



DRAFT BASIC ASSESSMENT REPORT

for

FLEUR DE VIE LIFESTYLE VILLAGE

on

PORTION 1 OF DUINEKROON 591
STILL BAY WEST

In terms of the

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

Prepared for Applicant: Quickstep 596 (Pty) Ltd

Date: 10 August 2022

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Still Bay West

Still Bay

South Cape DC

Western Cape

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Report Reference: HES718/04

Department Reference: 16/3/3/6/7/1/D5/18/0040/22

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PURPOSE OF THIS REPORT:

Draft Basic Assessment Report

APPLICANT:

Quickstep 596 (Pty) Ltd

CAPE EAPRAC REFERENCE NO:

HES718/04

SUBMISSION DATE

10 August 2022

PUBLIC PARTICIPATION

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

DOCUMENT TRACKING

DOCUMENT HISTORY

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APPROVAL FOR RELEASE

NAME	TITLE	SIGNATURE
Ms Louise-Mari van Zyl	MS	

DISTRIBUTION

DESIGNATION	NAME	EMAIL / FAX
Potential Stakeholders	Stakeholder Register	Preferred communication
Riversdale Municipal Office	Hendrik Visser	Electronic submission
DEADP, George	Shireen Pullen	Electronic submission

DRAFT BASIC ASSESSMENT REPORT

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

FLEUR DE VIE LIFESTYLE VILLAGE

PORTION 1 OF DUINEKROON 591 STILL BAY WEST

Submitted for:
Stakeholder Review & Comment

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1. CONTENT OF BASIC ASSESSMENT REPORTS

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

Requirement	Details
<p>(a) Details of -</p> <p>(i) The EAP who prepared the report; and</p> <p>(ii) The expertise of the EAP, including, curriculum vitae.</p> <p>(iii) Applicant Details</p>	Ms Louise-Mari van Zyl
<p>(b) The location of the activity, including –</p> <p>(i) The 21 digit Surveyor General code of each cadastral land parcel;</p> <p>(ii) Where available, the physical address and farm name;</p> <p>(iii) Where the required information in items (i) and (ii) is not available, the coordinates of the boundary of the property or properties.</p>	C06400000000059100001
<p>(c) a plan which locates the proposed activity or activities applied for as well as the associated structures and infrastructure at an appropriate scale, or, if it is</p> <p>(i) A linear activity, a description and coordinates of the corridor in which the proposed activity or activities is to be undertaken; or</p> <p>(ii) On land where the property has not been defined, the coordinates within which the activity is to be undertaken.</p>	Refer to Appendix A & B for location & site plan
<p>(d) a description of the scope of the proposed activity, including -</p> <p>(i) All listed and specified activities triggered and being applied for; and</p> <p>(ii) A description of the activities to be undertaken including associated structures and infrastructure.</p>	Refer to main report
<p>(e) A description of the policy and legislative context within which the development is proposed, including –</p> <p>(i) An identification of all legislation, policies, plans, guidelines, spatial tools, municipal development planning frameworks, and instruments that are applicable to this activity and have been considered in the preparation of the report; and</p> <p>(ii) How the proposed activity complies with and responds to the legislation and policy context,</p>	Refer to main report

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

Requirement	Details
<p><i>activity will impose on the preferred location through the life of the activity, including –</i></p> <p><i>(ii) A description of all environmental issues and risks that were identified during the environmental impact assessment process; and</i></p> <p><i>(iii) An assessment of the significance of each issue and risk and an indication of the extent to which the issue and risk could be avoided or addressed by the adoption of mitigation measures.</i></p>	
<p><i>(j) An assessment of each identified potentially significant impact and risk, including -</i></p> <p><i>(i) Cumulative impacts;</i></p> <p><i>(ii) The nature, significance and consequences of the impact and risk;</i></p> <p><i>(iii) The extent and duration of the impact and risk;</i></p> <p><i>(iv) The probability of the impact and risk occurring;</i></p> <p><i>(v) The degree to which the impact and risk can be reversed;</i></p> <p><i>(vi) The degree to which the impact and risk may cause irreplaceable loss of resources; and</i></p> <p><i>(vii) The degree to which the impact and risk can be mitigated.</i></p>	Refer to main report
<p><i>(k) Where applicable, a summary of the findings and impact management measures identified in any specialist report complying with Appendix 6 to these Regulations and an indication as to how these findings and recommendations have been included in the final assessment report.</i></p>	Refer to main report
<p><i>(l) An environmental impact statement which contains:</i></p> <p><i>(i) A summary of the key findings of the environmental impact assessment;</i></p> <p><i>(ii) A map at an appropriate scale which superimposes the proposed activity and its associated structures and infrastructure on the environmental sensitivities of the preferred site indicating any areas that should be avoided, including buffers; and</i></p> <p><i>(iii) A summary of the positive and negative impacts and risks of the proposed activity and identified alternatives.</i></p>	Refer to main report
<p><i>(m) Based on the assessment, and where applicable, impact management measures from specialist reports, the recording of proposed impact management objectives, and the impact management outcomes for the development for inclusion in the EMPr.</i></p>	Refer to main report and H for EMPr
<p><i>(n) Any aspects which were conditional to the findings of the assessment either by the EAP or specialist which are to be included as conditions of authorisation.</i></p>	Refer to main report
<p><i>(o) A description of assumptions, uncertainties and gaps in knowledge which relate to the assessment and mitigation measures proposed.</i></p>	Refer to main report

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



BASIC ASSESSMENT REPORT

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

NOVEMBER 2019

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

GENERAL PROJECT DESCRIPTION

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

The project entails the development of a Lifestyle Village (residential development) on Portion 1 of Duinekroon 591, Still Bay West (Hessequa Municipality, Western Cape Province) (Figure 1). Refer to section 4.4. for a more detailed project description.

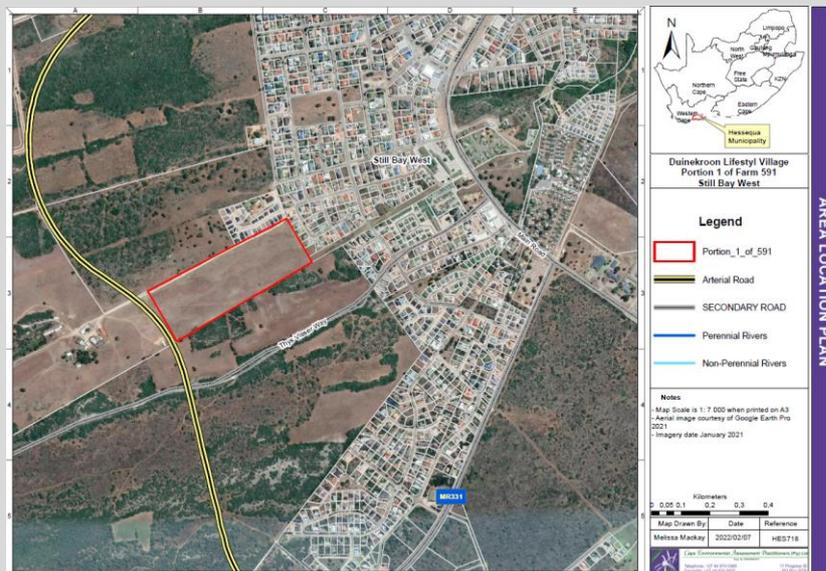


Figure 1: Locality Map of Portion 1 of Duinekroon 591.

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

1. **The purpose** of this template is to provide a format for the Basic Assessment report as set out in Appendix 1 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"), Environmental Impact Assessment ("EIA") Regulations, 2014 (as amended) in order to ultimately obtain Environmental Authorisation.
2. The Environmental Impact Assessment ("EIA") Regulations is defined in terms of Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") hereinafter referred to as the "NEMA EIA Regulations".
3. The required information must be typed within the spaces provided in this Basic Assessment Report ("BAR"). The sizes of the spaces provided are not necessarily indicative of the amount of information to be provided.
4. All applicable sections of this BAR must be completed.
5. Unless protected by law, all information contained in, and attached to this BAR, will become public information on receipt by the Competent Authority. If information is not submitted with this BAR due to such information being protected by law, the applicant and/or Environmental Assessment Practitioner ("EAP") must declare such non-disclosure and provide the reasons for believing that the information is protected.
6. This BAR is current as of **November 2019**. It is the responsibility of the Applicant/ EAP to ascertain whether subsequent versions of the BAR have been released by the Department. Visit this Department's website at <http://www.westerncape.gov.za/eadp> to check for the latest version of this BAR.
7. This BAR is the standard format, which must be used in all instances when preparing a BAR for Basic Assessment applications for an environmental authorisation in terms of the NEMA EIA Regulations when the Western Cape Government Department of Environmental Affairs and Development Planning ("DEA&DP") is the Competent Authority.
8. Unless otherwise indicated by the Department, one hard copy and one electronic copy of this BAR must be submitted to the Department at the postal address given below or by delivery thereof to the Registry Office of the Department. Reasonable access to copies of this Report must be provided to the relevant Organs of State for consultation purposes, which may, if so indicated by the Department, include providing a printed copy to a specific Organ of State.
9. This BAR must be duly dated and originally signed by the Applicant, EAP (if applicable) and Specialist(s) and must be submitted to the Department at the details provided below.
10. The Department's latest Circulars pertaining to the "One Environmental Management System" and the EIA Regulations, any subsequent Circulars, and guidelines must be taken into account when completing this BAR.
11. Should a water use licence application be required in terms of the National Water Act, 1998 (Act No. 36 of 1998) ("NWA"), the "One Environmental System" is applicable, specifically in terms of the synchronisation of the consideration of the application in terms of the NEMA and the NWA. Refer to this Department's Circular EADP 0028/2014: One Environmental Management System.
12. Where Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) ("NHRA") is triggered, a copy of Heritage Western Cape's final comment must be attached to the BAR.
13. The Screening Tool developed by the National Department of Environmental Affairs must be used to generate a screening report. Please use the Screening Tool link <https://screening.environment.gov.za/screeningtool> to generate the Screening Tool Report. The screening tool report must be attached to this BAR.
14. Where this Department is also identified as the Licencing Authority to decide on applications under the National Environmental Management: Air Quality Act (Act No. 29 of 2004) ("NEM:AQA"), the submission of the Report must also be made as follows, for-

Waste Management Licence Applications, this report must also (i.e., another hard copy and electronic copy) be submitted for the attention of the Department's Waste Management Directorate (Tel: 021-483-2728/2705 and Fax: 021-483-4425) at the same postal address as the Cape Town Office.

