



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 NEMA EIA Application / proposal is for the establishment of approximately 15 Residential I units, with some designated open space on the property known as Portion 66 & 67 of Farm 443, Plettenberg Bay. During and as part of the EIA process, alternative layouts and designs will be considered. Access to the property already exists.

The current development proposal prepared will be presented later in the Report under **Section H**, dealing with Alternatives considered.

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

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

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

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

DEPARTMENTAL DETAILS

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

MAPS

<p>Provide a location map (see below) as Appendix A1 to this BAR that shows the location of the proposed development and associated structures and infrastructure on the property.</p>	
<p>Locality Map:</p>	<p>The scale of the locality map must be at least 1:50 000. For linear activities or development proposals of more than 25 kilometres, a smaller scale e.g., 1:250 000 can be used. The scale must be indicated on the map. The map must indicate the following:</p> <ul style="list-style-type: none"> • an accurate indication of the project site position as well as the positions of the alternative sites, if any; • road names or numbers of all the major roads as well as the roads that provide access to the site(s) • a north arrow; • a legend; and • a linear scale. <p>For ocean based or aquatic activity, the coordinates must be provided within which the activity is to be undertaken and a map at an appropriate scale clearly indicating the area within which the activity is to be undertaken.</p> <p>Where comment from the Western Cape Government: Transport and Public Works is required, a map illustrating the properties (owned by the Western Cape Government: Transport and Public Works) that will be affected by the proposed development must be included in the Report.</p>

Provide a detailed site development plan / site map (see below) as Appendix B1 to this BAR; and if applicable, all alternative properties and locations.	
Site Plan:	<p>Detailed site development plan(s) must be prepared for each alternative site or alternative activity. The site plans must contain or conform to the following:</p> <ul style="list-style-type: none"> • The detailed site plan must preferably be at a scale of 1:500 or at an appropriate scale. The scale must be clearly indicated on the plan, preferably together with a linear scale. • The property boundaries and numbers of all the properties within 50m of the site must be indicated on the site plan. • On land where the property has not been defined, the co-ordinates of the area in which the proposed activity or development is proposed must be provided. • The current land use (not zoning) as well as the land use zoning of each of the adjoining properties must be clearly indicated on the site plan. • The position of each component of the proposed activity or development as well as any other structures on the site must be indicated on the site plan. • Services, including electricity supply cables (indicate aboveground or underground), water supply pipelines, boreholes, sewage pipelines, storm water infrastructure and access roads that will form part of the proposed development must be clearly indicated on the site plan. • Servitudes and an indication of the purpose of each servitude must be indicated on the site plan. • 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	x
	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;	x
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	x
	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 (Zoning)	✓
	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		
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		Section E: 12 ✓
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 (City of Cape Town, West Coast District)	REGION 2 (Cape Winelands District & Overberg District)	REGION 3 (Central Karoo District & Garden Route District)
Duplicate this section where there is more than one Proponent Name of Applicant/Proponent: Name of contact person for Applicant/Proponent (if other): Company/ Trading name/State Department/Organ of State: Company Registration Number: Postal address: Telephone: E-mail:	THE KEEP PROPERTY		
	Kyle Powter		
	THE KEEP PROPERTY (PTY) LTD		
	K2018068489		
	1 st Floor, Dean Street Arcade, Main Street		
	Newlands		Postal code: 7700
	0825051770		Cell: 0825051770
	kyle@thekeep.co.za		Fax: () N/A
	Andrew West Environmental Consultancy		
	Andrew West		
P. O. Box 9187, George			
		Postal code:	
(044) 8730228		Cell: 0823336880	
andrewwest@isat.co.za		Fax: 0866580998	
BSc (Forestry/Nature Conservation) Certificate Industrial Environmental Management			
EAPASA registration no: Pending Pr.Sci.Nat			
Duplicate this section where there is more than one landowner Name of landowner: Name of contact person for landowner (if other): Postal address: Telephone: E-mail:	SEVEN FALLS TRADING 101 (PTY) LTD		
	Lizemarie Botha (designated)		
	P.O. Box 173, Knysna		
			Postal code: 6570
	(044) 3022300		Cell: 0828551125
	lizemarie@vpmsa.co.za		Fax: ()
	Name of Person in control of the land: SEVEN FALLS TRADING 101 (PTY) LTD		
Name of contact person for person in control of the land: Lizemarie Botha (designated)			
Postal address: P.O. Box 173, Knysna			
		Postal code: 6570	
(044) 3022300		Cell: 0828551125	
lizemarie@vpmsa.co.za		Fax: ()	
Duplicate this section where there is more than one Municipal Jurisdiction Municipality in whose area of jurisdiction the proposed activity will fall: Contact person: Postal address: Telephone: E-mail:	Plettenberg Bay Municipality		
	Chris Schliemann		
	P.O. Box 255, Plettenberg Bay		
			Postal code: 6600
	(044) 5013324		Cell: 0836284001
	cschliemann@plett.gov.za		Fax: 0866597954

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

1.	Is the proposed development (please tick):	New Y		Expansion	
2.	Is the proposed site(s) a brownfield of greenfield site? Please explain. Greenfield – on a farm,				
3.	For Linear activities or developments				
3.1.	Provide the Farm(s)/Farm Portion(s)/Erf number(s) for all routes:				
	Portion 66 & 67 of 443, Plettenberg Bay				
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):				25,695m ²
4.2.	Developed footprint of the existing facility and associated infrastructure (if applicable): old derelict house to be removed				300m ²
4.3.	Development footprint of the proposed development and associated infrastructure size(s) for all alternatives:				16,790m ²
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).				
	<p>The proposal is to create a small beachfront security estate. The proximity to the beach and the magnificent views over the bay will secure high property values as there are very few beachfront properties left in the area. The development concept includes 15 residential stands that vary between ±750m² and ±1300m² in size. The communal open space will be rehabilitated with natural indigenous vegetation. The property will be fenced and gated.</p> <p>The two properties will be consolidated, and the combined property size calculates to 2.5695ha. The planned 15 units calculate to a development density of 5.8unit per ha. This development density is compatible with surrounding development densities.</p> <p>The development will be able to connect to the surrounding engineering services network that runs along with the servitude on the western boundary. An Engineering Report confirming the capacity of bulk services has been commissioned. The Applicant will also investigate / consider the latest technology with respect to water supply (roof tanks), water pipelines, sewage disposal and energy saving devices, such as heat pumps, solar energy, bollard lighting and solar panels.</p>				
4.5.	Indicate how access to the proposed site(s) will be obtained for all alternatives.				

The property is situated in the southeastern section of the Bitou Municipality area, adjacent to Robberg Beach. The property can be accessed from the south via Robberg Bay Road (Minor Road 4(a)K). Access from the north via a servitude over Portion 58 that connects Aquerius Road to Robberg Bay Road, is still under investigation and could be an additional, but not essential access option.																						
The locality plan is attached as Appendix A to this report.																						
4.6.	SG Digit code(s) of the proposed site(s)	C	0	3	9	0	0	0	0	0	0	0	0	0	4	4	3	0	0	0	6	6
4.7.	Coordinates of the proposed site(s) for all alternatives:																					
	Latitude (S)										34°					05'					24"	
	Longitude (E)										23°					22'					13"	
C	0	3	9	0	0	0	0	0	0	0	0	0	0	4	4	3	0	0	0	6	7	

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. A Notice of Intent to Develop (NID) under Section 38 of the Act was submitted to Heritage Western Cape, with their comment awaited.	YES ✓	NO
The National Water Act, 1998 (Act No. 36 of 1998) ("NWA"). If yes, attach a copy of the comment from the DWS as Appendix E3.	YES	NO ✓
The National Environmental Management: Air Quality Act, 2004 (Act No. 39 of 2004) ("NEM:AQA"). If yes, attach a copy of the comment from the relevant authorities as Appendix E13.	YES	NO ✓
The National Environmental Management Waste Act (Act No. 59 of 2008) ("NEM:WA")	YES	NO ✓
The National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004 ("NEMBA").	YES	NO ✓
The National Environmental Management: Protected Areas Act, 2003 (Act No. 57 of 2003) ("NEMPAA").	YES	NO ✓
The Conservation of Agricultural Resources Act, 1983 (Act No. 43 of 1983). If yes, attach comment from the relevant competent authority as Appendix E5.	YES	NO ✓

3. Other legislation

List any other legislation that is applicable to the proposed activity or development.
<p>Consolidation in terms of Section 15 (2)e of the Land Use Planning Bylaw: the two farm portions will be consolidated into a single Erf and will obtain a new Erf number.</p> <p>Rezoning in terms of Section 15 (2)a of the said Bylaw: The properties are currently zoned "Agricultural" in terms of the Plettenberg Bay Zoning Scheme applicable to the area. To facilitate the development of the land the consolidated property will have to be rezoned to "Sub-divisional Area".</p> <p>Subdivision in terms of Section 15 (2)d of the said Bylaw: The current subdivision plan indicates the subdivision of the property into 15 individual Single Residential stands with average erf sizes of ±1000m² as well as roads and private open spaces.</p>

