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THE PROPOSED DEVELOPMENT OF RESIDENTIAL APARTMENTS AND ASSOCIATED INFRASTRUCTURE ON RE/3420, SEA VISTA, ST FRANCIS BAY, EASTERN CAPE

PRE-APPLICATION BASIC ASSESSMENT REPORT

30 DAY PUBLIC PARTICIPATION PROCESS: 03/05/2022 – 02/06/2022



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BASIC ASSESSMENT REPORT

(For official use only)

File Reference Number:

NEAS Number:

Date Received:

Basic assessment report in terms of the Environmental Impact Assessment Regulations, 2014 as amended, promulgated in terms of the National Environmental Management Act, 1998(Act No. 107 of 1998), as amended.

Kindly note that:

1. This **basic assessment report** is a standard report that may be required by a competent authority in terms of the EIA Regulations, 2014 as amended and is meant to streamline applications. Please make sure that it is the report used by the particular competent authority for the activity that is being applied for.
2. The report 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 report is in the form of a table that can extend itself as each space is filled with typing.
3. Where applicable **tick** the boxes that are applicable or **black out** the boxes that are not applicable in the report.
4. An incomplete report may be returned to the applicant for revision.
5. The use of "not applicable" in the report must be done with circumspection because if it is used in respect of material information that is required by the competent authority for assessing the application, it may result in the rejection of the application as provided for in the regulations.
6. This report must be handed in at offices of the relevant competent authority as determined by each authority **unless indicated otherwise by the Department.**
7. No faxed or e-mailed reports will be accepted **unless indicated otherwise by the Department.**
8. The report must be compiled by an independent environmental assessment practitioner (EAP).
9. Unless protected by law, all information in the report will become public information on receipt by the competent authority. Any interested and affected party should be provided with the information contained in this report on request, during any stage of the application process.
10. A competent authority may require that for specified types of activities in defined situations only parts of this report need to be completed.

SECTION A: ACTIVITY INFORMATION

Has a specialist been consulted to assist with the completion of this section?

YES	NO
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If YES, please complete form XX for each specialist thus appointed:

Any specialist reports must be contained in Appendix D.

1. ACTIVITY DESCRIPTION

Describe the activity, which is being applied for, in detail

The proposed development will be the construction of four apartment blocks consisting of 4 floors (including ground floor) each and with a total of 36 units, a reception area, 81 parking bays, and paved pathways leading to future extension plans of a clubhouse and pool area. The entire property will need to be levelled and graded accordingly for the proposed development. The development was previously applied for and approved by the Kouga Municipality (appendix H).

The site is transformed and consists of mostly anthropogenic grassland with scattered alien invasive vegetation. The biodiversity specialist identified species typical of St Francis Dune Thicket are restricted to the southern boundary of Erf 3420 where a remnant strip of this vegetation approximately 1m wide (but extending onto some adjacent properties) can be found.

Access to the property is via an existing access road off Triton Avenue. Proposed vehicle access for the development will be continued on from the existing access road.

New service infrastructure will be required, including the necessary links to municipal bulk services, including water supply lines, sewerage mains, stormwater infrastructure and electricity supply lines.

2. FEASIBLE AND REASONABLE ALTERNATIVES

“alternatives”, in relation to a proposed activity, means different means of meeting the general purpose and requirements of the activity, which may include alternatives to—

- (a) the property on which or location where it is proposed to undertake the activity;
- (b) the type of activity to be undertaken;
- (c) the design or layout of the activity;
- (d) the technology to be used in the activity;
- (e) the operational aspects of the activity; and
- (f) the option of not implementing the activity.

Describe alternatives that are considered in this application. Alternatives should include a consideration of all possible means by which the purpose and need of the proposed activity could be accomplished in the specific instance taking account of the interest of the applicant in the activity. The no-go alternative must in all cases be included in the assessment phase as the baseline against which the impacts of the other alternatives are assessed. The determination of whether site or activity (including different processes etc.) or both is appropriate needs to be informed by the specific circumstances of the activity and its environment. After receipt of this report the competent authority may also request

the applicant to assess additional alternatives that could possibly accomplish the purpose and need of the proposed activity if it is clear that realistic alternatives have not been considered to a reasonable extent.

- a) There is only one site; therefore, location alternatives were not assessed.
 - b) No alternative types of activity were considered feasible as the proposed development is deemed to be the most suitable land use for the site based on the local municipality residential node, ideal location close to the harbour for tourism activities etc., proximity to neighbouring residential areas, mobility routes, and opportunities for outdoor leisure presented through the coastal trails.
 - c) Preferred design/ layout: Construction with varying levels – this method of construction was chosen as opposed to constructing the apartments without varying levels. The varying levels provide a decreased visual impact and allow the neighbouring dwellings to the south of the proposed development to still have a sea view.
 - d) Technology alternatives - Consideration will be given to water and energy saving devices, where applicable, and measures such as rainwater harvesting, the use of local timber and locally supplied concrete for flooring all form part of implementing green building principles to the design of the development.
- It is recommended that the developer makes use of energy efficiency measures and green energy projects to reduce energy consumption where possible.
- No other technology alternatives are deemed relevant or appropriate for this project.
- e). Operational alternatives: The operational aspects relate to the daily operations of a residential development. General Management operations will include waste management, storm water management, landscape management and incident management. These management operations have been addressed in the EMPr.
 - f) No-Go option: This alternative assumes that the residential development will not be constructed as proposed, and the status quo will remain in place. By not developing the land, it is likely that the property would become subject to land invasions and unauthorised dumping, contributing to the degradation of the land.