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

DEPARTMENTAL DETAILS

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

MAPS

<p>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.</p>	
<p>Locality Map:</p>	<p>The scale of the locality map must be at least 1:50 000. For linear activities or development proposals of more than 25 kilometres, a smaller scale e.g., 1:250 000 can be used. The scale must be indicated on the map.</p> <p>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>

<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.</p>	
<p>Site Plan:</p>	<p>Detailed site development plan(s) must be prepared for each alternative site or alternative activity. The site plans must contain or conform to the following:</p> <ul style="list-style-type: none"> • 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. • 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"> o Watercourses / Rivers / Wetlands o Flood lines (i.e., 1:100 year, 1:50 year and 1:10 year where applicable); o Coastal Risk Zones as delineated for the Western Cape by the Department of Environmental Affairs and Development Planning ("DEA&DP"); o Ridges; o Cultural and historical features/landscapes; o 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>
<p>Site photographs</p>	<p>Colour photographs of the site that shows the overall condition of the site and its surroundings (taken on the site and taken from outside the site) with a description of each photograph. The vantage points from which the photographs were taken must be indicated on the site plan, or locality plan as applicable. If available, please also provide a recent aerial photograph. Photographs must be attached to this BAR as 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.</p>

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

ACRONYMS

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

ATTACHMENTS

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

The following checklist of attachments must be completed.

Basic Assessment Report

- | | | |
|-------------|---|---|
| Appendix A | : | Location Plans✓ |
| Appendix B | : | Site Plans✓ |
| Appendix C | : | Photographs✓ |
| Appendix D | : | Approved plans for Fleur de Vie Lifestyle Development ✓ |
| Appendix E | : | Heritage Western Cape approval & NID ✓ |
| Appendix F | : | Public participation information: |
| Appendix F1 | : | Stakeholder Register (POPIA)✓ |
| Appendix F2 | : | Written Notifications✓ |
| Appendix F3 | : | Site Notice✓ |
| Appendix F4 | : | Newspaper Advert ✓ |
| Appendix G1 | : | Botanical Compliance Statement✓ |
| Appendix G2 | : | Terrestrial Biodiversity Compliance Statement✓ |
| Appendix G3 | : | Faunal Compliance Statement✓ |
| Appendix G4 | : | Butterfly Compliance Statement✓ |
| Appendix G5 | : | Civil Engineering Report✓ |
| Appendix G6 | : | Planning Report✓ |
| Appendix H | : | Environmental Management Programme✓ |
| Appendix I | : | Screening tool report✓ |
| Appendix J | : | Public Participation Plan✓ |
| Appendix K | : | Site Sensitivity Verification Report✓ |
| Appendix L1 | : | Communication with delegated authority✓ |
| Appendix L2 | : | Environmental Authorisation✓ |
| Appendix L3 | : | Zoning Certificate ✓ |

SECTION A: ADMINISTRATIVE DETAILS

Highlight the Departmental Region in which the intended application will fall	CAPE TOWN OFFICE:		GEORGE OFFICE:	
	REGION 1 (City of Cape Town, West Coast District)	REGION 2 (Cape Winelands District & Overberg District)	REGION 3 (Central Karoo District & Garden Route District)	
<p>Duplicate this section where there is more than one Proponent</p> <p>Name of Applicant/Proponent:</p> <p>Name of contact person for Applicant/Proponent (if other):</p> <p>Company/ Trading name/State Department/Organ of State:</p> <p>Company Registration Number:</p> <p>Postal address:</p> <p>Telephone:</p> <p>E-mail:</p>	Quickstep 596 (Pty) Ltd			
	Annelize Pieterse			
	2003/027800/07			
	23 Olienhout Avenue			
	Still Bay	Postal code:		
		Cell:	082 320 8673	
	annelize@stilbaaivismark.co.za anton@stilbaaivismark.co.za	Fax:		
	Company of EAP:	Cape Environmental Assessment Practitioners (<i>Cape EAPrac</i>)		
	EAP name:	Ms Louise-Mari van Zyl		
Postal address:	PO Box 2070			
George	Postal code:	6530		
Telephone:	044 874 0365	Cell:	071 603 4132	
E-mail:	louise@cape-eaprac.co.za	Fax:	044 874 0432	
Qualifications:	MA Geography & Environmental Studies (Stellenbosch University)			
EAPASA registration no:	Director Louise-Mari van Zyl (MA Geography & Environmental Science [US]; Registered Environmental Assessment Practitioner with the Environmental Assessment Practitioners of South Africa, EAPSA, Registration number 2019/1444 , Ms van Zyl has over nineteen years' experience as an environmental practitioner,			

<p>Duplicate this section where there is more than one landowner</p> <p>Name of landowner:</p> <p>Name of contact person for landowner (if other):</p> <p>Postal address:</p> <p>Telephone:</p> <p>E-mail:</p>	Quickstep 596 (Pty) Ltd		
	Same as Applicant		
<p>Name of Person in control of the land:</p> <p>Name of contact person for person in control of the land:</p> <p>Postal address:</p> <p>Telephone:</p> <p>E-mail:</p>	Quickstep 596 (Pty) Ltd		
	Same as Applicant		
		Postal code:	
		Cell:	
		Fax:	

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

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

1.	Is the proposed development (please tick):	New	<input checked="" type="checkbox"/>	Expansion																
2.	Is the proposed site(s) a brownfield of greenfield site? Please explain.																			
<p>Greenfield site.</p> <p>The proposed project is a new project on transformed agricultural land.</p> <p>Previous Environmental Authorisation (EG16/3/1/1/D5/18/0047/13) was issued on 25 November 2014 for a frail care, day hospice and retirement units (Phase 1 authorised only, due to services/traffic restrictions at the time).</p> <p>These rights were not implemented within the validity period of the Environmental Authorisation. A new environmental application process is being facilitated for the entire property (all phases).</p>																				
3.	For Linear activities or developments																			
3.1.	Provide the Farm(s)/Farm Portion(s)/Erf number(s) for all routes:																			
3.2.	Development footprint of the proposed development for all alternatives.	m ²																		
3.3.	Provide a description of the proposed development (e.g. for roads the length, width and width of the road reserve in the case of pipelines indicate the length and diameter) for all alternatives.																			
3.4.	Indicate how access to the proposed routes will be obtained for all alternatives.																			
3.5.	SG — Digit codes — of the Farms/Farm Portions/Erf numbers for — all alternatives																			
3.6.	Starting point co-ordinates for all alternatives																			
	Latitude (S)	°		'		"														
	Longitude (E)	°		'		"														
Middle point co-ordinates for all alternatives																				
	Latitude (S)	°		'		"														
	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):	10ha
4.2.	Developed footprint of the existing facility and associated infrastructure (if applicable):	N/A
4.3.	Development footprint of the proposed development and associated infrastructure size(s) for all alternatives:	10ha
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 site is located within the designated urban edge of Still Bay West. Land directly north of the site is partially developed with established township directly to the East of the property. Agricultural land use continues to the South and West. The property is bordered by the approved Still Bay Ring Road on the western side, which forms the interim urban edge of Still Bay West (Figure 1).

The site is currently zoned Agriculture 1 and is approximately 10ha in size. The listed activity is for the transformation of land historically utilised for agriculture to residential development (from Agriculture 1 to Township development).

The Preferred Alternative is for a lifestyle village development which entails the following (Figures 2 & 3):

- 146 x General Residential Zone II (Group Housing) erven
- 1 x General Residential Zone IV (Flats) erf
- 1 x Business Zone III (Office & Sport & Recreation) erf
- 7 x Open Space Zone II (Private Open Space) erven
- 2 x Transport Zone II (Public Road) erven
- 7 x Transport Zone III (Private Road) erven
- Extension of Buitekant Street to main access point & Upgrade of Main/Buitekant intersection

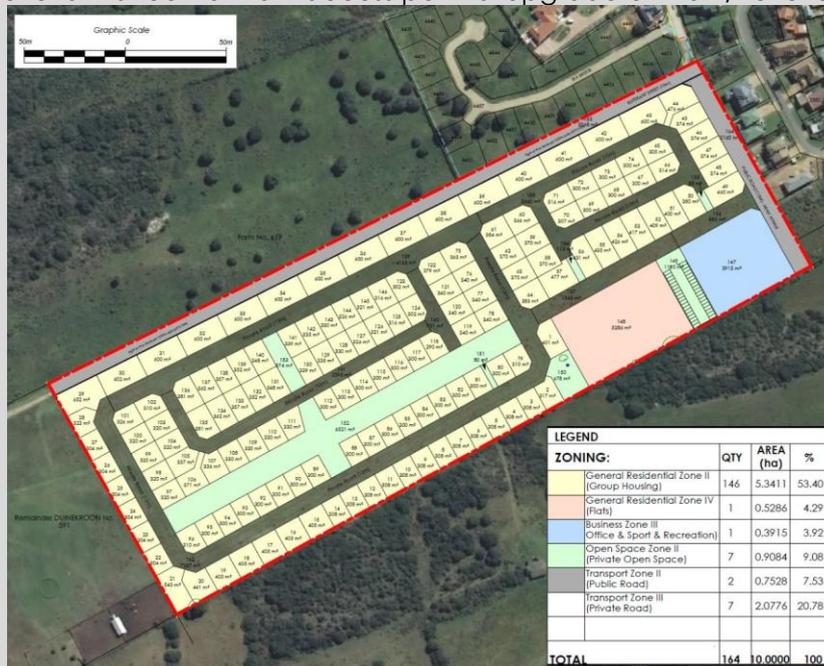


Figure 2: Preferred alternative Site development plan for Fleur de Vie Lifestyle Village (Source : Vreken July 2022).



Figure 3: Proposed Architectural Style (Vreken July 2022).

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

Access to the proposed Fleur de Vie Village will be via the municipal **Buitekant Street** along the eastern boundary of the site (Figure 4 – Along Road 1).

- Both construction and operational traffic will utilise this road;
- Buitekant Street will be **extended** to provide primary access to the proposed development.

- The Hessequa Arterial Management Plan (2020) provides for **upgrade of the Main Road / Buitekant Street intersection** from an existing four-way stop to a double-lane roundabout seeing as this intersection already operates below minimum service levels (Figures 5 & 6). These upgrades will benefit the development as proposed and is also recommended by the traffic engineer for this development application.
- The Still Bay Ring Road (as approved) runs along the western boundary of the property however no direct access is foreseen from this ring road to the proposed development.



Figure 4: Proposed site access via extension of Buitekant Street as per the Traffic Impact Assessment (Source: SMEC 2022).

