vegetation clearing/installation and ensure that only the minimum disturbance is caused.

### 6.15 Compliance with Bitou Zoning Scheme Regulations

**MITIGATION:** The Municipal Planning Department must consider the application to confirm conformance with the Bitou Zoning Scheme Regulations.

The Environmental Principles set out in Section 2 of the National Environmental Management Act (NEMA) must be considered by the competent authority (Bitou Municipality) to inform their decision-making.

To this end, (the) development must be socially, environmentally and economically sustainable. Lot 195 of Whales Haven Estate is zoned Residential 1, and by default, there are limits to the restrictions that may be placed on the owner without compromising his/her primary (social/economic) rights. The (environmental) rights are acknowledged by means of the OSCA Permit and Forestry Licence application processes that enforce strict conditions (for construction & occupation) within this sensitive environment that would otherwise not be applicable to development of rural-residential properties elsewhere.

## 7. Stakeholder Engagement

The Bitou Municipality confirmed the following list of stakeholders to whom the OSCA permit must be circulated for review and comment:

- Western Cape Department of Environmental Affairs & Development Planning (DEA&DP);
- Department of Forestry, Fisheries & the Environment (DFFE);
- Cape Nature
- Whales Haven Estate HOA; and
- Anje Minne (Environmental Management Officer, Bitou Municipality).



## 8. Conclusion & Recommendations

It is concluded that Portion 195 of farm 304 Matjesfontein, within the Whales Haven Estate is a designated Residential erf located between Keurboomsrivier and Keurboomstrand. The northern portion of the property is currently transformed by an existing house and associated driveway, lawn areas and retaining walls. This existing house is to be demolished and a new house built on the majority of the existing transformed platform. Only two small areas of new disturbance / clearance of vegetation is proposed beyond this existing platform, one to the north and one to south, amounting to an area of **approx. 87m<sup>2</sup> of the new permanent** development footprint. In order to restrict the extent of new / additional vegetation clearing beyond this permanent footprint, a maximum 'temporary disturbance envelope' of 2m around the edge of the structures, should be recommended to enable their construction. This temporary disturbance area is likely to amount to an area of approximately 109m<sup>2</sup>, which must be rehabilitated / landscaped with indigenous vegetation post-construction.

The erf is mapped to occur within **Goukamma Dune Thicket** which eases into Garden Route Shale Fynbos across the Main Road. However, as it the area north of the house was noted to be Thicke, while the southern portion of the property consists of open coastal Forest. The Goukamma Dune Thicket is classified as Least Concern, however given the location of a coastal fore-dune, the proximity to the endangered Fynbos ecosystem nearby, the presence of Fynbos species and protected Milkwood trees on the property, the vegetation is considered to be sensitive.

Given the above, the property could be considered sensitive from an environmental perspective, and thus adherence to the '**Principles of General Duty of Care of the Environment**' must be adhered to for all activities (construction- & occupation-related).

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

- Once Building Plans have been approved by the Municipality, the Applicant / Contractor must obtain a **Forestry Licence** for trimming, removal and rescue of protected and natural thicket / forest species from the Dept. of Forestry.
- Once the Forestry Licence is obtained, the Holder of the Permit / Licence must **demarcate / peg the permanent footprints, as well as the 2m temporary working space / disturbance envelope** around it prior to any vegetation clearing.
- A suitably experienced & qualified **Environmental Control Officer (ECO) must be appointed** prior to the commencement of activities on-site to oversee site demarcation, plant rescue, site clearance, construction process and rehabilitation efforts, in-so-far-as the implementation of the necessary environmental risk mitigation measures mentioned in Section 6 above:
  - The ECO must **inspect the abovementioned demarcation** for compliance and to identify **tree species**, within the 2m working space, which should be **retained** (on condition that they not interfere with construction & and health/safety requirements);
  - ECO must **induct** the contractor/staff prior to vegetation clearing/earthworks to alert them to the environmental criteria and conditions applicable to the site and surrounding areas;
  - **Weekly site inspections** must be undertaken by the ECO during vegetation clearing, site hoarding, bulk earthworks and initial construction i.e. foundations;
  - **Bi-monthly site ECO inspections** must be undertaken once bulk earthworks / foundations are complete to monitor house-keeping practices, erosion mitigation etc.;
  - The ECO must remain employed until rehabilitation works, post-construction have been concluded.
  - A **completion statement** must be compiled and submitted to the Bitou Municipality and Department of Forestry no less than **3 weeks after construction is completed** to report on compliance with the OSCA Conditions and the efficiency of rehabilitation. Additional