Paragraphs 3 – 13 below should be completed for each alternative.

3. ACTIVITY POSITION

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.

List alternative sites if applicable.

Alternative:

Alternative S1¹ (preferred or only site alternative)
 Alternative S2 (if any)
 Alternative S3 (if any)

Latitude (S):

Longitude (E):

34°	11.129'	24°	51.068'
o	'	o	'
o	'	o	'

¹ "Alternative S.." refer to site alternatives.

In the case of linear activities:

Alternative:

Alternative S1 (preferred or only route alternative)

- Starting point of the activity
- Middle point of the activity
- End point of the activity

Latitude (S):

Longitude (E):

o	'	o	'
o	'	o	'
o	'	o	'

Alternative S2 (if any)

- Starting point of the activity
- Middle point of the activity
- End point of the activity

o	'	o	'
o	'	o	'
o	'	o	'

Alternative S3 (if any)

- Starting point of the activity
- Middle point of the activity
- End point of the activity

o	'	o	'
o	'	o	'
o	'	o	'

For route alternatives that are longer than 500m, please provide an addendum with co-ordinates taken every 250 meters along the route for each alternative alignment.

4. PHYSICAL SIZE OF THE ACTIVITY

Indicate the physical size of the preferred activity/technology as well as alternative activities/technologies (footprints):

Alternative:

Alternative A1² (preferred activity alternative)

Alternative A2 (if any)

Alternative A3 (if any)

Size of the activity:

1684m ²
m ²
m ²

or, for linear activities:

Alternative:

Alternative A1 (preferred activity alternative)

Alternative A2 (if any)

Alternative A3 (if any)

Length of the activity:

m
m
m

Indicate the size of the alternative sites or servitudes (within which the above footprints will occur):

Alternative:

Alternative A1 (preferred activity alternative)

Alternative A2 (if any)

Alternative A3 (if any)

Size of the site/servitude:

N/A m ²
m ²
m ²

² "Alternative A.." refer to activity, process, technology or other alternatives.

5. SITE ACCESS

Does ready access to the site exist?

If NO, what is the distance over which a new access road will be built

YES	NO
m	

Describe the type of access road planned:

Access to the property is via an existing access road off Triton Avenue. Proposed vehicle access for the development will be continued on from the existing access road and will be approximately 193m long.



Include the position of the access road on the site plan and required map, as well as an indication of the road in relation to the site.

6. SITE OR ROUTE PLAN

A detailed site or route plan(s) must be prepared for each alternative site or alternative activity. It must be attached as Appendix A to this document.

The site or route plans must indicate the following:

- 6.1 the scale of the plan which must be at least a scale of 1:500;
- 6.2 the property boundaries and numbers of all the properties within 50 metres of the site;
- 6.3 the current land use as well as the land use zoning of each of the properties adjoining the site or sites;
- 6.4 the exact position of each element of the application as well as any other structures on the site;

- 6.5 the position of services, including electricity supply cables (indicate above or underground), water supply pipelines, boreholes, street lights, sewage pipelines, storm water infrastructure and telecommunication infrastructure;
- 6.6 all trees and shrubs taller than 1.8 metres;
- 6.7 walls and fencing including details of the height and construction material;
- 6.8 servitudes indicating the purpose of the servitude;
- 6.9 sensitive environmental elements within 100 metres of the site or sites including (but not limited thereto):
 - rivers;
 - the 1:100 year flood line (where available or where it is required by DWA);
 - ridges;
 - cultural and historical features;
 - areas with indigenous vegetation (even if it is degraded or invested with alien species);
- 6.9 for gentle slopes the 1 metre contour intervals must be indicated on the plan and whenever the slope of the site exceeds 1:10, the 500mm contours must be indicated on the plan; and
- 6.10 the positions from where photographs of the site were taken.

7. SITE PHOTOGRAPHS

Colour photographs from the centre of the site must be taken in at least the eight major compass directions with a description of each photograph. Photographs must be attached under Appendix B to this form. It must be supplemented with additional photographs of relevant features on the site, if applicable.

8. FACILITY ILLUSTRATION

A detailed illustration of the activity must be provided at a scale of 1:200 as Appendix C for activities that include structures. The illustrations must be to scale and must represent a realistic image of the planned activity. The illustration must give a representative view of the activity.

9. ACTIVITY MOTIVATION

9(a) Socio-economic value of the activity - *to be provided in the final BAR

What is the expected capital value of the activity on completion?

What is the expected yearly income that will be generated by or as a result of the activity?

Will the activity contribute to service infrastructure?

Is the activity a public amenity?

