



# DRAFT BASIC ASSESSMENT REPORT

for

## STILBAAI LIFESTYLE VILLAGE

on

Erf 4784 & Erf 4785 (portions of Erf 657)

In terms of the

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

Prepared for Applicant: ELLENRUST  
PROPERTIES (PTY) LTD

Date: 16 September 2020

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Report Reference: HES592.04

Department Reference: 16/3/3/1/D5/18/0010/20

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Registration: EAPASA 2019/1444

Ms van Zyl has 18 years' experience as an environmental practitioner.

**PURPOSE OF THIS REPORT:**

Draft Basic Assessment Report

**APPLICANT:**

ELLENRUST PROPERTIES (PTY) LTD

**CAPE EAPRAC REFERENCE NO:**

HES592.04

**SUBMISSION DATE**

16 September 2020

**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

### DOCUMENT HISTORY

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### APPROVAL FOR RELEASE

NAME	TITLE	SIGNATURE
Ms Louise-Mari van Zyl	MS	

### DISTRIBUTION

DESIGNATION	NAME	EMAIL / FAX
Stilbaai Municipal Office	Secretary	
Riversdale Municipal Office	Hendrik Visser	

# DRAFT BASIC ASSESSMENT REPORT

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

## STILLBAAI LIFESTYLE VILLAGE

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

Submitted for:

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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> <ul style="list-style-type: none"> <li>(i) The EAP who prepared the report; and</li> <li>(ii) The expertise of the EAP, including, curriculum vitae.</li> <li>(iii) Applicant Details</li> </ul>	Ms Louise-Mari van Zyl
<p>(b) The location of the activity, including –</p> <ul style="list-style-type: none"> <li>(i) The 21 digit Surveyor General code of each cadastral land parcel;</li> <li>(ii) Where available, the physical address and farm name;</li> <li>(iii) Where the required information in items (i) and (ii) is not available, the coordinates of the boundary of the property or properties.</li> </ul>	C06400060000478400000
<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> <ul style="list-style-type: none"> <li>(i) A linear activity, a description and coordinates of the corridor in which the proposed activity or activities is to be undertaken; or</li> <li>(ii) On land where the property has not been defined, the coordinates within which the activity is to be undertaken.</li> </ul>	Refer to Appendix B for site plans
<p>(d) a description of the scope of the proposed activity, including -</p> <ul style="list-style-type: none"> <li>(i) All listed and specified activities triggered and being applied for; and</li> <li>(ii) A description of the activities to be undertaken including associated structures and infrastructure.</li> </ul>	Refer to main report
<p>(e) A description of the policy and legislative context within which the development is proposed, including –</p> <ul style="list-style-type: none"> <li>(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</li> <li>(ii) How the proposed activity complies with and responds to the legislation and policy context,</li> </ul>	Refer to main report



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

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

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

## BASIC ASSESSMENT REPORT

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

NOVEMBER 2019

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

### GENERAL PROJECT DESCRIPTION

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

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

Erven 4784 (development site) and 4785 (6m wide entrance/public road) are portions of Erf 657. The Hessequa Municipality identified the properties as strategically important due to its ideal location in the centre of town (Stilbaai West), in close proximity to the central business district (CBA). The municipality went through a process of alienation in order to sell the properties to a private developer.

Ellenrust Properties (Pty) Ltd was successful in the tender process of buying the properties and developing a lifestyle village that will incorporate retirement, as well as frail care facilities.

Service for water, sewage and electricity form part of the development proposal. The existing Jongensfontein intersection will be upgraded and the existing access onto the property formalised. The preferred Alternative 2 consist of three (3) phases. It must be noted that market conditions dictate sales for any development, therefore the exact and final numbers for how this development proposal will be developed is subject to change.

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

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

1. **The purpose** of this template is to provide a format for the Basic Assessment report as set out in Appendix 1 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"), Environmental Impact Assessment ("EIA") Regulations, 2014 (as amended) in order to ultimately obtain Environmental Authorisation.
2. The Environmental Impact Assessment ("EIA") Regulations is defined in terms of Chapter 5 of the National Environmental Management Act, 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**

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

**MAPS**

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

	Cape Government: Transport and Public Works) that will be affected by the proposed development must be included in the Report.
<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>	
Site Plan:	<p>Detailed site development plan(s) must be prepared for each alternative site or alternative activity. The site plans must contain or conform to the following:</p> <ul style="list-style-type: none"> <li>• The detailed site plan must preferably be at a scale of 1:500 or at an appropriate scale. The scale must be clearly indicated on the plan, preferably together with a linear scale.</li> <li>• The property boundaries and numbers of all the properties within 50m of the site must be indicated on the site plan.</li> <li>• On land where the property has not been defined, the co-ordinates of the area in which the proposed activity or development is proposed must be provided.</li> <li>• The current land use (not zoning) as well as the land use zoning of each of the adjoining properties must be clearly indicated on the site plan.</li> <li>• The position of each component of the proposed activity or development as well as any other structures on the site must be indicated on the site plan.</li> <li>• Services, including electricity supply cables (indicate aboveground or underground), water supply pipelines, boreholes, sewage pipelines, storm water infrastructure and access roads that will form part of the proposed development <b>must</b> be clearly indicated on the site plan.</li> <li>• Servitudes and an indication of the purpose of each servitude must be indicated on the site plan.</li> <li>• Sensitive environmental elements within 100m of the site must be included on the site plan, including (but not limited to):             <ul style="list-style-type: none"> <li>○ 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	<p>Colour photographs of the site that shows the overall condition of the site and its surroundings (taken on the site and taken from outside the site) with a description of each photograph. The vantage points from which the photographs were taken must be indicated on the site plan, or locality plan as applicable. If available, please also provide a recent aerial photograph. Photographs must be attached to this BAR as <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.</p>



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

### ACRONYMS

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:** 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.