4. Policies

Explain which policies were considered and how the proposed activity or development complies and responds to these policies.				
NATIONAL LEGISLATION	RELEVANT YES / NO	ADMINISTERING AUTHORITY	TYPE Permit/ license/ authorization/comment / relevant consideration (e.g. rezoning or consent use, building plan approval)	DATE (if already obtained):
CONSTITUTION OF THE REPUBLIC OF SOUTH AFRICA. (ACT 108 OF 1996)	YES	Department of Environmental Affairs, Republic of South Africa. All State and Provincial Departments as well as Local Authorities that have been identified as relevant Competent Authorities.	PERMIT / LICENSE/ AUTHORIZATION / COMMENT/ RELEVANT CONSIDERATION	
ENVIRONMENTAL CONSERVATION ACT (ACT 73 OF 1989)	YES	Department of Environmental Affairs, Republic of South Africa. All State and Provincial Departments as well as Local Authorities that have been identified as relevant Competent Authorities.	PERMIT / LICENSE/ AUTHORIZATION / COMMENT/ RELEVANT CONSIDERATION	
NATIONAL ENVIRONMENTAL MANAGEMENT ACT (ACT 107 OF 1998)	YES	Department of Environmental Affairs, Republic of South Africa. All State and Provincial Departments as well as Local Authorities that have been identified as relevant Competent Authorities.	PERMIT / LICENSE/ AUTHORIZATION / COMMENT/ RELEVANT CONSIDERATION	
NATIONAL ENVIRONMENTAL MANAGEMENT AMENDMENT ACT (ACT 62 OF 2008)	YES	Department of Environmental Affairs, Republic of South Africa. All State and Provincial Departments as well as Local Authorities that have been identified as relevant Competent Authorities.	PERMIT / LICENSE/ AUTHORIZATION / COMMENT/ RELEVANT CONSIDERATION	
NATIONAL ENVIRONMENTAL MANAGEMENT: BIODIVERSITY ACT (ACT NO 10 OF 2004)	YES	Department of Environmental Affairs, Republic of South Africa. All State and Provincial Departments as well as Local Authorities that have been identified as relevant Competent Authorities.	PERMIT / LICENSE/ AUTHORIZATION / COMMENT/ RELEVANT CONSIDERATION	
NATIONAL ENVIRONMENTAL MANAGEMENT: WASTE ACT (ACT 59 OF 2008)	NO	Department of Environmental Affairs, Republic of South Africa. All State and Provincial Departments as well as Local Authorities that have been identified as relevant Competent Authorities.	PERMIT / LICENSE/ AUTHORIZATION / COMMENT/ RELEVANT CONSIDERATION	

NATIONAL VELD AND FOREST FIRE ACT (ACT 101 OF 1998)	YES	Department of Environmental Affairs, Republic of South Africa. All State and Provincial Departments as well as Local Authorities that have been identified as relevant Competent Authorities. <u>DAFF Jurisdiction</u>	PERMIT / LICENSE / AUTHORIZATION / COMMENT/ RELEVANT CONSIDERATION	
NATIONAL WATER ACT (ACT 36 OF 1998)	YES	Department of Environmental Affairs, Republic of South Africa. All State and Provincial Departments as well as Local Authorities that have been identified as relevant Competent Authorities. <u>Dept of Water Affairs Jurisdiction</u>	PERMIT / LICENSE / AUTHORIZATION / COMMENT/ RELEVANT CONSIDERATION	
WATER SERVICES ACT (ACT 108 OF 1997)	NO	Department of Environmental Affairs, Republic of South Africa. All State and Provincial Departments as well as Local Authorities that have been identified as relevant Competent Authorities. <u>Dept of Water Affairs Jurisdiction</u>	PERMIT / LICENSE / AUTHORIZATION / COMMENT/ RELEVANT CONSIDERATION	
SUBDIVISION OF AGRICULTURAL LAND ACT (ACT 70 OF 1970)	YES	Department of Environmental Affairs, Republic of South Africa. All State and Provincial Departments as well as Local Authorities that have been identified as relevant Competent Authorities. <u>Dept. of Agriculture Jurisdiction</u>	PERMIT / LICENSE / AUTHORIZATION / COMMENT/ RELEVANT CONSIDERATION	
CONSERVATION OF AGRICULTURAL RESOURCES ACT (ACT 43 OF 1983)	YES	Department of Environmental Affairs, Republic of South Africa. All State and Provincial Departments as well as Local Authorities that have been identified as relevant Competent Authorities. <u>Dept. of Agriculture Jurisdiction</u>	PERMIT / LICENSE / AUTHORIZATION / COMMENT/ RELEVANT CONSIDERATION	
NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)	YES	Department of Environmental Affairs, Republic of South Africa. All State and Provincial Departments as well as Local Authorities that have been identified as	PERMIT / LICENSE / AUTHORIZATION / COMMENT/ RELEVANT CONSIDERATION	Pending

		relevant Competent Authorities.		
NATIONAL HEALTH ACT (ACT 61 OF 2003)	YES	Department of Environmental Affairs, Republic of South Africa. All State and Provincial Departments as well as Local Authorities that have been identified as relevant Competent Authorities. <u>Dept. of Health Jurisdiction</u>	PERMIT / LICENSE / AUTHORIZATION / COMMENT / RELEVANT CONSIDERATION	
NATIONAL ROAD TRAFFIC ACT (ACT 93 OF 1996)	YES	Department of Environmental Affairs, Republic of South Africa. All State and Provincial Departments as well as Local Authorities that have been identified as relevant Competent Authorities. <u>SANRAL Jurisdiction</u>	PERMIT / LICENSE / AUTHORIZATION / COMMENT / RELEVANT CONSIDERATION	
LAND USE PLANNING ACT (ACT 3 OF 2014)	YES	Department of Environmental Affairs, Republic of South Africa. All State and Provincial Departments as well as Local Authorities that have been identified as relevant Competent Authorities.	PERMIT / LICENSE / AUTHORIZATION / COMMENT / RELEVANT CONSIDERATION	pending
SPLUMA (ACT 13 OF 2013)	YES	Department of Environmental Affairs, Republic of South Africa. All State and Provincial Departments as well as Local Authorities that have been identified as relevant Competent Authorities.	PERMIT / LICENSE / AUTHORIZATION / COMMENT / RELEVANT CONSIDERATION	
PROVINCIAL LEGISLATION WESTERN CAPE	RELEVANT YES / NO	ADMINISTERING AUTHORITY	TYPE Permit/ license/ authorization/comment / relevant consideration (e.g. rezoning or consent use, building plan approval)	DATE (if already obtained):
WESTERN CAPE CONSTITUTION ACT 1 OF 1998	NO	Department of Environmental Affairs, Republic of South Africa. All State and Provincial Departments as well as Local Authorities that have been identified as relevant Competent Authorities.	PERMIT / LICENSE / AUTHORIZATION / COMMENT / RELEVANT CONSIDERATION	
WESTERN CAPE NATURE CONSERVATION LAWS AMENDMENT ACT (ACT 3 OF 2000)	NO	Provincial Departments as well as Local Authorities that have been identified as relevant Competent Authorities.	PERMIT / LICENSE / AUTHORIZATION /	

		<u>CapeNature Jurisdiction</u>	COMMENT/ RELEVANT CONSIDERATION	
WESTERN CAPE NATURE CONSERVATION BOARD ACT (ACT 15 OF 1998)	NO	Provincial Departments as well as Local Authorities that have been identified as relevant Competent Authorities. <u>CapeNature Jurisdiction</u>	PERMIT / LICENSE/ AUTHORIZATION / COMMENT/ RELEVANT CONSIDERATION	
WESTERN CAPE PLANNING AND DEVELOPMENT ACT (ACT 7 OF 1999)	NO	Provincial Departments as well as Local Authorities that have been identified as relevant Competent Authorities. <u>CapeNature Jurisdiction</u>	PERMIT / LICENSE/ AUTHORIZATION / COMMENT/ RELEVANT CONSIDERATION	
MUNICIPAL ORDINANCE 20 OF 1974	NO	Local Authorities that have been identified as relevant Competent Authorities. <u>Local Government Jurisdiction</u>	PERMIT / LICENSE/ AUTHORIZATION / COMMENT/ RELEVANT CONSIDERATION	
MUNICIPAL PLANNING BYLAW 2015	YES	Local Authorities that have been identified as relevant Competent Authorities. <u>Municipality</u>	PERMIT / LICENSE/ AUTHORIZATION / COMMENT/ RELEVANT CONSIDERATION	pending
WESTERN CAPE LAND ADMINISTRATION ACT (ACT 6 OF 1998)	NO	Provincial Departments as well as Local Authorities that have been identified as relevant Competent Authorities. <u>DEA&DP Jurisdiction</u>	PERMIT / LICENSE/ AUTHORIZATION / COMMENT/ RELEVANT CONSIDERATION	