R	
R	
YES	NO
YES	NO

How many new employment opportunities will be created in the development phase of the activity?	
What is the expected value of the employment opportunities during the development phase?	R
What percentage of this will accrue to previously disadvantaged individuals?	%
How many permanent new employment opportunities will be created during the operational phase of the activity?	
What is the expected current value of the employment opportunities during the first 10 years?	R
What percentage of this will accrue to previously disadvantaged individuals?	%

9(b) Need and desirability of the activity

Motivate and explain the need and desirability of the activity (including demand for the activity):

Extract from the DEA Guideline on Need and Desirability:

The need for and the desirability of a proposed development forms a key component of any EIA application. The consideration of proposed developments in context of the various spatial planning tools and policy applicable to the study area forms an integral part of the present environmental processes. The “need and desirability” will be determined by considering the broader community’s needs and interests as reflected in a credible IDP, SDF and EMF for the area, and as determined by the EIA. It is essential that national policies and strategies supports growth in the economy. It is also essential and that these policies takes cognisance of strategic concerns such as climate change, food security, as well as the sustainability in supply of natural resources and the status of our ecosystem services. In other words, to achieve our Constitutional goal of a better quality of life for all now and in future, through equitable access to resources and shared prosperity, it is essential that society improves on the efficiency and responsibility with which we use resources, and improve on the level of integration of social, economic, ecological and governance systems [DEA (2017), Guideline on Need and Desirability, Department of Environmental Affairs (DEA), Pretoria, South Africa ISBN: 978-0-9802694-4-4]

The proposed development is in line with the following municipal planning documents and policies -

1. The Integrated Development Plan of the local municipality: Kouga Municipality IDP 2021/2022

Population size:

Since 2011 to 2016 the Community Survey has shown that the population of the Kouga Municipality had grown by 14 383, despite it being one of the smallest regions in the Sarah Baartman District.

Kouga Municipality is the most populous region representing approximately 24% of the total population in the district. The Kouga Municipality also has the fastest annual growth rate in the district. Between 2001 -2011, the population has increased at an average of 3,22% per annum compared to annual growth rate of 1.1% in the district and 0.3% in the province. The KLM is characterised by vast differences in population density from one area to the next. These variations have an impact on the cost-of-service delivery while migration to the urban nodes places additional pressure on the existing infrastructure of these high-density areas. (pg. 69 of the KM IDP 2021/2022)

Economic growth:

The Kouga had a GDP of R10.5 billion in 2016 and contributed 31% to the Sarah Baartman District Municipality GDP of R34.2 billion in 2016. In 2016, the Kouga Municipality achieved an annual growth rate of 0.38% over a short term and 4.39% over a longer term. For the period 2006 to 2016 the average annual growth rate of 4.39% was the highest relative to its peers in terms of growth in constant 2010 prices.

It is expected that Kouga Municipality will grow at an average annual rate of 2.11% from 2016 to 2021.

According to a 2016 survey, the construction sector accounted for 12% GVA (Gross Value Added) of the Kouga Municipality. This sector is the fourth largest sector to contribute towards the municipality's GVA.

Human Settlements:

The Kouga Municipality is 85.8% urban with 14.5% being farm settlements. Most of the population occupies a formal dwelling. There are approximately 22508 formal and 5292 informal households.

Access to affordable and suitable accommodation remains one of the greatest challenges facing the Kouga area.

Whilst the Kouga Municipality is focusing on providing RDP housing, it is also important for the private sector to play a role in providing accommodation within the growing municipality.

2. Kouga Municipality Spatial Development Framework 2021:

The SDF states that St Francis Bay is one of three nodes where development pressure is the highest in the municipality. *"The St Francis Bay / Cape St Francis coastal towns are characterised by low density, upmarket residential developments with strict architectural and aesthetic control. The area has a small and limited commercial and industrial component and largely depends on the bigger sentra like Humansdorp and Jeffreys Bay for this purpose. The higher density, low income residential area of Sea Vista is experiencing high population growth rates and influx with a need for additional and future land."*

There are specific architectural guidelines for development in the harbour area. This development falls within this niche.

3. Motivation for the preferred site and activity:

- The activity is permitted in terms of the property's existing land use rights.
- Temporary employment opportunities will arise during the construction of the project and permanent employment opportunities will arise during the operational phase.
- Materials for the development will be locally sourced as much as possible.
- Technology alternatives to be incorporated into the design of the proposed activity are eco-friendly and ensure environmental sustainability.
- The activity will be in line with urban edge.
- Location factors favour this land use.
- The development is in keeping with the existing and planned sense of place and character of the area.

Indicate any benefits that the activity will have for society in general:

Environmentally sustainable technology should be incorporated into the proposed activity as this will ensure that the activity will reduce strain to municipal service supply.

Indicate any benefits that the activity will have for the local communities where the activity will be located:

The proposed development will address the need for residential development within the Kouga Municipality.

The proposed development will provide both temporary and permanent employment opportunities to the local community.

10. APPLICABLE LEGISLATION, POLICIES AND/OR GUIDELINES

List all legislation, policies and/or guidelines of any sphere of government that are applicable to the application as contemplated in the EIA regulations, if applicable:

Title of legislation, policy or guideline:	Administering authority:
National Environmental Management Act (Act No. 107 of 1998) and the 2014 EIA Regulations as amended	Department of Forestry, Fisheries and the Environment
Environmental Conservation Act (Act No. 73 of 1989)	Department of Forestry, Fisheries and the Environment
National Environmental Management: Biodiversity Act (Act No. 10 of 2004)	Department of Forestry, Fisheries and the Environment
National Environmental Management: Protected Areas Act (Act No. 57 of 2003) as amended by the National Environmental Management: Protected Areas Act No.21 of 2014	Department of Forestry, Fisheries and the Environment
National Forests Act (Act No. 84 of 1998)	Department of Forestry, Fisheries and the Environment
Forestry Laws Amendment Act (Act No. 35 of 2005)	Department of Forestry, Fisheries and the Environment
National Water Act (Act No. 36 of 1998)	Department of Water and Sanitation
Conservation Of Agricultural Resources Act (Act No. 43 of 1983)	Department of Forestry, Fisheries and the Environment
National Heritage Resources Act (Act No. 25 of 1999)	The South African Heritage Resources Agency

Applicable Guidelines (in the absence of guidelines from the Eastern Cape; Western Cape guidelines were utilized):

1. DEA (2017), Guideline on Need and Desirability – the need to ensure that the development is ecologically sustainable and socially and economically justifiable influenced the preferred proposal.
2. DEA (2012) Public Participation Guideline - this document has informed the Public Participation Process.

