



**PRE-APPLICATION BASIC ASSESSMENT REPORT
IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107
OF 1998) AND ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 (AS
AMENDED)**

October 2017

PROJECT TITLE

Proposed Infill Residential Development on Erven 551, 950, 798, 1022 and Erven 784, Darling

March 2019

| REPORT TYPE CATEGORY | REPORT REFERENCE NUMBER | DATE OF REPORT |
|--|--------------------------------|-----------------------|
| Pre-Application Basic Assessment Report (if applicable) ¹ | | March 2019 |
| Draft Basic Assessment Report ² | | |
| Final Basic Assessment Report ³ or, if applicable Revised Basic Assessment Report ⁴ (strikethrough what is not applicable) | | |

Notes:

1. In terms of Regulation 40(3) potential or registered interested and affected parties, including the Competent Authority, may be provided with an opportunity to comment on the Basic Assessment Report prior to submission of the application but must again be provided an opportunity to comment on such reports once an application has been submitted to the Competent Authority. The Basic Assessment Report released for comment prior to submission of the application is referred to as the "Pre-Application Basic Assessment Report". The Basic Assessment Report made available for comment after submission of the application is referred to as the "Draft Basic Assessment Report". The Basic Assessment Report together with all the comments received on the report which is submitted to the Competent Authority for decision-making is referred to as the "Final Basic Assessment Report".
2. In terms of Regulation 19(1)(b) if significant changes have been made or significant new information has been added to the Draft Basic Assessment Report, which changes or information was not contained in the Draft Basic Assessment Report consulted on during the initial public participation process, then a Final Basic Assessment Report will not be submitted, but rather a "Revised Basic Assessment Report", which must be subjected to another public participation process of at least 30 days, must be submitted to the Competent Authority together with all the comments received.

DEPARTMENTAL REFERENCE NUMBER(S)

| | |
|--------------------------------------|------------------------|
| Pre-application reference number: | 16/3/3/6/7/F5/52209/18 |
| File reference number (EIA): | N/A |
| NEAS reference number (EIA): | N/A |
| | |
| File reference number (Waste): | N/A |
| NEAS reference number (Waste): | N/A |
| | |
| File reference number (Air Quality): | N/A |
| NEAS reference number (Air Quality): | N/A |
| | |
| File reference number (Other): | N/A |
| NEAS reference number (Other): | N/A |

CONTENT AND GENERAL REQUIREMENTS

Note that:

- The content of the Department's Circular EADP 0028/2014 (dated 9 December 2014) on the "One Environmental Management System" and the Environmental Impact Assessment ("EIA") Regulations, 2014 (as amended), any subsequent Circulars, and guidelines must be taken into account when completing this Basic Assessment Report Form.
- This Basic Assessment Report is the standard report format which, in terms of Regulation 16(3) of the EIA Regulations, 2014 (as amended) must be used in all instances when preparing a Basic Assessment Report for Basic Assessment applications for an environmental authorisation in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") and the EIA Regulations, 2014 (as amended) and/or a waste management licence in terms of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008) ("NEM:WA"), and/or an atmospheric emission licence in terms of the National Environmental Management: Air Quality Act, 2004 (Act No. 39 of 2004) ("NEM:AQA") when the Western Cape Government: Environmental Affairs and Development Planning ("DEA&DP") is the Competent Authority/Licensing Authority.
- This report form is current as of October 2017. It is the responsibility of the Applicant/ Environmental Assessment Practitioner ("EAP") to ascertain whether subsequent versions of the report form have been released by the Department. Visit the Department's website at <http://www.westerncape.gov.za/eadp> to check for the latest version of this checklist.
- The required information must be typed within the spaces provided in the form. The size of the spaces provided is not necessarily indicative of the amount of information to be provided. The tables may be expanded where necessary.
- The use of "not applicable" in the report must be done with circumspection. All applicable sections of this report form must be completed. Where "not applicable" is used, this may result in the refusal of the application.
- While the different sections of the report form only provide space for provision of information related to one alternative, if more than one feasible and reasonable alternative is considered, the relevant section must be copied and completed for each alternative.
- Unless protected by law, all information contained in, and attached to this report, will become public information on receipt by the competent authority. If information is not submitted with this report due to such information being protected by law, the applicant and/or EAP must declare such non-disclosure and provide the reasons for believing that the information is protected.
- Unless otherwise indicated by the Department, one hard copy and one electronic copy of this report 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.
- This Report must be submitted to the Department and the contact details for doing so are provided below.
- Where this Department is also identified as the Licensing Authority to decide applications under NEM: WA or 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: 021-483-2756 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 2798 and fax: 021 483 3254) at the same postal address as the Cape Town Office.

DEPARTMENTAL DETAILS

| CAPE TOWN OFFICE | | GEORGE REGIONAL OFFICE |
|---|---|---|
| REGION 1 (City of Cape Town & West Coast District) | REGION 2 (Cape Winelands District & Overberg District) | REGION 3 (Central Karoo District & Eden District) |
| Department of Environmental Affairs and Development Planning Attention: Directorate: Development Management (Region 1) Private Bag X 9086 Cape Town, 8000 Registry Office 1 st Floor Utilitas Building 1 Dorp Street, Cape Town Queries should be directed to the Directorate: Development Management (Region 1) at: Tel.: (021) 483-5829 Fax: (021) 483-4372 | Department of Environmental Affairs and Development Planning Attention: Directorate: Development Management (Region 2) Private Bag X 9086 Cape Town, 8000 Registry Office 1 st Floor Utilitas Building 1 Dorp Street, Cape Town Queries should be directed to the Directorate: Development Management (Region 2) at: Tel.: (021) 483-5842 Fax: (021) 483-3633 | Department of Environmental Affairs and Development Planning Attention: Directorate: Development Management (Region 3) Private Bag X 6509 George, 6530 Registry Office 4 th Floor, York Park Building 93 York Street George Queries should be directed to the Directorate: Development Management (Region 3) at: Tel.: (044) 805-8600 Fax: (044) 805 8650 |

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ACRONYMS USED IN THIS BASIC ASSESSMENT REPORT AND APPENDICES:

| | |
|-----------|---|
| BAR | Basic Assessment Report |
| CBA | Critical Biodiversity Area |
| DEA | National Department of Environmental Affairs |
| DEA&DP | Western Cape Government: Environmental Affairs and Development Planning |
| DWS | National Department of Water and Sanitation |
| EIA | Environmental Impact Assessment |
| EMPr | Environmental Management Programme |
| ESA | Ecological Support Area |
| HWC | Heritage Western Cape |
| I&APs | Interested and Affected Parties |
| NEMA | National Environmental Management Act, 1998 (Act No. 107 of 1998) |
| NEM: AQA | National Environmental Management: Air Quality Act, 2004 (Act No. 39 of 2004) |
| NEM: ICMA | National Environmental Management: Integrated Coastal Management Act, 2008 (Act No. 24 of 2008) |
| NEM: WA | National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008) |
| NHRA | National Heritage Resources Act, 1999 (Act No. 25 of 1999) |
| PPP | Public Participation Process |

DETAILS OF THE APPLICANT

| | | | |
|--|-------------------------------|--------------|----------------|
| Applicant / Organisation / Organ of State: | Swartland Local Municipality | | |
| Contact person: | Municipal Manager | | |
| Postal address: | Private Bag X52, Malmesbury | | |
| Telephone: | (022) 487 9400 | Postal Code: | 7299 |
| Cellular: | N/A | Fax: | (022) 487 9440 |
| E-mail: | swartlandmun@swartland.org.za | | |

DETAILS OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER ("EAP")

| | | | |
|----------------------------------|--|--------------|----------------|
| Name of the EAP organisation: | Eco Impact Legal Consulting (Pty) Ltd | | |
| Person who compiled this Report: | Jessica Hansen | | |
| EAP Reg. No.: | <ul style="list-style-type: none"> • SACNASP - Professional Natural Scientist in the field of practice Environmental Science (Registration number 400192/16) • IAIAAsa (Membership number 3740) | | |
| Contact Person (if not author): | N/A | | |
| Postal address: | PO Box 45070, Claremont | | |
| Telephone: | (021) 671 1660 | Postal Code: | 7735 |
| Cellular: | N/A | Fax: | (021) 671 9976 |
| E-mail: | admin@ecoimpact.co.za | | |
| EAP Qualifications: | <p>Jessica has a BSc (Honours) in Environmental and Geographical Science in 2011 from the University of Cape Town and subsequently obtained her MSc in Zoology in 2013. Jessica has trained as an Environmental Assessment Practitioner since August 2013 and has been involved in the compilation, coordination and management of Basic Assessment Reports, Environmental Impact Assessments, Environmental Management Programmes, Waste Licence Applications, Water Use Licence Applications and Baseline Biodiversity Surveys for numerous clients.</p> | | |

Please provide details of the lead EAP, including details on the expertise of the lead EAP responsible for the Basic Assessment process. Also attach his/her Curriculum Vitae to this BAR.

Jessica has a BSc (Honours) in Environmental and Geographical Science in 2011 from the University of Cape Town and subsequently obtained her MSc in Zoology in 2013. Jessica has trained as an Environmental Assessment Practitioner since 2013 and has been involved in the compilation, coordination and management of Basic Assessment Reports, Environmental Impact Assessments, Environmental Management Programmes, Waste Licence Applications, Water Use Licences.

CV attached in Appendix K.

EXECUTIVE SUMMARY OF THE BASIC ASSESSMENT REPORT:

ACTIVITY DESCRIPTION

The proposed development consists of residential erven along existing road network and supporting infrastructure inside the urban edge of Darling. The Development will include the following:

- Subdivision of portion of Erven 551, 950 and 798 to separate the development area from the remainders
- Closure of the public open spaces on portions of Erf 950, 798 and Erven 1022 and 784.
- The rezoning of the different portions from Open Space Zone 1 (parts of erven 950 and 798 and erven 1022 and 784) and Agricultural Zone (Erf 551) to Subdivisional Area to allow for the

different zonings within the development including Residential Zone 2: Medium Density, Open Space Zone 1 and Transport Zone 2.

- The consolidation of all the development erven into one development erf and subdivision of development erf to allow for:
 - 49 Residential Zone 2: Medium Density erven, varying in size between 300m² and 480m². (±1.5877ha)
 - 7 Open Space Zone 1 erven (±9210m²)
 - 3 Transport Zone 2 erven as road portions (±3537m²)
 - 2m around Irrigation Pipeline

Total Development area: ±2.8624ha

Alternative Summary

Location - Alternatives on the property were considered as part of the urban edge establishment process and planning process. Infrastructure and the water course to the west was taken in consideration. The urban edge that was approved was also taken in consideration. The erven layout was designed and placed to link to existing services, falls inside the urban edge approved and avoid the water course and sensitive terrestrial ecological areas as was assessed and incorporated into the approval of the urban edge process.

According to the IDP the area has been earmarked for future high-density residential development and is vacant and undeveloped municipal land. The proposed development area is located directly adjoining existing public streets and services, with the development to make use of the existing street network and connect to existing services that is located in this area. This is an infill development on an area included in the urban edge and SDF for residential development. The proposed development is consistent with the PSDF as the application area is vacant and undeveloped land within the urban edge. The adjacent area is already developed ensuring available bulk infrastructure and the required density of 49 dwelling units will be achieved.

The IDP indicated that the demand for housing, especially affordable housing is high. The IDP (2017-2022) identified that 17 531 households is in need of housing. Therefore, there is still a substantial housing need for the community of Darling. The municipality have developed a Human settlements plan and consultations were conducted in the community on the various types of housing projects planned for the area and the revised plan will be communicated in future. The housing development is therefore in line with the Human Settlements Plan which is instrumented to comply with the policies of national legislation and policy frameworks concerned with housing and the Western Cape Human Settlement Plan. It is the municipality's aim to develop sustainable human settlements to improve the quality of household life by providing access to adequate accommodation that is suitable, relevant, appropriately located, affordable and fiscally sustainable. When analyzing the reasons people choose to live where they live, the top three priorities are; affordability, is it a safe neighborhood, and is there access to good schools. It is incumbent on us as municipalities to develop housing projects and use schools and other social and economic facilities as anchors for all neighborhood development plans – in that way the current site was highly ranked as a preferred site for the project. It is for the reasons above that no other property alternative has been considered in terms of this application.

Activity - No other activity alternatives were assessed as no feasible or reasonable activity exists. There is a need for residential and housing within the community and no other alternative activities was assessed as they are not feasible or reasonable. Please see motivation regarding needs and desirability above.

Layout - The layout presented in this pre-application BAR has been informed by the Municipality, Specialists, engineers and Planners. The decision for this layout has gone through rigorous workshops by all stakeholder taking into account need and desirability, environmental and adjacent urban constraints in relation to the proposed development. The adjacent river, storm water channels and adjacent residential area severely limit the layout options.

It is for this reason that the proposal presented in this application is the only reasonable and feasible layout alternative other than the no-go alternative.

Technology - The only technological alternatives assessed and considered, were the use of electricity conservation.

Electricity:

- Use of energy efficient equipment;
- CFL's must be used to save energy cost where possible;
- Fluorescent lighting must be used in communal spaces where possible.

Operational - Operational alternatives were not assessed as they are not feasible or reasonable. The only operational activity applicable to the development relates to maintenance.

No-Go - The No-Go option will result in the site remaining as is, undeveloped municipal land inside the urban edge.

Impacts Identified -

Impact Summary

Construction phase:

- Soil erosion and dust (**Low impact before mitigation and low impact with mitigation measures**);
- Increase in storm water / waste water run-off (**Low impact before mitigation and low impact with mitigation measures**);
- Surface and underground water pollution (**Medium impact before mitigation and low impact with mitigation measures**);
- Disturbance to subsurface geological layers (**Low impact before mitigation and low impact with mitigation measures**);
- Impact on sensitive environment specifically the river and wetland (**Medium impact before mitigation and medium impact with mitigation measures**);
- Degradation / loss of naturally occurring / indigenous flora and habitats (**Medium impact before mitigation and low impact with mitigation measures**);
- Increase in jobs (POSITIVE)
- Crime (**Low impact before mitigation and low impact with mitigation measures**);
- Traffic (**Low impact before mitigation and low impact with mitigation measures**);
- Waste / Litter Crime (**Low impact before mitigation and low impact with mitigation measures**);
- Noise (**Low impact before mitigation and low impact with mitigation measures**);
- Visual impacts (**Low impact before mitigation and low impact with mitigation measures**);

Operational phase:

- Increase in storm water / waste water run-off (**Low impact before mitigation and low impact with mitigation measures**);
- Impact on sensitive environment specifically the river and wetland (**Medium impact before mitigation and low impact with mitigation measures**);
- Crime (**Low impact before mitigation and low impact with mitigation measures**);
- Waste collection / removal (POSITIVE)
- Housing provision (POSITIVE)

Decommissioning phase:

- Similar to impacts associated with construction phase.

Impact Summary – No-Go alternative

Operational phase:

- Soil erosion (**Medium impact before mitigation and medium impact with mitigation measures**);
- Water pollution (**High impact before mitigation and high impact with mitigation measures**);

- Impact on sensitive environment specifically the river and wetland (**Medium impact before mitigation and medium impact with mitigation measures**);

No Go or No Development Option:

The No-Go Option - The No-Go option will result in the site remaining as it is presently, vacant and undeveloped municipal land. A look at the Need and Desirability input will both indicate popular local support for both the concept and place as manifested in IDP etc..

SECTION A: PROJECT INFORMATION

1. ACTIVITY LOCATION

| | |
|---|--|
| Location of all proposed sites: | The proposed sites are located directly west of Clarendon street and Maitland streets on the north western periphery of Darling. |
| Farm / Erf name(s) and number(s) (including Portions thereof) for each proposed site: | Erf 784 Erf 1022 Erf 798 Erf 950 Erf 551 |
| Property size(s) in m ² for each proposed site: | Erf 784: 12684m ² Erf 1022: 3738m ² Erf 798: 16911m ² Erf 950: 11149m ² Erf 551: 3949457m ² |
| Development footprint size(s) in m ² : | Erf 784: 12684m ² Erf 1022: 3738m ² Erf 798 (portion A2): 4984m ² Erf 950 (portion A3): 2647m ² Erf 551 (portion A1): 4750m ² Total development footprint area: ±28624m ² |
| Surveyor General (SG) 21-digit code for each proposed site: | Erf 784: C04600020000078400000 Erf 1022: C04600020000102200000 Erf 798: C04600020000078400000 Erf 950: C04600020000095000000 Erf 551: C04600020000055100000 |

2. PROJECT DESCRIPTION

(a) Is the project a new development? If "NO", explain:

YES

NO

N/A

(b) Provide a detailed description of the scope of the proposed development (project).

