BASIC ASSESSMENT REPORT

THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS.

APRIL 2024

(For official use only)	
Pre-application Reference Number (if applicable):	16/3/3/6/7/1/E3/6/1456/25
EIA Application Reference Number:	
NEAS Reference Number:	
Exemption Reference Number (if applicable):	
Date BAR received by Department:	
Date BAR received by Directorate:	
Date BAR received by Case Officer:	

GENERAL PROJECT DESCRIPTION

(This must Include an overview of the project including the Farm name/Portion/Erf number)

PROPOSED REZONING AND SUBDIVISION OF A PORTION OF ERF 134, INFANTA FOR THE ESTABLISHMENT OF A RESIDENTIAL DEVELOPMENT

It is proposed to rezone a 3.04ha portion of Erf 134 from Agricultural Zone (AZ) to Subdivisional Area in terms of Section 15(2)(a) of the Swellendam Municipal Planning Bylaw of November 2020. The following zonings are proposed for various portions of the site: Residential Zone 1(R1), Natural Resource Zone, Private Open Space (PrOS), Public Open Space, and Transport Zone (TZ) (Public Road) in terms of Section 3 of the Swellendam Municipality Integrated Zoning Scheme, June 2020, to permit the construction of an additional 20 single dwelling units in accordance with the proposed layout contained in this application. More than 53% of the land will remain in its natural form.

Note: The proposed project was previously circulated for pre-application public participation – this draft pre-application BAR incorporates redesign, input from specialists and comments by I&APs following initial consultation.

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

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

2. The Environmental Impact Assessment ("EIA") Regulations is defined in terms of Chapter 5 of the National Environmental Management Act, 19998 (Act No. 107 of 1998) ("NEMA") hereinafter referred to as the "NEMA EIA Regulations".

3. Submission of documentation, reports and other correspondence:

   The Department has adopted a digital format for corresponding with proponents/applicants or the general public. If there is a conflict between this approach and any provision in the legislation, then the provisions in the legislation prevail. If there is any uncertainty about the requirements or arrangements, the relevant Competent Authority must be consulted.

   The Directorate: Development Management has created generic e-mail addresses for the respective Regions, to centralise their administration. Please make use of the relevant general administration e-mail address below when submitting documents:

   DEADPEIAAdmin@westerncape.gov.za
   Directorate: Development Management (Region 1):
   City of Cape Town; West Coast District Municipal area;
   Cape Winelands District Municipal area and Overberg District Municipal area.

   DEADPEIAAdmin.George@westerncape.gov.za
   Directorate: Development Management (Region 3):
   Garden Route District Municipal area and Central Karoo District Municipal area

   General queries must be submitted via the general administration e-mail for EIA related queries. Where a case-officer of DEA&DP has been assigned, correspondence may be directed to such official and copied to the relevant general administration e-mail for record purposes.

   All correspondence, comments, requests and decisions in terms of applications, will be issued to either the applicant/requester in a digital format via email, with digital signatures, and copied to the Environmental Assessment Practitioner ("EAP") (where applicable).

4. The required information must be typed within the spaces provided in this Basic Assessment Report ("BAR"). The sizes of the spaces provided are not necessarily indicative of the amount of information to be provided.

5. All applicable sections of this BAR must be completed.

6. Unless protected by law, all information contained in, and attached to this BAR, will become public information on receipt by the Competent Authority. If information is not submitted with this BAR due to such information being protected by law, the applicant and/or Environmental Assessment Practitioner ("EAP") must declare such non-disclosure and provide the reasons for believing that the information is protected.

7. This BAR is current as of **April 2024**. It is the responsibility of the Applicant/ EAP to ascertain whether subsequent versions of the BAR have been released by the Department. Visit this Department's website at http://www.westerncape.gov.za to check for the latest version of this BAR.

8. This BAR is the standard format, which must be used in all instances when preparing a BAR for Basic Assessment applications for an environmental authorisation in terms of the NEMA EIA Regulations when the Western Cape Government Department of Environmental Affairs and Development Planning ("DEA&DP") is the Competent Authority.

9. Unless otherwise indicated by the Department, one hard copy and one electronic copy of this BAR must be submitted to the Department at the postal address given below or by delivery thereof to the Registry Office of the Department. Reasonable access to copies of this Report must be

provided to the relevant Organs of State for consultation purposes, which may, if so indicated by the Department, include providing a printed copy to a specific Organ of State.

10. This BAR must be duly dated and originally signed by the Applicant, EAP (if applicable) and Specialist(s) and must be submitted to the Department at the details provided below.

11. The Department's latest Circulars pertaining to the "One Environmental Management System" and the EIA Regulations, any subsequent Circulars, and guidelines must be taken into account when completing this BAR.

