



OSCAE APPLICATION FORM

for
NEW PRIMARY DWELLING
on

Erf 729 The Woods, Brenton on Lake, Knysna

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

Prepared for Applicant: Suzanne van Zyl

Date: 22 February 2021

Author of Report: Siân Holder

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Report Reference: KNY679/01

Municipal Reference: TBC

Case Officer: Kate Southey

Cape EAPrac

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6530

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Registrations: Director, **Louise-Mari van Zyl** (MA Geography & Environmental Science [US]; Registered Environmental Assessment Practitioner with the Interim Certification Board for Environmental Assessment Practitioners of South Africa, EAPSA). Ms van Zyl has over fifteen years' experience as an environmental practitioner.

PURPOSE OF THIS REPORT:

Municipal Approval

APPLICANT:

Suzanne van Zyl

CAPE EAPRAC REFERENCE NO:

KNY679/01

MUNICIPAL REFERENCE:

tbc

SUBMISSION DATE

22 February 2021

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Submitted for:

Stakeholder Review & Comment

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ORDER OF REPORT

OSCAE Application Form

- Appendix A** : Location & Biodiversity Plans
- Appendix B** : Site Development / Building and Elevation Plans
- Appendix C** : Site Photos
- Appendix D** :
 - Proof of Payment
 - Certified copy of ID of Applicant
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KNYSNA
Municipality
Munisipaliteit
uMasipala

DIRECTORATE: PLANNING AND DEVELOPMENT
DEPARTMENT: ENVIRONMENTAL MANAGEMENT

OSCAE APPLICATION

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

ERF

.....729 The Woods.....

SUBURB

.....Brenton on Lake.....

ACTIVITY(IES)

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

DATE

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



KNYSNA MUNICIPALITY

The Director: Planning and Development
Tel: (044) 302-6300
Fax: (044) 302-6338

P.O. Box 21
Knysna
6570

SENSITIVE COASTAL AREA LEGISLATION

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

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

The scheduled activities include the following:

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

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

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

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

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

ENVIRONMENTAL MANAGEMENT DEPARTMENT
KNYSNA MUNICIPALITY
3 CHURCH STREET
KNYSNA
6570

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

A. DETAILS OF THE APPLICANT

1. Name of Applicant:

Title: ...**Mrs**....Initials: ...**S**..... Surname: ...**van Zyl**...

Company: ...---..

2. Status of Applicant: (indicate with an)

Owner Developer* Contractor* Consultant*

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

3. Applicant Contact Details:

Telephone: ...**(044) 871 0479**..... Fax: ...---.....

Cell: ...**073 339 4023**..... Email: ...**suzevanzyl@gmail.com**.....

Postal Address: ...**P.O. Box 10795**.....

...**George**

...**6530**.....

Other Parties involved: (if applicable)

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

Contractor: Tel: Fax:

Developer: Tel: Fax:

Other (specify): **Architect: Kurt W. Buss Architects** Tel: **083 378 0310 / 072 133 3558** Fax: ...---.....

B. DESCRIPTION OF THE SITE

1. Site Details:

Erf number: ...**729, Brenton on Lake**... Erf size: ...**753m²**... Zoning of Erf: ...**Single Residential**

Existing footprint: ...**N/A**..... New footprint: ...**226.5m²**..... New Coverage: ...**30%**.....

Erf 729 is currently **vacant and zoned Residential 1**. This property is located at 11 Candleberry Drive within 'The Woods' residential estate, at Brenton-on-Lake on the western bank of the Knysna Estuary.



Figure 1: The Woods Estate entrance off Captain W.A. Duthie Avenue.



Figure 2: Aerial image of Brenton on Lake in relation to the Knysna Estuary (image courtesy of Google Earth Pro, 2021).

