



# OSCAE APPLICATION FORM

for  
**NEW PRIMARY DWELLING**  
on  
**Erf 222 Buffalo Bay**

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

**Prepared for Applicant: MAGDALENA ROOS**

**Date: 12 February 2021**

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**Report Reference: KNY474/10**  
**Municipal Reference: TBC**  
**Case Officer: Kate Southey**

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**PURPOSE OF THIS REPORT:**

Municipal Approval

**APPLICANT:**

Magdalena Roos

**CAPE EAPRAC REFERENCE NO:**

KNY474/10

**MUNICIPAL REFERENCE:**

tbc

**SUBMISSION DATE**

12 February 2021



# OSCAE APPLICATION FORM

in terms of the

## The Environmental Conservation Act, 1989 (Act 73 of 1989)

### New Primary Dwelling

On

Erf 222, Buffalo Bay, Knysna

Submitted for:

#### Stakeholder Review & Comment

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# ORDER OF REPORT

## OSCAE Application Form

<b>Appendix A</b>	:	Location & Biodiversity Plans
<b>Appendix B</b>	:	Site Development / Building and Elevation Plans
<b>Appendix C</b>	:	<ul style="list-style-type: none"><li>• Municipal Approval of Relaxation / Departure, dated 20 April 2017.</li><li>• Copy of Encroachment Agreement with Knysna Municipality, with Diagram 2 (Consent / Encroachment area).</li></ul>
<b>Appendix D</b>	:	<ul style="list-style-type: none"><li>- Proof of Payment</li><li>- Certified copy of ID of Applicant</li></ul>
<b>Appendix E</b>	:	Department of Environmental Affairs & Development Planning (DEA&DP) Adoption / Definition of an Adhoc Development Setback Line in terms of NEMA (18 July 2017)
<b>Appendix F</b>	:	OSCAE Permit (October 2017)
<b>Appendix G</b>	:	Environmental Impact Report / Questionnaire

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**KNYSNA**  
Municipality  
Munisipaliteit  
uMasipala

**DIRECTORATE: PLANNING AND DEVELOPMENT**  
**DEPARTMENT: ENVIRONMENTAL MANAGEMENT**

# **OSCAE APPLICATION**

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

**ERF**

.....222.....

**SUBURB**

.....Buffalo Bay.....

**ACTIVITY(IES)**

.....Clearance of Vegetation & Earthworks.....

**DATE**

.....February 2021.....



# KNYSNA MUNICIPALITY

The Director: Planning and Development  
Tel: (044) 302-6300  
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P.O. Box 21  
Knysna  
6570

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## **SENSITIVE COASTAL AREA LEGISLATION**

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

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

The scheduled activities include the following:

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

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

With regard to the Knysna Municipal Area, certain fully developed properties have been excluded from the SCA (see map attached that back of this application form), but for most property owners in Eastford, Welbedacht, Kanonkop, Salt River valley, Paradise and erven with direct estuary frontage, the disturbance of vegetation, earthworks and dredging activities which will require the prior issue of a permit by the Knysna Municipality ('dune rehabilitation' is not included in this form, as there are no dune areas within the current Municipal Area). As such, the attached application form must be completed by, or on behalf of, the property owner and be submitted, prior to the submission of, or together with, building plans, to the Municipality.

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

Permits may be issued with or without conditions, or refused or the applicant may be required to furnish further information. In terms of provisions of Section 8 of the Outeniqua Sensitive Coastal Area Extension Regulations an appeal against the decision of the municipality may be lodged, in writing, with the Western Cape Minister of Environmental Affairs, within **thirty (30) days** of notification of such decision. A fee of R 250,00 must accompany an appeal.

ENVIRONMENTAL MANAGEMENT DEPARTMENT  
KNYSNA MUNICIPALITY  
3 CHURCH STREET  
KNYSNA  
6570

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

## A. DETAILS OF THE APPLICANT

### 1. Name of Applicant:

Title: ...**Mrs**... Initials: ...**M**... Surname: ...**Roos**...

