



DRAFT BASIC ASSESSMENT REPORT

for

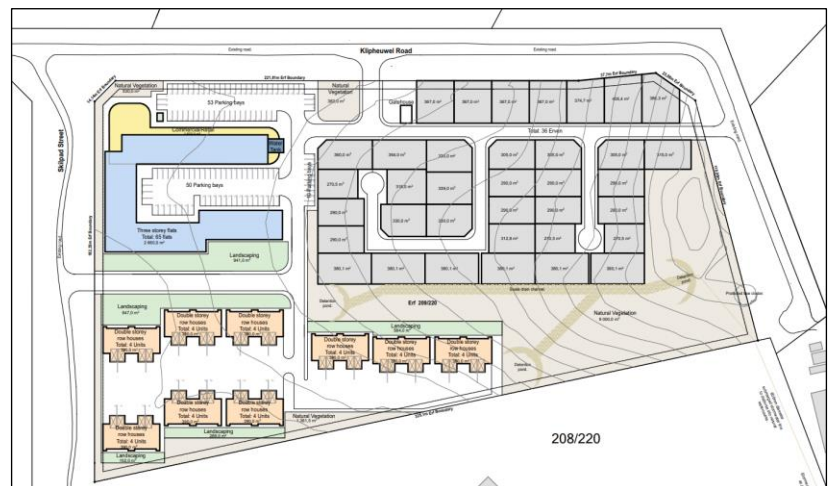
OUTENIQUASIG ESTATE

on

Portion 209 of Farm Vyf-Brakke-Fontein No. 220
Aalwyndal, Mossel Bay Municipal District

In terms of the

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



Prepared for Applicant: NN Busdiens (Pty) Ltd

Date: 22 July 2024

Appointed EAP: Ms Louise-Mari van Zyl

Assisted by Candidate EAP: Ms Mariska Byleveld

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Report Reference: MOS720/08

Department Reference: 16/3/3/1/D6/28/0023/24

Case Officer: Steve Kleinhans

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Tel: 044-874 0365

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

Assisted by Candidate EAP: Ms Mariska Byleveld (MSc Geology [University of the Free State]) (Candidate EAPASA Registration Number: **2023/6593**).

PURPOSE OF THIS REPORT:

Departmental Review

APPLICANT:

NN Busdiens (Pty) Ltd

CAPE EAPRAC REFERENCE NO:

MOS720/08

SUBMISSION DATE

22 July 2024

DRAFT BASIC ASSESSMENT REPORT

in terms of the

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

OUTENIQUASIG ESTATE

Portion 209 of Farm 220, Aalwyndal, Mossel Bay

Submitted for:

Departmental Compliance

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Report Issued by:

Cape Environmental Assessment Practitioners

Tel: 044 874 0365

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PO Box 2070

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ORDER OF REPORT

Basic Assessment Report

Appendix A : Maps

Appendix A1 : Locality Map

Appendix A2 : Coastal Risk Zones as delineated in terms of ICMA for the Western Cape by the Department of Environmental Affairs and Development Planning

~~Appendix A3 : Map with the GPS co-ordinates for linear activities~~

Appendix B : Site Plans

Appendix B1 : Site development plan(s)

Appendix B2 : A map of appropriate scale, which superimposes the proposed development and its associated structures and infrastructure on the environmental sensitivities of the preferred site, indicating any areas that should be avoided, including buffer areas

Appendix C : Photographs

Appendix D : Biodiversity overlay map

Appendix E : Permit(s) / license(s) / exemption notice, agreements, comments from State Department/Organs of state and service letters from the municipality.

Appendix E1 : Response from HWC

Appendix E2 : Copy of comment from Cape Nature

Appendix E3 : Final Comment from BOCMA

~~Appendix E4 : Comment from the DEA: Oceans and Coast~~

Appendix E5 : Comment from the DAFF

Appendix E6 : Comment from WCG: Transport and Public Works

Appendix E7 : Comment from WCG: DoA

~~Appendix E8 : Comment from WCG: DHS~~

~~Appendix E9 : Comment from WCG: DoH~~

~~Appendix E10 : Comment from DEA&DP: Pollution Management~~

~~Appendix E11 : Comment from DEA&DP: Waste Management~~

~~Appendix E12 : Comment from DEA&DP: Biodiversity~~

~~Appendix E13 : Comment from DEA&DP: Air Quality~~

~~Appendix E14 : Comment from DEA&DP: Coastal Management~~

- AppendixE15 : Comment from the local authority
- AppendixE16 : Confirmation of all services (water, electricity, sewage, solid waste management)
- AppendixE17 : Comment from the District Municipality
- ~~AppendixE18 : Copy of an exemption notice~~
- ~~AppendixE19 : Pre-approval for the reclamation of land~~
- AppendixE20 : Proof of land use rights/zoning

- Appendix F : Public participation information: including a copy of the register of I&APs, the comments and responses Report, proof of notices, advertisements and any other public participation information as is required.
 - Appendix F1 : Registered I&AP List
 - Appendix F2 : Adverts & Site Notices
 - Appendix F3 : Stakeholder Notification
 - Appendix F4 : Stakeholder Comment
 - Appendix F5 : Comments & Responses Report
- Appendix G : Specialist & Technical Reports
- Appendix H : Environmental Management Programme (EMP)
- Appendix I : Screening tool report

TABLE OF CONTENTS

GENERAL PROJECT DESCRIPTION	9
SECTION A: ADMINISTRATIVE DETAILS	22
SECTION B: CONFIRMATION OF SPECIFIC PROJECT DETAILS	23
SECTION C: LEGISLATION/POLICIES AND/OR GUIDELINES/PROTOCOLS	29
SECTION D: APPLICABLE LISTED ACTIVITIES	38
SECTION E: PLANNING CONTEXT AND NEED AND DESIRABILITY	39
SECTION F: PUBLIC PARTICIPATION	48
SECTION G: DESCRIPTION OF THE RECEIVING ENVIRONMENT	55
SECTION H: ALTERNATIVES,	61
SECTION I: FINDINGS, IMPACT MANAGEMENT AND MITIGATION MEASURES	78
SECTION J: GENERAL	81
SECTION K: DECLARATIONS	86

LIST OF FIGURES

Figure 1: Locality Map of Portion 209 of Farm No. 220 (green outlined area) in relation to the Mossel Bay Airfield, N2/Voorbaai Interchange and Island View. Access will be via Aalwyndal Road onto Klipheuwel Road.	10
Figure 2: Aalwyndal Precinct Plan (2018). Blue Circle: Locality of the development site (Ptn 209/220 Aalwyndal). As seen illustrated by this Precinct Plan, the development site is earmarked for residential (yellow) and mixed-use (pink) development.....	10
Figure 3: All previously proposed landscaping areas on the western and southern boundaries of the proposed development site (left figure – red arrows) will remain natural (no landscaping proposed) (right figure – red arrows). All areas indicated in green are landscaping areas. All areas represented in brown are natural vegetation.....	11
Figure 4: The Mitigated Preferred Design Alternative (right figure) retains natural vegetation along the eastern boundary of the site where the majority of protected tree species are located (red circle). 11	
Figure 5: (a) Allowable Access Positions considering the Aalwyndal Road Master Plan (b) Proposed Development Access Spacing.	13
Figure 6: Mitigated Site Development Plan (source: Hamilton Wessels Architects).	14
Figure 7: Left photograph – Klipheuwel Road. Right photograph – existing Municipal culvert.....	15
Figure 8: Photographs showing the property's current access via Klipheuwel road (left photograph). The site is fenced-off and consists of a variety of fynbos species (right photograph).....	23
Figure 9: Mitigated Preferred Site Development Plan (source: Hamilton Wessels Architects).	25
Figure 10: Proposed link (green line) to connect the proposed development to Island View Pumpstation as per the Municipal Master Plan for the area.	26
Figure 11: Stormwater Drainage Zones (Stormwater Management Plan, 2024).	26

Figure 12: Existing culvert underneath Klipheuwel road.	27
Figure 13: Proposed stormwater outfall line layout (Element Consulting Engineers, 2024).....	27
Figure 14: Photograph of existing Skilpad Street (west of 209/220).	28
Figure 15: Aalwyndal Precinct Plan (2018).	30
Figure 16: Sustainable growth management (Eden SDF, 2017).	31
Figure 17: Hartenbos spatial proposals (MSDF, 2022). The Aalwyndal area is part of Area 36. The urban edge includes the main expansion area of Aalwyndal.	32
Figure 18: All previously proposed landscaping areas on the western and southern boundaries of the proposed development site (left figure – red arrows) will remain natural (no landscaping proposed) (right figure – red arrows). All areas indicated in green are landscaping areas. All areas represented in brown are natural vegetation.....	42
Figure 19: The Mitigated Preferred Design Alternative (right figure) retains natural vegetation along the eastern boundary of the site where the majority of protected tree species are located (red circle).	42
Figure 20: Western Cape Biodiversity Spatial Plan of the site and surrounding areas (Biodiversity Impact Assessment, 2024).	43
Figure 21: Map of habitats on site drawn up by Dr David Hoare (Biodiversity Impact Assessment, 2024).	44
Figure 22: The proposed site in relation to mapped watercourses within 500m (Aquatic Compliance Statement, 2022).	56
Figure 23: Western Cape Biodiversity Spatial Plan of the site and surrounding areas (Biodiversity Impact Assessment, 2024).	57
Figure 24: Mitigated Preferred Site Development Plan (source: Hamilton Wessels Architects).	64
Figure 25: Site Development Plan for Portion 209 of Farm No. 220 (Hamilton Wessels Architects, 2023).	65
Figure 26: Design Alternative 2 (not preferred).	66



**Western Cape
Government**

Department of Environmental Affairs and
Development Planning

BASIC ASSESSMENT REPORT

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

APRIL 2024



BASIC ASSESSMENT REPORT

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

APRIL 2024

(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 proposal entails a **residential development with a business component** on **Portion 209 of Farm Vyf-Brakke-Fontein No. 220** that is situated within the greater Aalwyndal area in Mossel Bay (Western Cape Province) (Figure 1). Aalwyndal is earmarked as a future expansion area for Mossel Bay according to the Mossel Bay Spatial Development Framework (SDF) and Aalwyndal Precinct Plan.

The property is ± 1.7km north-east of the Mossel Bay Airfield and ± 4.5km south-west of the N2/Voorbaai interchange, west of Island View (Figure 1).

Access to the site is existing, via the main Aalwyndal Road onto Klipheuwel Road (Figure 1).

The property is approximately 5ha in size and is currently zoned Single Residential Zone I. It forms part of the greater Aalwyndal Precinct Plan which designates Aalwyndal properties for high density development (Figure 2).

The Applicant, NN Busdiens (Pty) Ltd, conducted a **Pre-Application Process** in which a Pre-Application Draft BAR was circulated to potential Interested & Affected Parties (I&APs) and organs of states for a 30-day Public Participation Period (PPP) (15 November 2024 – 14 December 2024).

Following feedback from registered I&APs the development proposal was modified to accommodate site specific sensitivities (protected trees/SCCs), as well as final engineering designs for services and access options.

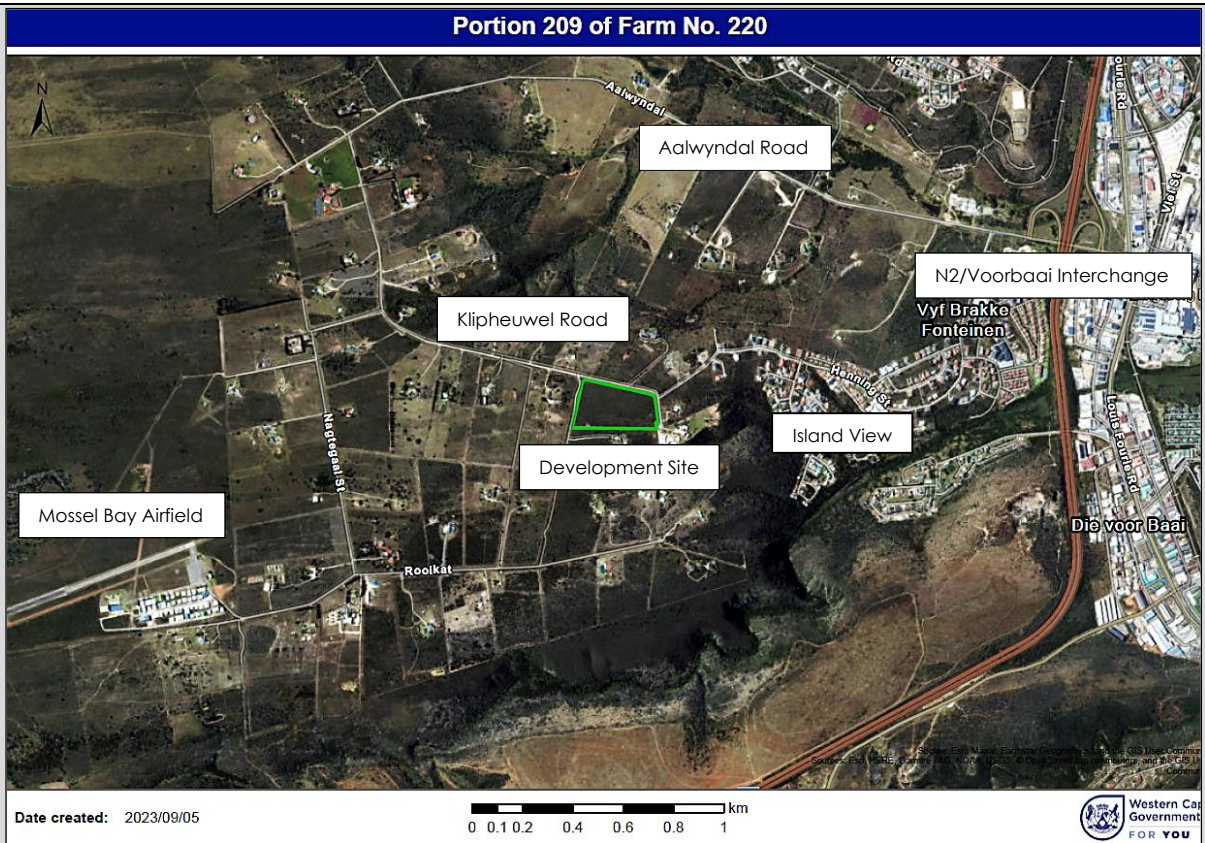


Figure 1: Locality Map of Portion 209 of Farm No. 220 (green outlined area) in relation to the Mossel Bay Airfield, N2/Voorbaai Interchange and Island View. Access will be via Aalwyndal Road onto Klipheuwel Road.

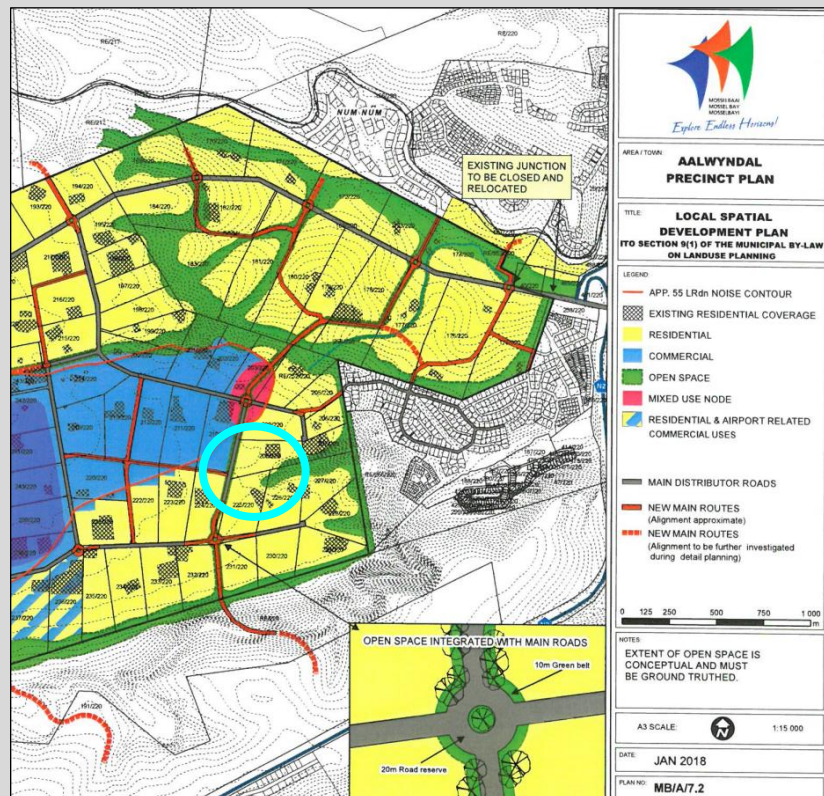


Figure 2: Aalwyndal Precinct Plan (2018). **Blue Circle:** Locality of the development site (Ptn 209/220 Aalwyndal). As seen illustrated by this Precinct Plan, the development site is earmarked for residential (yellow) and mixed-use (pink) development.

The **Preferred Alternative** includes the following key amendments to address most of the issues/concerns identified by registered stakeholders:

- Areas where most plant SCC (*Polygala pubiflora*) were marked by the botanical specialist will be avoided. These areas were previously proposed as landscaped areas but will now remain natural along a corridor on the West and North-Western corner (Figure 3). The area allowed for this corridor is based on site specific specialist findings with respect to the presence of such plant species.

Preferred Design Alternative circulated during the Pre-Application PPP (Dec, 2023)

Mitigated Preferred Design Alternative (Jul, 2024)

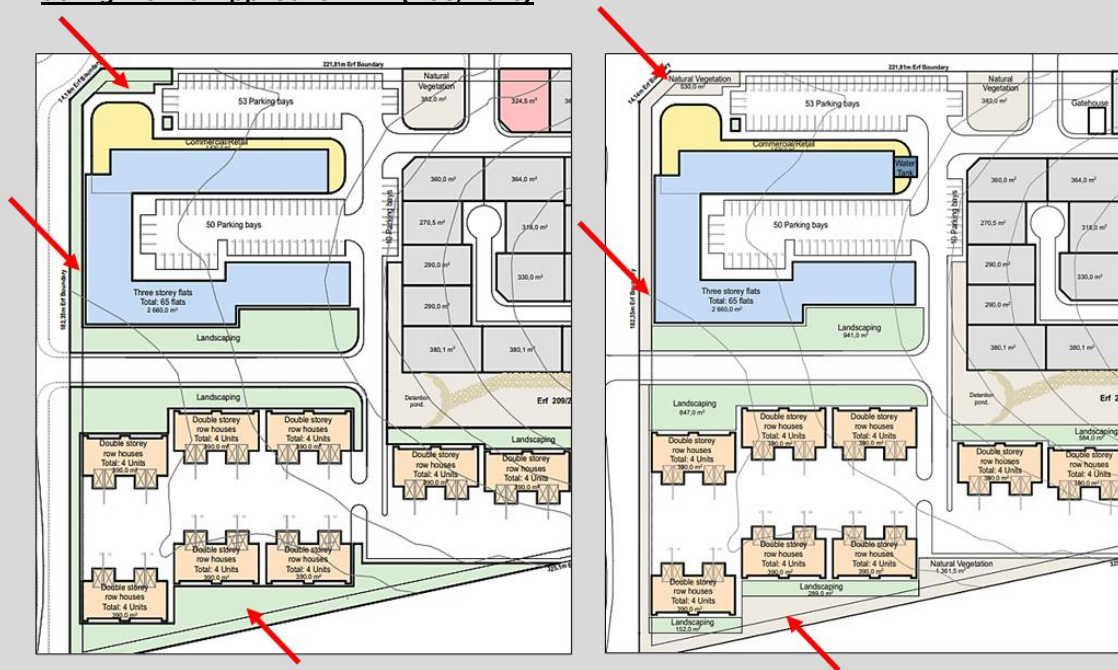


Figure 3: All previously proposed landscaping areas on the western and southern boundaries of the proposed development site (left figure – red arrows) will remain natural (no landscaping proposed) (right figure – red arrows). All areas indicated in green are landscaping areas. All areas represented in brown will remain as natural vegetation to preserve the vegetation.

- The open space area has been extended to include areas containing protected tree species. Upon further site inspection, it was evident that **protected tree species** occur mostly along the eastern boundary of the site.
 - As a result, rather than extending the open space area to the left of the group housing units (as proposed during the pre-application process), it is now extended to the right of the group housing units, where the majority of protected tree species are located.

Preferred Design Alternative circulated during the Pre-Application PPP (Dec, 2023)

Mitigated Preferred Design Alternative (Jul, 2024)

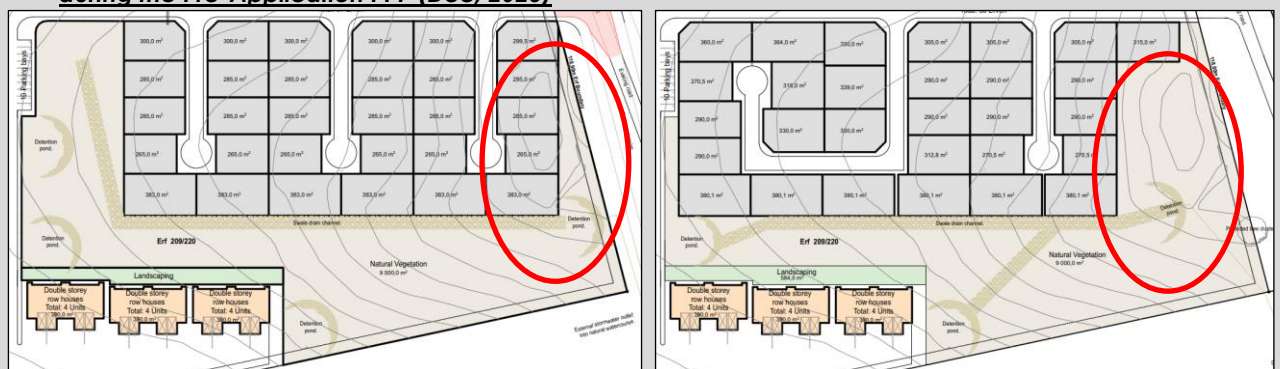


Figure 4: The Mitigated Preferred Design Alternative (right figure) retains natural vegetation along the eastern boundary of the site where the majority of protected tree species are located (red circle).

- The initial proposal to include a link road from Island View to Aalwyndal via Henning Way as per the (current) Municipal Road Master Plan, has been excluded from this environmental application for the following reasons:
 - The Aalwyndal Road Master Plan is not yet finalised in terms of detailed design and the ongoing Municipal planning for services in the Aalwyndal Precinct continues to be an unknown to some extent. To our knowledge, the Municipality has not yet reached agreement with any of the land owners that may be affected by the Municipal Roads Master Plan for Aalwyndal implying that any/all potential future negotiations about such municipal services (crossing private land) are still to take place and with it unknown time delays and/or administrative processes;
 - Comments received from I&APs (mostly residents from Island View) raising their concerns regarding the current state of Henning Way (that may deteriorate), as well as its future state, should additional traffic increase through the area;
 - The **Traffic Impact Assessment (TIA) confirmed** that the **existing road network** (Aalwyndal Road and Klipheuwel Road) is **sufficient** to address the traffic requirements associated with this development. Therefore, the construction of any link roads as may be proposed by the Municipal Master Road Networks, is **not deemed a prerequisite** for this proposed development.