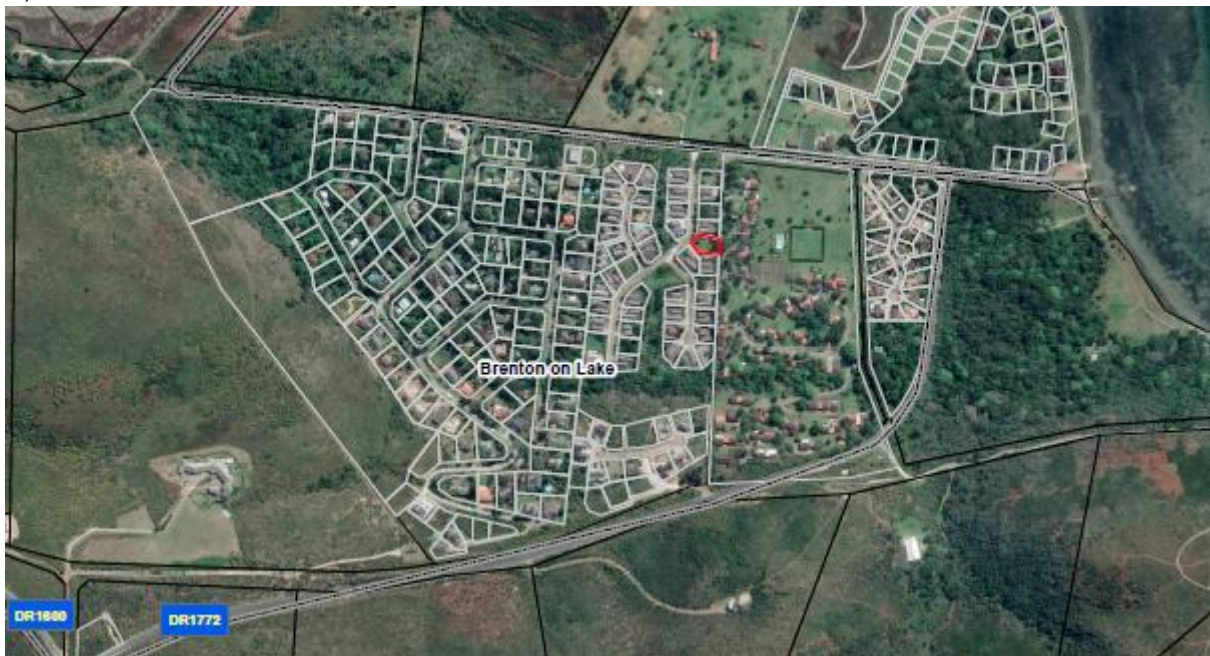


Figure 3: Aerial image indicating Erf 729 (red polygon) & neighbouring property cadastral boundaries (courtesy Google Earth Pro, 2021).

Grey cadastrals indicate residential erven, while the black lines indicate farm properties. The large open property to the east of Erf 729 (Erf 861) is the Brenton Park Holiday Cottages / Resort. The large, vegetated property to the east, adjacent to the Estuary, is the Skulite Private Nature Reserve.



Figure 4: Aerial image indicating vacant Erf 729 & neighbouring properties (courtesy Google earth Pro, 2021).

2. Plans and Diagrams:

The following diagrams must be attached to the application:

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

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

C. ENVIRONMENTAL INFORMATION

Indicate with an

1. General Site Features

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

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

2. Geology

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

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

Steep ($>1:6$)	%
Gently sloping ($1:6 - 1:20$)	%
Flat ($<1:20$)	%

2.3. Is there any erosion present on or near the site: Y N

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

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

Clay Y N
 Sand Y N
 Loam (a mixture of sand and clay) Y N
 Rock Y N

According to CapeFarmMapper, the geology is classified as the Bredasdorp Group: made up of calcarenite and calcareous sandstone with gravel, pebble and coquinite layers, calcerous aeolianite, dunes of sand and calcareous sand, calcrete.

Given the fact that the majority of Brenton on Lake falls within the Estuarine Functional Zone of the Knysna Lagoon, it is suspected that the groundwater table level is relatively shallow.

3. Vegetation

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

(Show on plans if possible)

Indigenous:	40%
Exotic / Alien:	5%
Disturbed / Garden:	55% Kikuyu grass
Rehabilitated:	%



Figure 5: View east onto Erf 729 from road entrance. Note tree clump on north-west corner of erf (left of photo) and disturbed grassland (*Kikuyu* grass) on majority of property. Large Pine tree in background located outside Erf 729 within Brenton Park property (Erf 861).