The proposed development consists of residential erven along existing road network and supporting infrastructure inside the urban edge of Darling. The Development will include the following:

- Subdivision of portion of Erven 551, 950 and 798 to separate the development area from the remainders
- Closure of the public open spaces on portions of Erf 950, 798 and Erven 1022 and 784.
- The rezoning of the different portions from Open Space Zone 1 (parts of erven 950 and 798 and erven 1022 and 784) and Agricultural Zone (Erf 551) to Subdivisional Area to allow for the different zonings within the development including Residential Zone 2: Medium Density, Open Space Zone 1 and Transport Zone 2.
- The consolidation of all the development erven into one development erf and subdivision of development erf to allow for:
 - 49 Residential Zone 2: Medium Density erven, varying in size between 300m² and 480m². (±1.5877ha)
 - 7 Open Space Zone 1 erven (±9210m²)
 - 3 Transport Zone 2 erven as road portions (±3537m²)
 - 2m around Irrigation Pipeline

Total Development area: ±2.8624ha

Please note: This description must relate to the listed and specified activities in paragraph (d) below.

(c) Please indicate the following periods that are recommended for inclusion in the environmental authorisation:

| | | |
|-------|---|----------------------------------|
| (i) | the period within which commencement must occur, | 5 years from EA granted |
| (ii) | the period for which the environmental authorisation should be granted and the date by which the activity must have been concluded, where the environmental authorisation does not include operational aspects; | 10 years |
| (iii) | the period that should be granted for the non-operational aspects of the environmental authorisation; and | 10 years |
| (iv) | the period that should be granted for the operational aspects of the environmental authorisation. | Until Decommissioning or Closure |

Please note: The Department must specify the abovementioned periods, where applicable, in an environmental authorisation. In terms of the period within which commencement must occur, the period must not exceed 10 years and must not be extended beyond such 10-year period, unless the process to amend the environmental authorisation contemplated in regulation 32 is followed.

(d) List all the listed activities triggered and being applied for.

Please note: The onus is on the applicant to ensure that all the applicable listed activities are applied for and assessed as part of the EIA process. Please refer to paragraph (b) above.

EIA Regulations Listing Notices 1 and 3 of 2014 (as amended):

| Listed Activity No(s): | Describe the relevant Basic Assessment Activity(ies) in writing as per Listing Notice 1 (GN No. R. 983) | Describe the portion of the development that relates to the applicable listed activity as per the project description. | Identify if the activity is development / development and operational / decommissioning / expansion / expansion and operational. |
|------------------------|---|--|--|
| 27 | The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for- (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan. | In order to develop the site, the remaining vegetation on site would be cleared. | Development. |
| Listed Activity No(s): | Describe the relevant Basic Assessment Activity(ies) in writing as per Listing Notice 3 (GN No. R. 985) | Describe the portion of the development that relates to the applicable listed activity as per the project description. | Identify if the activity is development / development and operational / decommissioning / expansion / expansion and operational. |
| 12 | The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan. i. Western Cape i. Within any critically | In order to develop the site the remaining vegetation on site would be cleared. | Development. |

| | | | |
|----|--|--|-------------|
| | <p>endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004;</p> <p>ii. Within critical biodiversity areas identified in bioregional plans;</p> <p>iii. Within the littoral active zone or 100 metres inland from high water mark of the sea or an estuarine functional zone, whichever distance is the greater, excluding where such removal will occur behind the development setback line on erven in urban areas;</p> <p>iv. On land, where, at the time of the coming into effect of this Notice or thereafter such land was zoned open space, conservation or had an equivalent zoning; or</p> <p>v. On land designated for protection or conservation purposes in an Environmental Management Framework adopted in the prescribed manner, or a Spatial Development Framework adopted by the MEC or Minister.</p> | | |
| 15 | <p>The transformation of land bigger than 1000 square metres in size, to residential, retail, commercial, industrial or institutional use, where, such land was zoned open space, conservation or had an equivalent zoning, on or after 02 August 2010.</p> <p>Western Cape i.</p> <p>Outside urban areas, or ii. Inside urban areas:</p> <p>(aa) Areas zoned for conservation use or equivalent zoning, on or after 02 August 2010;</p> <p>(bb) A protected area identified in terms of NEMPAA, excluding conservancies; or</p> <p>(cc) Sensitive areas as</p> | <p>The site is undeveloped and vacant municipal land to be transformed into residential. The rezoning of the different portions from Open Space Zone 1 (parts of erven 950 and 798 and erven 1022 and 784) and Agricultural Zone (Erf 551) to Subdivisional Area to allow for the different zonings within the development including Residential Zone 2: Medium Density, Open Space Zone 1 and Transport Zone 2.</p> | Development |

| | | | |
|--|--|--|--|
| | identified in an environmental management framework as contemplated in chapter 5 of the Act as adopted by the competent authority. | | |
|--|--|--|--|

Waste management activities in terms of the NEM: WA (GN No. 921):

| | | |
|-----------------------------------|--|---|
| Category A Listed Activity No(s): | Describe the relevant <u>Category A</u> waste management activity in writing as per GN No. 921 | Describe the portion of the development that relates to the applicable listed activity as per the project description |
| N/A | | |

Note: If any waste management activities are applicable, the **Listed Waste Management Activities Additional Information Annexure** must be completed and attached to this Basic Assessment Report as **Appendix I**.

Atmospheric emission activities in terms of the NEM: AQA (GN No. 893):

| | | |
|------------------------|--|--|
| Listed Activity No(s): | Describe the relevant atmospheric emission activity in writing as per GN No. 893 | Describe the portion of the development that relates to the applicable listed activity as per the project description. |
| N/A | | |

(e) Provide details of all components (including associated structures and infrastructure) of the proposed development and attach diagrams (e.g., architectural drawings or perspectives, engineering drawings, process flowcharts, etc.).

| | | |
|--|-----|----|
| Buildings Provide brief description below: | YES | NO |
| 49 Residential Zone 2: Medium Density erven, varying in size between 300m ² and 480m ² . (±1,5877ha) | | |
| Infrastructure (e.g., roads, power and water supply/ storage) Provide brief description below: | YES | NO |
| 3 Transport Zone 2 erven as road portions (±3537m ²) 2m around Irrigation Pipeline | | |
| Processing activities (e.g., manufacturing, storage, distribution) Provide brief description below: | YES | NO |
| N/A | | |
| Storage facilities for raw materials and products (e.g., volume and substances to be stored) Provide brief description below: | YES | NO |
| N/A | | |
| Storage and treatment facilities for effluent, wastewater or sewage: Provide brief description below: | YES | NO |
| N/A | | |
| Storage and treatment of solid waste Provide brief description below: | YES | NO |
| N/A | | |
| Facilities associated with the release of emissions or pollution. Provide brief description below: | YES | NO |
| N/A | | |
| Other activities (e.g., water abstraction activities, crop planting activities) – Provide brief description below: | YES | NO |
| N/A | | |

3. PHYSICAL SIZE OF THE PROPOSED DEVELOPMENT

| | | |
|--|--|----------------|
| (a) Property size(s): Indicate the size of all the properties (cadastral units) on which the development proposal is to be undertaken | Erf 784: 12684m ² Erf 1022: 3738m ² Erf 798: 16911m ² Erf 950: 11149m ² Erf 551: 3949457m ² | m ² |
| (b) Size of the facility: Indicate the size of the facility where the development proposal is to be undertaken | ±28624m ² | m ² |
| (c) Development footprint: Indicate the area that will be physically altered as a result of undertaking any development proposal (i.e., the physical size of the development together with all its associated structures and infrastructure) | ±28624m ² | m ² |

| | | |
|--|----------------------|----------------|
| (d) Size of the activity: Indicate the physical size (footprint) of the development proposal | ±28624m ² | m ² |
| (e) For linear development proposals: Indicate the length (L) and width (W) of the development proposal | {L} | m |
| | {W} | m |
| (f) For storage facilities: Indicate the volume of the storage facility | N/A | m ³ |
| (g) For sewage/effluent treatment facilities: Indicate the volume of the facility (Note: the maximum design capacity must be indicated) | N/A | m ³ |

4. SITE ACCESS

| | | |
|--|-----|----|
| (a) Is there an existing access road? | YES | NO |
| (b) If no, what is the distance in (m) over which a new access road will be built? | m | |
| (c) Describe the type of access road planned: | | |
| An internal road network of ±3537m ² will be connected to the existing road network | | |

Please note: The position of the proposed access road must be indicated on the site plan.

5. DESCRIPTION OF THE PROPERTY(IES) ON WHICH THE LISTED ACTIVITY(IES) ARE TO BE UNDERTAKEN AND THE LOCATION OF THE LISTED ACTIVITY(IES) ON THE PROPERTY

- 5.1 Provide a description of the property on which the listed activity(ies) is/are to be undertaken and the location of the listed activity(ies) on the property, as well as of all alternative properties and locations (duplicate section below as required).

The development will comprise residential development and services on a consolidated erf of erven 798, 551, 1022, 784 and 950 which is situated directly west of Clarendon street and Maitland streets on the north western periphery of Darling.

The proposed application area is vacant and undeveloped land with open storm water channels and which abuts an existing residential development. The proposed site is adjacent to a medium density residential area of Darling.

The natural vegetation on site is classified as Swartland Granite Renosterveld, Critically Endangered. A portion of the site is planted pastures (perennial) according to the Crop Census 2017/18 (Winter). Stormwater channels run from the existing housing into the proposed development site at perpendicular angles to the proposed development and non-perennial river.

A non-perennial river that runs parallel to the proposed site (on the western boundary) has been identified as an Ecological Support Area Watercourse (ESA2 Restore) *.

A wetland has been identified on the western boundary (south of 17th Ave) and the wetland has been defined as a CBA category 2: Wetland*.

The terrestrial areas to the west of the site has been defined as Critical Biodiversity Areas Terrestrial*.

* Western Cape Biodiversity Spatial Plan (2017)

| | Erf No. | Latitude (S): (deg.; min.; sec) | | | Longitude (E): (deg.; min.; sec.) | | |
|------|---|---------------------------------|-----|-------|-----------------------------------|-----|-------|
| | Coordinates of all the proposed activities on the property or properties (sites): | 784 | 33° | 22' | 3.4" | 18° | 23' |
| 1022 | | 33° | 21' | 55.5" | 18° | 23' | 9.0" |
| 798 | | 33° | 21' | 52.5" | 18° | 23' | 11.2" |
| 950 | | 33° | 21' | 50.0" | 18° | 23' | 13.4" |
| 551 | | 33° | 22' | 9.3" | 18° | 22' | 56.0" |

Note: For land where the property has not been defined, the coordinates of the area within which the development is proposed must be provided in an addendum to this report.

- 5.2 Provide a description of the area where the aquatic or ocean-based activity(ies) is/are to be undertaken and the location of the activity(ies) and alternative sites (if applicable).

N/A

| Coordinates of the boundary /perimeter of all proposed aquatic or ocean-based activities (sites) (if applicable): | Latitude (S): (deg.; min.; sec) | | | Longitude (E): (deg.; min.; sec) | | |
|---|---------------------------------|---|---|----------------------------------|---|---|
| | ° | ' | " | ° | ' | " |
| | ° | ' | " | ° | ' | " |
| | ° | ' | " | ° | ' | " |
| | ° | ' | " | ° | ' | " |

5.3 For a linear development proposal, please provide a description and coordinates of the corridor in which the proposed development will be undertaken (if applicable).

N/A

| For linear activities: | Latitude (S): (deg.; min.; sec) | | | Longitude (E): (deg.; min.; sec) | | |
|----------------------------------|---------------------------------|---|---|----------------------------------|---|---|
| ● Starting point of the activity | ° | ' | " | ° | ' | " |
| ● Middle point of the activity | ° | ' | " | ° | ' | " |
| ● End point of the activity | ° | ' | " | ° | ' | " |

Note: For linear development proposals longer than 1000m, please provide an addendum with co-ordinates taken every 250m along the route. All-important waypoints must be indicated and the GIS shape file provided digitally.

5.4 Provide a location map (see below) as **Appendix A** to this report that shows the location of the proposed development and associated structures and infrastructure on the property; as well as a detailed site development plan / site map (see below) as **Appendix B** to this report; and if applicable, all alternative properties and locations. The GIS shape files (.shp) for maps / site development plans must be included in the electronic copy of the report submitted to the competent authority.

| | |
|---------------|---|
| Locality Map: | <p>The scale of the locality map must be at least 1:50 000. For linear 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; ● a linear scale; ● the prevailing wind direction (during November to April and during May to October); and ● GPS co-ordinates (to indicate the position of the activity using the latitude and longitude of the centre point of the site for each alternative site. The co-ordinates should be in degrees and decimal minutes. The minutes should have at least three decimals to ensure adequate accuracy. The projection that must be used in all cases is the WGS84 spheroid in a national or local projection). <p>For an 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>Coordinates must be provided in degrees, minutes and seconds using the Hartebeesthoek94; WGS84 co-ordinate system.</p> |
| 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 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. ● The current land use (not zoning) as well as the land use zoning of each of the adjoining properties must be indicated on the site plan. ● The position of each element of the application 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 development <u>must</u> be 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 - including the 32-meter set back line from the edge of the bank of a river/stream/wetland; ○ Flood lines (i.e., 1:100 year, 1:50 year and 1:10 year where applicable); ○ Ridges; ○ Cultural and historical features; ○ Areas with indigenous vegetation (even if degraded or infested with alien species). |

| | |
|--|---|
| | <ul style="list-style-type: none">• Whenever the slope of the site exceeds 1:10, a contour map of the site must be submitted.• North arrow <p>A map/site plan must also be provided at an appropriate scale, which superimposes the proposed development and its associated structures and infrastructure on the environmental sensitivities of the preferred and alternative sites indicating any areas that should be avoided, including buffer areas.</p> <p>The GIS shape file for the site development plan(s) must be submitted digitally.</p> |
|--|---|

6. SITE PHOTOGRAPHS

Colour photographs 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 as **Appendix C** to this report. 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.

SECTION B: DESCRIPTION OF THE RECEIVING ENVIRONMENT

Site/Area Description

For linear development proposals (pipelines, etc.) as well as development proposals that cover very large sites, it may be necessary to complete copies of this section for each part of the site that has a significantly different environment. In such cases please complete copies of Section B and indicate the area that is covered by each copy on the Site Plan.

1. GRADIENT OF THE SITE

Indicate the general gradient of the sites (highlight the appropriate box).

| | | | |
|------|-------------------|----------|------------------|
| Flat | Flatter than 1:10 | 1:10—1:4 | Steeper than 1:4 |
|------|-------------------|----------|------------------|

2. LOCATION IN LANDSCAPE

(a) Indicate the landform(s) that best describes the site (highlight the appropriate box(es)).

| | | | | | | | | |
|-----------|---------|-------------------------------|---------------|-------------|-------|----------------------------|------|-----------|
| Ridgeline | Plateau | Side slope of hill / mountain | Closed valley | Open valley | Plain | Undulating plain/low hills | Dune | Sea-front |
|-----------|---------|-------------------------------|---------------|-------------|-------|----------------------------|------|-----------|

(b) Provide a description of the location in the landscape.

The proposed development site is situated directly west of Clarendon street and Maitland streets on the north western periphery of Darling. The development area is flat and is situated adjacent to a watercourse and wetland.

3. GROUNDWATER, SOIL AND GEOLOGICAL STABILITY OF THE SITE

(a) Is the site(s) located on or near any of the following (highlight the appropriate boxes)?

| | | | |
|---|-----|----|--------|
| Shallow water table (less than 1.5m deep) | YES | NO | UNSURE |
| Seasonally wet soils (often close to water bodies) | YES | NO | UNSURE |
| Unstable rocky slopes or steep slopes with loose soil | YES | NO | UNSURE |
| Dispersive soils (soils that dissolve in water) | YES | NO | UNSURE |
| Soils with high clay content | YES | NO | UNSURE |
| Any other unstable soil or geological feature | YES | NO | UNSURE |
| An area sensitive to erosion | YES | NO | UNSURE |
| An area adjacent to or above an aquifer. | YES | NO | UNSURE |
| An area within 100m of a source of surface water | YES | NO | UNSURE |
| An area within 500m of a wetland | YES | NO | UNSURE |
| An area within the 1:50 year flood zone | YES | NO | UNSURE |
| A water source subject to tidal influence | YES | NO | UNSURE |

(b) If any of the answers to the above is "YES" or "UNSURE", specialist input may be requested by the Department. (Information in respect of the above will often be available at the planning sections of local authorities. The 1:50 000 scale Regional Geotechnical Maps prepared by Geological Survey may also be used).