Since this development is not depending on the link road through Island View, the preferred design is focussed on the services requirements for this development only – which is deemed feasible with a three-way stop measure, rather than a traffic turnabout and/or link road through Island View.

It is noted that the Municipal Roads Master Plan also provides for a potential future traffic roundabout to the north of the development. This roundabout is also not deemed necessary to service the proposed development and therefore has been omitted from this proposal (a three-way stop intersection will suffice according to the Traffic Engineer).

It must be noted that the proposed SDP considered the layout for the future Aalwyndal Road Master Plan. Urban Engineering confirmed that all road spacing within the proposed SDP comply to the guidelines published in the WCG's Access Management Guidelines for high volume driveways in the Suburban Roadside Environment (TIA, 2024) (Figure 5).

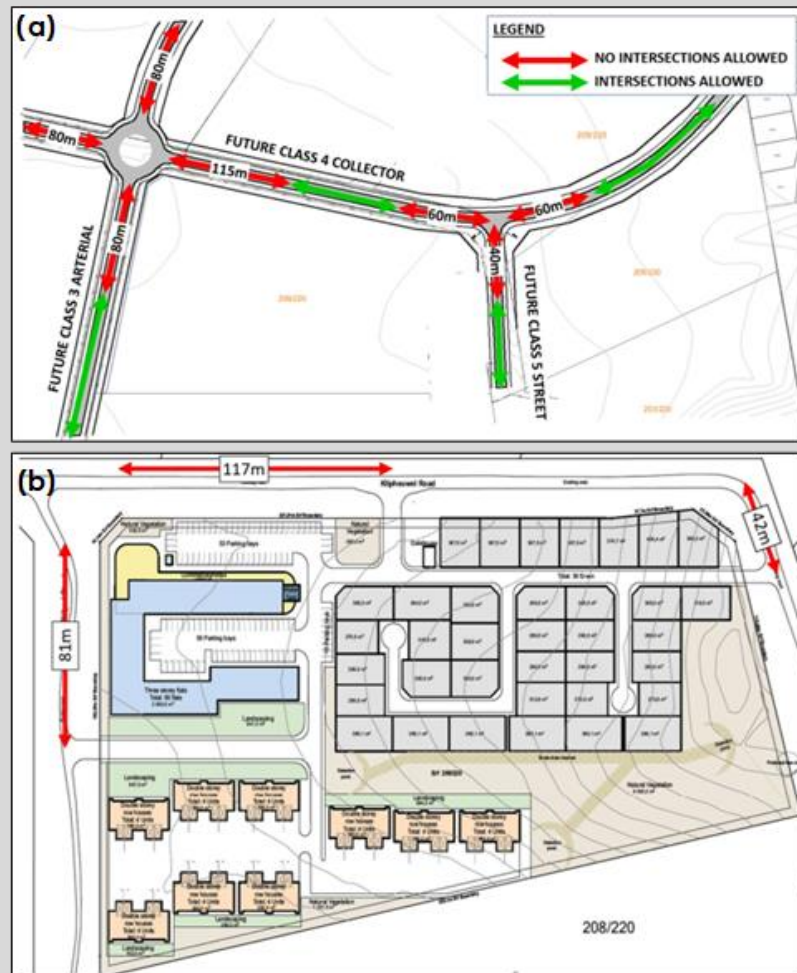


Figure 5: (a) Allowable Access Positions considering the Aalwyndal Road Master Plan (b) Proposed Development Access Spacing.

The **Mitigated Preferred Alternative** entails the following components (Figure 6):

- **Business Zone I** (business premises) on ± 0.866 ha.
 - Commercial/retail area (ground floor).
 - Consent for ± 65 apartments (ground, first and second floor).
 - ± 113 Parking Bays.
- **General Residential Zone I** (group housing) on ± 1.197 ha.
 - ± 36 Erven ranging between 270 – 405m² in size.
- **General Residential Zone II** (town housing) on ± 1.216 ha.
 - ± 9 Double storey row houses.
 - Each house is ± 390 m² in size and contains 4 units (total: 36 units).
- **Open Space Zone II** (private open space).
 - Approximately 1.1ha of natural vegetation will be retained.
 - This zone will also contain a swale drain (± 850 m²) and three (3) detention ponds (± 110 m²) to manage stormwater.
- **Transport Zone III** (internal private road) on ± 0.330 ha.
- ± 2813 m² is set aside for formal **landscaping**.

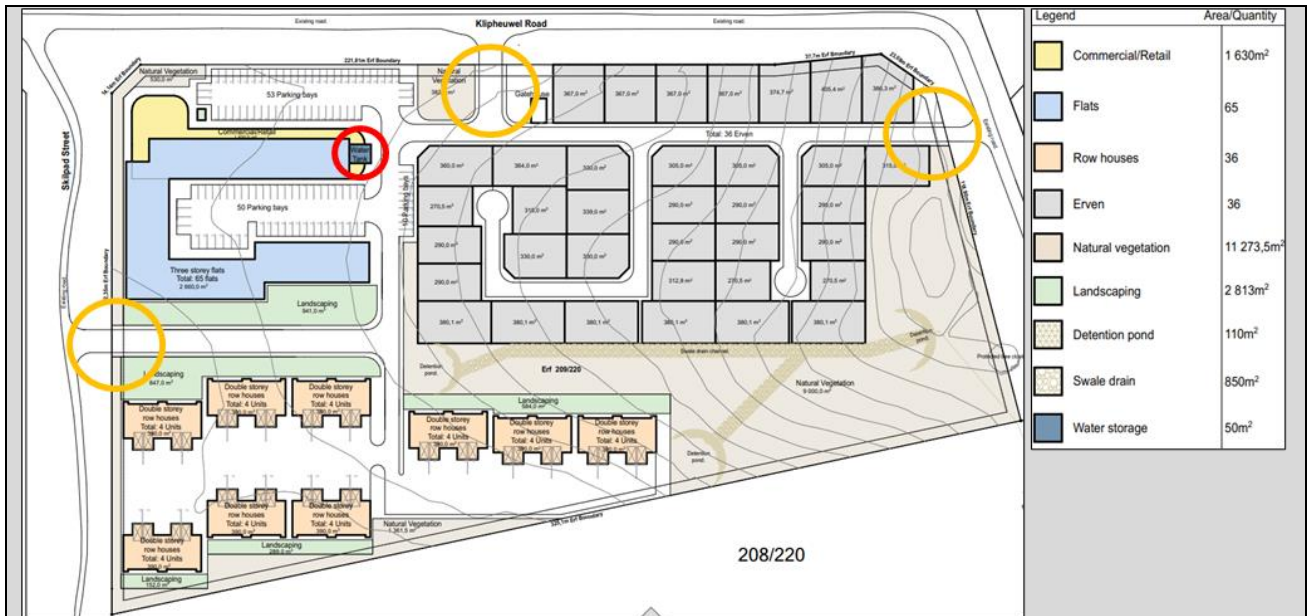


Figure 6: Mitigated Site Development Plan (source: Hamilton Wessels Architects).

Access & Roads

The property will have three (3) accesses. Two (2) via the existing Klipheuwel Road (three-way stop intersection), and one (1) via the existing Skilpad Road (Figure 6 – Orange Circles).

Services

Water supply and **sewage discharge** will be accommodated by the Mossel Bay Municipal Networks.

Considering the comments received from DEA&DP in response to the Pre-Application Draft BAR, as well as feedback from the Mossel Bay Municipality during a meeting held on 22 January 2024, the applicant appointed GLS to investigate available municipal water supply and sewer discharge for the proposed development.

According to GLS:

- The **existing bulk water system** that supplies water to the Aalwyndal reservoirs has sufficient capacity to accommodate the proposed development.
- The **existing water reticulation network** between the Aalwyndal reservoir and the proposed development has insufficient capacity to provide the required minimum **water pressure** of 24m water head to the development during peak demand conditions.
 - To obtain the required minimum water pressure, the applicant proposes to install an elevated water tank (50m²) on the property to store sufficient water to be used during peak demand conditions (Figure 6– Red Circle) providing sufficient water pressure to the development.
- The **existing Aalwyndal reservoir** has sufficient capacity to accommodate the domestic demand and fire-flow requirements.
- The **existing Island View Pumpstation** and rising main have sufficient capacity to accommodate the proposed development within the existing sewer system.

- Sewage from Island View Pumpstation gravitates towards Voorbaai Pumpstation, which pumps sewage to the Regional Hartenbos Wastewater Treatment Plant via 2 x 500mm Ø rising mains. There is sufficient capacity in the **existing sewer reticulation system** to accommodate the proposed development.

Stormwater

- Stormwater will be routed:
 - from apartment roofs into landscaped/open space areas,
 - to the road reserve of Klipheuwel Road (Figure 7),
 - to the natural vegetation on the property with three (3) proposed detention ponds and a swale drain from where it will be directed to the south towards a drainage line, and
 - to the existing municipal culvert underneath Klipheuwel Road (Figure 7).



Figure 7: Left photograph – Klipheuwel Road. Right photograph – existing Municipal culvert.

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. *Submission of documentation, reports and other correspondence:*

The Department has adopted a digital format for corresponding with proponents/applicants or the general public. If there is a conflict between this approach and any provision in the legislation, then the provisions in the legislation prevail. If there is any uncertainty about the requirements or arrangements, the relevant Competent Authority must be consulted.

The Directorate: Development Management has created generic e-mail addresses for the respective Regions, to centralise their administration. Please make use of the relevant general administration e-mail address below when submitting documents:

DEADPEIAAdmin@westerncape.gov.za

Directorate: Development Management (Region 1):
City of Cape Town; West Coast District Municipal area;
Cape Winelands District Municipal area and Overberg District Municipal area.

DEADPEIAAdmin.George@westerncape.gov.za

Directorate: Development Management (Region 3):
Garden Route District Municipal area and Central Karoo District Municipal area

General queries must be submitted via the general administration e-mail for EIA related queries. Where a case-officer of DEA&DP has been assigned, correspondence may be directed to such official and copied to the relevant general administration e-mail for record purposes.

All correspondence, comments, requests and decisions in terms of applications, will be issued to either the applicant/requester in a digital format via email, with digital signatures, and copied to the Environmental Assessment Practitioner ("EAP") (where applicable).

4. 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.
5. All applicable sections of this BAR must be completed.
6. 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.
7. This BAR is current as of **April 2024**. 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> to check for the latest version of this BAR.
8. 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.

9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. Where this Department is also identified as the Licencing Authority to decide on applications under the National Environmental Management: Air Quality Act (Act No. 29 of 2004) ("NEM:AQA"), the submission of the Report must also be made as follows, for-
Waste Management Licence Applications, this report must also (i.e., another hard copy and electronic copy) be submitted for the attention of the Department's Waste Management Directorate (Tel: 021-483-2728/2705 and Fax: 021-483-4425) at the same postal address as the Cape Town Office.

Atmospheric Emissions Licence Applications, this report must also be (i.e., another hard copy and electronic copy) submitted for the attention of the Licensing Authority or this Department's Air Quality Management Directorate (Tel: 021 483 2888 and Fax: 021 483 4368) at the same postal address as the Cape Town Office.

DEPARTMENTAL DETAILS

CAPE TOWN OFFICE: DIRECTORATE: DEVELOPMENT MANAGEMENT (REGION 1) (City of Cape Town, West Coast District, Cape Winelands District & Overberg District)	GEORGE REGIONAL OFFICE: DIRECTORATE: DEVELOPMENT MANAGEMENT (REGION 3) (Central Karoo District & Garden Route District)
<p>The completed Form must be sent via electronic mail to: DEADPEIAAdmin@westerncape.gov.za</p> <p>Queries should be directed to the Directorate: Development Management (Region 1) at: E-mail: DEADPEIAAdmin@westerncape.gov.za Tel: (021) 483 5829</p> <p>Western Cape Government Department of Environmental Affairs and Development Planning Attention: Directorate: Development Management (Region 1) Private Bag X 9086 Cape Town, 8000</p>	<p>The completed Form must be sent via electronic mail to: DEADPEIAAdmin.George@westerncape.gov.za</p> <p>Queries should be directed to the Directorate: Development Management (Region 3) at: E-mail: DEADPEIAAdmin.George@westerncape.gov.za Tel: (044) 814-2006</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>

MAPS

Provide a location map (see below) as Appendix A1 to this BAR that shows the location of the proposed development and associated structures and infrastructure on the property.	
Locality Map:	<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"> • an accurate indication of the project site position as well as the positions of the alternative sites, if any; • road names or numbers of all the major roads as well as the roads that provide access to the site(s) • a north arrow; • a legend; and • a linear scale. <p>For ocean based or aquatic activity, the coordinates must be provided within which the activity is to be undertaken and a map at an appropriate scale clearly indicating the area within which the activity is to be undertaken.</p> <p>Where comment from the Western Cape Government: Transport and Public Works is required, a map illustrating the properties (owned by the Western Cape Government: Transport and Public Works) that will be affected by the proposed development must be included in the Report.</p>
Provide a detailed site development plan / site map (see below) as Appendix B1 to this BAR; and if applicable, all alternative properties and locations.	
Site Plan:	<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"> • The detailed site plan must preferably be at a scale of 1:500 or at an appropriate scale. The scale must be clearly indicated on the plan, preferably together with a linear scale. • The property boundaries and numbers of all the properties within 50m of the site must be indicated on the site plan. • On land where the property has not been defined, the co-ordinates of the area in which the proposed activity or development is proposed must be provided. • The current land use (not zoning) as well as the land use zoning of each of the adjoining properties must be clearly indicated on the site plan. • The position of each component of the proposed activity or development as well as any other structures on the site must be indicated on the site plan. • Services, including electricity supply cables (indicate aboveground or underground), water supply pipelines, boreholes, sewage pipelines, storm water infrastructure and access roads that will form part of the proposed development must be clearly indicated on the site plan. • Servitudes and an indication of the purpose of each servitude must be indicated on the site plan.

	<ul style="list-style-type: none"> • 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"> ○ Watercourses / Rivers / Wetlands ○ Flood lines (i.e., 1:100 year, 1:50 year and 1:10 year where applicable); ○ Coastal Risk Zones as delineated for the Western Cape by the Department of Environmental Affairs and Development Planning ("DEA&DP"): ○ Ridges; ○ Cultural and historical features/landscapes; ○ Areas with indigenous vegetation (even if degraded or infested with alien species). • Whenever the slope of the site exceeds 1:10, a contour map of the site must be submitted. • North arrow <p>A map/site plan must also be provided at an appropriate scale, which superimposes the proposed development and its associated structures and infrastructure on the environmental sensitivities of the preferred and alternative sites indicating any areas that should be avoided, including buffer areas.</p>
Site photographs	Colour photographs of the site that shows the overall condition of the site and its surroundings (taken on the site and taken from outside the site) with a description of each photograph. The vantage points from which the photographs were taken must be indicated on the site plan, or locality plan as applicable. If available, please also provide a recent aerial photograph. Photographs must be attached to this BAR as Appendix C . The aerial photograph(s) should be supplemented with additional photographs of relevant features on the site. Date of photographs must be included. Please note that the above requirements must be duplicated for all alternative sites.
Biodiversity Overlay Map:	A map of the relevant biodiversity information and conditions must be provided as an overlay map on the property/site plan. The Map must be attached to this BAR as Appendix D .
Linear activities or development and multiple properties	GPS co-ordinates must be provided in degrees, minutes and seconds using the Hartebeeshoek 94 WGS84 co-ordinate system. Where numerous properties/sites are involved (linear activities) you must attach a list of the Farm Name(s)/Portion(s)/Erf number(s) to this BAR as an Appendix. For linear activities that are longer than 500m, please provide a map with the co-ordinates taken every 100m along the route to this BAR as Appendix A3 .

ACRONYMS

DAFF:	Department of Forestry and Fisheries
DEA:	Department of Environmental Affairs
DEA& DP:	Department of Environmental Affairs and Development Planning
DHS:	Department of Human Settlement
DoA:	Department of Agriculture
DoH:	Department of Health
DWS:	Department of Water and Sanitation
EMPr:	Environmental Management Programme
HWC:	Heritage Western Cape
NFEPA:	National Freshwater Ecosystem Protection Assessment
NSBA:	National Spatial Biodiversity Assessment
TOR:	Terms of Reference
WCBSA:	Western Cape Biodiversity Spatial Plan
WCG:	Western Cape Government

ATTACHMENTS

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

The following checklist of attachments must be completed.

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

	Appendix E9:	Comment from WCG: DoH	X
	Appendix E10:	Comment from DEA&DP: Pollution Management	X
	Appendix E11:	Comment from DEA&DP: Waste Management	X
	Appendix E12:	Comment from DEA&DP: Biodiversity	X
	Appendix E13:	Comment from DEA&DP: Air Quality	X
	Appendix E14:	Comment from DEA&DP: Coastal Management	X
	Appendix E15:	Comment from the local authority	✓
	Appendix E16:	Confirmation of all services (water, electricity, sewage, solid waste management)	✓
	Appendix E17:	Comment from the District Municipality	✓
	Appendix E18:	Copy of an exemption notice	X
	Appendix E19	Pre-approval for the reclamation of land	X
	Appendix E20:	Proof of agreement/TOR of the specialist studies conducted.	X
	Appendix E21:	Proof of land use rights	✓
	Appendix E22:	Proof of public participation agreement for linear activities	X
Appendix F:	Public participation information: including a copy of the register of I&APs, the comments and responses Report, proof of notices, advertisements and any other public participation information as is required.		✓
Appendix G:	Specialist Report(s)		✓
Appendix H:	EMPr		✓
Appendix I:	Screening tool report		✓
Appendix J:	The impact and risk assessment for each alternative		BAR
Appendix K:	Need and desirability for the proposed activity or development in terms of this Department's guideline on Need and Desirability (March 2013)/DEA Integrated Environmental Management Guideline		BAR

SECTION A: ADMINISTRATIVE DETAILS

	CAPE TOWN OFFICE: REGION 1	GEORGE OFFICE: BEGION 3
Highlight the Departmental Region in which the intended application will fall	{City of Cape Town, West Coast District}	{Cape Winelands District & Overberg District}
Duplicate this section where there is more than one Proponent	NN Busdiens (Pty) Ltd	
Name of Applicant/Proponent:	Petrus Jacobus Pretorius	
Name of contact person for Applicant/Proponent (if other):		
Company/ Trading name/State Department/Organ of State:		
Company Registration Number:	1981/000403/07	
Postal address:	P.O. Box 10264	
	Danabaai	Postal code: 6510
Telephone:		Cell: 061 504 0737
E-mail:	jpretoriuspj@gmail.com	Fax: ()
Company of EAP:	Cape Environmental Assessment Practitioners (Cape EAPrac)	
EAP name:	Louise-Mari van Zyl (Appointed EAP) / Mariska Byleveld (Candidate EAP)	
Postal address:	PO Box 2070	
	George	Postal code: 6530
Telephone:	044 874 0365	Cell: 071 603 4132 / 084 5036 587
E-mail:	louise@cape-eaprac.co.za mariska@cape-eaprac.co.za	Fax: ()
Qualifications:	Louise-Mari van Zyl: MA Geography [US] Mariska Byleveld: MSc Geology [UFS]	
EAP registration no:	Louise-Mari van Zyl: 2019/1444 Mariska Byleveld: 2023/6593	
Duplicate this section where there is more than one landowner	NN Busdiens (Pty) Ltd	
Name of landowner:		
Name of contact person for landowner (if other):	Petrus Jacobus Pretorius	
Postal address:	P.O. Box 10264	
	Danabaai	Postal code: 6510
Telephone:		Cell: 061 504 0737
E-mail:	jpretoriuspj@gmail.com	Fax: ()
Name of Person in control of the land:	NN Busdiens (Pty) Ltd	
Name of contact person for person in control of the land:	Petrus Jacobus Pretorius	
Postal address:	P.O. Box 10264	
	Danabaai	Postal code: 6510
Telephone:		Cell: 061 504 0737
E-mail:	jpretoriuspj@gmail.com	Fax: ()
Duplicate this section where there is more than one Municipal Jurisdiction	Mossel Bay Municipality	
Municipality in whose area of jurisdiction the proposed activity will fall:		
Contact person:	Carel Venter	
Postal address:	PO Box 25	
	Mossel Bay	Postal code: 6500

	Longitude (E)		
	End point co-ordinates for all alternatives		
	Latitude (S)		
	Longitude (E)		

Note: For Linear activities or developments longer than 500m, a map indicating the co-ordinates for every 100m along the route must be attached to this BAR as Appendix A3.

4.	Other developments	
4.1.	Property size(s) of all proposed site(s):	± 5.2ha
4.2.	Developed footprint of the existing facility and associated infrastructure (if applicable):	Not Applicable
4.3.	Development footprint of the proposed development and associated infrastructure size(s) for all alternatives:	± 4.2ha
4.4.	Provide a detailed description of the proposed development and its associated infrastructure (This must include details of e.g. buildings, structures, infrastructure, storage facilities, sewage/effluent treatment and holding facilities).	

The **Mitigated Preferred Alternative** entails the following components (Figure 9):

- **Business Zone I** (business premises)
 - Commercial/retail area (ground floor).
 - Consent for ± 65 apartments (ground, first and second floor).
 - ± 113 Parking Bays.
- **General Residential Zone I** (group housing)
 - ± 36 Erven ranging between 270 – 405m² in size.
- **General Residential Zone II** (town housing)
 - ± 9 Double storey row houses.
 - Each house is ± 390m² in size and contains 4 units (total: 36 units)
- **Open Space Zone II** (private open space).
 - Approximately 1.1ha of natural vegetation will be retained.
 - This zone will also contain a swale drain (±850m²) and three (3) detention ponds (±110m²) to manage stormwater.
- **Transport Zone III** (internal private road).
- ± 2813m² will be used for **landscaping** purposes.

Access & Roads

The property will have three (3) accesses. Two (2) via the existing Klipheuwel Road (with one three-way stop intersection), , and one (1) via the existing Skilpad Road (Figure 9 – Orange Circles).