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

- Forest. **N**
- Fynbos **N**
- Coastal thicket **N**
- Other (specify if possible)**.

According to the 2018 Veg.Map, the natural vegetation type mapped for the area is **Knysna Sand Fynbos**, which is classified as a **Critically Endangered** ecosystem type. According to the Vlok Veg.Map, Erf 729 falls within ‘Groenvlei Coastal Forest’ habitat, bounded by Knysna Saltmarsh and Estuary vegetation to the north and east (over the Knysna Estuary) and Sedgefield Thicket Sandplain Fynbos vegetation to the south and west. See Appendix A for Biodiversity Plans.

Despite being located within a mapped Threatened Ecosystem, Erf 729 is highly transformed, being maintained as a Kikuyu grassland by regular mowing within ‘The Woods’ residential estate. Therefore, no Sand Fynbos, Thicket or Forest remains on the property.

A small group of trees is located on the north-western corner of the erf (street boundary adjacent to Erf 730), including species: Keurboom (*Virgillia oriboides*), Common Wild-Currant (*Searsia pyroides*), Sand Olive (*Dodonaea angustifolia*), Port Jackson (*Acacia saligna*), Brazillian Pepper (*Schinus terebinthifolia*) etc. These trees have been avoided by the proposed house development area and should be demarcated as a no-go area prior to the commencement of site clearance / construction activities.



Figure 6: Group of trees within north-eastern corner of Erf 729 – Dominated by Keurboom & Wild Common Currant.



Figure 7: Keurboom & Wild Common Currant trees to be avoided by development. Yucca plants on image above located on neighbouring property, Erf 730.



Figure 8: Brazilian Pepper, Port Jackson & Sand Olive trees on tree-clump on street corner of Erf 729, against boundary with Erf 730.

Vegetation along the back, eastern erf boundary includes Brazilian Pepper, Rooikrans, *Searsia lucida* and *Searsia pyroides* trees.



Figure 9: Eastern erf boundary (adjacent to Erf 861).



Given the limited space available on Erf 729, it is likely that the disturbance area associated with the future driveway, as well as the area between this driveway and the Water-tank yard located adjacent to Erf 728 (southern boundary) will be used as the Construction Site Camp, with temporary stockpile / material laydown areas etc.

Figure 10: Photo of driveway area to be used for access & construction site camp.