(c) Indicate the type of geological formation underlying the site.

| | | | | | | |
|--|-------|-----------|-----------|----------|----------|------------------|
| Granite | Shale | Sandstone | Quartzite | Dolomite | Dolorite | Other (describe) |
| Provide a description. | | | | | | |
| <p><u>Soil</u> Plinthic catena: undifferentiated, upland duplex and/or marginalitic soils common (Reference: Cape farm mapper, Soils and Geology resource layer 02/2019).</p> <p><u>Geology</u> Mainly surficial cover formed in situ on Malmesbury rocks as well as granite and deposits of the weathering products of granite of the Darling Pluton, Cape Granite Suite. (Reference: Cape farm mapper, Soils and Geology resource layer 02/2019)</p> | | | | | | |

4. SURFACE WATER

(a) Indicate the surface water present on and or adjacent to the site and alternative sites (highlight the appropriate boxes)?

| | | | |
|---------------------|-----|----|--------|
| Perennial River | YES | NO | UNSURE |
| Non-Perennial River | YES | NO | UNSURE |
| Permanent Wetland | YES | NO | UNSURE |
| Seasonal Wetland | YES | NO | UNSURE |
| Artificial Wetland | YES | NO | UNSURE |
| Estuarine / Lagoon | YES | NO | UNSURE |

(b) Provide a description.

The site is located in the Berg River Catchment (Department of Water and Sanitation (DWS) Primary Drainage Region G), within the Berg Water Management Areas (WMA). The proposed water uses would pass through sections of the G10L Quarternary Catchment.

A non-perennial river that runs parallel to the proposed site (on the western boundary) has been identified as an Ecological Support Area Watercourse (ESA2 Restore) *.

This non-perennial river is an unnamed tributary of the Groen river. The non-perennial river is characterised by a single channel, approximately 3-4 m wide at various points. The non-perennial river is degraded and contained litter.

5. THE SEAFRONT / SEA

(a) Is the site(s) located within any of the following areas? (highlight the appropriate boxes).

If the site or alternative site is closer than 100m to such an area, please provide the approximate distance in (m).

| AREA | YES | NO | UNSURE | If "YES": Distance to nearest area (m) |
|---|-----|----|--------|--|
| An area within 100m of the high-water mark of the sea | YES | NO | UNSURE | |
| An area within 100m of the high-water mark of an estuary/lagoon | YES | NO | UNSURE | |
| An area within the littoral active zone | YES | NO | UNSURE | |
| An area in the coastal public property | YES | NO | UNSURE | |
| Major anthropogenic structures | YES | NO | UNSURE | |
| An area within a Coastal Protection Zone | YES | NO | UNSURE | |
| An area seaward of the coastal management line | YES | NO | UNSURE | |
| An area within the high-risk zone (20 years) | YES | NO | UNSURE | |
| An area within the medium risk zone (50 years) | YES | NO | UNSURE | |
| An area within the low risk zone (100 years) | YES | NO | UNSURE | |
| An area below the 5m contour | YES | NO | UNSURE | |
| An area within 1km from the high-water mark of the sea | YES | NO | UNSURE | |
| A rocky beach | YES | NO | UNSURE | |
| A sandy beach | YES | NO | UNSURE | |

(b) If any of the answers to the above is "YES" or "UNSURE", specialist input may be requested by the Department. (The 1:50 000 scale Regional Geotechnical Maps prepared by Geological Survey may also be used).

6. BIODIVERSITY

Note: The Department may request specialist input/studies depending on the nature of the biodiversity occurring on the site and potential impact(s) of the proposed development. To assist with the identification of the biodiversity occurring on site and the ecosystem status, consult <http://bgis.sanbi.org> or BGIShelp@sanbi.org. Information is also available on compact disc ("cd") from the Biodiversity-GIS Unit, Tel.: (021) 799 8698. This information may be updated from time to time and it is the applicant/ EAP's responsibility to ensure that the latest version is used. A map of the relevant biodiversity information (including an indication of the habitat conditions as per (b) below) must be provided as an overlay map on the property/site plan as **Appendix D** to this report.

- (a) Highlight the applicable biodiversity planning categories of all areas on preferred and alternative sites and indicate the reason(s) provided in the biodiversity plan for the selection of the specific area as part of the specific category. Also describe the prevailing level of protection of the Critical Biodiversity Area ("CBA") and Ecological Support Area ("ESA") (how many hectares / what percentages are formally protected).

| Systematic Biodiversity Planning Category | CBA | ESA | Other Natural Area ("ONA") | No Natural Area Remaining ("NNR") |
|--|---|-----|----------------------------|-----------------------------------|
| If CBA or ESA, indicate the reason(s) for its selection in biodiversity plan and the conservation management objectives | <p>The natural vegetation on site is classified as Swartland Granite Renosterveld, Critically Endangered. The site is undeveloped and vacant municipal land with open storm water channels. A portion of the site was planted pastures (perennial) according to the Crop Census 2017/18 (Winter). The Non-perennial river adjacent to the site has been identified as an Ecological Support Area Watercourse (ESA2 Restore) and the terrestrial areas to the west of the site as Critical Biodiversity Areas Terrestrial in latest Western Cape Biodiversity Spatial Plan (2017).</p> <p><u>Residential site: ±2.8624 ha:</u></p> <ul style="list-style-type: none"> Erf 551 = 10% ESA2, Watercourse AND 50% CBA terrestrial Erf 784 = 30% ESA2, Watercourse AND 10% CBA terrestrial Erf1022 and Erf 798= 100% ESA2, Watercourse Erf 950 = 50% ESA2, Watercourse <p>(Source: Western Cape Biodiversity Spatial Plan 2017)</p> | | | |
| Describe the site's CBA/ESA quantitative values (hectares/percentage) in relation to the prevailing level of protection of CBA and ESA (how many hectares / what percentages are formally protected locally and, in the province.) | Unclear | | | |

- (b) Highlight and describe the habitat condition on site.

| Habitat Condition | Percentage of habitat condition class (adding up to 100%) and area of each in square metre (m ²) | Description and additional comments and observations (including additional insight into condition, e.g. poor land management practises, presence of quarries, grazing/harvesting regimes, etc.) |
|---|--|---|
| Natural | % m ² | |
| Near Natural (includes areas with low to moderate level of alien invasive plants) | % m ² | |
| Degraded (includes areas heavily invaded by alien plants) | 100% m ² | The site is undeveloped and vacant municipal land with open storm water channels but has been degraded by human activity. A portion of the site was planted pastures (perennial) according to the Crop Census 2017/18 (Winter). |
| Transformed (includes cultivation, dams, urban, plantation, roads, etc.) | 0% m ² | |

- (c) Complete the table to indicate:
- the type of vegetation present on the site, including its ecosystem status; and
 - whether an aquatic ecosystem is present on/or adjacent to the site.

| Terrestrial Ecosystems | Description of Ecosystem, Vegetation Type, Original Extent, Threshold (ha, %), Ecosystem Status |
|--|---|
| Ecosystem threat status as per the National Environmental | Critically |
| The natural vegetation on site is classified as Swartland Granite Renosterveld, Critically Endangered. | |

| | | |
|--|------------------|--|
| Management: Biodiversity Act, 2004 (Act No. 10 of 2004) | Endangered | |
| | Vulnerable | |
| | Least Threatened | |

| Aquatic Ecosystems | | | | | | |
|---|--|--|---------|--|-----------|--|
| Wetland (including rivers, depressions, channelled and unchannelled wetlands, flats, seeps pans, and artificial wetlands) | | | Estuary | | Coastline | |
| | | | | | | |

(d) Provide a description of the vegetation type and/or aquatic ecosystem present on the site, including any important biodiversity features/information identified on the site (e.g. threatened species and special habitats). Clearly describe the biodiversity targets and management objectives in this regard.

The natural vegetation on site is classified as Swartland Granite Renosterveld, Critically Endangered. The proposed site is undeveloped and vacant municipal land with open storm water channels. A portion of the site was planted pastures (perennial) according to the Crop Census 2017/18 (Winter).

The Non-perennial river adjacent to the site has been identified as an Ecological Support Area (ESA2 Restore) Watercourse and terrestrial areas to the west of the site as Critical Biodiversity Areas (Terrestrial) in the latest Western Cape Biodiversity Spatial Plan (2017). A wetland has been identified on the western boundary (south of 17th Ave) and the wetland has been defined as a CBA category 2: Wetland.

Residential site: ±2.8624m²

- Erf 551 = 10% ESA2, Watercourse AND 50% CBA terrestrial
- Erf 784 = 30% ESA2, Watercourse AND 10% CBA terrestrial
- Erf1022 and Erf 798= 100% ESA2, Watercourse
- Erf 950 = 50% ESA2, Watercourse

The ESA identified are not essential for meeting biodiversity targets, but play an important role in supporting the functioning of protected areas or CBAs, and are often vital for delivering ecosystem services. The objective of these ESA's is to be maintained in a functional, near-natural state. Some habitat loss is acceptable, provided the underlying biodiversity objectives and ecological functioning are not compromised. The CBA areas identified are areas in a natural condition that are required to meet biodiversity targets, for species, ecosystems or ecological processes and infrastructure. The objective for these CBA areas is to maintain it in a natural or near-natural state, with no further loss of natural habitat. Degraded areas should be rehabilitated. Only low-impact, biodiversity-sensitive land uses are appropriate.

7. LAND USE OF THE SITE

Note: The Department may request specialist input/studies depending on the nature of the land use character of the area and potential impact(s) of the proposed development.

| | | | | |
|-------------------------|--------------------------------|--|-------------------------------|----------------------------------|
| Untransformed area | Low density residential | Medium density residential | High density residential | Informal residential |
| Retail | Commercial & warehousing | Light industrial | Medium industrial | Heavy industrial |
| Power station | Office/consulting room | Military or police base/station/compound | Casino/entertainment complex | Tourism and Hospitality facility |
| Open cast mine | Underground mine | Spoil heap or slimes dam | Quarry, sand or borrow pit | Dam or reservoir |
| Hospital/medical centre | School | Tertiary education facility | Church | Old age home |
| Sewage treatment plant | Train station or shunting yard | Railway line | Major road (4 lanes and more) | Airport |

| | | | | |
|----------------------------------|------------------|---------------------|--------------------------|--------------------------|
| Harbour | Sport facilities | Golf course | Polo fields | Filling station |
| Landfill or waste treatment site | Plantation | Agriculture | River, stream or wetland | Nature conservation area |
| Mountain, koppie or ridge | Museum | Historical building | Graveyard | Archaeological site |
| Other land uses (describe): | grazing | | | |

(a) Provide a description.

The site is undeveloped and vacant municipal land with open storm water channels. A portion of the site was planted pastures (perennial) according to the Crop Census 2017/18 (Winter).

8. LAND USE CHARACTER OF THE SURROUNDING AREA

(a) Highlight the current land uses and/or prominent features that occur within +/- 500m radius of the site and neighbouring properties if these are located beyond 500m of the site.

Note: The Department may request specialist input/studies depending on the nature of the land use character of the area and potential impact(s) of the proposed development.

| | | | | |
|----------------------------------|--|--|-------------------------------|----------------------------------|
| Untransformed area | Low density residential | Medium density residential | High density residential | Informal residential |
| Retail | Commercial & warehousing | Light industrial | Medium industrial | Heavy industrial |
| Power station | Office/consulting room | Military or police base/station/compound | Casino/entertainment complex | Tourism and Hospitality facility |
| Open cast mine | Underground mine | Spoil heap or slimes dam | Quarry, sand or borrow pit | Dam or reservoir |
| Hospital/medical centre | School | Tertiary education facility | Church | Old age home |
| Sewage treatment plant | Train station or shunting yard | Railway line | Major road (4 lanes and more) | Airport |
| Harbour | Sport facilities | Golf course | Polo fields | Filling station |
| Landfill or waste treatment site | Plantation | Agriculture | River, stream or wetland | Nature conservation area |
| Mountain, koppie or ridge | Museum | Historical building | Graveyard | Archaeological site |
| Other land uses (describe): | The site is bordered by a river and wetland. | | | |

(b) Provide a description, including the distance and direction to the nearest residential area, industrial area, agri-industrial area.

Residential area – Darling 0 m (south)
Agri-industrial – Udderly Delicious 577 m (west)

9. SOCIO-ECONOMIC ASPECTS

a) Describe the existing social and economic characteristics of the community in the vicinity of the proposed site, in order to provide baseline information (for example, population characteristics/demographics, level of education, the level of employment and unemployment in the area, available work force, seasonal migration patterns, major economic activities in the local municipality, gender aspects that might be of relevance to this project, etc.).

Swartland is a Local Municipality within the West Coast District Municipality (WCDM). The WCDM comprises of five local municipalities and covers an approximate area of 31 119 km². The Swartland Municipality covers a total area of approximately 3,707 km² consists mostly of extensive farming and natural veld. Swartland includes the towns of Malmesbury (11 139 people), Moorreesburg (18 643 people), Riebeek West and Ongegund (1 470 people), Riebeek Kasteel and Esterhof (8 465 people), Darling (12 370 people), Kalbaskraal (3 470 people), Abbottsdale (6 240 people), Korinberg (1 810 people) and Chatsworth (5 980). 82% of the persons in the Swartland area are Afrikaans speaking and 8.9% isiXhosa speaking.

The Swartland Municipality, is committed to the social and economic development of the people in the area, Informal settlements, land invasion and backyard dwellers continue to be one of the biggest problems faced in the Swartland area. As per the Swartland Municipality 2017/2018 Annual

Report challenges for the 2017/2018 Financial year pertaining to informal settlements states that these "households cannot be provided with minimum levels of service, often because they are inaccessible or situated too far from bulk infrastructure serviced to be connected".

Under the increasing impact of climate change as reported in the Swartland Municipality Annual report (2017-2018) emergency water management measures were implemented. Darling is a vibrant town located in the West Coast region of the Western Cape known traditionally for the wondrous natural beauty of the spring wildflowers and the spring flower festival during September.

Access to basic services is a basic human right. It is also an indication of the quality of life of residents. The extent of human development within a municipality is largely influenced by access to housing and associated basic services such as water, electricity, sanitation and refuse removal, with high access levels implying better human development and vice versa. This report uses data from Census 2011 and the Community Survey of 2016 for the analysis of access to basic services.

The Community Survey of 2016 estimates the number of households in the Swartland municipal area increased from 113 762 in 2011 to 133 762 in 2016. The biggest source of water in Swartland in 2016 was access to piped water inside dwelling/institution. Access to piped water for these categories increased by 39.1 per cent from 23 626 households in 2011 to 32 871 households in 2016. In the Swartland municipal area, a total of 33 744 households (89.6 per cent) currently have access to flush toilets connected to a sewerage system/flush toilet. Approximately, 10.4 per cent of households must therefore make do with other sources of sanitation, meaning facilities other than flushed and chemical (i.e. pit latrine, ecological toilets and bucket toilets). Access to flush toilets connected to a sewerage system in Swartland improved by 48.8 per cent from 22 677 households in 2011 to 33 744 households in 2016.

The majority of households in the Swartland area reside in formal dwellings (94.6 per cent) whilst 5.4 per cent of the households reside either in informal, traditional and other dwellings in 2016. Access to formal dwellings increased by 17 per cent from 113 762 households in 2011 to 133 762 households in 2016 and by 11.3 per cent across the District over the same period.

The number of Households in Darling is 3000 and a population of 12 370 as per the Community Survey (2016).

References: *West Coast District Annual Report (2017-2018); pages 11,15,17,18*
Swartland Municipality Annual Report (2017/2018); pages 11, 47, 52

FEEDBACK - COMMUNITY OF DARLING "GRIEVANCES"

1. LACK OF PROGRESS REGARDING TRANSFORMATION AS ONLY WHITES AND COLOUREDS ARE PROMOTED WITH SPECIFIC REFERENCE TO THE LACK OF XHOSA SPEAKING LAW ENFORCEMENT OFFICIALS IN DARLING

The stable environment of Swartland Municipality ensures that employees have stable careers and therefore vacancies at the higher occupational levels are seldom available, in large numbers in order for Swartland Municipality to appoint persons from the designated groups (i.e. black people), in other words there is a very slow labour turnover. The Recruitment and Selection Policy of Swartland Municipality prescribes that the employer shall take steps to promote equal opportunity in the workplace by eliminating unfair discrimination in any employment policy or practice. Affirmative action measures have been implemented for people from designated groups to be employed in vacancies. In the Employment Equity Plan, goals and targets were set for the employer to reach with regard to employment equity in the workplace according to the demographic composition of the Western Cape, stating that the municipality should ideally consist of 18.1 % African Males, 17 .6% African Females, 23.0% Coloured Males, 24.5% Coloured Females, 7.8% White Males and 8.2% White Females. The current composition is 10.2% African Males, 1.6% African Females, 55. 7% Coloured Males, 19.3% Coloured Females, 7.1 % White Male and 6% White Females. From these figures, it is clear that Swartland Municipality already employs too many Coloured Males, but still need to appoint African Males, African Females and Coloured Females as they are

underrepresented. White Males and Females are slightly under represented in the municipality. It is however a great challenge to change the composition of the employees in order to have representation according to the ideal composition, across all occupational levels.

