

PRE-APPLICATION DRAFT BASIC ASSESSMENT REPORT

for

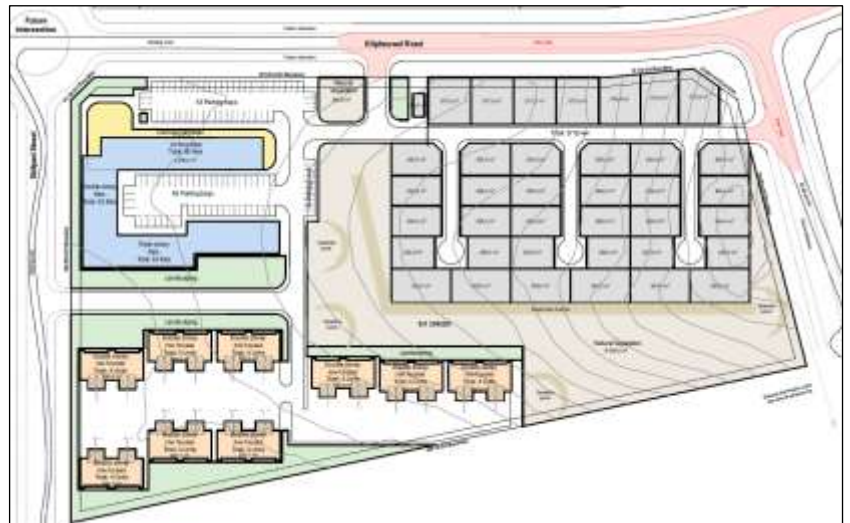
OUTENIQUASIG ESTATE

on

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

In terms of the

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



Prepared for Applicant: NN Busdiens (Pty) Ltd

Date: 14 November 2023

Candidate EAP: Ms Mariska Byleveld

Primary EAP: Ms Louise-Mari van Zyl

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Report Reference: MOS720/05

Department Reference: 16/3/3/6/7/1/D6/28/0200/22

Case Officer: Steve Kleinhans

Cape EAPrac

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APPOINTED ENVIRONMENTAL ASSESSMENT PRACTITIONER:

Cape EAPrac Environmental Assessment Practitioners

PO Box 2070

George

6530

Tel: 044-874 0365

Primary EAP: 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 twenty years' experience as an environmental practitioner.

Candidate EAP: **Mariska Byleveld** (MSc Geology at the University of the Free State). Registered Candidate Environmental Assessment Practitioner with the Environmental Assessment Practitioners of South Africa, EAPASA, **Registration Number 2023/6593**.

PURPOSE OF THIS REPORT:

Pre-Application Draft Basic Assessment Report

APPLICANT:

NN Busdiens (Pty) Ltd

CAPE EAPRAC REFERENCE NO:

GEO720/05

SUBMISSION DATE

14 November 2023

PUBLIC PARTICIPATION


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

DOCUMENT TRACKING

DOCUMENT HISTORY

DOC REF	REVISION	DATE	EAP
MOS720/05	Pre-Application Draft Basic Assessment Report	2023-11-14	Ms Louise-Mari van Zyl (Primary EAP) Ms Mariska Byleveld (Candidate EAP)

APPROVAL FOR RELEASE

NAME	TITLE	SIGNATURE
Ms Louise-Mari van Zyl	Ms	

DISTRIBUTION

DESIGNATION	NAME	EMAIL / FAX
Potential Stakeholders	Stakeholder Register	Preferred communication
Mossel Bay Municipal Office	Mr Carel Venter	Electronic submission
DEADP, George	Steve Kleinhans & Admin Registry	Electronic submission

PRE-APPLICATION DRAFT BASIC ASSESSMENT REPORT

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

OUTENIQUASIG ESTATE

Portion 209 of Farm No. 220 Aalwyndal, Mossel Bay

Submitted for:
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 - Appendix A3 : ~~Map with the GPS co-ordinates for linear activities~~
- Appendix B : Site Plans
- Appendix B1 : Site development plan(s)
 - Appendix B2 : A map of appropriate scale, which superimposes the proposed development and its associated structures and infrastructure on the environmental sensitivities of the preferred site, indicating any areas that should be avoided, including buffer areas
- Appendix C : Photographs
- Appendix D : Biodiversity overlay map
- Appendix E : Permit(s) / license(s) / exemption notice, agreements, comments from State Department/Organs of state and service letters from the municipality.
- Appendix E1 : Final comment/ROD from HWC
 - ~~Appendix E2 : Copy of comment from Cape Nature~~
 - ~~Appendix E3 : Final Comment from the DWS~~
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 - ~~Appendix E5 : Comment from the DAFF~~
 - ~~Appendix E6 : Comment from WCG: Transport and Public Works~~
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 - ~~Appendix E11 : Comment from DEA&DP: Waste Management~~
 - ~~Appendix E12 : Comment from DEA&DP: Biodiversity~~
 - ~~Appendix E13 : Comment from DEA&DP: Air Quality~~
 - ~~Appendix E14 : Comment from DEA&DP: Coastal Management~~

-
- ~~Appendix E15~~ : ~~Comment from the local authority~~
 - Appendix E16 : Confirmation of all services (water, electricity, sewage, solid waste management)
 - ~~Appendix E17~~ : ~~Comment from the District Municipality~~
 - ~~Appendix E18~~ : ~~Copy of an exemption notice~~
 - ~~Appendix E19~~ : ~~Pre-approval for the reclamation of land~~
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-
- Appendix F : Public participation information: including a copy of the register of I&APs, the comments and responses Report, proof of notices, advertisements and any other public participation information as is required.
 - Appendix F1 : Registered I&AP List
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 - Appendix F3 : Stakeholder Notification
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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>	<p>Ms Mariska Byleveld for Cape Environmental Assessment Practitioners. Registered Candidate EAP. EAPASA Registration Number 2023/6593.</p> <p>Ms Louise-Mari van Zyl for Cape Environmental Assessment Practitioners. Primary EAP. EAPASA Registration Number 2019/1444.</p> <p>Refer to Section A.</p>
<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>	<p>C0510000000022000209</p> <p>Portion 209 of Farm No. 220, Aalwyndal, Mossel Bay.</p>
<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>	<p>Refer to Appendix A & B for location & site plan.</p>
<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>	<p>Refer to main report.</p>
<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>Refer to main report.</p>

Requirement	Details
(ii) <i>How the proposed activity complies with and responds to the legislation and policy context, plans, guidelines, tools frameworks and instruments.</i>	
(f) <i>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.
(g) <i>A motivation for the preferred site, activity and technology alternative.</i>	Refer to main report.
(h) <i>A full description of the process followed to reach the proposed preferred alternative within the site, including -</i> <ul style="list-style-type: none"> (i) <i>Details of all alternatives considered;</i> (ii) <i>Details of the public participation process undertaken in terms of regulation 41 of the Regulations, including copies of the supporting documents and inputs;</i> (iii) <i>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> (iv) <i>The environmental attributes associated with the alternatives focusing on the geographical, physical, biological, social, economic, heritage and cultural aspects;</i> (v) <i>The impacts and risks identified for each alternative, including the nature, significance, consequence, extent, duration and probability of the impacts, including the degree to which these impacts:</i> <ul style="list-style-type: none"> (aa) <i>can be reversed;</i> (bb) <i>may cause irreplaceable loss of resources; and</i> (cc) <i>can be avoided, managed or mitigated.</i> (vi) <i>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> (vii) <i>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> (viii) <i>The possible mitigation measures that could be applied and level of residual risk;</i> (ix) <i>The outcome of the site selection matrix;</i> (x) <i>If no alternatives, including alternative locations for the activity were investigated, the motivation for not considering such; and</i> (xi) <i>A concluding statement indicating the preferred alternatives, including preferred location of the activity.</i> 	Refer to main report..

Requirement	Details
<p>(i) A full description of the process undertaken to identify, assess and rank the impacts the activity will impose on the preferred location through the life of the activity, including –</p> <p>(ii) A description of all environmental issues and risks that were identified during the environmental impact assessment process; and</p> <p>(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.</p>	Refer to main report.
<p>(j) An assessment of each identified potentially significant impact and risk, including -</p> <p>(i) Cumulative impacts;</p> <p>(ii) The nature, significance and consequences of the impact and risk;</p> <p>(iii) The extent and duration of the impact and risk;</p> <p>(iv) The probability of the impact and risk occurring;</p> <p>(v) The degree to which the impact and risk can be reversed;</p> <p>(vi) The degree to which the impact and risk may cause irreplaceable loss of resources; and</p> <p>(vii) The degree to which the impact and risk can be mitigated.</p>	Refer to main report.
<p>(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.</p>	Refer to main report.
<p>(l) An environmental impact statement which contains:</p> <p>(i) A summary of the key findings of the environmental impact assessment;</p> <p>(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</p> <p>(iii) A summary of the positive and negative impacts and risks of the proposed activity and identified alternatives.</p>	Refer to main report.
<p>(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.</p>	Refer to main report and Appendix H for EMPr.
<p>(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.</p>	Refer to main report.

Requirement	Details
(o) <i>A description of assumptions, uncertainties and gaps in knowledge which relate to the assessment and mitigation measures proposed.</i>	Refer to main report.
(p) <i>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.
(q) <i>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.
(r) <i>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> (ii) <i>The inclusion of comments and inputs from stakeholders and I&APs;</i> (iii) <i>The inclusion of inputs and recommendations from the specialist reports where relevant; and</i> (iv) <i>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.
(s) <i>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.
(t) <i>Any specific information that may be required by the competent authority.</i>	-
(u) <i>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 proposal entails a **residential development with a business component** on Portion 209 of Farm Vyf-Brakke-Fontein No. 220 which is situated within the greater Aalwyndal area in Mossel Bay (Western Cape Province). The property is \pm 1.7km north-east of the Mossel Bay Airfield and \pm 4.5km south-west of the N2/Voorbaai interchange, west of Island View (Figure 1). Access is via the existing Aalwyndal Road onto Klipheuwel Road (Figure 1).

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



Figure 1: Locality Map of Portion 209 of Farm No. 220 (green outlined area) (CapeFarmMapper, 2023).

The **proposed development** consists of the following components (Figure 3) (Figure 4):

- **Business Zone I** (business premises) on ± 0.87 ha.
 - Commercial/retail area (ground floor).
 - Consent for ± 65 apartments (ground, first and second floor).
 - ± 113 Parking Bays.
- **General Residential Zone I** (group housing) on ± 1.18 ha.
 - ± 37 Erven ranging between 265 – 383m² in size.
- **General Residential Zone II** (town housing) on ± 01.209 ha.
 - ± 9 Double storey row houses.
 - Each house is ± 390 m² in size and contains 4 units (total: 36 units).
- **Open Space Zone II** (private open space).
 - Approximately 1ha of natural vegetation will be retained.
- **Transport Zone II** (public street) on ± 0.330 ha to extend Henning Street as per the Municipal Roads Master Plan for Aalwyndal Precinct.
- **Transport Zone III** (internal private road) on ± 0.589 ha.



Figure 3: Proposed Rezoning and Subdivision for Portion 209 of Farm 220, Aalwyndal (Marlize de Bruyn Planning, 2023).

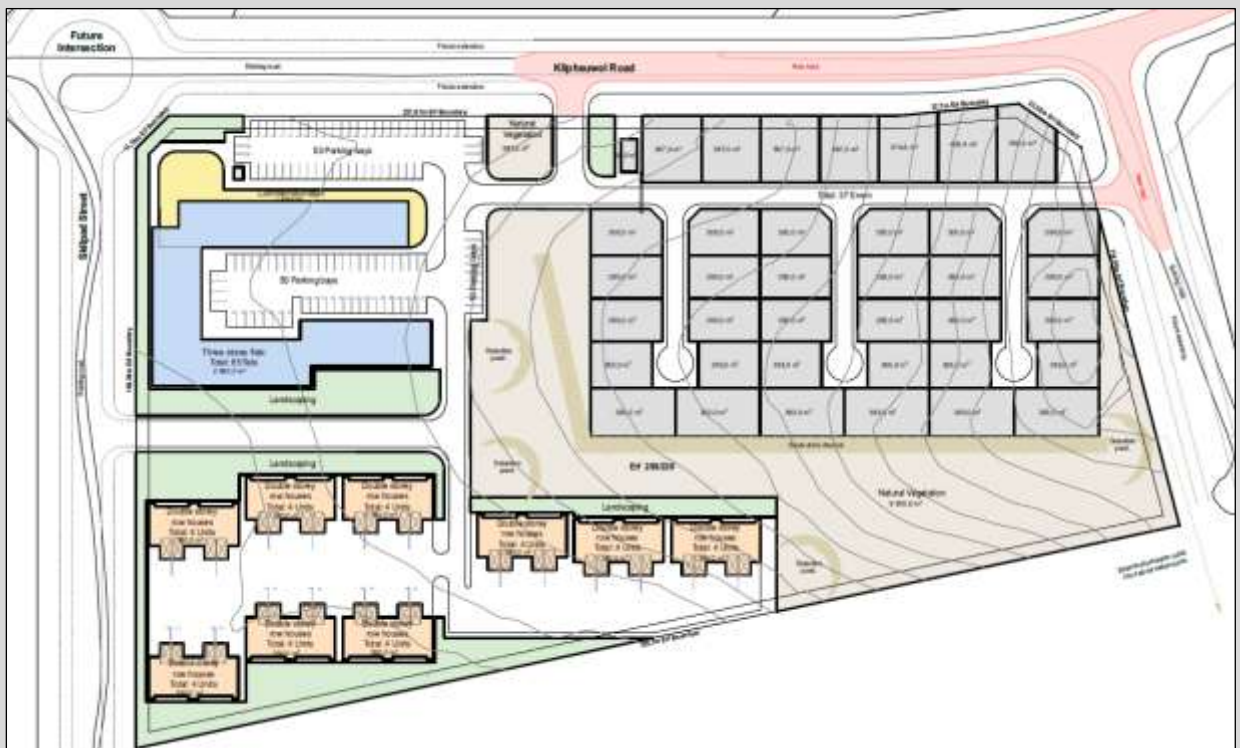


Figure 2: Detailed Site Development Plan (source: Hamilton Wessels Architects)

Access & Roads

The property will have three (3) accesses. Two (2) via the existing Klipheuwel Road to be extended to Henning Road, and one (1) via the existing Skilpad Road – to be upgraded (Figure 2).