### Basic Assessment Report

- |             |   |                                      |
|-------------|---|--------------------------------------|
| Appendix A  | : | Maps & Biodiversity Overlays✓        |
| Appendix B  | : | Site Plans✓                          |
| Appendix C  | : | Photographs✓                         |
| Appendix D1 | : | HWC permit✓                          |
| Appendix D2 | : | General Authorisation✓               |
| Appendix E  | : | Municipal Services confirmation✓     |
| Appendix F  | : | Public participation information:    |
| Appendix F1 | : | Newspaper Advert✓                    |
| Appendix F2 | : | Written Notifications✓               |
| Appendix F3 | : | Stakeholder Register✓                |
| Appendix G1 | : | Planning Report✓                     |
| Appendix G2 | : | Botanical Report✓                    |
| Appendix G3 | : | Freshwater Risk Matrix Assessment✓   |
| Appendix G4 | : | Heritage Report✓                     |
| Appendix G5 | : | Civil Engineering Report✓            |
| Appendix G6 | : | Electrical Engineering Report✓       |
| Appendix G7 | : | Traffic Impact Assessment✓           |
| Appendix H  | : | EMPr✓                                |
| Appendix I  | : | Screening tool report✓               |
| Appendix J  | : | Public Participation Plan✓           |
| Appendix K  | : | DEADP inputs✓                        |
| Appendix L  | : | Specialist appointment confirmation✓ |
| Appendix M  | : | EAP Affirmation✓                     |


## SECTION A: ADMINISTRATIVE DETAILS

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

Name of contact person for landowner (if other):	Hendrik Visser			
	Postal address:	PO Box 29 Riversdale		
		(028) 713-8075/8000	Postal code:	6670
	Telephone:	hendrik@hessequa.gov.za	Cell:	083 269 3107
	E-mail:		Fax:	
Name of Person in control of the land: Name of contact person for person in control of the land: Postal address:	Ellenrust Properties (Pty) Ltd			
	Same as Applicant details			
		Postal code:		
	Telephone:	( )	Cell:	
	E-mail:		Fax:	

<p><b>Duplicate this section where there is more than one Municipal Jurisdiction</b></p> <p>Municipality in whose area of jurisdiction the proposed activity will fall:</p> <p>Contact person:</p> <p>Postal address:</p> <p>Telephone</p> <p>E-mail:</p>	Hessequa Municipality		
	Hendrik Visser		
	PO Box 29		
	Riversdal	Postal code:	6670
	(028) 713-8075/8000	Cell:	083 269 3107
	hendrik@hessequa.gov.za	Fax:	

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

1.	Is the proposed development (please tick):	New ✓		Expansion
2.	Is the proposed site(s) a brownfield of greenfield site? Please explain.			
<p>Greenfield, the property is vacant. The Municipal offices, community hall and SAPS police station are all situated on the remainder of the municipal property closest to Main Road. The study area has been previously utilised for public events.</p> <p>The greater portion of the property (+/-4ha) is severely transformed and the Municipality maintains this area by mowing it on a regular basis. This transformed area amounts to approximately 70% of the site.</p> <p>The remainder of the area (+/-1.7ha / 30%) consist of intact, natural vegetation.</p>				
				
<p>Figure 1: Photo of what the majority of the Stilbaai Lifestyle Village resembles as transformed with a single milkwood tree visible on the photo.</p>				
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):	5,7ha																																											
4.2.	Developed footprint of the <b>existing facility</b> and associated infrastructure (if applicable):																																												
4.3.	Development footprint of the <b>proposed development</b> and associated infrastructure size(s) for all alternatives:	3.8ha																																											
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>Development of a <b>lifestyle village</b> inclusive of a <b>retirement component</b> with <b>frail care</b> in Stilbaai on Erf 4784 and Erf 4785 (6m wide entrance road).</p> <p>The project also includes <b>administrative and communal facilities</b> to accommodate offices, store rooms, dining hall(s), TV rooms, Sitting rooms etc.</p> <p>Areas not developed by the above-mentioned, will be designated and zoned as <b>private Open Space</b> to accommodate parking, services and recreational areas (approximately 1.8ha).</p> <p>The proposal is to develop the project in three (3) phases covering approximately 3.8ha. <u>It must be noted however that market conditions and demand dictate the final phasing, thus it may not be exactly as per below provisional proposal:</u></p> <ul style="list-style-type: none"> <li>• <b>Phase 1:</b> 42x retirement units, 16 frail care beds,</li> <li>• <b>Phase 2:</b> 38x retirement units and service centre</li> <li>• <b>Phase 3:</b> 40x retirement units, 8x assisted living units, six (6) frail care beds, and the remainder of the service centre</li> </ul>																																													



Figure 2: Proposed phasing plant for Stilbaai Lifestyle Village (SDK Architects, 14 September 2020).

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

- **Access** will be along Erf 4785 linking to Main Road. It will be a 6m wide entrance road with a security gate for controlled access [not listed].
- **Water** connection will be to the existing 150mm water supply line that runs along Main Road via a 110mm pipe that follows the entrance road along Erf 4785 [not listed];
- **Sewage** will run from the south-eastern corner via a new 160mm pipeline that will be constructed within the road reserve of Sterretjie Street to connect to the existing 200mm sewer pipe in Waterkant Street;
- **Solid waste** will be collected by the Municipal solid waste collection services and disposed of at the Melkhoutfontein Solid Waste site [not listed];
- **Electricity connection** will be to the existing 11kV overhead line that runs adjacent to Palinggat Resort along the northwestern boundary of the study site within the Municipal service servitude [not listed];
- **Stormwater** drains in a north-easterly direction and will connect to the existing 600m stormwater pipe within the services servitude of the Municipality, along the boundary of Palinggat Resort, via a short 450mm pipe, to an existing manhole [not listed].

Refer to the services plan included with the Civil Engineering Report for copies of the services plans.

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

Currently access to the site is via an unsurfaced informal road that forms a four-legged junction with the intersection of MR331 and MR332 (Main Road). Access to the application area will be formalised to a 6m side entrance road that will be controlled access by means of a gatehouse along the new public street (Erf 4785) registered as access for the proposed development.

The intersection of MR331/MR332 must be upgraded from an existing 4-way stop to a 2-way stop controlled intersection (with MR332 being the major road).



Figure 3: Left aerial image indicates the Jongensfontein intersection as well as the informal access to the site. Right side photo is a picture of the existing informal access off Main Road that will be upgraded to provide access to Stilbaai Lifestyle Village.