rehabilitation measures may be recommended at this point in the event that rehabilitation has not been effective;

- All area(s) outside the demarcated working area are deemed to be **no-go** and staff/materials may not enter/utilize this area during construction;
- **Rescue of transplantable tree saplings and herbaceous plants** must be undertaken prior to site clearance, for immediate transplant into gaps in adjacent forest, as well as bagging to use in rehabilitation efforts post-construction;
- A portion of the cleared **vegetation must be chipped**, with chipped biomass stockpiled under the designated topsoil stockpile site/s, for use as compost and mulch during rehabilitation.
- **Topsoil from the new disturbance areas must be stripped** to at least a depth of 200mm and stockpiled / protected for use in post-construction rehabilitation. Topsoil may not be used as backfill or contaminated.
- **Stormwater management, silt and erosion control measures** must be implemented for the duration of the construction period;
- **Waste management / pollution prevention** measures must be implemented (good housing & all waste materials must be placed in closed containers for regular removal);
- **Sufficient ablution facilities** must be provided for use by construction staff and the contractor must ensure that these remain accessible, clean and emptied at all times;
- **No disturbance / killing / trapping / snaring of animals** is permitted during construction / occupation;
- **Noise, dust, light and traffic nuisance** control measures must be implemented to limit disturbance of neighbours and natural environment.
- Only **indigenous plant species**, endemic to the Southern Cape, may be used for rehabilitation/interface landscaping
- **No invasive alien vegetation** may be introduced to the site during construction or occupation. Any alien invasive plant species which establish, must be controlled (removed) before they set seed / spread.
- **No open fires** are permitted anywhere on the site during construction.

# BITOU MUNICIPALITY

## APPLICATION IN TERMS OF THE OUTENIQUA SENSITIVE COASTAL AREA EXTENSION REGULATIONS FOR A PERMIT TO UNDERTAKE SCHEDULED ACTIVITY/IES ON AN INDIVIDUAL ERF



*munisipaliteit umasipala municipality*

*to be the best together*

Private Bag X1002 Plettenberg Bay 6600  
Tel+27 (0)44 501 3000 Fax +27(0)44 533 3485

### **ERF No:**

Portion 195 of Farm 304 Matjesfontein  
Whales Haven Estate

### **SENSITIVE COASTAL AREA LEGISLATION**

The following notice and application form have been extracted in abbreviated format from the Department of Environmental Affairs' "Guidelines for the Control and Management of Activities in Sensitive Coastal Areas" (1998).

"The Environmental Conservation Act, 1989 (Act 73 of 1989) makes provision for the protection of areas which have particular environmental importance, which are sensitive, or which are under intense pressure from development". In terms of this legislation, the Garden Route coastal area from Tergeniet in the west to the Kaaimans River in the east was identified and proclaimed as the Outeniqua Sensitive Coastal Area (Outeniqua SCA) in 1997. On 27 November 1998, the Minister of Environmental Affairs and Tourism extended the Outeniqua Sensitive Coastal Area to include portions of the area between the Kaaimans and Bloukrans Rivers. The implication of the SCA status is that certain activities, which may have a detrimental effect on the environment, are now prohibited unless a permit has been obtained prior to the activity being undertaken. "The SCA Regulations are aimed at controlling small-scale activities at the individual plot level in an effort to ensure sustainable development of the coast".