Currently, Klipheuwel Road is accessible via Aalwyndal Road. The greater Aalwyndal Road Master Plan prepared by the Mossel Bay Municipality stipulates the following:

- a formal **transportation link** must be established between **Island View** and **Aalwyndal** by extending Henning Road through 205/220 up to Klipheuwel Road (**part of this basic assessment process**).
- a formal transportation link between Klipheuwel and Aalwyn Road.

- a new roundabout at the intersection of Klipheuwel Way and Skilpad Road.

The Applicant intends to contribute to the Aalwyndal Roads Master Plan by formalising and extending Henning Road across 205/220 to Klipheuwel Road (Figure 4). This will allow traffic to access town via Aalwyndal Road or via Henning Road.

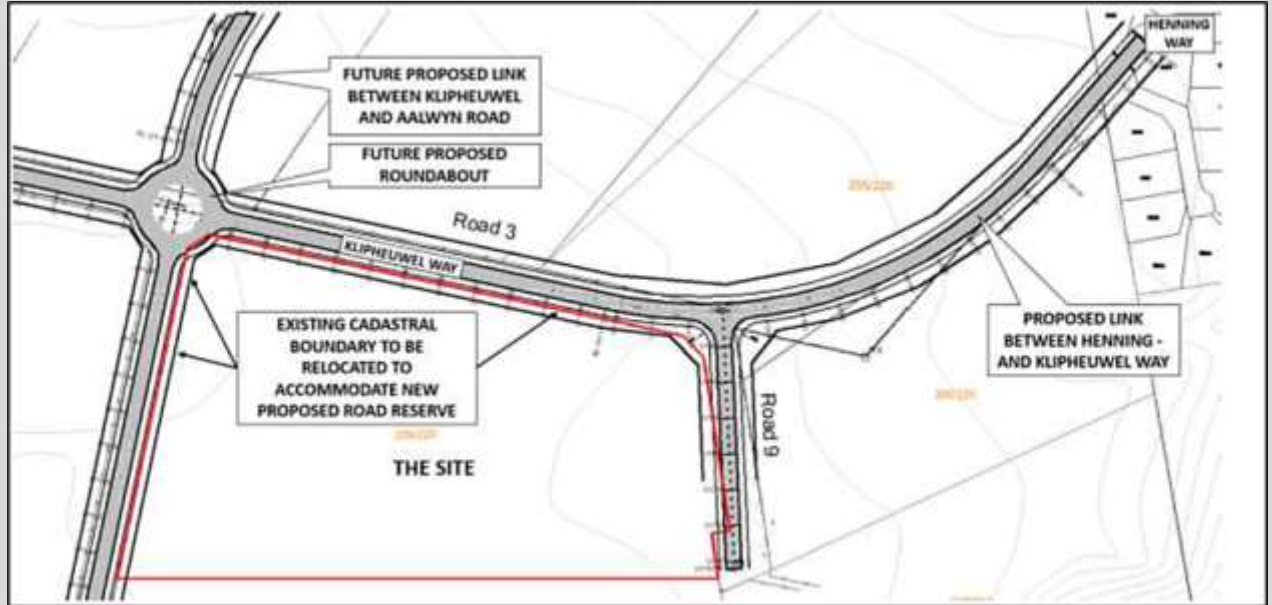


Figure 4: Extract of Aalwyndal Road Master Plan (Engineering Services Report, 2022).

Services & Stormwater

- **Water** will be sourced from the Mossel Bay Municipality Water Network.
- **Sewage** discharge will be through the existing Municipal Sewerage Network.
- The existing Municipal Dump will be used for **solid waste** disposal.
- **Stormwater** will be routed:
 - from apartment roofs into landscaped areas,
 - to the road reserve of Klipheuwel Road (Figure 5),
 - to the natural vegetation on the property with four (4) detention ponds and a swale drain, and
 - to the existing municipal culvert underneath Klipheuwel Road (Figure 5).



Figure 5: Left photograph – Klipheuwel Road. Right photograph – existing Municipal culvert.

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

1. **The purpose** of this template is to provide a format for the Basic Assessment report as set out in Appendix 1 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"), Environmental Impact Assessment ("EIA") Regulations, 2014 (as amended) in order to ultimately obtain Environmental Authorisation.
2. The Environmental Impact Assessment ("EIA") Regulations is defined in terms of Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") hereinafter referred to as the "NEMA EIA Regulations".
3. 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

CAPE TOWN OFFICE: REGION 1 and REGION 2 (Region 1: City of Cape Town, West Coast District) (Region 2: Cape Winelands District & Overberg District)	GEORGE OFFICE: REGION 3 (Central Karoo District & Garden Route District)
<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

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>Locality Map:</p>	<p>The scale of the locality map must be at least 1:50 000. For linear activities or development proposals of more than 25 kilometres, a smaller scale e.g., 1:250 000 can be used. The scale must be indicated on the map. The map must indicate the following:</p> <ul style="list-style-type: none"> • an accurate indication of the project site position as well as the positions of the alternative sites, if any; • road names or numbers of all the major roads as well as the roads that provide access to the site(s) • a north arrow; • a legend; and • a linear scale. <p>For ocean based or aquatic activity, the coordinates must be provided within which the activity is to be undertaken and a map at an appropriate scale clearly indicating the area within which the activity is to be undertaken.</p> <p>Where comment from the Western Cape Government: Transport and Public Works is required, a map illustrating the properties (owned by the Western Cape Government: Transport and Public Works) that will be affected by the proposed development must be included in the Report.</p>
Provide a detailed site development plan / site map (see below) as Appendix B1 to this BAR; and if applicable, all alternative properties and locations.	
<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.

	<ul style="list-style-type: none"> • 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"> ○ Watercourses / Rivers / Wetlands ○ Flood lines (i.e., 1:100 year, 1:50 year and 1:10 year where applicable); ○ Coastal Risk Zones as delineated for the Western Cape by the Department of Environmental Affairs and Development Planning ("DEA&DP"); ○ Ridges; ○ Cultural and historical features/landscapes; ○ Areas with indigenous vegetation (even if degraded or infested with alien species). • Whenever the slope of the site exceeds 1:10, a contour map of the site must be submitted. • North arrow <p>A map/site plan must also be provided at an appropriate scale, which superimposes the proposed development and its associated structures and infrastructure on the environmental sensitivities of the preferred and alternative sites indicating any areas that should be avoided, including buffer areas.</p>
Site photographs	<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:	<p>A map of the relevant biodiversity information and conditions must be provided as an overlay map on the property/site plan. The Map must be attached to this BAR as Appendix D.</p>
Linear activities or development and multiple properties	<p>GPS co-ordinates must be provided in degrees, minutes and seconds using the Hartebeeshoek 94 WGS84 co-ordinate system.</p> <p>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.</p> <p>For linear activities that are longer than 500m, please provide a map with the co-ordinates taken every 100m along the route to this BAR as Appendix A3.</p>

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

The following checklist of attachments must be completed.

APPENDIX			✓ (Tick) or x (cross)
Appendix A:	Maps		
	Appendix A1:	Locality Map	✓
	Appendix A2:	Coastal Risk Zones as delineated in terms of ICMA for the Western Cape by the Department of Environmental Affairs and Development Planning	✓
	Appendix A3:	Map with the GPS co-ordinates for linear activities	x
Appendix B:	Appendix B1:	Site development plan(s)	✓
	Appendix B2	A map of appropriate scale, which superimposes the proposed development and its associated structures and infrastructure on the environmental sensitivities of the preferred site, indicating any areas that should be avoided, including buffer areas;	✓
Appendix C:	Photographs		✓
Appendix D:	Biodiversity overlay map		✓
Appendix E:	Permit(s) / license(s) / exemption notice, agreements, comments from State Department/Organs of state and service letters from the municipality.		
	Appendix E1:	Final comment/ROD from HWC	✓
	Appendix E2:	Copy of comment from Cape Nature	x
	Appendix E3:	Final Comment from the DWS	x
	Appendix E4:	Comment from the DEA: Oceans and Coast	x
	Appendix E5:	Comment from the DAFF	x
	Appendix E6:	Comment from WCG: Transport and Public Works	x
	Appendix E7:	Comment from WCG: DoA	x
	Appendix E8:	Comment from WCG: DHS	x
	Appendix E9:	Comment from WCG: DoH	x



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

SECTION A: ADMINISTRATIVE DETAILS

Highlight the Departmental Region in which the intended application will fall	CAPE TOWN OFFICE:		GEORGE OFFICE:	
	REGION 1 <small>(City of Cape Town, West Coast District)</small>	REGION 2 <small>(Cape Winelands District & Overberg District)</small>	REGION 3 <small>(Central Karoo District & Garden Route District)</small>	
<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>	NN Busdiens (Pty) Ltd			
	Petrus Jacobus Pretorius			
	1981/000403/07			
	P.O. Box 10264			
	Danabaai		Postal code:	6510
			Cell:	061 504 0737
	jpretoriuspj@gmail.com		Fax:	
Company of EAP:	Cape Environmental Assessment Practitioners (<i>Cape EAPrac</i>)			
Candidate EAP name:	Ms Mariska Byleveld			
Primary EAP name:	Ms Louise-Mari van Zyl			
Postal address:	PO Box 2070			
		Postal code:	6530	
Telephone:	044 874 0365	Cell:	071 603 4132	
Candidate EAP E-mail:	mariska@cape-eaprac.co.za	Fax:	044 874 0432	
Primary EAP E-mail:	louise@cape-eaprac.co.za			
Candidate EAP Qualifications:	MSc Geology (University of the Free State).			
Primary EAP Qualifications:	MA Geography & Environmental Studies (Stellenbosch University)			
EAPASA registration no:	<p>Candidate EAP: Ms Mariska Byleveld (MSc Geology [University of the Free State]) (Candidate EAPASA Registration Number 2023/6593) under supervision of the Primary EAP, Ms Louise-Mari van Zyl who is a registered with EAPASA (MA Geography & Environmental Science [US]).</p> <p>Primary EAP: Director Louise-Mari van Zyl (MA Geography & Environmental Science [US]; Registered Environmental Assessment</p>			

	Practitioner with the Environmental Assessment Practitioners of South Africa, EAPSA, Registration Number 2019/1444 . Ms van Zyl has over twenty years' experience as an environmental practitioner.		
<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>	NN Busdiens (Pty) Ltd		
	Petrus Jacobus Pretorius		
	P.O. Box 10264		
	Danabaai	Postal code:	6510
		Cell:	061 504 0737
	jpretoriuspj@gmail.com	Fax:	
<p>Name of Person in control of the land:</p> <p>Name of contact person for person in control of the land:</p>	NN Busdiens (Pty) Ltd		
	Petrus Jacobus Pretorius		
<p>Postal address:</p> <p>Telephone:</p> <p>E-mail:</p>	P.O. Box 10264, Danabaai	Postal code:	6510
	()	Cell:	061 504 0737
	jpretoriuspj@gmail.com	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>	Mossel Bay Municipality		
	Carel Venter		
	PO Box 25		
	Mossel Bay	Postal code:	6500
	(044) 606 5073	Cell:	
	cventer@mosselbay.gov.za	Fax:	

SECTION B: CONFIRMATION OF SPECIFIC PROJECT DETAILS AS INCLUDED 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>The proposed site is a greenfield site.</p> <p>The site is currently vacant and fenced-off with a standard wire farm fence (Figure 6).</p> <div style="display: flex; justify-content: space-around;">   </div> <p style="text-align: center;">Figure 6: Photographs showing the property's current access via Klipheuwel road (left photograph). The site is fenced-off and consists of a variety of fynbos species (right photograph).</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):	± 5.2ha
4.2.	Developed footprint of the existing facility and associated infrastructure (if applicable):	Not Applicable
4.3.	Development footprint of the proposed development and associated infrastructure size(s) for all alternatives:	± 4.2ha
4.4.	Provide a detailed description of the proposed development and its associated infrastructure (This must include details of e.g. buildings, structures, infrastructure, storage facilities, sewage/effluent treatment and holding facilities).	

It is the intention of the Applicant to subdivide and rezone the property from Single Residential Zone I to Subdivisional Area to accommodate for the following development components (Figure 7):

- Business Zone I (business premises) on ± 0.87ha.
 - Commercial/retail area (ground floor).
 - ± 65 x Apartments (ground, first and second floor).
 - ± 113 x Parking Bays.
- General Residential Zone I (group housing) on ± 1.18ha
 - ± 37 x Erven ranging between 265 – 383m² in size.
- General Residential Zone II (town housing) on ± 1.209ha.
 - ± 9 x Double storey row houses.
 - Each house is ± 390m² in size and contains 4 units (total: 36 units).
- Open Space Zone II (private open space).
 - Approximately 1ha of natural vegetation will be retained.
- Transport Zone II (public street) on ±0.330ha.
- Transport Zone III (private road) on ± 0.589ha.

The proposed **residential development** is in accordance with the spatial proposals contained in the Aalwyndal Presinct Plan (2018) which is also included in the Mossel Bay Spatial Development Framework (2022) (**Planning Statement, 2023**).