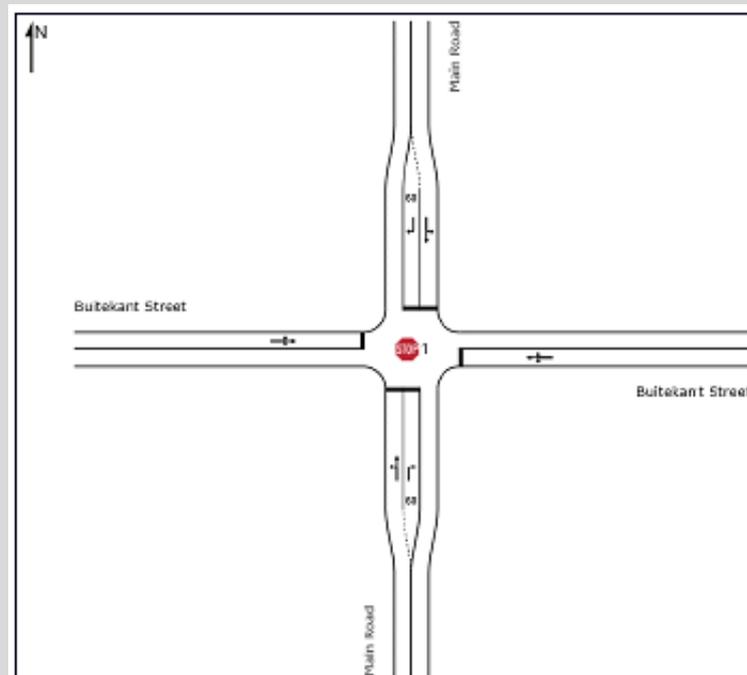


Figure 5: Existing Main Road / Buitekant Street intersection as a 4-way stop (to be upgraded) (Source: SMEC 2022).

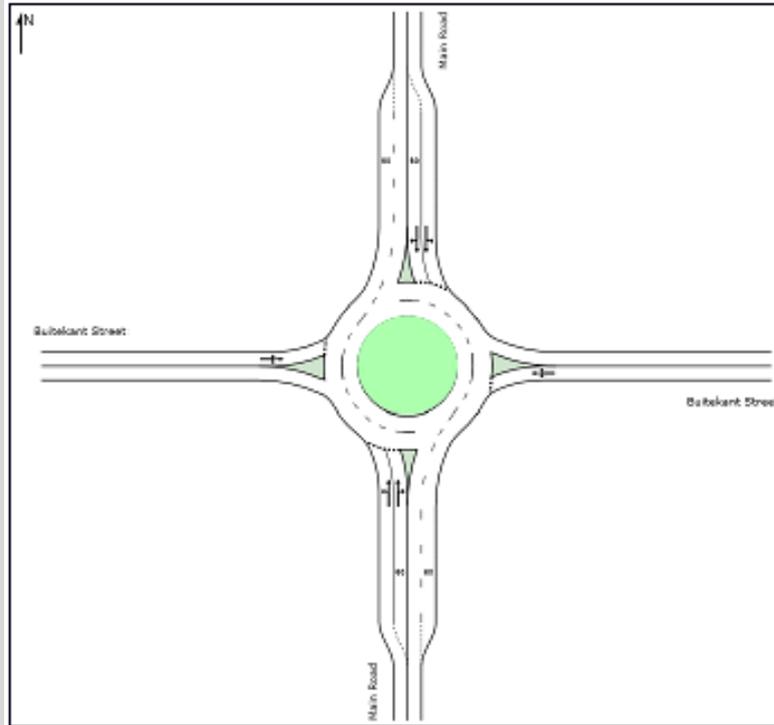


Figure 6: Upgrade of Main Road / Buitekant Street from a 4-way stop to a roundabout to align with the Municipal Arterial Management Plan and SMEC Traffic Impact Assessment (Source: SMEC 2022).

4.6.	SG Digit code(s) of the proposed site(s) for all alternatives:	C	0	6	4	0	0	0	0	0	0	0	0	0	5	9	1	0	0	0	0	1
4.7.	Coordinates of the proposed site(s) for all alternatives:																					
	Latitude (S)	34°	22'	39,77"																		
	Longitude (E)	21°	23'	43,95"																		

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
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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

List any other legislation that is applicable to the proposed activity or development.

National Forestry Act

4. POLICIES

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

4.1. Western Cape Provincial SDF (2014)

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

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

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

- Greater productivity, competitiveness, and opportunities within the spatial economy (optimising urban development within the urban edge).
- More inclusive developments and strengthening the economy in rural areas (Still Bay is a prominent urban node and smaller erven with smaller units are deemed to be in demand).
- Strengthening resilience and sustainable development (the property is not being utilised for its original intended purposes and poses a management and safety challenge which the Applicant believes will be addressed by changing the land use).

4.2. Eden Spatial Development Framework (2017)

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

regional integration. The vision and strategic direction identify four key drivers of spatial change within the District. These four strategies lie at the heart of this SDF and the problem statement, spatial concept, spatial proposals, and implementation are organised around these directives.

According to the regional SDF, Still Bay has a residential and tourism role, and therefore the proposed development will strengthen this existing role of Still Bay. The proposed development of Portion 1 of Duinekroon 591 as a residential estate is regarded as being consistent with the Eden District SDF.

4.3. Hessequa Spatial Development Framework (2017)

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

Still Bay is one of the biggest coastal towns from Gansbaai until Mossel Bay. The application area is located inside the demarcated urban edge of Still Bay and is also earmarked as a proposed “medium density residential” area (Figure 7). The proposal is consistent with the Hessequa SDF.

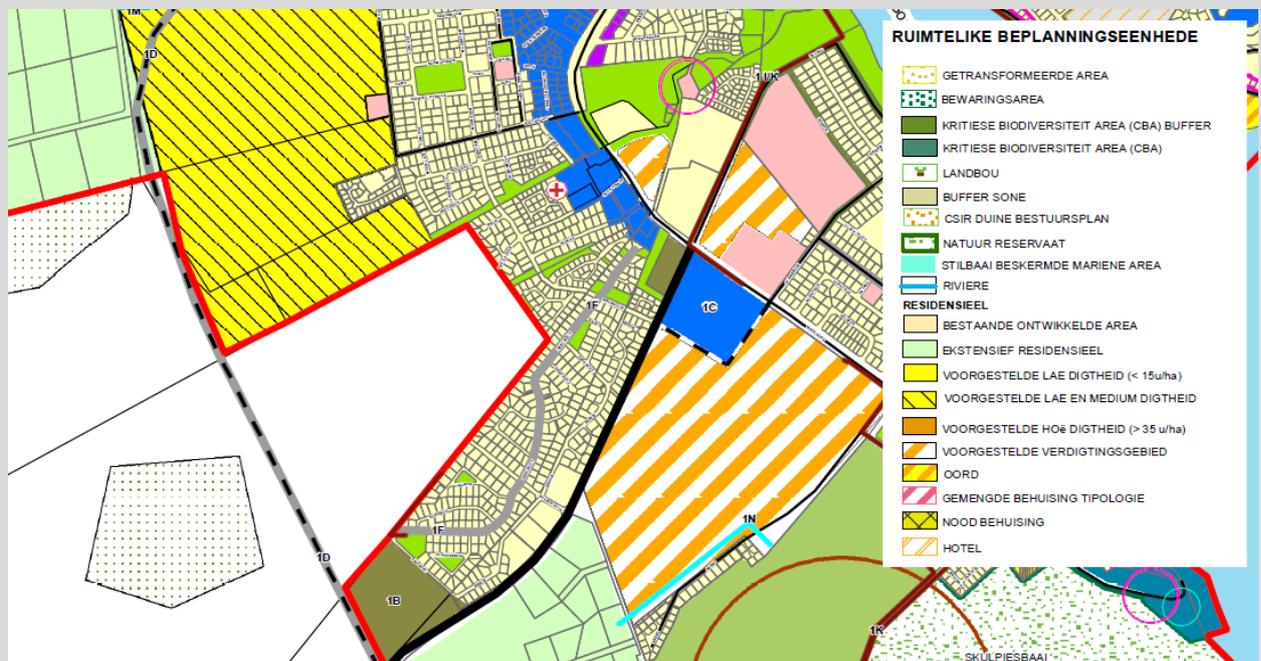


Figure 7: Extract Hessequa SDF – Still Bay West (Source : Vreken 2022).

4.4. Hessequa Integrated Development Plan (2017-2022)

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

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

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

- There has been a change in the attitude of most residents towards positive growth.

- Growth is inevitable and the focus should be on managing the growth to protect what is important to residents whilst optimising development of vacant land within the urban edge to reduce unwanted urban sprawl.

The IDP recognises the need for property development in Still Bay, and the need for growth and development. Since the study site is not being managed or utilised as originally intended, the alternative land use of township development, within an already built-up area, is considered a reasonable alternative. It is considered that the proposed development is consistent with the Hessequa IDP.

5. GUIDELINES

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

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

Strategy: Growth management

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

Guideline 3.3.7. Promote compact development

- Density should occur within 800-1600 m or 10-20 minutes from transport hubs and areas with mixed use activity (the site is within these ranges).
- The promotion of a more compact city form requires an increase in average gross density. However, an increase in density should maintain the character and form certain heritage areas and natural environments so as to not damage or negatively impact the surroundings (smaller erven within an already built-up area complies with this objective).
- Appropriate urban density is key to achieving the Eden SDF's policy objectives (the site does not form part of a greater ecological corridor or open space system, it is isolated and not being used in line with its original intent).

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

6. PROTOCOLS

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

According to the DEADP series of guidelines for the involvement of specialists in the EIA process (2005), one of the underpinning generic principles is to **eliminate the unnecessary specialist involvement** through proactive project planning and design to avoid or sufficiently reduce negative impacts. Another is to **maximise the use of existing relevant information** prior to involving a specialist. This includes the input from the EAP and specialists, in the form of site photographs and site inspections. These principles apply to the specialist studies that have been identified in the screening tool and motivated as not necessary in this report.

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

Agricultural Theme (High sensitivity)

Although the site is zoned Agriculture, it is designated for urban township development as per the Municipal Spatial Development Framework. Agricultural Land Act, 1970 (Act 70 of 1970) does not apply and therefore no specialist studies are required.

The **Department of Agriculture will be approached for comment** as part of the public participation process.

Animal Species Theme (High sensitivity)

The site sensitivity was determined to be **low** during the previous environmental application process. The ecological status was deemed accurate by the DEADP in reaching their decision in 2014. Site conditions have not changed since the 2014 approvals.

A **Faunal Compliance Statement as well as a Butterfly Compliance Statement** has been compiled and **CapeNature** will be approached for comment.

Aquatic Biodiversity Theme (Low sensitivity)

The site contains no aquatic features. This status was deemed accurate by the DEADP in reaching their previous decision and project specialists did not identify any flora/fauna associated with an aquatic habitat. No further studies are required.

BGCMA will be approached for comment.

Archaeological and Cultural Heritage Theme (Very High sensitivity)

Heritage Western Cape approved development on the property in 2014. A copy of their 2014 approval is attached to this draft basic assessment report. HWC has been approached for validation of their previous approval.

Civil Aviation Theme (High sensitivity)

The site does not exceed the minimum height threshold as stipulated in the CAA Obstacle Guideline and therefore it is not necessary to submit an Obstacle Application to them.

SACAA will be approached for comment as part of the public participation process.

Defence Theme (Low sensitivity)

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

Palaeontology Theme (Medium sensitivity)

Heritage Western Cape approved development in 2014. A copy of their 2014 approval is attached to this draft basic assessment report. HWC has been approached for validation of their 2014 approval.

