

DR. COLLEEN EBERSOHN
PhD Univ. Pretoria
Cell:072 222 6013

email:ebersohn@cyberperk.co.za

MS. JANET EBERSOHN

BSc. Hons. Environmental Managemei

Cell: 082 557 7122

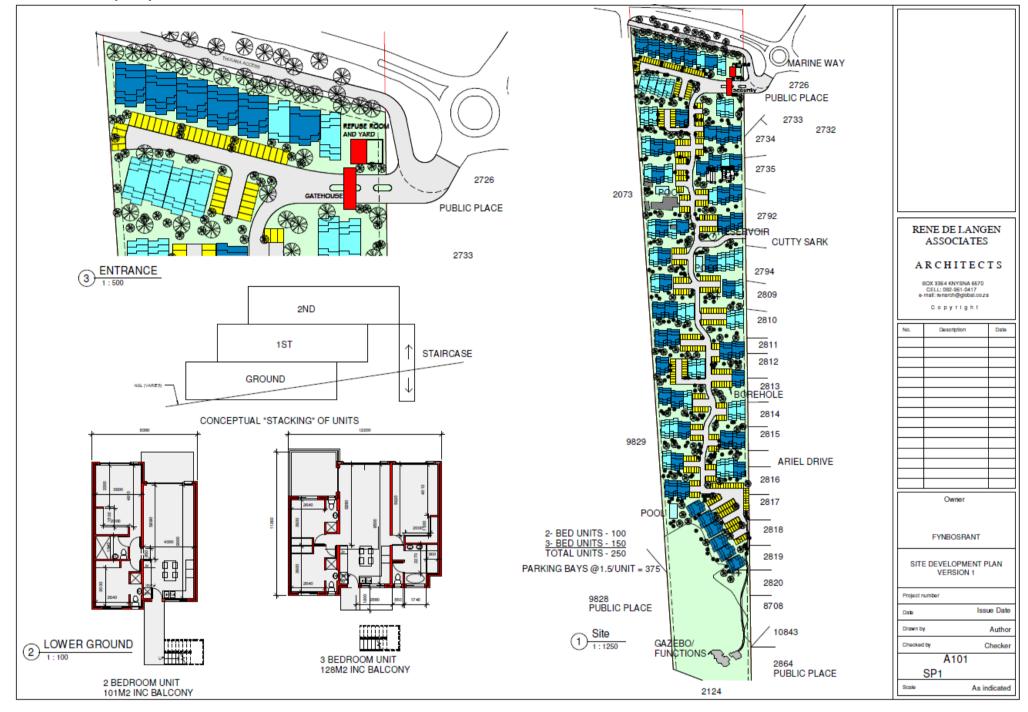
e-mail: <u>janet@ecoroute.co.za</u>

<u>Appendix B: Draft BAR – Site development plans</u>

PROPOSED MEDIUM TO HIGH DENSITY RESIDENTIAL DEVELOPMENT ON RE / ERF 2074, MARINE WAY, BITOU LOCAL MUNICIPALITY, WESTERN CAPE