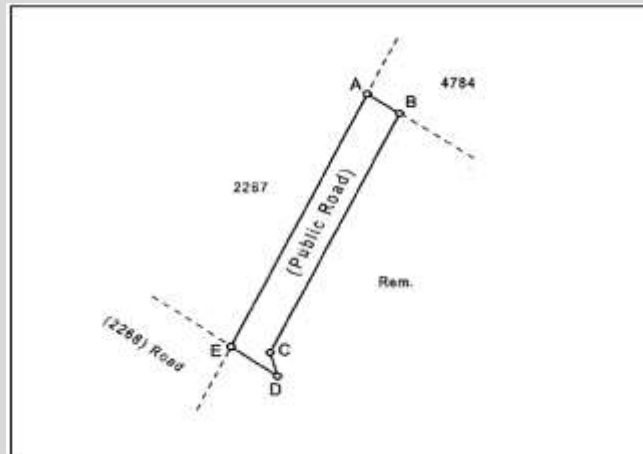


Figure 4: SG diagram of the new public street erf.

Based on the outcome of the traffic impact assessment, the following parking recommendations are reflected:

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

Figure 5: Parking bay provisions for Stilbaai Lifestyle Village (Urban Engineering TIA).

In support of non-motorised transport and to ensure safe walking space for the elderly who may wish to walk to the nearest commercial centre, the road verge along Main Road (northern side), must be formalised with a pavement from the gate house to Main Road and a distance of 300m in a north-westerly direction.

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

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

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

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

The National Environmental Management: Integrated Coastal Management Act, 2008 (Act No. 24 of 2008) ("ICMA"). If yes, attach a copy of the comment from the relevant competent authority as Appendix E4 and the pre-approval for the reclamation of land as Appendix E19.	YES	NO
The National Heritage Resources Act, 1999 (Act No. 25 of 1999) ("NHRA"). If yes, attach a copy of the comment from Heritage Western Cape as Appendix E1.	YES	<del>NO</del>
The National Water Act, 1998 (Act No. 36 of 1998) ("NWA"). If yes, attach a copy of the comment from the DWS as Appendix E3.	YES	NO
The National Environmental Management: Air Quality Act, 2004 (Act No. 39 of 2004) ("NEM:AQA"). If yes, attach a copy of the comment from the relevant authorities as Appendix E13.	YES	NO
The National Environmental Management Waste Act (Act No. 59 of 2008) ("NEM:WA")	YES	NO
The National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004 ("NEMBA").	YES	NO
The National Environmental Management: Protected Areas Act, 2003 (Act No. 57 of 2003) ("NEMPAA").	YES	NO
The Conservation of Agricultural Resources Act, 1983 (Act No. 43 of 1983). If yes, attach comment from the relevant competent authority as Appendix E5.	YES	NO

### 3. OTHER LEGISLATION

List any other legislation that is applicable to the proposed activity or development.
<p><b>3.3. Spatial Planning and Land Use Management , 2013 (ACT 16 OF 2013)</b></p> <p>Section 42 of SPLUMA prescribe certain aspects that have to be taken into consideration when deciding on a land development application. These are:</p> <p>(1). Development principles set out in Chapter 2 of SPLUMA</p> <p>(2). Protect and promote the sustainable use of agricultural land</p>

(3). National and provincial government policies the municipal development framework and take into account:

- (i) The public interest
- (ii) The constitutional transformation imperatives and the related duties of the State.
- (iii) The facts and circumstances relevant to the application
- (iv) The respective rights and obligations of all those affected
- (v) The state and impact of engineering services, social infrastructure and open space requirements and
- (vi) Any factors that may be prescribed, including timeframes for making decisions.

**3.4. National Forest Act**

A total of five (5) protected tree species are present within the development footprint. They have been surveyed and mapped to determine which may require permission from the Provincial Department of Forestry, before they may be removed/trimmed.

- Tree #1 is situated outside the development footprint and will therefore not be affected;
- Trees #2, #3 & #4 will be accommodated within private erven and or the road reserve;
- Trees #5 & #6 will be subject to a Forestry permit application as they are situated where the frail care is proposed within the development.



Figure 6: Protected Tree survey overlay with layout plan.

## 4. POLICIES

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

### 4.1 Western Cape Provincial SDF

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

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

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

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

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

The Eden District Spatial Development Framework was approved in 2017 and aims to establish a strong strategic direction and vision, towards increasing levels of detail in the spatial recommendations that are directive rather than prescriptive and providing guidance to local municipalities in the District regarding future spatial planning, strategic decision making and regional integration. The vision and strategic direction identify four key drivers of spatial change within the District. These four strategies lie at the heart of this SDF and the problem statement, spatial concept, spatial proposals and implementation are organised around these directives.

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

### 4.3. Hessequa Spatial Development Framework (2017)

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

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

### 4.4. Hessequa Integrated Development Plan (2017-2022)

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

- Commercial Development

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

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

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

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

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

## 5. GUIDELINES

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

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

**Strategy: Growth management**

**Policy 3.3.** Optimize existing infrastructure capacity and economic opportunity by directing mixed use, higher density development to areas of opportunity.

**Guideline 3.3.7.** Promote compact development

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

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

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

## 6. PROTOCOLS

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

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

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

The Specialist Protocols came into effect in May 2020 during the lockdown period and is relevant to projects and applications that were **not yet** in process. The Stilbaai Lifestyle Village process commenced mid-2019 and as such the protocols are not applicable to the studies that were completed before May 2020. These include:

- Botanical (plant species theme)
- Aquatic (aquatic biodiversity theme)
- Heritage (archaeological, cultural heritage and palaeontology themes included)

Despite the 'very high' theme for aquatic biodiversity as indicated by the Screening Tool, the aquatic specialist confirmed that there are no watercourses on the property and the wetland on the neighbouring property (owned by the Department of Education) to the north has a small wetland that will not be impacted by the development. Refer to Appendix D2 for a copy of the General Authorisation issued by the BGCMA for the proposed development.

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

Despite the 'high' theme for cultural landscape, archaeology and palaeontology indicated by the Screening Tool, the heritage specialist confirmed that there the site is not deemed to be sensitive from a heritage perspective. Heritage Western Cape in their comment on the NID agreed with the specialist and confirmed that no further assessment is required. Refer to Appendix D1 for a copy of their official decision.