POLICIES AND GUIDELINES	ADMINISTERING AUTHORITY
DEA (2014), Companion to the EIA Regulations 2014, Integrated Environmental Management Guideline Series 5, Department of Environmental Affairs, (DEA), Pretoria, South Africa	Department of Environmental Affairs, Republic of South Africa. All Provincial Departments that have been identified as Competent Authorities.
DEA&DP (2014) Guideline on Public Participation, EIA Guideline and Information Document Series. Western Cape Department of Environmental Affairs & Development Planning (DEA&DP)	Western Cape Department of Environmental Affairs and Development Planning (DEA&DP)
Guideline for Involving Heritage Specialists in EIA Processes June 2005	Western Cape Department of Environmental Affairs and Development Planning (DEA&DP)
Guideline for Environmental Management Plans June 2005	Western Cape Department of Environmental Affairs and Development Planning (DEA&DP)
Ecosystem Guidelines for Environmental Assessment in the Western Cape	Fynbos Forum

Guidelines for Resort Developments in the Western Cape	Western Cape Department of Environmental Affairs and Development Planning (DEA&DP)
NEMA EIA Regulations Guideline and Information Document Series: Guideline on Alternatives	Western Cape Department of Environmental Affairs and Development Planning (DEA&DP)
NEMA EIA Regulations Guideline and Information Document Series: Guideline on Appeals	Western Cape Department of Environmental Affairs and Development Planning (DEA&DP)
NEMA EIA Regulations Guideline and Information Document Series: Guideline on Exemption Applications	Western Cape Department of Environmental Affairs and Development Planning (DEA&DP)
NEMA EIA Regulations Guideline and Information Document Series: Guideline on Need and Desirability	Western Cape Department of Environmental Affairs and Development Planning (DEA&DP)
NEMA EIA Regulations Guideline and Information Document Series: Guideline on Public Participation	Western Cape Department of Environmental Affairs and Development Planning (DEA&DP)
NEMA EIA Regulations Guideline and Information Document Series: Guideline on Transitional Arrangements	Western Cape Department of Environmental Affairs and Development Planning (DEA&DP)
Guideline for determining the Scope of Specialist Involvement in EIA Processes	Western Cape Department of Environmental Affairs and Development Planning (DEA&DP)
Guideline for involving Visual and Aesthetic Specialists in EIA Processes	Western Cape Department of Environmental Affairs and Development Planning (DEA&DP)
Guideline for involving Social Assessment Specialists in EIA Processes	Western Cape Department of Environmental Affairs and Development Planning (DEA&DP)
Guideline for involving Hydro-geologists in EIA Processes	Western Cape Department of Environmental Affairs and Development Planning (DEA&DP)
Guideline for involving Biodiversity Specialists in EIA Processes	Western Cape Department of Environmental Affairs and Development Planning (DEA&DP)
Guideline for Environmental Management Plans	Western Cape Department of Environmental Affairs and Development Planning (DEA&DP)

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.

Above

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

Pending - at Application stage. A Screening Tool has been completed as well as a Site Sensitivity Verification Report

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.
17	Development (v) If no development setback line exists, then within a distance of 100 meters inland of the high-water mark of the sea In respect of : (e) buildings of 50 square meters or more. (f) infrastructure, structures of 50 square meters or more.	Development of approx. 16,800m ² of the whole property, as indicated on the attached Layout Plan in Appendix B .
19	The infilling or depositing of any material of more than 5 cubic metres into, or the dredging , excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 5 cubic metres from: (i) a watercourse (ii) the seashore (iii) the littoral active zone, an estuary or a distance of 100 meters or more from the high-water mark of the sea.	
27	The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of vegetation is required for: (i) the undertaking of a linear activity (ii) maintenance purposes undertaken in accordance with a maintenance management plan.	

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.

Note:

- The listed activities specified above must reconcile with activities applied for in the application form. The onus is on the Applicant to ensure that all applicable listed activities are included in the application. If a specific listed activity is not included in an Environmental Authorisation, a new application for Environmental Authorisation will have to be submitted.
- Where additional listed activities have been identified, that have not been included in the application form, and amended application form must be submitted to the competent authority.

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

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

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

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

SECTION E: PLANNING CONTEXT AND NEED AND DESIRABILITY

1.	Provide a description of the preferred alternative .
<p>The proposal is to create a small beachfront security estate. The proximity to the beach and the magnificent views over the bay will secure high property values as there are very few beachfront properties left in the area. The development concept</p>	

<p>includes 9 residential stands that vary between ±1300m² and ±2000m² in size. The communal open space will be rehabilitated with natural indigenous vegetation. The property will be fenced and gated.</p> <p>The two properties will be consolidated, and the combined property size calculates to 2.5695ha. This development density is compatible with surrounding development densities.</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 rezoning will be from Agriculture I to Subdivisional Area and Residential I.</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>
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 sustainable use of provincial assets is one of the main aims of the PSDF. The protection of the non-renewable natural and agricultural resources is achieved through clear settlement edges for towns by defining limits to settlements and through establishing buffers/transitions between urban and rural areas. The urban fringe must ensure that urban expansion is structured and directed away from environmentally sensitive land and farming land; agricultural resources are reserved; environmental resources are protected; appropriate levels of services are feasible to support urban fringe land uses, and land use allocations within the urban fringe are compatible and sustainable. These properties are within the urban edge and have access to existing service networks. Although the sites are zoned for agricultural purposes, the properties have no agricultural potential, due to the sandy soil, proximity to the sea, lack of irrigation and the size of the land. A vegetation study has also confirmed that the land has no environmental value.</p>
4.2	<p>The Integrated Development Plan of the local municipality.</p> <p>The Eden SDF aims to promote balanced development that supports the integration and densification of settlements within the District. In general, it promotes the creation of a walkable, integrated, and compact urban environment. The report states that the financial and economic viability of towns in the District should be improved by promoting the intensification of existing urban areas. This can be achieved through infill, densification, and redevelopment, which in turn makes the use of existing infrastructure capacity and services more efficient.</p> <p>This vacant site presents an ideal opportunity for densification and urban infill.</p>
4.3.	<p>The Spatial Development Framework of the local municipality.</p> <p>The Bitou SDF 2013 still applies as the 2020 SDF has not yet been approved. Both properties are earmarked for urban development and the proposal is in-line with this land use designation. Furthermore, in general the SDF support the densification of urban areas, although the document does not have any specific densification policy pertaining to this area.</p>
4.4.	<p>The Environmental Management Framework applicable to the area.</p> <p>The EMF will overlap and include all mitigatory measures as highlighted in the Environmental Management Programme (EMPr) and any other pertinent conditions sated in the Environmental Authorisation</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>The Western Cape Biodiversity Spatial Plan (WCBSBP) was developed by Cape Nature, in collaboration with the Department of Environmental Affairs and Development Planning as a spatial tool that comprises the Biodiversity Spatial Plan Map (BSP Map) of biodiversity priority areas, accompanied by contextual information and land-use guidelines. The Biodiversity Sector Plan simply provides information on biodiversity (i.e. provides only one</p> <p>In terms of these maps, a portion of the properties is identified as ESA1: Terrestrial. Ecological Support Area (ESA). The Applicant appointed a Specialist Botanist to prepare a vegetation sensitivity map for the property and it was established that when ground-truthed was not sensitive at all and that the property as whole could be developed without specific mitigatory measures in place.</p>
6.	<p>Explain how the Western Cape Biodiversity Spatial Plan (including the guidelines in the handbook) has influenced the proposed development.</p> <p>The Western Cape Biodiversity Spatial Plan (WCBSBP) was developed by Cape Nature, in collaboration with the Department of Environmental Affairs and Development Planning as a spatial tool that comprises the Biodiversity Spatial Plan Map (BSP Map) of biodiversity priority areas, accompanied by contextual information and land-use guidelines. The Biodiversity Sector Plan simply provides information on biodiversity (i.e. provides only one</p> <p>In terms of these maps, a portion of the properties is identified as ESA1: Terrestrial. Ecological Support Area (ESA).</p>