1.2 Swartland Municipality also experiences difficulty to recruit the necessary qualified skilled candidates from designated groups for scarce and critical skills, e.g. suitably qualified electricians from across the racial spectrum are very scarce. We are however also busy training existing employees in the scarce skills in order to develop and promote these employees. Training is however not a quick fix and takes quite a long time for the employees to finish their qualifications in order to be suitably qualified. This is a long term project and we have had some successes, namely having trained two African Males who became qualified electricians, of which one is now employed as an Electrician. The other employee unfortunately left our service to work at Eskom.

1.3 The Recruitment and Selection Policy prescribes that the employment equity targets must be taken into account in the filling of vacancies, and it is hereby confirmed that this does take place. Candidates from designated groups who apply for advertised positions are shortlisted based on the agreed selection criteria as indicated in the advertisement (based on the job description) and interviewed. The candidate who passes the interview with the highest mark above a minimum of 60% will be appointed in the position. Where suitable candidates from the under-represented designated groups cannot be recruited, appointments are made on merit, therefore in some cases appointments are made of candidates in over representative designated groups.

1.4 Since January 2018 21 employees were appointed at Swartland Municipality, of which 1 post in Darling (Librarian) and 2 posts in Yzerfontein (General Worker and Caravan Park Attendant). The demographic composition of the appointments is as follows:

| Number | Race | Gender | Towns |
|--------|----------|--------|---|
| 5 | African | Male | Malmesbury, Yzerfontein, Swartland (Traffic & Law Enforcement} |
| 9 | Coloured | Male | Malmesbury, Moorreesburg, Riebeke, Swartland (Traffic & Law Enforcement}, Yzerfontein |
| 5 | Coloured | Female | Malmesbury, Swartland (Traffic & Law Enforcement} |
| 1 | White | Male | Malmesbury |
| 2 | White | Female | Malmesbury, Darling |

1.5 With regards to the appointment of African candidates at the Traffic and Law Enforcement Division, it is hereby confirmed that the Traffic and Law Enforcement Division consists of 36 members of whom there is 1 African Female and 4 African Males in service. Attempts are continuously made to appoint African candidates to vacancies in terms of the Employment Equity Plan. At the last round of interviews in 2018 for Traffic & Law Enforcement Officer only 3 African Male candidates applied for the post of which 2 African candidates met the minimum requirements and were invited to the interviews. Both African Male candidates were appointed in the two vacancies available.

2. NEED FOR TAXI RANKS AND PARKING AREA

Traffic and Law Enforcement had a meeting with the Darling Taxi Association on 28 November 2018 regarding a few taxi related issues. One of the issues was a Taxi rank. They are currently making use of demarcated bays in Pastorie Street as per attachment (Annexure 1). They have requested that the mentioned street to be changed to a one way. This request, from a Law Enforcement perspective, will not be practical due to the fact that there is way too many other traffic making use of this road. The upgrading of the facilities is subject to the IDP and budget process. Currently it does not form part of the area plan. This need will have to be included in the IDP and the ITP (Integrated Transport Plan). Swartland Municipality is very fortunate to be one of only three municipalities that form part of a provincial initiative in developing an ITP. We will also explore options to submit an application for external funding. Temporary shelters and the applicable road signs will be erected in Darling North in the current financial year. This was also liaised with the members of the association.

Internal municipal action required

1. Strategic Services

Register the need of upgraded taxi facilities in Darling as part of the IDP and ITP process.

2. Department of Protection Services

- (a) Secure funding to conduct an impact assessment, and planning as part of the Provincial ITP.
- (b) Explore options to submit application for external funding.

3. NEED FOR HOUSING AND SERVICED PLOTS. LACK OF HOUSING MEETINGS.

3.1 The municipality serves the Swartland towns of Abbotsdale, Chatsworth, Darling, Kalbaskraal, Koringberg, Malmesbury, Moorreesburg, Riebeek Kasteel, Riebeek West, Riverlands and Yzerfontein. With each and every one of these towns, there is a dire and desperate need for housing of poor people. To date, the Municipality has made substantial progress in delivering permanent housing to persons in need thereof within its jurisdiction.

3.2 Since, 1999, the Municipality has delivered 7100 houses and 1094 service sites at a total cost of R312 767 163.00 within its jurisdiction. Despite the Municipality's success to date, there still remains a dire need for housing. All applicants whom apply have been placed on a waiting list. I attach hereto marked "Annexure 2", a summary of that waiting list. The current housing waiting list amounts to 14 607. This is indeed reflective of substantial need for permanent housing.

3.3 Housing delivery is done according to our approved Housing Pipeline, which are yearly updated and submitted to our Executive Mayoral Committee - it was done this year on the 23rd November 2018. There is also a sequence in which we implemented housing projects in the towns of Swartland, primarily due to the availability of funding from Department of Human Settlements and to spread the delivery of housing fairly between the various towns. It is always a challenge to meet the demands of our people on the waiting lists and the available funding from Department of Human Settlements. According to this approved pipeline, we plan a FLISP housing project consisting of 36 opportunities in 2019/2020 in Darling and a future project of ± 300 IRDP sites and houses. This project will be started or implemented after the Malmesbury and Moorreesburg projects, subject to Provincial funding.

3.4 Meetings with the community on housing issues are normally done closer to the implementation of a project. We acknowledge the need of information sharing with communities on our housing planning and we suggest better communication with them through regular meetings with the ward committees and capacitating the ward committee member responsible for housing, to share it with the community.

3.5 Serviced plots

3.5.1 Swartland Municipality do not plan, according to our approved Housing Pipeline, to provide service plots in the immediate future. The provision of serviced plots for Ilinge Lethu (Phola Park) and possibly some other areas was funded (and will be funded) from another source of funding in an attempt not to

impact the normal pipeline delivery.

3.5.2 When we implement the next housing project, after the Malmesbury and Moorreesburg projects, we plan to do an integrated project, which will consist of houses, serviced plots, FLISP housing and possibly also social housing.

4. LOWER ELECTRICITY TARRIFFS. WANT TO BUY ELECTRICITY DIRECT FROM ESKOM

Municipal electricity tariffs are regulated by National Government through the National Energy Regulator of South Africa (NERSA) who issues guideline electricity tariffs on an annual basis. All electricity tariffs of Swartland Municipality are approved by NERSA. The relatively high electricity tariff increases that occurred since 2008 are attributable to high Eskom tariff increases as approved by National Government through NERSA. In an attempt to protect the residents of the Swartland municipal area against the exorbitant Eskom tariff increases as approved by National Government, Swartland Municipality has regularly through the years increased the electricity tariffs at lower levels than those of Eskom as indicated in the following comparison.

| Year | Eskom Nominal | Swartland Municipality Nominal | % SM Lower |
|-------------|----------------------|---------------------------------------|-------------------|
| 2008/2009 | 35.90% | 22% | -13.90% |
| 2009/2010 | 31.30% | 25% | -6.30% |
| 2010/2011 | 28.90% | 24% | -4.90% |
| 2011/2012 | 26.71% | 20.38% | -6.33% |
| 2012/2013 | 13.50% | 11.03% | -2.47% |
| 2013/2014 | 7.30% | 6.80% | -0.50% |
| 2014/2015 | 8.06% | 7.39% | -0.67% |
| 2015/2016 | 14.24% | 12.20% | -2.04% |
| 2016/2017 | 7.86% | 7.64% | -0.22% |
| 2017/2018 | 0.31% | 1.88% | 1.57% |
| 2018/2019 | 7.32% | 6.84% | -0.48% |

In terms of the Constitution of South Africa municipalities are mandated and obliged to distribute electricity in their licenced areas of electricity supply. NERSA defines the licenced areas of electricity supply for municipalities and Eskom. Swartland Municipality has no control over the determinations of the Constitution or of National Government.

5. WHEN WILL A HIGH SCHOOL BE BUILT IN DARLING

The building of schools is a provincial competency.

According to the Provincial Blue Book, Darling High School is scheduled for April 2021 to October 2022. The total cost of the project is approximately R70 000 000. Attached find a copy of the Provincial Blue Book, marked as Annexure 3.

Internal municipal action required

Strategic Services

3. Inform the Department of Education and Training accordingly.
4. 2. Arrange an engagement with the said department before 15 February 2019 to also inform them regarding the RSEP planning and engagements and the urgency for integrated planning.

6. THEY COMPLAIN ABOUT THE COMMUNICATION PROBLEM AT THE CLINIC, NOT FOR THE XHOSA SPEAKERS, BECAUSE THE XHOSA PEOPLE DO NOT UNDERSTAND AFR

Health is not a local government function, but a function of the Provincial Health Department. Swartland Municipality will contact the Department of Health on the matter to convey the need and complaint.

Internal municipal action required

Strategic Services 1.

1. Inform the Department of Health of the above mentioned need

7. THEY ALSO COMPLAIN ABOUT A COMMUNITY HALL IN DARLING EAST AND ALSO THAT THE COMMUNITY HALL IS NEVER AVAILABLE FOR COMMUNITY MEETINGS.

The construction of a community hall in Darling is not listed as a priority in the area plans for both wards 5 and 6, and is probably not regarded as such by the entire community since there is a community hall already. The hall, if not pre-booked, is available on a 'first come first served' basis to anyone and according to recent booking schedules is available quite freely and is in particular not overbooked during the week. Bookings, along with payment of the applicable tariff for meetings, must be made in advance at the Darling municipal offices. There are also facilities at the Gabriel Phrao sportsgrounds which may meet the purpose of community meetings, which facilities must also be **reserved in advance with the cashier at the municipal office.**

10. HISTORICAL AND CULTURAL ASPECTS

- (a) Please be advised that if section 38 of the NHRA is applicable to your proposed development, you are requested to furnish this Department with written comment from Heritage Western Cape as part of your public participation process. Heritage Western Cape must be given an opportunity, together with the rest of the I&APs, to comment on any Pre-application BAR, a Draft BAR, and Revised BAR.

Section 38 of the NHRA states the following:

"38. (1) Subject to the provisions of subsections (7), (8) and (9), any person who intends to undertake a development categorised as-

- (a) the construction of a road, wall, power line, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;
- (b) the construction of a bridge or similar structure exceeding 50m in length;
- (c) any development or other activity which will change the character of a site-
 - (i) exceeding 5 000m² in extent; or
 - (ii) involving three or more existing erven or subdivisions thereof; or
 - (iii) involving three or more erven or divisions thereof which have been consolidated within the past five years; or
 - (iv) the costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority;
- (d) the re-zoning of a site exceeding 10 000m² in extent; or
- (e) any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority.

must at the very earliest stages of initiating such a development, notify the responsible heritage resources authority and furnish it with details regarding the location, nature and extent of the proposed development".

- (b) The impact on any national estate referred to in section 3(2), excluding the national estate contemplated in section 3(2)(i)(vi) and (vii), of the NHRA, must also be investigated, assessed and evaluated. Section 3(2) states the following:
- "3(2) Without limiting the generality of subsection (1), the national estate may include—
- (a) places, buildings, structures and equipment of cultural significance;
 - (b) places to which oral traditions are attached or which are associated with living heritage;
 - (c) historical settlements and townscapes;
 - (d) landscapes and natural features of cultural significance;
 - (e) geological sites of scientific or cultural importance;
 - (f) archaeological and palaeontological sites;
 - (g) graves and burial grounds, including—
 - (i) ancestral graves;
 - (ii) royal graves and graves of traditional leaders;
 - (iii) graves of victims of conflict;
 - (iv) graves of individuals designated by the Minister by notice in the Gazette;
 - (v) historical graves and cemeteries; and
 - (vi) other human remains which are not covered in terms of the Human Tissue Act, 1983 (Act No. 65 of 1983);
 - (h) sites of significance relating to the history of slavery in South Africa;
 - (i) movable objects, including—
 - (i) objects recovered from the soil or waters of South Africa, including archaeological and paleontological objects and material, meteorites and rare geological specimens;
 - (ii) objects to which oral traditions are attached or which are associated with living heritage;
 - (iii) ethnographic art and objects;
 - (iv) military objects;
 - (v) objects of decorative or fine art;
 - (vi) objects of scientific or technological interest; and

(vii) books, records, documents, photographic positives and negatives, graphic, film or video material or sound recordings, excluding those that are public records as defined in section 1(xiv) of the National Archives of South Africa Act, 1996 (Act No. 43 of 1996)".

| | | | | |
|---|--|-----|----|-----------|
| Is Section 38 of the NHRA applicable to the proposed development? | | YES | NO | UNCERTAIN |
| If YES or UNCERTAIN, explain: | Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999), is applicable to the proposed development as the re-zoning of the site exceeds 10 000 m ² in extent, will change the character of a site exceeding 5 000m ² in extent and involving three or more existing erven or subdivisions thereof. No archaeologically significant resources were found during the foot survey. The development will not impact on any national estate referred to in section 3(2) of the National Heritage Resources Act, 1999 or impact on any building or structure older than 60 years in any way. | | | |
| Will the development impact on any national estate referred to in Section 3(2) of the NHRA? | | YES | NO | UNCERTAIN |
| If YES or UNCERTAIN, explain: | <p>You are hereby notified that, since there is no reason to believe that the infill residential area, Maitland and Clarendon streets, for the development of residential infill along existing road network and infrastructure inside the urban edge of darling on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required).</p> <p>However, should any heritage resources, including evidence of graves and human burials, archaeological material and paleontological material be discovered during the execution of the activities above, all works must be stopped immediately and Heritage Western Cape must be notified without delay.</p> | | | |
| Will any building or structure older than 60 years be affected in any way? | | YES | NO | UNCERTAIN |
| If YES or UNCERTAIN, explain: | N/A | | | |
| Are there any signs of culturally or historically significant elements, as defined in section 2 of the NHRA, including Archaeological or paleontological sites, on or close (within 20m) to the site? | | YES | NO | UNCERTAIN |
| If YES or UNCERTAIN, explain: | No archaeologically significant resources were found during the foot survey. | | | |

Note: If uncertain, the Department may request that specialist input be provided **and** Heritage Western Cape must provide comment on this aspect of the proposal. (Please note that a copy of the comments obtained from the Heritage Resources Authority must be appended to this report as Appendix E1).

11. APPLICABLE LEGISLATION, POLICIES, CIRCULARS AND/OR GUIDELINES

- (a) Identify all legislation, policies, plans, guidelines, spatial tools, municipal development planning frameworks, and instruments that are applicable to the development proposal and associated listed activity(ies) being applied for and that have been considered in the preparation of the BAR.

| LEGISLATION, POLICIES, PLANS, GUIDELINES, SPATIAL TOOLS, MUNICIPAL DEVELOPMENT PLANNING FRAMEWORKS, AND INSTRUMENTS | ADMINISTERING AUTHORITY and how it is relevant to this application | TYPE | |
|---|--|--|-----------------------------|
| | | Permit/license/authorisation/comment / relevant consideration (e.g. rezoning or consent use, building plan approval, Water Use License and/or General Authorisation, License in terms of the SAHRA and CARA, coastal discharge permit, etc.) | DATE (if already obtained): |
| Western Cape Land Use Planning Act, 2014 ("LUPA") | Swartland Municipality | Consent use | Application to be submitted |
| National Water Act, 1998 (Act No. 36 of 1998) [NWA] | DWS | Water Use Authorization | Application to be |

| | | | |
|---|--|---|------------------------|
| and relevant regulations | | | submitted |
| National Environmental Management Act, 1998 (Act No. 107 of 1998) [NEMA] and relevant regulations | Western Cape Department of Environmental Affairs and Development Planning | Environmental Authorisation Application | N/A |
| National Heritage Resources Act 25 of 1999 [NHRA] | Heritage Western Cape South African Heritage Resource Agency | NID Submission of a Heritage Impact Assessment | Final Comment Received |
| National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008) [NEMWA] and relevant regulations | Western Cape Department of Environmental Affairs and Development Planning | NA | NA |
| National Environmental Management: Biodiversity Act 10 of 2004 [NEMBA] | Western Cape Department of Environmental Affairs and Development Planning | NA | NA |
| National Environmental Management: Air Quality Act, 39 Of 2004 [NEMAQA] and Relevant Regulations | Western Cape Department of Environmental Affairs and Development Planning | NA | NA |
| Conservation of Agricultural Resources Act, 43 Of 1983 [CARA] | National Department of Agriculture, forestry and Fisheries Western Cape Department of Agriculture | Weeds and the tolerance thereof. | NA |
| National Health Act, 61 of 2003 [NHA] | | Littering and causing a nuisance. | NA |
| Constitution of the Republic of South Africa, 1996 | | General application to individual rights of all on and adjacent to the sites. | NA |
| Fencing Act, 31 of 1963 | | NA | NA |
| National Building Regulations and Building Standards Act 103 of 1977 [NBRBSA] and relevant regulations | | NA | NA |
| National Veld and Forest Fire Act 101 of 1998 [NVFFA] | | NA | NA |
| Fertilizers, Farm Feeds, Agricultural Remedies And Stock Remedies Act, 36 Of 1947 [FFFARSRA] and Relevant Regulations | National Department of Agriculture, forestry and Fisheries Western Cape Department of Agriculture | NA | NA |

| POLICY/ GUIDELINES | ADMINISTERING AUTHORITY |
|--|---|
| Guideline on Public Participation | Western Cape Department of Environmental Affairs and Development Planning |
| Guidelines on Alternatives | Western Cape Department of Environmental Affairs and Development Planning |
| Guideline on Need and desirability | Western Cape Department of Environmental Affairs and Development Planning |
| Guideline for Environmental Management Plans (EMP's) | Western Cape Department of Environmental Affairs and Development Planning |