With regards to the other themes, the following applies:

Agricultural theme	Despite the 'high' sensitivity theme allocated by the Screening Tool, the property is not zoned Agriculture, nor has it been utilised for agricultural purposes. The property does not have agricultural resources and because of its location within the urban edge of Stilbaai Act 70 of 70 does not apply. Therefore, there is no reasonable argument that justifies the need for an agricultural impact assessment.  The Provincial Department of Agriculture has confirmed this in writing (refer to Appendix F3 for a copy of their letter).
Animals species theme	Approximately 70% of the site is considered modified by the independent specialist who conducted the botanical investigation. As a restoration ecologist himself, Dr van der Vyfer confirmed that the botanical sensitivity

	is low and given that vegetation habitat and faunal sensitivity is closely related no further assessment of animals species is deemed necessary.
Civil Aviation Theme	The screening tool was originally developed for wind and solar developments that are both vast (with glint and glare impacts), as well as very tall structures (i.e. 180m high wind turbines). These parameters are pulled through with most applications and therefore do not take into account the very different parameters of single level housing developments, within an urban area which is already developed. The development height of maximum 8.5m is below the minimum threshold that poses a treat to aircrafts and it lies outside of the flight paths for both the Stilbaai Airfield and the private airfield near Bosbokduin. No further detailed assessment is required despite the 'high' sensitivity theme.

## 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	<p>The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for</p> <ul style="list-style-type: none"> <li>(i) The undertaking of a linear activity; or</li> <li>(ii) Maintenance purposes undertaken in accordance with a maintenance management plan.</li> </ul>	Nearly 1.8ha of intact, indigenous vegetation will be cleared to accommodate the proposed development.
<del>Activity No(s):</del>	<del>Provide the relevant <b>Basic Assessment Activity(ies)</b> as set out in <b>Listing Notice 3</b></del>	<del>Describe the portion of the proposed development to which the applicable listed activity relates.</del>

**Note:**

- The listed activities specified above must reconcile with activities applied for in the application form. The onus is on the Applicant to ensure that all applicable listed activities are included in the application. If a specific listed activity is not included in an Environmental Authorisation, a new application for Environmental Authorisation will have to be submitted.
- Where additional listed activities have been identified, that have not been included in the application form, and amended application form must be submitted to the competent authority.

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

	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>Development of a Lifestyle village, consisting of 120x loose standing, freehold title homes, 8x semi-detached assisted living units and a 22-bed frail care facility with administrative and communal facilities.</p> <p>Development of services to link to existing municipal services.</p> <p>Formalising the existing informal access directly of MR332 as entrance to the development.</p>
2.	Explain how the proposed development is in line with the existing land use rights of the property as you have indicated in the NOI and application form? Include the proof of the existing land use rights granted in Appendix E21.	The site does not have any existing development rights/land uses.
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.	The site does not have any existing development rights/land uses.
4.	Explain how the proposed development will be in line with the following?	
4.1	The Provincial Spatial Development Framework.	<p>The proposed development is aligned to the PSDF's spatial goals that aim to take the Western Cape on a path towards:</p> <ul style="list-style-type: none"> <li>(i) Greater productivity, competitiveness and opportunities within the spatial economy;</li> <li>(ii) More inclusive development and strengthening the economy in rural areas;</li> <li>(iii) Strengthening resilience and sustainable development.</li> </ul>
4.2	The Integrated Development Plan of the local municipality.	<p>The IDP supports local economic development and investment in support of socio-economic upliftment and growth in tourism.</p> <p>The key pillars of sustainability for the Hessequa Municipality's are Social Well-Being, Economic Viability and Environmental Integrity. According to the Municipal IDP, the key development priorities for Stilbaai include:</p>

	<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>According to the IDP, most of the population in Stilbaai is older than 55 years. This emphasises the need for retirement/frail care housing in Stilbaai.</p> <p>The development will amount to a number of temporary employment opportunities during construction, as well as a number of permanent employment opportunities, for skilled, semi-skilled and unskilled persons through opportunities in administration, healthcare, landscaping and security.</p>
4.3.	The Spatial Development Framework of the local municipality.
	Stilbaai has been identified by the Hessequa SDF as one of the towns which has high growth potential. The application area is located inside the demarcated urban edge of Stilbaai, and it is also earmarked as a proposed "densification" area.
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 DBAR. These will be considered and responded to in the Final BAR.</p> <p>Specialist input has given guidance on the following:</p> <ul style="list-style-type: none"> <li>• Access upgrades</li> <li>• Minimising avoidance of protected tree species (loss of 2 out of potentially 5)</li> <li>• Resource conservation measures</li> </ul>
6.	Explain how the Western Cape Biodiversity Spatial Plan (including the guidelines in the handbook) has influenced the proposed development.
	Plant species identification helped to reduce the impact on protected tree species.
7.	Explain how the proposed development is in line with the intention/purpose of the relevant zones as defined in the ICMA.
	Not applicable
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.
	<p>The vacant land will be developed into a lifestyle village which will consist of 120 loose standing homes, 8x semi-detached assisted living units and a frail care facility with administrative and communal facilities.</p> <p>Land that is situated so close to public amenities, transport routes and commercial businesses is ideal for urban densification. The density of 22units/ha is less than the maximum density of 35units/ha.</p>
10.	Explain how the proposed development will optimise the use of existing resources and infrastructure.



- Access into the proposed development will be from an existing public street.
- Water and sewer reticulation will be connected into existing municipal services.
- Water and sewage pumps will be fitted with energy efficient motors and motor controls.
- Water heating will be by means of solar or heat pumps (or similar).
- Lighting to make use of LED lamps only.
- Use of motion sensor lighting controls.
- 1000 litre water tanks at each residential unit.

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).

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

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.

The figure below shows demographic profile of the Stilbaai population, as contained in the Hessequa IDP. From the figure below, it is clear that 64% of Stilbaai population is older than 55 years, this is a clear indication of the need for **age-appropriate accommodation** and **health care** facilities.

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

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

Table 1: Stilbaai demographic as per Hessequa IDP.

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

## SECTION F: PUBLIC PARTICIPATION

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

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

Public Participation Plan attached as Appendix J.

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

Refer to Appendix F for copies of advert, notifications & stakeholder register. Report will be updated with comments received once the comment period on the DBAR ends.

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

Department of Health  
 Department of Transport  
 SANRAL  
 Department of Water Affairs (via BGCMA)  
 Hessequa Municipality  
 Eden District Municipality  
 CapeNature  
 CAA

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

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

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.

**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 Dubrowski (Confluent Consulting), SACNASP registered			
2.3.	Explain how the presence of watercourse(s) and/or wetlands on the property(ies) has influenced your proposed development.		
The site does not contain any watercourse. The neighbouring site to the north is identified as a site that contains a wetland (NFPA layer, CapeFarm Mapper). The specialist confirmed that the development will not impact on the off-site wetland. BGCMA considered the Risk Matrix and issued a General Authorisation for proximity to a wetland (within 500m from a wetland).			