Plant Species Theme (Medium sensitivity)

The site is transformed with little remaining natural vegetation on the property. The site sensitivity was determined to be **low** during the previous environmental application process. The botanical status was deemed accurate by the DEADP in reaching their decision in 2014. The site conditions have not changed since the 2014 approvals.

A **Botanical Compliance Statement** has been compiled and **CapeNature** will be approached for comment.

Terrestrial Biodiversity Theme (Low sensitivity)

The site is transformed with little remaining vegetation on the property due to ongoing land use (grazing).

A **Compliance Statement** has been compiled and **CapeNature** will be approached for comment.

SECTION D: APPLICABLE LISTED ACTIVITIES

List the applicable activities in terms of the NEMA EIA Regulations

Activity No(s):	Provide the relevant 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.
24	Activity 24 (Listing 1) 'The development of a road (ii) with a reserve wider than 13,5m, or a road wider than 8m but excluding a road (b) where the entire road falls within the urban area.	The property is zoned Agriculture and although designated for urban expansion, it falls outside the urban area as per the Environmental Regulations. Upgrade of the Main Road/Buitekant intersection in town, from an existing 4-way stop to a traffic roundabout with two circulating lanes to align with the Municipal Arterial Management Plan and SMEC Traffic Impact Assessment. Extension of Buitekant Street to the main entrance of the development.
27	Clearance of an area of 1 hectares or more , but less than 20 hectares of indigenous vegetation.	The proposed site is approximately 10ha. The land use includes a mixture of pastures and secondary regrowth that will be removed when the site is developed.
28	Residential, mixed, retail, commercial, industrial, or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 1 April 1998 and where such development (ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare excluding where such land has already been developed for residential,	The site falls within the designated 'urban edge' of Still Bay as per the local SDF. It is outside the 'urban area' as per the Environmental Regulations. The site is approximately 10ha and the development footprint exceeds 1 (one) hectare.

	mixed, retail, commercial, industrial or institutional purposes.	
56	<i>Widening of a road by more than 6 metres, or the lengthening of a road by more than 1km (i) where the existing reserve is wider than 13.5m, excluding where widening or lengthening occurs inside urban areas.</i>	<i>Considered but not deemed applicable since conversion of the Main / Buitekant intersection to a roundabout fall within the urban edge of Still Bay.</i>
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	The development of a road wider than 4m with a reserve less than 13.5m outside urban areas.	The property is zoned Agriculture and although designated for urban expansion, it falls inside the urban edge as per the Environmental Regulations and extending and formalising Buitekant Street will exceed 4m. The same applies to internal streets.
Activity No(s):	Provide the relevant Basic Assessment Activity(ies) as set out in Listing Notice 2	Describe the portion of the proposed development to which the applicable listed activity relates.
<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

	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. Provide a description of the preferred alternative.

Alternative 1 (Preferred Alternative)

The lifestyle village development will include the following (Figures 2, 3 & 8):

- 146 x General Residential Zone II (Group Housing) erven
 - Free hold title group erven (17,8 units per ha)
- 1 x General Residential Zone IV erf
 - 38 x double-bedroom villa-apartments
- 1 x Business Zone III (Office & Sport & Recreation) erf
 - Communal recreation centre, neighbourhood shop, heated indoor pool, and office space
- 7 x Open Space Zone II (Private Open Space) erven
- 2 x Transport Zone II (Public Road) erven
- 7 x Transport Zone III (Private Road) erven
- Upgrade of the Main/Buitekant Street intersection (note that this will be done jointly with the Municipality as this intersection already operates below acceptable Level of Service (LoS), thus it is not only the responsibility of this Applicant to upgrade the intersection;
- Extension of Buitekant Street to the main access point of the development proposal.

LEGEND			
ZONING:	QTY	AREA (ha)	%
General Residential Zone II (Group Housing)	146	5.3411	53.40
General Residential Zone IV (Flats)	1	0.5286	4.29
Business Zone III (Office & Sport & Recreation)	1	0.3915	3.92
Open Space Zone II (Private Open Space)	7	0.9084	9.08
Transport Zone II (Public Road)	2	0.7528	7.53
Transport Zone III (Private Road)	7	2.0776	20.78
TOTAL	164	10.0000	100

Figure 8: Preferred Alternative (Source : Vreken 2022).

2. Explain how the proposed development is in line with the existing land use rights of the property as you have indicated in the NOI and application form? Include the proof of the existing land use rights granted in Appendix E21.

The site is currently zoned Agriculture Zone 1 (Figure 9) and will be rezoned to Subdivisional Area to accommodate the proposed project.

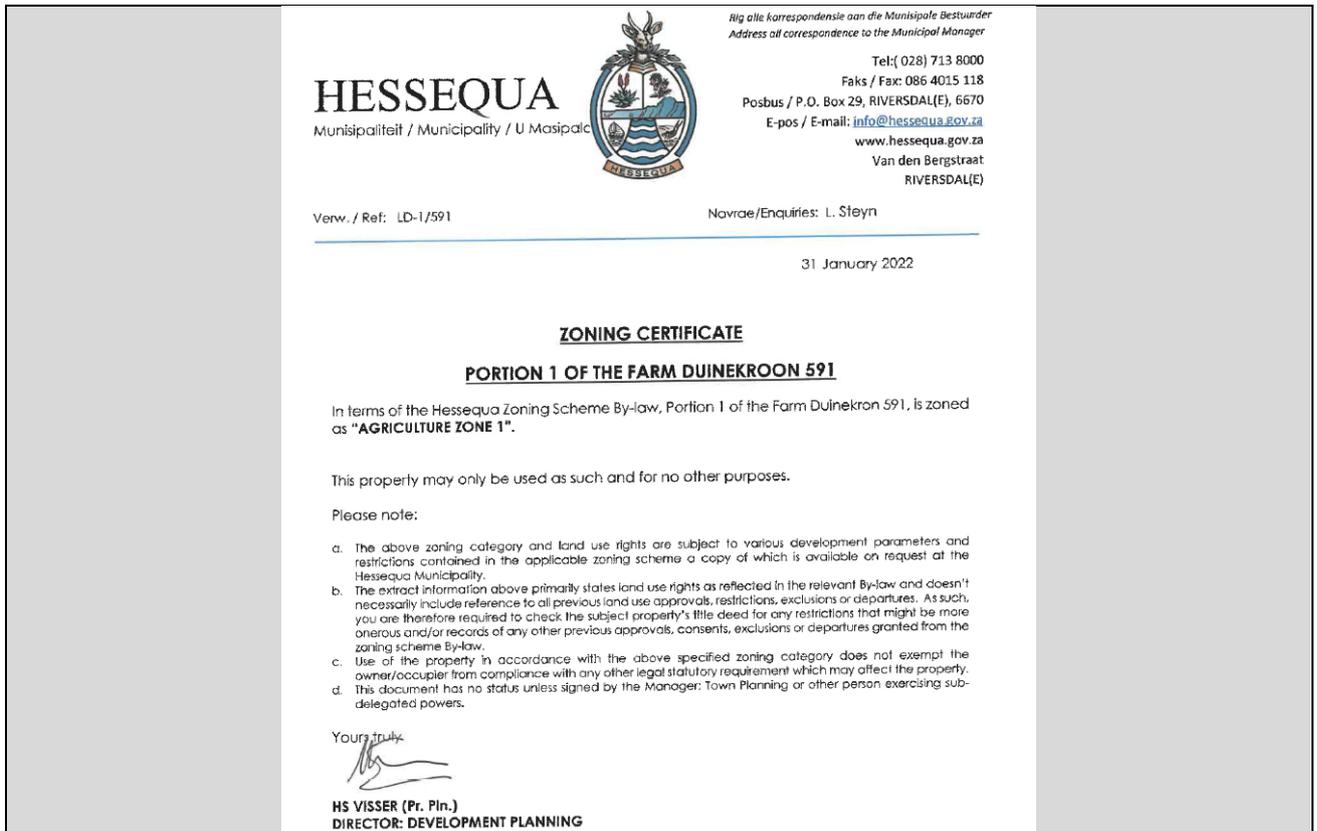


Figure 9: Zoning Certificate of Portion 1 of Duinekroon 591.

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.

There are no existing environmental approvals for this property and no conflict is foreseen with any previous approvals issued in 2014.

4. Explain how the proposed development will be in line with the following?

4.1 The Provincial Spatial Development Framework.

The proposed development is aligned to the PSDF'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;
- (iv) Optimising vacant land within urban areas.

4.2 The Integrated Development Plan of the local municipality.

The IDP supports local economic development and investment in support of socio-economic upliftment and growth in tourism.

The key pillars of sustainability for the Hessequa Municipality are Social Well-Being, Economic Viability and Environmental Integrity. According to the Municipal IDP, the key development priorities for Still Bay include:

- Commercial Development
- Industry Development
- Bulk Infrastructure Development
- Property development
- Water Scarcity

	<p>According to the IDP, most of the population in Still Bay is older than 55 years. This emphasises the need for smaller erven that is affordable and within easy access to the central business district.</p> <p>The development will amount to several temporary employment opportunities during construction, as well as several permanent employment opportunities, for skilled, semi-skilled and unskilled persons through opportunities in administration, healthcare, landscaping, and security.</p>
4.3.	The Spatial Development Framework of the local municipality.
	<p>Still Bay has been identified by the Hessequa SDF as one of the towns which has high growth potential. The application area is located inside the demarcated urban edge of Still Bay and the proposed alternative land use is deemed appropriate considering the site's isolated location, lack of use (as originally intended) and avoidance of protected tree species remaining on the site.</p>
4.4.	The Environmental Management Framework applicable to the area.
	Not applicable.
5.	Explain how comments from the relevant authorities and/or specialist(s) with respect to biodiversity have influenced the proposed development.
	<p>Comment from authorities will be considered once received in response to the DBAR. These will be considered and responded to in the Final BAR.</p>
6.	Explain how the Western Cape Biodiversity Spatial Plan (including the guidelines in the handbook) has influenced the proposed development.
	Plant species identification helped to reduce the impact on protected tree species.
7.	Explain how the proposed development is in line with the intention/purpose of the relevant zones as defined in the ICMA.
	Not applicable.
8.	Explain whether the screening report has changed from the one submitted together with the application form. The screening report must be attached as Appendix I.
	<p>The screening tool has not changed. It is still the same screening tool submitted with the application form. Copy attached.</p>
9.	Explain how the proposed development will optimise vacant land available within an urban area.
	<p>Land that is situated so close to public amenities, transport routes and commercial businesses is ideal for urban densification.</p> <p>The site falls within the designated urban edge of Stilbaai.</p>
10.	Explain how the proposed development will optimise the use of existing resources and infrastructure.
	<ul style="list-style-type: none"> • Access into the proposed development will be from an existing public street (Buitekant Street). • Water and sewer reticulation will be connected into existing municipal services that runs along Buitekant Street).
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).
	<p>According to the Civil and Electrical Engineers all the development services will be linked to the already existing Municipal services of the area via the existing municipal networks for water/sewage as upgraded in 2020/electricity and solid waste (Melkhoutfontein & Steynkloof landfill sites with sufficient airspace remaining).</p> <p>The Municipality stipulates that the Applicant must pay capital contributions for the proposed development.</p>

The Hessequa Municipality in their official services letter dated 12 July 2022 confirms availability of services capacity and supply for this development proposal.