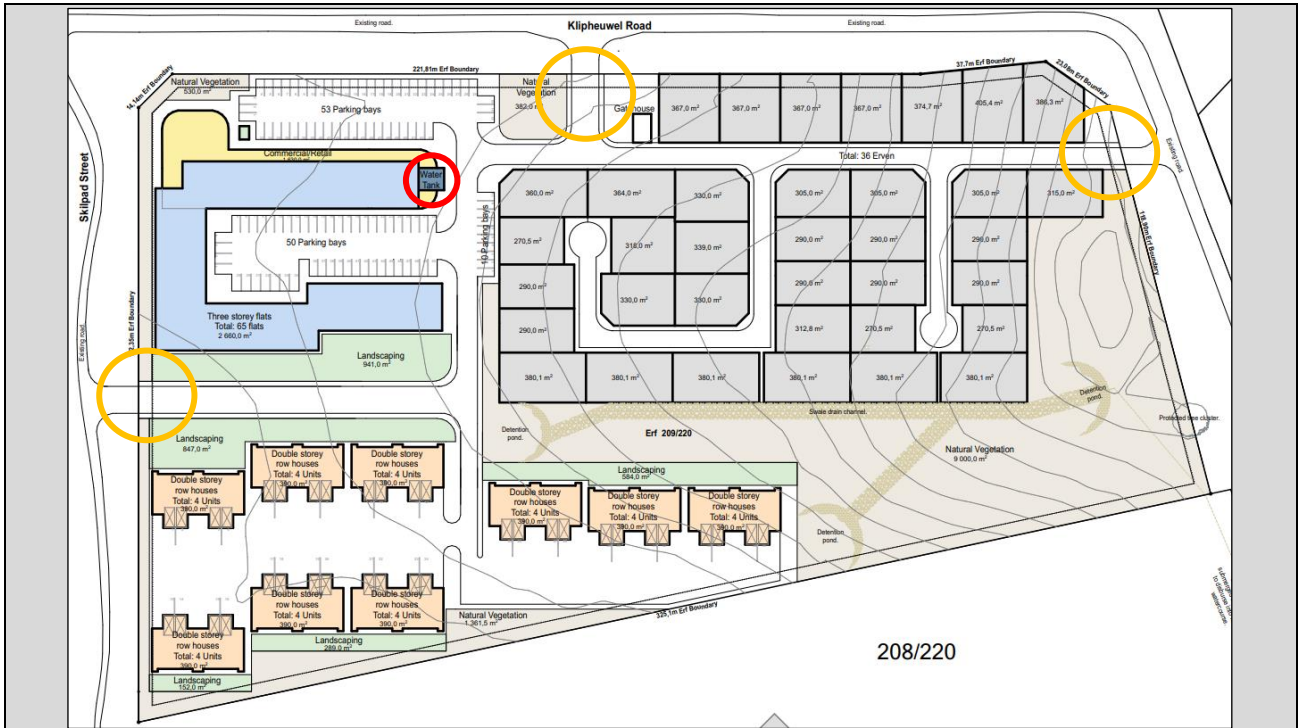


Figure 9: Mitigated Preferred Site Development Plan (source: Hamilton Wessels Architects).

Services

Water supply and **sewage discharge** will be sourced from the Mossel Bay Municipal Networks.

Considering the comments received from DEA&DP in response to the Pre-Application Draft BAR as well as feedback from the Mossel Bay Municipality during a meeting held on 22 January 2024, the applicant appointed GLS to investigate available municipal water supply and sewer discharge for the proposed development. The GLS report will be circulated during the Public Participation Process for the Draft BAR.

According to GLS:

- The **existing bulk water system** that supplies water to the Aalwyndal reservoirs has sufficient capacity to accommodate the proposed development.
- The **existing water reticulation network** between the Aalwyndal reservoir and the proposed development has insufficient capacity to provide the required **minimum water pressure** of 24m water head to the development during peak demand conditions.
 - To obtain the required minimum water pressure, the applicant proposes to install a water tank (50m²) on the property to store sufficient water to be used during peak demand conditions (Figure 8 – Red Circle). The Municipality has indicated that they accept this proposal to address the water pressure constraint.
- The **existing Aalwyndal reservoir** has sufficient capacity to accommodate the domestic demand and fire-flow requirements.
- The **existing Island View Pumpstation** and rising main has sufficient capacity to accommodate the proposed development within the existing sewer system (Figure 9).
- Sewage from Island View Pumpstation gravitates towards Voorbaai Pumpstation, which pumps sewage to the Regional Hartenbos Wastewater Treatment Plant via 2 x 500mm Ø

rising mains. There is sufficient capacity in the **existing sewer reticulation system** to accommodate the proposed development.

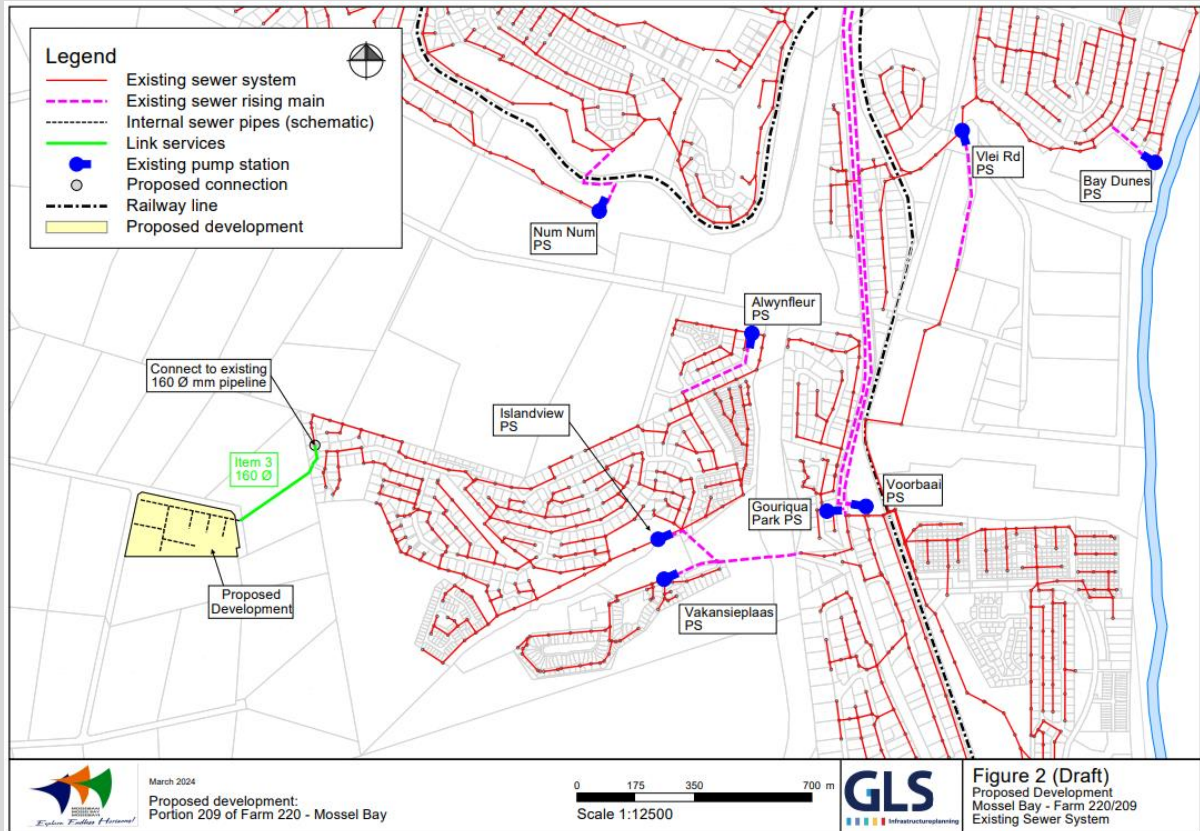


Figure 10: Proposed link (green line) to connect the proposed development to Island View Pumpstation as per the Municipal Master Plan for the area.

Stormwater

According to the Stormwater Management Plan (2024), the site has three drainage zones:

- Zone A: Approximately 93% of the site drains towards a general eastern direction.
- Zone B: Approximately 3% of the site drains towards a general northern direction.
- Zone C: Approximately 4% of the site drains towards a general southern direction.



Figure 11: Stormwater Drainage Zones (Stormwater Management Plan, 2024).

Stormwater will be routed:

- from apartment roofs into landscaped areas,
- to the road reserve of Klipheuwel Road,
- to the natural vegetation on the property with three (3) detention ponds and a swale drain, and
- to the existing municipal culvert underneath Klipheuwel Road (Figure 12).



Figure 12: Left Photograph: Existing culvert underneath Klipheuwel road. Right Photograph: Proposed route for 600mm stormwater pipeline on 208/220.

Stormwater from the swale drain shall take a route to the south and along the boundary of Portion 208/220 along the 2m building line, i.e. 1m from the erf boundary, via a **600mm stormwater pipe**, and discarded into the drainage line to the south (Figure 12). This stormwater pipe is intended to prevent unwanted surface erosion and will be ±113.26m in length (Figure 13).

The landowner of 208/220 provided his consent to utilise their property for the purpose of installing a stormwater pipeline, provided that access to the property via Klipheuwel Way is not affected. Element Consulting confirmed that the trench will be backfilled and compacted. Therefore, the landowner will still be able to use the current access along Klipheuwel as an alternative access to the property.

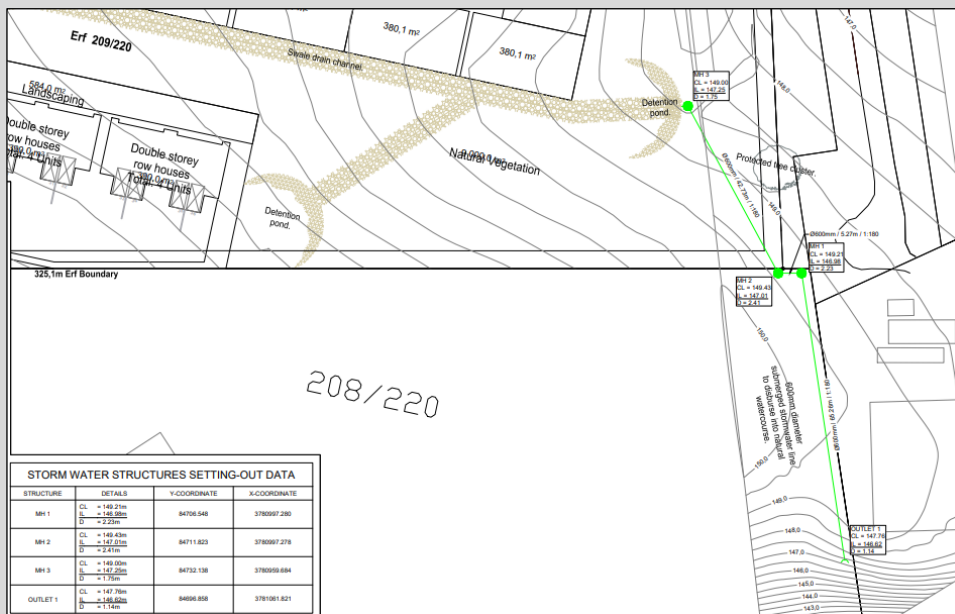


Figure 13: Proposed stormwater outfall line layout (Element Consulting Engineers, 2024).

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

The property will have three (3) accesses:

- Two (2) via Klipheuwel Road.
- One (1) via Skilpad Street (Figure 14).

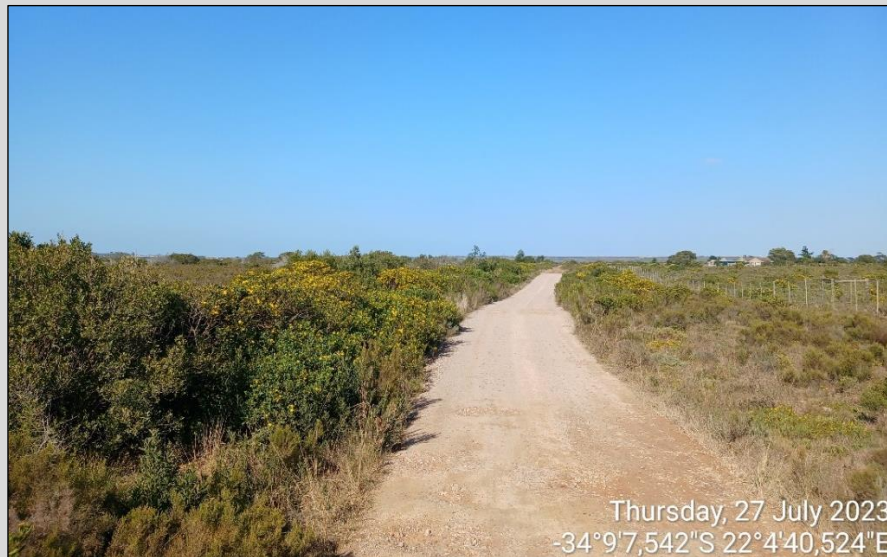


Figure 14: Photograph of existing Skilpad Street (west of 209/220).

4.6.	SG Digit code(s) of the proposed site(s) for all alternatives:	C	0	5	1	0	0	0	0	0	0	0	0	0	2	2	0	0	0	2	0	9
4.7.	Coordinates of the proposed site(s) for all alternatives:																					
	Latitude (S)	34°	15'	42.11"																		
	Longitude (E)	21°	54'	34.31"																		

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

1. Exemption applied for in terms of the NEMA and the NEMA EIA Regulations

Has exemption been applied for in terms of the NEMA and the NEMA EIA Regulations. If yes, include a copy of the exemption notice in Appendix E18.	YES	NO
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2. Is the following legislation applicable to the proposed activity or development.

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

3. Other legislation

<p>List any other legislation that is applicable to the proposed activity or development.</p> <p><u>National Forestry Act (Act 84 of 1998)</u></p> <p>Milkwood and Cheesewood trees were recorded as scattered individuals along the southern and eastern boundaries of the property.</p> <p>Although the SDP has been Mitigated to avoid these protected tree species as per DFFE's comments, a Forestry Permit must be obtained should these trees be trimmed or removed.</p> <p>A Forestry Permit can take 4 – 5 months to obtain once building plans are approved. Applications must therefore be submitted well in advance of when a tree must be trimmed/removed.</p> <p><u>Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)</u></p> <p>According to Marize de Bruyn (Planning Statement, 2024), SPLUMA (2013) includes five development principles which applies to the proposed development:</p> <ol style="list-style-type: none"> 1. Spatial Justice 2. Spatial Sustainability 3. Efficiency 4. Spatial Resilience 5. Good Administration <p>Mossel Bay Municipality investigated the complexities of applying the Spatial Planning & Land Use Management Act (2013) to the development area proposed by the Aalwyndal Precinct Plan.</p> <p>Four (4) possible scenarios were considered:</p> <ol style="list-style-type: none"> 1. Development as per the Aalwyndal Precinct Plan, 2. Biodiversity Protection Option, 3. Open Space Option, 4. No-go (not evaluated as it will not create housing or protect environmental sensitive areas through the legislative process to be followed with development applications).
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It was concluded that scenario 1 (Aalwyndal Precinct Plan) is the only scenario that will achieve the objectives of SPLUMA (2013) (Figure 15).

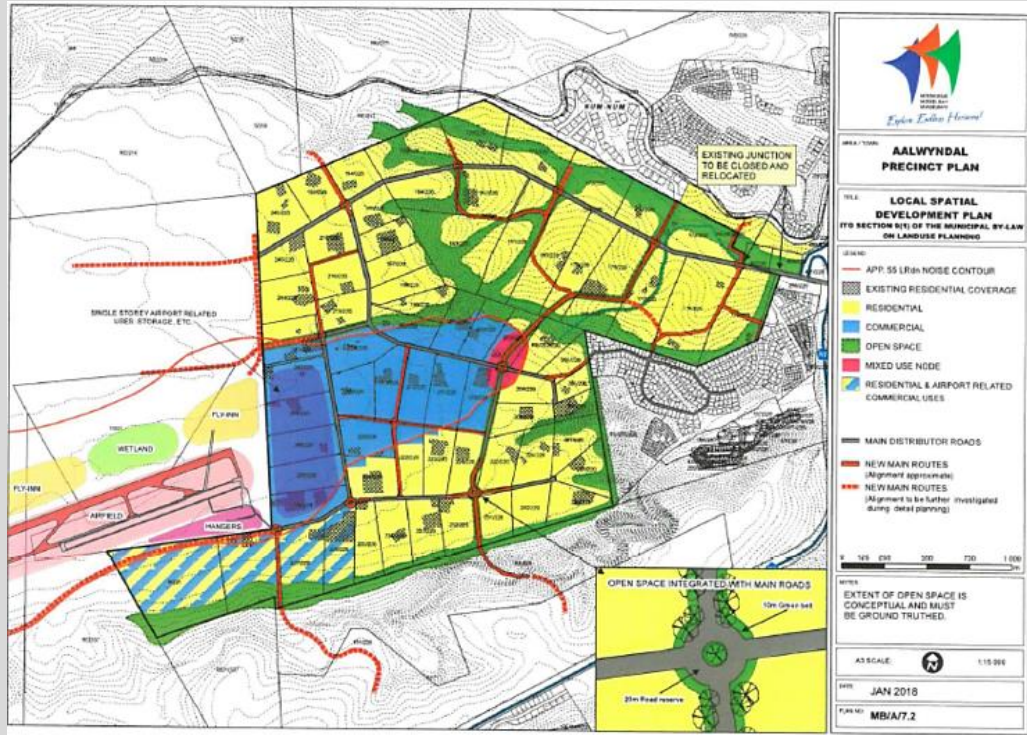


Figure 15: Aalwyndal Precinct Plan (2018).

4. Policies

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

4.1. Western Cape Provincial SDF (2014)

The Western Cape Provincial Spatial Development Framework (PSDF) was approved in 2014 by the Western Cape Parliament and serves as a strategic spatial planning tool that “communicates the province’s spatial planning agenda”. The PSDF puts in place a coherent framework for the province’s urban and rural areas that:

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

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

- (i) Greater productivity, competitiveness and opportunities within the spatial economy,
- (ii) More inclusive development and strengthening the economy in rural areas;
- (iii) Strengthening resilience and sustainable development.

The proposed activity complies with:

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

2. **Policy E3** (Revitalise and strengthen urban space-economies as the engine of growth)
3. **Policy E1** (Use regional infrastructure investment to leverage economic growth)
4. **Policy S5** (Promote sustainable, integrated and inclusive housing in formal and informal markets)

The proposed design retains approximately **1.1ha of natural vegetation**, which will be maintained through the removal of alien invasive species.

The development will create employment opportunities and will generate additional income for the Mossel Bay Municipality in addition to being within the designated urban edge. The proposed development will ensure an optimized urban form to serve the community of Mossel Bay.

The Western Cape Government has made a growing economy its primary objective including investing in new regional economic infrastructure to unlock the potential of the emerging Mossel Bay economic node.

4.2. Eden Spatial Development Framework (2017)

The Eden District Spatial Development Framework was approved in 2017 and aims to establish a strong strategic direction and vision, towards increasing levels of detail in the spatial recommendations that are directive rather than prescriptive and providing guidance to local municipalities in the district regarding future spatial planning, strategic decision-making, and regional integration.

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

The proposed development aligns with the following policies:

Policy 3.1. (Redirect and encourage growth to match capacity, resources and opportunity in relation to the regional socio-economic hierarchy of cities and towns).

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

The proposed development of the site is regarded as being consistent with the Eden District SDF. Mossel Bay is one of the towns identified by Eden SDF (2017) that has the economic, spatial and social capacity to ensure fiscal sustainability (Figure 16).

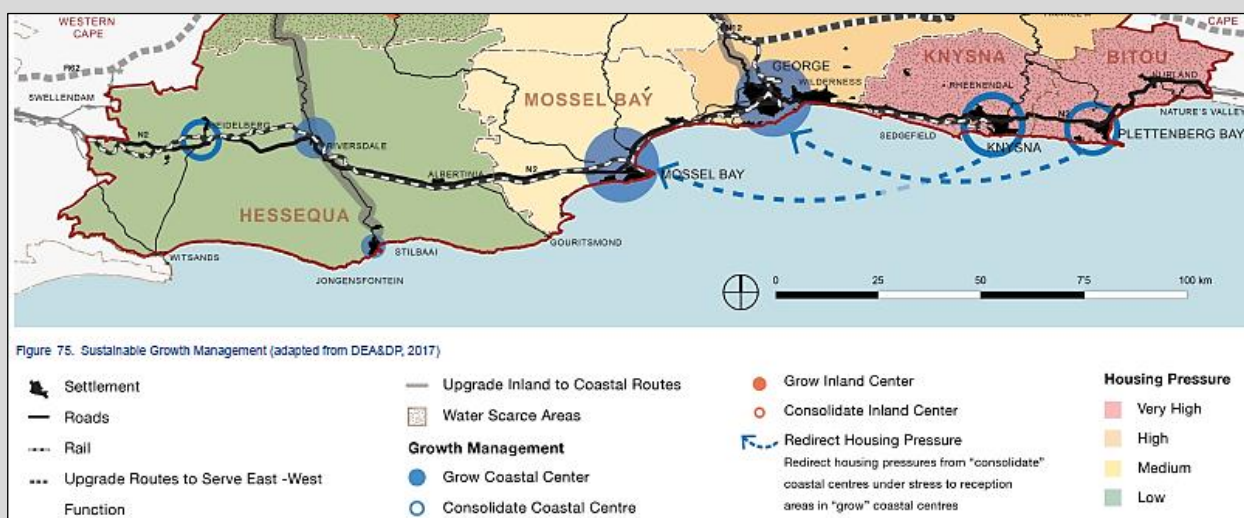


Figure 16: Sustainable growth management (Eden SDF, 2017).

4.3. Mossel Bay Spatial Development Framework (2022)

The SDF is one of the sectoral plans of an Integrated Development Plan. The Municipality has identified towns which has high growth potential. According to the results of the growth potential study that was conducted by provincial authority, growth and development strategies must be focused on towns that has relatively growth potential towards other towns, the Mossel Bay area being one of the areas with a high growth potential.

According to the MBSDF (2022), the Aalwyndal area has been “**earmarked as an intensification area to bring residential opportunities closer to the main economic environment**” (Figure 17).



Figure 17: Hartenbos spatial proposals (MSDF, 2022). The Aalwyndal area is part of Area 36. The urban edge includes the main expansion area of Aalwyndal.

According to Marlize de Bruyn Planning (**Planning Statement, 2024**), the land use application is **consistent with MBSDF (2022)** as required in terms of Section 19 of the Western Cape Land Use Planning Act, 2014.