### 3. COASTAL ENVIRONMENT

3.1.	Was a specialist study conducted?	YES	NO
3.2.	Provide the name and/or company who conducted the specialist study.		
3.3.	Explain how the relevant considerations of Section 63 of the ICMA were taken into account and explain how this influenced your proposed development.		
3.4.	Explain how estuary management plans (if applicable) has influenced the proposed development.		
3.5.	Explain how the modelled coastal risk zones, the coastal protection zone, littoral active zone and estuarine functional zones, have influenced the proposed development.		

**4. BIODIVERSITY**

4.1.	Were specialist studies conducted?	YES	NO
4.2.	Provide the name and/or company who conducted the specialist studies.		
Dr Marius vd Vyfer (Chipri Consulting), SACNASP registered			
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.		
NSBA NBF NFEPA CapeFarm Mapper SANBI Protected Tree Species List			
4.4.	Explain how the objectives and management guidelines of the Biodiversity Spatial Plan have been used and how has this influenced your proposed development.		
Please refer to the specialist Botanical Report attached as Appendix G2 of this report for a detailed summary of the considerations/findings.			
4.5.	Explain what impact the proposed development will have on the site specific features and/or function of the Biodiversity Spatial Plan category and how has this influenced the proposed development.		
CBA and ESA are indicators of biodiversity sensitivity and the management objectives associated with similar categories aim to improve overall biodiversity.  The site is not indicated as a CBA, ESA or FPA. Due to the low ecological sensitivity of the site and its position it was not considered necessary to amend the layout plan to avoid any biodiversity areas other than individual protected trees.			
4.6.	If your proposed development is located in a protected area, explain how the proposed development is in line with the protected area management plan.		
4.7.	Explain how the presence of fauna on and adjacent to the proposed development has influenced your proposed development.		
The botanical assessment determined that the site sensitivity and habitat provided by plant species are low. This is set against the backdrop of surrounding land use types being of a high density urban nature and although the property directly to the north of the study site is covered with intact natural vegetation, which still serves as a habitat and potential link to the river, the site will be developed in future as well, thus the ecological patterns and processes deemed important to biodiversity have already been disrupted by human activities and development surrounding the study site.			

**5. GEOGRAPHICAL ASPECTS**

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

**6. HERITAGE RESOURCES**

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

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

6.3.	Explain how areas that contain sensitive heritage resources have influenced the proposed development.
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Apart from two potential localities on the site, no archaeological or potential archaeological materials of historic or prehistoric origin were seen on the affected property.



Figure 7: Archaeological foot survey of the study site.

Heritage Western Cape considered the specialist submissions and issued their decision confirming that no further assessments are required.

**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.
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The Hessequa municipality has identified the population contribution in the form of coloured circles with the size representing the population contribution to the region. Riversdale and Stilbaai are the two towns with the largest contribution in terms of population and economic activity. The proposed development is within a walking distance from community services (SAPS, Community Hall, Municipal Offices, Library) and business.

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



Figure 8: Spatial rationale of Hessequa Municipality.

8.2.	Explain the socio-economic value/contribution of the proposed development.
<p>The development will create temporary employment opportunities during the construction phases to semi- and unskilled workers. Full time workers will be required in skilled and semi-skilled positions for healthcare, administration, landscaping and security opportunities.</p>	
8.3.	Explain what social initiatives will be implemented by applicant to address the needs of the community and to uplift the area.
<p>It is recommended that preference be given to local contractors and workers from Melkhoutfontein, Stilbaai and Riversdale to ensure that maximum economic benefit can be transferred to the local community.</p>	
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.
<p>The development will result in temporary impacts during the construction phase. The removal of vegetation will most likely cause dust particles to become airborne which may result in dust pollution for period of time. Construction activities are associated with noise that will impact on immediate neighbouring land uses.</p>	

# SECTION H: ALTERNATIVES, METHODOLOGY AND ASSESSMENT OF ALTERNATIVES

## 1. DETAILS OF THE ALTERNATIVES IDENTIFIED AND CONSIDERED

1.1. Property and site alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.

Provide a description of the preferred property and site alternative.

The preferred site for the proposed development is Alternative 2 as depicted in Appendix B.

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

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



Figure 9: Preferred Alternative for Stilbaai Lifestyle Village.

One single residential erf was excluded from the layout to create additional space to move around other erven in order not to remove three (3) protected milkwood trees that were identified by the botanist.

**Alternative 3:** Is the No-Development (or No-Go) alternative whereby the site remains vacant.

This alternative is not deemed feasible mainly because of the strategic/financial importance of this property to the Hessequa Municipality who owns the land. If this development is not authorised, the Municipality will undertake another alienation/tender process to get another proponent to



<p>development the property. In the meantime the Municipality will continue to maintain the property by mowing it to reduce regrowth, as they have been doing for the past years. The site is within the existing urban edge. It is surrounded by existing township development. It is not reasonable, nor feasible to keep it as a vacant piece of land.</p>	
<p>Provide a description of any other property and site alternatives investigated.</p>	
<p>No alternative sites were considered.</p>	
<p>Provide a motivation for the preferred property and site alternative including the outcome of the site selection matrix.</p>	
<p>Provide a full description of the process followed to reach the preferred alternative within the site.</p>	
<p>The Planner compiled a layout plan that was circulated to the appointed specialists, namely the freshwater, heritage and botanical specialists. The results from their studies were communicated with the planner and the planner was advised to amend the layout to minimise the loss of protected tree species because of the risk that the Department of Forestry may reject the Forestry Application (after the layout plans have been authorised) if measures are not put in place to reduce the impact.</p>	
<p>Provide a detailed motivation if no property and site alternatives were considered.</p>	
<p>No alternative site was considered. The No-Go and Alternative 2 were considered. Alternative 1 was deemed a high risk because it would have resulted in the removal of all of the on-site protected trees. Thus this alternative was eliminated and is not considered feasible.</p>	
<p>List the positive and negative impacts that the property and site alternatives will have on the environment.</p>	
<b>POSITIVE</b>	<b>NEGATIVE</b>
Income generation for the Municipality from sale of the land	Loss of intact natural vegetation (approximately 1.8ha).
Income generation for the municipality from future rates and taxes	Loss of habitat within intact vegetation (approximately 1.8ha).
Upgrade of the current 4-way controlled stop to a 2-way controlled stop at the MR322/MR311 intersection.	Loss of protected tree species (2 within frail care footprint).
Safe payment provided for approximately 300m along the northern edge of Main Road to improve and support non-motorised pedestrian transport/mobility.	Change in land use from vacant to developed.
Utilisation of vacant land in an urban context.	Temporary noise and dust pollution during construction period.
Temporary employment opportunities during construction (to semi-skilled and unskilled workers mostly).	Temporary risk of increase in crime during construction.