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

More affordable houses are in demand in most residential areas, especially coastal towns. It is safe to say that the development it is **conveniently situated close to commercial/recreational facilities** within the CBD.

The development proposal is **consistent with applicable spatial planning policies**, that promote the utilisation and optimisation of open/vacant land within urban areas.

The development is not set to put additional pressure on **municipal services** as the Municipality has confirmed surplus capacity.

The site is **not deemed environmentally sensitive**.

Previous approvals were granted for a similar development (retirement/frail care facility).

The property falls within the **designated urban edge** of Stilbaai.

SECTION F: PUBLIC PARTICIPATION

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

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

Public Participation Plan as approved attached as Appendix J.

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

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

- Neighbouring property owners were identified using CapeFarmMapper,
- Select neighbouring property owners were compiled into a list sent to the Hessequa 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 Hessequa Municipality;
- Local interest group such as Stilbaai Interest Forum was added to the Stakeholder Register;
- Site Notices were place along the dirt road boundary (northern boundary) and at the entrance to the site (from Buitekant Street) 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 Suidkaap-Forum calling for I&APs to register and submit comment on the DBAR.

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

Suid-Kaap South Cape

FORUM

Versprei op Riversdal, Stilbaai, Heidelberg, Witsand, Jongensfontein, Albertinia, Gouritsmond en Slangrivier GESTIÏD 1984

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 Vrydag, 5 Augustus 2022 **R4.00**

 Cape EAPrac
PUBLIC PARTICIPATION PROCESS
ENVIRONMENTAL AUTHORISATION APPLICATION
 Public Participation Process for the development of Portion 1 Farm Duinekroon 591, Still Bay West

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

Basic Assessment application process has been initiated at the provincial Department of Environmental Affairs and Development Planning (DEA&DP) as the competent authority.
Proposal: The Applicant is proposing the development of full title free standing Group Housing (+/-146), Villa apartments (+/-38), village-style business node with small retail, office and recreational-sport facility), internal open spaces, services and roads.

DEA&DP Reference Number: 16/3/3/6/7/1/D6/18/0040/22
Location: Portion 1 Farm Duinekroon 591 located on the far western boundary of Stilbaai West with access from Buitekant Street (+/-10ha) **Environmental Consultant:** Cape EAPrac
Applicant: Quickstep 596 (Pty) Ltd **Information Available:** Draft Basic Assessment Report (DBAR) available from **10 August to 8 September 2022** on the Cape EAPrac website (www.cape-eaprac.co.za). Alternative platforms / access to reports can be arranged on request (including emailed copies). **Deviations / Exemptions:** None applied for.

Listed Activities: **Listing 1: Activities 24, 27 & 28. Listing 3: Activity 4.**

In order to be registered as an Interested and Affected Party (I&AP) for the BAR process, individuals are requested to respond to this notice by submitting their complete contact details and any comment to Cape EAPrac in writing (to address below) on or before 8 September 2022. [Correspondence throughout the remainder of the environmental process will be distributed to registered I&APs only].

Cape EAPrac - Attention: Louise-Mari van Zyl (louise@cape-eaprac.co.za)
 P O Box 2070 George 6530; Telephone: 044 874 0365 Facsimile: 044 874 0432A
30 DAY COMMENT PERIOD HAS BEEN PROVIDED. ALL COMMENTS MUST BE SUBMITTED BY 8 September 2022

Note: When registering as an I&AP, a person consents to the lawful processing of personal information for the intended purposes, as described by the Protection of Personal Information Act, 2013 (Act no. 4 of 2013). Contact details will, where required by a public body, be reflected in regulated reports that must be compiled and submitted to the general public, registered stakeholders, organs of state as well as the competent authority for consideration and decision-making.

06221261_PM



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

- BGCMA
- SACAA
- CapeNature
- Heritage Western Cape
- Department of Agriculture
- Garden Route District Municipality
- Hessequa Municipality
- Department of Health
- Provincial Roads
- Department of Forestry

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

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

6. Provide a summary of the issues raised by I&APs and an indication of the manner in which the issues were incorporated into the development proposal.

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

Note:

A register of all the I&AP's notified, including the Organs of State, and all the registered I&APs must be included in Appendix F. The register must be maintained and made available to any person requesting access to the register in writing.

The EAP must notify I&AP's that all information submitted by I&AP's becomes public information.

Your attention is drawn to Regulation 40 (3) of the NEMA EIA Regulations which states that *"Potential or registered interested and affected parties, including the competent authority, may be provided with an opportunity to comment on reports and plans contemplated in subregulation (1) prior to submission of an application but **must** be provided with an opportunity to comment on such reports once an application has been submitted to the competent authority."*

All the comments received from I&APs on the pre -application BAR (if applicable and the draft BAR must be recorded, responded to and included in the Comments and Responses Report and must be included in Appendix F.

All information obtained during the PPP (the minutes of any meetings held by the EAP with I&APs and other role players wherein the views of the participants are recorded) and must be included in Appendix F.

Please note that proof of the PPP conducted must be included in Appendix F. In terms of the required "proof" the following is required:

- a site map showing where the site notice was displayed, dated photographs showing the notice displayed on site and a copy of the text displayed on the notice;
- in terms of the written notices given, a copy of the written notice sent, as well as:
 - if registered mail was sent, a list of the registered mail sent (showing the registered mail number, the name of the person the mail was sent to, the address of the person and the date the registered mail was sent);
 - if normal mail was sent, a list of the mail sent (showing the name of the person the mail was sent to, the address of the person, the date the mail was sent, and the signature of the post office worker or the post office stamp indicating that the letter was sent);
 - if a facsimile was sent, a copy of the facsimile Report;
 - if an electronic mail was sent, a copy of the electronic mail sent; and
 - if a "mail drop" was done, a signed register of "mail drops" received (showing the name of the person the notice was handed to, the address of the person, the date, and the signature of the person); and
- a copy of the newspaper advertisement ("newspaper clipping") that was placed, indicating the name of the newspaper and date of publication (of such quality that the wording in the advertisement is legible).

SECTION G: DESCRIPTION OF THE RECEIVING ENVIRONMENT

All specialist studies must be attached as Appendix G.

1. GROUNDWATER

1.1.	Was a specialist study conducted?	YES	NO
1.2.	Provide the name and/or company who conducted the specialist study.		
1.3.	Indicate above which aquifer your proposed development will be located and explain how this has influenced your proposed development.		
1.4.	Indicate the depth of groundwater and explain how the depth of groundwater and type of aquifer (if present) has influenced your proposed development.		

2. SURFACE WATER

2.1.	Was a specialist study conducted?	YES	NO
2.2.	Provide the name and/or company who conducted the specialist study.		
2.3.	Explain how the presence of watercourse(s) and/or wetlands on the property(ies) has influenced your proposed development.		

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.		
	<ul style="list-style-type: none"> • Butterfly Biodiversity Sensitive Study & Compliance Statement by Dr David Alan Edge from Dave Edge & Associates. • Terrestrial Biodiversity Compliance Statement by David Hoare Consulting (Pty) Ltd • Botanical Compliance Statement by Dr David Hoare Consulting (Pty) Ltd • Faunal Compliance Statement by Dr David Hoare Consulting (Pty) Ltd 		
4.3.	Explain which systematic conservation planning and other biodiversity informants such as vegetation maps, NFEPA, NSBA etc. have been used and how has this influenced your proposed development.		
	<p>NSBA</p> <p>NFEPA</p> <p>CapeFarm Mapper</p> <p>SANBI</p> <p>Protected Tree Species List</p> <p>Western Cape Biodiversity Programme</p> <p>Consideration of rare/endangered species</p> <p>Site- and species-specific surveys conducted by the specialist to determine applicability and correctness of the Screening Tool.</p>		
4.4.	Explain how the objectives and management guidelines of the Biodiversity Spatial Plan have been used and how has this influenced your proposed development.		
	<p>Please refer to the specialist Botanical and Biodiversity Reports attached for a detailed summary of the considerations/findings.</p> <p>The site is not within any listed ecosystem, not within any Critical Biodiversity Area (CBA) or Ecological Support Area (ESA).</p>		
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.		
	<p>The site is not within any listed ecosystem, not within any Critical Biodiversity Area (CBA) or Ecological Support Area (ESA). The site is transformed with little remaining natural vegetation on the property due to ongoing land use (grazing). The site sensitivity was determined to be low during the previous environmental process. The ecological status was deemed accurate by the DEADP in reaching their decision in 2014.</p> <p>According to the Terrestrial Biodiversity/Botanical Compliance Statements (04 August 2022), the proposed development will have no impact on listed ecosystems/species. The entire site consists of secondary grassland with low indigenous diversity.</p> <p><i>Sideroxylon inerme</i>, which is a protected species, was found along the southern boundary (on the property directly south of the study site, with overhanging branches/roots at the fence), these will require cutting/trimming in terms of the Forestry Act.</p> <p>The single on site melkhout boom has been incorporated into the site layout by being part of the open space system.</p>		

4.6.	If your proposed development is located in a protected area, explain how the proposed development is in line with the protected area management plan.
4.7.	<p>Explain how the presence of fauna on and adjacent to the proposed development has influenced your proposed development.</p> <p>The site is transformed with little remaining natural vegetation on the property. The site sensitivity was determined to be low during the previous environmental application process. The botanical status was deemed accurate by the DEADP in reaching their decision in 2014. The site does not form part of a critical biodiversity area and the ecosystem threat status is indicated as 'least threatened' according to Cape Farm Mapper. Site conditions have not changed since the 2014 approvals whilst land use of grazing has continued.</p> <p>Dave Edge & Associates' Compliance Statement, dated 11 April 2022, concluded that none of the five butterfly species of conservation concern (SCC) (as rated by the Screening Tool) could occur on the site since the site is in a badly degraded condition as well as the absence of any SCC butterfly host plants.</p> <p>According to the Terrestrial Biodiversity and Faunal Compliance Statements, dated 04 August 2022, the proposed development will have no negative impact on listed ecosystems.</p>

5. GEOGRAPHICAL ASPECTS

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

6. HERITAGE RESOURCES

6.1.	Was a specialist study conducted?	YES	NO
6.2.	Provide the name and/or company who conducted the specialist study.		
6.3.	<p>Explain how areas that contain sensitive heritage resources have influenced the proposed development.</p> <p>Given the previous approvals for development on the site, combined with the historical land use of planted pastures, it is unlikely that any archaeological / paleontological remains are to be found in context on the site. There are no buildings or structures older than 60-years.</p> <p>Heritage Western Cape approved development on the property in 2014. A copy of their 2014 approval is attached to this draft basic assessment report. They have been approached for affirmation of the 2014 approval.</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.
<p>According to the Terrestrial Biodiversity Compliance Statement, dated 04 August 2022, the site was cultivated throughout the years 1954, 1964, and 1967. Therefore, it is certain that farming has resulted in the disturbance of potential surface/sub-surface artefacts that will no longer be in context.</p> <p>HWC approved township development on the site in 2014.</p>

8. SOCIO/ECONOMIC ASPECTS

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

The Hessequa municipality has identified the population contribution in the form of coloured circles with the size representing the population contribution to the region (Figure 10). Riversdale and Still Bay are the two towns with the largest contribution in terms of population and economic activity. The proposed development is within a driving distance from community services (SAPS, Community Hall, Municipal Offices, Library) and business in the CBD.