The scheduled activities include the following:

- Disturbance of vegetation (trampling, cutting or removal of vegetation);
- Earthworks (excavation, moving, removal, deposit, compacting of soil, sand, rock or rubble);
- Dredging (dredging, excavation, removal or moving of soil, sand or rock from a river, tidal lagoon, tidal river, floodplain or wetland); and
- Dune rehabilitation (planting on or covering of dunes or exposed sand surfaces with any vegetative, natural or synthetic material, or the erection of structures and walls thereon with the purpose of preventing the sand from being eroded, accreted or moved by wind or water).

Any person failing to comply the SCA Regulations may be found guilty of an offence and would be liable for a fine not exceeding R 100 000,00 and a fine not exceeding three times the commercial value of any property or object of which the offence was committed and / or imprisonment for a period not exceeding ten years.

The attached application form must be completed by, or on behalf of, the property owner and be submitted, prior to the submission of, or together with, building plans, to the Municipality.

The Environmental Impact Report questionnaire could be filled in by the property owner or by a consultant on his / her behalf, and must contain a description of the mitigation, control measures and rehabilitation to be undertaken during the proposed activity to minimise its potential impacts.

Permits may be issued with or without conditions, or refused or the applicant may be required to furnish further information. In terms of provisions of Section 8 of the Outeniqua Sensitive Coastal Area Extension Regulations an appeal against the decision of the municipality may be lodged, in writing, with the Western Cape Minister of Environmental Affairs, within thirty (30) days of notification of such decision.

**APPLICATION IN TERMS OF REGULATION 3 OF THE QUTENIQUA SENSITIVE COASTAL AREA EXTENSION REGULATIONS (R1528 OF 27 NOVEMBER 1998) FOR A PERMIT TO UNDERTAKE SCHEDULED ACTIVITY/IES ON AN INDIVIDUAL ERF**

File Reference:	
Date of submission :	Click or tap to enter a date.

**A. DETAILS OF THE APPLICANT**

**9. Name of Applicant:**

Title:	Mr	Initials:	M.
Surname:	Peterhans		
Company:	N/A		

**10. Status of Applicant:**

(indicate with an )

Owner       Developer\*       Contractor\*       Consultant\*

\* = if Applicant is not owner this application needs to be accompanied by owner’s written agreement

Applicant / Landowners are represented by Rikus van Zyl of P&R Property Group.

**11. Applicant Contact Details (Representative):**

Telephone:	065 808 8933	Fax:	N/A
Cell:	065 808 8933	Email:	<a href="mailto:rikus@prproperty.co.za">rikus@prproperty.co.za</a>
Postal Address:	17 Waterways Estate, Knysna, Western Cape		

**12. Other Parties involved: (if applicable)**

		Tel:	Mobile:
Consultant:	Cape Environmental Assessment Practitioners ( <i>Cape EAPrac</i> )	044 874 0365	072 228 6711
Contractor:			
Developer:			
Architect	Laura-Anne Fox of CMAI Architects	044 382 6732	----

## B. DESCRIPTION OF THE SITE

### 1. Site Details:

Erf number:	Lot 195 of 304 Matjesfontein
Erf size:	2242m <sup>2</sup>
Zoning of Erf:	Residential I
Locality (Name of suburb / Development):	Whales Haven Estate, Keurboomstrand, Plettenberg Bay

### 2. Plans and diagrams:

Attach the following diagrams to the application:

- Demarcation of Erf on development master plan (where applicable)
- Site development plan (also see questions marked  $\phi$  in Sections C, D & E below)
- Property boundaries
- Contour plan

Where the space provided in the application form is insufficient for the applicable response, separate, referenced sheet/s of paper may be attached to the back of the form.