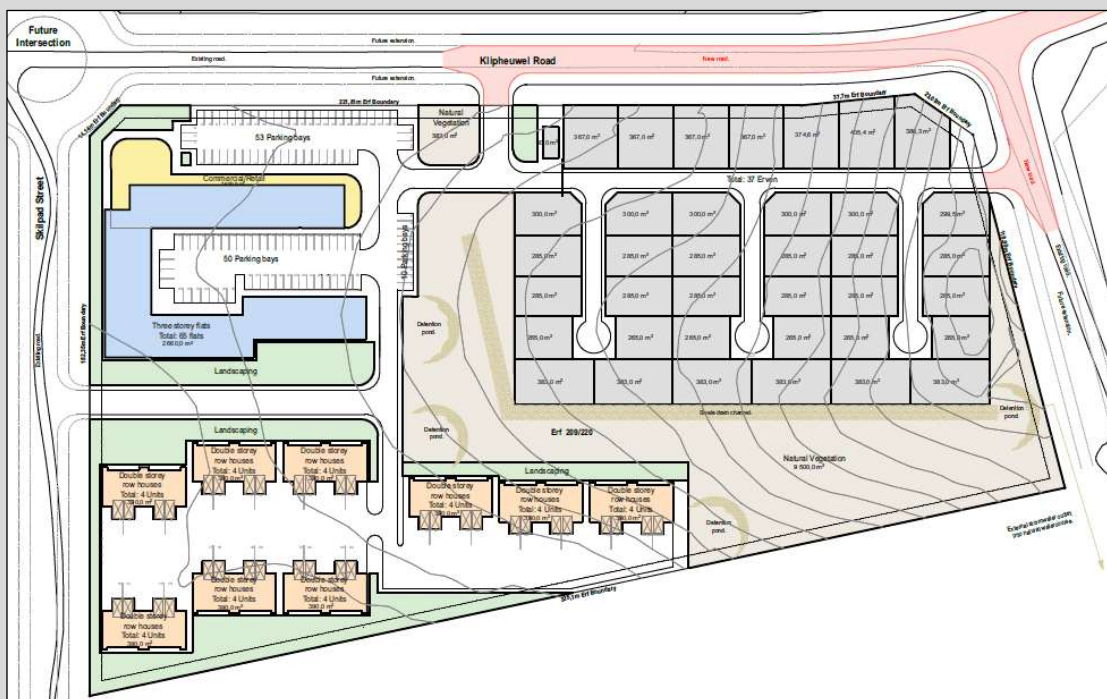


Figure 7: Site Development Plan for Portion 209 of Farm No. 220 (Hamilton Wessels Architects, 2023).

Services

- **Water** will be sourced from the Mossel Bay Municipality Water Network.
 - Mossel Bay Municipality confirmed that the existing 3,0Ml reservoir at Aalwyndal has sufficient storage capacity for the proposed development (Appendix E16).
- **Sewage** discharge will be through the existing Municipal Sewerage Network.
 - Mossel Bay Municipality confirmed that the Wastewater Treatment Works at Hartenbos has sufficient capacity to cater for this development.
- The existing Municipal Dump will be used for **solid waste** disposal.
- **Electricity** will be via Municipal supply.
 - Mossel Bay Municipality approved an electrical connection to the capacity of 320kVA for the proposed development.

Stormwater Management

The site has three drainage zones (Figure 8):

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



Figure 8: Stormwater Drainage Zones (Stormwater Management Plan, 2023).

Stormwater on site will be managed as follows (Figure 9):

Zones	Stormwater Route
A1	Landscaped Area
A2	Detention Pond
A3 and A4	Landscaped Areas
A5 and A6	Detention Ponds
A7	Landscaped Area
A8	Existing Municipal Culvert
A9 – A11	Swale Drain
Area East of Zone A	South towards drainage line

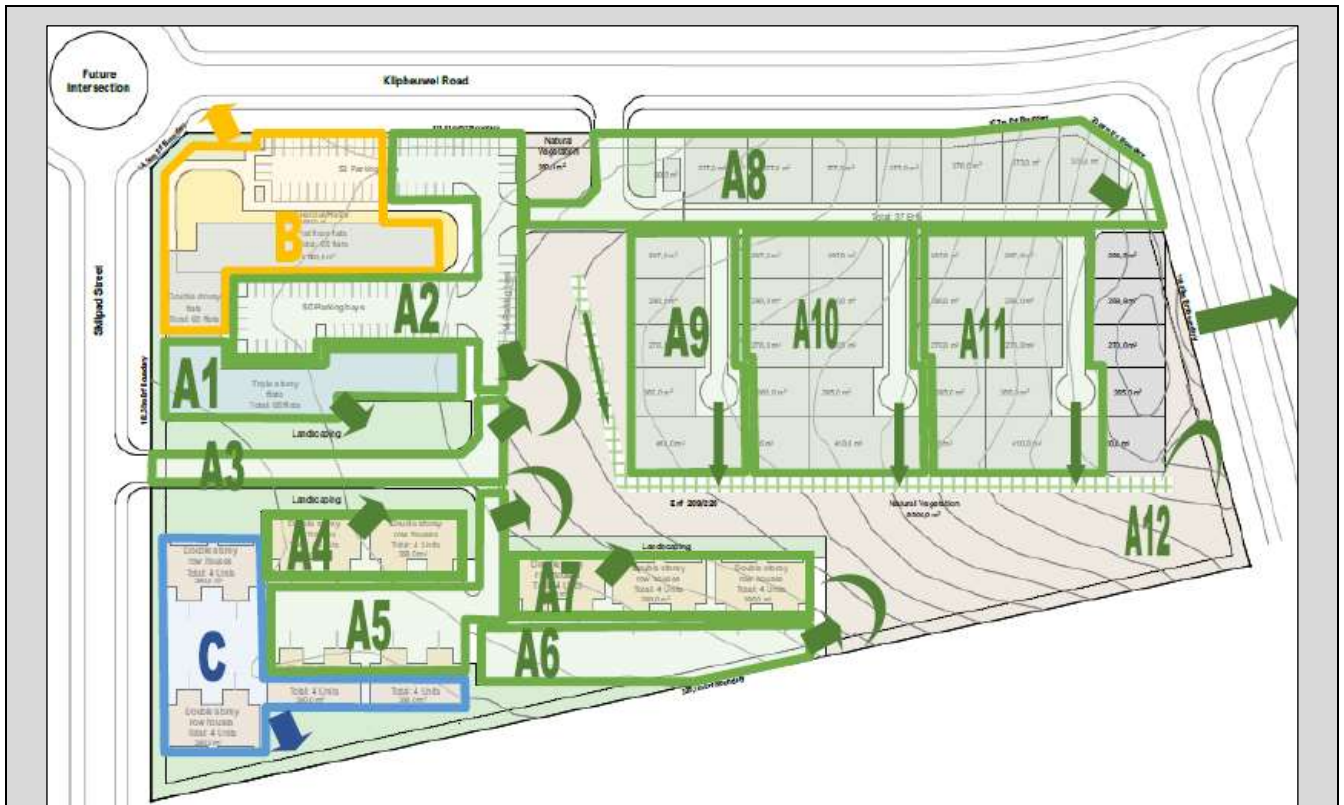


Figure 9: Internal Stormwater Design Zones (Stormwater Management Plan, 2023).

Access & Roads

The property will have three (3) accesses (Figure 7):

- Two (2) via Klipheuvel Road via the Henning Street extension and Aalwyndal Road
- One (1) via Skilpad Street

Klipheuvel Road is accessible via Aalwyndal Road. The greater Aalwyndal Road Network caters mainly for surrounding agricultural and single residential land uses, however, due to designated future development and densification of Aalwyndal the Aalwyndal Roads Master Plan was prepared by the Mossel Bay Municipality, allowing for:

- a **formal transportation link** between **Island View** and **Aalwyndal Road** by extending Henning Road through 205/220 up to Klipheuvel Road (**part of this basic assessment process**) (Figure 10).
- a formal transportation link between Klipheuvel and Aalwyn Road.
- a new roundabout at the intersection of Klipheuvel Way and Skilpad Road.

The Applicant intends to contribute to the Aalwyndal Roads Master Plan by formally extending Henning Road through 205/220 via Klipheuvel Road.



Figure 10: Photograph on the left – current access across 205/220 to Island View (directly off Henning Road). Photograph on the right – current access to 205/220 directly off Klipheuwel Road direction Aalwyndal. This existing gravel road will be extended and upgraded to formally link Henning Road via Island View, through Portion 205/220 to Klipheuwel Road.

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

The property will have three (3) accesses:

- Two (2) via Klipheuwel Road.
- One (1) via Skilpad Street (Figure 11).



Figure 11: Photograph of existing Skilpad Street (west of 209/220).

4.6.	SG Digit code(s) of the proposed site(s) for all alternatives:	C0510000000022000209		
	Coordinates of the proposed site(s) for all alternatives:			
4.7.	Latitude (S)	34°	15'	42.11"
	Longitude (E)	21°	54'	34.31"

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

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

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

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

3. OTHER LEGISLATION

<p>List any other legislation that is applicable to the proposed activity or development.</p> <p><u>Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)</u></p> <p>According to Marlize de Bruyn (Planning Statement, 2023), SPLUMA (2013) includes five development principles which applies to the proposed development:</p> <ol style="list-style-type: none"> 1. Spatial Justice 2. Spatial Sustainability 3. Efficiency 4. Spatial Resilience 5. Good Administration <p>Mossel Bay Municipality investigated the complexities of applying the Spatial Planning & Land Use Management Act (2013) to the development area proposed by the Aalwyndal Precinct Plan.</p> <p>Four (4) possible scenarios were considered:</p> <ol style="list-style-type: none"> 1. Development as per the Aalwyndal Precinct Plan, 2. Biodiversity Protection Option, 3. Open Space Option, 4. No-go (not evaluated as it will not create housing or protect environmental sensitive areas through the legislative process to be followed with development applications). <p>It was concluded that scenario 1 (Aalwyndal Precinct Plan) is the only scenario that will achieve the objectives of SPLUMA (2013) (Figure 12).</p>
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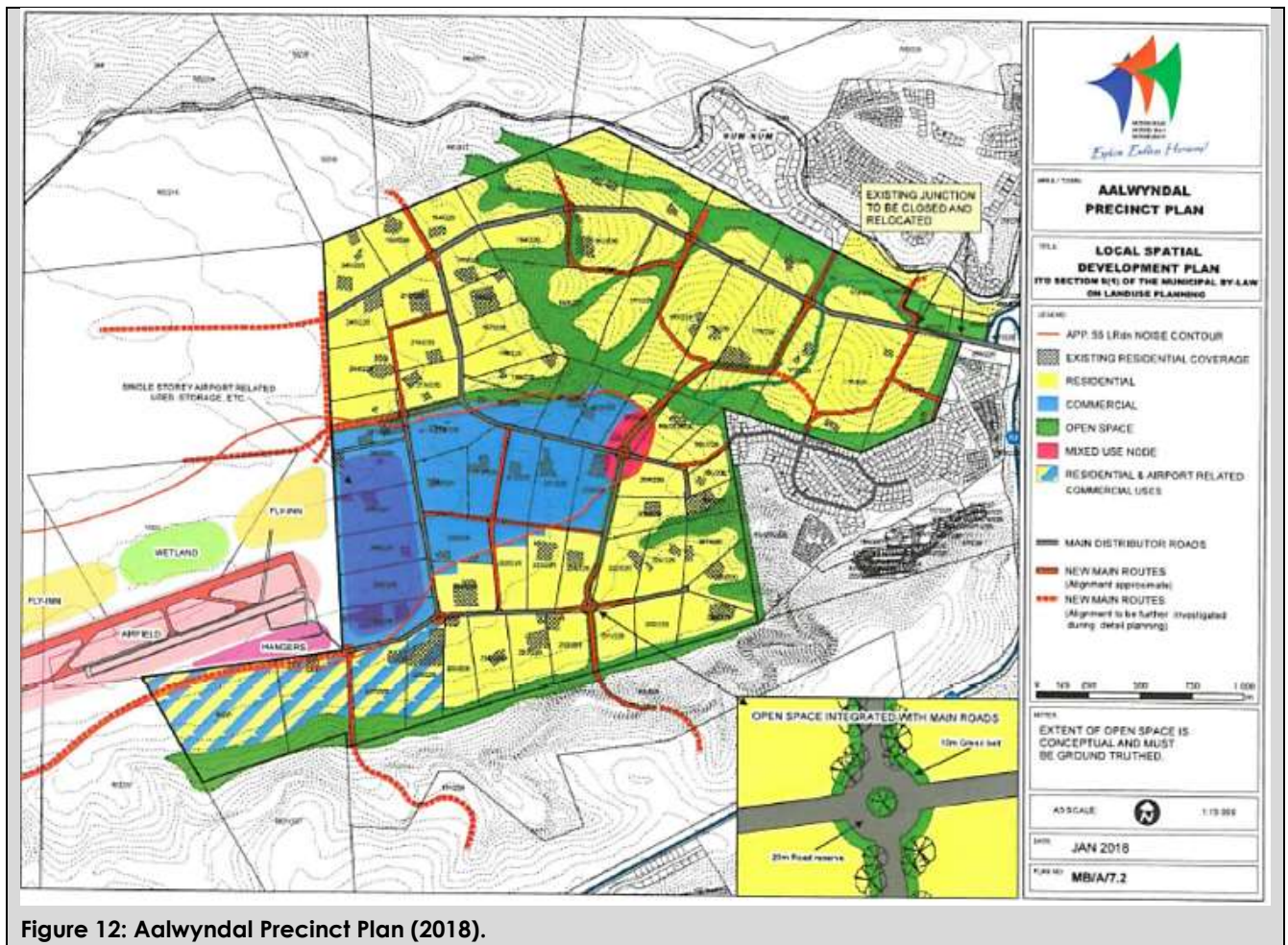


Figure 12: Aalwyndal Precinct Plan (2018).

4. POLICIES

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

4.1 Western Cape Provincial SDF (2014)

The Western Cape Provincial Spatial Development Framework (PSDF) was approved in 2014 by the Western Cape Parliament and serves as a strategic spatial planning tool that “communicates the 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 Department Programmes.
- Support municipalities to fulfil their mandates in line with national and provincial agendas.
- Communicates government’s spatial development agenda.

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

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

The proposed activity complies with:

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

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

The proposed design retains approximately **1ha of natural vegetation**, which will be maintained through the removal of alien invasive species. Areas containing species of special concern will be retained as natural acting as internal open spaces.

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

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

4.2. Eden Spatial Development Framework (2017)

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

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

The proposed development aligns with the following policies:

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

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

The proposed development of the site is regarded as being consistent with the Eden District SDF. Mossel Bay is one of the towns identified by Eden SDF (2017) that has the economic, spatial and social capacity to ensure fiscal sustainability (Figure 13).