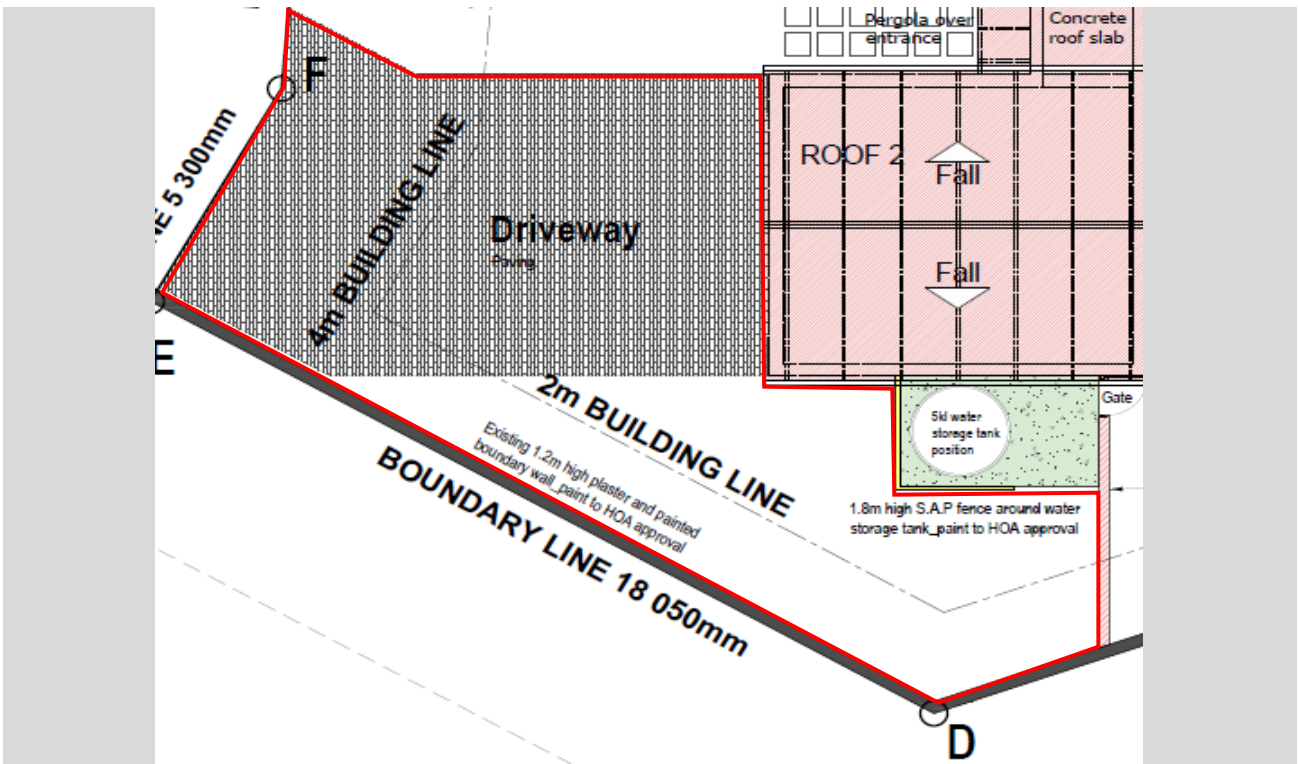


Figure 11: Area to be used as temporary Site Camp, material laydown area etc. during construction, indicated by red polygon.

Considering the inherent sensitivity of the Estuarine Functional Zone of the Knysna Estuary within which Erf 729 occurs, the management of development activities within this designated residential erf is paramount i.e. risk adverse approach and general duty of care principles are applicable.

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

Although the property is mapped to fall within Knysna Sand Fynbos, **very little to none of this vegetation type remains** on the property.

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

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

Two small Outeniqua Yellowwood trees are located in the centre of the property / house footprint. A Forestry Licence Application will be submitted to the Department of Forestry to apply for the removal of these protected trees. As these tree are too large to survive transplant, the landowner intends to plant two new Yellowwood trees on the property as part of the post construction rehabilitation / landscaping efforts.



Figure 12: Two Yellowwood trees to be removed to allow for construction of the house.

3.5. Has a license in terms of the National Forest Act been obtained for the removal of protected trees? If “yes”, provide a copy / reference: Y N
 A Forestry Licence Application will be submitted to the Department of Forestry, should the Building Plans be approved by the local authority.

4. Fauna

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

If “yes” to any of the above, specify what species are present

A number of domestic rabbits were noted within The Woods Estate.

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

Indicate with an

1. Type of activity / activities:

1.1 Disturbance of vegetation: Y N
 If “yes”, specify for what purpose:

Clearance of vegetation associated with Site Preparation for the construction of the proposed new house on Erf 729 Brenton on Lake.

1.2. Earthworks: Y N
 If “yes”, specify for what purpose .

Stripping of topsoil as part of Site Preparation. **Excavations** required for the creation of the driveway, installation of the foundations and services etc. associated with the construction of the new house.

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

2.1. Disturbance of vegetation: m² within Erf 729 (753m²).

House footprint (±226.5m² under roof) + outside hard surfaces (driveway, yards, walkways = ±113.5m²) + trenching for services (±48m²) + disturbance envelope / construction work area around footprint (1m wide), site camp etc. (±60m²) = ± 470.5m².

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

Disturbed grassland + two yellowwood trees.