Company: ...----

### 2. Status of Applicant: (indicate with an ☒)

☒ Owner ☐ Developer\* ☐ Contractor\* ☐ Consultant\*

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

### 3. Applicant Contact Details:

Telephone: ...----- Fax: ...-----

Cell: ...**082 601 9689**..... Email: ...**mmsroos@me.com** .....

Postal Address: ...**P.O. Box 66121**.....

...**Highveld** .....

...**0169**.....

Other Parties involved: (if applicable)

Consultant: ...**Cape EAPrac**..... Tel: **(044) 874 0365..** Fax: **(044) 874 0432**

Contractor: ...*To be confirmed*..... Tel: ..... Fax: .....

Developer: ... *To be confirmed* ..... Tel: ..... Fax: .....

Other (specify): **Architect: Solvation Architects** Tel: **(082) 903 6907..** Fax: ...-----

## B. DESCRIPTION OF THE SITE

### 1. Site Details:

Erf number: ...**222, Buffalo Bay**... Erf size: ...**1010m<sup>2</sup>**..... Zoning of Erf: ...**Single Residential**

Existing footprint: ...**N/A**..... New footprint: ...**505m<sup>2</sup>**..... New Coverage: ...**50%**.....

The current Erf 222 (consolidated Erf 221 & Remainder of Erf 65) is **vacant and zoned Residential 1**. In Feb.2015 the Knysna Municipality subdivided the municipal Erf 65 (previously used for municipal storage & maintenance purposes) into three residential erven (Erf 220, Erf 221 & Remainder Erf 65), which were then sold on public auction. The Applicant bought and **consolidated two of these erven** (Erf 221 & Remainder of Erf 65), with the intention of building a new modern home on the combined property: Erf 222.

In April 2017, an Application for **Relaxation / Departure** has been **approved** by the Knysna Municipality to allow for the relaxations of south-eastern (side) building line from 2m to 0.56m; the relaxation of the north-eastern (back/street) building line from 4m to 0m; and relaxation of coverage from 50% to 51.6% (to allow to several open balconies). See Appendix C.