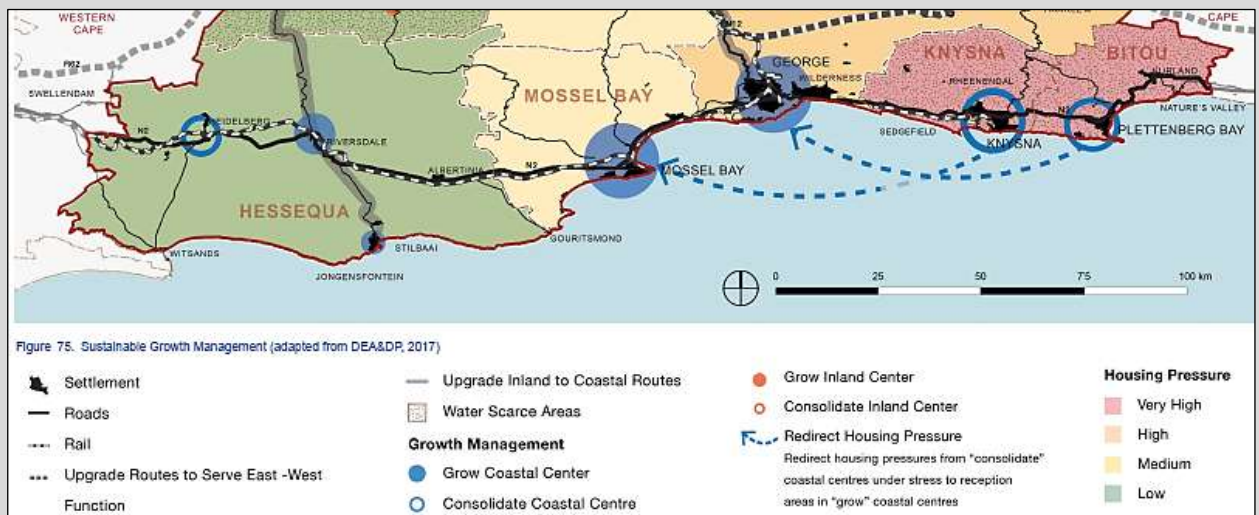


Figure 13: Sustainable growth management (Eden SDF, 2017)

4.3. Mossel Bay Spatial Development Framework (2022)

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

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



Figure 14: Hartenbos spatial proposals (MSDF, 2022). The Aalwyndal area is part of Area 36. The urban edge of Aalwyndal includes the main expansion area of Aalwyndal.

According to Marelize de Bruyn Planning (**Planning Statement, 2023**), the land use application is **consistent with MBSDF (2022)** as required in terms of Section 19 of the Western Cape Land Use Planning Act, 2014.

According to the **Planning Statement (2023)**, the following MBSDF policies are directly related to the proposed development:

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

<p>Policy 2A (Monitor and manage the availability and use of water).</p>	<p>According to the Engineering Services Report (2023), the provisions of water will be from Municipal supply. The report also includes water saving measures to be implemented as part of the development proposal.</p>
<p>Policy 3A (Accommodate innovative proposals for alternative energy sources).</p>	<p>The proposed development will link with the Municipal Electrical Distribution Network. The proposal also includes energy saving technologies such as energy efficient lighting and alternative means of water heating.</p>
<p>Policy 4A (Future urban form design is to be based on future scenario planning in the SDF).</p>	<p>The proposed development complies with the Spatial Planning & Land Use Management Act, 2013 (SPLUMA). The proposed development is in accordance with the spatial proposal for the Aalwyndal area.</p>
<p>Policy 4B (Prioritise efficient urban form).</p>	<p>The proposed development is located within the urban edge of the greater Mossel Bay Municipal area. The development also includes non-residential opportunities such as the business development proposal on a portion of the property. It is therefore in accordance with the mix-use node in Aalwyndal Precinct Plan.</p>
<p>Policy 4C (Creation of an Open Space/Conservation network).</p>	<p>The proposed development allows for private open space to retain natural vegetation within the residential development.</p>
<p>Policy 4D (Implementation of biodiversity offsets as a tool for an efficient and sustainable urban form).</p>	<p>Approximately 1ha of natural vegetation will be retained within the development proposal. The development site contains least threatened North Langeberg Sandstone Fynbos and is excluded from the provisional Critical Biodiversity Areas network and is not part of an Ecological Support Area. The study site does not fall within the environmental framework determined for the greater Aalwyndal Precinct. The site does not contain any natural wetland habitat/features and therefore there is no reasonable motivation for having to consider a Biodiversity Offset on this application from a planning perspective.</p>
<p>Policy 4E (Maintain a compact settlement form to facilitate inclusion and integration and improved service delivery).</p>	<p>The MSDF (2022) has earmarked Aalwyndal for medium to high-density development. The gross density is 25.9 dwelling units per hectare which reflects a medium density development.</p>
<p>Policy 4F (Provide places of residence closer to places of work).</p>	<p>Places such as Mossel Bay, Hartenbos and the Industrial areas are easily accessible from Aalwyndal. To further ease accessibility, new</p>

	and widened roads are planned over time (Aalwyndal Roads Master Plan).
Policy 4H (Apply densification in existing settlements and neighbourhoods to a more compact urban pattern and to reduce cost of services to households).	The proposed development provides a gross density of 25.9 dwelling per units per hectare which is higher than traditional residential densities of pas decades.
Policy 4K (The adequate provisions of social facilities).	Social facilities can be provided in the Aalwyndal area with land available for non-residential land uses in the airfield's noise contour exclusion area.
Policy 4M (Bulk Municipal service infrastructure).	The bulk infrastructure provision for the greater Aalwyndal development is considered on a master plan basis and therefore infrastructure requirements for the development of 220/209 is planned within the relevant master plans.
Policy 5A (Requirements for safety and security must be incorporated in all spatial and land use planning).	The proposed development includes the creation of a safe environment. The business premises will also provide in the needs of the residents in the area.
Policy 5B (Identify high risk areas and formulate risk mitigation).	The proposed development is not within a high-risk area (including flood lines, steep slopes and blast sones).
Policy 6A (Focus on the encouragement and attraction of small business to support local entrepreneurs).	The proposed business component will provide opportunities for smaller businesses to be established which must focus on the needs of the surrounding residential community.
Policy 7A (Apply basic principles which guides Municipal Financial Sustainability).	Marlize de Bruyn concluded that the proposal is in the best way forward to optimise the potential of the property.

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

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

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

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

- There has been a change in the attitude of most residents towards a positivity regarding growth.
- Growth is inevitable and the focus should be on managing growth within urban areas, to protect what is important to residents.

- When a critical mass development is reached the element of crime will also manifest, therefore development should be strictly managed and guided towards a common goal of maintaining the “ambience” and “free” characteristics of the town.

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

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

5. GUIDELINES

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

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

6. PROTOCOLS

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

According to the 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. According to the Screening Tool the following themes have been identified as sensitive:

Agriculture

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

The **Department of Agriculture** has been approached for **comment** during the **Public Participation Process**.

Civil Aviation

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

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

Defence

The development will pose no threat to military or defence forces of South Africa. The site is not situated near any military facilities and the Screening Tool has indicated that the sensitivity is low. There are no reasonable grounds to conduct any specialists' studies to affirm this and further consultation with the Department of Defence is **not** necessary.

Aquatic Biodiversity Theme – Compliance Statement (Dr Jackie Dabrowski)

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

According to the statement, **no triggered listed activities** or water uses are anticipated in terms of the NEMA or NWA. Not further detailed study required.

BOCMA has been approached for comment.

Archaeological and Cultural Heritage Theme & Palaeontology Theme

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

Plant Species Theme (Dr David Hoare)

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

Cape Nature has been approached for comment.

Fauna (Dr David Hoare)

Habitat is **isolated and separated** from other remaining natural areas surrounding roads. The site does **not form part of a CBA or ESA**. A **Faunal Compliance Statement** has been compiled, and **Cape Nature** has been approached for comment during the public participation period.

Biodiversity (Dr David Hoare)

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

Milkwood and Cheesewood trees were found on-site (mostly within southern-eastern section of the property) (Figure 18). A **Forestry Permit** must be obtained should there be a need for the removal of one (1) Milkwood tree which is located within a proposed cul-de-sac. The remaining Milkwood and Cheesewood trees will not be disturbed and will be accommodated within the internal open spaces.

Cape Nature & the Department of Forestry have been approached for comment.

Other technical studies

- Engineering Services Report (2023) – Urban Engineering
- Traffic Impact Assessment (2023) – Urban Engineering
- Planning Statement (2023) – Marelize de Bruyn Planning
- Stormwater Management Plan (2023) – DMS Structural and Civil Engineers

SECTION D: APPLICABLE LISTED ACTIVITIES

List the applicable activities in terms of the NEMA EIA Regulations

Activity No(s):	Provide the relevant Basic Assessment Activity(ies) as set out in Listing Notice 1	Describe the portion of the proposed development to which the applicable listed activity relates.
27	The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for – (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.	Clearance of 1 hectare or more, but less than 20 hectares of North Langeberg Sandstone Fynbos (Least Threatened). According to Dr David Hoare, the habitat on site is fynbos with a relatively high species richness, including the presence of two Vulnerable plant species, <i>Polygala pubiflora</i> and <i>Hermannia Lavandulifolia</i> (the status of the second is currently being re-evaluated and it is likely to be re-assessed as having lower threat status).
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 (ii) for areas outside urban areas (aa) containing indigenous vegetation.	The internal roads network will comprise of roads that will exceed 4m in width. According to the TIA (2023), all internal roads should be approximately 6m wide with an absolute minimum of 5.5m.
18	The widening of a road by more than 4m, or the lengthening of a road by more than 1km. (iii) Outside urban areas: (aa) areas containing indigenous vegetation.	Henning Road extension from Island View, to be formalised to link with Klipheuwel Road, as part of the Municipal Road Master Plan.
<p>Note:</p> <ul style="list-style-type: none"> • The listed activities specified above must reconcile with activities applied for in the application form. The onus is on the Applicant to ensure that all applicable listed activities are included in the application. If a specific listed activity is not included in an Environmental Authorisation, a new application for Environmental Authorisation will have to be submitted. • Where additional listed activities have been identified, that have not been included in the application form, and amended application form must be submitted to the competent authority. 		

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

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

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

Activity No(s):	Provide the relevant Listed Activity(ies)	Describe the portion of the proposed development to which the applicable listed activity relates.
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SECTION E: PLANNING CONTEXT AND NEED AND DESIRABILITY

1. Provide a description of the preferred alternative.

The Applicant proposes to develop Portion 209 of Farm No. 220 in accordance with the spatial proposals in the Aalwyndal Precinct Plan (2018).

It is the intention of the Applicant to subdivide and rezone the property from General Residential Zone I to Subdivisional Area to accommodate for the following development components (Figure 15):

- Business Zone I (business premises) on ± 0.87ha
 - Commercial/retail area (ground floor).
 - ± 65 Apartments (ground, 1st and 2nd floor).
 - ± 113 Parking Bays.
- General Residential Zone I (group housing) on ± 1.18ha.
 - ± 37 Erven ranging between 265 – 383m² in size.
- General Residential Zone II (town housing) on ± 1.209ha
 - ± 9 Double storey row houses.
 - Each house is ± 390m² in size and contains 4 units (total: 36 units).
- Open Space Zone II (private open space).
 - Approximately 1ha of natural vegetation will be retained.
- Transport Zone II (public street) on ±0.330ha.
- Transport Zone III (private road) on ±0.589ha.

Zoning		Area (ha)	%	No.	Erf No.
Transport Zone II		0.330	6.39	1	1
Business Zone I		0.866	16.77	1	2
Open Space Zone II		0.988	19.14	2	3-4
General Residential Zone II		1.209	23.42	1	5
Transport Zone III		0.589	11.41	2	6-7
Group Housing Zone I		1.180	22.87	37	8-44
Total		5.162			

Figure 15: Proposed zoning for Portion 209 of Farm 220 (Source: Marlize de Bruyn Planning).

Water, sewage and **electricity** will be sourced from Mossel Bay Municipal Network. The existing Municipal Dump will be used for **solid waste** disposal. Mossel Bay Municipality has confirmed **sufficient** water, sewage and electrical **capacity** in their systems (Appendix E16).