<p>The Applicant appointed a Specialist Botanist to prepare a vegetation sensitivity map for the property and it was established that when ground-truthed was not sensitive at all and that the property as whole could be developed without specific mitigatory measures in place.</p> <p>The proposed development is situated outside the area of Critical Biodiversity Area (CBA) and will also not impact on any endangered or critically endangered vegetation or ecosystems.</p>	
7.	Explain how the proposed development is in line with the intention/purpose of the relevant zones as defined in the ICMA.
<p>The development does not encroach on the Robberg Marine Protected Area. A natural vegetation buffer has been left from the proposed development towards the protected area.</p>	
8.	Explain whether the screening report has changed from the one submitted together with the application form. The screening report must be attached as Appendix I.
<p>The Screening Tool is attached</p>	
9.	Explain how the proposed development will optimise vacant land available within an urban area.
<p>The proposed development (preferred option) is on unutilised vacant land which falls within the urban edge and is therefore in alignment with the above-mentioned guidelines as stipulated in the SDF.</p>	
10.	Explain how the proposed development will optimise the use of existing resources and infrastructure.
<p>The municipal services for the proposed development are available on the boundary of the property. The main supplier of bulk services and electricity is the Bitou Municipality, nevertheless the Applicant will investigate / research the latest technology with respect to water supply (tanks) and energy saving devices, such as heat pumps, solar energy, bollard lighting and solar panels. Confirmation if available capacity awaited from the Engineers Department of the Municipality.</p>	
11.	Explain whether the necessary services are available and whether the local authority has confirmed sufficient, spare, unallocated service capacity. (Confirmation of all services must be included in Appendix E16).
<p>The municipal services for the proposed development are available on the boundary of the property. The main supplier of bulk services and electricity is the Bitou Municipality, nevertheless the Applicant will investigate / research the latest technology with respect to water supply (tanks) and energy saving devices, such as heat pumps, solar energy, bollard lighting and solar panels. Confirmation of available capacity awaited from the Engineers Department of the Municipality.</p>	
12.	In addition to the above, explain the need and desirability of the proposed activity or development in terms of this Department's guideline on Need and Desirability (March 2013) or the DEA's Integrated Environmental Management Guideline on Need and Desirability. This may be attached to this BAR as Appendix K.
<p>Need and desirability is the balancing of various factors within the environmental and planning domain. Need depends on the nature of a development proposal. For example, the need for urban development is different compared to the need for development in the rural environment. These particular properties are located inside the urban area.</p> <p>Plettenberg Bay is a coastal resort town with a fairly small economy. The town has approximately 60 000 residents and continues to grow at a rate considerably above the national average. Most people moving to the Bitou area are from the Eastern Cape. Most of these people are poor low-skilled individuals who are searching for employment opportunities. Although most of the population growth and subsequent housing needs are in the poorer communities, there is also a known need for high-end properties in Plettenberg bay.</p> <p>There is currently a "semigration" trend, with many people from Gauteng and KwaZulu/Natal moving to smaller towns in the Western Cape.</p> <p>Section 2(2) of NEMA states that environmental management must place people and their needs at the forefront of its concern, and serve their physical, psychological, developmental, cultural and social interests equitably, but together with this, Section 4 must be taken into account with due consideration to the potential disturbance of ecosystems and loss of biological diversity, or, where they cannot be altogether avoided, are minimised and remedied. Also that pollution and waste are avoided or minimised and that a waste management plan be implemented as part of the proposal.</p> <p>The desirability of a development is measurable from three perspectives, namely the ecological, economic and social pillars of sustainability.</p> <p>Section 2(3) of the National Environmental Management Act (Act 107 of 1998) clearly states that "Development must be socially, environmentally and economically sustainable" and this is why the planning and public participation is iterative and considers alternatives that can be evaluated, given the above three legs of sustainable development.</p>	

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.

N/A

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

See Appendix F

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

Provincial Health Department
Department of Water Affairs Breede -Gouritz Catchment Management Agency
Department of Agriculture Provincial Roads Department
Department of Public Works & Transport Cape Nature
Department of Agriculture Forestry & Fisheries (DAFF) – Forestry Section, Knysna (DFFE)
Heritage Western Cape Coastal Management Unit, DEADP
Bitou Municipality Southern Cape Fire Protection Agency

- 4.

State Department	Name of person	Contact details	
Dept of Health	Mlungisi Booii	Tel	044-8032727 (T)
		Fax	044-8735929 (F)
		E-mail	Mlungisi.Booi@westerncape.gov.za
Heritage Western Cape	Stephanie Barnardt Noluvo Toto	Tel	021-4839729 (T)
		Fax	021-4839845 (F)
		E-mail	Stephanie.barnardt@westerncape.gov.za
Cape Nature Land Use Advice	Megan Simons	Tel	044-8025300 (T)
		Fax	044-8025313 (F)
		E-mail	msimons@capenature.co.za
Coastal Management Unit, DEADP	Joy Ruiters	Tel	021-4834737 (T)
		Fax	021-4838326 (F)
		E-mail	Joy.ruiters@westerncape.gov.za
Dept of Agriculture Land Use Management	Cor van der Walt	Tel	021-8085099 (T)
		Fax	021-8085092 (F)
		E-mail	Landuse.elsenburg@elsenburg.com
Breede-Gouritz Catchment Management Agency	C. Abrahams Rudzani Makahane	Tel	023-3468000 (T)
		Fax	023-3472012 (F)
		E-mail	cabrahams@bgcma.co.za
DFFE: Forestry Management	Melanie Koen	Tel	044-3026902 (T)
		Fax	044-3825461 (F)
		E-mail	MelanieKo@daff.gov.za

Department of Environmental Affairs & Development Planning	D. Swanepoeli	Tel Fax	044-8058602 (T) 044-8058650
		Email	Danie.swaneporel@westerncape.gov.za
Department of Public Works & Transport	Lyle Martin Grace Swanepoel	Tel Fax	021-4832419 (T) 021-4834669
		Email	Lyle. Martiin"westerncape.gov.za Grace.Swanepoel@westerncape.gov.za

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

N/A

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

Pending comments

7. 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.

Pending

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.		
	N/A Indicated as a low sensitivity on the Screening Tool		
	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 Y
2.2.	Provide the name and/or company who conducted the specialist study.		
	N/A		
2.3.	Explain how the presence of watercourse(s) and/or wetlands on the property(ies) has influenced your proposed development.		
	No Watercourses or Wetlands present on site.		

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.		
	N/A		
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.		

The Western Cape Provincial Government, Department of Environmental Affairs and Development Planning (DEA&DP) appointed Royal Haskoning DHV to complete a situational analysis to understand the local and regional coastal geomorphology and to determine coastal erosion risk and coastal management lines.

The Western Cape Provincial Government, Department of Environmental Affairs and Development Planning (DEA&DP) appointed Royal Haskoning DHV to complete a situational analysis to understand the local and regional coastal geomorphology and to determine coastal erosion risk and coastal management lines. The eastern boundary of the properties is described as a curved line, 63m away from the highwater mark, which coincides more or less with the Bitou Coastal management Line. The development has been set back from the eastern boundary to accommodate the 100-year erosion line as can be seen in Figure below.



lines. The eastern boundary of the properties is described as a curved line, 63m away from the highway mark, which coincides more or less with the Bitou Coastal management Line. The development has been set back from the eastern boundary to accommodate the 100-year erosion line as can be seen in Figure

		6 below.
3.4.	Explain how estuary management plans (if applicable) has influenced the proposed development.	
	N/A	
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. The proposed development is setback from the Robberg Protected Area and the foredune on site. This area will remain natural.	

4. Biodiversity

4.1.	Were specialist studies conducted?	YES	NO
4.2.	Provide the name and/or company who conducted the specialist studies.		
Botanical Sensitivity Analysis by Jan Vlok of Regalis Environmental Services			
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. Below / Overleaf:		

Following the national vegetation map the proposed development area consists of Goukamma Dune Thicket (status = Least Concerned) and a narrow strip of Garden Route Shale Fynbos (status = Vulnerable), see Map 2. The inclusion of Garden Route Shale Fynbos is, however, a mapping mistake due to the coarse scale of the national vegetation types. None of the species that are present on the properties are typical of Garden Route Shale Fynbos.

About half the extent of the properties was mapped as terrestrial Ecological Support Area in the 2017 regional conservation plan.

The vegetation on the property is not in a healthy ecological condition and relatively poor in phytodiversity. The construction of the current infrastructure disturbed a major part of the affected area. There is clear evidence that a major effort was made to combat alien plant species (mostly *Acacia cyclops*), but these plants returned in very dense stands over most of the property after the recent fire. See below:

The species recorded on the properties are typical of Goukamma Dune Thicket in being a mix of Thicket clumps in a Fynbos matrix. A total of 52 indigenous species were recorded and they are as follows:

Trees: *Apodytes dimidiata*, *Colpoon compressum*, *Euclea racemosa*, *Gymnosporia buxifolia*, *Searsia crenata*, *A. glauca*, *Hippobromus pauciflorus*, *Mystrozyloa aethiopicum*, *Syderoxylon inerme* and *Tarchonanthus littoralis*.

Shrubs and herbs: *Agathosma apiculata*, *Anthospermum aethiopicum*, *Arctotis pinnatifida*, *Chaenostoma campanulatum*, *Grewia occidentalis*, *Helichrysum cymosum*, *H. teretifolium*, *Limoneum scabrum*, *Metalsia muricata*, *Osteospermum moniliferum*, *Passerina vulgaris*, *Pelargonium capitatum*, *Pharnaceum thunbergii*, *Polygala myrtillifolia*, *Salvia africana-lutea*, *Senecio elegans*, *Tetragonia fruticosa* and *Zaluzianskyia capensis*.

Creepers: *Asparagus aethiopicus*, *Cissampelos capensis*, *Cynanchum ellipticum*, *C. obtusifolium*, *Rhoicissus tridentata* and *Solanum africanum*.

Graminoids: *Cynodon dactylon*, *Cyperus stitatus*, *Ehrharta villosa*, *Ficinia arenicola*, *F. oligantha*, *F. ramosissima*, *Hellmuthia membracacea*, *Imperata cylindrica*, *Melicaracemosa*, *Pentameris pallida*, *Restio eleocharis* and *Stipagrostis zeyheri*.

Geophytes: *Anemone vesicatoria*, *Chasmanthea aethiopica* and *Cyanella lutea*.

Succulents: *Carpobrotus edulis*, *Crassula expansa* and *Mesembryanthemum crystallinum*.