3. Western Cape DEA&DP Guideline for Involving a Specialist in EIA Processes, June 2005 – to involve specialists to assess the receiving environment and provide sustainable mitigation measures for optimal conservation.
4. Western Cape DEA&DP Guideline on Alternatives, March 2013 - The general objective of integrated environmental management 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 NEMA.
5. Fynbos Forum Ecosystem Guidelines for Environmental Assessment in The Western Cape – to provide sustainable development whilst conserving the receiving environment.
6. Western Cape DEA&DP Guideline for the Review of Specialist Input in the EIA process (June 2005).
7. Western Cape DEA&DP Guideline for Environmental Management Plans (June 2005).

11. WASTE, EFFLUENT, EMISSION AND NOISE MANAGEMENT

11(a) Solid waste management

Will the activity produce solid construction waste during the construction/initiation phase?

YES	NO
Unknown m ³	

If yes, what estimated quantity will be produced per month?

How will the construction solid waste be disposed of (describe)?

Construction solid waste will be separated according to the waste hierarchy and be either re-used or recycled.

Where will the construction solid waste be disposed of (describe)?

Construction solid waste will be transported to the nearest registered landfill site.

Will the activity produce solid waste during its operational phase?

YES	NO
Unknown m ³	

If yes, what estimated quantity will be produced per month?

How will the solid waste be disposed of (describe)?

Solid waste will be separated according to the waste hierarchy and be either re-used or recycled.

Where will the solid waste be disposed if it does not feed into a municipal waste stream (describe)?

Solid waste will be collected by Kouga Municipality's waste collection services.

If the solid waste (construction or operational phases) will not be disposed of in a registered landfill site or be taken up in a municipal waste stream, then the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

Can any part of the solid waste be classified as hazardous in terms of the relevant legislation?

YES	NO
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If yes, inform the competent authority and request a change to an application for scoping and EIA.

Is the activity that is being applied for a solid waste handling or treatment facility?

YES	NO
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If yes, then the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

11(b) Liquid effluent

Will the activity produce effluent, other than normal sewage, that will be disposed of in a municipal sewage system?

YES	NO
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If yes, what estimated quantity will be produced per month?

m ³

Will the activity produce any effluent that will be treated and/or disposed of on site?

Yes	NO
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If yes, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

Will the activity produce effluent that will be treated and/or disposed of at another facility?

YES	NO
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If yes, provide the particulars of the facility:

Facility name:

--

Contact person:

--

Postal address:

--

Postal code:

--

Telephone:

--

Cell:

--

E-mail:

--

Fax:

--

Describe the measures that will be taken to ensure the optimal reuse or recycling of waste water, if any:

--

11(c) Emissions into the atmosphere

Will the activity release emissions into the atmosphere?

YES	NO
-----	----

If yes, is it controlled by any legislation of any sphere of government?

YES	NO
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If yes, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

If no, describe the emissions in terms of type and concentration:

N/A

11(d) Generation of noise

Will the activity generate noise?

YES	NO
YES	NO

If yes, is it controlled by any legislation of any sphere of government?

If yes, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

If no, describe the noise in terms of type and level:

During the construction phase, noise associated with normal construction activities i.e., vehicles, generators and plant equipment will be used on the site.

However, construction activities will be limited to normal working hours (weekdays between 7am and 5 pm). Noise levels are to be kept within the legislated limits for the area, in accordance with the requirements of the relevant national and local noise control statutes

12. WATER USE

Please indicate the source(s) of water that will be used for the activity by ticking the appropriate box(es)

municipal	water board	groundwater	river, stream, dam or lake	other	the activity will not use water
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If water is to be extracted from groundwater, river, stream, dam, lake or any other natural feature, please indicate

the volume that will be extracted per month:

litres	
YES	NO

Does the activity require a water use permit from the Department of Water Affairs?

If yes, please submit the necessary application to the Department of Water Affairs and attach proof thereof to this application if it has been submitted.

(A Service Level Agreement with the Kouga Municipality is still being addressed. An agreement will be available once an agreed upon decision is available. This will be submitted to DEDEAT).

13. ENERGY EFFICIENCY

Describe the design measures, if any, that have been taken to ensure that the activity is energy efficient:

In terms of energy efficiency, the proposed development should be undertaken during normal working hours to reduce the use of artificial lighting. Additionally, the contractor will be advised to transport all construction materials on site at the same time where possible and the collection of waste material conducted simultaneously with other activities to reduce the amount fuel usage for such transportation. Waste management methods (i.e. recycling and reusing), as well as water and biodiversity conservation measures and sourcing local materials are recommended and are included in the EMPr (Appendix F).

Describe how alternative energy sources have been taken into account or been built into the design of the activity, if any:

Consideration will be given to water and energy saving devices, where applicable, and measures such as rainwater harvesting, the use of local timber and locally supplied concrete for flooring all form part of implementing green building principles to the design of the development.

It is recommended that the developer makes use of energy efficiency measures and green energy projects to reduce energy consumption where possible.