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

<p>The development will have three (3) site accesses. Currently the site can only be accessed via Klipheuwel road via Aalwyndal road. It is therefore proposed to extend Henning Street in Island View, through 205/220, to create a formal transportation link between Island View and Aalwyndal.</p>	
2.	<p>Explain how the proposed development is in line with the existing land use rights of the property as you have indicated in the NOI and application form? Include the proof of the existing land use rights granted in Appendix E21.</p>
<p>The proposed development is currently zoned Single Residential Zone I.</p> <p>The property will be rezoned to subdivisional area for the proposed Outeniquasig residential development (with a business component).</p> <p>Marlize de Bruyn Planning submitted a Planning Application to the Mossel Bay Municipality for consideration.</p> <p>The current zoning map of Portion 209 of Farm 220 is attached as Appendix 21.</p>	
3.	<p>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.</p>
<p>Existing Approvals: Not to the knowledge of the EAP.</p>	
4.	<p>Explain how the proposed development will be in line with the following?</p>
4.1	<p>The Provincial Spatial Development Framework.</p>
<p>The Western Cape Provincial Spatial Development Framework (PSDF) was approved in 2014 by the Western Cape Parliament and serves as a strategic spatial planning tool that "communicates the provinces spatial planning agenda". The PSDF puts in place a coherent framework for the province's urban and rural areas that:</p> <ul style="list-style-type: none"> • Gives spatial expression to national and provincial development agendas. • Serves as basis for coordinated and integrated planning alignment on National and Provincial Department Programmes. • Support municipalities to fulfil their mandates in line with national and provincial agendas. • Communicates government's spatial development agenda. <p>The proposed development compliments the SDF's spatial goals that aim to take the Western Cape on a path towards:</p> <p>(i) Greater productivity, competitiveness and opportunities within the spatial economy,</p> <p>(ii) More inclusive development and strengthening the economy in rural areas;</p> <p>(iii) Strengthening resilience and sustainable development.</p> <p>The development will create additional employment opportunities and will generate additional income for the Mossel Bay Municipality in addition to being within the designated urban edge. The proposed development will ensure an optimized urban form to serve the community of Mossel Bay.</p> <p>The Western Cape Government has made a growing economy its primary objective including investing in new regional economic infrastructure to unlock the potential of the emerging Mossel Bay economic node.</p>	
4.2	<p>The Integrated Development Plan of the local municipality.</p>
<p>The key pillars of sustainability for the Mossel Bay Municipality are social well-being, economic viability, and environmental integrity. According to the Municipal IDP, the key development priorities for Mossel Bay include:</p> <ul style="list-style-type: none"> • Commercial Development • Industry Development • Bulk Infrastructure Development 	

	<ul style="list-style-type: none"> • Property Development • Water security <p>The IDP highlights the following aspects for Mossel Bay in the IDP:</p> <ul style="list-style-type: none"> • There has been a change in the attitude of most residents towards a positivity regarding growth. • Growth is inevitable and the focus should be on managing growth within urban areas, to protect what is important to residents. • When a critical mass development is reached the element of crime will also manifest, therefore development should be strictly managed and guided towards a common goal of maintaining the “ambience” and “free” characteristics of the town. <p>The IDP recognises the need for property development in the Mossel Bay area, and also the need for growth and development on vacant land within the urban edge. It is the considered opinion that the proposed development of the study site is consistent with Mossel Bay IDP.</p>
4.3.	<p>The Spatial Development Framework of the local municipality.</p> <p>The SDF is one of the sectoral plans of an Integrated Development Plan. The Municipality has identified towns which has high growth potential. According to the results of the growth potential study that was conducted by provincial authority, growth and development strategies must be focused on towns that has relatively growth potential towards other towns, the Mossel Bay area being one of the areas with a high growth potential.</p> <p>According to the MBSDF (2022), the Aalwyndal area has been “earmarked as an intensification area to bring residential opportunities closer to the main economic environment”.</p> <p>According to Marlize de Bruyn Planning (Planning Statement, 2023), the land use application is consistent with MBSDF (2022) as required in terms of Section 19 of the Western Cape Land Use Planning Act, 2014.</p>
4.4.	<p>The Environmental Management Framework applicable to the area.</p> <p>Not applicable.</p>
5.	<p>Explain how comments from the relevant authorities and/or specialist(s) with respect to biodiversity have influenced the proposed development.</p> <p>Early engagement with the DEADP and CapeNature resulted in a request for the biodiversity specialist to consider the applicability of biodiversity off-sets for this particular application. The specialist has confirmed that the site does not qualify for an off-set.</p> <p>Consultation with the Municipality to discuss availability of services and density informed the development proposal as presented in this pre-application BAR.</p> <p>Formal comment from the relevant authorities will be considered once received in response to the Pre-Application Draft BAR. These will be considered and responded to in the Draft and Final BAR.</p> <p>Following the outcome of Dr David Hoare’s assessment of the potential impacts the proposed development may have on biodiversity, the following mitigation measures have been included in the Draft Environmental Management Programme to minimize these impacts:</p> <ul style="list-style-type: none"> • Ongoing Alien Management . • The use of indigenous and site-appropriate plant species for rehabilitating and landscaping. • No additional clearing should take place without a proper assessment of the environmental impacts, unless for maintenance purposes, in which case all reasonable steps should be taken to limit damage to natural areas. • Obtain permits for any protected trees that may need to be pruned or removed.

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

The Western Cape Biodiversity Spatial Plan (WCBSP) shows that the property is located within areas mapped as "Other Natural Areas" (Figure 16).

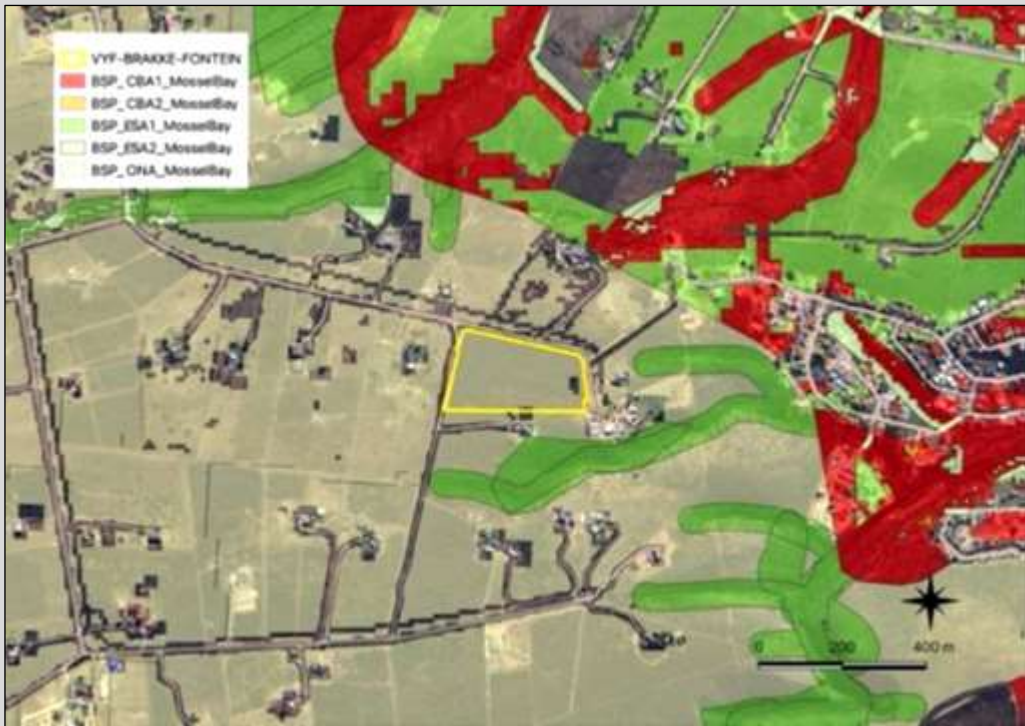


Figure 16: Western Cape Biodiversity Spatial Plan of the site and surrounding areas (Biodiversity Impact Assessment, 2023).

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

As per the Site Development Plan, the "landscaped areas" within the areas zoned for Business and Residential uses will retain natural vegetation. In addition, approximately 1ha of the property will be zoned Private Open Space where natural vegetation will also be retained and maintained through ongoing alien invasive management.

Terrestrial Biodiversity Assessment

A field assessment by Dr David Hoare confirmed that the site consists of a single vegetation community namely Fynbos with a small amount of disturbance around the edge (Figure 17). The site is not within any CBA or ESA. The Fynbos on site is confirmed to be **North Langeberg Sandstone Fynbos** which is assessed as **Least Concern**.

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

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

Botanical Assessment

Milkwood and Cheesewood trees were found on-site (mostly within the area where natural vegetation will be retained) (Figure 18). One (1) Milkwood tree is located within a proposed cul-de-sac. A **Forestry Permit** will be required from the Department of Forestry in the event this tree must be removed. Planting of additional protected trees is recommended in the open space areas within the development area.

Dr David Hoare found two (2) **Vulnerable plant species** on site: (a) *Polygala pubiflora* and (b) *Hermannia lavandulifolia*, with the latter being re-evaluated and is likely to be re-assessed as having a lower threat status. *Polygala pubiflora* occurs mostly along the southern and western boundaries of the property (Figure 19). It was previously recommended by the Botanical Specialist (Dr David Hoare) to leave a 7m corridor around the southern and western boundaries of the site as well as a small portion of the northern boundary to avoid loss of most of the *Polygala pubiflora* population on-site. However, Dr Hoare confirmed that should the proposed “landscaped areas”, on the Site Development Plan, extending from the southern boundary towards the western and northern boundaries (ranging between 4-13m) remains natural, it would be deemed sufficient and acceptable mitigation address the potential loss of *Polygala pubiflora* elsewhere on the site. This would also reduce the magnitude of impact and the probability of the impact occurring.



Figure 17: Map of habitats on site drawn up by Dr David Hoare (Biodiversity Impact Assessment, 2023).



Figure 18: Milkwood and Cheesewood Trees found on-site.



Figure 19: Locations of *Polygala pubiflora* (VU) that Dr Hoare found on the property.

Dr David Hoare concluded that the biggest contribution to maintaining and protecting biodiversity on site and in surrounding areas is **ongoing alien invasive management within the remaining natural**

<p>areas. Ongoing alien invasive management is included in Outeniquasig's Environmental Management Programme.</p>	
7.	<p>Explain how the proposed development is in line with the intention/purpose of the relevant zones as defined in the ICMA.</p> <p>The proposed development does not fall within the Coastal Protection Zone.</p>
8.	<p>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> <p>The Screening Tool Report that was submitted with the NOI (dated: 15/12/2021) has not changed from the one submitted with the Pre-Application Draft BAR (dated: 20/07/2023). Although the Screening Tool was repeated to get a more updated report, the sensitivity ratings of the different environmental themes remained the same. The most recent Screening Tool Report (dated: 20/07/2023) is attached as Appendix I.</p>
9.	<p>Explain how the proposed development will optimise vacant land available within an urban area.</p> <p>Although not within an urban area ito NEMA, Mossel Bay Municipality included the Aalwyndal area within the urban edge of Mossel Bay and earmarked the area as an "intensification area" to bring residential opportunities closer to the main economic environment. Places such as Mossel Bay, Hartenbos and the Industrial areas are easily accessible from Aalwyndal.</p>
10.	<p>Explain how the proposed development will optimise the use of existing resources and infrastructure.</p> <ul style="list-style-type: none"> • Access to the proposed development will be from existing public streets/servitudes. • Electricity, water and sewer reticulation will be connected into existing municipal services. <p>Full densification of the greater Aalwyndal does however require significant upgrades to both services as well as the road network.</p>
11.	<p>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> <p>The necessary services (electricity, water and sewage) are readily available for connection. The Mossel Bay Municipality has confirmed sufficient capacity in their systems (Appendix E16).</p>
12.	<p>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.</p> <p>'Need', as defined by DEADP refers to the timing of the proposal and the 'Desirability' refers to the 'placing' of the proposed development.</p> <p><u>Need</u></p> <p>The proposed development is in line with all the provincial, district and local development policies. The timing is correct for this development as it will:</p> <ul style="list-style-type: none"> • create employment opportunities (mostly seasonal), • create business opportunities (small shop, maintenance and catering for flatlets/accommodation units), • contribute to the economic growth of the town (municipal rates & taxes, <p><u>Desirability</u></p> <p>The proposal is regarded as desirable because the proposed development:</p> <ul style="list-style-type: none"> • is unlikely to impact negatively on existing land use rights of neighbouring property owners, • it will not prevent any surrounding owner to exercise their legal land use rights, • optimise vacant land within urban edge, • will create business & employment opportunities. <p><u>Questions to be engaged with when considering need & desirability:</u></p>

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

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

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

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

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

Milkwood and Cheesewood trees were found on-site (mostly within the area where natural vegetation will be retained) (Figure 18). **One (1) Milkwood tree** is located within a proposed cul-de-sac. A Forestry Permit will be obtained from the Department of Forestry should this tree need to be removed and planting of additional trees within the internal open space areas is recommended.

Dr David Hoare found two (2) **Vulnerable plant species** on site: (a) *Polygala pubiflora* and (b) *Hermannia lavandulifolia*, with the latter being re-evaluated and is likely to be re-assessed as having a lower threat status. *Polygala pubiflora* occurs mostly along the southern and western boundaries of the property (Figure 19). It was previously recommended by the Botanical Specialist (Dr David Hoare) to leave a 7m corridor around the southern and western boundaries of the site as well as a small portion of the northern boundary to avoid loss of most of the *Polygala pubiflora* population on-site. However, Dr Hoare confirmed that if the proposed "landscaped areas", on the Site Development Plan, extending from the southern boundary towards the western and northern boundaries (ranging between 4-13m) remains natural, then it would be considered as an acceptable mitigation measure to mitigate the loss of *Polygala pubiflora* on site. This would also reduce the magnitude of impact and the probability of the impact occurring.

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

Approximately **1ha of natural vegetation** will be retained on the property. The natural vegetation will be maintained by implementing ongoing alien management as described in the Environmental Management Plan.

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

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

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

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

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

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

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

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

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

- Negative impacts (temporary noise during construction – refer to EMPr for mitigation measures).
- Positive impacts (optimise vacant land & temporary / permanent job opportunities).
- Socio-economic impacts (change in character and sense-of-place from a rural open property to a medium density residential area within the designated urban edge, rates and taxes to the municipality, temporary and permanent employment opportunities, land values).
- Positive & negative ecological impacts (Result in loss of vegetation. Open Space and landscaped areas between units will be actively maintained).

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

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

- accommodates for sufficient **stormwater management**,
- avoid most of the **protected tree species**,
- retains a **natural corridor** along a portion of the southern boundary of the site, and
- include **landscape areas** that will **retain natural vegetation** along the southern, western and a portion of the northern boundary of the property.

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

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

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

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

SECTION F: PUBLIC PARTICIPATION

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

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

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

Refer to Appendix F for copies of notifications & stakeholder register. Report will be updated with comments received once the comment period on the Pre-Application Draft BAR ends.

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

Comments received in response to the Pre-App DBAR or in request to be registered will be considered and added to the Stakeholder Register and all submissions will be incorporated and reflected in the Draft and Final Basic Assessment Report.

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

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

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

Department of Defence – the proposal does not jeopardise any military assets or sites.

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.

Pre-App Draft BAR will be updated with comments received and reflected in the Issues & Response Report that will be included in the Draft and Final Basic Assessment 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.		

Confluent Consulting (Dr Jackie Dabrowski).

2.3.	Explain how the presence of watercourse(s) and/or wetlands on the property(ies) has influenced your proposed development.		
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The site has been classified as having a 'Very High' aquatic biodiversity sensitivity by the DFFE Screening Tool.

According to the Desktop Survey, the site falls within quaternary catchment K10A. The proposed development site is located on a watershed with watercourses draining north to the Tweekuilen river and estuary, or south to a small unnamed estuary. There are no watercourses on site or adjacent to the site. The closest watercourses are indicated as the valley-bottom wetland south of the property and the drainage line to the north-east of the property (Figure 20).