No rare or threatened species were found or are suspected to occur on the proposed development site. See below:



Refer to the attached Botanical & Biological Sensitivity Analysis by Regalis Environmental Services (Dec 2020) in Appendix G.

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

The Specialist Botanical expert has stated that no rare or threatened plant species were found to occur on the site.

Regarding the local and regional botanical conservation value and sensitivity of the affected vegetation on the properties the Specialist's general findings were as follows:

1. The vegetation on the properties is not a threatened national vegetation type(Goukamma Dune Thicket; status = Least Concerned).
2. About half of the properties has been identified as and Ecological Support Area (ESA1), but the affected dune system has lost most of its ecological value.
3. The affected area is not very rich in indigenous plant species (52 species were found), as most of the vegetation has either been disturbed with the construction of current infrastructure and/or dense invasion by alien plants (mostly *Acacia cyclops*).
4. No rare or threatened species were found (or are suspected to occur) on the properties.
5. The Specialist did not find any sensitive area on the properties, but the strip of vegetation between the properties and the beach consists of a very sensitive primary dune system.

Regarding important ecological processes operating in the general area and potential ecological corridor value of the affected vegetation, the findings were as follows:

1. The terrestrial vegetation along the dune system east of the wetland is highly fragmented due to high density development on most of the properties. This dune system can hence now no longer act as an important ecological corridor.
2. There are no known ecological processes acting between the wetland west of the properties and the beach east of the properties.
3. Although the vegetation is periodically exposed to fire, the development on this property will not negatively affect the natural spread of fire which the nearby wetland requires periodically.
4. It was stated that the additional development on the properties will not have a negative impact on any important ecological processes operating in the general area.



THE SITE VIEWED SOUTH WEST SHOWING DENSE REGROWTH OF ALIEN VEGETATION – VERY FEW INDIDENOUS PLANT SPECIES WERE FOUND

4.5.	Explain what impact the proposed development will have on the site specific features and/or function of the Biodiversity Spatial Plan category and how has this influenced the proposed development.
<p>The development footprint of the proposed Units is quite large, but the impact minimal given the botanical / ecological status of the specific land. There are no indigenous plants of significance or sensitive areas in the vicinity of the proposed development and adequate wildlife corridors are not seen as a necessity, given the geography of the property.</p>	
4.6.	If your proposed development is located in a protected area, explain how the proposed development is in line with the protected area management plan. N/A
4.7.	Explain how the presence of fauna on and adjacent to the proposed development has influenced your proposed development.
<p>The Screening Tool indicated that the Animal Species and Terrestrial Biodiversity Theme is high, although this is doubted because of the findings of the Botanical Specialist with respect to the poor habitat. Nevertheless a Specialist Study in this field of expertise has been commissioned and Conservation Management Services will shortly be conducting the field work and Report required.</p>	

5. Geographical Aspects

Explain whether any geographical aspects will be affected and how has this influenced the proposed activity or development.	
<p>The slope analysis indicates that almost the entire site has a gradient of less than 25% and is, therefore, suitable for development. There are no particular gradients or features of geographical significance.</p> <p>The Geological Classification of this particular area is the 'Nardouw Subgroup Formation' . Soils – classification: Grey Regic Sands with low soil erodibility.</p> <p>Due to the very sandy nature of the soils, drainage is good. There is also good stability and no reason for concern of erosion caused by storm water runoff.</p> <p>The Geographical layout and features on the property will be maintained and not impacted upon.</p>	

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.		
Prepared by David Halkett ACO Associates cc			
6.3.	Explain how areas that contain sensitive heritage resources have influenced the proposed development.		

	<p>As per the above report page 2 and 3:</p> <p>Pre-colonial heritage :</p> <p>No pre-colonial heritage resources have been identified on the site and the proposed activities are not expected to result in the loss of significant heritage resources. Although we consider it a low possibility that material will be found, we cannot exclude the possibility in its entirety given that 3 material could be buried. If any archaeological resources (e.g. shell layers, human remains) are identified during construction, these must be immediately reported to the Archaeologist and Heritage Western Cape to indicate a way forward. In the case of human remains, as soon as they are recognised they must be cordoned off and not disturbed further. Work may carry on elsewhere until the finds have been examined.</p> <p>Built environment:</p> <p>The remains of two ruinous structures were identified. The modest remains consist of concrete slabs, which in the case of ruin 1 is associated with a hearth and chimney.</p> <p>Ruin 1 is believed to be the remains of a wooden (or other) walled building, with a small corrugated iron water tank, next to a large round covered reservoir. It does not appear to be a vernacular design and cement is used as mortar and as plaster. Function is unknown, though possibly a holiday/fisherman's shack. A single sherd of modern ceramic was found close to the ruin.</p> <p>Ruin 2 is a concrete slab with a small corrugated iron water tank, and also believed to be a shack of some sort, also with wooden (or other) walls. No associated material was identified at ruin 2.</p> <p>These are both likely to have been built mid-20th c, and based on the remains, both have been provisionally graded NCW. No mitigation has been proposed.</p> <p>Impact Assessment The findings of the impact assessment evaluated in terms of the Impact Methodology (Appendix D), suggests that impacts on archaeological heritage resources will be low without mitigation. The low heritage significance of the resources does not warrant implementation of formal mitigation, but discovery of buried archaeological material must be reported. Conclusion Overall we find that the proposed residential development and associated infrastructure will not result in the loss of significant heritage resources and no mitigation is proposed.</p>
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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.
	N/A

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 properties concerned represent some of the last remaining undeveloped agricultural land parcels along the coastal strip between the Beacon Isle Hotel and the Robberg Nature reserve. The planned residential development will be similar to existing and planned residential developments to the north and south of the property. The development is directly south of the Duin en See Development situated on Portion 58 of the Farm Brakkloof 443, containing 14 Group housing erven and communal open space. North of Duin en See is Solar Beach residential area. The development density and upmarket nature of the planned development will be in line with the surrounding developments. Duin en See directly to the north has a slightly lower density, but this is due to the presence of a wetland on a portion of the property that could not be developed.</p> <p>To the south the property borders on to another undeveloped agricultural portion. Further south is a variety of residential developments, mixed with smallholdings.</p> <p>Socio-economic studies indicate high levels of poverty and unemployment. The social needs of the larger community form part of the "surrounding environment" and should receive due consideration when new developments are investigated. The "ripple effect" that a development of this scale has on the local economy and social well-being of the community cannot be ignored.</p>
8.2.	Explain the socio-economic value/contribution of the proposed development.

The planned residential estate will create construction jobs for local contractors and laborers. The employment opportunities associated with the construction phase are frequently regarded as temporary employment. However, while these jobs may be classified as “temporary” it is worth noting that the people employed in the construction industry by its very nature rely on “temporary” jobs for their survival. In this regard “permanent” employment in the construction sector is linked to the ability of construction companies to secure a series of temporary projects over a period of time. Each development, such as the proposed development, therefore contributes to creating “permanent” employment in the construction sector.

The construction industry is an important player in job creation, not only in the construction sector but in other sectors of the economy as well. The construction industry uses a wide range of inputs such as manufacturing of construction materials and equipment, mining of raw materials, forestry, transportation, real estate, finance, and professional services which all contribute indirectly to more jobs that are created across several sectors.

Plettenberg bay has a very similar demographic profile to the rest of the country. Socio-economic studies indicate high levels of poverty and unemployment. The social needs of the larger community form part of the “surrounding environment” and should receive due consideration when new developments are investigated. The “ripple effect” that a development of this scale has on the local economy and social well-being of the community cannot be ignored.

8.3.	Explain what social initiatives will be implemented by applicant to address the needs of the community and to uplift the area.
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South Africa has the challenge of high unemployment and skills shortages. The employment opportunities associated with the construction phase of development is frequently regarded as temporary employment. However, while these jobs may be classified as “temporary” it is worth noting that the people employed in the construction industry by its very nature rely on “temporary” jobs for their survival. In this regard “permanent” employment in the construction sector is linked to the ability of construction companies to secure a series of temporary projects over a period of time.

The construction industry is an important player in job creation, not only in the construction sector but in other sectors of the economy as well. The construction industry uses a wide range of inputs such as manufacturing of construction materials and equipment, plantation forestry, transportation, real estate, finance and professional services which all contribute indirectly to more jobs that are created across several sectors.

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.
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The project is located in a fairly built up area. There may be an issue with visual sensitivity, but this is being addressed currently by the appointed Architect in a 3-D imagery and photo montage. Architectural guidelines will be adopted which will blend in with the natural landscape of the surrounding environs.

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.
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Provide a description of the preferred property and site alternative.

The preferred property is that of Portion 66 & 67 of Farm 443 with the positioning of the Residential Units as indicated on the Layout plans presented.

Provide a description of any other property and site alternatives investigated.

None

Provide a motivation for the preferred property and site alternative including the outcome of the site selectin matrix.

In the consideration of alternatives land the possibilities for development on this particular property, also based on the principles of sustainable development an Alternative considered and assessed should be practicable, feasible, reasonable” and viable.