(b) Describe how the proposed development **complies with and responds** to the legislation and policy context, plans, guidelines, spatial tools, municipal development planning frameworks and instruments.

| LEGISLATION, POLICIES, PLANS, GUIDELINES, SPATIAL TOOLS, MUNICIPAL DEVELOPMENT PLANNING FRAMEWORKS, AND INSTRUMENTS | Describe how the proposed development complies with and responds: |
|---|--|
| NEMA | Various general activities, including but not limited to, the control of emergency incidents and the care and remediation of environmental damage. |
| NEMWA | Listed waste management activities and the requirements for a license for usage of general waste. |
| NEMBA | The management and conservation of biological diversity and the sustainable use of indigenous biological resources. |
| NEMAQA | Activities that may affect the air quality on site and the environment surrounding it. |
| NWA | Impacts and pollution to ground and surface water. Assessed if a |

| | |
|--|---|
| | water use authorisation under section 21 is required. |
| CARA | Weeds and the tolerance thereof. |
| National Health Act | Littering and causing a nuisance. |
| Constitution of the RSA | General application to individual rights of all on and adjacent to the sites. |
| Fencing Act | The erection and maintenance of fences. |
| National Building Regulations and Building Standards Act | The erection of new buildings. |
| NHRA | Development of the site and dealing with graves and burial sites and any structures older than 60 years. |
| NVFFA | Any activities that could result in the start of veld fires. |
| FFFARSRA | <ul style="list-style-type: none"> • Activities associated with pest control and the use of agricultural remedies. • Activities associated with providing / manufacturing fertiliser. |
| Guideline on Public Participation | The public participation guideline was used to determine the best way to define and inform all relevant I&APs of the project. The guideline was also used to determine the most effective communication strategies for public participation. |
| Guidelines on Alternatives | The guidelines for alternatives assessment was used to develop a methodology for alternatives assessment. This methodology was applied to determine and assess the most viable alternatives to the project. The assessment was undertaken against the base environment (i.e. the no-go option). |
| Guideline on Need and desirability | The guideline was taken into account to determine whether the project complied according to the concept of Best Practicable Environmental Option as well as environmental and social sustainability. |
| Guideline for EMP's | The guideline for EMP's was taken into account to determine the most effective minimize, mitigation and management measures to minimise or prevent the impacts identified in the report |

Note: Copies of any comments, permit(s) or licences received from any other Organ of State must be attached to this report as **Appendix E**.

Section C: PUBLIC PARTICIPATION

The PPP must fulfil the requirements outlined in the NEMA, the EIA Regulations, 2014 (as amended) and if applicable, the NEM: WA and/or the NEM: AQA. This Department's Circular EADP 0028/2014 (dated 9 December 2014) on the "One Environmental Management System" and the EIA Regulations, any subsequent Circulars, and guidelines must also be taken into account.

1. Please highlight the appropriate box to indicate whether the specific requirement was undertaken or whether there was an exemption applied for.

| | | | |
|---|-----|-----------|-----|
| In terms of Regulation 41 of the EIA Regulations, 2014 (as amended) - | | | |
| (a) fixing a notice board at a place conspicuous to and accessible by the public at the boundary, on the fence or along the corridor of - | | | |
| (i) the site where the activity to which the application relates, is or is to be undertaken; and | YES | EXEMPTION | |
| (ii) any alternative site | YES | EXEMPTION | N/A |
| (b) giving written notice, in any manner provided for in Section 47D of the NEMA, to - | | | |
| (i) the occupiers of the site and, if the applicant is not the owner or person in control of the site on which the activity is to be undertaken, the owner or person in control of the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken; | YES | EXEMPTION | N/A |
| (ii) owners, persons in control of, and occupiers of land adjacent to the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken; | YES | EXEMPTION | |
| (iii) the municipal councillor of the ward in which the site or alternative site is situated and any organisation of ratepayers that represent the community in the area; | YES | EXEMPTION | |
| (iv) the municipality (Local and District Municipality) which has jurisdiction in the area; | YES | EXEMPTION | |
| (v) any organ of state having jurisdiction in respect of any aspect of the activity; and | YES | EXEMPTION | |
| (vi) any other party as required by the Department; | YES | EXEMPTION | N/A |
| (c) placing an advertisement in - | | | |
| (i) one local newspaper; or | YES | EXEMPTION | |
| (ii) any official Gazette that is published specifically for the purpose of providing public notice of applications or other submissions made in terms of these Regulations; | YES | EXEMPTION | N/A |
| (d) placing an advertisement in at least one provincial newspaper or national newspaper, if the activity has or may have an impact that extends beyond the boundaries of the metropolitan or district municipality in which it is or will be undertaken | YES | EXEMPTION | N/A |
| (e) using reasonable alternative methods, as agreed to by the Department, in those instances where a person is desirous of but unable to participate in the process due to— (i) illiteracy; (ii) disability; or (iii) any other disadvantage. | YES | EXEMPTION | N/A |
| If you have indicated that "EXEMPTION" is applicable to any of the above, proof of the exemption decision must be appended to this report. | | | |
| Please note that for the NEM: WA and NEM: AQA, a notice must be placed in at least two newspapers circulating in the area where the activity applied for is proposed. | | | |
| If applicable, has/will an advertisement be placed in at least two newspapers? | YES | | NO |
| If "NO", then proof of the exemption decision must be appended to this report. | | | |

2. Provide a list of all the State Departments and Organs of State that were consulted:

| State Department / Organ of State | Date request was sent: | Date comment received: | Support / not in support |
|--|--|------------------------|--------------------------|
| 1. CapeNature | A copy of this report will be sent to these state departments / organs of state. | | |
| 2. Department of Agriculture, Western Cape | | | |
| 5. Department of Water & Sanitation | | | |
| 6. West Coast District Municipality | | | |
| 7. Swartland Local Municipality | | | |
| 8. DEA&DP-Waste Management | | | |
| 9. DEA&DP-Pollution & Chemicals Management | | | |

3. Provide a summary of the issues raised by I&APs and an indication of the manner in which the issues were incorporated, or the reasons for not including them.

(The detailed outcomes of this process, including copies of the supporting documents and inputs must be included in a Comments and Response Report to be attached to the BAR (see note below) as **Appendix F**).

| COMMENT | RESPONSE |
|--|--|
| <p>DEA&DP: DM</p> <p>Be advised that in terms of the EIA Regulations, 2014 (as amended) and the NEMA. The investigation of alternatives is mandatory</p> <p>You are hereby reminded that it is mandatory to investigate and assess the option of not proceeding with the proposed activity (i.e. the "no-go" option) in addition to other alternatives identified.</p> <p>In terms of good environmental practise you are encouraged to engage with State Departments and other Organs of State in the pre-application phase or early in the EIA process to solicit their inputs on any of their requirements to be addressed in the EIA process.</p> <p>The person conducting the Public Participation Process must fulfil the requirements outlined in Chapter 6 of the EIA Regulations, 2014 (as amended), and must take into account any applicable guidelines published in terms of Section 24J of the NEMA, this Department's Circular EADP 0028/2014 on the "One Environmental Management System" and the EIA Regulations, 2014 (as amended), as well as any other guidance provided by this Department.</p> <p>In accordance with Section 24N of the NEMA and Regulation 19, this Department hereby requires the submission of an Environmental Management Programme ("EMPr").</p> | <p>Noted. Alternatives on the property were considered. Infrastructure and the water course to the west was taken in consideration. The urban edge that was approved was also taken in consideration. The erven layout was designed and placed to link to existing services, falls inside the urban edge approved and avoid the water course and sensitive terrestrial ecological areas as was assessed and incorporated into the approval of the urban edge process.</p> <p>Noted. The relevant state departments will be afforded a 30-day comment period on all the reports.</p> <p>Noted. Will be included in the documents send for 30-day comment and as part of the documents submitted for approval.</p> <p>EMPr included.</p> |
| <p>Heritage Western Cape</p> <p>However, should any heritage resources, including evidence of graves and human burials, archaeological material and paleontological material be discovered during the execution of the activities above, all works must be stopped immediately and Heritage Western Cape must be notified without delay.</p> | <p>Stated in BAR and EMPr.</p> |
| <p>Ashwin Lewis; Maria Lewis; Archie Bhele</p> <p>Vind aangeheg die nodige dokumentasie vir bogenoemde en vorige prossese.</p> <p>Hoop u vind dit in orde en enige navrae voel vry om in kontak te wees met die volgende persone,</p> <p>DARLING COMMUNITY COMMITTEE</p> | <p>Included in public participation report.</p> |
| <p>Die vorige en huidige voorgestelde ontwikkeling, vir behuising, nie ten gunste was deur die gemeenskap en dat SWARTLAND MUNISIPALITIET ondermyn ons as gemeenskap</p> | <p>Noted.</p> |

| | |
|---|--|
| <p>(vind aangehegde dokumentasie).</p> <p>Die munisipaliteit met ons as gemeenskap raadpleeg en ontmoet, in die vorm van 'n publieke vergadering, en sodoende gesamentlik besluit waar alternatiewe grond beskikbaar sal wees vir sogenaamde voorgestelde ontwikkeling.</p> <p>Ons glo ook dat die ontwikkeling die sentiment van apartheid wegdra, apartheid mentaliteit van ontwikkeling, en dat die voorgestelde ontwikkeling vir behuising nader aan die CBD van ons dorp moet wees.</p> <p>Die ligging nie geskik is vir behuising nie, en alternatiewe grond beskikbaar gestel word.</p> <p>Dat die Departement van Omgewingsake, Weskaap en Nasionaal ingelig of in kennis gestel moet word oor ons as gemeenskap se bewaar/e en eise rakende die voorgestelde ontwikkeling.</p> <p>Ons verstaan nie die "listed activities" soos aangedui in die adverteensie geplaas en meer informasie moet verskaf word dmv die publieke vergadering.</p> <p>Soos in ons vorige beswaar gerig is die gemeenskap nie gekant teen enige behuisings projek nie maar wel die ligging en dat geen volledige informasie met ons gedeel was rakende die voorgestelde ontwikkeling nie, en dat ons erken sal word in hoe ontwikkeling sal plaasving in ons dorp.</p> | <p>It is noted that the community is against the development.</p> <p>Your notice of the meeting and objections to the development is noted.</p> <p>Your request that you requested a meeting with Swartland municipality is noted.</p> <p>Your comment with regards to apartheid planning is noted. However, the development proposed is included in the urban edge approved by the municipality. This was also reflected in the SDF and the proposed development is in line with the municipal planning policies.</p> <p>Noted that you are not against housing development. The detail and information requested will be included in the reports which will be circulated for 30 days comment.</p> |
| <p>Ons, die ondergetekende gemeenskapslede, vind aangeheg, van DARLING maak ten sterkste beswaar teen die beoogde bogenoemde voorstelling.</p> <p>Die gemeenskap was nooit erken ten tyde die prosesse wat gelei het tot die bogenoemde voorstelling nie.</p> <p>Volgens ons kennis en informasie was daar geen ongewings impak studie gedoen gegewe die bogenoemde voorstelling en dat die gemeenskap daadwerklik geken moet word in so 'n proses.</p> <p>Die bogenoemde voorstelling word beplan in die vleiland gebied wat dan ook gesondheids uitdagings vir ons gemeenskap in die gesig staar.</p> <p>Die Departement van omgewingsake, Wes - Kaap, moet erkenning gee aan die gemeenskap, geaffekteerde party, asook die Swartland Munisipaliteit.</p> <p>Ons as lede van die gemeenskap is nie gekant teenoor enige behuisings projek nie, maar daar moet alternatiewe grond geïdentifiseer word wat nie die gesondheid</p> | <p>Your objections are noted.</p> <p>No comment on this other than the area is included in the urban edge and indicated for development in the SDF. These SDF development must have followed a public participation process.</p> <p>This advert to which you requested to be registered is the EIA process.</p> <p>The "vleiland area" is situated outside the development area. The developable area was identified in specialist studies during the determination of the urban edge.</p> <p>Noted. You are registered as an Interested and Affected Party.</p> <p>Noted that you are not objecting to housing development, but that alternative area must be investigated. This area was included in urban edge and identified for development in the SDF. Swartland municipality is following the EIA process to assess this area in terms of development approval.</p> <p>Your request for a meeting between community, councillor and Swartland Municipality is noted. Swartland municipality will also follow a public</p> |

| | |
|--|---|
| <p>van mense of die voortbestaan van die omgewing sal belemmer nie.</p> <p>Graag vra die gemeenskapslede dat ons Wyksraadslid en die Munisipale amptenare publieke vergadering hou sodat ons meer kan ingelig word rakende die bogenoemde voorgestelde projek.</p> <p>Ons is nie kenners op die gebied van engineers, omgewingsake of geologiese insae nie.</p> <p>Ons hoor graag van u op ons versoek om nie voort te gaan met die bogenoemde voorstelling nie en dat daar op ons versoek aandag gegee sal word.</p> | <p>meeting with the community in terms of the rezoning application.</p> <p>Noted. The specialist in terms of the engineering, environment and geology will be included in the reports.</p> |
| <p>Ons, die ondergetekende gemeenskapslede, vind aangeheg, van DARLING het alreeds ten sterkste beswaar gemaak teen die beoogde bogenoemde voorstelling.</p> <p>Dit wil dan ook vir ons voorkom dat die munisipaliteit voort sal gaan met die bogenoemde voorstelling.</p> <p>Ons wil dit pertinent stel dat ons vertoe in 'n ernstige lig gesien moet word en dit blyk ook voorkom dat die munisipaliteit die gemeenskap se gesag ondermyn in hierdie voorstelling.</p> <p>Ons as lede van die gemeenskap is nie gekant teenoor enige behuisings projek nie, maar daar moet alternatiewe grond geïdentifiseer word wat nie die gesonheid van mense of die voortbestaan van die omgewing sal belemmer nie.</p> | <p>Your objection is noted.</p> <p>Yes, the municipality will follow the formal application process to seek approval for the proposed developments. In terms of the Environmental Authorization, all details in the report and in terms of the public participation will be provided to DEA&DP for in order to make a decision.</p> |
| <p>Swartland Municipality Response</p> | <p>The Swartland Municipality confirmation of following formal process which included public participation to approved the SDF which include this development and response to the community comments above is noted.</p> <p>These responses will be included in the application documents.</p> |

4. Provide a summary of any conditional aspects identified / highlighted by any Organs of State, which have jurisdiction in respect of any aspect of the relevant activity.

Heritage Western Cape

However, should any heritage resources, including evidence of graves and human burials, archaeological material and paleontological material be discovered during the execution of the activities above, all works must be stopped immediately and Heritage Western Cape must be notified without delay.

Note:

Even if pre-application public participation is undertaken as allowed for by Regulation 40(3), it must be undertaken in accordance with the requirements set out in Regulations 3(3), 3(4), 3(8), 7(2), 7(5), 19, 40, 41, 42, 43 and 44.

If the "exemption" option is selected above and no proof of the exemption decision is attached to this BAR, the application will be refused.

A list of all the potential I&APs, including the Organs of State, notified and a list of all the registered I&APs must be submitted with the BAR. The list of registered I&APs must be opened, maintained and made available to any person requesting access to the register in writing.

The BAR must be submitted to the Department when being made available to I&APs, including the relevant Organs of State and State Departments which have jurisdiction with regard to any aspect of the activity, for a commenting period of at least 30 days. Unless agreement to the contrary has been reached between the Competent Authority and the EAP, the EAP will be responsible for the consultation with the relevant State Departments in terms of Section 24O and Regulation 7(2) – which consultation must happen simultaneously with the consultation with the I&APs and other Organs of State.

All the comments received from I&APs on the BAR must be recorded, responded to and included in the Comments and Responses Report included as **Appendix F** of the BAR. If necessary, any amendments made in response to comments received must be effected in the BAR itself. The Comments and Responses Report must also include a description of the PPP followed.

The minutes of any meetings held by the EAP with I&APs and other role players wherein the views of the participants are recorded, must also be submitted as part of the public participation information to be attached to the final BAR as **Appendix F**.