According to Dr Dabrowski, the watercourses within 500m of the proposed development are classified as drainage lines with intermittent flows. This is in contradiction to the mapped classification.

Based on Dr Dabrowski's desktop review and site assessment, the aquatic biodiversity of the site can be regarded as Low. The main factors that influenced the statement are as follows:

- The site has **no watercourses** within the footprint of the road or housing area.
- Freshwater features within 500m of the site are classified as drainage lines and are **unlikely to be impacted by the development** in any way.
- The proposed development will take place **more than 32m from the edge of a watercourse** and is outside the riparian zone of watercourses.
- **No triggered listed activities or water uses** are therefore anticipated in terms of the **NEMA** and **NWA** respectively.



Figure 20: The proposed site in relation to mapped watercourses within 500m (Aquatic Compliance Statement, 2022).



Figure 21: Drainage line north/east from the proposed development site which is off-site (Aquatic Compliance Statement, 2022).

DMS Structural and Civil Engineers has compiled a detailed **Stormwater Management Plan (2023)** for the proposed development site. Stormwater will be directed to landscaped areas, natural vegetation on-site including four (4) detention dams and one (1) swale drain, Klipheuwel road reserve and the drainage line to the south (Figure 22).



Figure 22: Internal Stormwater Design (Stormwater Management Plan, 2023).

3. COASTAL ENVIRONMENT

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

3.3.	Explain how the relevant considerations of Section 63 of the ICMA were taken into account and explain how this influenced your proposed development.
3.4.	Explain how estuary management plans (if applicable) has influenced the proposed development.
3.5.	Explain how the modelled coastal risk zones, the coastal protection zone, littoral active zone and estuarine functional zones, have influenced the proposed development.

4. BIODIVERSITY

4.1.	Were specialist studies conducted?	YES	NO
4.2.	Provide the name and/or company who conducted the specialist studies.	Dr Hoare from David Hoare Consulting (Pty) Ltd for Botany, Fauna and Biodiversity themes.	
4.3.	Explain which systematic conservation planning and other biodiversity informants such as vegetation maps, NFEPA, NSBA etc. have been used and how has this influenced your proposed development.	<ul style="list-style-type: none"> • NSBA • NFEPA • Cape Farm Mapper • Protected Tree Species List • Western Cape Biodiversity Programme • Consideration of rare/endangered species • Site- and species-specific surveys conducted by the specialist to determine applicability and correctness of the Screening Tool 	
4.4.	Explain how the objectives and management guidelines of the Biodiversity Spatial Plan have been used and how has this influenced your proposed development.	<p>The Western Cape Biodiversity Spatial Plan (WC BSP) indicates that the property is located within areas mapped as Other Natural Areas (Figure 23) .</p> <p>Other Natural Areas are areas that have not been identified as a priority in the current biodiversity spatial plan but retain most of their natural character and perform a range of biodiversity and ecological infrastructure functions. Although they have not been prioritized for meeting biodiversity targets, they are still an important part of the natural ecosystem. The objective of Other Natural Areas is to manage and utilize in a manner that minimises habitat and species loss ensures ecosystem functionality through strategic landscape planning.</p> <p>As per the Site Development Plan, the “landscaped areas” within the areas zoned for Business and Residential uses will retain natural vegetation. In addition, approximately 1ha of the property will be zoned Private Open Space where natural vegetation will also be retained and maintained through ongoing alien invasive management.</p>	



Figure 23: Western Cape Biodiversity Spatial Plan of the site and surrounding areas (Biodiversity Impact Assessment, 2023).

Terrestrial Biodiversity Assessment

A field assessment by Dr David Hoare confirmed that the site consists of a single vegetation community namely **Fynbos** with a small amount of disturbance around the edge (Figure 17). The site is not within any CBA or ESA. The Fynbos on site is confirmed to be **North Langeberg Sandstone Fynbos** which is assessed as **Least Concern**. However, the property's Site Ecological Importance score is **high** (the habitat on site is in a natural state with high functional integrity) and the direct loss of natural habitat is confirmed to be of **medium significance** at a district scale. The *NATIONAL BIODIVERSITY OFFSET GUIDELINE* indicates that residual impacts of medium significance require offsets, but the offset ratio for the regional vegetation type, North Langeberg Sandstone Fynbos (with a remaining extent of 92%), is 0%, which indicates that **offsets are not required** for this impact.

Botanical Assessment

Milkwood and Cheesewood trees were found on-site (mostly within the area where natural vegetation will be retained) (Figure 18). One (1) Milkwood tree is located within a proposed cul-de-sac. A **Forestry Permit** will be obtained from the Department of Forestry should this tree need to be removed. The additional planting of protected trees within the internal open space areas is recommended.

Dr David Hoare found two (2) Vulnerable plant species on site: (a) *Polygala pubiflora* and (b) *Hermannia lavandulifolia*, with the latter being re-evaluated and is likely to be re-assessed as having a lower threat status. *Polygala pubiflora* occurs mostly along the southern and western boundaries of the property (Figure 19). It was previously recommended by the Botanical Specialist (Dr David Hoare) to leave a 7m corridor around the southern and western boundaries of the site as well as a small portion of the northern boundary to avoid loss of most of the *Polygala pubiflora* population on-site. However, Dr Hoare confirmed that if the proposed "landscaped areas", on the Site Development Plan, extending from the southern boundary towards the western and northern boundaries (ranging between 4-13m) remains natural, then it would be considered as an acceptable mitigation measure to mitigate the loss of *Polygala pubiflora* on site. This would also reduce the magnitude of impact and the probability of the impact occurring.

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

4.5. Explain what impact the proposed development will have on the site-specific features and/or function of the Biodiversity Spatial Plan category and how has this influenced the proposed development.

The proposed development will have the following impacts:

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

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

4.6. If your proposed development is located in a protected area, explain how the proposed development is in line with the protected area management plan.

The proposed development is not located in a protected area.

4.7. Explain how the presence of fauna on and adjacent to the proposed development has influenced your proposed development.

According to **the Faunal Compliance Statement (2023)**, the site is not considered to be suitable for any of the animal species flagged for the site:

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

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

5. GEOGRAPHICAL ASPECTS

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

No geographical aspects will be affected.

6. HERITAGE RESOURCES

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

7. HISTORICAL AND CULTURAL ASPECTS

Explain whether there are any culturally or historically significant elements as defined in Section 2 of the NHRA that will be affected and how has this influenced the proposed development.	
None will be affected.	

8. SOCIO/ECONOMIC ASPECTS

8.1.	Describe the existing social and economic characteristics of the community in the vicinity of the proposed site.		
<p>The socio-economic needs of the Mossel Bay Community are primarily jobs, housing and social facilities. Employment and housing are serious needs in a large portion of the Mossel Bay Community (MBSDF, 2022).</p> <p>The Mossel Bay area is experiencing a great influx of people and is therefore not sustainable because residential densities are too low. Aalwyndal must therefore be densified to ensure a more sustainable urban environment.</p> <p>The Aalwyndal area consists of smallholding properties with single residential uses but has been earmarked by the Mossel Bay Municipality for high density development.</p>			
8.2.	Explain the socio-economic value/contribution of the proposed development.		
<p>The proposed development will contribute to the socio-economic value of Mossel Bay Municipality in the following ways:</p> <ul style="list-style-type: none"> • Create temporary employment opportunities during pre-construction and construction phase. • Create permanent employment opportunities during operational phase. • Create temporary employment opportunities for contractors, small businesses and suppliers during construction and operational phases. • Improve the financial sustainability of the local municipality due to additional rates and taxes being generated. 			
8.3.	Explain what social initiatives will be implemented by applicant to address the needs of the community and to uplift the area.		
It is recommended that the Applicant make use of local labour and suppliers during the construction phase.			
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 such as noise and dust. These impacts must be managed in accordance with the Environmental Management Plan.

The Applicant must appoint an Environmental Control Officer (ECO) for the duration of the construction phase (bulk earth works and services). Individual property owners must appoint an ECO to oversee construction of individual homes and the owner/operator of the shop/leisure centre must appoint an ECO to oversee the modification and construction associated with these activities.

SECTION H: ALTERNATIVES, METHODOLOGY AND ASSESSMENT OF ALTERNATIVES

1. DETAILS OF THE ALTERNATIVES IDENTIFIED AND CONSIDERED

1.1.	Property and site alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.
Provide a description of the preferred property and site alternative.	
Preferred Property: Portion 209 of Farm Vyf Brakke Fontein No. 220, Aalwyndal, Mossel Bay.	
Provide a description of any other property and site alternatives investigated.	
No other property and site alternatives were investigated.	
Provide a motivation for the preferred property and site alternative including the outcome of the site selection matrix.	
Preferred Property: <ul style="list-style-type: none"> The site forms part of the Aalwyndal Precinct Plan (2018) and is earmarked for high density urban development. The site is located within the urban edge of Mossel Bay. The site's topography allows for development (not steeper than 1:4). The property does not have a potential impact on view corridors, ridgelines, cultural landscape assets and existing vistas. Development on the property will contribute to the economy. Municipal services are readily available for connection. The site does not contain endangered or critically endangered natural vegetation. The site is not in a Critical Biodiversity or Ecological Support area. There are no watercourses within or adjacent to the site. 	
No site alternative.	
Provide a full description of the process followed to reach the preferred alternative within the site.	
The site is owned by the Applicant.	
Provide a detailed motivation if no property and site alternatives were considered.	
No alternative site was considered because: <ul style="list-style-type: none"> The site is owned by the Applicant. The site forms part of the Aalwyndal Precinct Plan (2018). The site is earmarked for residential and non-residential development. The site is located within the urban edge of Mossel Bay. Municipal services are readily available for connection. The vacant property does not contribute to the economy. The site's topography allows for development (not steeper than 1:4). The site does not contain endangered or critically endangered natural vegetation. The site is not in a Critical Biodiversity or Ecological Support area. There are no watercourses within or adjacent to the site. 	

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

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

1.2. Activity alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.

Provide a description of the preferred activity alternative.

Residential (with a business component) instead of its current land use (vacant).

Provide a description of any other activity alternatives investigated.

The **No-Go Activity Alternative** (status quo) was also considered as an alternative albeit not deemed compatible with the Mossel Bay SDF that designates the area for urban expansion (**Preferred Activity**).

Provide a motivation for the preferred activity alternative.

Preferred activity alternative

- The preferred alternative will not encroach beyond the designated urban edge.

- Residential/business development is the preferred activity in terms of the SDF.
- Proposing a medium density development in this position is in line with the designated land use and density as per the Municipal SDF.
- It will ensure compact urban settlements (densification) where vacant land within urban edge is optimised.
- The preferred activity does allow for rehabilitation & active maintenance of the natural vegetation on site as well as the landscaped areas.
- The preferred activity (township development) will include alien management.

Provide a detailed motivation if no activity alternatives exist.

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

Preferred activity alternative

Positive:

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

Negative:

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

No-Go Alternative

Positive:

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

Negative:

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

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

Preferred Design Alternative (Design Alternative 1)

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

- Business Zone I (business premises) on ± 0.87ha.
 - Commercial/retail area (ground floor).
 - 65 x Apartments (ground, 1st and 2nd floor).
 - 113 x Parking Bays.
- General Residential Zone I (group housing) on ± 1.18ha.
 - 37 x Erven ranging between 265 – 383m² in size.
- General Residential Zone II (town housing) on ± 1.209ha.
 - 9 x Double storey row houses.
 - Each house is ± 390m² in size and contains 4 units (total: 36 units).
- Open Space Zone II (private open space).
 - Approximately 1ha of natural vegetation will be retained.
- Transport Zone II (public street) on ±0.330ha.
- Transport Zone III (private road) on ±0.589ha.

The proposed residential development is in accordance with the spatial proposals contained in the Aalwyndal Presinct Plan (2018) which is also included in the Mossel Bay Spatial Development Framework (2022) (Planning Statement, 2023).

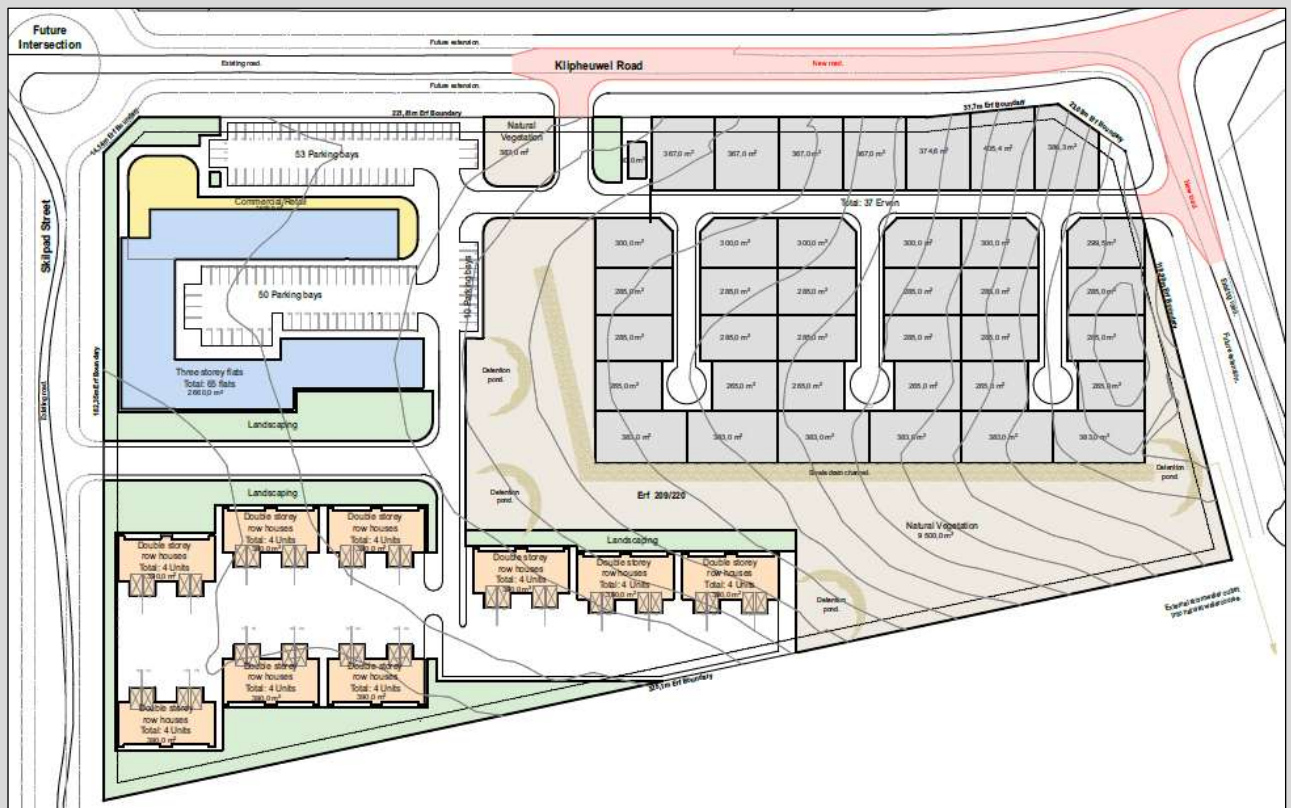


Figure 24: Site Development Plan for Portion 209 of Farm No. 220 (Hamilton Wessels Architects, 2023).