## C. ENVIRONMENTAL INFORMATION

### 1. General Site Features:

Indicate with an

Are any of the following features on or adjacent to the site:

Cliffs and / or steep slopes ( $\geq 1:6$ )	YES	<input checked="" type="checkbox"/> NO
Watercourses, water bodies and their banks	YES	<input checked="" type="checkbox"/> NO
Beaches, dunes and rocky shores	<input checked="" type="checkbox"/> YES	NO
Aquifers (saturated groundwater zones)	YES	<input checked="" type="checkbox"/> NO

### 2. Geology and Soils:

What are the underlying soil conditions of the site (specify depth if possible):

Clay	YES	<input checked="" type="checkbox"/> NO
Loam (a mixture of sand and clay)	YES	<input checked="" type="checkbox"/> NO
Sand	<input checked="" type="checkbox"/> YES	NO
Rock	YES	<input checked="" type="checkbox"/> NO
Does the site contain any shallow bedrock or rock outcrops?	YES	<input checked="" type="checkbox"/> NO
If "yes", specify rock type and depth (m)	$\infty$	
Is there any erosion present on or near the site?	YES	<input checked="" type="checkbox"/> NO

Describe the slope of the site as a percentage of the total property?

Steep (>1:6)	0%
Gently sloping (1:6 – 1:20)	10%
Flat (<1:20)	90%

On which slopes does the proposed development take place ?

Flat – existing platform of existing house (to be demolished).
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### 3. Water Table:

What is the shallowest depth of the water table?

Deeper than 1.5m.	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Shallower than 1.5m	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Unknown.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

### 4. Vegetation:

What type of vegetation occurs on the property (*specify as % of total Erf area*):

Indigenous:	60%
Exotic / Alien:	5%
Disturbed	35%
Rehabilitated:	0%

### 5. Fauna:

Are there any rare or endangered species known to occur in the area? (*if "yes", specify*):

**All Species indicated are based on desktop screening tools - no endangered species were found during site inspections.**

Amphibians: • <i>Amphibia-Afrixalus knysnae</i> (Knysna Banana Frog)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Birds: • <i>Aves-Circus ranivorus</i> (African marsh harrier) • <i>Aves-Bradypterus sylvaticus</i> (Knysna warbler) • <i>Aves-Stephanoaetus coronatus</i> (Crowned eagle)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Mammals: • <i>Chlorotalpa duthieae</i> (Duthie's golden mole)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Insects: • <i>Sarophorus punctatus</i> (Dung Beetle) • <i>Aneuryphymus montanus</i> (Yellow-winged Agile Grasshopper )	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Reptiles:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO



**6. Cultural, historic and aesthetic features:**

Are there any of the following features on the property? (*specify approximate age, if known*); Indicate

Buildings or structures older than 50 years: Existing house	YES	<input checked="" type="checkbox"/> NO
Roads, mountain passes or tracks:.	<input checked="" type="checkbox"/> YES	NO
Orchards, avenues or trees:	<input checked="" type="checkbox"/> YES	NO
Fossil sites:	YES	<input checked="" type="checkbox"/> NO
Shells:	<del>YES</del>	<input checked="" type="checkbox"/> NO
Battle sites:	<del>YES</del>	<input checked="" type="checkbox"/> NO
Other archaeological sites ( <i>specify</i> ):	<del>YES</del>	<input checked="" type="checkbox"/> NO
Are there any tourist attractions or scenic routes on or adjacent to the property?	<input checked="" type="checkbox"/> YES	<del>NO</del>
If "yes", specify:		
Property is located between Keurboomsriver & Keurboomstand, these two areas are well loved tourist destinations.		

**7. Socio-economic aspects:**

Are there people living on or adjacent to the property?	<input checked="" type="checkbox"/> YES	NO
If "yes", specify what form of settlement and approx. number of people		
The property is located within an existing residential estate, with several existing dwellings located east of the development site. The existing house of the property is vacant and is to be demolished to make way for the new house.		