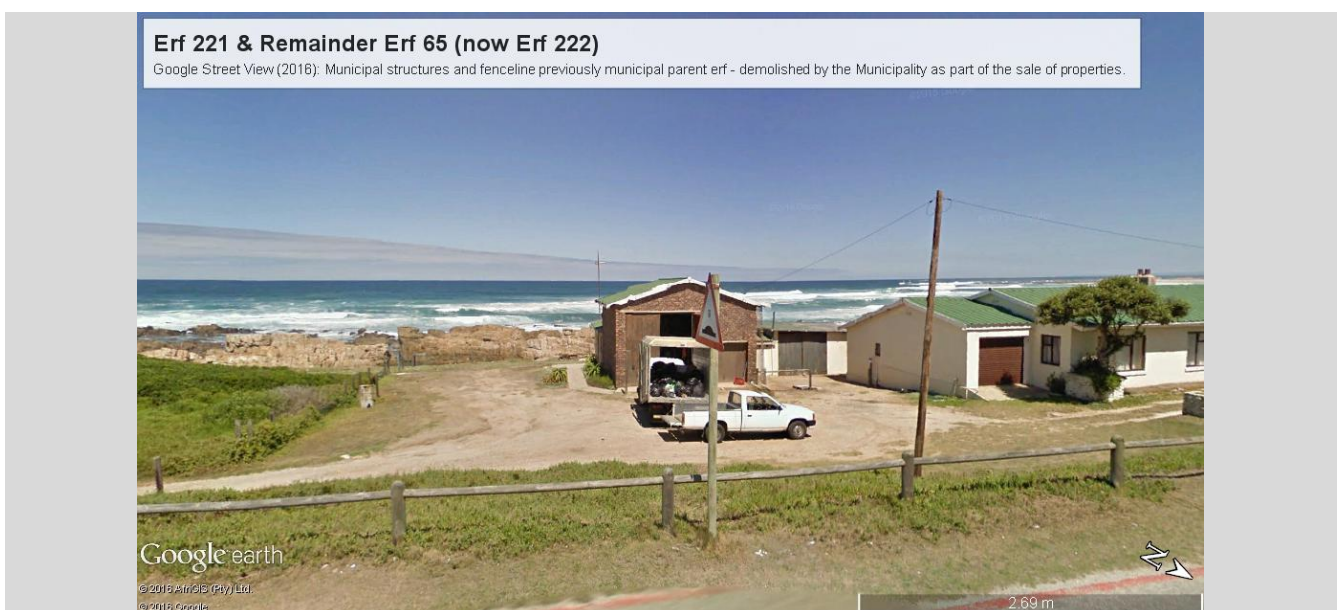


In July 2017, the Western Cape Department of Environmental Affairs & Development Planning (DEA&DP) approved an **Adhoc Development Setback Line** for the property aligned along the 2m building line on the seaside property boundary. See *Appendix E*.

In October 2017, an **OSCAE Permit was approved** by the Knysna Municipal permitting the clearance of vegetation and earthworks associated with the House Building Plans submitted at that time (see *Appendix F*). This OSCAE Permit contained several conditions of approval which are included in the recommendations for approval as part of this Application.

The landowners have now submitted a re-design of the 2017 building plans for the primary dwelling on Erf 222: The basic proposal / design principles and size / coverage remain the same as those submitted in 2017 i.e.: basement garage & storage area, accessed from excavated driveway across adjacent Erf 210; double-storey with central courtyard and pool area; elevated pedestrian entrance ramp from Main Road etc. However the 'horse-shoe' shaped original design has been changed to a **circular building**.

The existing **gravel access driveway** off Main Road and parking, previously associated with the municipal infrastructure (visible on historical aerial image dated 2003 – see Figure 2 below), remain on the municipal property Erf 210 (neighbouring Erf 222) and it is the intention of the Applicant to drop (excavate) and **pave this existing area of driveway** to provide access to the proposed basement garage beneath the new dwelling on Erf 222, in terms of a signed / approved Encroachment Agreement with the Knysna Municipality. It is also the intention to re-instate a low bollard fence below this access driveway to reduce public vehicular access across the area considered under the Encroachment Agreement, directly adjacent to Erf 222 (see Area labelled ABCD in Appendix C) – for security and privacy purposes.



**Figure 1:** February 2010 Google Street View – showing municipal structures previously on Remainder of Erf 65 (middle) & Erf 221 (right) before properties were sold and buildings demolished by the Municipality. Driveway and disturbed area depicted to the left of the garage building aligns with the Encroachment Agreement area between the landowner of the Erf 222 and the Knysna Municipality.



**Figure 2:** Aerial image of Buffalo Bay coastal headland, indicating location of Erf 222 (image courtesy of Google Earth Pro, 2021).



**Figure 3:** Aerial image indicating Erf 222 (red polygon) & neighbouring property cadastral boundaries (courtesy Google Earth Pro, 2021). Yellow polygon indicates approx. portion of Erf 210 under Encroachment Agreement.

## 2. Plans and Diagrams:

The following diagrams must be attached to the application:

- **Site development plan**
- **Contour plan**
- **Elevations and Cross Sections**
- **Demarcation of Erf on development master plan** (where applicable)

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

## C. ENVIRONMENTAL INFORMATION

Indicate  
with an ☒

### 1. General Site Features

1.1. Are any of the following features on or adjacent to the site: (Show on plans if possible)

Wetlands and watercourses . . . . .	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lakes and other water bodies . . . . .	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Estuaries and / or the sea . . . . .	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Beaches, dunes and rocky shores . . . . .	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Aquifers (saturated groundwater zones) . . . . .	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 2. Geology

2.1. Are there any cliffs and / or steep slopes ( $\geq 1:6$ ) on or adjacent to the site: ☐ ☒

2.2. Describe the slope of the site as a percentage of the total property: (Show on plans if possible)

Steep ( $>1:6$ ) . . . . .	%
Gently sloping ( $1:6 - 1:20$ ) . . . . .	%
<b>Flat (<math>&lt;1:20</math>) . . . . .</b>	<b>%</b>

The property is relatively flat, sloping slightly to the south-east / seashore. The slope increases some 6m beyond the property southern boundary towards the highwater mark of the sea.