SECTION B: SITE/AREA/PROPERTY DESCRIPTION

Important notes:

1. For linear activities (pipelines, etc) as well as activities that cover very large sites, it may be necessary to complete this section for each part of the site that has a significantly different environment. In such cases please complete copies of Section C and indicate the area, which is covered by each copy No. on the Site Plan.

Section C Copy No. (e.g. A):

1

2. Paragraphs 1 - 6 below must be completed for each alternative.

3. Has a specialist been consulted to assist with the completion of this section?

YES

NO

If YES, please complete form XX for each specialist thus appointed: to be included in final BAR.

All specialist reports must be contained in Appendix D.

1. GRADIENT OF THE SITE

Indicate the general gradient of the site.

Alternative S1:

Flat	1:50 – 1:20	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5
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Alternative S2 (if any):

Flat	1:50 – 1:20	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5
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Alternative S3 (if any):

Flat	1:50 – 1:20	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5
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2. LOCATION IN LANDSCAPE

Indicate the landform(s) that best describes the site:

- 2.1 Ridgeline
- 2.2 Plateau
- 2.3 Side slope of hill/mountain
- 2.4 Closed valley
- 2.5 Open valley
- 2.6 Plain
- 2.7 Undulating plain / low hills
- 2.8 Dune
- 2.9 Seafront

The general topography of the proposed development site and immediate surrounding areas is composite of plains and low hills. The proposed development site is on a gentle gradient and will not disturb any major landforms.

3. GROUNDWATER, SOIL AND GEOLOGICAL STABILITY OF THE SITE

Is the site(s) located on any of the following (tick the appropriate boxes)?

	Alternative S1:		Alternative S2 (if any):		Alternative S3 (if any):	
Shallow water table (less than 1.5m deep)	YES	NO	YES	NO	YES	NO

Dolomite, sinkhole or doline areas	YES	NO	YES	NO	YES	NO
Seasonally wet soils (often close to water bodies)	YES	NO	YES	NO	YES	NO
Unstable rocky slopes or steep slopes with loose soil	YES	NO	YES	NO	YES	NO
Dispersive soils (soils that dissolve in water)	YES	NO	YES	NO	YES	NO
Soils with high clay content (clay fraction more than 40%)	YES	NO	YES	NO	YES	NO
Any other unstable soil or geological feature	YES	NO	YES	NO	YES	NO
An area sensitive to erosion	YES	NO	YES	NO	YES	NO

If you are unsure about any of the above or if you are concerned that any of the above aspects may be an issue of concern in the application, an appropriate specialist should be appointed to assist in the completion of this section. (Information in respect of the above will often be available as part of the project information or at the planning sections of local authorities. Where it exists, the 1:50 000 scale Regional Geotechnical Maps prepared by the Council for Geo Science may also be consulted).

4. GROUNDCOVER

Indicate the types of groundcover present on the site:

- 4.1 Natural veld – good condition ^E
- 4.2 Natural veld – scattered aliens ^E
- 4.3 Natural veld with heavy alien infestation ^E
- 4.4 Veld dominated by alien species ^E
- 4.5 Gardens
- 4.6 Sport field
- 4.7 Cultivated land
- 4.8 Paved surface
- 4.9 Building or other structure
- 4.10 Bare soil

The location of all identified rare or endangered species or other elements should be accurately indicated on the site plan(s).

Natural veld - good condition ^E	Natural veld with scattered aliens ^E	Natural veld with heavy alien infestation ^E	Veld dominated by alien species ^E	Gardens	Grassland dominated by alien invasive plant species, with spontaneous establishment of indigenous vegetation
Sport field	Cultivated land	Paved surface	Building or other structure	Bare soil	

If any of the boxes marked with an “E “is ticked, please consult an appropriate specialist to assist in the completion of this section if the environmental assessment practitioner doesn’t have the necessary expertise.

5. LAND USE CHARACTER OF SURROUNDING AREA

Indicate land uses and/or prominent features that currently occur within a 500m radius of the site and give description of how this influences the application or may be impacted upon by the application:

5.1 Natural area

5.2 Low density residential

5.3 Medium density residential

5.4 High density residential

5.5 Informal residential

5.6 Retail commercial & warehousing

5.7 Light industrial

5.8 Medium industrial ^{AN}

5.9 Heavy industrial ^{AN}

5.10 Power station

5.11 Office/consulting room

5.12 Military or police base/station/compound

5.13 Spoil heap or slimes dam^A

5.14 Quarry, sand or borrow pit

5.15 Dam or reservoir

5.16 Hospital/medical centre

5.17 School

5.18 Tertiary education facility

5.19 Church

5.20 Old age home

5.21 Sewage treatment plant^A

5.22 Train station or shunting yard ^N

5.23 Railway line ^N

5.24 Major road (4 lanes or more) ^N

5.25 Airport ^N

5.26 Harbour

- 5.27 Sport facilities
- 5.28 Golf course
- 5.29 Polo fields
- 5.30 Filling station ^H
- 5.31 Landfill or waste treatment site
- 5.32 Plantation
- 5.33 Agriculture
- 5.34 River, stream or wetland
- 5.35 Nature conservation area
- 5.36 Mountain, koppie or ridge
- 5.37 Museum
- 5.38 Historical building
- 5.39 Protected Area
- 5.40 Graveyard
- 5.41 Archaeological site
- 5.42 Other land uses (describe) **Holiday accommodation**

If any of the boxes marked with an "N" are ticked, how will this impact / be impacted upon by the proposed activity.