Proof of all the notices given as indicated, as well as notice to I&APs of the availability of the Pre-Application BAR (if applicable), Draft BAR, and Revised BAR (if applicable) must be submitted as part of the public participation information to be attached to the BAR as **Appendix F**. In terms of the required "proof" the following must be submitted to the Department:

- a site map showing where the site notice was displayed, a 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 D: NEED AND DESIRABILITY

Note: Before completing this section, first consult this Department's Circular EADP 0028/2014 (dated 9 December 2014) on the "One Environmental Management System" and the EIA Regulations, 2014 (as amended), any subsequent Circulars, and guidelines available on the Department's website: <http://www.westerncape.gov.za/eadp>. In this regard, it must be noted that the *Guideline on Need and Desirability in terms of the Environmental Impact Assessment (EIA) Regulations, 2010* published by the national Department of Environmental Affairs on 20 October 2014 (GN No. 891 on Government Gazette No. 38108 refs) (available at: http://www.gov.za/sites/www.gov.za/files/38108_891.pdf) also applied to EIAs in terms of the EIA Regulations, 2014 (as amended).

| | | | |
|---|-----|----|----------------|
| 1. Is the development permitted in terms of the property's existing land use rights? | YES | NO | Please explain |
| The properties are located inside the designated urban edge and identified for residential development in the SDF, but a rezoning approval is required. | | | |
| 2. Will the development be in line with the following? | | | |
| (a) Provincial Spatial Development Framework ("PSDF"). | YES | NO | Please explain |
| Residential development on an area included in the urban edge and SDF for residential development. The proposed development is consistent with the PSDF as the application area is vacant and undeveloped land within the urban edge. The adjacent area is already developed ensuring available bulk infrastructure and the required density of 49 dwelling units will be achieved. | | | |
| (b) Urban edge / edge of built environment for the area. | YES | NO | Please explain |
| According to the SDP the area has been earmarked for future high-density residential development and is vacant and undeveloped municipal land. The proposed development area is located directly adjoining existing public streets and services, with the development to make use of the existing street network and connect to existing services that is located in this area. | | | |
| (c) Integrated Development Plan and Spatial Development Framework of the Local Municipality (e.g., would the approval of this application compromise the integrity of the existing approved and credible municipal IDP and SDF ?). | YES | NO | Please explain |
| According to the SDP the area has been earmarked for future high-density residential development and is vacant and undeveloped municipal land. The proposed development area is located directly adjoining existing public streets and services, with the development to make use of the existing street network and connect to existing services that is located in this area. | | | |
| (d) An Environmental Management Framework ("EMF") adopted by this Department. (e.g., Would the approval of this application compromise the integrity of the existing environmental management priorities for the area and if so, can it be justified in terms of sustainability considerations?) | YES | NO | Please explain |

| | | | |
|---|-----|----|----------------|
| No EMF adopted for area. | | | |
| (e) Any other Plans (e.g., Integrated Waste Management Plan (for waste management activities), etc.)). | YES | NO | Please explain |
| N/A | | | |
| 3. Is the land use (associated with the project being applied for) considered within the timeframe intended by the existing approved SDF agreed to by the relevant environmental authority (in other words, is the proposed development in line with the projects and programmes identified as priorities within the credible IDP)? | YES | NO | Please explain |
| According to the IDP the area has been earmarked for future high-density residential development and is vacant and undeveloped municipal land. The proposed development area is located directly adjoining existing public streets and services, with the development to make use of the existing street network and connect to existing services that is located in this area. | | | |
| 4. Should development, or if applicable, expansion of the town/area concerned in terms of this land use (associated with the activity being applied for) occur on the proposed site at this point in time? | YES | NO | Please explain |
| According to the IDP the area has been earmarked for future high-density residential development and is vacant and undeveloped municipal land. The proposed development area is located directly adjoining existing public streets and services, with the development to make use of the existing street network and connect to existing services that is located in this area. | | | |
| 5. Does the community/area need the project and the associated land use concerned (is it a societal priority)? (This refers to the strategic as well as local level (e.g., development is a National Priority, but within a specific local context it could be inappropriate.) | YES | NO | Please explain |
| The proposed residential infill even allow for a more compact urban form by utilising current vacant and undeveloped land within the urban area of Darling for urban development. There is a growing demand for medium income housing opportunities in Darling with various farmers which also require properties within the town for their farm workers. | | | |
| 6. Are the necessary services available together with adequate unallocated municipal capacity (at the time of application), or must additional capacity be created to cater for the project? (Confirmation by the relevant municipality in this regard must be attached to the BAR as Appendix E .) | YES | NO | Please explain |
| The proposed development will link to municipal services in Darling south of the site. Please refer to appendix E for confirmation of services. | | | |
| 7. Is this project provided for in the infrastructure planning of the municipality and if not, what will the implication be on the infrastructure planning of the municipality (priority and placement of services and opportunity costs)? (Comment by the relevant municipality in this regard must be attached to the BAR as Appendix E .) | YES | NO | Please explain |
| The proposed development will link to municipal services in Darling south of the site. Please refer to Appendix E for confirmation of services. | | | |
| 8. Is this project part of a national programme to address an issue of national concern or importance? | YES | NO | Please explain |
| The IDP (2017-2022) identified that 17 531 households is in need of housing. Therefore, there is this still a substantial housing need for the community of Darling. | | | |
| 9. Do location factors favour this land use (associated with the development proposal and associated listed activity(ies) applied for) at this place? (This relates to the contextualisation of the proposed land use on the proposed site within its broader context.) | YES | NO | Please explain |
| According to the IDP the area has been earmarked for future high-density residential development and is vacant and undeveloped municipal land. The proposed development area is located directly adjoining existing public streets and services, with the development to make use of the existing street network and connect to existing services that is located in this area. | | | |
| 10. Will the development proposal or the land use associated with the development proposal applied for, impact on sensitive natural and cultural areas (built and rural/natural environment)? | YES | NO | Please explain |
| Rivers and Ecological Support Areas will be potentially impacted on but this can be managed through the implementation of an EMP. | | | |
| 11. Will the development impact on people's health and well-being (e.g., in terms of noise, odours, visual character and 'sense of place', etc.)? | YES | NO | Please explain |
| The project will have a positive effect on housing provision to the local communities. The visual character / sense of place will change from its current state as degraded and undeveloped municipal land to that similar to the existing residential area adjacent to the proposed development. | | | |
| 12. Will the proposed development or the land use associated with the proposed development applied for, result in unacceptable opportunity costs? | YES | NO | Please explain |
| According to the IDP the area has been earmarked for future high-density residential development and is vacant and undeveloped municipal land. The proposed development area is located | | | |

directly adjoining existing public streets and services, with the development to make use of the existing street network and connect to existing services that is located in this area.

13. What will the **cumulative impacts** (positive and negative) of the proposed land use associated with the development proposal and associated listed activity(ies) applied for, be?

Physical Environment

The proposed action will not have a significant adverse cumulative effect on soils, groundwater resources, historic, cultural, and archaeological resources, or scenic and visual resources. The proposed action will impact on an ecological support area and river. The proposed development will not be a potential source of contamination to the underlying groundwater and will cause no significant degradation of the potable drinking water supply if the recommended mitigation measures as made by specialists are implemented. The proposed construction will contribute during the construction phase to higher noise levels, which is by its nature short term.

Socio-Economic Environment

The proposed action will not have a significant adverse cumulative impact on population or traditional customs and practices. The proposed action will provide much needed formal housing structures and services to the community.

Public Facilities and Services

The proposed action will not have a significant cumulative impact on transport facilities, power and solid waste systems. Will further have no significant cumulative impact on communications, or other public services such as schools, recreational facilities, police, fire protection, or emergency services.

| | | | |
|---|-----|-------------------------------------|----------------|
| 14. Is the development the best practicable environmental option for this land/site? | YES | <input checked="" type="radio"/> NO | Please explain |
|---|-----|-------------------------------------|----------------|

According to the IDP the area has been earmarked for future high-density residential development and is vacant and undeveloped municipal land. The proposed development area is located directly adjoining existing public streets and services, with the development to make use of the existing street network and connect to existing services that is located in this area.

| | |
|---|----------------|
| 15. What will the benefits be to society in general and to the local communities? | Please explain |
|---|----------------|

This much needed development will make a contribution to the local economy and human wellbeing by improving the lives of the community and providing much needed housing and job opportunities.

| | |
|--|----------------|
| 16. Any other need and desirability considerations related to the proposed development? | Please explain |
|--|----------------|

N/A

17. Describe how the **general objectives of Integrated Environmental Management** as set out in Section 23 of the NEMA have been taken into account:

All decisions during the planning and assessment by all involved for the activity promote the integration of the principles of environmental management set out in section 2 to minimize and mitigate any significant effect on the environment. All these mitigations and management measures must be included as EA conditions and into the EMP. All involved in the planning and design identify, predict and evaluate the actual and potential impact on the environment, socio-economic conditions and cultural heritage. The risks and consequences and alternatives and options for mitigation of activities, with a view to minimising negative impacts, maximising benefits, and promoting compliance with the principles of environmental management set out in section 2 were taken in consideration and used in the assessments, mitigations and recommendations throughout this report. All specialists involved in the planning and design of the activity are independent and ensured that the effects of the activities on the environment receive adequate consideration before recommendations and actions taken in connection with them are proposed to be included in the EA conditions and EMP. Adequate and appropriate opportunity for public participation is provided and included in Appendix F as per the guidelines and regulations in decisions that may affect the environment. The consideration of environmental attributes in management and decision making which may have a significant effect on the environment was ensured. The modes of environmental management best suited to ensure that a particular activity is pursued in accordance with the principles of environmental management set out in section 2, was identified and employed. Refer to section below.

18 Describe how the **principles of environmental management** as set out in Section 2 of the NEMA have been taken into account:

A public participation process as described in the legislation and guidelines is followed. Refer to Appendix F. The proposed development will not result in significant vegetation clearing or loss and should not lead to the loss of any conservation worthy species or habitat and ecological functioning. The opinion of the EAP concludes that this development should not result in the loss of any species.

The proposed development will not disturb the sites that constitute the nation's cultural heritage. The proposed development will not exceed or exploit renewable resources to an extent that they reach a level beyond which their integrity is jeopardised. A risk-averse and caution first approach is being applied. All impacts and aspects were assessed and identified. An environmental management programme and maintenance management plan is included. This will guide the responsibilities in execution as stipulated above. The social, economic and environmental impacts of activities, including disadvantages and benefits, were considered, assessed and evaluated, and decisions are appropriate in the light of such consideration and assessment.

SECTION E: DETAILS OF ALL THE ALTERNATIVES CONSIDERED

Note: Before completing this section, first consult this Department's Circular EADP 0028/2014 (dated 9 December 2014) on the "One Environmental Management System" and the EIA Regulations, 2014 (as amended), any subsequent Circulars, and guidelines available on the Department's website <http://www.westerncape.gov.za/eadp>.

The EIA Regulations, 2014 (as amended) defines "alternatives" as "in relation to a proposed activity, means different means of fulfilling the general purpose and requirements of the activity, which may include alternatives to the—

(a) property on which or location where the activity is proposed to be undertaken;

(b) type of activity to be undertaken;

(c) design or layout of the activity;

(d) technology to be used in the activity; or

(e) operational aspects of the activity;

(f) and includes the option of not implementing the activity;"

The NEMA (section 24(4)(a) and (b) of the NEMA, refers) prescribes that the procedures for the investigation, assessment and communication of the potential consequences or impacts of activities on the environment must, *inter alia*, with respect to every application for environmental authorisation –

- ensure that the general objectives of integrated environmental management laid down in the NEMA and the National Environmental Management Principles set out in the NEMA are taken into account; and
- include an investigation of the potential consequences or impacts of the alternatives to the activity on the environment and assessment of the significance of those potential consequences or impacts, including the option of not implementing the activity.

The general objective of integrated environmental management (section 23 of NEMA, refers) is, *inter alia*, to "identify, predict and evaluate the actual and potential impact on the environment, socio-economic conditions and cultural heritage, the risks and consequences and alternatives and options for mitigation of activities, with a view to minimising negative impacts, maximising benefits, and promoting compliance with the principles of environmental management" set out in the NEMA.

The identification, evaluation, consideration and comparative assessment of alternatives directly relate to the management of impacts. Related to every identified impact, alternatives, modifications or changes to the activity must be identified, evaluated, considered and comparatively considered to:

- in terms of negative impacts, firstly avoid a negative impact altogether, or if avoidance is not possible alternatives to better mitigate, manage and remediate a negative impact and to compensate for/offset any impacts that remain after mitigation and remediation; and
- in terms of positive impacts, maximise impacts.

1. DETAILS OF THE IDENTIFIED AND CONSIDERED ALTERNATIVES AND INDICATE THOSE ALTERNATIVES THAT WERE FOUND TO BE FEASIBLE AND REASONABLE

Note: A full description of the investigation of alternatives must be provided and motivation if no reasonable or feasible alternatives exists.

(a) Property and **location/site** alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts, or detailed motivation if no reasonable or feasible alternatives exist:

Alternatives on the property were considered as part of the urban edge establishment process and planning process. Infrastructure and the water course to the west was taken in consideration. The urban edge that was approved was also taken in consideration. The urban layout was designed and placed to link to existing services, falls inside the urban edge approved and avoid the water course and sensitive terrestrial ecological areas as was assessed and incorporated into the approval of the urban edge process.

According to the IDP the area has been earmarked for future high-density residential development and is vacant and undeveloped municipal land. The proposed development area is located directly adjoining existing public streets and services, with the development to make use of the existing street network and connect to existing services that is located in this area. This is an infill development on an area included in the urban edge and SDF for residential development. The proposed development is consistent with the PSDF as the application area is vacant and undeveloped land within the urban edge. The adjacent area is already developed ensuring available bulk infrastructure and the required density of 49 dwelling units will be achieved.

The IDP indicated that the demand for housing, especially affordable housing is high. The IDP (2017-2022) identified that 17 531 households is in need of housing. Therefore, there is still a substantial housing need for the community of Darling. The municipality have developed a Human settlements plan and consultations were conducted in the community on the various types of housing projects planned for the area and the revised plan will be communicated in future. The housing development is therefore in line with the Human Settlements Plan which is instrumented to comply with the policies of national legislation and policy frameworks concerned with housing and the Western Cape Human Settlement Plan. It is the municipality's aim to develop sustainable human settlements to improve the quality of household life by providing access to adequate accommodation that is suitable, relevant, appropriately located, affordable and fiscally sustainable. When analyzing the reasons people choose to live where they live, the top three priorities are; affordability, is it a safe neighborhood, and is there access to good schools. It is incumbent on us as municipalities to develop housing projects and use schools and other social and economic facilities as anchors for all neighborhood development plans – in that way the current site was highly ranked as a preferred site for the project. It is for the reasons above that no other property alternative has been considered in terms of this application.

(b) **Activity** alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts, or detailed motivation if no reasonable or feasible alternatives exist:

No other activity alternatives were assessed as no feasible or reasonable activity exists. There is a need for residential and housing within the community and no other alternative activities was assessed as they are not feasible or reasonable. Please see motivation regarding needs and desirability above.

(c) **Design or layout** alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts, or detailed motivation if no reasonable or feasible alternatives exist:

The layout presented in this pre-application BAR has been informed by the Municipality, Specialists, engineers and Planners. The decision for this layout has gone through rigorous workshops by all stakeholder taking into account need and desirability, environmental and adjacent urban constraints in relation to the proposed development. The adjacent river, storm water channels and adjacent residential area severely limit the layout options.

It is for this reason that the proposal presented in this application is the only reasonable and feasible layout alternative other than the no-go alternative.

- (d) **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, or detailed motivation if no reasonable or feasible alternatives exist:

The only technological alternatives assessed and considered, were the use of electricity conservation.

Electricity:

- Use of energy efficient equipment;
- CFL's must be used to save energy cost where possible;
- Fluorescent lighting must be used in communal spaces where possible.

- (e) **Operational** alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts, or detailed motivation if no reasonable or feasible alternatives exist:

Operational alternatives were not assessed as they are not feasible or reasonable. The only operational activity applicable to the development relates to maintenance.

- (f) The option of **not implementing** the activity (the 'No-Go' Option):

The No-Go option will result in the site remaining as is, undeveloped municipal land inside the urban edge.

- (g) **Other** alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts, or detailed motivation if no reasonable or feasible alternatives exist:

NA

- (h) Provide a **summary** of all alternatives investigated and the outcome of each investigation:

Location - Alternatives on the property were considered as part of the urban edge establishment process and planning process. Infrastructure and the water course to the west was taken in consideration. The urban edge that was approved was also taken in consideration. The urban layout was designed and placed to link to existing services, falls inside the urban edge approved and avoid the water course and sensitive terrestrial ecological areas as was assessed and incorporated into the approval of the urban edge process.