2.3. Is there any erosion present on or near the site: ☐ ☒

If "yes", specify the extent of erosion and measures taken so far? (Show on plans if possible)

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

Clay . . . . .	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sand . . . . .	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Loam (a mixture of sand and clay) . . . . .	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rock . . . . .	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

The seashore in front of Erf 222, Buffalo Bay is made up of rocks, interspersed with small pebble beaches.

### 3. Vegetation

3.1. What type of vegetation occurs on the property, specify as % of total Erf area:

(Show on plans if possible)

**Indigenous: . . . . .60%**



Exotic / Alien: ..... 0%  
**Disturbed / Garden: ..... 40%**  
 Rehabilitated: ..... %

During October – December 2016, Erf 222 was used as a stockpile site for the neighbouring construction site on Erf 224. Erf 222 located between shade-net fence and red car in photo (Oct.2016).



**Figure 4:** Landscape view of Erf 222 from SW corner of property. Note *Gazania* sp. & *Arctotis* sp. in foreground and disturbed condition of remainder of property (photo dated October 2016).

3.2. If there is indigenous vegetation on the property, what type of ecosystem is it:

Forest .....	<input type="checkbox"/>	<b>N</b>
Fynbos .....	<input type="checkbox"/>	<b>N</b>
Coastal thicket .....	<input type="checkbox"/>	<b>N</b>
<b>Other (specify if possible) .....</b>		

According to the 2018 Veg.Map, the natural vegetation type mapped for the area is **Goukamma Dune Thicket**, which is classified as a Least Threatened ecosystem type. According to the Vlok Veg.Map, Erf 222 occurs on the southern edge of the 'Hartenbos Primary Dune', a marine type vegetation between Wilderness Forest Thicket to the north, and Herolds Bay Littoral Thicket on the southern coastal headland. See *Appendix A*.

Erf 222 is highly transformed due to previous & current landuse – Municipal storage & maintenance depot; followed by demolition of buildings and fenceline in early 2016; used as a stockpile site / material laydown area for neighbouring construction site (Erf 224) at the end of 2016; and most significantly, being traversed by the public and vehicle to access the coast. Therefore, very little Dune Fynbos or Thicket vegetation remains on the property. Ground creepers plants and grasses appear to be the dominant plant species noted on the property and include *Gazania* sp., *Falkia* sp., *Carpobrotus* sp., *Arctotis* sp. and small succulent plants.

An exotic New Zealand Christmas Tree (*Metrosideros excelsa*) is located within the road reserve of Main Road beyond the north-western corner of the property. Much of this area of the road reserve above the property has been subject to illegal dumping of garden refuse, resulting in the establishment of a stand of *Agave* sp. cactuses, among the ground covers and grasses mentioned above.





**Figure 5:** Gazania, grass & *Arctotis* groundcovers growing on periphery of erf.



**Figure 6:** *Falkia* & dead brush growing on the coastal side of the erf. A single Cape Saffron bush (*Cassine peragua*) noted in 2m setbackline.



**Figure 7:** Stand of exotic Agave cactuses & a New Zealand Christmas tree within road reserve beyond north-western corner of erf.





**Figure 8:** Groundcovers & small succulents growing on property.



**Figure 9:** Cape Saffron & succulents growing among rocky outcrop within 2m building line / setback line on seaside of erf.



**Figure 10:** View west across 2m coastal building line / setback line. House on Erf 224 noted in background.

A small island of remnant thicket vegetation occurs on the neighbouring municipal Erf 210 to the south-east of the Erf 222 *albeit* disturbed by vehicle and pedestrian trampling to gain access coastline and braai area.

This small island of Thicket contains wind-swept Rooikrans (*Acacia cyclops*), Milkwood (*Sideroxylon inerme*), Baboon Grape (*Rhoicissus digitata*), Cape Saffron (*Cassine peragua*), Cape Coastal Cabbage Tree (*Cussonia thyrsiflora*); Bitou (*Chrysanthemoides monilifera*) etc.