Appendix B1 Site development plans

Alternative concept Layout 1 - 250 units



1



DR. COLLEEN EBERSOHN
PhD Univ. Pretoria

Cell:072 222 6013

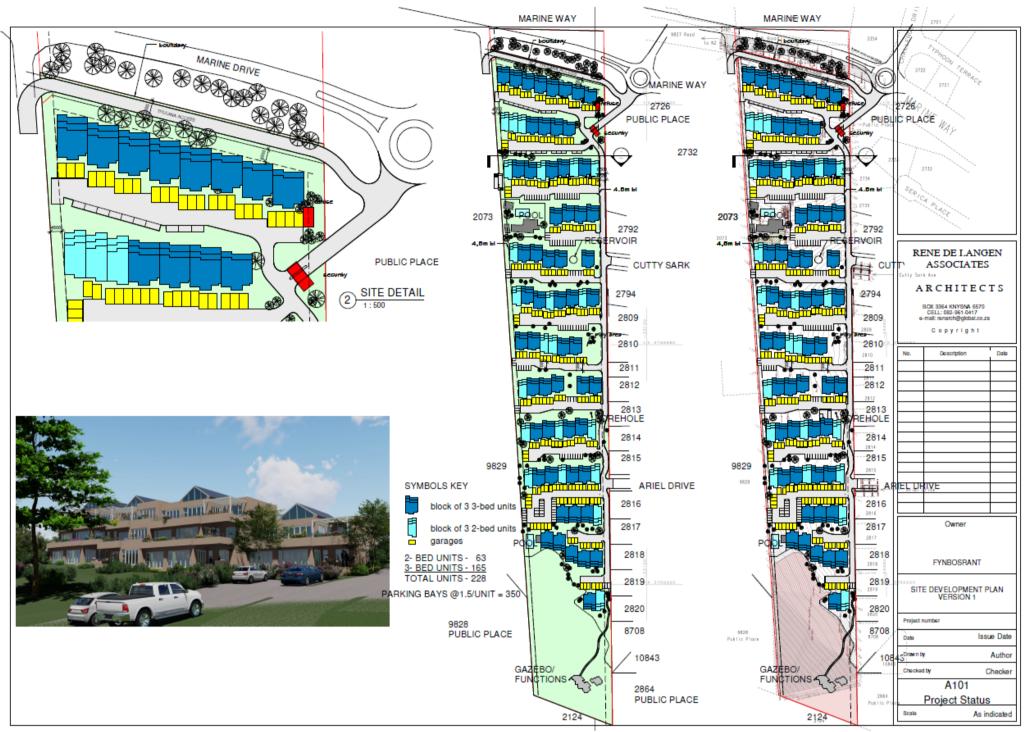
MS. JANET EBERSOHN

Cell: 082 557 7122

BSc. Hons. Environmental Managemer

 $email: \underline{ianet@ecoroute.co.za}$

Alternative concept Layout 2 – 228 units



2



DR. COLLEEN EBERSOHN
PhD Univ. Pretoria
Cell:072 222 6013

email:ebersohn@cyberperk.co.za

MS. JANET EBERSOHN

BSc. Hons. Environmental Managemer

Cell: 082 557 7122

e-mail: janet@ecoroute.co.za

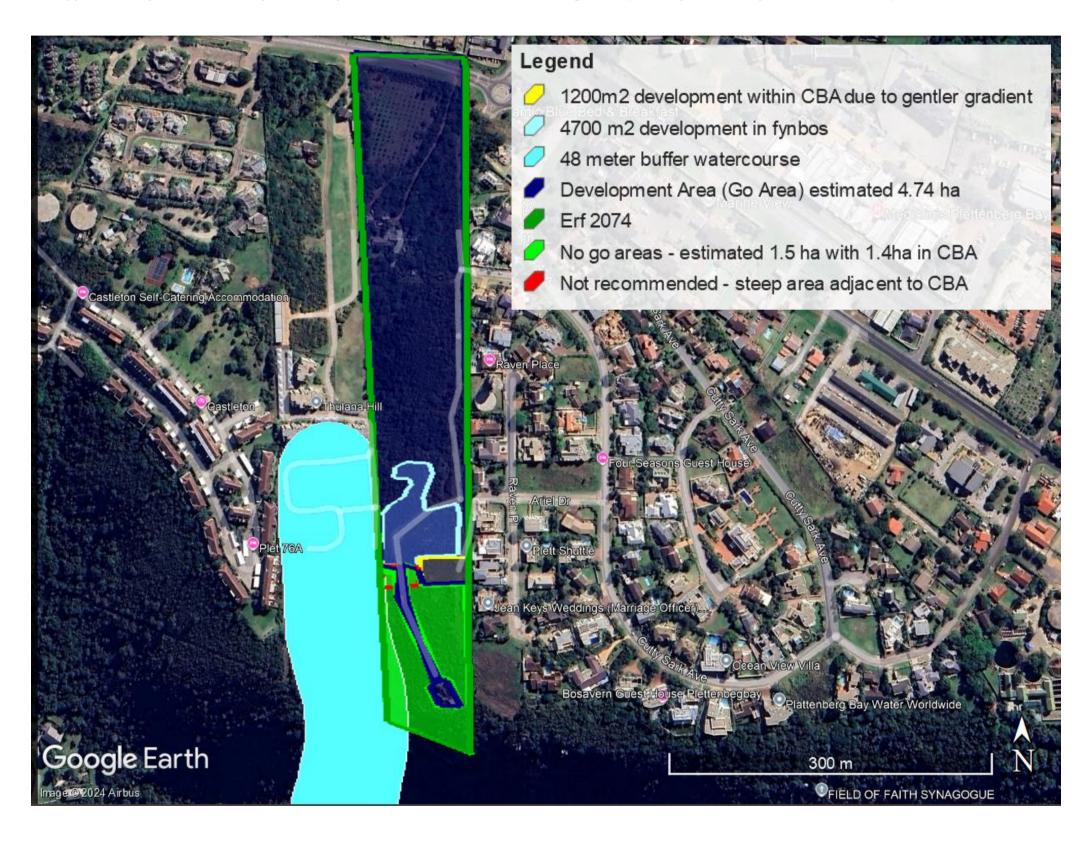
Appendix B2: Recommendations for final site development plans

The recommended development area (go area) is north of WC BSP CBA, with exception of the 1200m2 development which is located in the north eastern section of the CBA; this area consist of a gentler gradient (more than 1:5) and the immediate adjacent western area (approximately 900m2) not within the mapped CBA) has a steeper gradient (less than 1:5). For this section of the site, development (1200m2) is preferred on the eastern side with gentler gradient within the mapped CBA and not on the steeper gradients (approximately 900m2) to mitigate erosion and associated impacts.

Furthermore, the existing road in the south falls within the steeper area and is recommended to be used as a foot path; no driving should be permitted in the no – go area and no new roads/ tracks / paths created.

The existing development footprint to be used as the planned gazebo area

Erf is approximately 6.25 ha. Development footprint is an estimated 4.7 ha; the no-go area (intact fynbos, valley thicket within CBA) is an estimated 1.5 ha



PO Box 1252 Sedgefield 6573 Fax: 086 402 9562 www.ecoroute.co.za



DR. COLLEEN EBERSOHN PhD Univ. Pretoria Cell:072 222 6013

email:ebersohn@cyberperk.co.za e-mail: <u>janet@ecoroute.co.za</u>

 $\mathsf{MS}.\ \mathsf{JANET}\ \mathsf{EBERSOHN}$

Cell: 082 557 7122

BSc. Hons. Environmental Managemei

PO Box 1252 Sedgefield 6573 Fax: 086 402 9562 www.ecoroute.co.za