According to the IDP the area has been earmarked for future high-density residential development and is vacant and undeveloped municipal land. The proposed development area is located directly adjoining existing public streets and services, with the development to make use of the existing street network and connect to existing services that is located in this area. This is an infill development on an area included in the urban edge and SDF for residential development. The proposed development is consistent with the PSDF as the application area is vacant and undeveloped land within the urban edge. The adjacent area is already developed ensuring available bulk infrastructure and the required density of 49 dwelling units will be achieved.

The IDP indicated that the demand for housing, especially affordable housing is high. The IDP (2017-2022) identified that 17 531 households is in need of housing. Therefore, there is still a substantial housing need for the community of Darling. The municipality have developed a Human settlements plan and consultations were conducted in the community on the various types of housing projects planned for the area and the revised plan will be communicated in future. The housing development is therefore in line with the Human Settlements Plan which is instrumented to comply with the policies of national legislation and policy frameworks concerned with housing and the Western Cape Human Settlement Plan. It is the municipality's aim to develop sustainable human settlements to improve the quality of household life by providing access to adequate accommodation that is suitable, relevant, appropriately located, affordable and fiscally sustainable. When analyzing the reasons people choose to live where they live, the top three priorities are; affordability, is it a safe neighborhood, and is there access to good schools. It is incumbent on us as municipalities to develop housing projects and use schools and other social and economic facilities as anchors for all neighborhood development plans – in that way the current site was highly ranked as a preferred site for the project. It is for the reasons above that no other property alternative has been considered in terms of this application.

Activity - No other activity alternatives were assessed as no feasible or reasonable activity exists. There is a need for residential and housing within the community and no other alternative activities was assessed as they are not feasible or reasonable. Please see motivation regarding needs and desirability above.

Layout - The layout presented in this pre-application BAR has been informed by the Municipality, Specialists, engineers and Planners. The decision for this layout has gone through rigorous workshops by all stakeholder taking into account need and desirability, environmental and adjacent urban constraints in relation to the proposed development. The adjacent river, storm water channels and adjacent residential area severely limit the layout options.

It is for this reason that the proposal presented in this application is the only reasonable and feasible layout alternative other than the no-go alternative.

Technology - The only technological alternatives assessed and considered, were the use of electricity conservation.

Electricity:

- Use of energy efficient equipment;
- CFL's must be used to save energy cost where possible;
- Fluorescent lighting must be used in communal spaces where possible.

Operational - Operational alternatives were not assessed as they are not feasible or reasonable. The only operational activity applicable to the development relates to maintenance.

No-Go - The No-Go option will result in the site remaining as is, undeveloped municipal land inside the urban edge.

- (i) Provide a detailed **motivation for not further considering** the alternatives that were found not feasible and reasonable, including a description and proof of the investigation of those alternatives:

Refer to points (a) – (f) above.

2. PREFERRED ALTERNATIVE

- (a) Provide a **concluding statement** indicating the preferred alternative(s), including preferred location, site, activity and technology for the development.

The proposed development consists of residential erven along existing road network and supporting infrastructure inside the urban edge of Darling. The Development will include the following:

- Subdivision of portion of Erven 551, 950 and 798 to separate the development area from the remainders
- Closure of the public open spaces on portions of Erf 950, 798 and Erven 1022 and 784.
- The rezoning of the different portions from Open Space Zone 1 (parts of erven 950 and 798 and erven 1022 and 784) and Agricultural Zone (Erf 551) to Subdivisional Area to allow for the different zonings within the development including Residential Zone 2: Medium Density, Open Space Zone 1 and Transport Zone 2.
- The consolidation of all the development erven into one development erf and subdivision of development erf to allow for:
 - 49 Residential Zone 2: Medium Density erven, varying in size between 300m² and 480m². (±1.5877ha)
 - 7 Open Space Zone 1 erven (±9210m²)
 - 3 Transport Zone 2 erven as road portions (±3537m²)
 - 2m around Irrigation Pipeline

Total Development area: ±2.8624ha

SECTION F: ENVIRONMENTAL ASPECTS ASSOCIATED WITH THE ALTERNATIVES

Note: The information in this section must be DUPLICATED for all the feasible and reasonable ALTERNATIVES.

1. DESCRIBE THE ENVIRONMENTAL ASPECTS ASSOCIATED WITH THE PROPOSED DEVELOPMENT AND ITS ALTERNATIVES, FOCUSING ON THE FOLLOWING:

(a) Geographical, geological and physical aspects:

The proposed action will not have a significant adverse cumulative effect on topography, slopes, soils and groundwater resources, if operational and construction mitigation measures are implemented.

The sensitive natural and cultural land uses were assessed during the EIA process and the development layout is designed according to such parameters.

The only sensitive physical aspect identified on site is the non-perennial river. Mitigation measures to minimise impact on the river have been addressed in the site development plans and environmental management plan.

(b) Ecological aspects:

| | | |
|--|-----|----|
| Will the proposed development and its alternatives have an impact on CBAs or ESAs? If yes, please explain: Also include a description of how the proposed development will influence the quantitative values (hectares/percentage) of the categories on the CBA/ESA map. | YES | NO |
| <p>The natural vegetation on site is classified as Swartland Granite Renosterveld, Critically Endangered. The impacted area is undeveloped and vacant municipal land with open storm water channels. A portion of the site was planted pastures (perennial) according to the Crop Census 2017/18 (Winter).</p> <p>The Non-perennial river that adjacent to the site has been identified as a Watercourse Ecological Support Area (ESA2 Restore) and the terrestrial areas to the west of the site as Critical Biodiversity Areas (Terrestrial) in latest Western Cape Biodiversity Spatial Plan (2017).</p> <p><u>Residential site: ±2.8624 ha:</u></p> <ul style="list-style-type: none"> • Erf 551 = 10% ESA2, Watercourse AND 50% CBA terrestrial • Erf 784 = 30% ESA2, Watercourse AND 10% CBA terrestrial • Erf1022 and Erf 798= 100% ESA2, Watercourse • Erf 950 = 50% ESA2, Watercourse | | |
| Will the proposed development and its alternatives have an impact on terrestrial vegetation, or aquatic ecosystems (wetlands, estuaries or the coastline)? If yes, please explain: | YES | NO |
| <p>A moderate amount of degraded terrestrial vegetation will be cleared / lost as a result of the proposed development.</p> <p>There will be an impact on any aquatic ecosystems due to the proximity of the Residential development to the river.</p> | | |
| Will the proposed development and its alternatives have an impact on any populations of threatened plant or animal species, and/or on any habitat that may contain a unique signature of plant or animal species? If yes, please explain: | YES | NO |
| <p>Some CBA and ESA areas will be impacted upon. Swartland Granite Renosterveld, Critically Endangered vegetation type and is associated with the Non-perennial River.</p> <p>Describe the manner in which any other biological aspects will be impacted:</p> <p>A moderate amount of degraded terrestrial vegetation will be cleared / lost as a result of the proposed development.</p> <p>There will be an impact on any aquatic ecosystems due to the proximity of the Residential development to the river. Impacts include pollution due to stormwater runoff and siltation.</p> | | |
| Will the proposed development also trigger section 63 of the NEM: ICMA? | YES | NO |

If yes, describe the following:

- (i) the extent to which the applicant has in the past complied with similar authorisations;
- (ii) whether coastal public property, the coastal protection zone or coastal access land will be affected, and if so, the extent to which the proposed development proposal or listed activity is consistent with the purpose for establishing and protecting those areas;
- (iii) the estuarine management plans, coastal management programmes, coastal management lines and coastal management objectives applicable in the area;
- (iv) the likely socio-economic impact if the listed activity is authorised or is not authorised;
- (v) the likely impact of coastal environmental processes on the proposed development;
- (vi) whether the development proposal or listed activity—
 - (a) is situated within coastal public property and is inconsistent with the objective of conserving and enhancing coastal public property for the benefit of current and future generations;
 - (b) is situated within the coastal protection zone and is inconsistent with the purpose for which a coastal protection zone is established as set out in section 17 of NEM: ICMA;
 - (c) is situated within coastal access land and is inconsistent with the purpose for which coastal access land is designated as set out in section 18 of NEM: ICMA;
 - (d) is likely to cause irreversible or long-lasting adverse effects to any aspect of the coastal environment that cannot satisfactorily be mitigated;
 - (e) is likely to be significantly damaged or prejudiced by dynamic coastal processes;
 - (f) would substantially prejudice the achievement of any coastal management objective; or
 - (g) would be contrary to the interests of the whole community;
- (vii) whether the very nature of the proposed activity or development requires it to be located within coastal public property, the coastal protection zone or coastal access land;
- (viii) whether the proposed development will provide important services to the public when using coastal public property, the coastal protection zone, coastal access land or a coastal protected area; and
- (ix) the objects of NEM: ICMA, where applicable.

N/A

(c) Social and Economic aspects:

| | | |
|--|---------|---------|
| What is the expected capital value of the project on completion? | R | Unknown |
| What is the expected yearly income or contribution to the economy that will be generated by or as a result of the project? | R | N/A |
| Will the project contribute to service infrastructure? | YES | NO |
| Is the project a public amenity? | YES | NO |
| How many new employment opportunities will be created during the development phase? | Unknown | |
| What is the expected value of the employment opportunities during the development phase? | R | Unknown |
| What percentage of this will accrue to previously disadvantaged individuals? | N/A % | |
| How will this be ensured and monitored (please explain): | | |
| Will make use of local and respected contractors as far as possible. For specialised equipment and installations, outside specialist resources will be used. Preference will be giving to employment of local Darling residents. Swartland Municipality always apply BEE policy and legislation in their tender process. | | |
| How many permanent new employment opportunities will be created during the operational phase of the project? | 0 | |
| What is the expected current value of the employment opportunities during the first 10 years? | R | NA |
| What percentage of this will accrue to previously disadvantaged individuals? | NA % | |
| How will this be ensured and monitored (please explain): | | |
| N/A | | |
| Any other information related to the manner in which the socio-economic aspects will be impacted: | | |
| N/A | | |

(d) Heritage and Cultural aspects:

Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999), is applicable to the proposed development as the re-zoning of the site exceeds 10 000 m² in extent, will change the character of a site exceeding 5 000m² in extent and involving three or more existing erven or subdivisions thereof. No archaeologically significant resources were found during the foot survey. The development will not impact on any national estate referred to in section 3(2) of the National Heritage Resources Act, 1999 or impact on any building or structure older than 60 years in any way.

2. WASTE AND EMISSIONS

(a) Waste (including effluent) management

| | | |
|---|--------------------------|----|
| Will the development proposal produce waste (including rubble) during the development phase? | YES | NO |
| If yes, indicate the types of waste (actual type of waste, e.g. oil, and whether hazardous or not) and estimated quantity per type? | Approx. 10m ³ | |
| Rubble and standard construction waste. | | |

| | | |
|--|---|----|
| Will the development proposal produce waste during its operational phase? | YES | NO |
| If yes, indicate the types of waste (actual type of waste, e.g. oil, and whether hazardous or not) and estimated quantity per type? | Approximately 1m ³ per residential unit per week. | |
| Domestic waste associated with residential developments. No hazardous waste is expected to be generated and waste will be normal household waste. Refuse removal will be done by the Langeberg Municipality as part of their normal services provided. | | |

| | | |
|--|--------------------------|----|
| Will the development proposal require waste to be treated / disposed of onsite? | YES | NO |
| If yes, indicate the types of waste (actual type of waste, e.g. oil, and whether hazardous or not) and estimated quantity per type per phase of the proposed development to be treated/disposed of? | N/A m ³ | |
| If no, where and how will the waste be treated / disposed of? Please explain. Indicate the types of waste (actual type of waste, e.g. oil, and whether hazardous or not) and estimated quantity per type per phase of the proposed development to be treated/disposed of? | Approx. 10m ³ | |
| Local licenced landfill | | |
| Has the municipality or relevant authority confirmed that sufficient capacity exists for treating / disposing of the waste to be generated by the development proposal? If yes, provide written confirmation from the municipality or relevant authority. | YES | NO |
| Will the development proposal produce waste that will be treated and/or disposed of at another facility other than into a municipal waste stream? | YES | NO |
| If yes, has this facility confirmed that sufficient capacity exists for treating / disposing of the waste to be generated by the development proposal? Provide written confirmation from the facility. | YES | NO |
| Does the facility have an operating license? (If yes, please attach a copy of the licence.) | YES | NO |
| Facility name: | | |
| Contact person: | | |
| Cell: | Postal address: | |
| Telephone: | Postal code: | |
| Fax: | E-mail: | |

| |
|---|
| Describe the measures that will be taken to reduce, reuse or recycle waste: |
| N/A |

(b) Emissions into the atmosphere

| | | |
|--|-----|----------------|
| Will the development proposal produce emissions that will be released into the atmosphere? | YES | NO |
| If yes, does this require approval in terms of relevant legislation? | YES | NO |
| If yes, what is the approximate volume(s) of emissions released into the atmosphere? | N/A | m ³ |
| Describe the emissions in terms of type and concentration and how these will be avoided/managed/treated/mitigated: | | |
| N/A | | |

3. WATER USE

(a) Indicate the source(s) of water for the development proposal by highlighting the appropriate box(es).

| | | | | | |
|-----------|-------------|-------------|-------------------------------|-------|-----------------------------------|
| Municipal | Water board | Groundwater | River, Stream, Dam or Lake | Other | The project will not use water |
|-----------|-------------|-------------|-------------------------------|-------|-----------------------------------|

Note: Provide proof of assurance of water supply (e.g. Letter of confirmation from the municipality / water user associations, yield of borehole)

| | | |
|--|-----|----------------|
| (b) If water is to be extracted from a groundwater source, river, stream, dam, lake or any other natural feature, please indicate the volume that will be extracted per month: | N/A | m ³ |
|--|-----|----------------|

| | | |
|---|-----|----|
| (c) Does the development proposal require a water use permit / license from DWS? | YES | NO |
| If yes, please submit the necessary application to the DWS and attach proof thereof to this application as an Appendix. | | |

(d) Describe the measures that will be taken to reduce water demand, and measures to reuse or recycle water:

N/A

4. POWER SUPPLY

(a) Describe the source of power e.g. municipality / Eskom / renewable energy source.

Eskom

(b) If power supply is not available, where will power be sourced?

N/A

5. ENERGY EFFICIENCY

(a) Describe the design measures, if any, that have been taken to ensure that the development proposal will be energy efficient:

N/A

(b) Describe how alternative energy sources have been taken into account or been built into the design of the project, if any:

N/A

6. TRANSPORT, TRAFFIC AND ACCESS

Describe the impacts in terms of transport, traffic and access.

Increased traffic due to the construction activities requiring vehicles to come onto and leave the site.

The municipality has confirmed that during the operational phase, there is adequate infrastructure to accommodate the traffic from the proposed development.

7. NUISANCE FACTOR (NOISE, ODOUR, etc.)

Describe the potential nuisance factor or impacts in terms of noise and odours.

Due to construction machinery during the construction/development phase. Construction machinery may cause noise disturbance to the directly adjacent land users/ owners. It is not anticipated that the noise will be considerable and will only be temporary. Noise due to construction activities is unlikely to cause a nuisance to adjacent residential areas.

Note: Include impacts that the surrounding environment will have on the proposed development.