None of this disturbed Thicket vegetation on Erf 210 will be removed or damage during the excavation and paving of the existing access road or construction of the house on Erf 222.





**Figure 11:** Island of Thicket vegetation on Erf 210 to the south-east of Erf 222. This wind-swept Rooikrans, Milkwood, coastal scrub will not be damaged by activities on access road or Erf 222.



**Figure 12:** Public access to braai area on Erf 210 to the east of Erf 222.

Given the limited space available on Erf 222 and the no-go area / setback line in front of it, it is likely that the disturbed area directly to the east of Erf 222 on Erf 210 will be used as the Construction Site Camp, with temporary stockpile / material laydown area (between the property boundary & the Thicket island mentioned above). It is the intention of the Applicant to rehabilitate this transformed portion of the municipal Erf 210 directly adjacent to and east of Erf 222 with locally occurring indigenous plants, as part of the Encroachment Agreement and previous OSCAE Permit issued by the Municipality (see Appendix C for Plan of area considered under the Encroachment Agreement between landowner of Erf 222 and the Municipality).

Considering the inherent sensitivity and dynamics of the coastal zone in which Erf 222 occurs, the management of development activities within and surrounding this designated residential erf is paramount i.e. risk adverse approach and general duty of care principles are applicable.

3.3. Has Knysna Sand Fynbos, a Critically Endangered Ecosystem in terms of Section 52 of NEMBA, been identified on the property: ..... ☒ ☒

According to the Threatened Ecosystem mapping for the area, the property falls within the **Southern Cape Dune Fynbos** vegetation type, which has an ecosystem status of **Vulnerable**. However, little to none of this vegetation type remains on the property.

3.4. Are there any protected trees on the property as listed in the Notice of the List of Protected Tree Species Under the National Forest Act, 1998 (Act No.84 of 1998) ..... ☒ ☒

No protected trees or natural forest found to occur on the property.

If "yes", specify what species are present and which will be disturbed during construction.

The Milkwood plants noted within the 'island' of Thicket on Erf 210, will not be harmed by the clearance or earthwork activities on Erf 222. It is recommended that this island, as well as the 2m setback line, be demarcated as a no-go area prior to any activities on site.

3.5. Has a license in terms of the National Forest Act been obtained for the removal of protected trees? If "yes", provide a copy / reference: . . . . . ☐ Y ☒ N

No Forestry Licence is required for Erf 222, or associated activities on Erf 210.

#### 4. Fauna

4.1. Are there any rare or endangered species as listed in the Publication of Lists of Species that are Threatened or Protected, in the National Environmental Management Act: Biodiversity Act, 2004 (Act No.10 of 2004)?: . . . . . ☐ Y ☒ N

Amphibians: . . . . . ☐ Y ☒ N

Birds: . . . . . ☐ Y ☒ N

Mammals: . . . . . ☐ Y ☒ N

Insects: . . . . . ☐ Y ☒ N

Reptiles: . . . . . ☐ Y ☒ N

If "yes" to any of the above, specify what species are present . . . . .

### D. DETAIL(S) OF THE ACTIVITY(IES):

Indicate  
with an ☒

#### 1. Type of activity / activities:

1.1 Disturbance of vegetation: . . . . . ☒ Y ☐ N

If "yes", specify for what purpose . Clearance of remnant vegetation associated with Site Preparation for the construction of the proposed new house on Erf 222, Buffalo Bay.

1.2. Earthworks: . . . . . ☒ Y ☐ N

If "yes", specify for what purpose . Stripping of topsoil as part of Site Preparation. **Excavations** required for the creation of the sub-surface driveway and basement garage, and installation of the foundations and compacted material, associated with the construction of the new house.