Alternative 1 – No-go: Undeveloped urban land with illegal structures

If the land remained undeveloped there will be very little benefit for the landowner, the community or the municipality. Presently the landowners are not maintaining the site and it is infested with invader plants, with the accompanying fire hazard risk

Alternative 2 - Agriculture

The primary right of both properties is Agriculture. The size of the land, the sandy soil conditions, and the fact that the property will have to rely on municipal water are not conducive to sustainable agriculture. Vertical farming in greenhouses is an option, but given the high value of the land and the surrounding land use, this is not a viable option.

Alternative 3 - Residential Densities and Layouts:

Contemplating alternative densities and layouts is the only alternatives that can be considered relevant. A lower density development is an option, but will only result in higher land and service cost without any additional environmental, financial, or other benefits to the landowner, the municipality or the community.

<p>The proposed development (preferred option) is on unutilised vacant land which falls within the urban edge and is therefore in alignment with the above-mentioned guidelines as stipulated in the SDF. This particular property has <u>very low potential in terms of it's conservation / natural resources and this has been iterated in The appointed Specialists in their various fields, namely:</u></p>	
<p>- Botanical Sensitivity Analysis by Regalis Environmental Services (Dec 2020)</p>	
<p>Provide a full description of the process followed to reach the preferred alternative within the site.</p>	
<p>This will become more apparent through the Public Participation Process, but at this stage, no Alternatives have been assessed.</p>	
<p>Provide a detailed motivation if no property and site alternatives were considered.</p>	
<p>To follow</p>	
<p>List the positive and negative impacts that the property and site alternatives will have on the environment.</p>	
<p>See Table below of Positive & Negative Aspects:</p>	
1.2.	Activity alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.
<p>Provide a description of the preferred activity alternative.</p>	
<p><u>Alternative 3 (Preferred Alternative)</u></p>	
<p>The proposal is to create a small beachfront security estate. The proximity to the beach and the magnificent views over the bay will secure high property values as there are very few beachfront properties left in the area. The development concept includes 9 residential stands that vary between ±1300m² and ±1987m² in size. The communal open space will be rehabilitated with natural indigenous vegetation. The property will be fenced and gated.</p>	
<p>The two properties will be consolidated, and the combined property size calculates to 2.5695ha. The planned 15 units calculate to a development density of 5.8unit per ha. This development density is compatible with surrounding development densities.</p>	
<p>Provide a description of any other activity alternatives investigated.</p>	
<p>Not yet</p>	
<p>Provide a motivation for the preferred activity alternative.</p>	
<p><u>Alternative 3:</u></p>	
<p>The proposed development (preferred option) is on unutilised vacant land which falls within the urban edge and is therefore in alignment with the above-mentioned guidelines as stipulated in the SDF. This particular property has <u>very low potential in terms of it's conservation / natural resources and this has been iterated in The appointed Specialists in their various fields, namely:</u></p>	
<p>Botanical Sensitivity Analysis by Regalis Environmental Services (Dec 2020)</p>	
<p>As the development of the entire property will not result in the loss of vegetation of any significance to conservation, a significant loss of habitat or threaten any important ecological process that sustains the biodiversity of the region. the proposed development plan is supported. No reason <u>at this stage</u> to propose any biological/ecological mitigation actions to limit the impacts of the proposed development.</p>	
<p>Provide a detailed motivation if no activity alternatives exist.</p>	
<p>The Applicant believes that the layout as presented offers the best option from a Layout / Planning and environmental perspective. It is also supported by the Botanical Specialist, appointed in the field of expertise pertaining to the environment.</p>	
<p>List the positive and negative impacts that the activity alternatives will have on the environment.</p>	
<p>See Table below of Positive & Negative Aspects:</p>	
1.3.	Design or layout alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts
<p>Provide a description of the preferred design or layout alternative.</p>	
<p>None at present</p>	
<p>Provide a description of any other design or layout alternatives investigated.</p>	
<p>9 Residential stands that vary between 1300m²and 1987m² in size</p>	
<p>Provide a motivation for the preferred design or layout alternative.</p>	

The two properties will be consolidated, and the combined property size calculates to 2.5695ha. The planned 9 units calculate to a development density of 3.5 unit per ha. This development density has been reduced and is now compatible with surrounding development densities	
Provide a detailed motivation if no design or layout alternatives exist.	
N/A	
List the positive and negative impacts that the design alternatives will have on the environment.	
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:	
Make use of rain water tanks, water-saving devices such as low-flow shower heads and energy saving device such as heat pumps and solar geysers / panels.	
Provide a description of any other technology alternatives investigated.	
There are various technological aspects which must be implemented as a matter of course in order to assist with overall energy saving, nl:	
Solar geysers and geyser thermal insulation	
Use of gas	
Energy efficient light bulbs	
Natural ventilation in the buildings / structures.	
Roof water tanks	
Solar panels	
Provide a motivation for the preferred technology alternative.	
Energy saving and eco-friendly	
Provide a detailed motivation if no alternatives exist.	
List the positive and negative impacts that the technology alternatives will have on the environment.	
1.5.	Operational alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.
Provide a description of the preferred operational alternative.	
Provide a description of any other operational alternatives investigated.	
Provide a motivation for the preferred operational alternative.	
Provide a detailed motivation if no alternatives exist.	
List the positive and negative impacts that the operational alternatives will have on the environment.	
1.6.	The option of not implementing the activity (the 'No-Go' Option).
Provide an explanation as to why the 'No-Go' Option is not preferred.	
It makes no socio-economic sense to leave the property as it is (with a derelict illegal structure) if the area does lend itself to a development facility, in this case Residential I.	
If the land remained undeveloped there will be very little benefit for the landowner, the community or the municipality. Presently the landowners are not maintaining the site and it is infested with invader plants, with the accompanying fire hazard risk	
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.
1.8.	Provide a concluding statement indicating the preferred alternatives, including the preferred location of the activity.
Alternative 3:	
The proposed development (preferred option) is on unutilised vacant land which falls within the urban edge and is therefore in alignment with the above-mentioned guidelines as stipulated in the SDF.	
This particular property has very low potential in terms of its conservation / natural resources and this has been iterated in The appointed Specialists in their various fields, namely:	
Botanical Sensitivity Analysis by Regalis Environmental Services (Dec 2020)	

As the development of the entire property will not result in the loss of vegetation of any significance to conservation, a significant loss of habitat or threaten any important ecological process that sustains the biodiversity of the region. The proposed development plan is supported. No reason at this stage to propose any biological/ecological mitigation actions to limit the impacts of the proposed development.

Alternative design layouts can be explored during the *Public Participation Process* of the EIA.

Specific Aspect of Proposal	Positive	Negative
Planning Policy, Documentation and Urban Edge.	This particular property is in proximity to existing developments and is within the urban edge of expansion for the Bitou Municipal District. The proposal is compatible with various planning policies and documents. A small portion of the property will remain as Open Space to be planted with indigenous shrub and trees which will 'soften' the visual impact.	The proximity to the coastline, but this can definitely be managed and strongly mitigated for.
Bulk Services supply	There already is a connection point for the proposed development and there will be no pressure / demand on the current system. Access to the property is currently available through the existing roads network.	All Waste Water, water supply and storm water will need to be well managed & controlled, but well achievable with all the correct mechanisms and mitigation in place.
Conservation Status / value	There are no identified CBA's and the vegetation on site has been transformed over the years resulting in a low conservation value on the proposed development footprint.	None.
Sufficient ecological corridors	Sufficient wildlife/ecological corridors exist on adjacent open lands and along the east-west coastal strip which function effectively without at all being restricted by development areas.	None The proposal would not compromise on landscape connectivity.
Noise and Visibility	Sufficient vegetated buffer areas on the boundaries of the property as well as the geographical layout would assist in managing this issue.	None as yet.
Management and Control	This can prove to be an example of a well-managed residential area working together with the environment and taking all ecological constraints into account under the guidance of the appointed ECO and the Applicant / Owner / Body Corporate	Proximity to other properties, and possible construction noise issues, but such that can be managed and mitigated for through the controlled implementation of an acceptable EMPr

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).

Not as yet.

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.

The explanations and proposed mitigation relates to the proposed development. In the assessment of impacts the following rating criteria according to the DEA Guideline Document has been followed in respect of:

A - Nature of Impact: What is being affected and how.

B - Spatial Extent: Site specific, Regional or National.

C - Timing and Duration of Impact: During construction, temporary, short term (0-5years); medium term (5-15 years); long term and permanent.

D - Magnitude and Intensity:

Low - natural, cultural or social impacts not affected.

Medium - affected environment altered, but processes can continue.

High - where functions or processes are altered to the extent that it will temporarily cease.

E - Probability - improbable, probable, highly probable or definite that the impact will actually occur.

Determination of Significance:

Low - where it is not serious as long as it can be mitigated for.

Medium - long and short term effects unless mitigation applied.

High - an effect regardless of any possible mitigation.