**D. DETAILS OF THE ACTIVITY / IES:**

**1. Type of activity / ies:**

Disturbance of vegetation and / or earthworks <del>and / or dredging*</del> for the purpose of
Construction of a new primary residential dwelling on the footprint / transformed platform of an existing house.

**2. Is this activity related to or is it part of a larger or phased development?**

Residential ( <i>single <del>or group housing</del></i> ):	<input checked="" type="checkbox"/> YES	<del>NO</del>
Township ( <i>sub-divisional area</i> ):	<del>YES</del>	<input checked="" type="checkbox"/> NO
Resort ( <i>mainly recreational</i> ):	<del>YES</del>	<input checked="" type="checkbox"/> NO
Commercial and / or industrial:	<del>YES</del>	<input checked="" type="checkbox"/> NO
Agricultural:	<del>YES</del>	<input checked="" type="checkbox"/> NO

\* = delete whichever is not applicable

Other ( <i>specify</i> ):	YES	NO
House is part of an existing residential estate.		

**3. Phased Developments**

If the activity is part of a larger or phased development, is this development one of the activities identified in Government Notice No. R.1182 of 5 September 1997, and controlled by the General Environment Regulations promulgated in government Notice No.R1183 of 5 September 1997? (see attached extract at back of form )	YES	✓NO
If 'yes', describe (e.g. name and type of development)		
House is part of an existing, approved residential estate.		

**4. Extent of the activity:**

Total area of property:	2242 m <sup>2</sup>	
Disturbance of vegetation* .	87 (permanent) + 109 (temporary)= 196m <sup>2</sup>	
Earthworks*:	Depth:	Min. 450 mm
	Volume:	404 m <sup>3</sup>
	Ground conditions (sand, silt, rock etc.):	Sand (dune)
Dredging*:	Depth:	m
	Volume:	m <sup>3</sup>
	Bottom conditions (sand, silt, rock etc.):	

**5. Previous applications:**

Indicate with an

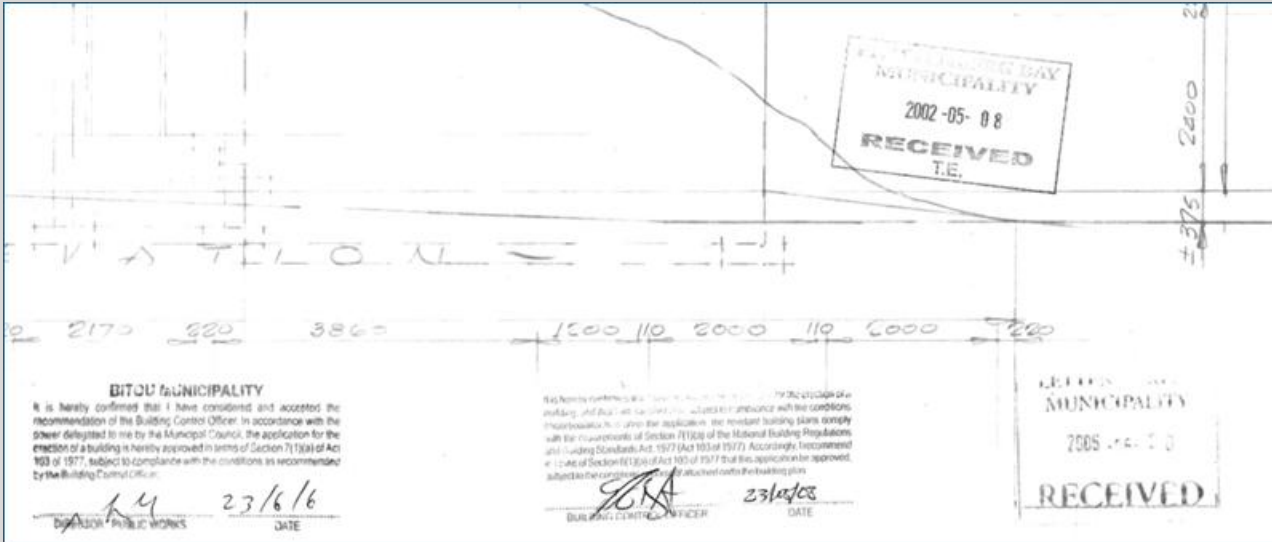
Have there been any previous applications on this property?	YES	✓NO
If 'yes', provide details:.		
Not to the EAPs knowledge		
Were any previous applications for activities on this site turned down?:	YES	✓NO
If 'yes', provide details:.		
Not to the EAPs knowledge		