#### 2. Extent of the activity (Only include activities that are applicable):

2.1. Disturbance of vegetation:  m<sup>2</sup> within Erf 222.

Erf size = 1010m<sup>2</sup> minus ±56m<sup>2</sup> no-go seaside 2m building line / development setback line = **± 954m development area**. Minus approx. 340m<sup>2</sup> of the property which is currently transformed / devoid of vegetative cover.

To allow for excavations and work area required to construct basement, house footprint and surrounding open terraces and walkways, the entire development area of the property will be cleared of remnant vegetation & topsoil.

Disturbance of vegetation:  m<sup>2</sup> outside of Erf 222.

- Remnant vegetation to be cleared for retaining walls / berms to be created on either side of sub-surface Driveway / Vehicular Ramp on existing gravel access across Erf 210 =  $\pm 20\text{m}^2$
- Site Camp area on Erf 210 for storage of building material & waste, aggregate / containers / site office / access, scaffolding etc. =  $\pm 150\text{m}^2$  of which  $\pm 60\text{m}^2$  contains disturbed vegetation.
- Open Entrance Ramp / walkway from Main Road to property boundary =  $\pm 50\text{m}^2$
- Guest Parking (x3 bays) adjacent to Main Road =  $\pm 70\text{m}^2$
- Pedestrian walkway from Main Road (speed bump) to existing electrical kiosk / erf boundary =  $\pm 20\text{m}^2$

Specify the type/s of vegetation and / or ecosystems to be disturbed:

Disturbed / remnant Southern Cape Dune Fynbos vegetation e.g. *Gazania sp.*

2.2. Earthworks: Depth:  m

Volume:   $\text{m}^3$

Breakdown of Earthworks:

**Basement:** Depth:  m (below NGL)

Volume:   $\text{m}^3$  (Basement excavated volume from NGL)

**Vehicular Ramp / Driveway on Erf 210 :**

Depth:  m (below NGL)

Volume:   $\text{m}^3$  (Driveway excavated volume from NGL)

**House Foundations & Services** (in front of basement):

Depth:  m (below NGL)

Volume:   $\text{m}^3$  (excavated volume from NGL)

**Pool:** Depth:  m (below NGL)

Volume:   $\text{m}^3$  (Pool excavated volume from NGL)

2.3. Specify the area that will be disturbed or altered by the proposed activity or development:  
(Show on plans if possible):

Total area to be altered:

**With Erf 222:** Temporary (during construction phase) =  $\pm 954\text{m}^2$

Permanent (all hard surfaces not landscaped / rehabilitated) =  $\pm 850\text{m}^2$  of which  $\pm 505\text{m}^2$  is under roof (coverage area = 50% of Erf).

**Outside of Erf 222:** Temporary (during construction phase) =  $\pm 450\text{m}^2$

Permanent (all hard surfaces not landscaped / rehabilitated) =  $\pm 210\text{m}^2$

**3. How will the activity(ies) be undertaken:**

3.1. Vegetation removal:

By hand (*saw axe, etc*) ..... ☐ Y ☒ N

Light machinery (*chainsaw, brushcutter, etc.*): ..... ☐ Y ☒ N

Careful removal of vegetation in areas outside the Erf.

Heavy machinery (*tractors, graders, etc*) ..... ☒ Y ☐ N

3.2. Topsoil removal: ..... ☒ Y ☐ N

If "yes", where will topsoil be stored and how will it be used or disposed of?:

It is likely that the topsoil stripped from the proposed construction site footprint will be temporarily stockpiled within the disturbed area of Erf 210 adjacent to Erf 222 which falls under the Encroachment Agreement with the Municipality i.e. Portion of Erf 210 labelled ABCD in Diagram 2 (in Appendix C).