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

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

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

Design Alternative 2 (not preferred)

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



Figure 25: Design Alternative 2 (not preferred).

This design alternative is not preferred because:

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

Provide a motivation for the preferred design or layout alternative.

The **preferred design alternative**:

- accommodates for sufficient **stormwater management**,
- avoid most of the **protected tree species**,
- retains a **natural corridor** along a portion of the southern boundary of the site where the largest concentration of plants occurs, and
- include proposed **landscape areas** along the southern, western boundary and a portion of the northern boundary of the property that will **retain natural vegetation** to mitigate the loss *Polygala pubiflora*.

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

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

Preferred Design Alternative (Alternative 1)

Positive

- The preferred design alternative retains approximately **1ha of natural vegetation** on-site.
- The preferred design is strategically designed to **manage stormwater** post-construction.
- The preferred design has **positive socio-economic** impacts as it caters for both residential and non-residential components including a business premises that will create business opportunities for small businesses and permanent employment opportunities.
- The preferred design avoids most of the protected tree species on-site.

Negative

- The preferred design alternative results in the loss of natural vegetation (North Langeberg Sandstone Fynbos – Least Concern).
- The design will put more pressure on non-renewable resources. To mitigate the last-mentioned, it is recommended to include water and energy saving practices during the pre-construction phase (dual flush toilets, low flow shower heads, low flow faucets, rainwater tanks with solar pumps, geyser and pipe insulation).
- The design will result in the removal of one (1) Milkwood Tree. This will be mitigated through the planting of additional Milkwood Trees within the proposed landscaped areas.

Design Alternative 2

Positive

- Retains more open space areas.

Negative

- The design does not provide considerations for the three drainage zones identified on-site.
- More protected tree species will have to be removed.
- No natural corridor on the southern, western and northern boundaries of the site.

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

Provide a description of the preferred technology alternative:

- Rooftop solar and/or heat pumps and/or gas geysers (or similar) for heating of water
- 25 000l rainwater tanks at each residential house
- LED lights only
- Dual flush toilets
- Low flow shower heads
- Low flow faucets
- Gas stoves optional, recommended for individual homes by Developer.
- Re-use of filtered grey water for irrigation and landscaping around private homes.

Provide a description of any other technology alternatives investigated.

Provide a motivation for the preferred technology alternative.

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

Provide a detailed motivation if no alternatives exist.

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

<p><u>Positive</u></p> <ul style="list-style-type: none"> • Reduce water demand on municipal supply with rainwater tanks, dual flush toilets and low flow shower heads. • Reduced electricity demand on municipal supply with use of alternatives such as solar or heat pumps/gas geysers. <p><u>Negative</u></p> <ul style="list-style-type: none"> • Reduced income generation potential for Municipality when renewable energy devices are implemented. • Reduced income generation potential for Municipality when rainwater harvesting replaces municipal water supply. 	
1.5.	Operational alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.
Provide a description of the preferred operational alternative.	
<p>Recycling is recommended during operational phase.</p> <p>Indigenous landscaping only within private open space and communal areas.</p> <p>Invasive alien vegetation control always.</p>	
Provide a description of any other operational alternatives investigated.	
Provide a motivation for the preferred operational alternative.	
<p>Recycle at source to reduce pressure on landfill sites.</p> <p>Indigenous landscaping within open space / communal areas creates micro habitats within the development which ultimately reduces the carbon footprint of the development, it helps maintain the microclimate of the development and it encourages the return of fauna such as birds and a variety of insects/pollinators.</p> <p>Long-term invasive alien control ensures that sensitive indigenous habitat does not get invaded and replaced by faster growing invasive plant species.</p>	
Provide a detailed motivation if no alternatives exist.	
List the positive and negative impacts that the operational alternatives will have on the environment.	
<p><u>Positive</u></p> <p>Recycling will reduce pressure on landfill sites.</p> <p>Indigenous landscaping will enhance the biodiversity of the site.</p> <p><u>Negative</u></p> <p>N/A</p>	
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>Purely from a biophysical perspective, the No-Go option is the preferred land use option since it will retain the natural vegetation and habitat for localised species. Protected trees and species of special concern will be less impacted compared to the development alternatives.</p> <p>However, consider the site's designation for urban infill development, the balanced approach considering optimisation of vacant land (albeit natural), within an area that can be serviced, with</p>	

access already in place and an **overall outcome** of environmental impacts that are deemed **acceptable** to botanical, biodiversity, fauna and heritage, alongside the **beneficiation** through additional **rates/taxed and employment, outweighs the biophysical benefit** of the No-Go alternative as the preferred alternative compared to the development proposal.

1.7.	Provide 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.
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1.8.	Provide a concluding statement indicating the preferred alternatives, including the preferred location of the activity.
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The site is deemed suitable for development. The following key aspects have been considered:

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

2. “NO-GO” AREAS

Explain what “no-go” area(s) have been identified during identification of the alternatives and provide the co-ordinates of the “no-go” area(s).

The identified no-go areas are all areas with natural vegetation, including the areas within the identified landscaping areas and Private Open Space Areas. These areas must be protected and cleared of alien species.

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

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

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.

« State Impact e.g Odour, Noise, clearanc BIODIVERSITY State Impact e.g Odour, Noise, clearanc »		
Alternative:	Alternative 1 & 2 - According to Dr Hoare the Impacts of Alternative 1 (preferred design alternative) & 2 (non-preferred design alternative) are the same for all the impacts described below.	No-Go Alternative
CONSTRUCTION & OPERATION PHASES		
Potential impact and risk:	Loss of natural habitat within Other Natural Area	Degradation of natural habitat within Other Natural Area - There is currently no ecological burning regime for the site. According to Dr Hoare the impact is uncertain but likely to lead to fynbos senescence and possible loss of species.
Nature of impact:	Negative	Indirect Negative Impact
Extent and duration of impact:	Extend: Site Duration: Permanent (with & without mitigation)	Extend: Site Duration: Long-term
Consequence of impact or risk:	Loss of natural habitat within Other Natural Area	Degradation of natural habitat within Other Natural Area
Probability of occurrence:	Definite (with and without mitigation)	Possible (with & without mitigation)
Degree to which the impact may cause irreplaceable loss of resources:	Marginal loss of resources (with and without mitigation)	Marginal loss of resources (with & without mitigation)
Degree to which the impact can be reversed:	Irreversible (with & without mitigation)	Partly reversable (with & without mitigation)

Indirect impacts:		
Cumulative impact prior to mitigation:		
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Very high (Site Scale) Medium (District Scale)	Low
Degree to which the impact can be avoided:		
Degree to which the impact can be managed:		
Degree to which the impact can be mitigated:		
Proposed mitigation:	<ol style="list-style-type: none"> 1. Compile and implement an alien management plan, which highlights control priorities and areas and provides a programme for long-term control. 2. Use indigenous and site-appropriate plant species in any rehabilitation and landscaping. 3. No additional clearing of vegetation should take place without a proper assessment of the environmental impacts, unless for maintenance purposes, in which case all reasonable steps should be taken to limit damage to natural areas. 4. Obtain permits for any protected trees that may need to be pruned or removed. 	No mitigation is envisaged therefore the "post-mitigation" score is identical.
Residual impacts:		
Cumulative impact post mitigation:		

Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Very high (Site Scale) Medium (District Scale)	Low
Potential impact and risk:	Invasion by alien invasive plant species	Invasion by alien invasive plant species
Nature of impact:	Indirect Negative (Construction & Operational)	Indirect Negative (Construction & Operational)
Extent and duration of impact:	Extend & Duration: Site, Long-term (without mitigation) Extend & Duration: Site, Medium-term (with mitigation)	Extend: Site Duration: Long-term (with & without mitigation)
Consequence of impact or risk:	Invasion by alien invasive plant species, leading to degradation of indigenous habitat	Invasion by alien invasive plant species, leading to degradation of indigenous habitat
Probability of occurrence:	Probable (without mitigation); Possible (with mitigation)	Probable (with & without mitigation)
Degree to which the impact may cause irreplaceable loss of resources:	Marginal (without mitigation); None (with mitigation)	Significant (with mitigation) & Marginal (without mitigation)
Degree to which the impact can be reversed:	Partly reversible (with and without mitigation)	Partly reversible (with & without mitigation)
Indirect impacts:		
Cumulative impact prior to mitigation:		
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium	Medium
Degree to which the impact can be avoided:		
Degree to which the impact can be managed:		

Degree to which the impact can be mitigated:		
Proposed mitigation:	<ol style="list-style-type: none"> 1. Compile and implement an alien management plan, which highlights control priorities and areas and provides a programme for long-term control. 2. Use indigenous and site-appropriate plant species in any rehabilitation and landscaping. 3. Protect natural areas outside of the development footprint from disturbance. 	Implement Alien Removal.
Residual impacts:		
Cumulative impact post mitigation:		
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low	Low

◀ State Impact e.g Odour, Noise, clearanc BOTANICAL State Impact e.g Odour, Noise, clearanc ▶		
Alternative:	Alternative 1 & 2 – According to Dr David Hoare the Impacts of Alternative 1 (preferred design alternative) & 2 (non-preferred design alternative) are the same for all the impacts described below.	No Go Option – The property will remain vacant. Alien invasive levels are likely to remain relatively static. Alien invasive plants are under control, which may continue.
CONSTRUCTION & OPERATION PHASES		
Potential impact and risk:	Loss of populations of listed threatened plant species (Polygala pubiflora & Hermannia lavandulifolia)	No Loss of populations of listed threatened plant species

Nature of impact:	Negative	No Impact
Extent and duration of impact:	Extend: Site Duration: Permanent	
Consequence of impact or risk:	Loss of populations of listed threatened plant species. It is unlikely that loss of plants on site will affect the regional status of the species.	
Probability of occurrence:	Definite	
Degree to which the impact may cause irreplaceable loss of resources:		
Degree to which the impact can be reversed:	Irreversible	
Indirect impacts:		
Cumulative impact prior to mitigation:		
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium	
Degree to which the impact can be avoided:		
Degree to which the impact can be managed:		
Degree to which the impact can be mitigated:		
Proposed mitigation:	The "landscaped areas", on the Site Development Plan, extending from the southern boundary towards the western and northern boundaries (ranging between 4-13m) must retain natural vegetation. This would also reduce the magnitude of impact and the probability of the impact occurring.	

	Plant rescue is not recommended, except for horticultural purposes. The ecological effects on receiver habitats are considered to be as damaging as the loss of individuals within the original habitat. There are no circumstances related to the current situation that would warrant rescue. The plant is relatively widespread and there are healthy populations at other locations. The current population was previously unknown therefore the new effect on the conservation status of the species is unchanged.	
Residual impacts:		
Cumulative impact post mitigation:		
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium	
Potential impact and risk:	Loss of individuals of protected tree species	No loss of individuals of protected tree species
Nature of impact:	Negative	No Impact
Extent and duration of impact:	Extend: Site Duration: Loss of individual protected tree species is assessed as being long-term on the basis that trees removed can be replaced through planting – the timeframe is to allow planted individuals to achieve a reasonable size, which could take 10 years or more.	
Consequence of impact or risk:	Loss of individuals of protected tree species	
Probability of occurrence:	Low probability	

Degree to which the impact may cause irreplaceable loss of resources:		
Degree to which the impact can be reversed:	Partly Reversible	
Indirect impacts:		
Cumulative impact prior to mitigation:		
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Very Low	Very Low
Degree to which the impact can be avoided:		
Degree to which the impact can be managed:		
Degree to which the impact can be mitigated:		
Proposed mitigation:	<ol style="list-style-type: none"> 1. Avoid areas of milkwood trees. 2. If any trees need to be removed or pruned then a permit is required, according to the National Forests Act. 3. Plant additional milkwoods in the development as part of the final landscaping. These can be planted along with other appropriate coastal forest species, but the proportions and composition should reflect habitat that would have occurred naturally at this site. 	
Residual impacts:		
Cumulative impact post mitigation:		
Significance rating of impact after mitigation	Very Low	

(e.g. Low, Medium, Medium-High, High, or Very-High)		
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SECTION I: FINDINGS, IMPACT MANAGEMENT AND MITIGATION MEASURES