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

COVID conditions and restrictions that have been in place since 2019 have spurred an increased semi-gration to coastal areas and there is an update in demand for housing in all local urban nodes that drive both the rental and primary residence market.



Figure 10: Spatial rationale of Hessequa Municipality (Hessequa Integrated Development Plan, 2017 – 2022).

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

The development will create temporary employment opportunities during the construction phases to semi- and unskilled workers. Full time workers will be required in semi-skilled positions for landscaping and homecare services. The retail/business centre will provide full time employment.

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

It is recommended that preference be given to local contractors and workers from Melkhoutfontein, Still Bay and Riversdale to ensure that maximum economic benefit can be transferred to the local community.

Traffic flow management requirements must be implemented for the construction period when extension of Buitekant Street, as well as upgrade of the Main/Buitekant intersection take place.

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

The development will result in temporary impacts during the construction phase, most notably on people living in proximity to the site i.e. neighbouring property owners/developments. The removal of vegetation will most likely cause dust particles to become airborne which may result in dust pollution for a limited period. Construction activities are associated with noise that will impact on immediate neighbouring residences.

SECTION H: ALTERNATIVES, METHODOLOGY AND ASSESSMENT OF ALTERNATIVES

1. DETAILS OF THE ALTERNATIVES IDENTIFIED AND CONSIDERED

1.1.	Property and site alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.
Provide a description of the preferred property and site alternative.	
<p><u>Preferred property</u></p> <p>Farm Number: Portion 1 of the Farm Duinekroon No 591</p> <p>Title Deed Number: T21214/2004</p> <p>Locality: Still Bay West (Administrative District of Riversdale, Western Cape Province)</p> <p>Property Size: Approximately ten (10) hectares</p> <p>Development of a residential estate, consisting of 146 x General Residential Zone II (Group Housing) erven; a 1 x General Residential Zone IV (apartment-villas) erf; and Business Zone III (Neighbourhood shop), with private open spaces (one accommodating single protected tree), private roads, and public road upgrades i.e. Main/Buitekant Street intersection and Buitekant Street extension.</p>	
Provide a description of any other property and site alternatives investigated.	
No other preferred property/site alternative were considered.	
Provide a motivation for the preferred property and site alternative including the outcome of the site selection matrix.	
<p>The preferred site alternative:</p> <ul style="list-style-type: none"> • Obtained previous urban development approvals in 2014 • falls within the urban edge of Still Bay • is designated for township development • has a low biodiversity/botanical/faunal/butterfly sensitivity • has a low heritage/archaeological/palaeontological sensitivity • is too small to farm as an economic farming unit • complies with the PSDF, Hessequa SDF and IDP • has confirmed municipal services capacity/services • is suitable land for 'infill' development where vacant land within an urban area will be optimised so that maximum benefit can be derived from existing amenities and municipal services 	
Provide a full description of the process followed to reach the preferred alternative within the site.	
<p>The Applicant considered the 2014 approvals and given the time lapse and the establishment of other retirement / medical facilities in the past years, decided against applying for the same rights.</p> <p>Township development is deemed appropriate and compatible with the urban context and since the site falls within the urban edge the logical application is for township development.</p>	

Provide a detailed motivation if no property and site alternatives were considered.	
No site alternatives were considered because the study site is owned by the Applicant.	
List the positive and negative impacts that the property and site alternatives will have on the environment.	
POSITIVE	NEGATIVE
Income generation for the Municipality from additional development through rates and taxes.	Loss of secondary vegetation.
Income generation for the Applicant with sale of properties.	Continued maintenance cost for private open space not utilised by the Development (alien clearing, access control, clearing of dumped materials).
Optimising of vacant land in an urban context.	Temporary noise and dust pollution during construction period.
Temporary employment opportunities during construction (to semi-skilled and unskilled workers mostly).	Temporary risk of increase in crime during construction.
Permanent employment opportunities during operational phase (to skilled and semi-skilled workers mostly).	Temporary increase in construction vehicular traffic along Buitekant Street during construction.
Provision of safety (through development) of an otherwise vacant piece of land with no access control.	Additional pressure on non-renewable services.
Upgrade of Main/Buitekant intersection.	Additional operational traffic.
1.2.	Activity alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.
Provide a description of the preferred activity alternative.	
<p>Instead of agriculture, the preferred activity alternative is to use the land for residential purposes.</p> <p>Development of a residential estate, consisting of 146 x General Residential Zone II (Group Housing) erven; a 1 x General Residential Zone IV (apartment-villas) erf; and Business Zone III (Neighbourhood shop), with private open spaces (one accommodating single protected tree), private roads, and public road upgrades i.e. Main/Buitekant Street intersection and Buitekant Street extension.</p>	
Provide a description of any other activity alternatives investigated.	
Alternative 2 (previous approval) was considered as a retirement facility with frailcare compared to the preferred Alternative for mostly Group Housing/Retail. The No-Go Alternative (status quo) was also considered as an alternative albeit not deemed viable.	
Provide a motivation for the preferred activity alternative.	
<ul style="list-style-type: none"> • The site is not deemed to be sensitive from an ecological/biodiversity perspective; • The site does not contain any sensitive watercourses; 	

- The site does not form part of a critical biodiversity area or ecological support area;
- The property obtained previous environmental, heritage and planning authorisations in 2014/2015.
- The Municipality will benefit from development through additional rates and taxes that can be utilised to adhere to their mandate(s) which in turn will benefit the greater area and Still Bay;
- The existing road network can accommodate the proposed development given the very low contribution to traffic on condition that the Main Road / Buitekant Street intersection be upgraded to accommodate the additional operational traffic.
- The land use is like surrounding land use types and will not deter from the character of the area as it is similar in urban context;
- The project proposal complies with the PSDF, Hessian SDF and IDP.

Provide a detailed motivation if no activity alternatives exist.

Development of the site is the preferred alternative to the current land use (the property is currently vacant and is being used for grazing horses). The no-go alternative is not recommended.

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

The property is too small to be used as an economical farming unit and has been excluded from Act 70 of 70 of the Agricultural Resources Act. The property is also continuously degraded due to the loss of secondary vegetation in the form of horse grazing (current land use). The preferred activity alternative does not only provide positive socio-economic impacts but will also benefit the Hessequa Municipality using municipal services and public roads.

Because the development also entails open spaces, indigenous vegetation can be incorporated in the landscaping.

Optimising vacant land within areas designated for township development is a supporting principle in terms of the local and provincial spatial planning programmes.

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 Alternative)

Development of a residential estate, consisting of 146 x General Residential Zone II (Group Housing) erven; a 1 x General Residential Zone IV (apartment-villas) erf; and Business Zone III (Neighbourhood shop), with private open spaces (one accommodating single protected tree), private roads, and public road upgrades i.e. Main/Buitekant Street intersection and Buitekant Street extension.

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

Alternative 2

The previously approval was for 81x Free hold title Residential Zone III erven; 4 x Residential Zone III erven with 188 sectional title units, and Institutional Zone III for a Day hospital. This alternative is not favoured by the Applicant since it is thought to be overly dense and not within the nature of the site. Additionally, Still Bay already has a hospital and an acute care facility, and it is thought that the market is saturated for these services.

Alternative 3

The no-go alternative will be no development, and the property remains agricultural zoned. This is not a reasonable and feasible option as the property is too small to be used as an economical farming unit. If the property is not developed, there will be more pressure for urban sprawl on other land parcels.

Provide a motivation for the preferred design or layout alternative.

- The site is not deemed to be sensitive from an ecological/biodiversity perspective, since it is mostly transformed and surrounded by existing township, thus natural processes have been severely transformed over time through urbanisation;
- The site does not contain any sensitive watercourses;
- The Municipality will benefit from the sale of the land and can use the funds to adhere to their mandate(s) which in turn will benefit the greater area and Still Bay;
- The protected tree can be protected and more can be planted with landscaping;
- The land use is similar to surrounding land use types and will not deter from the character of the area as it falls within the urban edge of Stilbaai.

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

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

Alternative 1: Preferred Alternative

Positive: Protected species will be protected and further incorporated within landscaping.

Positive: Optimise vacant land within urban edge.

Positive: Maximise income for Municipality through rates & taxes.

Negative: Loss of secondary vegetation/habitat.

Negative: Increased traffic during operational/construction phases.

Alternative 2: Previous approval (2014) for a retirement facility with frail care facility

Negative: This design alternative is considered too dense and not within the character of the site. Since there already is hospital and acute care facilities in Still Bay, it is believed that the market is saturated for this facility.

Alternative 3: No-Go alternative

Negative: If the site remains undeveloped, it will continue to degrade as the property is too small to farm as an economical farming unit.

1.4.	Technology alternatives (e.g., to reduce resource demand and increase resource use efficiency) to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.
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Provide a description of the preferred technology alternative:

- Solar and heat pumps (or similar) for heating of water
- 3000l water tanks minimum at each group housing unit
- LED lights (energy efficient lighting)
- Geyser and pipe insulation
- Solar and Evaporative cooling systems

Provide a description of any other technology alternatives investigated.

Provide a motivation for the preferred technology alternative.

The use of solar/heat pumps 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.

Geyser and pipe insulation will save energy and water as shorter period of running water are required	
Provide a detailed motivation if no alternatives exist.	
List the positive and negative impacts that the technology alternatives will have on the environment.	
The use of alternative energy saving measures will help conserve non-renewable resources such as water and electricity.	
1.5.	Operational alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.
Provide a description of the preferred operational alternative.	
<ul style="list-style-type: none"> • Potential buyers must be made aware that no protected species may be removed. Their presence on the property (and within erven) must be noted as part of sales agreements to avoid ad hoc applications for future removal of said trees; • Indigenous landscaping only; • Resource conservation measures must be implemented for each unit. 	
Provide a description of any other operational alternatives investigated.	
Provide a motivation for the preferred operational alternative.	
Refer to the above Section 1.5.	
Provide a detailed motivation if no alternatives exist.	
List the positive and negative impacts that the operational alternatives will have on the environment.	
1.6.	The option of not implementing the activity (the 'No-Go' Option).
Provide an explanation as to why the 'No-Go' Option is not preferred.	
<p>Continued maintenance of the site, which is not being utilised according to its full potential within an urban area, is viewed as unnecessary expenditure on behalf of the Applicant who remains responsible for alien invasive vegetation removal, clearing of dumped material and access control.</p> <p>The site is not deemed environmental sensitive; hence it is not reasonable, nor feasible to insist on a conservation use as opposed to a development alternative.</p>	
1.7.	Provide an explanation as to whether any other alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts, or detailed motivation if no reasonable or feasible alternatives exist.
<p>The property can be developed with less units to reduce the physical disturbances and transformation. However, given that the preferred layout option avoids the remaining sensitive features (protected tree), coupled with specialist opinions that the site is not deemed ecological sensitive, the benefit of optimising the property for development within the urban edge outweighs the environmental arguments that may support a lower density development.</p> <p>The outcome of the public participation phase will help to identify any other reasonable/feasible alternatives.</p>	
1.8.	Provide a concluding statement indicating the preferred alternatives, including the preferred location of the activity.