**6. Building plans / Operations:**

Have building plans been approved for this site?	✓YES	NO
If 'yes', provide reference (plan number, approval date, etc):		

\* = delete whichever is not applicable

The existing house (to be demolished) building plans show approval stamps dated for 2023.06.06 and 2023.06.08, but no formal plan number or reference number.



Does the proposed building / activity fall within a development for which there is a Building Design Manual?:	✓YES	NO
If "yes", does the proposed plan comply with the requirements thereof?		
Yes according to Architect		
Does the proposed building / activity fall within a development for which there is a Contractors' Code of Conduct?:	✓YES	NO
If "yes", has the contractor /s been made aware of the requirements thereof?		
The Contractor will be appointed after municipal submission approval received.		

**7. Consultation**

Have there been any consultations regarding the proposed activity or development?	✓YES	NO
<i>(if "yes", attach supporting documentation)</i>		
The SDP & Building Plans have been reviewed & endorsed by the Estate HOA.		
With Neighbours:	YES	✓NO
With a Homeowner Association:	✓YES	NO
Through the press:	YES	✓NO
Via public meetings	YES	✓NO
Other (specify):	YES	✓NO

**8. How will the activities be undertaken:**

Indicate with an

Vegetation clearing:	Plant rescue	✓YES	NO
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	Vegetation removal:		
	By hand ( <i>saw axe, etc</i> )	✓YES	NO
	Light machinery ( <i>chainsaw, brushcutter, etc.</i> ):	✓YES	NO
	Heavy machinery ( <i>tractors, graders, etc</i> )	✓YES	NO
Excavations:	Topsoil removal:	✓YES	NO
	By hand ( <i>spade, pick, etc</i> ).	✓YES	NO
	Light Machinery ( <i>jackhammer, etc.</i> ).	YES	✓NO
	Heavy machinery ( <i>excavators, bulldozers, etc</i> )	✓YES	NO
	Blasting:	YES	✓NO
Dredging (Specify:			

**9. Specify the following information regarding the proposed activities:**

Duration ( <i>time period</i> ):	12-14 months
Programme ( <i>calendar</i> ):	April 2025 to ± June 2026
Financial value / scale:	R14m excl.VAT.

**10. Affected Area**

Is the whole property affected by the proposed activity?	YES	✓ NO
If “no”, indicate approximate percentage affected:		± 35 %

**11. Additional comments or information relevant to the proposed activity / ies:**

Refer to Section 8 of Environmental Report above.

**E. IMPACT STATEMENT**

Indicate with an

**1. Will any of the following temporary or permanent constructions be present on the site?:**

Structures and / or buildings	✓YES	NO
Walls and / or fences	✓YES	NO
Underground tanks	✓YES	NO
Roads and / or hardened surfaces	✓YES	NO
Pipelines and / or outfalls	YES	✓NO
Cables and / or lines	✓YES	NO
Other constructions ( <i>specify</i> ):	YES	NO

**2. Will any of the constructions listed above be located on or near the following:**

(specify distance, if near):

Limestone or calcified dunes ( <i>ancient dunes where the surface and the underlying sediment has been naturally cemented specifically by calcium carbonate</i> )	YES	✓NO	m
Pedocretes ( <i>very hard, impenetrable layer in soil profile, limiting natural downward movement of water</i> )	YES	✓NO	m
Other sensitive geological formations (specify).	YES	✓NO	m
Dune sands.			
Below the water table:	YES	✓NO	m
If “yes”, specify precautionary measures to be taken in respect of founding conditions and waste / storm water disposal ( <i>a separate, detailed report should be attached</i> ).			