<p>Permanent employment opportunities during operational phase (to skilled and semi-skilled workers mostly).</p>	<p>Temporary increase in heavy vehicular traffic along Main Road during construction.</p>
<p>Provision of safety (through development) of an otherwise vacant piece of land with no access control.</p>	<p>Additional pressure on non-renewable services.</p>
<p>1.2.</p>	<p>Activity alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.</p>
<p>Provide a description of the preferred activity alternative.</p>	
<p>120x loose standings, freehold title retirement homes, 8x semi-detached assisted living units and a frail care facility with administrative and communal facilities. The frail care unit will be phased development, with approximately 22 beds. Services link to existing Municipal services. Existing informal access to be formalised with gate house and controlled access.</p>	
<p>Provide a description of any other activity alternatives investigated.</p>	
<p></p>	
<p>Provide a motivation for the preferred activity alternative.</p>	
<ul style="list-style-type: none"> <li>• The site is not deemed to be sensitive from an ecological/biodiversity perspective, since it is mostly transformed and surrounded by existing township, thus natural processes have been severely transformed over time through urbanisation;</li> <li>• The site does not contain any sensitive watercourses;</li> <li>• The Municipality will benefit from the sale of the land and can use the funds to adhere to their mandate(s) which in turn will benefit the greater area and Stilbaai;</li> <li>• The Municipality has confirmed that sufficient bulk services are available;</li> <li>• The existing road network can accommodate the proposed development with minor upgrades to the MR311/MR322 intersection and access road;</li> <li>• The indication of archaeological features on the site can be mitigated through monitoring;</li> <li>• The majority of protected trees can be protected and more can be planted with landscaping;</li> <li>• The land use is similar to surrounding land use types and will not deter from the character of the area.</li> </ul>	
<p>Provide a detailed motivation if no activity alternatives exist.</p>	
<p>Through the alienation process (to be able to sell the land to a private entity), the Municipality followed a process whereby they established a Development Committee in 2015. This development committee included representatives of a number of local stakeholder groups. The purpose of the process was to identify the best suited land use type. That process highlighted age-appropriate development for older people (above 55) as the best suited for the site.</p>	
<p>List the positive and negative impacts that the activity alternatives will have on the environment.</p>	
<p></p>	
<p>1.3.</p>	<p>Design or layout alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts</p>
<p>Provide a description of the preferred design or layout alternative.</p>	
<p>The preferred site for the proposed development is Alternative 2 as depicted in Appendix B. <b>Alternative 1:</b> 121x loose standing, freehold title homes, 10x semi-detached assisted living units and a frail care facility with 22 beds, administrative and communal facilities.</p>	

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



Figure 10: Preferred Alternative for Stilbaai Lifestyle Village.

One single residential erf was excluded from the layout to create additional space to move around other erven in order not to remove three (3) protected milkwood trees that were identified by the botanist.

**Alternative 3:** Is the No-Development (or No-Go) alternative whereby the site remains vacant.

This alternative is not deemed feasible mainly because of the strategic/financial importance of this property to the Hessequa Municipality who owns the land. If this development is not authorised, the Municipality will undertake another alienation/tender process to get another proponent to development the property. In the meantime the Municipality will continue to maintain the property by mowing it to reduce regrowth, as they have been doing for the past years. The site is within the existing urban edge. It is surrounded by existing township development. It is not reasonable, nor feasible to keep it as a vacant piece of land.

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

Provide a motivation for the preferred design or layout alternative.

- The site is not deemed to be sensitive from an ecological/biodiversity perspective, since it is mostly transformed and surrounded by existing township, thus natural processes have been severely transformed over time through urbanisation;
- The site does not contain any sensitive watercourses;

- The Municipality will benefit from the sale of the land and can use the funds to adhere to their mandate(s) which in turn will benefit the greater area and Stilbaai;
- The Municipality has confirmed that sufficient bulk services are available;
- The existing road network can accommodate the proposed development with minor upgrades to the MR311/MR322 intersection and access road;
- The indication of archaeological features on the site can be mitigated through monitoring;
- The majority of protected trees can be protected and more can be planted with landscaping;
- The land use is similar to surrounding land use types and will not deter from the character of the area.

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

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

Alternative 1 POSITIVE	Alternative 2 POSITIVE	No-GO POSITIVE
	Protect some majority of protected tree species on the property	Protect all of the protected tree species (until such time as the next development proposal is proposed).
		Maintain remaining intact natural vegetation (until such time as the next development proposal is proposed).
Alternative 1 NEGATIVE	Alternative 2 NEGATIVE	No-GO NEGATIVE
Loss of all of the protected tree species on the site	Loss of remaining intact natural vegetation	Underutilisation of vacant land that could result in income to the Municipality from the sale of land
Loss of remaining intact natural vegetation	Loss of habitat	Underutilisation of vacant land that could result in income to the Municipality from future rates and taxes.
Loss of habitat		

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

Provide a description of the preferred technology alternative:

- Solar and heat pumps (or similar) for heating of water
- 1000l water tanks at each residential house
- LED lights

Provide a description of any other technology alternatives investigated.