1.	Provide a summary of the findings and impact management measures identified by all Specialist and an indication of how these findings and recommendations have influenced the proposed development.
<p><u>Archaeological Findings</u></p> <ul style="list-style-type: none"> • No findings; no recommendations. • Archaeology on nearby properties is rated as “Not Conservation Worthy”. <p><u>Palaeontological Findings</u></p> <ul style="list-style-type: none"> • No findings; no recommendations. <p><u>Heritage Findings</u></p> <ul style="list-style-type: none"> • The preferred alternative would not impact on heritage resources. • Recommendations: No further heritage related studies would be warranted. <p><u>Botanical Findings</u></p> <p>Dr David Hoare found two (2) Vulnerable plant species on site: (a) <i>Polygala pubiflora</i> and (b) <i>Hermannia lavandulifolia</i>, with the latter being re-evaluated and is likely to be re-assessed as having a lower threat status. <i>Polygala pubiflora</i> occurs mostly along the southern and western boundaries of the property (Figure 19).</p> <p>It was previously recommended by the Botanical Specialist (Dr David Hoare) to leave a 7m corridor around the southern and western boundaries of the site as well as a small portion of the northern boundary to avoid loss of most of the <i>Polygala pubiflora</i> population on-site. However, Dr Hoare confirmed that if the “landscaped area” extending from the southern boundary towards the western and northern boundaries (ranging between 4-13m) remains natural, then it would be considered as an acceptable mitigation measure to mitigate the loss of <i>Polygala pubiflora</i> on site.</p> <p>Milkwood & Cheesewood trees were found on-site. There is a high probability that one (1) Milkwood will have to be removed. Dr Hoare recommended the planting of additional milkwoods in the development.</p> <p><u>Faunal Findings</u></p> <p>The site is not considered to be suitable for any of the animal species flagged for the site.</p> <p><u>Biodiversity Findings</u></p> <ul style="list-style-type: none"> • The site is not located within a CBA / ESA. It is within an “Other Natural Area”. • The regional vegetation type is North Langeberg Sandstone (Least Concern). • The natural vegetation of the site has a low sensitivity. • The Site Ecological Importance score is calculated as being High. • The loss of natural vegetation on site has an impact of medium significance at a district level. • The NATIONAL BIODIVERSITY OFFSET GUIDELINE indicates that residual impacts of medium significance require offsets, but the offset ratio for the regional vegetation type, North Langeberg Sandstone Fynbos (with a remaining extent of 92%), is 0%, which indicates that offsets are not required for this impact. <p>Recommendations:</p> <ol style="list-style-type: none"> 1. If any milkwood trees are to be affected by the proposed development, it is a requirement that a permit be obtained, as per the National Forests Act. These were recorded as scattered individuals along the southern boundary of the site. 	
2.	List the impact management measures that were identified by all Specialist that will be included in the EMPr

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

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

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

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

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

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

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

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

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

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

Other impacts are mostly temporary impacts associated with the construction phase, namely noise and potentially dust pollution. The following key mitigation measures are submitted as part of the DBAR (refer to the EMPr for more details):

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

5. Explain how the risk of climate change may influence the proposed activity or development and how has the potential impacts of climate change been considered and addressed.

<ul style="list-style-type: none"> • Water will become a very scarce resource as periods of drought will be longer. The use of mandatory 25 000l rainwater tanks for each house is important. • Rainfall intervals will become less, but downpours may be more severe. Stormwater management on the site is important to prevent unnecessary erosion and/or flooding. • Re-use of filtered grey water for landscaping/irrigation and re-use in toilets/washing contributes to resource management to conserve potable water resources. • The use of locally indigenous and endemic vegetation for landscaping and gardening will reduce the need for increased irrigation in future when dryer climate spells affect the area. • The use of rainwater tanks will assist with reducing flooding as it will help to retain water. 	
6.	Explain whether there are any conflicting recommendations between the specialists. If so, explain how these have been addressed and resolved.
There are no conflicting recommendations between specialists.	
7.	Explain how the findings and recommendations of the different specialist studies have been integrated to inform the most appropriate mitigation measures that should be implemented to manage the potential impacts of the proposed activity or development.
All findings and recommendations by the specialists have been incorporated into the preferred alternative.	
8.	Explain how the mitigation hierarchy has been applied to arrive at the best practicable environmental option.
<p>1. AVOID IMPACTS</p> <p>Avoid protected tree species and thicket areas deemed sensitive during construction (avoidance mitigation has been applied to preferred design alternative).</p> <p>Landscape with indigenous plants and incorporate endemic plants from the area into the landscaping to recreate natural areas within the open space areas of the development.</p>	
<p>2. MINIMISE IMPACTS</p> <p>Limit construction activities to specified days and times.</p> <p>Clear the site in a phased manner to minimise dust pollution i.e. clear house footprints instead of entire erven and only when a house will be constructed.</p> <p>Only indigenous vegetation permitted in lieu of the loss of remaining on-site natural habitat/vegetation.</p> <p>Appointing an ECO to oversee construction to further minimise the potential for unnecessarily direct or indirect impacts.</p> <p>Implement resource conservation measures as part of the design, construction and operational phase.</p> <p>Ensure that all external lighting is low level lighting to reduce the visual and night time impact on fauna and insects.</p> <p>Implement the Environmental Management Plan under ECO supervision.</p>	
<p>3. RECTIFY</p> <p>None necessary</p>	
<p>4. REDUCE</p> <p>None necessary</p>	

5. OFF-SITE

None necessary

SECTION J: GENERAL

1. ENVIRONMENTAL IMPACT STATEMENT

1.1.	Provide a summary of the key findings of the EIA.						
<p><u>Planning & Services key findings</u></p> <ul style="list-style-type: none"> • The site is located within the urban edge of Mossel Bay. • The site is vacant with no particular land use. • The proposed development is consistent with Western Cape SDF, Eden SDF, Mossel Bay SDF & Mossel Bay IDP. • Municipal water services are readily available for connection. <p><u>Environmental key findings</u></p> <ul style="list-style-type: none"> • Development will not be within a Critical Biodiversity or Ecological Support Area. • Development will result in the loss of natural vegetation (North Langeberg Sandstone Fynbos – Least Concern). • There are no watercourses within the proposed development footprint. • The development would not impact on any heritage resource of cultural significance. • The development will impact on two vulnerable plant species (a) <i>Polygala pubiflora</i> and (b) <i>Hermannia lavandulifolia</i> with the latter being re-evaluated and is likely to be re-assessed as having a lower threat status. • Milkwood & Cheeseewood trees were found on-site. There is a high probability that one (1) Milkwood will have to be removed. • It is unlikely for any of the flagged SCC Animal Species to occur on site. 							
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>All on-site sensitive features are not within the development footprint of the proposed development.</p>							
1.3.	Provide a summary of the positive and negative impacts and risks that the proposed activity or development and alternatives will have on the environment and community.						
<p>Development on Portion 209 of Farm No. 220</p> <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 style="padding: 5px;"> <p>The property currently has no land use other than being vacant and fenced-off. It does not contribute to any socio-economic aspects. The proposed development on the preferred property will therefore optimize vacant land in an urban context.</p> </td> <td style="padding: 5px;"> <p>Temporary noise, dust and safety impacts associated with the movement of heavy vehicles. These impacts can be mitigated by implementing the mitigation measures as described in the Environmental Management Programme.</p> </td> </tr> <tr> <td style="padding: 5px;"> <p>The location of the preferred alternative does not have potential impacts on view corridors, ridgelines and landscape assets. It will also not impact on Endangered/Critically Endangered Vegetation, Critical Biodiversity</p> </td> <td style="padding: 5px;"> <p>Development on the preferred property will result in the loss of natural vegetation (North Langeberg Sandstone Fynbos – Least Concern).</p> </td> </tr> </tbody> </table>		Positive	Negative	<p>The property currently has no land use other than being vacant and fenced-off. It does not contribute to any socio-economic aspects. The proposed development on the preferred property will therefore optimize vacant land in an urban context.</p>	<p>Temporary noise, dust and safety impacts associated with the movement of heavy vehicles. These impacts can be mitigated by implementing the mitigation measures as described in the Environmental Management Programme.</p>	<p>The location of the preferred alternative does not have potential impacts on view corridors, ridgelines and landscape assets. It will also not impact on Endangered/Critically Endangered Vegetation, Critical Biodiversity</p>	<p>Development on the preferred property will result in the loss of natural vegetation (North Langeberg Sandstone Fynbos – Least Concern).</p>
Positive	Negative						
<p>The property currently has no land use other than being vacant and fenced-off. It does not contribute to any socio-economic aspects. The proposed development on the preferred property will therefore optimize vacant land in an urban context.</p>	<p>Temporary noise, dust and safety impacts associated with the movement of heavy vehicles. These impacts can be mitigated by implementing the mitigation measures as described in the Environmental Management Programme.</p>						
<p>The location of the preferred alternative does not have potential impacts on view corridors, ridgelines and landscape assets. It will also not impact on Endangered/Critically Endangered Vegetation, Critical Biodiversity</p>	<p>Development on the preferred property will result in the loss of natural vegetation (North Langeberg Sandstone Fynbos – Least Concern).</p>						

Areas, Ecological Support Areas and watercourses.	
The preferred property does not fall within the environmental framework determined for the greater Aalwyndal Precinct.	Temporary risk of increase crime during construction.
Development will result in temporary employment opportunities during construction (to semi-skilled and unskilled workers mostly).	Temporary increase in construction vehicular traffic.
Development will result in permanent and temporary employment opportunities during the operational phase (to skilled and semi-skilled workers mostly).	Additional pressure on non-renewable services.
The development will make use of existing Municipal services - additional income to the local Municipality through municipal rates and taxes.	Continued maintenance cost (alien clearing, access control, clearing of dumped materials).
The remaining natural vegetation on site will be actively monitored and maintained. The homeowner's association will implement ongoing alien clearing on the property.	Potential permanent risk of increased traffic as the development has the potential to generate up to 233 trips during the Peak Hours on a Friday. This can be reduced once the Applicant upgrade Henning Street to link Island View and Aalwyndal.

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

2.1.	Provide Impact management outcomes (based on the assessment and where applicable, specialist assessments) for the proposed activity or development for inclusion in the EMPr
	<ul style="list-style-type: none"> Planting of any protected trees as part of landscaping in open space areas, must be in areas where they will not have to be trimmed/removed in the future and where they will have the best chance of survival. Appoint an Environmental Control Officer (ECO) to oversee the construction phase for bulk earthworks and services. Individual homeowners must appoint ECO for construction of individual homes. Managing Agent must appoint ECO for construction/upgrades on the existing dwelling and leisure centre. Implement and adhere to an approved Environmental Management Plan. Apply for Forestry Permits if any trimming/roots may be required during construction. Each housing unit must be fitted with a 25 000l rainwater tank. Each housing unit must be fitted with solar or heat pumps/solar panels (optional) to reduce demand on electrical supply. All landscaping must be indigenous vegetation in lieu of the loss of natural vegetation/habitat (which is secondary/degraded under the current and historical land use). Restrict working times and hours to minimise noise/dust pollution. Resource conservation measures must be implemented. All landscaped areas within zones identified for business and residential must retain natural vegetation the prevent the loss of <i>Polygala pubiflora</i>. If the natural vegetation is disturbed

<p>during construction, the disturbed area must be rehabilitated with site-appropriate indigenous vegetation including <i>Polygala pubiflora</i>.</p>	
2.2.	<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>
<p>Please refer to 2.1, 2.3, as well as sections 3,4 & 5 below.</p>	
2.3.	<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 proposed activity can be considered for environmental authorisation for the following reasons:</p> <ul style="list-style-type: none"> • Temporary and permanent employment opportunities. • Optimise land potential within area designated for urban expansion. • Support for local business / employment opportunities. • Increase rates/taxes base for the local Municipality. • Compatible with local spatial planning policies and guidelines. • Loss of secondary/degraded areas will be re-established within Open Spaces with indigenous vegetation. It will be actively maintained along with alien invasive species management. • Development proposal is focussed within areas considered to have low biodiversity sensitivity. • Services are available to accommodate the proposed development (to be verified and confirmed by the local Municipality). • Existing accesses are available (to be verified as suitable for the proposed development traffic by the roads authority). <p>The following conditions must be considered:</p> <ul style="list-style-type: none"> • Development may not proceed until such time as all approvals are obtained. • Local employment must be a priority to ensure maximum social benefit to the wider community. • An ECO must be appointed prior to construction to oversee site preparation, vegetation removal and construction. • DAFF permits must be obtained prior to removal/trimming/cutting of any protected trees on the property. • EMP must be implemented. • Resource conservation measures must be implemented. 	
2.4.	<p>Provide a description of any assumptions, uncertainties and gaps in knowledge that relate to the assessment and mitigation measures proposed.</p>
<p>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.</p>	
2.5.	<p>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.</p>
<p>Ten (10) years for completion of the activity from date of implementation.</p>	

3. WATER

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

- Each housing unit must be fitted with a 25 000l rainwater tanks for operational phase to supplement municipal portable water for external use and/or household use (apartments excluded).
- Potable water may not be used during construction.

4. WASTE

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

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

5. ENERGY EFFICIENCY

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

- Only LED lights must be used within the development.
- Heat and/or solar pumps and/or gas geysers (or similar) must be used throughout the development.
- Use of gas stoves is optional.
- Use of solar panels on roofs.

SECTION K: DECLARATIONS

TO BE SIGNED-OFF FOR DRAFT & FINAL BASIC ASSESSMENT REPORTS

1. DECLARATION OF THE APPLICANT

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

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

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

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

2023/11/14

Signature of the Applicant:

Date:

NN Busdiens (Pty) Ltd

Name of company (if applicable):

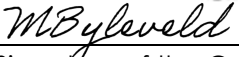
2. DECLARATION OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER (“EAP”)

I, Ms Louise-Mari van Zyl, EAPASA Registration number**2019/1444**..... as the appointed EAP hereby declare/affirm the correctness of the information provided or to be provided as part of this application, and that:

I, Ms Mariska Byleveld, EAPASA Registration number**2023/6593**..... as the appointed Candidate EAP hereby declare/affirm the correctness of the information provided or to be provided as part of this application, and that:

- 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;

	2023/11/14
Signature of the Primary EAP:	Date:

	2023/11/14
Signature of the Candidate EAP:	Date:

Cape Environmental Assessment Practitioners (Cape EAPrac)

Name of company (if applicable):



3. 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.~~

 Signature of the EAP: _____ Date: 2022/09/12

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

4. DECLARATION OF THE SPECIALIST

TO BE SIGNED-OFF FOR DRAFT & FINAL BASIC ASSESSMENT REPORTS

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

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.

2023/11/14

Signature of the Specialist:

Date:

Name of company (if applicable):

5. DECLARATION OF THE REVIEW SPECIALIST

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

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

 Signature of the EAP: _____ Date: 2022/09/12

 Name of company (if applicable):