According to the **Planning Statement (2024)**, the following MBSDF policies are directly related to the proposed development:

Policies	Proposed development
Policy 1A (Manage and preserve the mountains, natural vegetation, streams and rivers in a manner which protects the natural eco-system).	Approximately 1ha of natural vegetation on the proposed development site will be retained and protected.
Policy 1D (Protect the visual integrity of the rural environment).	The proposed development is not on slopes steeper than 1:4. The property has a gentle down slope from west to east and does not have a potential to impact on view corridors,

	ridgelines, cultural landscape assets and existing vistas from a town planning perspective.
Policy 2A (Monitor and manage the availability and use of water).	According to the Engineering Services Report (2024), the provisions of water will be from Municipal supply. The report also includes water saving measures to be implemented as part of the development proposal.
Policy 3A (Accommodate innovative proposals for alternative energy sources).	The proposed development will link with the Municipal Electrical Distribution Network. The proposal also includes energy saving technologies such as energy efficient lighting and alternative means of water heating.
Policy 4A (Future urban form design is to be based on future scenario planning in the SDF).	The proposed development complies with the Spatial Planning & Land Use Management Act, 2013 (SPLUMA). The proposed development is in accordance with the spatial proposal for the Aalwyndal area.
Policy 4B (Prioritise efficient urban form).	The proposed development is located within the urban edge of the greater Mossel Bay Municipal area. The development also includes non-residential opportunities such as the business development proposal on a portion of the property. It is therefore in accordance with the mix-use node in Aalwyndal Precinct Plan.
Policy 4C (Creation of an Open Space/Conservation network).	The proposed development allows for private open space to retain natural vegetation within the residential development.
Policy 4D (Implementation of biodiversity offsets as a tool for an efficient and sustainable urban form).	Approximately 1ha of natural vegetation will be retained within the development proposal. The development site contains least threatened North Langeberg Sandstone Fynbos and is excluded from the provisional Critical Biodiversity Areas network and is not part of an Ecological Support Area. The study site does not fall within the environmental framework determined for the greater Aalwyndal Precinct. The site does not contain any natural wetland habitat/features and therefore there is no reasonable motivation for having to consider a Biodiversity Offset on this application from a planning perspective.
Policy 4E (Maintain a compact settlement form to facilitate inclusion and integration and improved service delivery).	The MSDF (2022) has earmarked Aalwyndal for medium to high-density development. The gross density is 25 dwelling units per hectare which reflects a medium density development.

Policy 4F (Provide places of residence closer to places of work).	Places such as Mossel Bay, Hartenbos and the Industrial areas are easily accessible from Aalwyndal. To further ease accessibility, new and widened roads are planned over time (Aalwyndal Roads Master Plan).
Policy 4H (Apply densification in existing settlements and neighbourhoods to a more compact urban pattern and to reduce cost of services to households).	The proposed development provides a gross density of 25 dwelling per units per hectare which is higher than traditional residential densities of pas decades.
Policy 4K (The adequate provisions of social facilities).	Social facilities can be provided in the Aalwyndal area with land available for non-residential land uses in the airfield's noise contour exclusion area.
Policy 4M (Bulk Municipal service infrastructure).	The bulk infrastructure provision for the greater Aalwyndal development is considered on a master plan basis and therefore infrastructure requirements for the development of 220/209 is planned within the relevant master plans.
Policy 5A (Requirements for safety and security must be incorporated in all spatial and land use planning).	The proposed development includes the creation of a safe environment. The business premises will also provide in the needs of the residents in the area.
Policy 5B (Identify high risk areas and formulate risk mitigation).	The proposed development is not within a high-risk area (including flood lines, steep slopes and blast zones).
Policy 6A (Focus on the encouragement and attraction of small business to support local entrepreneurs).	The proposed business component will provide opportunities for smaller businesses to be established which must focus on the needs of the surrounding residential community.
Policy 7A (Apply basic principles which guides Municipal Financial Sustainability).	Marlize de Bruyn concluded that the proposal is in the best way forward to optimise the potential of the property.

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

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

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

The IDP highlights the following aspects for Mossel Bay in the IDP:

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

The IDP recognises the need for property development in the Mossel Bay area, and also the need for growth and development on vacant land within the urban edge. It is the considered opinion that the proposed development of the study site is consistent with Mossel Bay IDP.

****It is noted that although the site is incorporated into the urban edge of Mossel Bay through their SDF, by definition ito NEMA the site is outside of the ‘urban area’.**

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.

1. Guideline on Need and Desirability, DEA (2017)
Refer to section E(12) for a detailed Need & Desirability project description.
2. Guideline on Alternatives (March 2013)
Three (3) design alternatives have been identified.
3. Guideline for the Review of Specialist input in the EIA process (June 2005)
The guideline was followed to:
 - Ensure that the specialists inputs meet the terms of reference.
 - Ensure that specialist inputs are provided in a form and quality that can be incorporated into the integrated report and can be understood by non-specialists.
4. Guideline for Environmental Management Plans (June 2005)
The EMPr has been included with this Draft Basic Assessment to provide practical and implementable actions to ensure that the development maintains sustainability and minimise impacts through all its phases. The document is finalised as per the Guidelines and requirements of NEMA.
5. Guideline on generic terms of Reference for EAPs and Project Schedules (March 2013)
Followed guidance on:
 - Generic Requirements for EAPs (what an EAP must manage).
 - Generic Requirements for persons compiling a specialist report.
 - Scope of Work (project description, primary responsibility, anticipated inputs etc.).
6. Guideline for determining the scope of specialist involvement in the EIA process, June 2005
This Guideline was used to determine the timing, scope and quality of specialist inputs in the EIA process.

6. Protocols

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

According to the DE&ADP series of guidelines for the involvement of specialists in the EIA process (2005), one of the underpinning generic principles is to **eliminate the unnecessary specialist involvement** through proactive project planning and design to avoid or sufficiently reduce negative impacts.

Another is to **maximise the use of existing relevant information** prior to involving a specialist. This includes the input from the EAP and specialists, in the form of site photographs and site inspections. These principles apply to the specialist studies that have been identified in the screening tool and motivated as not necessary in this report.

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

Agriculture

The property is zoned as **Residential Zone I** and is located within the designated Urban Edge of Mossel Bay. **Act 70 of 1970** does not apply to this application since the property was excluded from the agricultural register previously following rezoning of the greater Aalwyndal area. The property is relatively small with no existing agricultural practices, no registered water rights and no history of any cultivation/farming. The exclusion of the property from the agricultural register is confirmed by the Provincial DEA&DP: Planning Directorate. There are no reasonable grounds for undertaking of an agricultural specialist study to affirm the status quo.

The **Department of Agriculture** has **no objection** to the development of the Outeniquasig Estate.

Civil Aviation

The structures proposed (residential & commercial) will not exceed any of the Civil Aviation Regulations in terms of height and does not pose a threat to air traffic in terms of any obstruction. The only reason for Civil Aviation being highlighted in the Screening Tool is because the site falls within 3000m from the Mossel Bay aerodrome (~1,6km). The site is situated approximately 14m lower than the aerodrome. The highest structure at three storeys will not project above the approach, transitional or horizontal surfaces of the aerodrome and does not require prior approval from the SACAA as it does not pose a risk to the operations of the aerodrome.

No formal approval is required from SACAA. They have however been approached for **comment** during the **Public Participation Process**.

Defence

The development will pose no threat to military or defence forces of South Africa. The site is not situated near any military facilities and the Screening Tool has indicated that the sensitivity is low.

There are no reasonable grounds to conduct any specialists' studies to affirm this and further consultation with the Department of Defence is **not** necessary.

Aquatic Biodiversity Theme (Dr Jackie Dabrowski)

Dr Jackie Dabrowski confirmed that the **aquatic biodiversity** can be regarded as **low**. There are no watercourses within the footprint or more the 32m from the housing area. Drainage lines were observed within 500m of the site, but it is unlikely to be impacted by the development. The housing area are outside the riparian zone of watercourses.

BOCMA has **no objections** to the proposed development.

Archaeological and Cultural Heritage Theme & Palaeontology Theme (Perception Planning)

A **NID** was submitted to **Heritage Western Cape** (HWC) who confirmed that **no further studies** are required as the site is not deemed to be sensitive.

Plant Species Theme (Dr David Hoare)

SANBI Red List: Remnants indicates that the site consists of the **Least Threatened Sandstone Fynbos**. According to Dr David Hoare, **two (2) plant species of conservation concern** were found on site, therefore he conducted a **Plant Species Impact Assessment** for the site.

In response to CapeNature's comments on the Pre-App DBAR, areas where most plant SCC (*Polygala pubiflora*) were marked by the botanical specialist are avoided. These areas were previously proposed as landscaped areas but will now remain natural.

Fauna (Dr David Hoare)

The habitat is **isolated and separated** from other remaining natural areas surrounding roads. The site does **not form part of a CBA or ESA**. No **Fauna SCC** were found on site and is unlikely to occur there. A **Faunal Compliance Statement** has been compiled.

Biodiversity (Dr David Hoare)

Dr David Hoare compiled a detailed **Biodiversity Impact Assessment** in which he also discussed the potential need for **biodiversity offsets**. The greater Aalwyndal does contain sensitive habitats and some properties have been found to contain highly sensitive irreplaceable vegetation. According to Dr David Hoare, the National Biodiversity Offset Guideline indicates that residual impacts of medium significance require offsets, but the **offset ratio** for the regional vegetation type, North Langeberg Sandstone Fynbos (with a remaining extent of 92%), **is 0%** which also indicates that **offsets are not required** for the proposed development.

Milkwood and Cheesewood trees were recorded as scattered individuals along the southern and eastern boundaries of the property.

In response to DFFE's comments, the open space area has been extended to include areas containing protected tree species.

Other technical studies

- Engineering Services Report (2024) – Urban Engineering
- Traffic Impact Assessment (2024) – Urban Engineering
- Planning Statement (2024) – Marliize de Bruyn Planning
- Stormwater Management Plan (2024) – DMS Structural and Civil Engineers
- GLS Services Report (2024), GLS Consulting (Pty) Ltd

SECTION D: APPLICABLE LISTED ACTIVITIES

List the applicable activities in terms of the NEMA EIA Regulations

Activity No(s):	Provide the relevant Basic Assessment Activity(ies) as set out in Listing Notice 1	Describe the portion of the proposed development to which the applicable listed activity relates.
27	<p>The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such vegetation is required for-</p> <p>(i) The undertaking of a linear activity; or</p> <p>(ii) Maintenance purposes undertaken in accordance with a maintenance management plan.</p>	<p>Clearance of 1 hectare or more, but less than 20 hectares of North Langeberg Sandstone Fynbos (Least Threatened).</p> <p>According to Dr David Hoare, the habitat on site is fynbos with a relatively high species richness, including the presence of two Vulnerable plant species, <i>Polygala pubiflora</i> and <i>Hermannia lavandulifolia</i> (the status of the second is currently being re-evaluated by SANBI and it is likely to be re-assessed as having lower threat status).</p>
Activity No(s):	Provide the relevant Basic Assessment Activity(ies) as set out in Listing Notice 3	Describe the portion of the proposed development to which the applicable listed activity relates.
4	<p>The development of a road wider than 4m with a reserve less than 13,5m.</p> <p>(i) Areas outside urban areas;</p> <p>(aa) Areas containing indigenous vegetation.</p>	<p>The internal roads network will comprise of roads that will exceed 4m in width.</p> <p>According to the TIA (2024), all internal roads should be approximately 6m wide with an absolute minimum of 5.5m.</p>
<p>Note:</p> <ul style="list-style-type: none"> The listed activities specified above must reconcile with activities applied for in the application form. The onus is on the Applicant to ensure that all applicable listed activities are included in the application. If a specific listed activity is not included in an Environmental Authorisation, a new application for Environmental Authorisation will have to be submitted. Where additional listed activities have been identified, that have not been included in the application form, and amended application form must be submitted to the competent authority. 		

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

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

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

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

SECTION E: PLANNING CONTEXT AND NEED AND DESIRABILITY

1.	<p>Provide a description of the preferred alternative.</p> <p>The Applicant proposes to develop Portion 209 of Farm No. 220 in accordance with the spatial proposals in the Aalwyndal Precinct Plan (2018).</p> <p>It is the intention of the Applicant to subdivide and rezone the property from General Residential Zone I to Subdivisional Area to accommodate for the following development components:</p> <ul style="list-style-type: none"> • Business Zone I (business premises) on ± 0.87ha. <ul style="list-style-type: none"> ○ Commercial/retail area (ground floor). ○ Consent for ± 65 apartments (ground, first and second floor). ○ ± 113 Parking Bays. • General Residential Zone I (group housing) on ± 1.18ha. <ul style="list-style-type: none"> ○ ± 36 Erven ranging between 270 – 405m² in size. • General Residential Zone II (town housing) on ± 0.209ha. <ul style="list-style-type: none"> ○ ± 9 Double storey row houses. ○ Each house is ± 390m² in size and contains 4 units (total: 36 units). • Open Space Zone II (private open space). <ul style="list-style-type: none"> ○ Approximately 1.1ha of natural vegetation will be retained. ○ This zone will also contain a swale drain (±850m²) and three (3) detention ponds (±110m²) to manage stormwater. • Transport Zone III (internal private road). • ± 2813m² is set aside for formal landscaping. <p>Water, sewage and electricity will be sourced from Mossel Bay Municipal Network. The existing Municipal Dump will be used for solid waste disposal. Mossel Bay Municipality and GLS Consulting Engineers confirmed sufficient water and sewage capacity (Appendix E16)</p> <p>Water for the site will be obtained from the existing 90mm uPVC Pipe that runs along Klipheuwel Road. According to GLS, there is insufficient capacity in the existing water system to provide the required minimum water pressure of 24m water head to the development during peak demand conditions. It is proposed to install an on-site elevated reservoir with sufficient capacity for domestic and fire-flow demands. The reservoir will have to be able to provide 24m of residual head and have a minimum capacity of 720kl (two hours of firefighting water).</p> <p>Sewage for the site will gravitate to the Islandview Pump Station, located north-east of the proposed development, via a 400m x 160mm Ø sewer pipeline. There is sufficient capacity to accommodate the proposed development.</p> <p>Electricity for the site will be via the existing 11kV network feeding from Island View, Mossel Bay. Mossel Bay Municipality confirmed sufficient capacity of 320kVA for the proposed development.</p> <p>Stormwater will be routed from apartment roofs into landscaped areas, to the road reserve of Klipheuwel road, to the natural vegetation on the property with three (3) detention ponds and one (1) swale drain, and to the existing municipal culvert underneath Klipheuwel road.</p>
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Stormwater from the swale drain will be transported via a 600mm stormwater pipeline along the building line of 208/200 where it will be discharged into a drainage located further to the south.	
2.	Explain how the proposed development is in line with the existing land use rights of the property as you have indicated in the NOI and application form? Include the proof of the existing land use rights granted in Appendix E21.
<p>The proposed development is currently zoned Single Residential Zone I.</p> <p>The property will be rezoned to subdivisional area for the proposed Outeniquasig residential development (with a business component).</p> <p>Marlize de Bruyn Planning submitted a Planning Application to the Mossel Bay Municipality for consideration.</p> <p>The current zoning map of Portion 209 of Farm 220 is attached as Appendix 21.</p>	
3.	Explain how potential conflict with respect to existing approvals for the proposed site (as indicated in the NOI/and or application form) and the proposed development have been resolved.
Existing Approvals: Not to the knowledge of the EAP.	
4.	Explain how the proposed development will be in line with the following?
4.1	The Provincial Spatial Development Framework.
<p>The Western Cape Provincial Spatial Development Framework (PSDF) was approved in 2014 by the Western Cape Parliament and serves as a strategic spatial planning tool that "communicates the province's spatial planning agenda". The PSDF puts in place a coherent framework for the province's urban and rural areas that:</p> <ul style="list-style-type: none"> • Gives spatial expression to national and provincial development agendas. • Serves as basis for coordinated and integrated planning alignment on National and Provincial Department Programmes. • Support municipalities to fulfil their mandates in line with national and provincial agendas. • Communicates government's spatial development agenda. <p>The proposed development compliments the SDF's spatial goals that aim to take the Western Cape on a path towards:</p> <p>(i) Greater productivity, competitiveness and opportunities within the spatial economy,</p> <p>(ii) More inclusive development and strengthening the economy in rural areas;</p> <p>(iii) Strengthening resilience and sustainable development.</p> <p>The development will create additional employment opportunities and will generate additional income for the Mossel Bay Municipality in addition to being within the designated urban edge. The proposed development will ensure an optimized urban form to serve the community of Mossel Bay.</p> <p>The Western Cape Government has made a growing economy its primary objective including investing in new regional economic infrastructure to unlock the potential of the emerging Mossel Bay economic node.</p>	
4.2	The Integrated Development Plan of the local municipality.
<p>The key pillars of sustainability for the Mossel Bay Municipality are social well-being, economic viability, and environmental integrity. According to the Municipal IDP, the key development priorities for Mossel Bay include:</p> <ul style="list-style-type: none"> • Commercial Development • Industry Development • Bulk Infrastructure Development • Property Development • Water security 	

The IDP highlights the following aspects for Mossel Bay in the IDP:

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

The IDP recognises the need for property development in the Mossel Bay area, and also the need for growth and development on vacant land within the urban edge. It is the considered opinion that the proposed development of the study site is consistent with Mossel Bay IDP.

4.3. The Spatial Development Framework of the local municipality.

The SDF is one of the sectoral plans of an Integrated Development Plan. The Municipality has identified towns which has high growth potential. According to the results of the growth potential study that was conducted by provincial authority, growth and development strategies must be focused on towns that has relatively growth potential towards other towns, the Mossel Bay area being one of the areas with a high growth potential.

According to the MBSDF (2022), the Aalwyndal area has been “earmarked as an intensification area to bring residential opportunities closer to the main economic environment”.

According to Marlize de Bruyn Planning (**Planning Statement, 2024**), the land use application is consistent with MBSDF (2022) as required in terms of Section 19 of the Western Cape Land Use Planning Act, 2014.

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.

Early engagement with the **DEA&DP and CapeNature** resulted in a request for the biodiversity specialist to consider the applicability of biodiversity off-sets for this particular application. The specialist has confirmed that the site does **not qualify for an off-set**.

Consultation with the **Municipality** to discuss availability of services and density informed the development proposal as presented in this BAR.

Following the outcome of Dr David Hoare’s assessment of the potential impacts the proposed development may have on biodiversity, the following mitigation measures have been included in the Draft Environmental Management Programme to minimize these impacts:

- Ongoing Alien Management .
- The use of indigenous and site-appropriate plant species for rehabilitating and landscaping.
- No additional clearing should take place without a proper assessment of the environmental impacts, unless for maintenance purposes, in which case all reasonable steps should be taken to limit damage to natural areas.
- Obtain permits for any protected trees that may need to be pruned or removed.

Comments received from **CapeNature and DFFE** during the **Pre-Application PPP** influenced the proposed development as follows:

The **Preferred Alternative** was **mitigated** to address some, if not most of the issues/concerns identified by **Cape Nature and DFFE**:

- Areas where most plant SCC (*Polygala pubiflora*) were marked by the botanical specialist will be avoided. These areas were previously proposed as landscaped areas but will now remain natural (Figure 18).

Preferred Design Alternative circulated during the Pre-Application PPP (Dec, 2023)

Mitigated Preferred Design Alternative (Jul, 2024)

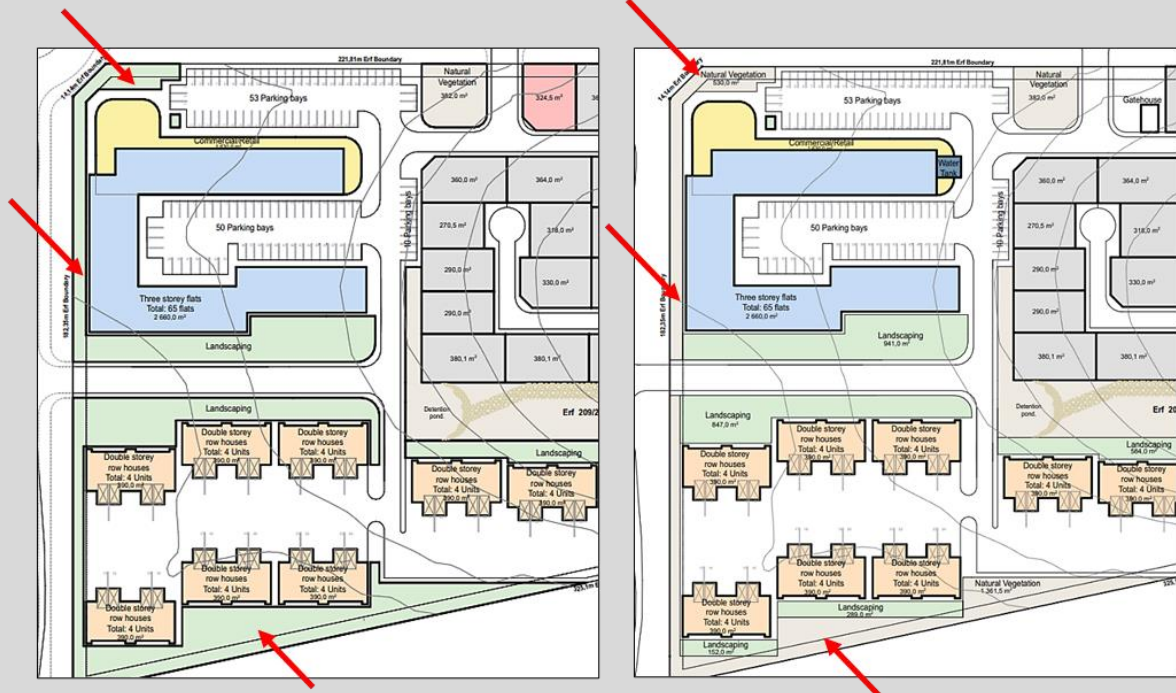


Figure 18: All previously proposed landscaping areas on the western and southern boundaries of the proposed development site (left figure – red arrows) will remain natural (no landscaping proposed) (right figure – red arrows). All areas indicated in green are landscaping areas. All areas represented in brown are natural vegetation.

- The open space area has been extended to include areas containing protected tree species. Upon further site inspection, it was evident that **protected tree species** occur mostly along the eastern boundary of the site. As a result, rather than extending the open space area to the left of the group housing units (as proposed during the pre-application process), it is now extended to the right of the group housing units, where the majority of protected tree species are located (Figure 19).

Preferred Design Alternative circulated during the Pre-Application PPP (Dec, 2023)

Mitigated Preferred Design Alternative (Jul, 2024)

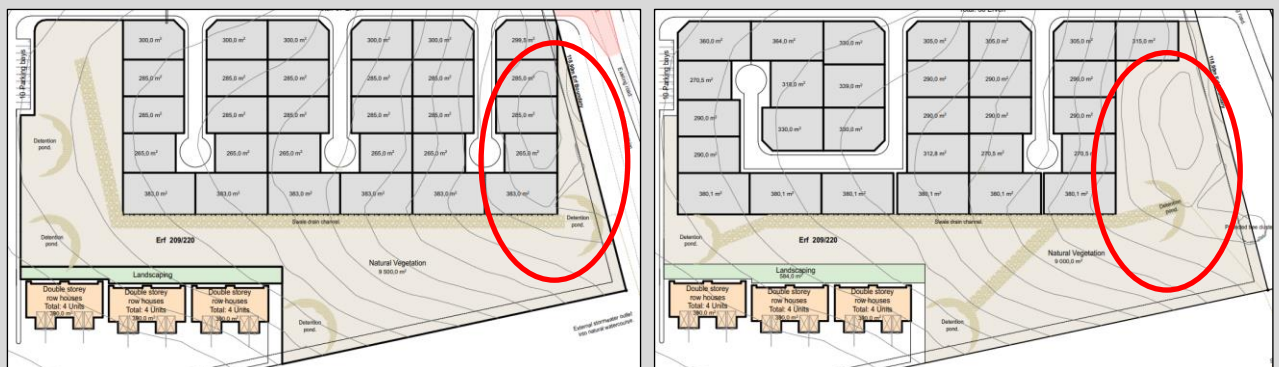


Figure 19: The Mitigated Preferred Design Alternative (right figure) retains natural vegetation along the eastern boundary of the site where the majority of protected tree species are located (red circle).