N/A

If any of the boxes marked with an "An" are ticked, how will this impact / be impacted upon by the proposed activity.

If YES, specify and explain:

If YES, specify:

N/A

If any of the boxes marked with an "H" are ticked, how will this impact / be impacted upon by the proposed activity.

If YES, specify and explain:

If YES, specify:

N/A

6. CULTURAL/HISTORICAL FEATURES

Are there any signs of culturally or historically significant elements, as defined in section 2 of the National Heritage Resources Act, 1999, (Act No. 25 of 1999), including Archaeological or palaeontological sites, on or close (within 20m) to the site?

YES	NO
Uncertain	

If YES, explain:

N/A

If uncertain, conduct a specialist investigation by a recognised specialist in the field to establish whether there is such a feature(s) present on or close to the site.

Briefly explain the findings of the specialist:

A specialist investigation was carried out by Eastern Cape Heritage Consultants cc in January 2022. The specialist found the following:

1. the site has been historically disturbed and it is uncertain if any in situ archaeological remains will be exposed during the development.
2. the property is situated within 100 metres from the high water mark of the coast and is therefore situated in an archaeological sensitive zone and it is possible that shell middens and other archaeological sites/materials (including human remains) may be found when the construction of the residential development takes place.

Specialist recommendations can be found in Appendix D.

Will any building or structure older than 60 years be affected in any way?

YES	NO
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Is it necessary to apply for a permit in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?

YES	NO
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If yes, please submit or, make sure that the applicant or a specialist submits the necessary application to SAHRA or the relevant provincial heritage agency and attach proof thereof to this application if such application has been made.

SECTION C: PUBLIC PARTICIPATION

1. ADVERTISEMENT

The person conducting a public participation process must take into account any guidelines applicable to public participation as contemplated in section 24J of the Act and must give notice to all potential interested and affected parties of the application which is subjected to public participation by—

- (a) fixing a notice board (of a size at least 60cm by 42cm; and must display the required information in lettering and in a format as may be determined by the competent authority) at a place conspicuous to the public at the boundary or on the fence of—
 - (i) the site where the activity to which the application relates is or is to be undertaken; and
 - (ii) any alternative site mentioned in the application;
- (b) giving written notice to—
 - (i) the owner or person in control of that land if the applicant is not the owner or person in control of the land;
 - (ii) the occupiers of the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;
 - (iii) owners 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;
 - (iv) 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;
 - (v) the municipality which has jurisdiction in the area;
 - (vi) any organ of state having jurisdiction in respect of any aspect of the activity; and
 - (vii) any other party as required by the competent authority;
- (c) placing an advertisement in—

- (i) one local newspaper; or
- (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;
- (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 local municipality in which it is or will be undertaken: Provided that this paragraph need not be complied with if an advertisement has been placed in an official *Gazette* referred to in subregulation 54(c)(ii); and
- (e) using reasonable alternative methods, as agreed to by the competent authority, in those instances where a person is desiring of but unable to participate in the process due to—
 - (i) illiteracy;
 - (ii) disability; or
 - (iii) any other disadvantage.

2. CONTENT OF ADVERTISEMENTS AND NOTICES

A notice board, advertisement or notices must:

- (a) indicate the details of the application which is subjected to public participation; and
- (b) state—
 - (i) that the application has been submitted to the competent authority in terms of these Regulations, as the case may be;
 - (ii) whether basic assessment or scoping procedures are being applied to the application, in the case of an application for environmental authorisation;
 - (iii) the nature and location of the activity to which the application relates;
 - (iv) where further information on the application or activity can be obtained; and
 - (iv) the manner in which and the person to whom representations in respect of the application may be made.

3. PLACEMENT OF ADVERTISEMENTS AND NOTICES

Where the proposed activity may have impacts that extend beyond the municipal area where it is located, a notice must be placed in at least one provincial newspaper or national newspaper, indicating that an application will be submitted to the competent authority in terms of these regulations, the nature and location of the activity, where further information on the proposed activity can be obtained and the manner in which representations in respect of the application can be made, unless a notice has been placed in any *Gazette* that is published specifically for the purpose of providing notice to the public of applications made in terms of the EIA regulations.

Advertisements and notices must make provision for all alternatives.

4. DETERMINATION OF APPROPRIATE MEASURES

The practitioner must ensure that the public participation is adequate and must determine whether a public meeting or any other additional measure is appropriate or not based on the particular nature of each case. Special attention should be given to the involvement of local community structures such as Ward Committees,

ratepayers associations and traditional authorities where appropriate. Please note that public concerns that emerge at a later stage that should have been addressed may cause the competent authority to withdraw any authorisation it may have issued if it becomes apparent that the public participation process was inadequate.

5. COMMENTS AND RESPONSE REPORT

The practitioner must record all comments and respond to each comment of the public before the application is submitted. The comments and responses must be captured in a comments and response report as prescribed in the EIA regulations and be attached to this application. The comments and response report must be attached under Appendix E.

6. AUTHORITY PARTICIPATION

Authorities are key interested and affected parties in each application and no decision on any application will be made before the relevant local authority is provided with the opportunity to give input. The planning and the environmental sections of the local authority must be informed of the application at least 30 (thirty) calendar days before the submission of the application.