**3. Specify the area that will be disturbed or altered by the proposed activity or development:**

Outside of / beyond the existing transformed platform / footprint of ± 694m <sup>2</sup> . As majority of existing platform will be utilised for the new house, new permanent footprint will amount to ±650m <sup>2</sup> . See Fig.6 above.	
Temporary (during construction phase ): new veg.clearance.	109m <sup>2</sup>
Permanent: new veg.clearance	87m <sup>2</sup>

**4. Vegetation of Conservation Importance**

Will vegetation of high or medium conservation importance, or protected trees be disturbed or cut?	✓YES	NO
If “yes”, specify vegetation species / community / ies and extent:		
A large protected Milkwood trees will be removed – Forestry Licence Application already commenced with.		
Has a permit been obtained for the removal of protected trees? <i>To be obtained once Building Plan Approval obtained.</i>	YES	✓NO
If “yes”, provide a copy / reference:		

**5. Specify method and / or detail of rehabilitation and stabilisation of disturbed areas, including the following:**

5.1 Final Location of plant rescue material:
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Outside of construction site on remainder of property & rehabilitation of 'disturbance envelope' / construction areas around house and landscaping.
5.2 Storage area for topsoil:
On-site and within Estate.
5.3 End location of excavated material:
Back-fill and Municipal dump site.
5.4 How the construction area will be demarcated:
Shade-net fence.
5.5 How the work area and adjacent area will be protected from storm water run-off and erosion:
Silt-fences, strawbales, sand-bags etc.
5.6 Where the storm water from the roof and paved areas will be directed on completion of the structure.
Underground reservoir & surrounding vegetation.

Note: a separate, detailed report should be attached where impacts are significant.

**6. Excavation Environmental Impact Report**

If excavation is to take place by heavy machinery or blasting, a separate environmental Impact report, stating what the environmental impacts will be, and what mitigating measures are to be taken to reduce impact on and / or beyond the site.

Indicate with an

A separate Environmental Impact Report is attached: <i>See Environmental Report as introduction to Form.</i>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
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**7. Impact on Fauna**

Will the proposed development affect migration patterns, feeding, access to water, or nesting or breeding sites of fauna identified in the area? (refer to C5)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
<i>If "yes", a separate Environmental Impact Report must be attached, specifying the impacts and proposed mitigation measures.</i>		

**8. Will any of the cultural or historical resources or features listed previously (refer to C6) be:**

Demolished or destroyed	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Damaged:	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Altered:	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Excavated	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Restored	<input type="checkbox"/> YES	<input type="checkbox"/> NO

Removed:	YES	NO
Changed in any other way (specify):	YES	NO
If "yes" to any of the above, has the necessary permit been obtained from the National Monuments Council? (provide copy / reference)		

**9. Will there be any construction(s) adjacent to or near, or prominently visible from, the following?**

(specify distance):

Historic features:	YES	✓NO	∞
Scenic areas or routes:	YES	✓NO	m
Tourist attractions:	YES	✓NO	m
Other (specify):	YES	✓NO	∞
If "yes", state the mitigating measures to be implemented to reduce the impact thereon:			

**10. Will the activity or development cause movement of people into or out of the proposed site?**

(specify category and approximate number of people per day):

Temporary workers:	✓YES	NO
Construction labour and associated sub-contractors required for dwelling build.		
Tourists:	YES	✓NO
Local community:.	YES	✓NO
Other (specify):	YES	✓NO

**11. Will any of the following (either existing or new) be affected by the activity or development?**

Employment opportunities:	✓YES	NO
Community facilities:	YES	✓NO
(if 'yes', specify)		
Employment opportunities for construction workers and contractors and subcontractors (buildings, tilers, painters, electricians, plumbers, carpenters etc.)		
What budget has been set aside for the purpose of rehabilitation?	R Unknown.	