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

The Western Cape Biodiversity Spatial Plan (WCBSP) shows that the property is located within areas mapped as "Other Natural Areas" (Figure 20).

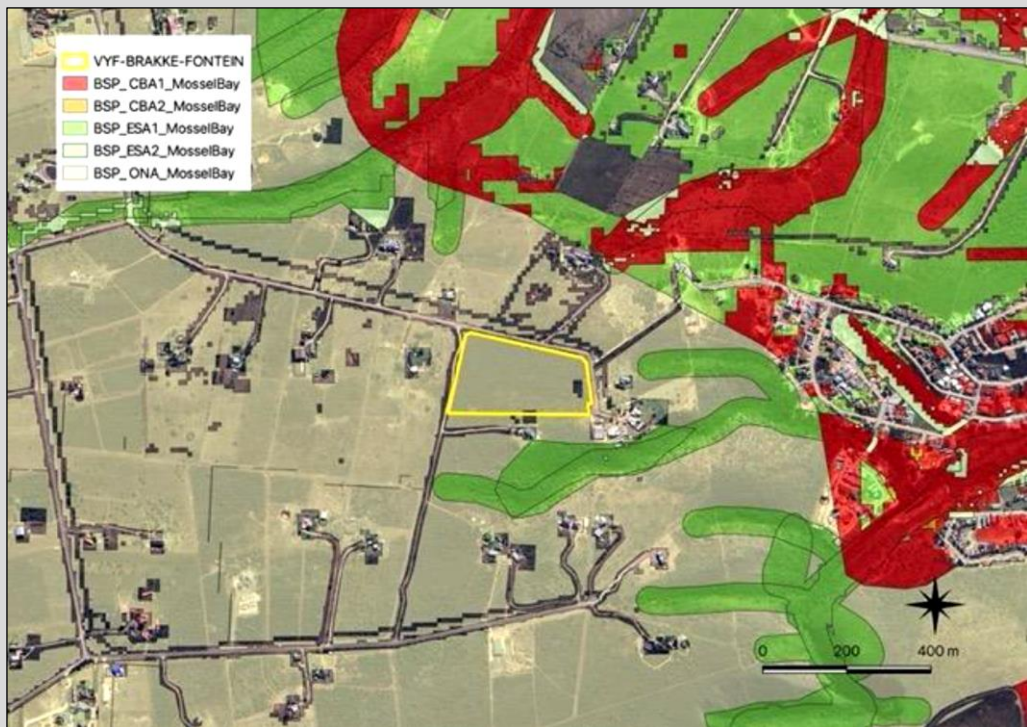


Figure 20: Western Cape Biodiversity Spatial Plan of the site and surrounding areas (Biodiversity Impact Assessment, 2024).

Other Natural Areas are areas that have not been identified as a priority in the current biodiversity spatial plan but retain most of their natural character and perform a range of biodiversity and ecological infrastructure functions. Although they have not been prioritized for meeting biodiversity targets, they are still an important part of the natural ecosystem. The objective of Other Natural Areas is to manage and utilize in a manner that minimises habitat and species loss and ensures ecosystem functionality through **strategic landscape planning**.

As per the Site Development Plan, the "landscaped areas" within the areas zoned for Business and Residential uses will retain natural vegetation. In addition, approximately 1.1ha of the property will be zoned Private Open Space where natural vegetation will also be retained and maintained through ongoing alien invasive management.

Terrestrial Biodiversity Assessment

A field assessment by Dr David Hoare confirmed that the site consists of a single vegetation community namely Fynbos with a small amount of disturbance around the edge (Figure 21). The site is not within any CBA or ESA. The Fynbos on site is confirmed to be **North Langeberg Sandstone Fynbos** which is assessed as **Least Concern**.

However, the property's Site Ecological Importance score is **high** (the habitat on site is in a natural state with high functional integrity) with the presence of species of special concern noted in some locations. The direct loss of natural habitat is confirmed to be of **medium significance** (district scale).

The *NATIONAL BIODIVERSITY OFFSET GUIDELINE* indicates that residual impacts of medium significance require offsets, but the offset ratio for the regional vegetation type, North Langeberg Sandstone Fynbos (with a remaining extent of 92%), is 0%, which indicates that **offsets are not required** for this impact.

Botanical Assessment

Milkwood and Cheesewood trees were found on-site (mostly within the area where natural vegetation will be retained – along the eastern and southern boundaries of the site) (Figure 21).

Planting of additional protected trees is recommended in the open space areas within the development area.

Dr David Hoare found two (2) **Vulnerable plant species** on site: (a) *Polygala pubiflora* and (b) *Hermannia lavandulifolia*, with the latter being re-evaluated and is likely to be re-assessed as having a lower threat status. *Polygala pubiflora* occurs mostly along the southern and western boundaries of the property. It was previously recommended by the Botanical Specialist (Dr David Hoare) to leave a corridor around the southern and western boundaries of the site as well as a small portion of the northern boundary to avoid loss of most of the *Polygala pubiflora* population on-site. This has been done and included in the **Mitigated Preferred Alternative**.

It is understood that the Mossel Bay Municipality may be in the process of updating its environmental dataset for Aalwyndal to better inform their spatial planning. Such high level studies are not reflective of on-site specific findings by an independent specialist. It is submitted that although potential future spatial planning changes may be imminent, this application process reflects numerous specialist studies at a detailed level that must be recognised.



Figure 21: Map of habitats on site drawn up by Dr David Hoare (Biodiversity Impact Assessment, 2024).

7.	Explain how the proposed development is in line with the intention/purpose of the relevant zones as defined in the ICMA.
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The proposed development does not fall within the Coastal Protection Zone.

8.	Explain whether the screening report has changed from the one submitted together with the application form. The screening report must be attached as Appendix I.
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The screening tool report has not changed from the one submitted with the application form.

9.	Explain how the proposed development will optimise vacant land available within an urban area.
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Although not within an urban area ito NEMA, Mossel Bay Municipality included the Aalwyndal area within the urban edge of Mossel Bay and earmarked the area as an “intensification area” to bring

residential opportunities closer to the main economic environment. Places such as Mossel Bay, Hartenbos and the Industrial areas are easily accessible from Aalwyndal.

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

- Access to the proposed development will be from existing public streets/servitudes.
- Electricity, water and sewer reticulation will be connected into existing municipal services.

11. Explain whether the necessary services are available and whether the local authority has confirmed sufficient, spare, unallocated service capacity. (Confirmation of all services must be included in Appendix E16).

The necessary services (electricity, water and sewage) are readily available for connection. The Mossel Bay Municipality has **confirmed sufficient capacity** in their systems (Appendix E16).

12. In addition to the above, explain the need and desirability of the proposed activity or development in terms of this Department's guideline on Need and Desirability (March 2013) or the DEA's Integrated Environmental Management Guideline on Need and Desirability. This may be attached to this BAR as Appendix K.

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

Need

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

- create employment opportunities (mostly seasonal),
- create business opportunities (small shop, maintenance and catering for flatlets/accommodation units),
- contribute to the economic growth of the town (municipal rates & taxes,

Desirability

The proposal is regarded as desirable because the proposed development:

- is unlikely to impact negatively on existing land use rights of neighbouring property owners,
- it will not prevent any surrounding owner to exercise their legal land use rights,
- optimise vacant land within urban edge,
- will create business & employment opportunities.

Questions to be engaged with when considering need & desirability:

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

The proposed development will result in the permanent loss of approximately ± 4.2 ha of **North Langeberg Sandstone Fynbos**. North Langeberg Sandstone Fynbos is assessed as **Least Concern** with a remaining extent of 92%. The proposed development is also not within a CBA or ESA. It is classified as an "Other Natural Area". According to the National Biodiversity Offset Guideline (2023) biodiversity of Least Concern do not:

- support Protected or Threatened ecosystems or species,
- constitute important ecological process areas or corridors,
- provide important ecosystem services.

The proposed development has a **Medium Ecological Importance** at a district scale. The habitat on site is in a natural state with high functional integrity. According to Dr David Hoare the proposed development requires no biodiversity offsets and that the biggest contribution to maintaining and protecting biodiversity on site and in surrounding areas is **ongoing alien invasive management**.

No aquatic features will be affected by the proposed development. The development site is also not located in a high-risk area such as areas directly affected by flood lines and steep slopes.

Milkwood and Cheesewood trees were found on-site (mostly within the area where natural vegetation will be retained – along the eastern and southern boundaries of the site). A Forestry Permit will need to be obtained should these trees be trimmed/removed.

Dr David Hoare found two (2) **Vulnerable plant species** on site: (a) *Polygala pubiflora* and (b) *Hermannia lavandulifolia*, with the latter being re-evaluated and is likely to be re-assessed as having a lower threat status. *Polygala pubiflora* occurs mostly along the southern and western boundaries of the property. It was previously recommended by the Botanical Specialist (Dr David Hoare) to leave a corridor around the southern and western boundaries of the site as well as a small portion of the northern boundary to avoid loss of most of the *Polygala pubiflora* population on-site. This has been done and included in the **Mitigated Preferred Alternative**.

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

Approximately **1.1ha of natural vegetation** will be retained on the property. The natural vegetation will be maintained by implementing ongoing alien management as described in the Environmental Management Plan.

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

An experienced and suitably qualified **Environmental Control Officer** will be appointed to oversee as-so-far-as the construction phase of the proposed development to ensure that the biophysical environment will not be polluted by construction activities. Outeniquasig's homeowner's association will further monitor pollution during the operational phase of the proposed development and ensure that the natural vegetation as well as landscaping areas are maintained.

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

Construction & household waste (paper, plastic etc.) that must be collected and removed by the appointed contractors to a registered solid waste site (records must be kept and provided to the ECO for auditing purposes). Normal household waste will be collected by the Municipality for disposal at a registered landfill site.

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

Municipal electrical distribution network available. Energy saving technologies such as load control, the use of energy efficient lighting, alternative means of water heating to be implemented. Dual flush toilets, low flow shower heads and the utilisation of rainwater.

6. How will this development use and/or impact on renewable resources?

It is recommended by the Engineer that all houses be fitted with rainwater collection tanks for landscaping and washing of vehicles. These rainwater tanks must have solar pumps to supply the units more effectively.

7. How will the ecological impacts result from this development impact on people's environmental right in terms of the following:

- Negative impacts (temporary noise during construction – refer to EMPr for mitigation measures).
- Positive impacts (optimise vacant land & temporary / permanent job opportunities).
- Socio-economic impacts (change in character and sense-of-place from a rural open property to a medium density residential area within the designated urban edge, rates and taxes to the municipality, temporary and permanent employment opportunities, land values).

- Positive & negative ecological impacts (Result in loss of vegetation. Open Space and landscaped areas between units will be actively maintained).

8. Describe how alternatives resulted in the selection of the “best practicable environmental option” in terms of ecological considerations?

Two design alternatives were investigated. The **Mitigated Preferred Design** alternative is considered as the “best practicable environmental option” as it:

- accommodates for sufficient **stormwater management**,
- avoid areas where **protected tree species** are located,
- retains a **natural corridor** along the southern, western and a portion of the northern boundary of the property.

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

The socio-economic needs of the Mossel Bay Community are primarily jobs, housing and social facilities. Employment and housing are serious needs in a large portion of the Mossel Bay Community (MBSDF, 2022).

The Mossel Bay area is experiencing a great influx of people and is therefore not sustainable because residential densities are too low. Aalwyndal must therefore be densified to ensure a more sustainable urban environment.

The Aalwyndal area consists of smallholding properties with single residential uses but has been earmarked by the Mossel Bay Municipality for high density development.

SECTION F: PUBLIC PARTICIPATION

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

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

(a)	fixing a notice board at a place conspicuous to and accessible by the public at the boundary, on the fence or along the corridor of-		
(i)	the site where the activity to which the application relates is or is to be undertaken; and	YES	EXEMPTION
(ii)	any alternative site.	YES	EXEMPTION
(b)	giving written notice, in any manner provided for in section 47D of the NEMA, to-		
(i)	the occupiers of the site and, if the applicant is not the owner or person in control of the site on which the activity is to be undertaken, the owner or person in control of the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;	YES	EXEMPTION
(ii)	owners, persons in control of, and occupiers of land adjacent to the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;	YES	EXEMPTION
(iii)	the municipal councillor of the ward in which the site or alternative site is situated and any organisation of ratepayers that represent the community in the area;	YES	EXEMPTION
(iv)	the municipality (Local and District Municipality) which has jurisdiction in the area;	YES	EXEMPTION
(v)	any organ of state having jurisdiction in respect of any aspect of the activity; and	YES	EXEMPTION
(vi)	any other party as required by the competent authority;	N/A	YES
(c)	placing an advertisement in -		
(i)	one local newspaper; or	YES	EXEMPTION
(ii)	any official Gazette that is published specifically for the purpose of providing public notice of applications or other submissions made in terms of these Regulations;	N/A	YES
(d)	placing an advertisement in at least one provincial newspaper or national newspaper, if the activity has or may have an impact that extends beyond the boundaries of the metropolitan or district municipality in which it is or will be undertaken.	N/A	YES
(e)	using reasonable alternative methods, as agreed to by the Department, in those instances where a person is desirous of but unable to participate in the process due to-	N/A	YES
	(i) illiteracy; (ii) disability; or (iii) any other disadvantage.		

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 notifications & stakeholder register. Report will be updated with comments received once the comment period on Draft BAR ends.

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

Comments received in response to the **Pre-App DBAR** were considered and incorporated in the Draft Basic Assessment Report. Comments in response to the **Draft BAR** will be considered and incorporated in the **Final BAR**.

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

- Mossel Bay Municipality
- Garden Route District Municipality
- Cape Nature
- Department of Transport: Provincial
- Heritage Western Cape
- SACAA
- Department of Agriculture
- BOCMA (Breede-Olifants Management Catchment Agency – Water Affairs)
- Department of Forestry.

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

Department of Defence – The EAP is of the opinion that the theme is not applicable to this application. Since there is no provision in the Protocols for 'not applicable' the lowest possible rating level of Low remains. There are no reasonable grounds to conduct any specialists' studies to affirm this and further consultation with the Department of Defence is not necessary.

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

- SACAA
- Mossel Bay Municipality
 - The Applicant proposed to contribute to the Aalwyndal Roads Master Plan by formalising and extending Henning Road across 205/220 to Klipheuwel Road. This would've allowed traffic to access the proposed development via Aalwyndal Road and via Henning Way.

However, based on the number of **comments received** from residents in Island View, it became evident that the paved Henning Way is currently in a poor state due to insufficient stormwater drainage. According to the public, little to no stormwater drains are in place along the road which lead to the development of foundation cracks along the properties.

In addition to comments from residents in Island View, the **landowner of 205/220** informed *Cape EAPrac* that this road extension has not been agreed with the Municipality.
 - The Applicant scheduled a meeting with Mossel Bay Municipality on **22 January 2024** to discuss the problems associated with Henning Way including services (water & sewer).

In summary:

During the meeting with Mossel Bay Municipality, it became evident that the Road Master Plan is schematic and more detailed plans are still outstanding.

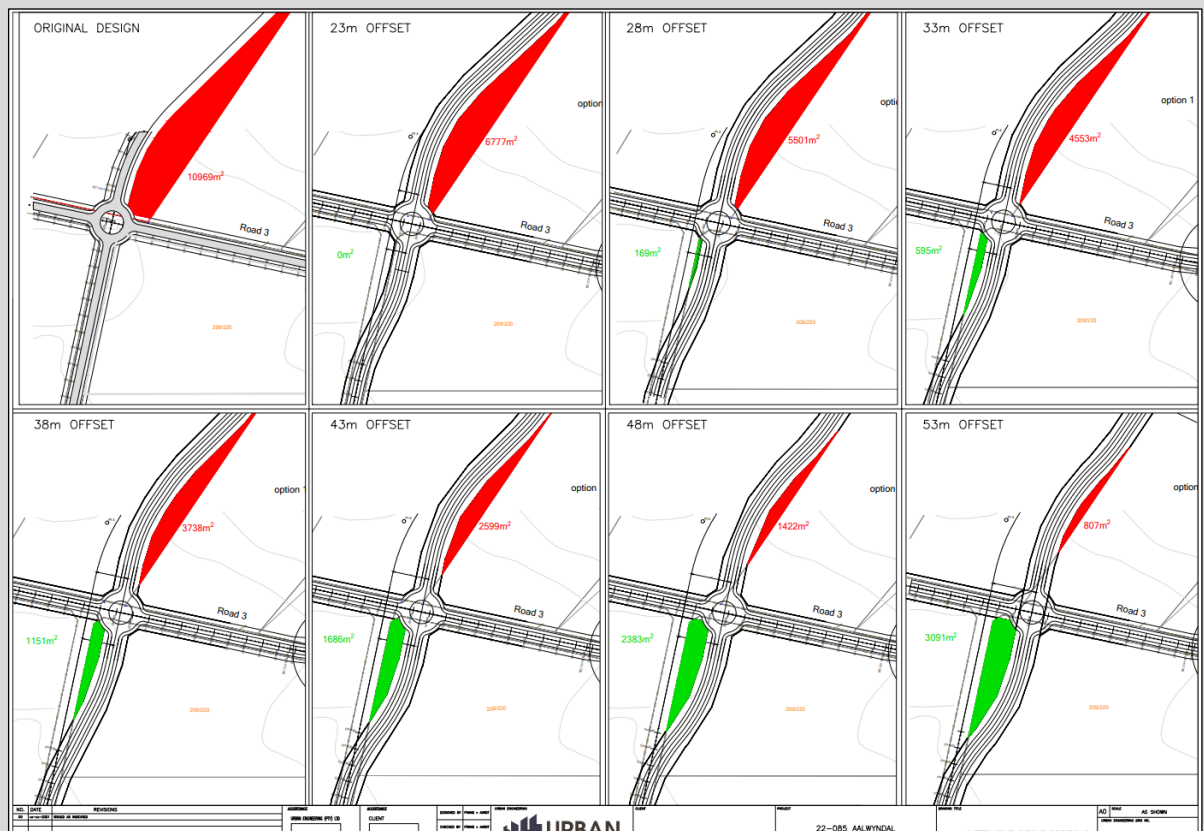
The applicant has decided to remove any future road links / upgrades from this environmental application. The **Traffic Impact Assessment** (TIA) confirmed that the existing road network (Aalwyndal Road and Klipheuwel Road) is sufficient to address the traffic requirements associated with this development. Therefore, the

construction of any Master Road Networks is not deemed a prerequisite for the proposed development.

It must be noted that the proposed SDP considered the layout for the future Aalwyndal Road Master Plan. Urban Engineering confirmed that all road spacing within the proposed SDP comply to the guidelines published in the WCG's Access Management Guidelines for high volume driveways in the Suburban Roadside Environment (TIA, 2024).

The Mossel Bay Municipality recommended that the Applicant appoint **GLS** to investigate the **water and sewer capacity** for the proposed development. This has been done and included in the **Draft Basic Assessment Report**.

- The **landowner of 203/220** noticed that the Municipality plans to develop a circle at the Klipheuwel / Skilpad intersection. The circle will connect with another future link road between Aalwyndal and Klipheuwel. This link road will go through a portion of 203/220. The landowner requested that the circle be placed in such a way that 203/220 is not split in two.
- During a site meeting with the landowner of 203/220 on 18 January 2024, it was decided to present new circle positions to the Municipality to consider and comment on:



Although no official comment was received from the Mossel Bay Municipal Roads Department in response to this presentation, the traffic engineer confirmed that the (future) traffic roundabout is not a requirement for functioning/operation of this development proposal. As such the roundabout has been omitted in favour of a three-way stop. The Mossel Bay Municipality will remain responsible for future implementation of its final Roads Master Plan.

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.

Issues raised by I&APs: Henning Way

- Residents of Island View are concerned about the extension of Henning Way to link with Klipheuwel Road. According to the residents, Henning Way cannot handle heavy construction vehicles and cannot cope with heavy traffic. Little to no stormwater drains are in place along the paved road which lead to the development of foundation cracks along the properties. In addition, the municipality cannot cope with repairs under the current building demand.

The Applicant scheduled a meeting with Mossel Bay Municipality on 22 January 2024 to discuss the problems associated with Henning Way. During the meeting with Mossel Bay Municipality, it became evident that the Road Master Plan is schematic and more detailed plans are still outstanding.

*The applicant has decided to remove any future road links / upgrades from this environmental application. The **Traffic Impact Assessment (TIA)** confirmed that the existing road network (Aalwyndal Road and Klipheuwel Road) is sufficient to address the traffic requirements associated with this development. Therefore, the construction of any Master Road Networks is not deemed a prerequisite for the proposed development.*

Cape Nature

- CapeNature noted that the specialist has attempted to include ecological corridors but raised their concern that the development will result in the loss of 4.2ha of fynbos (including plant SCC). CapeNature also mentioned that having wider corridors to preventing habitat and landscape degradation will have implications on the proposed design.

According to Dr Hoare, the site is too small to implement wider corridors or buffers. The maintenance landscape scale corridors and linkages are a strategic decision that is outside the scope of a single site assessment.

In furtherance to Dr Hoare's comment –

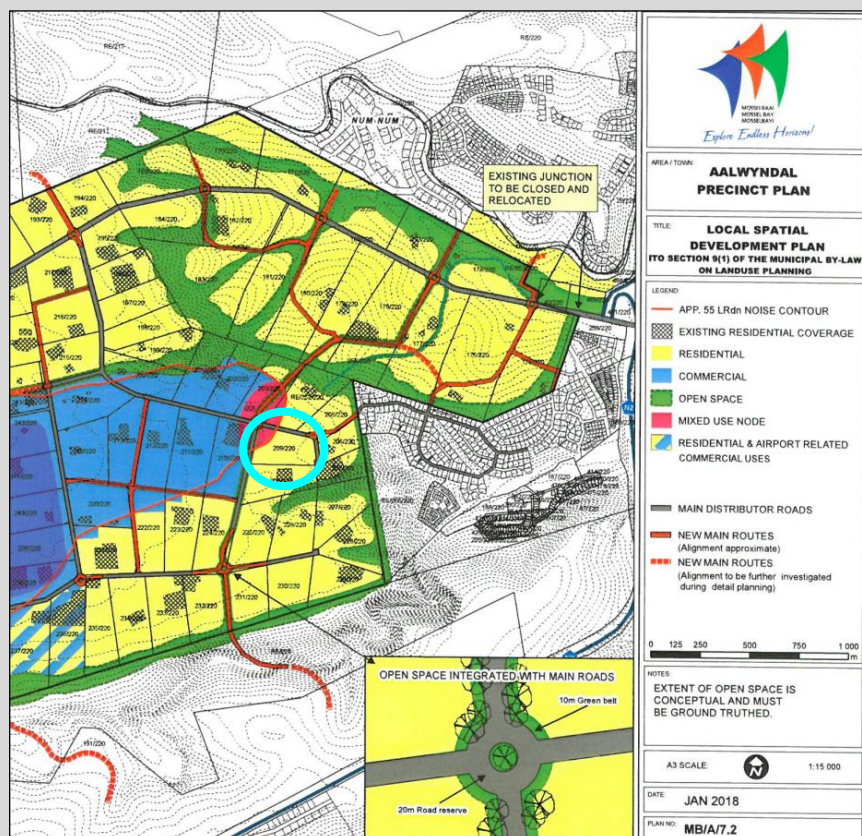
Mossel Bay Municipality compiled an Aalwyndal Precinct Plan (2018) that designates certain properties for residential, mixed-use, and commercial development. Additionally, certain properties – or parts of them – are designated as open space to ultimately create a wide ecological corridor through Aalwyndal.