List of authorities informed:

1. Eastern Cape Department of Economic Development, Environmental Affairs and Tourism
2. Department of Environmental Affairs: Oceans and Coasts
3. Eastern Cape Department of Agriculture, Forestry and Fisheries
4. Department of Water and Sanitation Eastern Cape

List of authorities from whom comments have been received:

N/A – pre-application phase

7. CONSULTATION WITH OTHER STAKEHOLDERS

Note that, for linear activities, or where deviation from the public participation requirements may be appropriate, the person conducting the public participation process may deviate from the requirements of that subregulation to the extent and in the manner as may be agreed to by the competent authority.

Any stakeholder that has a direct interest in the site or property, such as servitude holders and service providers, should be informed of the application at least 30 (thirty) calendar days before the submission of the application and be provided with the opportunity to comment.

Has any comment been received from stakeholders? **N/A – Pre-Application Phase**

YES	NO
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If “YES”, briefly describe the feedback below (also attach copies of any correspondence to and from the stakeholders to this application):

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SECTION D: IMPACT ASSESSMENT

The assessment of impacts must adhere to the minimum requirements in the EIA Regulations, 2014 as amended, and should take applicable official guidelines into account. The issues raised by interested and affected parties should also be addressed in the assessment of impacts.

1. ISSUES RAISED BY INTERESTED AND AFFECTED PARTIES

List the main issues raised by interested and affected parties.

N/A – Pre-Application Phase

Response from the practitioner to the issues raised by the interested and affected parties (A full response must be given in the Comments and Response Report that must be attached to this report):

N/A – Pre-Application Phase

2. IMPACTS THAT MAY RESULT FROM THE PLANNING AND DESIGN, CONSTRUCTION, OPERATIONAL, DECOMMISSIONING AND CLOSURE PHASES AS WELL AS PROPOSED MANAGEMENT OF IDENTIFIED IMPACTS AND PROPOSED MITIGATION MEASURES

List the potential direct, indirect and cumulative property/activity/design/technology/operational alternative related impacts (as appropriate) that are likely to occur as a result of the planning and design phase, construction phase, operational phase, decommissioning and closure phase, including impacts relating to the choice of site/activity/technology alternatives as well as the mitigation measures that may eliminate or reduce the potential impacts listed.

Assessment Criteria:

- NEMA Act 107 of 1998
- NEMA: EIA Regulations 2014 as amended

The criteria are also based on the EIA Regulations, published by the Department of Environmental Affairs and Tourism (April 1998) in terms of the Environmental Conservation Act No. 73 of 1989.

These criteria include:

Nature of the impact

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

Extent of the impact

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

Duration of the impact

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

Intensity

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

Probability of occurrence

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

Reversibility

- Completely reversible – the impact can be reversed with the implementation of minor mitigation measures.
- Partly reversible – the impact is reversible but more intense mitigation measures are required
- Barely reversible – the impact is unlikely to be reversed even with intense mitigation measures
- Irreversible – the impact is irreversible, and no mitigation measures exist

Irreplaceable loss of resources

Describes the degree to which resources will be irreplaceably lost due to the proposed activity. It can be no loss of resources, marginal loss, significant loss or complete loss of resources.

Cumulative effect

An effect which in itself may not be significant but may become significant if added to other existing or potential impacts that may result from activities associated with the proposed development. The cumulative effect can be:

- Negligible – the impact would result in negligible to no cumulative effect
- Low – the impact would result in insignificant cumulative effects
- Medium – the impact would result in minor cumulative effects
- High – the impact would result in significant cumulative effects

Significance

Significance of impacts are determined through a synthesis of the assessment criteria and is described as –

- Low negative– where it would have negligible effects and would require little or no mitigation
- Low positive – the impact will have minor positive effects
- Medium negative – the impact will have moderate negative effects and will require moderate mitigation
- Medium positive – the impact will have moderate positive effects
- High negative – the impact will have significant effects and will require significant mitigation measures to achieve an accepted level of impact
- High positive – the impact will have significant positive effects

- Very high negative – the impact will have highly significant effects and are unlikely to be able to be mitigated adequately
- High positive – the impact will have highly significant positive effects

The following impacts are likely to occur during the construction and operational phases. Decommissioning is not anticipated.

Activity	Impact summary	Significance	Proposed mitigation
Alternative 1 (preferred alternative)			
Construction Phase	Direct Impacts		
	Site clearing	Low - Medium	<ul style="list-style-type: none"> - Remove all invasive and exotic vegetation. - Limit and minimise the removal of unnecessary vegetation. - All protected plants must be identified and protected prior to any vegetation clearance. A permit must be obtained prior to the removal of any protected plants. - Only vegetation indigenous to the area may be used for rehabilitation. - Only areas where development will be taking place must be cleared. - All equipment laydown areas must be in areas already disturbed.
	Spread of Alien Invasive species	Medium	<ul style="list-style-type: none"> - Remove all invasive and exotic vegetation - Limit and minimise the removal of unnecessary vegetation - Only vegetation indigenous to the area may be used for rehabilitation. - Proper methods must be used to rid of AIPs. Please refer to the EMPr for these methods.
	Disturbance to wildlife	Low - Medium	<ul style="list-style-type: none"> - The development site must be barricaded with shade cloth. - If any animals are encountered on site, they should be relocated to undisturbed areas. - No animals may be caught, trapped, killed, injured or hunted.
	Incorrect storage of waste materials	Medium	<ul style="list-style-type: none"> - Adequate refuse bins and skips must be provided and emptied weekly. - Demarcate areas for different waste groups