2.2. Earthworks: Depth:

Volume: m³

Breakdown of Earthworks:

House Foundations: Depth: (below Natural Ground Level - NGL)

Volume: (excavated volume below NGL)

Driveway & outside yard (paving) :

Depth:

Volume:

Rainwater tank yard:

Depth:

Volume:

Rainwater tank yard wall:

Depth:

Volume:

Paving in front of veranda:

Depth:

Volume:

Trenching for installation of services (water & sewer pipelines):

Depth:

Volume:

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

(Show on plans if possible):

Total area to be altered:

Erf 729: Temporary (during construction phase) = ± 470.5m²

Permanent (all hard surfaces not landscaped / rehabilitated) = ± 340m² of which ±226.5m² is under roof (coverage area = 30% of Erf).

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

3.1. Vegetation removal:

- By hand (*saw axe, etc*) Y N
- Light machinery (*chainsaw, brushcutter, etc.*): Y N
- Heavy machinery (*tractors, graders, etc*) Y N

3.2. Topsoil removal: Y N

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

Topsoil stripped from the proposed construction site footprint is likely to be temporarily stockpiled on the erf within the disturbed area between the driveway & watertank yard (see Figures 9 & 10 above). Excess topsoil will be removed from site and disposed of at the registered municipal construction dumpsite or used for landscaping elsewhere on the Estate (with permission from the landowner/s).

3.3. Excavations:

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

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

3.4. Plant rescue Y N

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

No conservation-worthy plant species occur on the property to rescue.

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

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

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

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

(Show on plans if possible at each relevant question)

5.1. Final Location of rescued plants: As the proposed house site on the property is already highly disturbed, there is little to no vegetation worth rescuing.

5.2 How the construction area will be demarcated: The construction site (house & hard surface footprint + 1m disturbance envelope) will be hoarded / demarcated by means of a fence covered with shade cloth.

5.3. How the work area and adjacent area will be protected from storm water run-off and erosion: The erf is flat and sandy and thus the risk of stormwater run-off and erosion is low. Should stormwater run-off be noted to be problematic during construction, earth berms and/or silt fencing /

biddum screens should be used to capture, direct and prevent excess stormwater run-off and silt from leaving the site.

5.4. Where the storm water from the roof and paved areas will be directed on completion of the structure. All stormwater run-off from the roof areas will be collected via a gutter system & captured into rainwater storage tanks. Stormwater run-off from all the paved areas (driveway & paved yards around the house) will discharge and infiltrate into the surrounding landscape.

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

6.1. Storage area for topsoil: It is likely that a portion of the topsoil stripped from the construction site prior to construction will be temporarily stockpiled within the area between the proposed driveway and water tank yard (against the boundary with Erf 728).

6.2. Storage area for stockpiled material: *As above in Figure 10 & 11.*

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

6.4. End location of removed plant material: Removed plant material consists of Kukuyi grass. Some of this grass material will be retained in the stockpiled topsoil and used as part of the post-construction landscaping, while the rest will be removed from site with the excess topsoil and excavated material for disposal at a municipal construction dumpsite.

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

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

If "yes" to any of the above, attach supporting documentation.

8. Previous applications:

8.1. Have there been any previous applications on this property?

If 'yes', provide details: Building Plans for this property were previously approved by the Knysna Municipality in 2018. These Plans have now been revised for re-submission and approval.

8.2. Were any previous applications for activities on this site turned down?:

If "yes", provide details:

9. Building plans / Operations:

9.1. Have building plans been approved for this site?

If 'yes', provide reference (plan number, approval date, etc):

Building Plans drawn by Nico Vreken Professional Architects. Plan No.s: K18/11/01, K18/11/02, K18/11/03 & K18/11/04, dated Aug.2018. **Municipal Approval Ref: 2018/9952, dated 21/12/2018.**

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

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

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

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

Contractor has yet to be appointed.

10. Specify the following information regarding the proposed activities:

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

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

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

An Application for a Forestry Licence will be submitted to the Department of Environment, Forestry & Fisheries (DEFF) for the removal of two small Yellowwood trees, when the building plans have been approved by the Knysna Local Municipality.

E. DECLARATION

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

APPLICANT

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


NAME:

SIGNATURE:

DATE:

OWNER

NAME: ... **Suzanne van Zyl**

SIGNED: 

DATE: 23 02 2021