- Site suitability – the property is located in proximity to the CBD of Still Bay making it accessible for future buyers wanting to be close to amenities;
- All specialists have confirmed that the site is not deemed ecologically sensitive;
- The property is located within the urban edge of Still Bay;
- Services are readily available for connection and the Municipality have confirmed capacity;
- The site is already accessible via Buitekant Street i.e. existing infrastructure;
- The site is not deemed environmental sensitive and the remaining protected trees have been avoided in the preferred layout alternative.

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).

Sideroxylon inerme, which is a protected species, was found along the southern boundary (on the neighbouring property), but with overhanging branches and roots most likely. A single milkwood tree accommodated within the internal open space.

Only with a Forestry Permit may said trees be removed/cut/trimmed.

The ECO will identify and mark these trees prior to any site clearing. Contractors will be shown what the marked trees look like and they may not impact on these trees during construction.

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

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

Criteria for Assessment

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

These criteria include:

- **Nature of the impact**

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

- **Extent of the impact**

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

- **Duration of the impact**

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

- **Intensity**

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

- **Probability of occurrence**

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

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

- **Legal requirements**

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

- **Status of the impact**

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

- **Accumulative impact**

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

- **Degree of confidence in predictions**

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

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

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

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

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

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

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

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

BOTANICAL IMPACTS:

IMPACT	Extent	Duration	Intensity	Probability	Significance
Destruction of SOCC	Low	Low	Low	High	Low
Destruction of local habitat	Low	Long-Term	Low	High	Low
Loss of ecosystem services	Low	Low	Low	High	Low
Damage of protected tree species	Low	Long-Term	Low	Medium-High	Low
Mitigation recommended: <ul style="list-style-type: none"> Plant milkwood trees as part of landscaping. Conduct search and rescue for plant species that will transplant successfully especially geophytes prior to any earthworks. Appoint an ECO to monitor and oversee construction. Apply for Forestry Permits in advance should any trimming of roots/branches of protected trees be required during construction – minimum removal is recommended and where necessary contractors must revert to hand excavations. Make potential buyers aware of the presence of protected trees in the development and on the erven with stipulations that they may not remove said protected trees. Continue to undertake invasive alien management during operational phase. 					

FAUNAL & BUTTERFLY IMPACTS:

IMPACT	Extent	Duration	Intensity	Probability	Significance
Destruction of local habitat	Low	Long-Term	Low	High	Low
Loss of ecosystem services	Low	Low	Low	High	Low
Mitigation recommended: <ul style="list-style-type: none"> None recommended. 					

BIODIVERSITY IMPACTS:

IMPACT	Extent	Duration	Intensity	Probability	Significance
Loss of connectivity	Low	Long-Term	Low	High	Low
Loss of ecosystem services	Low	Low	Low	High	Low
Mitigation recommended: <ul style="list-style-type: none"> • Plant milkwood trees as part of landscaping. • Conduct search and rescue for plant species that will transplant successfully especially geophytes prior to any earthworks. • Appoint an ECO to monitor and oversee construction. • Apply for Forestry Permits in advance should any trimming of roots/branches of protected trees be required during construction. • Make potential buyers aware of the presence of protected trees in the development and on the erven with stipulations that they may not remove said protected trees. • Continue to undertake invasive alien management during operational phase. 					

HERITAGE / ARCHAEOLOGICAL / PALEAONTOLOGICAL IMPACTS:

HWC confirmed in their 2014 approval for urban development of the site that no further impact assessment was required.

SECTION I: FINDINGS, IMPACT MANAGEMENT AND MITIGATION MEASURES

1.	Provide a summary of the findings and impact management measures identified by all Specialist and an indication of how these findings and recommendations have influenced the proposed development.
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The following specialists assessments / studies were undertaken:

- Plant Species Compliance Statement
 - Finding: The site consists of secondary grassland with low indigenous diversity. The site is not located within any listed ecosystem, CBA, or ESA. The habitat is not a representative of any natural ecosystem. The indigenous species found on site are post-disturbance colonisers. The site has a **low** Terrestrial Biodiversity Theme. The proposed development is entirely within areas mapped as secondary grassland and will have no impact on listed ecosystems.
 - Mitigation: A permit in terms of the Forestry Act is required if the protected *Sideroxylon inerme* required removal/cutting/trimming.

- Terrestrial Biodiversity Compliance Statement
 - Finding: The site consists of secondary grassland with low indigenous diversity. The site is not located within any listed ecosystem, CBA, or ESA. The habitat is not a representative of any natural ecosystem. The indigenous species found on site are post-disturbance colonisers. The site has a low Terrestrial Biodiversity Theme. The proposed development is entirely within areas mapped as secondary grassland and will have no impact on listed ecosystems.
 - Mitigation: A permit in terms of the Forestry Act is required if the protected *Sideroxylon inerme* required removal/cutting/trimming.

- Animal Compliance Statement
 - Finding: No natural habitat occurs on the site. None of the ten flagged animal species were considered likely to occur on site and non were seen during the field survey. The site was assessed as being an unlikely habitat for any of the species and therefore has a low sensitivity with respect to the animal species theme.
 - Mitigation: None

- Butterfly Compliance Statement
 - Finding: None of the five SCC butterfly species could occur on the site
 - Mitigation: None

- Traffic Impact Assessment
 - Upgrade Main Road / Buitekant Street 4-way stop to a roundabout in accordance with the Hessequa Arterial Management Plan (2020) & SMEC TIA (2022);
 - Extend Buitekant Street as the primary access to the development site.

The site was deemed to have **low environmental sensitivity** in the previous Environmental Authorisation in 2014. This has not changed, and the specialist investigations have concurred that the impacts of the new development **remain low**. Given the low sensitivity of the site, only **Compliance Statements** have been provided and the impacts on the site are negligible.

According to specialist assessments the impact of the development is expected to be Very Low, Low to Negligible / No significance.

See Appendix G of the BAR for full reports.

2. List the impact management measures that were identified by all Specialist that will be included in the EMPr

Traffic

Upgrade of the Main Road/Buitekant Street intersection from a 4-way stop to a roundabout as per the Hessequa Arterial Management Plan (2020) and SMEC Traffic Impact Assessment (2022).

It must be noted that the intersection already performs below acceptable levels of service (LoA), as such the upgrade is not the sole responsibility of the Fleur de Vie Lifestyle Village, however the necessary contributions are required and it is recommended that the upgrade be prioritised prior to occupation.

Botanical & Terrestrial Biodiversity

A permit in terms of the Forestry Act is required if the single protected *Sideroxylon inerme* on the site required removal/cutting/trimming and the four (4) milkwood trees identified along the southern property boundary (trimming/cutting of branches/roots will be required to erect the boundary fence).

Animal Compliance Statement

None recommended

Butterfly Compliance Statement

None recommended

Heritage

Search & Find Protocols will be implemented by the appointed ECO.

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.

Agricultural Theme (High sensitivity)

Although the site is zoned Agriculture, it is designated for urban township development as per the Municipal Spatial Development Framework. Agricultural Land Act, 1970 (Act 70 of 1970) does not apply (DEADP Province Planning has confirmed this) and therefore no specialist studies are required. The **Department of Agriculture has been approached for comment** as part of the public participation process.

Aquatic Biodiversity Theme (Low sensitivity)

The site contains no aquatic features. This status was deemed accurate by the DEADP in reaching their previous decision and project specialists did not identify any flora/fauna associated with an aquatic habitat. **BGCMA** will be approached for comment.

Archaeological and Cultural Heritage Theme (Very High sensitivity)

Heritage Western Cape approved development on the property in 2014. A copy of their 2014 approval is attached to this draft basic assessment report and they have been approached for affirmation of their original approval.

Civil Aviation Theme (High sensitivity)

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. An Obstacle Application is

not deemed necessary. **SACAA will be approached for comment** as part of the public participation process.

Defence Theme (Low sensitivity)

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

Palaeontology Theme (Medium sensitivity)

Heritage Western Cape approved development in 2014. A copy of their 2014 approval is attached to this draft basic assessment report. HWC has been approached for confirmation that no further studies are required.

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

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

- Construction activities must be limited to Mondays – Fridays (7h00 – 18h00) and Saturdays (8h00 – 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 traffic will be along Buitekant Street, however this will be a temporary inconvenience that must be addressed through traffic management for the duration of construction.
- Construction material must be stored on-site and construction and construction vehicles must not obstruct traffic flow by remaining stationary in Buitekant Street for long periods of time.
- Upgrade of Main Road and Buitekant Street intersection from 4-way stop to roundabout as per the Municipal Arterial Management Plan and SMEC Traffic Impact Assessment to prevent unacceptable congestion during peak periods.

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.

- Water will become a very scarce resource as periods of drought will be longer. The use of rain water tanks for each group housing unit is important and the provision of rainwater tanks for such units is mandatory (minimum 3000l tanks per unit);
- Rain fall intervals will become less, but downpours may be more severe. Stormwater management on the site is important to prevent unnecessary erosion and/or flooding thus exposed areas must be minimised;
- Indigenous landscaping is recommended to reduce the need for irrigation;
- Gardens may not be irrigated with potable water.

6. Explain whether there are any conflicting recommendations between the specialists. If so, explain how these have been addressed and resolved.

None.

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.

The specialists all agree that the site is not deemed to be sensitive. Therefore, their recommendations for mitigation/management are limited and easy to incorporate without significant changes to the preferred layout.

8. Explain how the mitigation hierarchy has been applied to arrive at the best practicable environmental option.

1. AVOID IMPACTS

Avoid protected tree species. This has been achieved with the preferred layout by accommodating the single protected tree within the internal open space system.

2. MINIMISE IMPACTS

The development site is not deemed to be sensitive from an biodiversity/ecological or heritage/archaeological perspective.

Appointing an ECO to oversee construction to further minimise the potential for unnecessarily direct or indirect impacts.

Implement dust control during construction to minimise impacts on neighbouring property owners.

Ensure that the Main Road/Buitekant Street intersection is appropriately upgraded to alleviate traffic congestion at this intersection that is already performing below an acceptable Level of Service (LoS) during peak seasons.

Implement resource conservation measures as part of the design, construction and operational phase.