Activity	Impact summary	Significance	Proposed mitigation
			<ul style="list-style-type: none"> - Hazardous waste must be sealed within closed containers, protected from the natural elements, and correctly disposed of at a registered hazardous waste disposal site. - All hazardous chemicals stored on-site must have relevant MSDs.
	Incorrect storage of sewage	Medium	<ul style="list-style-type: none"> - Temporary toilets must be provided at a ratio of 1:15. - All temporary toilets must be serviced on a weekly basis by a professional sewage disposal company. - The servicing of the toilets must be monitored to ensure that sewage does not spill out of the temporary chemical toilets.
	Noise pollution	Medium	<ul style="list-style-type: none"> - Construction activities must only take place during normal working times between 07:00-17:00 on weekdays.
Indirect Impacts:			
	Ponding of stormwater and erosion	Medium - High	<ul style="list-style-type: none"> - To prevent stormwater damage, the increase in stormwater runoff resulting from construction activities must be estimated and the drainage system assessed accordingly. - Sandbags and silt fences must be used to contain all sediment and prevent erosion during construction.
	Pollution of water resources and soil	Low	<ul style="list-style-type: none"> - Do not hose spills into the natural environment - Hazardous waste must not be emptied into the sea or onto the soil. - Waste must be stored in closed containers and transported to the nearest registered landfill site on a weekly basis or more frequently if the volume of waste becomes excessive.
	Visual Pollution	Low - Medium	<ul style="list-style-type: none"> - Due to the proposed being surrounded by existing dwellings, there is little to be

Activity	Impact summary	Significance	Proposed mitigation
			done to mitigate against visual pollution during construction; however, shade cloth can be used to create a site boundary. - The site must remain neat and tidy at all times.
	Scavenging by animals	Low	- Adequate refuse bins and skips must be provided and emptied weekly or more frequently if required. - All refuse bins are to be covered at all times.
	Increased dust levels	Medium	- If necessary, the use of collected rainwater may be used for site watering.
Cumulative impacts:			
	Empowerment of the local community members living in the area relating to temporary employment opportunities	Medium	- Use existing social structures and communication channels to ensure social representation.

Operational Phase

Activity	Impact summary	Significance	Proposed mitigation
Alternative 1 (preferred alternative)			
Operational Phase	Direct Impacts		
	Spread of Alien Invasive Plants	Low	- Management of AIPs must form part of continuous maintenance of the property.
	Disturbance to fauna	Low	- If any animals are encountered on the property they should not be disturbed if unnecessary. If it becomes necessary, animals must be relocated to undisturbed areas. - No animals may be caught, trapped, killed, injured or hunted.
	Pollution /contamination of the surrounding environment due to incorrect storage of waste materials	Low	- Refuse bins must be emptied weekly. The contents must be taken to the nearest Landfill site or recycling centre. - Waste bins must be secured and kept closed at all times.
	Visual and Light pollution	Medium - High	- Municipal by-laws need to be adhered to.
Indirect Impacts:			

Activity	Impact summary	Significance	Proposed mitigation
	Ponding of stormwater and erosion	Low	- All stormwater drainage measures must be correctly installed and maintained.
Cumulative impacts:			
	Destruction to neighbouring properties if stormwater is not managed.	Low	- Stormwater drains must be regularly monitored and maintained to prevent blockages.
	Empowerment of the local community members living in the area relating to permanent employment opportunities	Medium	- Use existing social structures and communication channels to ensure social representation.

No-go option
<p>The no-go alternative implies that the status quo remains, and the proposed Admiral apartments will not be developed. In line with the principles of Sustainable Development, this is not considered to be desirable from various economic and social aspects (and together with the environment, these are the pillars of sustainable development).</p> <p>By not developing the land, it is likely that the property would become subject to land invasions and unauthorised dumping, contributing to the degradation of the land.</p> <p>From an environmental perspective, the perceived positive impacts of the “no go” alternative will be that the protected plants and indigenous vegetation strip will not be impacted. However, failure to actively manage the spread of alien invasive vegetation and foreseen unlawful activities will have a progressively worsening impact on the property, extending to the surrounding area.</p>

3. ENVIRONMENTAL IMPACT STATEMENT

*To be completed in the Draft BAR

Taking the assessment of potential impacts into account, please provide an environmental impact statement that summarises the impact that the proposed activity and its alternatives may have on the environment after the management and mitigation of impacts have been taken into account, with specific reference to types of impact, duration of impacts, likelihood of potential impacts actually occurring and the significance of impacts.

Alternative A (preferred alternative)

No-go alternative (compulsory)

SECTION E. RECOMMENDATIONS OF PRACTITIONER

*To be completed in the Final Basic Assessment Report

Is the information contained in this report and the documentation attached hereto sufficient to make a decision in respect of the activity applied for (in the view of the environmental assessment practitioner)?

YES	NO
YES	NO

Is an EMPr attached?

The EMPr must be attached as Appendix F.

If "NO", indicate the aspects that should be assessed further as part of a Scoping and EIA process before a decision can be made (list the aspects that require further assessment):

If "YES", please list any recommended conditions, including mitigation measures that should be considered for inclusion in any authorisation that may be granted by the competent authority in respect of the application:

SECTION F: APPENDICES

The following appendixes must be attached as appropriate:

Appendix A: Site plan(s)

Appendix B: Photographs

Appendix C: Facility illustration(s)

Appendix D: Specialist reports

Appendix E: Comments and responses report

Appendix F: Environmental Management Programme (EMPr)

Appendix G: Other information