Portion 209 of Farm Aalwyndal has been designated for residential and mixed-use development (below figure – blue circle).

However, in response to CapeNature's comment on the loss of Plant SCC, a natural corridor along the southern and western boundary of the site, where the largest concentration of the SCC plants occur, are retained to reduce the significance rating for the loss of plant SCC from medium to low.

- CapeNature mentioned that considering the rapid increase in development applications in Aalwyndal, properties should not be seen in isolation but within the broader landscape. Thus, connecting this property to similar habitat is important.

The property does retain natural vegetation along its southern boundary to link to the southern corridor as shown in the Aawlyndal Precinct Plan (figure below). However, it should be noted that properties north, east, south and west of the proposed development have also been earmarked for urban development (figure below).



- CapeNature concluded that the proposed development will result in the loss of sensitive biodiversity. The SEI score was High and continuous loss of sensitive habitat will further fragment landscape connectivity, which should be avoided as best as possible.

According to Dr Hoare, these issues are addressed on a strategic level – in the Precinct Plan the site is earmarked for 'residential and mix-use' development. **The site is outside any Critical Biodiversity Area (CBA) and the vegetation is not threatened.** There is therefore little justifiable reason from a Terrestrial Biodiversity perspective to recommend conservation from a plant theme perspective.

DFFE

DFFE recommended that the open space area be extended to include areas containing protected tree species.

Protected tree species were observed and GPS'd by the Botanical / Biodiversity Specialist.

The open space area has been extended to include areas containing protected tree species.

Upon further site inspection, it was evident that protected tree species occur mostly along the eastern boundary of the site. As a result, rather than extending the open space area to the left of the group housing units (as proposed during the pre-application process), it is now extended to the right of the group housing units, where the majority of protected tree species are located (below figure).

DEA&DP

- **Water:** According to Mossel Bay Municipality, sections of the existing 110mm water pipeline needs to be upgraded to a 250mm pipeline. DEA&DP mentioned that the proposed pipeline route has not been included in the Pre-App BAR. As such, an assessment of the upgrade of the pipeline must be included.
- **Sewage:** DEA&DP requested that the Applicant obtain confirmation from the Mossel Bay Municipality that sufficient capacity still exists at the Hartenbos WWTW to accommodate the proposed development.

During a meeting with Mossel Bay Municipality on 22 January 2024, it was agreed that the Applicant will appoint GLS to investigate available municipal water supply and sewer discharge for the proposed development.

According to GLS:

- *The existing bulk water system that supplies water to the Aalwyndal reservoirs has sufficient capacity to accommodate the proposed development.*
- *The existing water reticulation network between the Aalwyndal reservoir and the proposed development has insufficient capacity to provide the required minimum water pressure of 24m water head to the development during peak demand conditions.*
 - *To obtain the required minimum water pressure, the applicant proposes to install an elevated water tank (50m²) on the property to store sufficient water to be used during peak demand conditions providing sufficient water pressure to the development.*
- *The existing Aalwyndal reservoir has sufficient capacity to accommodate the domestic demand and fire-flow requirements.*
- *The existing Island View Pumpstation and rising main have sufficient capacity to accommodate the proposed development within the existing sewer system.*
- *Sewage from Island View Pumpstation gravitates towards Voorbaai Pumpstation, which pumps sewage to the Regional Hartenbos Wastewater Treatment Plant via 2 x 500mm Ø rising mains. There is sufficient capacity in the existing sewer reticulation system to accommodate the proposed development.*
- **Access:** DEA&DP requested that proof of landowner's consent / an agreement with the property owner be provided to extend Henning Way through 205/220. Furthermore, the BAR must include comment from the Mossel Bay Municipality regarding the adequacy of the current road network to accommodate the proposed development.

The applicant has decided to remove any future road links / upgrades from this environmental application.

The Traffic Impact Assessment (TIA) confirmed that the existing road network is sufficient to address the traffic requirements associated with this development. Therefore, the construction of any Master Road Networks is not deemed a prerequisite for the proposed development.

Comment from Mossel Bay Municipality will be included in the Final BAR.

Environmental Management Programme

Considering comments received from the Garden Route District Municipality and the DEA&DP, the following are included in the EMPr:

1. A description of procedure to obtain relevant Permits from CapeNature regarding plant species listed in Schedules 3 and / or 4 of the Western Cape Nature Conservation Laws Amendment Act 2000 (Act No. 3 of 2000).
2. Proper storage and disposal of waste generated on site.
3. Managing dust emanating from site.
4. Ensure proper toilet facilities for employees on site.

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.		
Confluent Environmental (Dr Dabrowski).			
2.3.	Explain how the presence of watercourse(s) and/or wetlands on the property(ies) has influenced your proposed development.		
<p>The site has been classified as having a 'Very High' aquatic biodiversity sensitivity by the DFFE Screening Tool.</p> <p>According to the Desktop Survey, the site falls within quaternary catchment K10A. The proposed development site is located on a watershed with watercourses draining north to the Tweekuilen river and estuary, or south to a small unnamed estuary. There are no watercourses on site or adjacent to the site. The closest watercourses are indicated as the valley-bottom wetland south of the property and the drainage line to the north-east of the property (Figure 22).</p> <p>According to Dr Dabrowski, the watercourses within 500m of the proposed development are classified as drainage lines with intermittent flows. This is in contradiction to the mapped classification.</p> <p>Based on Dr Dabrowski's desktop review and site assessment, the aquatic biodiversity of the site can be regarded as Low. The main factors that influenced the statement are as follows:</p> <ul style="list-style-type: none"> • The site has no watercourses within the footprint of the road or housing area. • Freshwater features within 500m of the site are classified as <u>drainage lines</u> and are unlikely to be impacted by the development in any way. • The proposed development will take place more than 32m from the edge of a watercourse and is outside the riparian zone of watercourses. 			

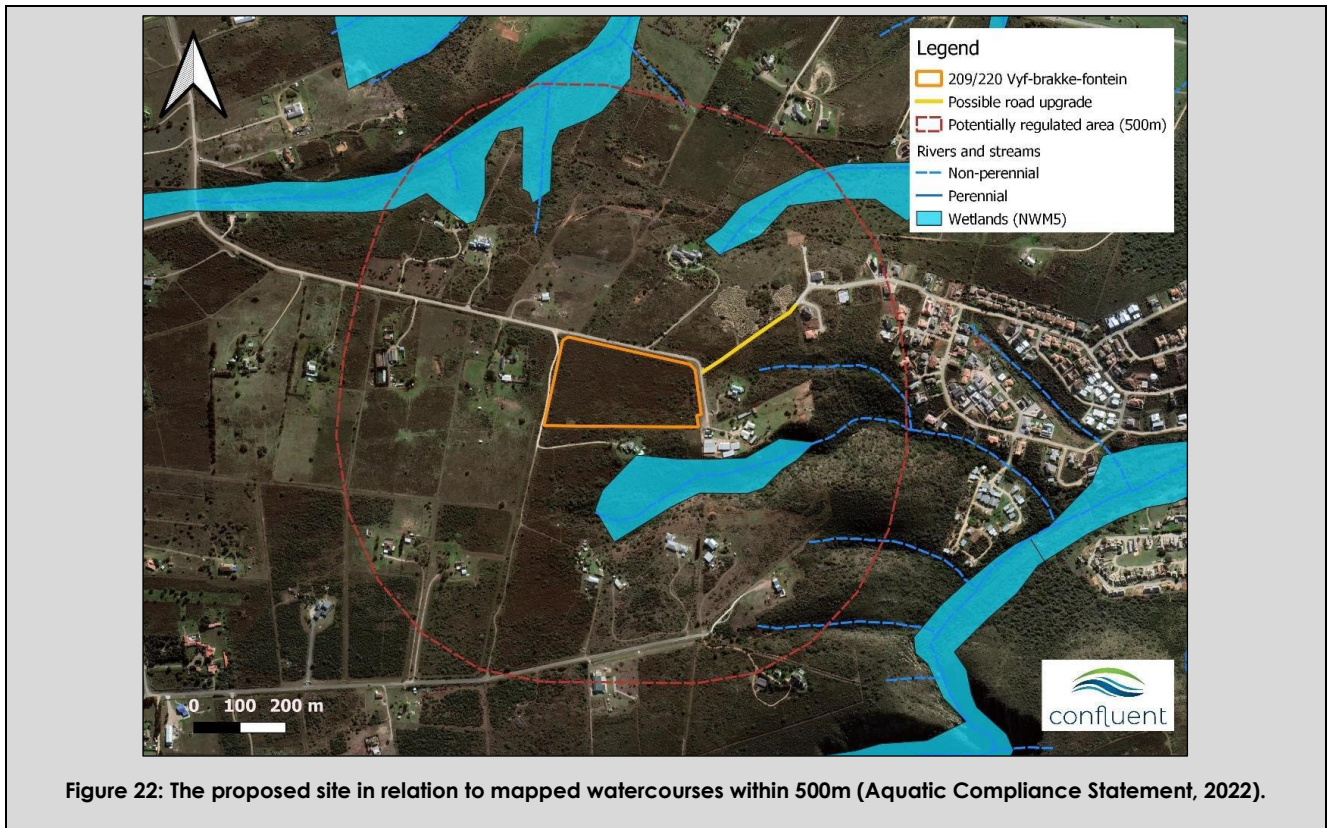


Figure 22: The proposed site in relation to mapped watercourses within 500m (Aquatic Compliance Statement, 2022).

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 Hoare from David Hoare Consulting (Pty) Ltd for Botany, Fauna and Biodiversity themes.			
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.		
<ul style="list-style-type: none"> • NSBA • NFEPA • Cape Farm Mapper • Protected Tree Species List • Western Cape Biodiversity Programme • Consideration of rare/endangered species • Site- and species-specific surveys conducted by the specialist to determine applicability and correctness of the Screening Tool 			

4.4.

Explain how the objectives and management guidelines of the Biodiversity Spatial Plan have been used and how has this influenced your proposed development.

The Western Cape Biodiversity Spatial Plan (WCBSBP) shows that the property is located within areas mapped as "Other Natural Areas" (Figure 23).

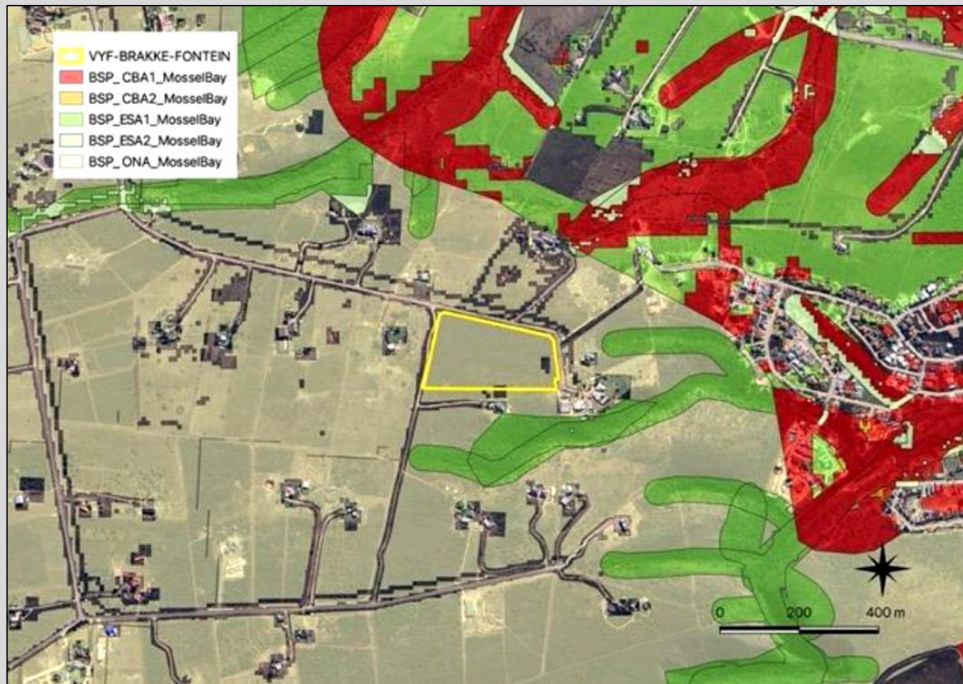


Figure 23: Western Cape Biodiversity Spatial Plan of the site and surrounding areas (Biodiversity Impact Assessment, 2024).

Other Natural Areas are areas that have not been identified as a priority in the current biodiversity spatial plan but retain most of their natural character and perform a range of biodiversity and ecological infrastructure functions. Although they have not been prioritized for meeting biodiversity targets, they are still an important part of the natural ecosystem. The objective of Other Natural Areas is to manage and utilize in a manner that minimises habitat and species loss and ensures ecosystem functionality through **strategic landscape planning**.

As per the Site Development Plan, the "landscaped areas" within the areas zoned for Business and Residential uses will retain natural vegetation. In addition, approximately 1.1ha of the property will be zoned Private Open Space where natural vegetation will also be retained and maintained through ongoing alien invasive management.

Terrestrial Biodiversity Assessment

A field assessment by Dr David Hoare confirmed that the site consists of a single vegetation community namely Fynbos with a small amount of disturbance around the edge (Figure 21). The site is not within any CBA or ESA. The Fynbos on site is confirmed to be **North Langeberg Sandstone Fynbos** which is assessed as **Least Concern**.

However, the property's Site Ecological Importance score is **high** (the habitat on site is in a natural state with high functional integrity) with the presence of species of special concern noted in some locations. The direct loss of natural habitat is confirmed to be of **medium significance** (district scale).

The *NATIONAL BIODIVERSITY OFFSET GUIDELINE* indicates that residual impacts of medium significance require offsets, but the offset ratio for the regional vegetation type, North Langeberg Sandstone Fynbos (with a remaining extent of 92%), is 0%, which indicates that **offsets are not required** for this impact.

Botanical Assessment

Milkwood and Cheesewood trees were found on-site (mostly within the area where natural vegetation will be retained – along the eastern and southern boundaries of the site) (Figure 21).

Planting of additional protected trees is recommended in the open space areas within the development area.

Dr David Hoare found two (2) **Vulnerable plant species** on site: (a) *Polygala pubiflora* and (b) *Hermannia lavandulifolia*, with the latter being re-evaluated and is likely to be re-assessed as having a lower threat status. *Polygala pubiflora* occurs mostly along the southern and western boundaries of the property. It was previously recommended by the Botanical Specialist (Dr David Hoare) to leave a corridor around the southern and western boundaries of the site as well as a small portion of the northern boundary to avoid loss of most of the *Polygala pubiflora* population on-site. This has been done and included in the **Mitigated Preferred Alternative**.

Dr David Hoare stated that the biggest contribution to maintaining and protecting biodiversity on site and in surrounding areas is **ongoing alien invasive management**.

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.
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The proposed development will have the following impacts:

- Direct loss of secondary habitat within Other Natural Areas
- Invasion by Alien Invasive Species
- The loss of Protected Tree Species

In order to align with the objective and management guideline of Other Natural Areas, the Site Development Plan includes landscaped areas next to the proposed apartments, commercial/business area and double storey row houses. These areas will be landscaped with site-appropriate indigenous vegetation and will be actively managed through ongoing alien removal. Furthermore, approximately 1ha of natural vegetation will be retained and managed on-site.

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

4.7.	Explain how the presence of fauna on and adjacent to the proposed development has influenced your proposed development.
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According to the **Faunal Compliance Statement (2024)**, the site is not considered to be suitable for any of the animal species flagged for the site:

Animal species	Probability to occur on site
Circus ranivorus	Unlikely to occur
Circus maurus	Unlikely to occur
Neotis denhami	Unlikely to occur
Polemaetus bellicosus	Little suitable habitat occurs on site. However, the proposed project would have little effect on them – even loss of all habitat on site would be unlikely to affect the species, given the large ranges of individuals
Bradypterus sylvaticus	Unlikely to occur
Afrotis afra	This species is flagged as Medium sensitivity for the site. It has been recorded in any nearby areas and could occur in the type of habitats found on site, but probably only as a foraging vagrant. The site is however very small and not considered to be critical habitat for the species.
Lepidochrysops littoralis	Unlikely to occur on site
Sensitive species 5	Unlikely to occur on site
Sensitive species 8	Unlikely to occur on site
Aneuryphymus montanus	No evidence to indicate that it would occur on site.

According to the Faunal Compliance Statement, Fynbos is potential foraging habitat for some species, but the site constitutes a very small relative area, in terms of foraging requirements for any species that may occur within this habitat type in this geographical area. The proposed development is unlikely to affect any of the species flagged for the site. The development is therefore supported from a faunal perspective.

5. Geographical Aspects

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

No geographical aspects will be affected by the proposed development.

6. Heritage Resources

6.1.	Was a specialist study conducted?	YES	NO
6.2.	Provide the name and/or company who conducted the specialist study.		
	Stefan de Kock (Perception planning).		
6.3.	Explain how areas that contain sensitive heritage resources have influenced the proposed development.		
	<p>According to the Background Information Document to NID (Perception Planning), the preferred alternative would not impact on heritage resources of cultural significance. No structures, ruins or possible burials were noted during fieldwork.</p> <p>Heritage Western Cape has confirmed that there is no reason to believe that the proposed commercial and residential development will impact on heritage resources and that no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.</p>		

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.
<p>The socio-economic needs of the Mossel Bay Community are primarily jobs, housing and social facilities. Employment and housing are serious needs in a large portion of the Mossel Bay Community (MBSDF, 2022).</p> <p>The Mossel Bay area is experiencing a great influx of people and is therefore no sustainable because residential densities are too low. Aalwyndal must therefore be densified to ensure a more sustainable urban environment.</p> <p>The Aalwyndal area consists of smallholding properties with single residential uses but has been earmarked by the Mossel Bay Municipality for high density development.</p>	
8.2.	Explain the socio-economic value/contribution of the proposed development.
<p>The proposed development will contribute to the socio-economic value of Mossel Bay Municipality in the following ways:</p> <ul style="list-style-type: none"> • Create temporary employment opportunities during pre-construction and construction phase. • Create permanent employment opportunities during operational phase. • Create temporary employment opportunities for contractors, small businesses and suppliers during construction and operational phases. • Improve the financial sustainability of the local municipality due to additional rates and taxes being generated. 	
8.3.	Explain what social initiatives will be implemented by applicant to address the needs of the community and to uplift the area.
<p>It is recommended that the Applicant make use of local labour and suppliers during the construction phase.</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 such as noise and dust. These impacts must be managed in accordance with the Environmental Management Plan.</p> <p>The Applicant must appoint an Environmental Control Officer (ECO) for the duration of the construction phase (bulk earth works and services). Individual property owners must appoint an ECO to oversee construction of individual homes and the owner/operator of the shop/leisure centre must appoint an ECO to oversee the modification and construction associated with these activities.</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.	
Preferred Property: Portion 209 of Farm Vyf Brakke Fontein No. 220, Aalwyndal, Mossel Bay.	
Provide a description of any other property and site alternatives investigated.	
No other property and site alternatives were investigated.	
Provide a motivation for the preferred property and site alternative including the outcome of the site selectin matrix.	
<p>Preferred Property:</p> <ul style="list-style-type: none"> • The site forms part of the Aalwyndal Precinct Plan (2018) and is earmarked for high density urban development. • The site is located within the urban edge of Mossel Bay. • The site's topography allows for development (not steeper than 1:4). • The property does not have a potential impact on view corridors, ridgelines, cultural landscape assets and existing vistas. • Development on the property will contribute to the economy. • Municipal services are readily available for connection. • The site does not contain endangered or critically endangered natural vegetation. • The site is not in a Critical Biodiversity or Ecological Support area. • There are no watercourses within or adjacent to the site. <p>No site alternative.</p>	
Provide a full description of the process followed to reach the preferred alternative within the site.	
The site is owned by the Applicant.	
Provide a detailed motivation if no property and site alternatives were considered.	
<p>No alternative site was considered because:</p> <ul style="list-style-type: none"> • The site is owned by the Applicant. • The site forms part of the Aalwyndal Precinct Plan (2018). • The site is earmarked for residential and non-residential development. • The site is located within the urban edge of Mossel Bay. • Municipal services are readily available for connection. • The vacant property does not contribute to the economy. • The site's topography allows for development (not steeper than 1:4). • The site does not contain endangered or critically endangered natural vegetation. • The site is not in a Critical Biodiversity or Ecological Support area. • There are no watercourses within or adjacent to the site. 	
List the positive and negative impacts that the property and site alternatives will have on the environment.	
Preferred Property (Portion 209 of Farm No. 220) – no site alternatives	
Positive	Negative
The property currently has no land use other than being vacant and fenced-off. It does not contribute to any socio-economic aspects. The proposed development on the preferred property will therefore optimize vacant land in an urban context.	Temporary noise, dust and safety impacts associated with the movement of heavy vehicles. These impacts can be mitigated by implementing the mitigation measures as described in the Environmental Management Programme.
The location of the preferred alternative does not have potential impacts on view corridors,	Development on the preferred property will result in the loss of natural vegetation

	ridgelines and landscape assets. It will also not impact on Endangered/Critically Endangered Vegetation, Critical Biodiversity Areas, Ecological Support Areas and watercourses.	(North Langeberg Sandstone Fynbos – Least Concern).
	The preferred property does not fall within the environmental framework determined for the greater Aalwyndal Precinct.	Temporary risk of increase crime during construction.
	Development will result in temporary employment opportunities during construction (to semi-skilled and unskilled workers mostly).	Temporary increase in construction vehicular traffic.
	Development will result in permanent and temporary employment opportunities during the operational phase (to skilled and semi-skilled workers mostly).	Additional pressure on non-renewable services.
	The development will make use of existing Municipal services - additional income to the local Municipality through municipal rates and taxes.	Continued maintenance cost (alien clearing, access control, clearing of dumped materials).
	The remaining natural vegetation on site will be actively monitored and maintained. The homeowner's association will implement ongoing alien clearing on the property.	Potential permanent risk of increased traffic as the development has the potential to generate up to 233 trips during the Peak Hours on a Friday. This can be reduced once the Applicant upgrade Henning Street to link Island View and Aalwyndal.
1.2.	Activity alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.	
Provide a description of the preferred activity alternative.		
Residential (with a business component) instead of its current land use (vacant).		
Provide a description of any other activity alternatives investigated.		
The No-Go Activity Alternative (status quo) was also considered as an alternative albeit not deemed compatible with the Mossel Bay SDF that designates the area for urban expansion (Preferred Activity).		
Provide a motivation for the preferred activity alternative.		
<p>Preferred activity alternative</p> <ul style="list-style-type: none"> • The preferred alternative will not encroach beyond the designated urban edge. • Residential/business development is the preferred activity in terms of the SDF. • Proposing a medium density development in this position is in line with the designated land use and density as per the Municipal SDF. • It will ensure compact urban settlements (densification) where vacant land within urban edge is optimised. • The preferred activity does allow for rehabilitation & active maintenance of the natural vegetation on site as well as the landscaped areas. • The preferred activity (township development) will include alien management. 		
Provide a detailed motivation if no activity alternatives exist.		
List the positive and negative impacts that the activity alternatives will have on the environment.		