**12. Any other information (if available or required) relevant to the application:**

Tbc



### F. DECLARATION

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

**APPLICANT** ( If not the owner then owner must sign below or you must have a letter empowering you to act on the owner’s behalf.)

	Knysna	28-01-2025
SIGNED	AT (PLACE)	ON (DATE)

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**OWNER**

SIGNED	AT (PLACE)	ON (DATE)
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φ Show on plans if possible.

**DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND TOURISM****DEPARTEMENT VAN OMWIKKELINGSAKE EN TOERSIME**

No.R1182

5 September 1997

**ENVIRONMENT CONSERVATION ACT, 1989 (ACT No. 73 of 1989)****THE IDENTIFICATION UNDER SECTION 21 OF ACTIVITIES THAT MAY HAVE A SUBSTANTIAL  
DETRIMENTAL EFFECT ON THE ENVIRONMENT.**

I, Zweledinga Pallo Jordan, Minister of Environmental affairs and tourism, after consultation with the Minister of each department of state responsible for the execution, approval or control of such activities, the Minister of finance and the competent authorities of the provinces, hereby under section 21 of the Environmental conservation act, 1989 (act no. 73 of 1989), identify the activities in Schedule 1 in general as activities which may have a substantial detrimental effect on the environment.

I further determine that this notice will commence in respect of different activities on the dates indicated in Schedule 2.

Z.P. JORDAN

Minister of Environmental Affairs and Tourism

2 No. 18261

GOVERNMENT GAZETTE, 5 SEPTEMBER 1997

**SCHEDULE 1**

## 1. The construction or upgrading of:

- facilities for commercial electricity generation and supply;
- nuclear reactors and installations for the production, enrichment, reprocessing and disposal of nuclear fuels and wastes;
- transportation routes and structures, and manufacturing, storage, handling or processing facilities for any substance which is dangerous or hazardous and is controlled by national legislation;
- roads, railways, airfields and associated structures outside the borders of town-planning schemes;
- marinas, harbours and all structures below the high-water mark of the sea;
- cableways and associated structures;
- structures associated with communication networks, other than telecommunication lines and cables, as well as access roads leading to these structures;
- racing tracks for motor-powered vehicles and horse racing, excluding indoor tracks;
- canals and channels, including diversions of the normal flow of water in a river bed and water transfer schemes between water catchments and impoundments;
- dams, levees or weirs affecting the flow of a river;
- reservoirs for public water supply;
- schemes for the abstraction or utilisation of ground or surface water for bulk supply purposes;
- public and private resorts and associated infrastructure
- sewage treatment plants and associated infrastructure; and
- buildings and structures for industrial and military manufacturing and storage of explosives or ammunition or for testing disposal or such explosives or ammunition.

## 2. The change of land use from:

- agricultural or undetermined use to any other land use;
- use for grazing to any other form of agricultural use; and
- use for nature conservation or zoned open space to any other land use.
- the concentration of livestock in a confined structure for the purpose of mass commercial production.
- the intensive husbandry of, or importation of, any plant or animal that has been declared a weed or an invasive alien species.
- the release of any organism outside its natural area of distribution that is to be used for biological pest control.
- the genetic modification of any organism with the purpose of fundamentally changing the inherent characteristics of the organism.

- the reclamation of land below the high-water mark of the sea and in Inland water including wetlands.
  - the disposal of waste in terms of section 20 of the environment conservation Act, 1989.
  - scheduled processes listed in the Second Schedule to the Atmospheric Pollution Prevention Act, 1965 (Act No. 45 of 1965).
-