Provide a motivation for the preferred technology alternative.	
<p>The use of solar/heat pumps reduces the demand on (municipal) electricity.</p> <p>The use of rainwater tanks provides households with water for gardening or other uses that reduces the demand on municipal water supply.</p> <p>The use of LED lights reduces the demand for municipal electricity.</p>	
Provide a detailed motivation if no alternatives exist.	
List the positive and negative impacts that the technology alternatives will have on the environment.	
1.5.	Operational alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.
Provide a description of the preferred operational alternative.	
<p>Formalise the road verge from Stilbaai Lifestyle Village for 300m along Main Road to improve non-motorised pedestrian transport and safe passage for residents who may wish to visit the closest shopping centre on foot.</p>	
Provide a description of any other operational alternatives investigated.	
Provide a motivation for the preferred operational alternative.	
<p>By providing a designated pavement (instead of the normal road verge), one improves the surface area on which the elderly has to walk to get to shops.</p> <p>It also provides a separate structure for pedestrians to be safe and separate from the road surface.</p>	
Provide a detailed motivation if no alternatives exist.	
List the positive and negative impacts that the operational alternatives will have on the environment.	
1.6.	The option of not implementing the activity (the 'No-Go' Option).
Provide an explanation as to why the 'No-Go' Option is not preferred.	
<p>The property is owned by the Municipality. They view it as a strategic property because of its value and location within the CBD of Stilbaai. The sale of the property will provide funds to the Municipality that can be reinvested into communities, infrastructure, administration etc.</p> <p>If this development proposal is not authorised, the Municipality will still endeavour to sell the property to another development.</p> <p>The location of the property in the centre of town on a flat piece of land, with good access to road network and services will result in the property being developed. The No-Go option may therefore be extended (if the development is not authorised), but it will not become a conservation area or recreational area. The site is too valuable as an asset that can be sold by the Municipality.</p>	
1.7.	Provide an explanation as to whether any other alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts, or detailed motivation if no reasonable or feasible alternatives exist.

The property could be developed with only focussing on the already transformed area and leaving the intact natural vegetated portion of the property as open space. Keeping in mind however that the neighbouring property to the north is designated as a school site (or potential future residential site if not utilised for educational purposes). Thus the remaining intact natural piece on the study area will be wedged and completely isolated in between the study site and the (future developed) school site. It will not contribute substantially to any ecological patterns or processes if one leaves this portion of intact natural vegetation out of the development footprint.

Furthermore the botanical specialist confirmed that the site sensitivity is low which further reduces the motivation for excluded the remaining intact natural vegetation on the site from the development footprint.

1.8.	Provide a concluding statement indicating the preferred alternatives, including the preferred location of the activity.
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The following key aspects have been taken into account when considering the preferred alternative (Alternative 2):

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

## 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).

There are no No-Go areas identified for the site. Protected trees #3-#5 must be demarcated prior to constructed and retained (refer to protected tree overlay map).

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

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

### **Criteria for Assessment**

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

These criteria include:

- **Nature of the impact**

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

- **Extent of the impact**

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

- **Duration of the impact**

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

- **Intensity**

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

- **Probability of occurrence**

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

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

- **Legal requirements**

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

- **Status of the impact**

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

- **Accumulative impact**

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

- **Degree of confidence in predictions**

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

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

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

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

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

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

#### 4. ASSESSMENT OF EACH IMPACT AND RISK IDENTIFIED FOR EACH ALTERNATIVE

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

#### BOTANICAL / ECOLOGICAL IMPACTS:

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

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

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



**HERITAGE / ARCHAEOLOGICAL IMPACTS:**

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

A detailed impact assessment is therefore not required.

**AQUATIC IMPACTS:**

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

A detailed impact assessment is therefore not required.

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

1.	Provide a summary of the findings and impact management measures identified by all Specialist and an indication of how these findings and recommendations have influenced the proposed development.
<p>Heritage/Archaeology:</p> <ul style="list-style-type: none"> <li>Excavation of archaeological test hole around waypoints 263/264 prior to earthworks in proximity to the waypoints;</li> </ul> <p>Freshwater:</p> <ul style="list-style-type: none"> <li>It was determined by the specialist that because the development will take place more than 200m from the wetland, the impact is deemed to be low and no mitigation measures are recommended.</li> </ul> <p>Botany/Ecology:</p> <ul style="list-style-type: none"> <li>Minimise impact on protected tree species by removing as few as possible and replacing those that may need to be removed.</li> <li>Conduct micro-siting of proposed footprints/streets etc in proximity to the on-site protected trees to ensure that #3-#5 are not affected.</li> </ul>	
2.	List the impact management measures that were identified by all Specialist that will be included in the EMPr
<p>Heritage/Archaeology:</p> <ul style="list-style-type: none"> <li>Excavation of archaeological test hole around way-points 263/264 prior to earthworks;</li> </ul> <p>Freshwater:</p> <ul style="list-style-type: none"> <li>It was determined by the specialist that because the development will take place more than 200m from the wetland, the impact is deemed to be low and no mitigation measures are recommended.</li> </ul> <p>Botany/Ecology:</p> <ul style="list-style-type: none"> <li>Minimise impact on protected tree species by removing as few as possible and replacing those that may need to be removed.</li> <li>Conduct micro-siting of proposed footprints/streets etc in proximity to the on-site protected trees to ensure that #3-#5 are not affected.</li> </ul>	
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.
4.	Explain how the proposed development will impact the surrounding communities.
<p>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 EMP for more details:</p> <ul style="list-style-type: none"> <li>Construction activities must be limited to Mondays – Fridays (7h00 – 18h00) and Saturdays (8h00 – 13h00);</li> <li>Work may not take place on Sunday's or public holidays;</li> </ul>	

	<ul style="list-style-type: none"> <li>• Vegetation clearing must be done in phases to avoid large pieces of land being exposed to wind (which could result in dust pollution);</li> <li>• Rehabilitation of work areas to take place as soon as possible to minimise dust pollution;</li> <li>• Dust suppression measures to be implemented if the ECO deems it necessary;</li> <li>• An ECO must be appointed to oversee construction and must keep record of any complaints regarding noise/dust pollution.</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 scare resource as periods of drought will be longer. The use of rain water tanks for each residential house is important and owners may want to consider increasing their storage capacity from 1000l to more;</li> <li>• Rain fall intervals will become less, but downpours may be more severe. Stormwater management on the site is important to prevent unnecessary erosion and/or flooding.</li> </ul>
6.	<p>Explain whether there are any conflicting recommendations between the specialists. If so, explain how these have been addressed and resolved.</p> <p>None.</p>
7.	<p>Explain how the findings and recommendations of the different specialist studies have been integrated to inform the most appropriate mitigation measures that should be implemented to manage the potential impacts of the proposed activity or development.</p> <p>The specialists all agree that the site is not deemed to be sensitive. Therefore their recommendations for mitigation/management are limited and easy to incorporate without significant changes to the preferred layout.</p>
8.	<p>Explain how the mitigation hierarchy has been applied to arrive at the best practicable environmental option.</p> <p>1. AVOID IMPACTS</p> <p>Archaeological excavation to be undertaken by an archaeologist at the 2 identified way-points on the property prior to any earthworks. Although all indicators are that the shell found at these way-points are not archaeological shell middens, the pre-cautionary approach is being followed. In the event that these features are archaeological shell middens it can be confirmed by the archaeologist prior to earthworks and the necessary permits obtained from HWC for excavating/preserving the artefacts/sites.</p> <p>2. MINIMISE IMPACTS</p> <p>The development site is not deemed to be sensitive from an aquatic, biodiversity/ecological or heritage/archaeological perspective.</p> <p>Impacts identified can be mitigated by reducing the number of milkwood trees affected (Preferred Layout 2 has been amended to accommodate 3 out of the 5 trees within the development footprint).</p> <p>3. RECTIFY</p> <p>None necessary</p> <p>4. REDUCE</p> <p>None necessary</p> <p>5. OFF-SITE</p> <p>None necessary</p>