Preferred activity alternative

Positive:

- Optimize vacant land within the urban edge.
- The Mossel Bay area is experiencing a great influx of people and is therefore not sustainable because residential densities are too low. The preferred activity will therefore contribute to densification in the Mossel Bay area to ensure a more sustainable urban environment.
- The preferred activity will create temporary and permanent employment opportunities.
- The proposed business component will provide opportunities for smaller businesses.
- Additional rates and taxes will be generated for the Municipality.
- The Applicant will contribute to the Aalwyndal Roads Master Plan by formally extending Henning Steet to link Island View and Aalwyndal. This will reduce traffic pressure on the Aalwyndal road.

Negative:

- Permanent loss of natural vegetation (North Langeberg Sandstone Fynbos – Least Concern) including one (1) Milkwood tree.
- Fragmentation of intact habitat and ecosystem.
- Impacting on “Other Natural Areas”.
- Additional traffic especially during peak hours of a Friday.
- Additional pressure on non-renewable resources.
- Temporary impacts including noise, dust and traffic (construction vehicles).

No-Go Alternative

Positive:

- No removal of natural vegetation (natural habitat will stay intact with no fragmentation of the ecosystem patterns/processes) including one (1) Milkwood tree.
- No additional pressure on non-renewable resources.
- No temporary impacts (noise, dust and traffic).

Negative:

- Long-term degradation of natural habitat. The site will have no residents/homeowners that generally obliges the owners/managers to keep invasive alien vegetation under control. Vegetation on-site might degrade due to the lack of appropriate fire rotation.
- No additional temporary/permanent employment opportunities.
- No additional rates and taxes will be generated towards the Municipal income.
- No contributions towards the densification of the Mossel Bay area.

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

Alternative 1: Preferred Design Alternative

It is the intention of the Applicant to **subdivide and rezone** the property from General Residential Zone I to Subdivisional Area to accommodate for the following development components (Figure 24):

- **Business Zone I** (business premises)
 - Commercial/retail area (ground floor).
 - Consent for ± 65 apartments (ground, first and second floor).
 - ± 113 Parking Bays.

- **General Residential Zone I** (group housing)
 - ± 36 Erven ranging between 270 – 405m² in size.
- **General Residential Zone II** (town housing)
 - ± 9 Double storey row houses.
 - Each house is ± 390m² in size and contains 4 units (total: 36 units).
- **Open Space Zone II** (private open space).
 - Approximately 1.1ha of natural vegetation will be retained.
 - This zone will also contain a swale drain (±850m²) and three (3) detention ponds (±110m²) to manage stormwater.
- **Transport Zone III** (internal private road).
- ± 2813m² is set aside for formal **landscaping**.

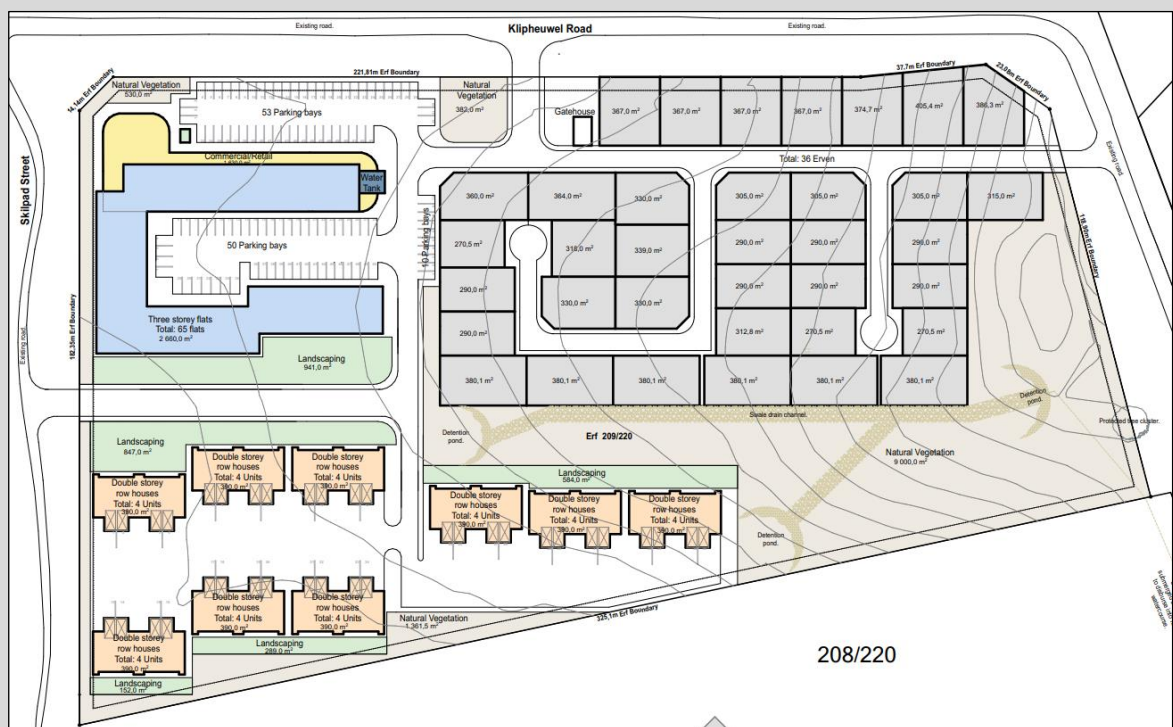


Figure 24: Mitigated Preferred Site Development Plan (source: Hamilton Wessels Architects).

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

Design Alternative 2 (not preferred)

The below design alternative was investigated albeit not deemed feasible as it does not incorporate concerns raised CapeNature, DFFE and I&APs.

It was the intention of the Applicant to subdivide and rezone the property from General Residential Zone I to Subdivisional Area to accommodate for the following development components (Figure 25):

- **Business Zone I** (business premises) on ± 0.87ha.
 - Commercial/retail area (ground floor).
 - 65 x Apartments (ground, 1st and 2nd floor).
 - 113 x Parking Bays.

- General Residential Zone I (group housing) on ± 1.18 ha.
 - 37 x Erven ranging between 265 – 383m² in size.
- General Residential Zone II (town housing) on ± 1.209 ha.
 - 9 x Double storey row houses.
 - Each house is ± 390 m² in size and contains 4 units (total: 36 units).
- Open Space Zone II (private open space).
 - Approximately 1ha of natural vegetation will be retained.
- Transport Zone II (public street) on ± 0.330 ha.
- Transport Zone III (private road) on ± 0.589 ha.

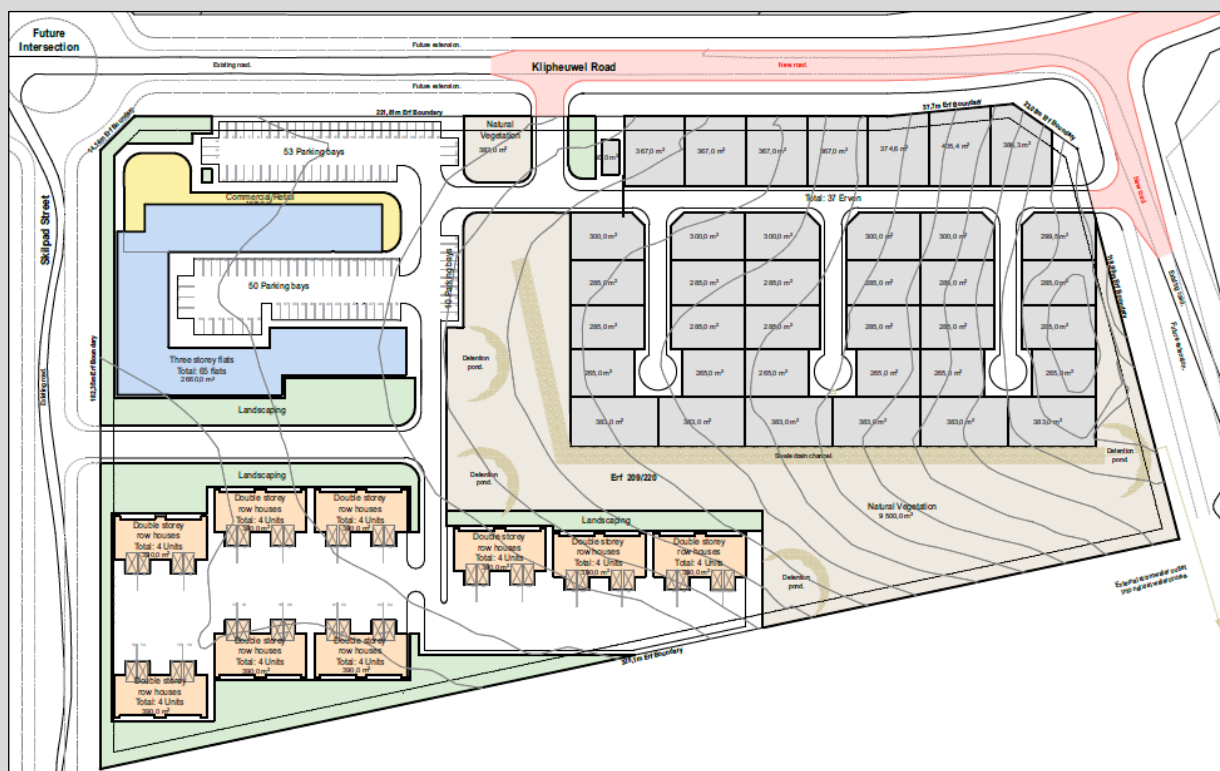


Figure 25: Site Development Plan for Portion 209 of Farm No. 220 (Hamilton Wessels Architects, 2023).

Stormwater will be routed from apartment roofs into landscaped areas, to the road reserve of Klipheuwel road, to the natural vegetation on the property with four (4) detention ponds and one (1) swale drain, and to the existing municipal culvert underneath Klipheuwel road.

The development will have three (3) site accesses. Currently the site can only be accessed via Klipheuwel road via Aalwyndal road. It is therefore proposed to extend Henning Street in Island View, through 205/220, to create a **formal transportation link** between Island View and Aalwyndal.

Design Alternative 3 (not preferred)

The below design alternative (Figure 26) is not deemed feasible as it does not incorporate the stormwater technical design as recommended by DMS Structural and Civil Engineers as well as the recommendations made by Dr Hoare for accommodating the protected trees and species of special concern.



Figure 26: Design Alternative 2 (not preferred).

This design alternative is not preferred because:

1. The design does not provide considerations for the three drainage zones identified on-site.
2. More protected tree species will have to be removed.
3. No natural corridor on the southern boundary of the site.
4. Limited landscaped areas along the southern, western and northern boundary of the site.

Provide a motivation for the preferred design or layout alternative.

The **preferred design alternative**:

- accommodates for sufficient **stormwater management**,
- avoid most of the **protected tree species**,
- retains a **natural corridor** along a portion of the southern, western and northern boundaries of the site where the largest concentration of plant SCC occurs, and
- incorporates **comments/concerns raised by CapeNature, DFFE & I&APs**.

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.

Preferred Design Alternative (Alternative 1)

Positive

- The preferred design alternative retains approximately **1.1 ha of natural vegetation** on-site.
- The preferred design is strategically designed to **manage stormwater** post-construction.
- The preferred design has **positive socio-economic** impacts as it caters for both residential and non-residential components including a business premises that will create business opportunities for small businesses and permanent employment opportunities.
- The preferred design avoids most of the protected tree species on-site.
- The preferred design incorporates **comments/concerns raised by CapeNature, DFFE & I&APs**.

- The design retains natural vegetation along the western and southern boundaries of the site to avoid the loss of most plant SCC.

Negative

- The preferred design alternative results in the loss of natural vegetation (North Langeberg Sandstone Fynbos – Least Concern).
- The design will put more pressure on non-renewable resources. To mitigate the last-mentioned, it is recommended to include water and energy saving practices during the pre-construction phase (dual flush toilets, low flow shower heads, low flow faucets, rainwater tanks with solar pumps, geyser and pipe insulation).

Design Alternatives 2 & 3

Positive

- Alternative 2: Contributes to the Road Master Plan by formalising link road between Island View & Aalwyndal.
- Alternative 3: Retains more open space areas.

Negative

- Alternative 3: The design does not provide considerations for the three drainage zones identified on-site.
- Alternatives 2 & 3: More protected tree species will have to be removed.
- Alternatives 2 & 3: No natural corridor on the southern, western and northern boundaries of the site to retain plant SCC.
- Alternatives 2 & 3: No incorporation of issues raised by CapeNature, DFFE & I&APs.

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:

- Rooftop solar and/or heat pumps and/or gas geysers (or similar) for heating of water
- Rainwater tanks at each residential house
- LED lights only
- Dual flush toilets
- Low flow shower heads
- Low flow faucets
- Gas stoves optional, recommended for individual homes by Developer.
- Re-use of filtered grey water for irrigation and landscaping around private homes.

Provide a description of any other technology alternatives investigated.

Provide a motivation for the preferred technology alternative.

The use of solar/heat pumps/gas geysers reduces the demand on (municipal) electricity. The use of rainwater tanks provides households with water for gardening or other uses that reduces the demand on municipal water supply. The use of LED lights reduces the demand for municipal electricity. Use of low flow shower heads and dual flush toilets reduces the pressure on municipal potable water supply. The use of gas stoves in households reduces the demand on municipal electricity supply.

Provide a detailed motivation if no alternatives exist.

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

Positive

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

Negative

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

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

Provide a description of the preferred operational alternative.

Recycling is recommended during operational phase.

Indigenous landscaping only within private open space and communal areas.

Invasive alien vegetation control always.

Provide a description of any other operational alternatives investigated.

Provide a motivation for the preferred operational alternative.

Recycle at source to reduce pressure on landfill sites.

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

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

Provide a detailed motivation if no alternatives exist.

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

Positive

Recycling will reduce pressure on landfill sites.

Indigenous landscaping will enhance the biodiversity of the site.

Negative

N/A

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.

Purely from a biophysical perspective, the **No-Go option is the preferred land use option** since it will retain the natural vegetation and habitat for localised species. Protected trees and species of special concern will be less impacted compared to the development alternatives.

However, consider the site's **designation for urban infill development**, the balanced approach considering **optimisation of vacant land** (albeit natural), within an area that **can be serviced**, with **access already in place** and an **overall outcome** of environmental impacts that are deemed **acceptable** to botanical, biodiversity, fauna and heritage, alongside the **beneficiation** through additional **rates/taxed and employment, outweighs the biophysical benefit** of the No-Go alternative as the preferred alternative compared to the development proposal.

1.7.	Provide and 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.
1.8.	Provide a concluding statement indicating the preferred alternatives, including the preferred location of the activity. The site is deemed suitable for development. The following key aspects have been considered: <ul style="list-style-type: none"> • Optimising vacant land within the urban edge of Mossel Bay. • The Mossel Bay area is experiencing a great influx of people and is therefore not sustainable because residential densities are too low. The preferred activity will therefore contribute to densification in the Mossel Bay area to ensure a more sustainable urban environment. • The preferred activity will create temporary and permanent employment opportunities. • The proposed business component will provide opportunities for smaller businesses. • Additional rates and taxes will be generated for the Municipality.

2. “No-Go” areas

Explain what “no-go” area(s) have been identified during identification of the alternatives and provide the co-ordinates of the “no-go” area(s).
The identified no-go areas are all areas with natural vegetation, including the areas within the identified landscaping areas and Private Open Space Areas. These areas must be protected and cleared of alien species.

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.
<p>Criteria for Assessment</p> <p>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.</p> <p>These criteria include:</p> <ul style="list-style-type: none"> • Nature of the impact <p>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.</p> <ul style="list-style-type: none"> • Extent of the impact <p>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.</p> <ul style="list-style-type: none"> • Duration of the impact <p>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.</p> <ul style="list-style-type: none"> • Intensity <p>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.</p>

- **Probability of occurrence**

The specialist / EAP should describe the probability of the impact 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.

Alternative:	Design Alternatives 1 – 3
PLANNING, DESIGN AND DEVELOPMENT PHASE & OPERATIONAL PHASE	
Potential impact and risk:	Impact 1: Loss of natural habitat within Other Natural Area. <i>(According to Dr Hoare, the Impact Assessment for all 3 design alternatives is the same).</i>
Nature of impact:	Negative
Extent and duration of impact:	Extend: Site Duration: Permanent (with & without mitigation)
Consequence of impact or risk:	Loss of natural habitat within Other Natural Area
Probability of occurrence:	Definite (with and without mitigation)
Degree to which the impact may cause irreplaceable loss of resources:	Marginal loss of resources (with and without mitigation)
Degree to which the impact can be reversed:	Irreversible (with & without mitigation)
Indirect impacts:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Very high (Site Scale) Medium (District Scale)
Degree to which the impact can be avoided:	
Degree to which the impact can be managed:	
Degree to which the impact can be mitigated:	
Proposed mitigation:	<ol style="list-style-type: none"> 1. Compile and implement an alien management plan, which highlights control priorities and areas and provides a programme for long-term control. 2. Use indigenous and site-appropriate plant species in any rehabilitation and landscaping. 3. No additional clearing of vegetation should take place without a proper assessment of the environmental impacts, unless for maintenance purposes, in which case all reasonable steps should be taken to limit damage to natural areas. <p>Obtain permits for any protected trees that may need to be pruned or removed.</p>

Residual impacts:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Very high (Site Scale) Medium (District Scale)
Potential impact and risk:	Impact 2: Invasion by alien invasive plant species. (According to Dr Hoare, the Impact Assessment for all 3 design alternatives is the same).
Nature of impact:	Indirect Negative (Construction & Operational)
Extent and duration of impact:	Extend & Duration: Site, Long-term (without mitigation) Extend & Duration: Site, Medium-term (with mitigation)
Consequence of impact or risk:	Invasion by alien invasive plant species, leading to degradation of indigenous habitat
Probability of occurrence:	Probable (without mitigation); Possible (with mitigation)
Degree to which the impact may cause irreplaceable loss of resources:	Marginal (without mitigation); None (with mitigation)
Degree to which the impact can be reversed:	Partly reversible (with and without mitigation)
Indirect impacts:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium
Degree to which the impact can be avoided:	
Degree to which the impact can be managed:	
Degree to which the impact can be mitigated:	
Proposed mitigation:	<ol style="list-style-type: none"> 1. Compile and implement an alien management plan, which highlights control priorities and areas and provides a programme for long-term control. 2. Use indigenous and site-appropriate plant species in any rehabilitation and landscaping. 3. Protect natural areas outside of the development footprint from disturbance.
Residual impacts:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low
Potential impact and risk:	Impact 3: Loss of populations of listed threatened plant species (Polygala pubiflora & Hermannia lavandulifolia)

	(According to Dr Hoare, the Impact Assessment for all 3 design alternatives is the same except for the significance rating after mitigation).
Nature of impact:	Negative
Extent and duration of impact:	Extend: Site Duration: Permanent
Consequence of impact or risk:	Loss of populations of listed threatened plant species. It is unlikely that loss of plants on site will affect the regional status of the species.
Probability of occurrence:	Definite
Degree to which the impact may cause irreplaceable loss of resources:	
Degree to which the impact can be reversed:	Irreversible
Indirect impacts:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium
Degree to which the impact can be avoided:	
Degree to which the impact can be managed:	
Degree to which the impact can be mitigated:	
Proposed mitigation:	<p>The “landscaped areas”, on the Site Development Plan, extending from the southern boundary towards the western and northern boundaries must retain natural vegetation. This would also reduce the magnitude of impact and the probability of the impact occurring.</p> <p>Plant rescue is not recommended, except for horticultural purposes. The ecological effects on receiver habitats are considered to be as damaging as the loss of individuals within the original habitat. There are no circumstances related to the current situation that would warrant rescue. The plant is relatively widespread and there are healthy populations at other locations. The current population was previously unknown therefore the new effect on the conservation status of the species is unchanged.</p>
Residual impacts:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Design Alternative 1 (Preferred Design): Low Design Alternatives 2 & 3 (not preferred): Medium

<p>Potential impact and risk:</p>	<p>Impact 4: Loss of individuals of protected tree species. (According to Dr Hoare, the Impact Assessment for all 3 design alternatives is the same.</p> <p><i>For the preferred layout -Alternative 1 – most of the protected trees seen on site are retained. This does not change the significance of the impact due to the categorical nature of determining this but is preferred because it affects fewer trees).</i></p>
<p>Nature of impact:</p>	<p>Negative</p>
<p>Extent and duration of impact:</p>	<p>Extend: Site</p> <p>Duration: Loss of individual protected tree species is assessed as being long-term on the basis that trees removed can be replaced through planting – the timeframe is to allow planted individuals to achieve a reasonable size, which could take 10 years or more.</p>
<p>Consequence of impact or risk:</p>	<p>Loss of individuals of protected tree species</p>
<p>Probability of occurrence:</p>	<p>Low probability</p>
<p>Degree to which the impact may cause irreplaceable loss of resources:</p>	
<p>Degree to which the impact can be reversed:</p>	<p>Partly Reversible</p>
<p>Indirect impacts:</p>	
<p>Cumulative impact prior to mitigation:</p>	
<p>Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)</p>	<p>Low</p>
<p>Degree to which the impact can be avoided:</p>	
<p>Degree to which the impact can be managed:</p>	
<p>Degree to which the impact can be mitigated:</p>	
<p>Proposed mitigation:</p>	<ol style="list-style-type: none"> 1. Avoid areas of milkwood trees. 2. If any trees need to be removed or pruned then a permit is required, according to the National Forests Act. 3. Plant additional milkwoods in the development as part of the final landscaping. These can be planted along with other appropriate coastal forest species, but the proportions and composition should reflect habitat that would have occurred naturally at this site.
<p>Residual impacts:</p>	
<p>Cumulative impact post mitigation:</p>	

Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Very Low
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Alternative:	NO-GO ALTERNATIVE <i>(The property will remain vacant. Alien invasive levels are likely to remain relatively static. Alien invasive plants are under control, which may continue).</i>
PLANNING, DESIGN AND DEVELOPMENT PHASE & OPERATIONAL PHASE	
Potential impact and risk:	Impact 1: Degradation of natural habitat within Other Natural Area <i>(There is currently no ecological burning regime for the site. According to Dr Hoare the impact is uncertain but likely to lead to fynbos senescence and possible loss of species).</i>
Nature of impact:	Indirect Negative Impact
Extent and duration of impact:	Extend: Site Duration: Long-term
Consequence of impact or risk:	Degradation of natural habitat within Other Natural Area
Probability of occurrence:	Possible (with & without mitigation)
Degree to which the impact may cause irreplaceable loss of resources:	Marginal loss of resources (with & without mitigation)
Degree to which the impact can be reversed:	Partly reversable (with & without mitigation)
Indirect impacts:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low
Degree to which the impact can be avoided:	
Degree to which the impact can be managed:	
Degree to which the impact can be mitigated:	
Proposed mitigation:	No mitigation is envisaged therefore the "post-mitigation" score is identical.
Residual impacts:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low
Potential impact and risk:	Impact 2: Invasion by alien invasive plant species
Nature of impact:	Indirect Negative (Construction & Operational)

Extent and duration of impact:	Extend: Site Duration: Long-term (with & without mitigation)
Consequence of impact or risk:	Invasion by alien invasive plant species, leading to degradation of indigenous habitat.
Probability of occurrence:	Probable (with & without mitigation)
Degree to which the impact may cause irreplaceable loss of resources:	Significant (with mitigation) & Marginal (without mitigation)
Degree to which the impact can be reversed:	Partly reversible (with & without mitigation)
Indirect impacts:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium
Degree to which the impact can be avoided:	
Degree to which the impact can be managed:	
Degree to which the impact can be mitigated:	
Proposed mitigation:	Implement Alien Removal.
Residual impacts:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low
Potential impact and risk:	Impact 3: No Loss of populations of listed threatened plant species
Nature of impact:	No Impact (direct positive impact)
Extent and duration of impact:	
Consequence of impact or risk:	
Probability of occurrence:	
Degree to which the impact may cause irreplaceable loss of resources:	
Degree to which the impact can be reversed:	
Indirect impacts:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	
Degree to which the impact can be avoided:	

Degree to which the impact can be managed:	
Degree to which the impact can be mitigated:	
Proposed mitigation:	
Residual impacts:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very High)	
Potential impact and risk:	Impact 4: No Loss of individuals of protected tree species
Nature of impact:	No Impact (direct positive)
Extent and duration of impact:	
Consequence of impact or risk:	
Probability of occurrence:	
Degree to which the impact may cause irreplaceable loss of resources:	
Degree to which the impact can be reversed:	
Indirect impacts:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very High)	
Degree to which the impact can be avoided:	
Degree to which the impact can be managed:	
Degree to which the impact can be mitigated:	
Proposed mitigation:	
Residual impacts:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very High)	

SECTION I: FINDINGS, IMPACT MANAGEMENT AND MITIGATION MEASURES

1.	<p>Provide a summary of the findings and impact management measures identified by all Specialist and an indication of how these findings and recommendations have influenced the proposed development.</p> <p><u>Archaeological Findings</u></p> <ul style="list-style-type: none"> • No findings; no recommendations. • Archaeology on nearby properties is rated as “Not Conservation Worthy”. <p><u>Palaeontological Findings</u></p> <ul style="list-style-type: none"> • No findings; no recommendations. <p><u>Heritage Findings</u></p> <ul style="list-style-type: none"> • The preferred alternative would not impact on heritage resources. • Recommendations: No further heritage related studies would be warranted. <p><u>Botanical Findings</u></p> <p>Dr David Hoare found two (2) Vulnerable plant species on site: (a) <i>Polygala pubiflora</i> and (b) <i>Hermannia lavandulifolia</i>, with the latter being re-evaluated and is likely to be re-assessed as having a lower threat status. <i>Polygala pubiflora</i> occurs mostly along the southern and western boundaries of the property.</p> <p>It was previously recommended by the Botanical Specialist (Dr David Hoare) to leave corridor around the southern and western boundaries of the site as well as a small portion of the northern boundary to avoid loss of most of the <i>Polygala pubiflora</i> population on-site. This has been done and included in the Draft Basic Assessment Report.</p> <p>Protected tree species was found scattered along the southern and eastern boundaries of the site. Considering comments received from DFFE, the open space section has been extended along the boundaries to avoid the protected tree species. Should these tree species be removed/trimmed a Forestry License will need to be obtained at the department of Forestry.</p> <p>Dr Hoare recommended the planting of additional milkwood trees in the open space areas.</p> <p><u>Faunal Findings</u></p> <p>The site is not considered to be suitable for any of the animal species flagged for the site.</p> <p><u>Biodiversity Findings</u></p> <ul style="list-style-type: none"> • The site is not located within a CBA / ESA. It is within an “Other Natural Area”. • The regional vegetation type is North Langeberg Sandstone (Least Concern). • The natural vegetation of the site has a low sensitivity. • The Site Ecological Importance score is calculated as being High. • The loss of natural vegetation on site has an impact of medium significance at a district level. • The NATIONAL BIODIVERSITY OFFSET GUIDELINE indicates that residual impacts of medium significance require offsets, but the offset ratio for the regional vegetation type, North Langeberg Sandstone Fynbos (with a remaining extent of 92%), is 0%, which indicates that offsets are not required for this impact. <p>Recommendations:</p> <p>If any milkwood trees are to be affected by the proposed development, it is a requirement that a permit be obtained, as per the National Forests Act. These were recorded as scattered individuals along the southern boundary of the site.</p>
2.	List the impact management measures that were identified by all Specialist that will be included in the EMP

- Ensure ongoing alien invasive management within the development.
- A permit to be obtained if any milkwood trees are affected by proposed development although the development footprint avoids the sensitive thicket patches completely.
- Use indigenous and site-appropriate plant species in any rehabilitation and landscaping.
- No additional clearing of vegetation should take place without a proper assessment of the environmental impacts, unless for maintenance purposes, in which case all reasonable steps should be taken to limit damage to natural areas.
- Protect natural areas outside of the development footprint from disturbance.

3. List the specialist investigations and the impact management measures that will **not** be implemented and provide an explanation as to why these measures will not be implemented.

Civil Aviation Theme

The site does not exceed the minimum height threshold as stipulated in the CAA Obstacle Guideline and therefore it is not necessary to conduct any studies in this regard. **SACAA has been approached for comment as part of the public participation process.**

Defence Theme

This theme is not relevant nor applicable to township expansion of a town. **No study is required.**

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

The proposed development is expected to have an overall positive impact on the surrounding community regarding employment and housing opportunities.

Loss of habitat is expected. However, the preferred design alternative retains approximately 1ha of natural vegetation. Alien vegetation will be actively maintained, and indigenous vegetation will be protected under management of homeowner's association/managing agent. All landscaping areas will be covered with site-specific indigenous vegetation to minimise habitat and species loss.

The preferred design will not impact on watercourses and are strategically designed to manage stormwater post-construction.

The preferred design has positive socio-economic impacts as it caters for both residential and non-residential components including a business premises that will create business opportunities for small businesses and permanent employment opportunities.

The design optimises vacant land within the urban edge of Mossel Bay and it also complies with the Aalwyndal Precinct Plan (2018).

Other impacts are 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):

- Construction activities must be limited to Mondays – Fridays (07h00 – 18h00) and Saturdays (08h00 – 13h00);
- Work may not take place on Sunday's or public holidays;
- Vegetation clearing must be done in phases to avoid large pieces of land being exposed to wind (which could result in unnecessary dust pollution);
- Make use of wetting agents should dust be a problem;
- Rehabilitation of work areas to take place as soon as possible to minimise dust pollution;
- An ECO must be appointed to oversee construction and must keep record of any complaints regarding noise/dust pollution
- Construction material must be stored on-site and construction vehicles must not obstruct traffic flows.

5.	Explain how the risk of climate change may influence the proposed activity or development and how has the potential impacts of climate change been considered and addressed.
<ul style="list-style-type: none"> • Water will become a very scarce resource as periods of drought will be longer. The use of mandatory rainwater tanks for each house is important. • Rainfall intervals will become less, but downpours may be more severe. Stormwater management on the site is important to prevent unnecessary erosion and/or flooding. • Re-use of filtered grey water for landscaping/irrigation and re-use in toilets/washing contributes to resource management to conserve potable water resources. • The use of locally indigenous and endemic vegetation for landscaping and gardening will reduce the need for increased irrigation in future when dryer climate spells affect the area. • The use of rainwater tanks will assist with reducing flooding as it will help to retain water. 	
6.	Explain whether there are any conflicting recommendations between the specialists. If so, explain how these have been addressed and resolved.
There are no conflicting recommendations between specialists.	
7.	Explain how the findings and recommendations of the different specialist studies have been integrated to inform the most appropriate mitigation measures that should be implemented to manage the potential impacts of the proposed activity or development.
All findings and recommendations by the specialists have been incorporated into the preferred alternative.	
8.	Explain how the mitigation hierarchy has been applied to arrive at the best practicable environmental option.
<p>1. AVOID IMPACTS</p> <p>Avoid protected tree species and thicket areas deemed sensitive during construction (avoidance mitigation has been applied to preferred design alternative).</p> <p>Landscape with indigenous plants and incorporate endemic plants from the area into the landscaping to recreate natural areas within the open space areas of the development.</p> <p>2. MINIMISE IMPACTS</p> <p>Limit construction activities to specified days and times.</p> <p>Clear the site in a phased manner to minimise dust pollution i.e. clear house footprints instead of entire erven and only when a house will be constructed.</p> <p>Only indigenous vegetation permitted in lieu of the loss of remaining on-site natural habitat/vegetation.</p> <p>Appointing an ECO to oversee construction to further minimise the potential for unnecessarily direct or indirect impacts.</p> <p>Implement resource conservation measures as part of the design, construction and operational phase.</p> <p>Ensure that all external lighting is low level lighting to reduce the visual and night time impact on fauna and insects.</p> <p>Implement the Environmental Management Plan under ECO supervision.</p> <p>3. RECTIFY, REDUCE & 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> <p><u>Planning, Services & Traffic key findings</u></p> <ul style="list-style-type: none"> • The site is located within the urban edge of Mossel Bay. • The site is vacant with no particular land use. • The proposed development is consistent with Western Cape SDF, Eden SDF, Mossel Bay SDF & Mossel Bay IDP. • The existing bulk water system that supplies water to the Aalwyndal reservoirs has sufficient capacity to accommodate the proposed development. • The existing Aalwyndal reservoir has sufficient capacity to accommodate the domestic demand and fire-flow requirements. • The existing Island View Pumpstation and rising main have sufficient capacity to accommodate the proposed development within the existing sewer system. • Sewage from Island View Pumpstation gravitates towards Voorbaai Pumpstation, which pumps sewage to the Regional Hartenbos Wastewater Treatment Plant via 2 x 500mm Ø rising mains. • There is sufficient capacity in the existing sewer reticulation system to accommodate the proposed development. • The Traffic Impact Assessment (TIA) confirmed that the existing road network (Aalwyndal Road and Klipheuwel Road) is sufficient to address the traffic requirements associated with this development. <p><u>Environmental key findings</u></p> <ul style="list-style-type: none"> • Development will not be within a Critical Biodiversity or Ecological Support Area. • Development will result in the loss of natural vegetation (North Langeberg Sandstone Fynbos – Least Concern). • There are no watercourses within the proposed development footprint. • The development would not impact on any heritage resource of cultural significance. • The development will impact on two vulnerable plant species (a) <i>Polygala pubiflora</i> and (b) <i>Hermannia lavandulifolia</i> with the latter being re-evaluated and is likely to be re-assessed as having a lower threat status. <p><i>Note: Areas where most plant SCC (<i>Polygala pubiflora</i>) were marked by the botanical specialist will be avoided. These areas were previously proposed as landscaped areas but will now remain natural.</i></p> <ul style="list-style-type: none"> • Milkwood and Cheesewood trees were recorded as scattered individuals along the southern and eastern boundaries of the property. <p><i>Note: The SDP has been Mitigated to avoid these protected tree species as per DFFE's comments. A Forestry Permit must be obtained should these trees be trimmed or removed.</i></p> <ul style="list-style-type: none"> • It is unlikely for any of the flagged SCC Animal Species to occur on site.
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>
<p>All on-site sensitive features are not within the development footprint of the proposed development.</p>	

1.3. Provide a summary of the positive and negative impacts and risks that the proposed activity or development and alternatives will have on the environment and community.

Development on Portion 209 of Farm No. 220	
Positive	Negative
The property currently has no land use other than being vacant and fenced-off. It does not contribute to any socio-economic aspects. The proposed development on the preferred property will therefore optimize vacant land in an urban context.	Temporary noise, dust and safety impacts associated with the movement of heavy vehicles. These impacts can be mitigated by implementing the mitigation measures as described in the Environmental Management Programme.
The location of the preferred alternative does not have potential impacts on view corridors, ridgelines and landscape assets. It will also not impact on Endangered/Critically Endangered Vegetation, Critical Biodiversity Areas, Ecological Support Areas and watercourses.	Development on the preferred property will result in the loss of natural vegetation (North Langeberg Sandstone Fynbos – Least Concern).
The preferred property does not fall within the environmental framework determined for the greater Aalwyndal Precinct.	Temporary risk of increase crime during construction.
Development will result in temporary employment opportunities during construction (to semi-skilled and unskilled workers mostly).	Temporary increase in construction vehicular traffic.
Development will result in permanent and temporary employment opportunities during the operational phase (to skilled and semi-skilled workers mostly).	Additional pressure on non-renewable services.
The development will make use of existing Municipal services - additional income to the local Municipality through municipal rates and taxes.	Continued maintenance cost (alien clearing, access control, clearing of dumped materials).
The remaining natural vegetation on site will be actively monitored and maintained. The homeowner's association will implement ongoing alien clearing on the property.	Potential permanent risk of increased traffic as the development has the potential to generate up to 233 trips during the Peak Hours on a Friday. This can be reduced once the Applicant upgrade Henning Street to link Island View and Aalwyndal.

2. Recommendation of the Environmental Assessment Practitioner (“EAP”)

2.1.	Provide Impact management outcomes (based on the assessment and where applicable, specialist assessments) for the proposed activity or development for inclusion in the EMPr
<ul style="list-style-type: none"> • Planting of any protected trees as part of landscaping in open space areas, must be in areas where they will not have to be trimmed/removed in the future and where they will have the best chance of survival. • Appoint an Environmental Control Officer (ECO) to oversee the construction phase for bulk earthworks and services. • Individual homeowners must appoint ECO for construction of individual homes. • Managing Agent must appoint ECO for construction/upgrades on the existing dwelling and leisure centre. • Implement and adhere to an approved Environmental Management Plan. • Apply for Forestry Permits if any trimming/roots may be required during construction. • Each housing unit must be fitted with a rainwater tank. • Each housing unit must be fitted with solar or heat pumps/solar panels (optional) to reduce demand on electrical supply. • All landscaping must be indigenous vegetation in lieu of the loss of natural vegetation/habitat (which is secondary/degraded under the current and historical land use). • Restrict working times and hours to minimise noise/dust pollution. • Resource conservation measures must be implemented. • All landscaped areas within zones identified for business and residential must retain natural vegetation the prevent the loss of <i>Polygala pubiflora</i>. If the natural vegetation is disturbed during construction, the disturbed area must be rehabilitated with site-appropriate indigenous vegetation including <i>Polygala pubiflora</i>. 	
2.2.	Provide a description of any aspects that were conditional to the findings of the assessment either by the EAP or specialist that must be included as conditions of the authorisation.
Please refer to 2.1, 2.3, as well as sections 3,4 & 5 below.	
2.3.	Provide a reasoned opinion as to whether the proposed activity or development should or should not be authorised, and if the opinion is that it should be authorised, any conditions that should be included in the authorisation.

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

- Temporary and permanent employment opportunities.
- Optimise land potential within area designated for urban expansion.
- Support for local business / employment opportunities.
- Increase rates/taxes base for the local Municipality.
- Compatible with local spatial planning policies and guidelines.
- Loss of secondary/degraded areas will be re-established within Open Spaces with indigenous vegetation. It will be actively maintained along with alien invasive species management.
- Development proposal is focussed within areas considered to have low biodiversity sensitivity.
- Services are available to accommodate the proposed development (to be verified and confirmed by the local Municipality).
- Existing accesses are available (to be verified as suitable for the proposed development traffic by the roads authority).

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.
- An ECO must be appointed prior to construction to oversee site preparation, vegetation removal and construction.
- DAFF permits must be obtained prior to removal/trimming/cutting of any protected trees on the property.
- EMP must be implemented.
- Resource conservation measures must be implemented.

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

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

2.5. The period for which the EA is required, the date the activity will be concluded and when the post construction monitoring requirements should be finalised.

Ten (10) years for completion of the activity from date of implementation.

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

4. Waste

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

- The contractor must provide recycle bins on the property during construction and must ensure that staff is aware of what products can be recycled/reused.
- At-source separation of waste must be implemented.
- The Managing Agent of the Estate must arrange for private collection or own transport of recyclable materials from the Estate during operational phase.

5. Energy Efficiency

8.1.	Explain what design measures have been taken to ensure that the development proposal will be energy efficient.
<ul style="list-style-type: none">• Only LED lights must be used within the development.• Heat and/or solar pumps and/or gas geysers (or similar) must be used throughout the development.• Use of gas stoves is optional.• Use of solar panels on roofs.	

SECTION K: DECLARATIONS

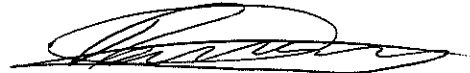
DECLARATION OF THE APPLICANT

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

I.....**PETRUS JACOBUS PRETORIUS**....., ID number**8406215057085**.....in my personal capacity or duly authorised thereto hereby declare/affirm that all the information submitted or to be submitted as part of this application form is true and correct, and that:

- I am fully aware of my responsibilities in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"), the Environmental Impact Assessment ("EIA") Regulations, and any relevant Specific Environmental Management Act and that failure to comply with these requirements may constitute an offence in terms of relevant environmental legislation;
- I am aware of my general duty of care in terms of Section 28 of the NEMA;
- I am aware that it is an offence in terms of Section 24F of the NEMA should I commence with a listed activity prior to obtaining an Environmental Authorisation;
- I appointed the Environmental Assessment Practitioner ("EAP") (if not exempted from this requirement) which:
 - meets all the requirements in terms of Regulation 13 of the NEMA EIA Regulations; or
 - meets all the requirements other than the requirement to be independent in terms of Regulation 13 of the NEMA EIA Regulations, but a review EAP has been appointed who does meet all the requirements of Regulation 13 of the NEMA EIA Regulations;
- I will provide the EAP and any specialist, where applicable, and the Competent Authority with access to all information at my disposal that is relevant to the application;
- I will be responsible for the costs incurred in complying with the NEMA EIA Regulations and other environmental legislation including but not limited to –
 - costs incurred for the appointment of the EAP or any legitimately person contracted by the EAP;
 - costs in respect of any fee prescribed by the Minister or MEC in respect of the NEMA EIA Regulations;
 - Legitimate costs in respect of specialist(s) reviews; and
 - the provision of security to ensure compliance with applicable management and mitigation measures;
- I am responsible for complying with conditions that may be attached to any decision(s) issued by the Competent Authority, hereby indemnify, the government of the Republic, the Competent Authority and all its officers, agents and employees, from any liability arising out of the content of any report, any procedure or any action for which I or the EAP is responsible in terms of the NEMA EIA Regulations and any Specific Environmental Management Act.

Note: If acting in a representative capacity, a certified copy of the resolution or power of attorney must be attached.



Signature of the Applicant:

18/07/2024

Date:

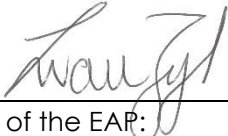
NN Busdiens (Pty) Ltd

Name of company (if applicable):

DECLARATION OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER ("EAP")

ILouise-Mari van Zyl....., EAP Registration number2019/1444..... 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;


Signature of the EAP:

18/07/2024

Date:

Cape Environmental Assessment Practitioners

Name of company (if applicable):

DECLARATION OF THE CANDIDATE ENVIRONMENTAL ASSESSMENT PRACTITIONER (“EAP”)

IMariska Byleveld....., EAP Registration number2023/6593..... 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;

M Byleveld
Signature of the EAP:

18/07/2024
Date:

Cape Environmental Assessment Practitioners
Name of company (if applicable):

DECLARATION OF THE REVIEW EAP

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

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

Signature of the EAP: _____ Date: _____

Name of company (if applicable): _____

DECLARATION OF THE SPECIALIST

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

I Stefan de Kock, as the appointed Specialist hereby declare/affirm the correctness of the information provided or to be provided as part of the application, and that:

- In terms of the general requirement to be independent:
 - other than fair remuneration for work performed in terms of this application, have no business, financial, personal or other interest in the development proposal or application and that there are no circumstances that may compromise my objectivity; or
 - am not independent, but another specialist (the "Review Specialist") that meets the general requirements set out in Regulation 13 of the NEMA EIA Regulations has been appointed to review my work (Note: a declaration by the review specialist must be submitted);
- In terms of the remainder of the general requirements for a specialist, have throughout this EIA process met all of the requirements;
- I have disclosed to the applicant, the EAP, the Review EAP (if applicable), the Department and I&APs all material information that has or may have the potential to influence the decision of the Department or the objectivity of any Report, plan or document prepared or to be prepared as part of the application; and
- I am aware that a false declaration is an offence in terms of Regulation 48 of the EIA Regulations.



17th July 2024

Signature of the EAP:

Date:

Perception Planning

Name of company (if applicable):

DECLARATION OF THE SPECIALIST

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

I, Jackie Dabrowski....., as the appointed Specialist hereby declare/affirm the correctness of the information provided or to be provided as part of the application, and that:

- In terms of the general requirement to be independent:
 - other than fair remuneration for work performed in terms of this application, have no business, financial, personal or other interest in the development proposal or application and that there are no circumstances that may compromise my objectivity; or
 - am not independent, but another specialist (the "Review Specialist") that meets the general requirements set out in Regulation 13 of the NEMA EIA Regulations has been appointed to review my work (Note: a declaration by the review specialist must be submitted);
- In terms of the remainder of the general requirements for a specialist, have throughout this EIA process met all of the requirements;
- I have disclosed to the applicant, the EAP, the Review EAP (if applicable), the Department and I&APs all material information that has or may have the potential to influence the decision of the Department or the objectivity of any Report, plan or document prepared or to be prepared as part of the application; and
- I am aware that a false declaration is an offence in terms of Regulation 48 of the EIA Regulations.

Signature of the EAP: 

22 July 2024

Date:

Confluent Environmental (Pty) Ltd

Name of company (if applicable):

4. DECLARATION OF THE SPECIALIST

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

I Wyndie Vlok, 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.



2024/07/03

Signature of the Specialist:

Date:

Bo Assets CC

Name of company (if applicable):

4. DECLARATION OF THE SPECIALIST

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

I Dr. David Hoare..... 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.



2024/07/03

Signature of the Specialist:

Date:

David Hoare Consulting (Pty) Ltd

Name of company (if applicable):

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.

Signature of the EAP: _____ Date: _____

Name of company (if applicable): _____