8. OTHER

N/A

SECTION G: IMPACT ASSESSMENT, IMPACT AVOIDANCE, MANAGEMENT, MITIGATION AND MONITORING MEASURES

1. METHODOLOGY USED IN DETERMINING AND RANKING ENVIRONMENTAL IMPACTS AND RISKS ASSOCIATED WITH THE ALTERNATIVES

- (a) Describe the **methodology** used in determining and ranking the nature, significance consequences, extent, duration and probability of potential environmental impacts and risks associated with the proposed development and alternatives.

| The assessment criteria were developed based on the Department of Environmental Affairs's Integrated Environmental Management Series guideline documents. | | | |
|---|---|---------|--|
| Criteria | Description | | |
| Nature | a description of what causes the effect, what will be affected, and how it will be affected. | | |
| | Type | Score | Description |
| Extent (E) | None (No) | 1 | Footprint |
| | Site (S) | 2 | On site or within 100 m of the site |
| | Local (L) | 3 | Within a 20 km radius of the centre of the site |
| | Regional (R) | 4 | Beyond a 20 km radius of the site |
| | National (Na) | 5 | Crossing provincial boundaries or on a national / land wide scale |
| Duration (D) | Short term (S) | 1 | 0 – 1 years |
| | Short to medium (S-M) | 2 | 2 – 5 years |
| | Medium term (M) | 3 | 5 – 15 years |
| | Long term (L) | 4 | > 15 years |
| | Permanent(P) | 5 | Will not cease |
| Magnitude (M) | Small (S) | 0 | will have no effect on the environment |
| | Minor (Mi) | 2 | will not result in an impact on processes |
| | Low (L) | 4 | will cause a slight impact on processes |
| | Moderate (Mo) | 6 | processes continuing but in a modified way |
| | High (H) | 8 | processes are altered to the extent that they temporarily cease |
| | Very high (VH) | 10 | results in complete destruction of patterns and permanent cessation of processes. |
| Probability (P) the likelihood of the impact actually occurring. Probability is estimated on a scale, and a score assigned | Very improbable (VP) | 1 | probably will not happen |
| | Improbable (I) | 2 | some possibility, but low likelihood |
| | Probable (P) | 3 | distinct possibility |
| | Highly probable (HP) | 4 | most likely |
| | Definite (D) | 5 | impact will occur regardless of any prevention measures |
| Significance (S) | Determined through a synthesis of the characteristics described above: S = (E+D+M) x P | | |
| | Significance can be assessed as low, medium or high | | |
| Low: < 30 points: | The impact would not have a direct influence on the decision to develop in the area | | |
| Medium: 30 – 60 points: | The impact could influence the decision to develop in the area unless it is effectively mitigated | | |
| High: > 60 points: | The impact must have an influence on the decision process to develop in the area | | |
| No significance | When no impact will occur or the impact will not affect the environment | | |
| Status | Positive (+) | | Negative (-) |
| | | | |
| The degree to which the impact can be reversed | Completely reversible (R) | 90-100% | The impact can be mostly to completely reversed with the implementation of the correct mitigation and rehabilitation measures. |
| | Partly reversible (PR) | 6-89% | The impact can be partly reversed providing that mitigation measures as stipulated in the EMP are implemented and rehabilitation measures are undertaken |
| | Irreversible (IR) | 0-5% | The impact cannot be reversed, regardless of the mitigation or rehabilitation measures taking place |
| The degree to which the impact may cause irreplaceable loss of resources | Resource will not be lost (R) | 1 | The resource will not be lost or destroyed provided that mitigation and rehabilitation measures as stipulated in the EMP are implemented |
| | Resource may be partly destroyed (PR) | 2 | Partial loss or destruction of the resources will occur even though all management and mitigation measures as stipulated in the EMP are implemented |
| | Resource cannot be replaced (IR) | 3 | The resource cannot be replaced no matter which management or mitigation measures are implemented. |
| The degree to which the impact can be mitigated | Completely mitigatable (CM) | 1 | The impact can be completely mitigated providing that all management and mitigation measures as stipulated in the EMP are implemented |

| | | | |
|--|-------------------------|---|--|
| | Partly mitigatable (PM) | 2 | The impact cannot be completely mitigated even though all management and mitigation measures as stipulated in the EMP are implemented. Implementation of these measures will provide a measure of mitigatibility |
| | Un-mitigatable (UM) | 3 | The impact cannot be mitigated no matter which management or mitigation measures are implemented. |

(b) Please describe any gaps in knowledge.

EAP is only knowledgeable with regards to the environmental and ecosystems aspects.

(c) Please describe the underlying assumptions.

In undertaking the investigation and compiling this report, the following has been assumed:

- The information provided by the client and all specialists is accurate and unbiased;
- The scope of this investigation is to assess the direct and cumulative environmental impacts associated with the development; and
- Should the proposed project be authorised, the applicant will incorporate the recommendations and mitigation measures outlined in this BAR, the EMP and the EA into the detailed design and construction contract specifications and operational management system for the proposed project.

(d) Please describe the uncertainties.

None at this stage.

(e) Describe adequacy of the assessment methods used.

Based on the EAP's assessment information was provided to address the concerns and assess the impacts of the proposed development on the environment. Information as provided by the applicant and as collected by the EAP during site surveys etc. has been used to inform the current development proposals.

2. IDENTIFICATION, ASSESSMENT AND RANKING OF IMPACTS TO REACH THE PROPOSED ALTERNATIVES INCLUDING THE PREFERRED ALTERNATIVE WITHIN THE SITE

Note: In this section the focus is on the identified issues, impacts and risks that influenced the identification of the alternatives. This includes how aspects of the receiving environment have influenced the selection.

(a) List the identified impacts and risks for each alternative.

| | |
|----------------|--|
| Alternative 1: | <p>Impact Summary</p> <p>Construction phase:</p> <ul style="list-style-type: none"> • Soil erosion and dust (Low impact before mitigation and low impact with mitigation measures); • Increase in storm water / waste water run-off (Low impact before mitigation and low impact with mitigation measures); • Surface and underground water pollution (Medium impact before mitigation and low impact with mitigation measures); • Disturbance to subsurface geological layers (Low impact before mitigation and low impact with mitigation measures); • Impact on sensitive environment specifically the river and wetland (Medium impact before mitigation and medium impact with mitigation measures); • Degradation / loss of naturally occurring / indigenous flora and habitats (Medium impact before mitigation and low impact with mitigation measures); • Increase in jobs (POSITIVE) • Crime (Low impact before mitigation and low impact with mitigation measures); • Traffic (Low impact before mitigation and low impact with mitigation measures); • Waste / Litter Crime (Low impact before mitigation and low impact with mitigation measures); |
|----------------|--|

| | |
|--------------------|---|
| | <ul style="list-style-type: none"> • Noise (Low impact before mitigation and low impact with mitigation measures); • Visual impacts (Low impact before mitigation and low impact with mitigation measures); <p>Operational phase:</p> <ul style="list-style-type: none"> • Increase in storm water / waste water run-off (Low impact before mitigation and low impact with mitigation measures); • Impact on sensitive environment specifically the river and wetland (Medium impact before mitigation and low impact with mitigation measures); • Crime (Low impact before mitigation and low impact with mitigation measures); • Waste collection / removal (POSITIVE) • Housing provision (POSITIVE) <p>Decommissioning phase:</p> <ul style="list-style-type: none"> • Similar to impacts associated with construction phase. <p>The No-Go Option - The No-Go option will result in the site remaining as it is presently, vacant and undeveloped municipal land. A look at the Need and Desirability input will both indicate popular local support for both the concept and place as manifested in IDP etc.</p> |
| No-go Alternative: | <p>The No-Go option will result in the site remaining as is presently.</p> <p>Impact Summary – No-Go alternative</p> <p>Operational phase:</p> <ul style="list-style-type: none"> • Soil erosion (Medium impact before mitigation and medium impact with mitigation measures); • Water pollution (High impact before mitigation and high impact with mitigation measures); <p>Impact on sensitive environment specifically the river and wetland (Medium impact before mitigation and medium impact with mitigation measures);</p> |

(b) Describe the impacts and risks identified for each alternative, including the nature, significance, consequence, extent, duration and probability of the impacts, including the degree to which these impacts can be reversed; may cause irreplaceable loss of resources; and can be avoided, managed or mitigated.

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 has to select the relevant impacts identified in blue in the table below for each alternative and repeat the table for each impact and risk).

Note: The EAP may decide to include this section as Appendix J to the BAR.

PLEASE SEE APPENDIX J

(c) Provide a summary of the site selection matrix.

The property and layout were the only alternative considered against the no-go alternative based on the motivation provided as per Section E.

(d) Outcome of the site selection matrix.

Impact Summary

Construction phase:

- Soil erosion and dust (**Low impact before mitigation and low impact with mitigation measures**);
- Increase in storm water / waste water run-off (**Low impact before mitigation and low impact with mitigation measures**);
- Surface and underground water pollution (**Medium impact before mitigation and low**

impact with mitigation measures);

- Disturbance to subsurface geological layers (**Low impact before mitigation and low impact with mitigation measures);**
- Impact on sensitive environment specifically the river and wetland (**Medium impact before mitigation and medium impact with mitigation measures);**
- Degradation / loss of naturally occurring / indigenous flora and habitats (**Medium impact before mitigation and low impact with mitigation measures);**
- Increase in jobs (POSITIVE)
- Crime (**Low impact before mitigation and low impact with mitigation measures);**
- Traffic (**Low impact before mitigation and low impact with mitigation measures);**
- Waste / Litter Crime (**Low impact before mitigation and low impact with mitigation measures);**
- Noise (**Low impact before mitigation and low impact with mitigation measures);**
- Visual impacts (**Low impact before mitigation and low impact with mitigation measures);**

Operational phase:

- Increase in storm water / waste water run-off (**Low impact before mitigation and low impact with mitigation measures);**
- Impact on sensitive environment specifically the river and wetland (**Medium impact before mitigation and low impact with mitigation measures);**
- Crime (**Low impact before mitigation and low impact with mitigation measures);**
- Waste collection / removal (POSITIVE)
- Housing provision (POSITIVE)

Decommissioning phase:

- Similar to impacts associated with construction phase.

The No-Go Option - The No-Go option will result in the site remaining as it is presently, vacant and undeveloped municipal land. A look at the Need and Desirability input will both indicate popular local support for both the concept and place as manifested in IDP etc.

Impact Summary – No-Go alternative

Operational phase:

- Soil erosion (**Medium impact before mitigation and medium impact with mitigation measures);**
- Water pollution (**High impact before mitigation and high impact with mitigation measures);**
- Impact on sensitive environment specifically the river and wetland (**Medium impact before mitigation and medium impact with mitigation measures);**

3. SPECIALIST INPUTS/STUDIES, FINDINGS AND RECOMMENDATIONS

Note: Specialist inputs/studies must be attached to this report as **Appendix G** and must comply with the content requirements set out in Appendix 6 of the EIA Regulations, 2014 (as amended). Also take into account the Department's Circular EADP 0028/2014 (dated 9 December 2014) on the "One Environmental Management System" and the EIA Regulations, 2014, any subsequent Circulars, and guidelines available on the Department's website (<http://www.westerncape.gov.za/eadp>).

Provide a summary of the findings and impact management measures identified in any specialist report and an indication of how these findings and recommendations have been included in the BAR.

No specialist studies at this stage.

4. ENVIRONMENTAL IMPACT STATEMENT

Provide an environmental impact statement of the following:

(i) A summary of the key findings of the EIA.

Impact Summary – No-Go alternative

Operational phase:

- Soil erosion (**Medium impact before mitigation and medium impact with mitigation measures**);
- Water pollution (**High impact before mitigation and high impact with mitigation measures**);
- Impact on sensitive environment specifically the river and wetland (**Medium impact before mitigation and medium impact with mitigation measures**);

(ii) Has a map of appropriate scale been provided, 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 buffers?

YES

NO

(iii) A summary of the positive and negative impacts that the proposed development and alternatives will cause in the environment and community.

Impact Summary

Construction phase:

- Soil erosion and dust (**Low impact before mitigation and low impact with mitigation measures**);
- Increase in storm water / waste water run-off (**Low impact before mitigation and low impact with mitigation measures**);
- Surface and underground water pollution (**Medium impact before mitigation and low impact with mitigation measures**);
- Disturbance to subsurface geological layers (**Low impact before mitigation and low impact with mitigation measures**);
- Impact on sensitive environment specifically the river and wetland (**Medium impact before mitigation and medium impact with mitigation measures**);
- Degradation / loss of naturally occurring / indigenous flora and habitats (**Medium impact before mitigation and low impact with mitigation measures**);
- Increase in jobs (POSITIVE)
- Crime (**Low impact before mitigation and low impact with mitigation measures**);
- Traffic (**Low impact before mitigation and low impact with mitigation measures**);
- Waste / Litter Crime (**Low impact before mitigation and low impact with mitigation measures**);
- Noise (**Low impact before mitigation and low impact with mitigation measures**);
- Visual impacts (**Low impact before mitigation and low impact with mitigation measures**);

Operational phase:

- Increase in storm water / waste water run-off (**Low impact before mitigation and low impact with mitigation measures**);
- Impact on sensitive environment specifically the river and wetland (**Medium impact before mitigation and low impact with mitigation measures**);
- Crime (**Low impact before mitigation and low impact with mitigation measures**);
- Waste collection / removal (POSITIVE)
- Housing provision (POSITIVE)

Decommissioning phase:

- Similar to impacts associated with construction phase.

The No-Go Option - The No-Go option will result in the site remaining as it is presently, vacant and undeveloped municipal land. A look at the Need and Desirability input will both indicate popular local support for both the concept and place as manifested in IDP etc.

Impact Summary – No-Go alternative

Operational phase:

- Soil erosion (**Medium impact before mitigation and medium impact with mitigation measures**);
 - Water pollution (**High impact before mitigation and high impact with mitigation measures**);
- Impact on sensitive environment specifically the river and wetland (**Medium impact before mitigation and medium impact with mitigation measures**);

5. IMPACT MANAGEMENT, MITIGATION AND MONITORING MEASURES

- (a) Based on the assessment, describe the impact management, mitigation and monitoring measures as well as the impact management objectives and impact management outcomes included in the EMP. The EMP must be attached to this report as Appendix H.

The key mitigation measure is impact avoidance. Where adverse impacts cannot reasonably be prevented, construction should be managed through the effective implementation of the EMP. Please refer to the EMP for more details on the mitigation and management measures.

- (b) Describe any provisions for the adherence to requirements that are prescribed in a Specific Environmental Management Act relevant to the listed activity or specified activity in question.

Obtain a water use licence.

- (c) Describe the ability of the applicant to implement the management, mitigation and monitoring measures.

The applicant is ultimately responsible for the implementation of the EMP and MMP and the financial cost of all environmental control measures. In accordance with the requirements of the EMP, the applicant must ensure that any person acting on their behalf complies with the conditions / specifications contained in this EMP. In addition, an Environmental Control Officer would be appointed as the onsite implementing agent and would have the responsibility to ensure that their responsibilities are executed in compliance with the EMP. Thus, the applicant has the ability to implement the recommended management, mitigation, and monitoring measures, as appropriate.

- (d) Provide the details of any financial provisions for the management of negative environmental impacts, rehabilitation and closure of the proposed development.

N/A

- (e) Provide the details of any financial provisions for the management of negative environmental impacts, rehabilitation and closure of the proposed development.

N/A

- (f) Describe any assumptions, uncertainties, and gaps in knowledge which relate to the impact management, mitigation and monitoring measures proposed.

EAP is only knowledgeable with regards to the environmental impacts, biodiversity and ecosystems aspects. In undertaking the investigation and compiling this report, the following has been assumed:

- The information provided by the client is accurate and unbiased;
- The scope of this investigation is to assess the direct and cumulative environmental impacts associated with the development; and
- Should the proposed project be authorised, the applicant will incorporate the recommendations and mitigation measures outlined in this BAR, the EMP, the MMP and the EA into the detailed design and construction contract specifications and operational management system for the proposed project.

SECTION H: RECOMMENDATIONS OF THE EAP AND SPECIALISTS

| | | |
|--|-----------|----|
| (a) In my view as the appointed EAP, the information contained in this BAR and the documentation attached hereto is sufficient to make a decision in respect of the listed activity(ies) applied for. | YES | NO |
| Simply due to the fact that the report has not gone out for comment yet and specialist input in it yet included. | | |
| (b) If the documentation attached hereto is sufficient to make a decision, please indicate below whether, in your opinion, the listed activity(ies) should or should not be authorised: | | |
| Listed activity(ies) should be authorised: | YES | NO |
| Provide reasons for your opinion | | |
| NA | | |
| (c) Provide a description of any aspects that were conditional to the findings of the assessment by the EAP and Specialists which are to be included as conditions of authorisation. | | |
| Obtain the relevant required Water Use Licence. Comply with condition of EA and EMPr. | | |
| (d) If you are of the opinion that the activity should be authorised, please provide any conditions, including mitigation measures that should in your view be considered for inclusion in an environmental authorisation. | | |
| Mitigation measures as per Appendix J and H. | | |
| (e) Please indicate the recommended periods in terms of the following periods that should be specified in the environmental authorisation: | | |
| i. the period within which commencement must occur; | 5 | |
| ii. the period for which the environmental authorisation is granted and the date on which the development proposal will have been concluded, where the environmental authorisation does not include operational aspects; | 10 | |
| iii. the period for which the portion of the environmental authorisation that deals with non-operational aspects is granted; and | 10 | |
| iv. the period for which the portion of the environmental authorisation that deals with operational aspects is granted. | Unlimited | |

SECTION I: APPENDICES

The following appendices must be attached to this report:

| APPENDIX | | Confirm that Appendix is attached |
|-------------|---|-----------------------------------|
| Appendix A: | Locality map | Y |
| Appendix B: | Site development plan(s) | Y |
| | 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; | Y |
| Appendix C: | Photographs | Y |
| Appendix D: | Biodiversity overlay map | Y |
| Appendix E: | Permit(s) / license(s) from any other Organ of State, including service letters from the municipality. | Y |
| | Appendix E1: Copy of comment from HWC. | Y |
| 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 in Section C above. | Y |
| Appendix G: | Specialist Report(s) | NA |
| Appendix H: | EMPr | Y |
| Appendix I: | Additional information related to listed waste management activities (if applicable) | NA |
| Appendix J: | If applicable, description of the impact assessment process followed to reach the proposed preferred alternative within the site. | Y |
| Appendix K: | Any Other (if applicable). | Y |

SECTION J: DECLARATIONS

Signed declarations to be included in the FINAL