12. Should a water use licence application be required in terms of the National Water Act, 1998 (Act No. 36 of 1998) ("NWA"), the "One Environmental System" is applicable, specifically in terms of the synchronisation of the consideration of the application in terms of the NEMA and the NWA. Refer to this Department's Circular EADP 0028/2014: One Environmental Management System.

13. Where Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) ("NHRA") is triggered, a copy of Heritage Western Cape's final comment must be attached to the BAR.

14. The Screening Tool developed by the National Department of Environmental Affairs must be used to generate a screening report. Please use the Screening Tool link https://screening.environment.gov.za/screeningtool to generate the Screening Tool Report. The screening tool report must be attached to this BAR.

15. Where this Department is also identified as the Licencing Authority to decide on applications under the National Environmental Management: Air Quality Act (Act No. 29 of 2004) ('NEM:AQA"), the submission of the Report must also be made as follows, for-

    Waste Management Licence Applications, this report must also (i.e., another hard copy and electronic copy) be submitted for the attention of the Department's Waste Management Directorate (Tel: 021-483-2728/2705 and Fax: 021-483-4425) at the same postal address as the Cape Town Office.

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

DEPARTMENTAL DETAILS	
CAPE TOWN OFFICE: **DIRECTORATE: DEVELOPMENT MANAGEMENT (REGION 1)** (City of Cape Town, West Coast District, Cape Winelands District & Overberg District)	**GEORGE REGIONAL OFFICE:** **DIRECTORATE: DEVELOPMENT MANAGEMENT (REGION 3)** (Central Karoo District & Garden Route District)
The completed Form must be sent via electronic mail to: DEADPEIAAdmin@westerncape.gov.za Queries should be directed to the Directorate: Development Management (Region 1) at: E-mail: DEADPEIAAdmin@westerncape.gov.za Tel: (021) 483-5829 Western Cape Government Department of Environmental Affairs and Development Planning Attention: Directorate: Development Management (Region 1) Private Bag X 9086 Cape Town, 8000	The completed Form must be sent via electronic mail to: DEADPEIAAdmin.George@westerncape.gov.za Queries should be directed to the Directorate: Development Management (Region 3) at: E-mail: DEADPEIAAdmin.George@westerncape.gov.za Tel: (044) 814-2006 Western Cape Government Department of Environmental Affairs and Development Planning Attention: Directorate: Development Management (Region 3) Private Bag X 6509 George, 6530

MAPS

Provide a location map (see below) as Appendix A1 to this BAR that shows the location of the proposed development and associated structures and infrastructure on the property.	
Locality Map:	The scale of the locality map must be at least 1:50 000. For linear activities or development proposals of more than 25 kilometres, a smaller scale e.g., 1:250 000 can be used. The scale must be indicated on the map. The map must indicate the following: • an accurate indication of the project site position as well as the positions of the alternative sites, if any; • road names or numbers of all the major roads as well as the roads that provide access to the site(s) • a north arrow; • a legend; and • a linear scale. For ocean based or aquatic activity, the coordinates must be provided within which the activity is to be undertaken and a map at an appropriate scale clearly indicating the area within which the activity is to be undertaken. Where comment from the Western Cape Government: Transport and Public Works is required, a map illustrating the properties (owned by the Western Cape Government: Transport and Public Works) that will be affected by the proposed development must be included in the Report.
Provide a detailed site development plan / site map (see below) as Appendix B1 to this BAR; and if applicable, all alternative properties and locations.	
Site Plan:	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: • The detailed site plan must preferably be at a scale of 1:500 or at an appropriate scale. The scale must be clearly indicated on the plan, preferably together with a linear scale. • The property boundaries and numbers of all the properties within 50m of the site must be indicated on the site plan. • On land where the property has not been defined, the co-ordinates of the area in which the proposed activity or development is proposed must be provided. • The current land use (not zoning) as well as the land use zoning of each of the adjoining properties must be clearly indicated on the site plan. • The position of each component of the proposed activity or development as well as any other structures on the site must be indicated on the site plan. • Services, including electricity supply cables (indicate aboveground or underground), water supply pipelines, boreholes, sewage pipelines, storm water infrastructure and access roads that will form part of the proposed development **must** be clearly indicated on the site plan. • Servitudes and an indication of the purpose of each servitude must be indicated on the site plan. • Sensitive environmental elements within 100m of the site must be included on the site plan, including (but not limited to):