3.3. Excavations:

By hand (*spade, pick, etc*). ..... ☒ Y ☐ N  
 Light Machinery (*jackhammer, etc.*). ..... ☒ Y ☐ N  
 \*Heavy machinery (*excavators, bulldozers, etc*) ..... ☒ Y ☐ N  
 \*Blasting: ..... ☐ Y ☒ N

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

3.4. Plant rescue ..... ☐ Y ☒ N

If "yes", how will plants be rescued and maintained until replanting on site? If a specialist is used please provide their name and contact details:

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

(Show on plans if possible at each relevant question):

Walls and / or fences. .... ☒ Y ☐ N  
 Roads and / or hardened surfaces ..... ☒ Y ☐ N  
 Water tanks ..... ☒ Y ☐ N  
 Septic tanks / conservancy tanks ..... ☒ Y ☐ N  
 Pipelines and / or outfalls ..... ☒ Y ☐ N  
 Cables and / or lines. .... ☒ Y ☐ N  
 Other constructions (*specify*) ..... ☒ Y ☐ N

Sub-surface, paved driveway over exact footprint of existing gravel access on adjacent Erf 210 (see Encroachment Agreement).

**5. Specify method and / or detail of rehabilitation and stabilisation of disturbed areas:**

(Show on plans if possible at each relevant question)

5.1. Final Location of rescued plants: As the proposed house site on the property is highly disturbed due to past and current land uses, there is little to no vegetation worth rescuing.

5.2 How the construction area will be demarcated: The construction site as well as the construction site camp on adjacent Erf 210 will be hoarded / demarcated by means of a fence covered with shade cloth.

5.3. How the work area and adjacent area will be protected from storm water run-off and erosion: A earth berm and silt fence / biddum screen will be installed on the inside of the southern (downslope) site demarcation fenceline, to capture, direct and prevent excess stormwater run-off and silt from leaving the site.

5.4. Where the storm water from the roof and paved areas will be directed on completion of the structure. All stormwater run-off from the roof areas will be collected & captured into rainwater storage tanks to be used for filling the swimming pool and irrigating the gardens. Stormwater run-



off from the paved areas (driveway & terraces / decks around the house) will discharge into the surrounding landscape.

## 6. Specify method and / or detail of removal and storage of material:

6.1. Storage area for topsoil: It is likely that a portion of the topsoil stripped from the construction site prior to construction will be temporarily stockpiled within the 'Encroachment Area' adjacent to Erf 222, on Erf 210 (municipal open space area under encroachment agreement – see Appendix C). However, very little of the available topsoil on the property will be needed / used for landscaping / rehabilitation post construction, due to the scale of the permanent house and hard-surfaced area. Therefore, much of the topsoil stripped from the property will be removed for site for use elsewhere, or disposal at the registered municipal building dump site.

6.2. Storage area for stockpiled material: *As above.*

6.3. End location of excavated material: Excavated material will be used as infill under walkways, terraces and around foundations etc. and be removed from the site and disposed of at the registered municipal construction material landfill site.

6.4. End location of removed plant material: A portion of the remnant plant material will likely be stripped along with the topsoil and temporarily stockpiled for use in post-construction landscaping and rehabilitation activities on the property and adjacent 'Encroachment Area', while the remainder will be removed from site for disposal elsewhere (municipal construction dumpsite).

## 7. Have there been any consultations regarding the proposed activity or development with the public or other authorities?

Neighbours: . . . . .	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Home Owner Association: . . n/a . . . . .	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Conservancies. . . . . n/a . . . . .	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Department of Environmental Affairs (DEA) . . . . .	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
SANParks: . . . . . n/a . . . . .	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
CapeNature: . . . . .	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Department of Agriculture, Forestry and Fisheries (DAFF): . . . . .	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Department of Water and Sanitation (DWS). . . . .	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other (specify): . . . . .	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

As part of the initial planning/LUPO process for Departure in early 2016 (see Appendix C), VPM Urban Planners, as well as the Applicant, consulted with the neighbouring landowners, the Knysna Municipality Architectural Review / Aesthetics Committee and the Buffalo Bay Rate Payers Association, who provided consent for the approved relaxation of the building lines and the proposed construction of the proposed house.

As part of the environmental application process for the adoption of an adhoc development setback line to the Department of Environmental Affairs & Development Planning (DEA&DP) during 2017, the following entities were given the opportunity to give comment:

- Neighbouring landowners;
- CapeNature & Goukamma Nature Reserve;
- Buffalo Bay Rate Payers Association;
- Knysna Local Municipality: Environmental Officer;
- Knysna Local Municipality: Architectural Review / Aesthetics Committee
- Eden District Municipality: Environmental Officer;

- Department of Environmental Affairs: Oceans & Coast;
- DEA&DP: Coastal Management Unit & Setback Line Task Team.