4. Assessment of each impact and risk identified for each alternative

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

Alternative 3:	
PLANNING, DESIGN AND DEVELOPMENT PHASE	
Potential impact and risk:	Ecological
Nature of impact:	Impact on any sensitive areas
Extent and duration of impact:	Site specific / medium
Consequence of impact or risk:	low
Probability of occurrence:	improbable
Degree to which the impact may cause irreplaceable loss of resources:	Med - low
Degree to which the impact can be reversed:	Highly achievable
Indirect impacts:	Med -low
Cumulative impact prior to mitigation:	Med - low
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Low
Degree to which the impact can be avoided:	achievable
Degree to which the impact can be managed:	Very probable
Degree to which the impact can be mitigated:	achievable
Proposed mitigation:	Keep within any design regulations for buildings and associated infrastructure; adhere to any recommendations and mitigation as prescribed by the EAP in the Basic Assessment EIA as well as the EMPr. Adherence to the Architectural Guidelines and design.
Residual impacts:	none
Cumulative impact post mitigation:	low
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	low

OPERATIONAL PHASE	
Potential impact and risk:	Ecological
Nature of impact:	Impact on any sensitive area
Extent and duration of impact:	Site specific / medium
Consequence of impact or risk:	low
Probability of occurrence:	improbable
Degree to which the impact may cause irreplaceable loss of resources:	low
Degree to which the impact can be reversed:	Highly achievable
Indirect impacts:	low
Cumulative impact prior to mitigation:	low
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	low
Degree to which the impact can be avoided:	Highly achievable
Degree to which the impact can be managed:	Very probable
Degree to which the impact can be mitigated:	achievable
Proposed mitigation:	Keep within any design regulations for the units and associated infrastructure; adhere to any recommendations and mitigation as prescribed by the EAP in the Basic Assessment EIA as well as the EMP. Adherence to the Architectural Guidelines and design.
Residual impacts:	none
Cumulative impact post mitigation:	low
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	low

DECOMMISSIONING AND CLOSURE PHASE	
Potential impact and risk:	
Nature of impact:	
Extent and duration of impact:	
Consequence of impact or risk:	
Probability of occurrence:	
Degree to which the impact may cause irreplaceable loss of resources:	
Degree to which the impact can be reversed:	
Indirect impacts:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	
Degree to which the impact can be avoided:	
Degree to which the impact can be managed:	
Degree to which the impact can be mitigated:	
Proposed mitigation:	
Residual impacts:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	

Alternative (other):	
PLANNING, DESIGN AND DEVELOPMENT PHASE	To be investigated / determined post PPP
Potential impact and risk:	
Nature of impact:	
Extent and duration of impact:	
Consequence of impact or risk:	
Probability of occurrence:	
Degree to which the impact may cause irreplaceable loss of resources:	
Degree to which the impact can be reversed:	
Indirect impacts:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	

Degree to which the impact can be avoided:	
Degree to which the impact can be managed:	
Degree to which the impact can be mitigated:	
Proposed mitigation:	
Residual impacts:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	
OPERATIONAL PHASE	To be investigated / determined post PPP
Potential impact and risk:	
Nature of impact:	
Extent and duration of impact:	
Consequence of impact or risk:	
Probability of occurrence:	
Degree to which the impact may cause irreplaceable loss of resources:	
Degree to which the impact can be reversed:	
Indirect impacts:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	
Degree to which the impact can be avoided:	
Degree to which the impact can be managed:	
Degree to which the impact can be mitigated:	
Proposed mitigation:	
Residual impacts:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	
DECOMMISSIONING AND CLOSURE PHASE	
Potential impact and risk:	
Nature of impact:	
Extent and duration of impact:	
Consequence of impact or risk:	
Probability of occurrence:	
Degree to which the impact may cause irreplaceable loss of resources:	
Degree to which the impact can be reversed:	
Indirect impacts:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	
Degree to which the impact can be avoided:	
Degree to which the impact can be managed:	
Degree to which the impact can be mitigated:	
Proposed mitigation:	
Residual impacts:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	

Alternative 3:	
PLANNING, DESIGN AND DEVELOPMENT PHASE	
Potential impact and risk:	Noise / Visual
Nature of impact:	Loss of sense of place
Extent and duration of impact:	Site specific / medium
Consequence of impact or risk:	low
Probability of occurrence:	improbable
Degree to which the impact may cause irreplaceable loss of resources:	low

Degree to which the impact can be reversed:	Highly achievable
Indirect impacts:	Medium - low
Cumulative impact prior to mitigation:	Medium-low
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium- low
Degree to which the impact can be avoided:	Highly achievable
Degree to which the impact can be managed:	Very probable
Degree to which the impact can be mitigated:	achievable
Proposed mitigation:	Keep within any design regulations; adhere to any recommendations and mitigation as prescribed by the EAP and regulations as stated in the EMPr under the appropriate Sections
Residual impacts:	none
Cumulative impact post mitigation:	low
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	low
OPERATIONAL PHASE	
Potential impact and risk:	Noise / Visual
Nature of impact:	Loss of sense of place
Extent and duration of impact:	Site specific / medium
Consequence of impact or risk:	low
Probability of occurrence:	improbable
Degree to which the impact may cause irreplaceable loss of resources:	low
Degree to which the impact can be reversed:	Highly achievable
Indirect impacts:	low
Cumulative impact prior to mitigation:	low
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	low
Degree to which the impact can be avoided:	Highly achievable
Degree to which the impact can be managed:	Very probable
Degree to which the impact can be mitigated:	achievable
Proposed mitigation:	Keep within any design regulations; adhere to any recommendations and mitigation as prescribed by the EAP and regulations as stated in the EMP under the appropriate Sections
Residual impacts:	none
Cumulative impact post mitigation:	low
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	low
DECOMMISSIONING AND CLOSURE PHASE	
Potential impact and risk:	
Nature of impact:	
Extent and duration of impact:	
Consequence of impact or risk:	
Probability of occurrence:	
Degree to which the impact may cause irreplaceable loss of resources:	
Degree to which the impact can be reversed:	
Indirect impacts:	
Cumulative impact prior to mitigation:	
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	
Degree to which the impact can be avoided:	
Degree to which the impact can be managed:	
Degree to which the impact can be mitigated:	
Proposed mitigation:	
Residual impacts:	
Cumulative impact post mitigation:	
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	
Alternative (other):	

PLANNING, DESIGN AND DEVELOPMENT PHASE		To be investigated / determined post PPP
Potential impact and risk:		
Nature of impact:		
Extent and duration of impact:		
Consequence of impact or risk:		
Probability of occurrence:		
Degree to which the impact may cause irreplaceable loss of resources:		
Degree to which the impact can be reversed:		
Indirect impacts:		
Cumulative impact prior to mitigation:		
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)		
Degree to which the impact can be avoided:		
Degree to which the impact can be managed:		
Degree to which the impact can be mitigated:		
Proposed mitigation:		
Residual impacts:		
Cumulative impact post mitigation:		
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)		
OPERATIONAL PHASE		To be investigated / determined post PPP
Potential impact and risk:		
Nature of impact:		
Extent and duration of impact:		
Consequence of impact or risk:		
Probability of occurrence:		
Degree to which the impact may cause irreplaceable loss of resources:		
Degree to which the impact can be reversed:		
Indirect impacts:		
Cumulative impact prior to mitigation:		
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)		
Degree to which the impact can be avoided:		
Degree to which the impact can be managed:		
Degree to which the impact can be mitigated:		
Proposed mitigation:		
Residual impacts:		
Cumulative impact post mitigation:		
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)		
DECOMMISSIONING AND CLOSURE PHASE		
Potential impact and risk:		
Nature of impact:		
Extent and duration of impact:		
Consequence of impact or risk:		
Probability of occurrence:		
Degree to which the impact may cause irreplaceable loss of resources:		
Degree to which the impact can be reversed:		
Indirect impacts:		
Cumulative impact prior to mitigation:		
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)		
Degree to which the impact can be avoided:		
Degree to which the impact can be managed:		
Degree to which the impact can be mitigated:		
Proposed mitigation:		
Residual impacts:		

Cumulative impact post mitigation:	
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	

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.
2.	List the impact management measures that were identified by all Specialist that will be included in the EMPr Specialists recommendations are as follows: 1. Botanical & Biological Sensitivity Analysis by Regalis Environmental Services (Dec 2020) The Specialist Botanical expert has stated that no rare or threatened plant species were found to occur on the site and could not find any reason why the currently proposed layout plan for the proposed development on these two properties should not be supported . Important issues that should be considered in a future more comprehensive impact assessment are; <ul style="list-style-type: none"> ➤ Permission must be attained from the relevant authority (DAFF) to remove any of the specially protected Milkwood trees (<i>Sideroxylon inerme</i>) that still occur on the properties, even though they are small due to the recent fire. ➤ The primary dune system east of the properties should not be disturbed during the construction or operational phases of the development. If access will be allowed to the beach, then a board walk system will have to be constructed to minimize disturbance of this sensitive area.
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.
4.	Explain how the proposed development will impact the surrounding communities. The properties concerned represent some of the last remaining undeveloped agricultural land parcels along the coastal strip between the Beacon Isle Hotel and the Robberg Nature reserve. The planned residential development will be similar to existing and planned residential developments to the north and south of the property. The development is directly south of the Duin en See Development situated on Portion 58 of the Farm Brakkloof 443, containing 14 Group housing erven and communal open space. North of Duin en See is Solar Beach residential area. The development density and design will be such that impact on surrounding communities will be minimal.
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. The proposed development is positioned higher up from the coastline, with a flatter slope and not in the vicinity of any watercourse; the drainage is good and any impact from flooding is absolutely minimal.
6.	Explain whether there are any conflicting recommendations between the specialists. If so, explain how these have been addressed and resolved. Not
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. See pt 2 above
8.	Explain how the mitigation hierarchy has been applied to arrive at the best practicable environmental option.