Implement the Environmental Management Plan under ECO supervision.

3. RECTIFY

None necessary

4. REDUCE

None necessary

5. OFF-SITE

Upgrade of Main/Buitekant Street intersection from a four-way to a roundabout to ensure that unwanted traffic congestion is not increased beyond an unacceptable level.

SECTION J: GENERAL

1. ENVIRONMENTAL IMPACT STATEMENT

1.1.	Provide a summary of the key findings of the EIA.														
	<ul style="list-style-type: none"> • The site is not deemed sensitive from a botanical/ecological/faunal/butterfly perspective. • The site does not fall within a critical biodiversity area of ecological support area. • There are no wetlands/water features on the property that could be put at risk. • The site is not deemed sensitive from a heritage/archaeological/palaeontological perspective. • Services are available through municipal supply as confirmed in writing by the Municipality. • Site falls within the urban edge of Still Bay and development thereof aligns with the Provincial outlook to optimise vacant pieces of land within urban areas. • Site was previously approved for township development. 														
1.2.	Provide a map that that superimposes the preferred activity and its associated structures and infrastructure on the environmental sensitivities of the preferred site indicating any areas that should be avoided, including buffers. (Attach map to this BAR as Appendix B2)														
	<p>The only site sensitivity on the site is the presence of a single milkwood tree. This milkwood tree has been incorporated into the internal open space of the site plan.</p> <p>At least four (4) milkwood trees are present on the southern neighbouring property with overhanging branches extending over the fence onto the study site. Branches/roots will require trimming to allow for construction of the boundary fence.</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.														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%; text-align: center;">POSITIVE</th> <th style="width: 50%; text-align: center;">NEGATIVE</th> </tr> </thead> <tbody> <tr> <td>Income generation for the Municipality from sale of the land, future rates, and taxes.</td> <td>Loss of secondary vegetation.</td> </tr> <tr> <td>Change in land use from vacant to developed.</td> <td>Loss of foraging/nesting habitat for birds/mammals preferring open grazing areas.</td> </tr> <tr> <td>Utilisation of vacant land in an urban context.</td> <td>Temporary noise and dust pollution during construction period.</td> </tr> <tr> <td>Temporary employment opportunities during construction (to semi-skilled and unskilled workers mostly).</td> <td>Temporary risk of increase in crime during construction.</td> </tr> <tr> <td>Permanent employment opportunities during operational phase (to semi- and unskilled workers mostly).</td> <td>Temporary increase in vehicular traffic along Main and Buitekant Roads during construction.</td> </tr> <tr> <td>Provision of safety (through development) of an otherwise vacant piece of land with no access control.</td> <td>Additional pressure on non-renewable municipal services.</td> </tr> </tbody> </table>	POSITIVE	NEGATIVE	Income generation for the Municipality from sale of the land, future rates, and taxes.	Loss of secondary vegetation.	Change in land use from vacant to developed.	Loss of foraging/nesting habitat for birds/mammals preferring open grazing areas.	Utilisation of vacant land in an urban context.	Temporary noise and dust pollution during construction period.	Temporary employment opportunities during construction (to semi-skilled and unskilled workers mostly).	Temporary risk of increase in crime during construction.	Permanent employment opportunities during operational phase (to semi- and unskilled workers mostly).	Temporary increase in vehicular traffic along Main and Buitekant Roads during construction.	Provision of safety (through development) of an otherwise vacant piece of land with no access control.	Additional pressure on non-renewable municipal services.
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<p>Upgrade of Main/Buitekant intersection from a four-way stop to a roundabout as per the Arterial Management Plan of the Hessequa Municipality and the SMEC Traffic Impact Assessment for the proposed development.</p> <p>Upgrade of the remaining access of Buitekant Street to the site.</p>	<p>Increased operational traffic along Main Road and Buitekant Street during operational phases.</p>
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2. RECOMMENDATION OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER (“EAP”)

<p>2.1.</p>	<p>Provide Impact management outcomes (based on the assessment and where applicable, specialist assessments) for the proposed activity or development for inclusion in the EMPr</p>
<ul style="list-style-type: none"> ○ Ensure long-term protection of the protected tree species by ensuring that potential buyers and the HOA are informed of their presence and legal status; ○ Home Owners Association must continue to eradicate invasive alien plant species within the private open space areas; ○ Indigenous landscaping only; ○ Implement resource conservation measures. 	
<p>2.2.</p>	<p>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.</p>
<ul style="list-style-type: none"> ○ Ensure long-term protection of the protected tree species by ensuring that potential buyers are informed of their presence and legal status; ○ Applicant must appoint an ECO to oversee construction; ○ Applicant must apply for Forestry Permits should any root/branch trimming/cutting be required during construction; ○ Future homeowners must apply for Forestry Permits should any root/branch trimming/cutting be required during operational phase; ○ Home Owners Association must apply for Forestry Permits for trimming/cutting the milkwood tree in the internal open space should it become necessary during operational phase; ○ Home Owners Association must continue to eradicate invasive alien plant species within the private open spaces; ○ Indigenous landscaping only; ○ Implement resource conservation measures. 	
<p>2.3.</p>	<p>Provide a reasoned opinion as to whether the proposed activity or development should or should not be authorised, and if the opinion is that it should be authorised, any conditions that should be included in the authorisation.</p>
<p>The development as proposed can be considered for environmental authorisation.</p> <p>The following conditions must be considered:</p> <ul style="list-style-type: none"> ○ Ensure long-term protection of the protected tree species by ensuring that potential buyers are informed of the legal requirements for trimming/cutting/removal such trees (especially should any protected trees have branches growing over the boundary fence); ○ Applicant must appoint an ECO to oversee construction; ○ Applicant must apply for Forestry Permits should any root/branch trimming be required during construction 	

	<ul style="list-style-type: none"> ▪ A single milkwood stands on the property (incorporated into open space) with at least four (4) milkwoods on the southern neighbouring property with overhanging branches onto the study site that will require trimming / cutting of branches to accommodate the boundary fence; ○ Future homeowners must apply for Forestry Permits should any root/branch trimming/cutting be required during operational phase; ○ Home Owners Association must apply for Forestry Permits for trimming/cutting of the single milkwood tree within the private open space during operational phase should it become necessary; ○ Home Owners Association must continue to eradicate invasive alien plant species within the private open space areas; ○ Indigenous landscaping only; ○ Implement resource conservation measures.
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.
Five (5)-year validity period for the EA from date of authorisation.	
Applicant intends to commence construction within the five year validity period. A further five (5) years is recommended (from date of commencement) to complete the project implementation phase.	
Post-construction monitoring must be finalised within 6 months from when the project is completed.	

3. WATER

Since the Western Cape is a water scarce area explain what measures will be implemented to avoid the use of potable water during the development and operational phase and what measures will be implemented to reduce your water demand, save water and measures to reuse or recycle water.
Each group housing unit must be fitted with rainwater tanks (preferably not less than 3000l tanks per unit). Water tanks must be shown on final building plans.
Additional water efficiency measures must be incorporated for each unit
<ul style="list-style-type: none"> - Dual flush toilets - Low flow shower heads - Low flow taps for kitchens - Waterwise landscaping principles must be incorporated into the Estates management rules

4. WASTE

Explain what measures have been taken to reduce, reuse or recycle waste.
<ul style="list-style-type: none"> • The contractor must provide recycle bins on the property during construction and must ensure that his staff is aware of what products can be recycled/reused. • ECO to present on recycling of materials during Induction Sessions.

- Operational household waste must be separated at source and collected and disposed of at a registered municipal waste site and/or recycle site if/when available. The Hessequa Municipality confirmed sufficient capacity at Melkhoutfontein and Steynkloof landfill sites have sufficient spare capacity.

5. ENERGY EFFICIENCY

8.1. Explain what design measures have been taken to ensure that the development proposal will be energy efficient.

A combination of the following:

- Solar heated water systems
- Energy efficient lighting i.e. LED instead of regular light bulbs
- Energy efficient appliances
- Geyser and pipe insulation

SECTION K: DECLARATIONS

6. DECLARATION OF THE APPLICANT

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

TO BE SIGNED FOR FINAL BASIC ASSESSMENT REPORT

I ID numberin my personal capacity or duly authorised thereto hereby declare/affirm that all the information submitted or to be submitted as part of this application form is true and correct, and that:

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

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

Click or tap to enter a date.

Signature of the Applicant:

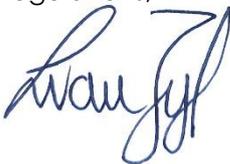
Date:

Name of company (if applicable):

7. DECLARATION OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER ("EAP")

I **Ms Louise-Mari van Zyl**, EAPASA Registration number **2019/1444** as the appointed EAP hereby declare/affirm the correctness of the:

- Information provided in this BAR and any other documents/reports submitted in support of this BAR;
- The inclusion of comments and inputs from stakeholders and I&APs;
- The inclusion of inputs and recommendations from the specialist reports where relevant; and
- Any information provided by the EAP to interested and affected parties and any responses by the EAP to comments or inputs made by interested and affected parties, and that:
- In terms of the general requirement to be independent:
 - other than fair remuneration for work performed in terms of this application, have no business, financial, personal or other interest in the activity or application and that there are no circumstances that may compromise my objectivity; or
 - am not independent, but another EAP that meets the general requirements set out in Regulation 13 of NEMA EIA Regulations has been appointed to review my work (Note: a declaration by the review EAP must be submitted);
- In terms of the remainder of the general requirements for an EAP, am fully aware of and meet all of the requirements and that failure to comply with any the requirements may result in disqualification;
- I have disclosed, to the Applicant, the specialist (if any), the Competent Authority and registered interested and affected parties, all material information that have or may have the potential to influence the decision of the Competent Authority or the objectivity of any report, plan or document prepared or to be prepared as part of this application;
- I have ensured that information containing all relevant facts in respect of the application was distributed or was made available to registered interested and affected parties and that participation will be facilitated in such a manner that all interested and affected parties were provided with a reasonable opportunity to participate and to provide comments;
- I have ensured that the comments of all interested and affected parties were considered, recorded, responded to and submitted to the Competent Authority in respect of this application;
- I have ensured the inclusion of inputs and recommendations from the specialist reports in respect of the application, where relevant;
- I have kept a register of all interested and affected parties that participated in the public participation process; and
- I am aware that a false declaration is an offence in terms of Regulation 48 of the NEMA EIA Regulations;



2022/08/10

Signature of the EAP:

Date:

Cape Environmental Assessment Practitioners (Cape EAPrac)

Name of company (if applicable):

8. DECLARATION OF THE REVIEW EAP

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

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

~~.....~~ 2022/08/10

Signature of the EAP: _____ Date:

~~.....~~
Name of company (if applicable):

9. DECLARATION OF THE SPECIALIST

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

TO BE COMPLETED AND SIGNED FOR FINAL BASIC ASSESSMENT REPORT

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

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

Click or tap to enter a date.

Signature of the EAP:

Date:

.....

Name of company (if applicable):