During the OSCAE Application process undertaken in May / June of 2017 (based on the Building Plans proposed at that time), Application was circulated to the abovementioned stakeholders for review & comment, and an OSCAE Permit was approved / issued by the Knysna Municipality on 23 October 2017. This 2017 OSCAE Permit had a validity period of two years and has since lapsed.

The landowners have submitted a re-design of the proposed primary dwelling on Erf 222: The stakeholders mentioned above will again be provided with an opportunity to review and comment on the revised Building Plans (see *Appendix B attached*) attached to this new OSCAE Application.

If "yes" to any of the above, attach supporting documentation. See *Appendices F & G attached*.

## 8. Previous applications:

8.1. Have there been any previous applications on this property? ..... ☒ Y ☐ N

If 'yes', provide details:

- Application for **Relaxation / Departure** has been **approved** by the Knysna Municipality (see Approval letter, dated 20 April 2017 in Appendix C) in terms of Section 8 of the Zoning Scheme applicable to Residential 1 zoning, for the following:
  - Relaxation of south-eastern (side) lateral building line from 2m to 0.56m;
  - Relaxation of the north-eastern (back/street) building line from 4m to 0m (street boundary will not be used for vehicular access & street level approx. 2.5m higher than property & Erf boundary 11-16m from tarred road surface);
  - Relaxation of coverage from 50% to 51.6% (to allow to several open balconies).
- Application for the **Adoption / Definition of an Adhoc Setback Line** has been approved by the Department of Environmental Affairs & Development Planning (DEA&DP) – see approval dated 18 July 2017 in Appendix E.
- **OSCAE Permit / Approval**, dated 23 October 2017 – Lapsed 23 October 2019 (Appendix F).

8.2. Were any previous applications for activities on this site turned down?: ..... ☐ Y ☒ N

If "yes", provide details: .....

## 9. Building plans / Operations:

9.1. Have building plans been approved for this site? ..... ☒ Y ☐ N

If 'yes', provide reference (plan number, approval date, etc): *Approval date unknown*.

Old Site Plan: ROOS REV13; RB200; 2017 drawn by Cecilia designs.

9.2. Does the proposed building / activity fall within a development for which there is a Building Design Manual?: ..... ☒ Y ☐ N

If "yes", does the proposed plan comply with the requirements thereof?: ..... ☒ Y ☐ N

9.3. Does the proposed building / activity fall within a development for which there is a Contractors' Code of Conduct?: ..... ☒ Y ☐ N

If "yes", has the contractor(s) been made aware of the requirements thereof?: ☒ Y ☐ N

Contractor has yet to be appointed.

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

10.1. Duration (*time period*): *Unknown* – this will be confirmed when the Contractor has been appointed and the construction programme determined. Likely to be 6 to 8 months.

10.2. Financial value / scale: R .. *Unknown* – this will be confirmed when the Contractor has been appointed. Likely to be over R1m.

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

- **Municipal Approval of Departure / Relaxation Application:** Dated 20 April 2017 – see *Appendix C*.
- **Encroachment Agreement with Municipality** for use of a portion Erf 210 for access etc. – see *Appendix C*.
- **Environmental Approval:** Approval/Adoption/Definition of Adhoc Development Setback Line issued by the Department of Environmental Affairs & Development Planning (DEA&DP) – see *Appendix E*.
- **OSCAE Permit:** Dated October 2017 – See *Appendix F*.

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## E. DECLARATION

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

### APPLICANT

(If not the owner, then the owner must sign below or a letter empowering you to act on the owner's behalf must be attached)

NAME: .....

SIGNATURE: .....

DATE: .....

### OWNER

NAME: ...**Magdalena Roos**.....

SIGNED: *uRoos* .....

DATE: *12/02/2021* .....