SECTION J: GENERAL

1. Environmental Impact Statement

1.1.	Provide a summary of the key findings of the EIA.
Below: Table	

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)
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.

Tables above and below

OBJECTIVES	ACTIONS	MITIGATION PROPOSED MONITORING
<p>Visual</p> <p>1) Soften visual impact of structures. 2) Encourage suitable indigenous planting</p>	<p>Re-vegetation and Landscaping of open space areas with suitable indigenous vegetation. .</p> <p>Systematic removal and follow-up operations of invasive alien plants.</p> <p>Adhere to Architectural Guidelines and Design Manual</p>	<p>Appoint an ECO to monitor activities and ensure adherence to acceptable <i>guidelines & mitigation</i> as stipulated</p>
<p>Eradication of Alien Vegetation</p> <p>1) Encourage indigenous planting 2) Manage storm water 3) Stay within demarcated areas</p>	<p>Clearly indicate and demarcate all areas of open space for r re-vegetation as will be identified</p> <p>A storm water drainage system as indicated in the EMPr must be adhered to and the system should lead run- off water away from sensitive areas, in order to prevent any soil erosion.</p> <p>Systematically remove invasive alien vegetation (also in the operational phase)</p>	<p>ECO together with Applicant/ manager to ensure that there is adequate control and site management</p> <p>Plant suitable indigenous vegetation to promote screening and provide for an overall aesthetically pleasing and environmentally sound development.</p>
<p>Storm water</p> <p>1) Reduce pollution into sub-surface water 2) Prevent accelerated erosion</p>	<p>Employ runoff reduction practices to reduce impervious areas and to route runoff from impervious surfaces over vegetated areas to slow down runoff and promote infiltration.</p> <p>Fill any possible erosion dongas which may arise with suitable rock, plant material (branches) or approved geotextiles.</p>	<p>Regular monitoring of rehabilitation success.</p> <p>ECO and site manager to ensure no interference with designated and demarcated site construction area during both the construction and operational phases</p>
<p>Site Access</p> <p>1) Implement safe and controlled site access 2) Ensure minimum impact to identified sensitive areas 3) Avoid negative visual impact</p>	<p>Potential increased vehicle movement will require suitable guidelines and recommendations to be adhered to as stipulated, with regards to access</p> <p>Adhere to Architectural Guidelines in terms of aesthetics and 'sense of place'</p>	<p>Security aspects with respect to entrance / property access and safety, Any stipulations as per the EMPr</p> <p>Adhere to any Architectural Guidelines and acceptable design criteria.</p>

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
2.2.	Provide a description of any aspects that were conditional to the findings of the assessment either by the EAP or specialist that must be included as conditions of the authorisation.

THE APPLICANT IS RESPONSIBLE, WITH THE INPUT OF A QUALIFIED ENVIRONMENTAL CONSULTANT / PRACTITIONER, TO IMPLEMENT AN ACCEPTABLE CONSTRUCTION AND OPERATIONAL PHASE EMPr WHICH ADDRESSES SUCH ASPECTS AS THE STORAGE OF ANY CONSTRUCTION MATERIALS / IMPLEMENTS, VEHICLE MOVEMENT, ENVIRONMENTAL CONTROL AND MITIGATION OF POTENTIAL IMPACTS.

APPOINT AN ENVIRONMENTAL CONTROL OFFICER (ECO) TO ENSURE THAT CONTRACTORS COMPLY WITH THE RECOMMENDATIONS IN THE APPROVED EMP AND THE ENVIRONMENTAL AUTHORISATION.

THE ENVIRONMENTAL INTEGRITY (INCLUDING VISUAL IMPACT) OF THE SITE IS OF IMPORTANCE AND WHERE ALIEN VEGETATION HAS BEEN REMOVED, THE REHABILITATION / RE-PLANTING WITH SUITABLE INDIGENOUS VEGETATION MUST TAKE PLACE.

THE DESIGN MUST BE SUCH THAT IT TAKES COGNISANCE OF THE POTENTIAL NEGATIVE VISUAL IMPACTS – BUILDING DESIGN, COLOUR AND ANY HEIGHT RESTRICTIONS MUST BE CONSIDERED

ANY RECOMMENDATIONS MADE BY SPECIALIST'S IN A PARTICULAR FIELD OF EXPERTISE MUST BE ADHERED TO SO THAT A CONCERTED EFFORT IS MADE TO PROTECT IT AND MITIGATE FOR ENVIRONMENTAL IMPACTS.

STORMWATER MUST BE WELL-MANAGED IN ORDER TO ENSURE THAT NO UNNECESSARY POLLUTION OR EROSION OCCURS ON AND OFF THE SITE AND THAT THE INTEGRITY OF THE ENVIRONS IS MAINTAINED.

REHABILITATION OF ANY EXISTING DISTURBANCE AREAS / EROSION POTENTIAL ON SITE USING APPROPRIATE METHODS – NOTABLY ROCKS / STONES AND OLD BRANCS ON SITE.

REHABILITATION AND RE-VEGETATION WITH SUITABLE ENDEMIC INDIGENOUS SPECIES; ACCEPTABLE LANDSCAPING METHODS TO ENHANCE THE AREA AND ENSURE COMPATIBILITY WITH THE ENVIRONS.

2.3.	Provide a reasoned opinion as to whether the proposed activity or development should or should not be authorised, and if the opinion is that it should be authorised, any conditions that should be included in the authorisation.
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Authorised - The Applicant has shown a willingness to comply with the Regulations applicable to the Environmental Legislation, has considered forward planning policies as well as regulations and the Environmental Assessment Practitioner (EAP) is in the process of conducting a Public Participation Process.

The *Environmental Screening Tool* has been taken cognisance of throughout, in terms of the appointment of Specialists in their particular fields.

There are no impacts of significance *at present*. Any that may be identified will be addressed during the BAR process with potential additional comment obtained from the relevant organisations and registered stakeholders / Interested and Affected Parties (I&AP's)

2.4.	Provide a description of any assumptions, uncertainties and gaps in knowledge that relate to the assessment and mitigation measures proposed.
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The proximity of this property to the R102 Road will have to be taken into account in the final design and layout phase so as not to result in unnecessary negative impact, in terms of adequate road / property access. No other impacts are foreseen at the present time. Storm water management and control; will be taken into consideration.

2.5.	The period for which the EA is required, the date the activity will be concluded and when the post construction monitoring requirements should be finalised.
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**Five (5) years
One (1) year from approval
One (1) year from completion of the Project**

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.

Rainwater tanks and natural vegetation in open spaces and pavement areas / discouraging of planted areas that require more frequent watering.

4. Waste

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

General waste generated through the construction and operational phase of the project is the responsibility of the contractor / landowner. Refuse such as container bags, gravel, rubble, cans, plastic, wire, etc. generated during the execution of any works

must be separated out and stored in appropriately designated areas, removed on a regular basis for disposal at a permitted waste disposal site. All recyclable waste must be separated out with separate containers for paper products, glass, plastic, etc.

Any possible hazardous waste generated on the site during construction must be kept in a suitably banded area and removed appropriately.

5. Energy Efficiency

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

Solar geysers and geyser thermal insulation
Solar panels
Use of gas
Energy efficient light bulbs
Low bollard-type lighting
Natural ventilation in certain buildings
Roof water tanks

SECTION K: DECLARATIONS

DECLARATION OF THE APPLICANT

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

I **Kyle Powter (THE KEEP PROPERTY)**, ID number **8512245124082** in my personal capacity or duly authorised thereto hereby declare/affirm that all the information submitted or to be submitted as part of this application form is true and correct, and that:

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

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

Signature of the Applicant: **Kyle Powter**

Date: 06/10/2021

Name of company (if applicable): **THE KEEP PROPERTY**

DECLARATION OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER (“EAP”)

I **Andrew West**, EAPASA Registration number (**pending**) as the appointed EAP hereby declare/affirm the correctness of the:

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

Signature of the EAP:

Date: 06/10/2021

Name of company (if applicable): **Andrew West Environmental Consultancy**

DECLARATION OF THE REVIEW EAP N/A

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:

Name of company (if applicable):

DECLARATION OF THE SPECIALIST

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.

Signature of the Specialist:

Date:

Name of company (if applicable):

DECLARATION OF THE REVIEW SPECIALIST N/A

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

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

Signature of the EAP:

Date:

Name of company (if applicable):

Appendix A: Locality Map

Appendix B1: Site Plan

Appendix C: Photographs

Appendix D: Biodiversity Overlay Map

Appendix F: Public Participation Information

Appendix G: Specialists Reports

Botanical / Biodiversity

Appendix H: EMPr

Appendix I: Screening Tool