# SECTION J: GENERAL

## 1. ENVIRONMENTAL IMPACT STATEMENT

1.1.	<p>Provide a summary of the key findings of the EIA.</p> <ul style="list-style-type: none"> <li>• The site is not deemed sensitive from a botanical/ecological perspective.</li> <li>• The site is not deemed sensitive from a freshwater perspective.</li> <li>• The site is not deemed sensitive from a heritage/archaeological perspective.</li> <li>• Services are available through municipal supply.</li> <li>• Proposal is in line with spatial planning for Stilbaai.</li> </ul>
1.2.	<p>Provide a map that that superimposes the preferred activity and its associated structures and infrastructure on the environmental sensitivities of the preferred site indicating any areas that should be avoided, including buffers. (Attach map to this BAR as Appendix B2)</p>



**Figure 11: Site sensitivity of five (5) protected trees overlaid with layout plan (also refer to Appendix B for site plans).**

Note that the coordinates for the (potential) shell middens are not included to avoid potential scavenging of such areas before the archaeological excavation. Thus their exact location is not depicted on the overlay map.

1.3.	<p>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.</p>
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POSITIVE	NEGATIVE
Income generation for the Municipality from sale of the land	Loss of intact natural vegetation (approximately 1.8ha).
Income generation for the municipality from future rates and taxes	Loss of habitat within intact vegetation (approximately 1.8ha).
Upgrade of the current 4-way controlled stop to a 2-way controlled stop at the MR322/MR311 intersection.	Loss of protected tree species (2 within frail care footprint).
Safe payment provided for approximately 300m along the northern edge of Main Road to improve and support non-motorised pedestrian transport/mobility.	Change in land use from vacant to developed.
Utilisation of vacant land in an urban context.	Temporary noise and dust pollution during construction period.
Temporary employment opportunities during construction (to semi-skilled and unskilled workers mostly).	Temporary risk of increase in crime during construction.
Permanent employment opportunities during operational phase (to skilled and semi-skilled workers mostly).	Temporary increase in heavy vehicular traffic along Main Road during construction.
Provision of safety (through development) of an otherwise vacant piece of land with no access control.	Additional pressure on non-renewable services.

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

2.1.	Provide Impact management outcomes (based on the assessment and where applicable, specialist assessments) for the proposed activity or development for inclusion in the EMP
	<ul style="list-style-type: none"> <li>• Conserve and protect the majority of protected tree species <ul style="list-style-type: none"> <li>○ Alternative 2 avoids 3 of the 5 trees</li> <li>○ Replant at least 6 protected trees on the site for every protected tree removed</li> <li>○ Planting of any protected trees must be in areas where they will not necessarily have to be trimmed/removed in future</li> </ul> </li> <li>• Protect potential archaeological features <ul style="list-style-type: none"> <li>○ Conduct pre-construction archaeological excavation of two waypoints</li> </ul> </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.
2.3.	Provide a reasoned opinion as to whether the proposed activity or development should or should not be authorised, and if the opinion is that it should be authorised, any conditions that should be included in the authorisation.

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

The following conditions must be considered:

- Development may not proceed until such time as all approvals are obtained.
- Local employment must be a priority to ensure maximum social benefit to the wider community of Stilbaai and Riversdal;
- An ECO must be appointed prior to construction to oversee site preparation, vegetation removal and construction
- Archaeological excavation of two waypoints must be undertaken prior to any earthworks and the necessary permits obtained prior to construction (in proximity to the waypoints) should the excavation reveal that it is in fact archaeological shell middens;
- DAFF permits must be obtained prior to removal / trimming / cutting of any protected trees on the property.

2.4.	Provide a description of any assumptions, uncertainties and gaps in knowledge that relate to the assessment and mitigation measures proposed.
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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.
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5-year validity period for the EA.  
 Date when activity will be concluded is unknown at this stage.  
 Post-construction monitoring must be finalised within 6 months from when each phase is completed.

### 3. WATER

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

- Each residential dwelling must be fitted with 1000/ rainwater tank for operational phase.
- 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 his staff is aware of what products can be recycled/reused.

### 5. ENERGY EFFICIENCY

8.1.	Explain what design measures have been taken to ensure that the development proposal will be energy efficient.
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- Only LED lights must be used within the development.
- Heat and/or solar pumps (or similar) to be used throughout the development.

# SECTION K: DECLARATIONS

## 1. DECLARATION OF THE APPLICANT

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

**TO BE COMPLETED AND SIGNED FOR FINAL BASIC ASSESSMENT REPORT**

I ..... ID number .....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:

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;



2020/09/16

Signature of the EAP:

Date:

Cape Environmental Assessment Practitioners (Cape EAPrac)

Name of company (if applicable):



**3. DECLARATION OF THE REVIEW EAP**

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

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

[redacted] Click or tap to enter a date.

Signature of the EAP:

Date:

[redacted]

Name of company (if applicable):

[redacted]

**4. DECLARATION OF THE SPECIALIST**

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

**TO BE COMPLETED AND SIGNED FOR FINAL BASIC ASSESSMENT REPORT**

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.

Click or tap to enter a date.

Signature of the EAP:

Date:

.....

Name of company (if applicable):

**5. DECLARATION OF THE REVIEW SPECIALIST**

I ..... as the appointed Review Specialist hereby declare/affirm that:

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

Click or tap to enter a date.

Signature of the EAP:

Date:

Name of company (if applicable):