	○ Watercourses / Rivers / Wetlands ○ Flood lines (i.e., 1:100 year, 1:50 year and 1:10 year where applicable); ○ Coastal Risk Zones as delineated for the Western Cape by the Department of Environmental Affairs and Development Planning ("DEA&DP"): ○ Ridges; ○ Cultural and historical features/landscapes; ○ Areas with indigenous vegetation (even if degraded or infested with alien species). • Whenever the slope of the site exceeds 1:10, a contour map of the site must be submitted. • North arrow 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.
Site photographs	Colour photographs of the site that shows the overall condition of the site and its surroundings (taken on the site and taken from outside the site) with a description of each photograph. The vantage points from which the photographs were taken must be indicated on the site plan, or locality plan as applicable. If available, please also provide a recent aerial photograph. Photographs must be attached to this BAR as **Appendix C**. The aerial photograph(s) should be supplemented with additional photographs of relevant features on the site. Date of photographs must be included. Please note that the above requirements must be duplicated for all alternative sites.
Biodiversity Overlay Map:	A map of the relevant biodiversity information and conditions must be provided as an overlay map on the property/site plan. The Map must be attached to this BAR as **Appendix D**.
Linear activities or development and multiple properties	GPS co-ordinates must be provided in degrees, minutes and seconds using the Hartebeeshoek 94 WGS84 co-ordinate system. Where numerous properties/sites are involved (linear activities) you must attach a list of the Farm Name(s)/Portion(s)/Erf number(s) to this BAR as an Appendix. For linear activities that are longer than 500m, please provide a map with the co-ordinates taken every 100m along the route to this BAR as **Appendix A3**.

ACRONYMS

DAFF:	Department of Forestry and Fisheries
DEA:	Department of Environmental Affairs
DEA& DP:	Department of Environmental Affairs and Development Planning
DHS:	Department of Human Settlement
DoA:	Department of Agriculture
DoH:	Department of Health
DWS:	Department of Water and Sanitation
EMPr:	Environmental Management Programme
HWC:	Heritage Western Cape
NFEPA:	National Freshwater Ecosystem Protection Assessment
NSBA:	National Spatial Biodiversity Assessment
TOR:	Terms of Reference
WCBSP:	Western Cape Biodiversity Spatial Plan
WCG:	Western Cape Government

ATTACHMENTS

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

The following checklist of attachments must be completed.

APPENDIX			**✓ (Tick) or x (cross)**
Appendix A:	**Maps**		
	Appendix A1:	Locality Plan	✓
Appendix B:	**Appendix B1:**	Site Development Plan (Alternative 1)	✓
	Appendix B2:	Site Development Plan (Alternative 2)	✓
	Appendix B3:	Site Development Plan (Alternative 3 – Preferred alternative)	✓
Appendix C:	**Photoreport**		✓
Appendix D1:	**Biodiversity overlay map**		✓
Appendix D2:	**Site sensitivity overlay map**		✓
Appendix E:	**Permit(s) / license(s) / exemption notice, agreements, comments from State Department/Organs of state and service letters from the municipality.**		
	Appendix E1A:	HWC letter 1	✓
	Appendix E1B:	HWC letter 2	✓
	Appendix E1C:	HWC letter 3	✓
	Appendix E2:	Road's authority letter	✓
	Appendix E3:	Eskom capacity confirmation	✓
	Appendix E4:	Solid waste management letter	✓
Appendix F:	**Appendix F:**	Details on PPP completed	**To be included post PPP**
Appendix G:	**Appendix G1:**	Architectural Guidelines and Landscape Plan	✓
	Appendix G2:	Hydrological Report	✓
	Appendix G3:	Civil Engineering Services Report	✓
	Appendix G4:	Electrical Engineering Report	✓
	Appendix G5:	Risk Assessment of Septic Tanks and Soakaway	✓
	Appendix G6:	Planning Motivation Report	✓
	Appendix G7A:	Setback Line Assessment	✓
	Appendix G7B:	Setback Line Letter	✓
	Appendix G8:	Freshwater Impact Assessment	✓
	Appendix G9:	Botanical Impact Assessment	✓
	Appendix G10:	Faunal Compliance Statement	✓
	Appendix G11A:	Heritage Statement	✓
	Appendix G11B:	Heritage Specialist Letter	✓
	Appendix G12:	Archaeological Assessment	✓
	Appendix G13A:	Social Impact Assessment (March 2015)	✓
	Appendix G13B:	Social Impact Assessment Addendum Letter (February 2021)	✓
	Appendix G13C:	SIA Impact Assessment Tables	✓
	Appendix G14A:	Traffic Impact Statement	✓
	Appendix G14B:	Traffic Impact Assessment Addendum Letter	✓
	Appendix G15:	Geohydrological Study (R Parsons)	✓
Appendix H:	**EMPr**		✓
Appendix I:	**Screening tool report (dated October 2025)**		✓
Appendix J:	**The impact and risk assessment for each alternative**		✓
Appendix K:	**Site Sensitivity Verification Report (dated October 2025)**		✓

Appendix L:	**CV of Environmental Assessment Practitioner**	✓
Appendix M:	**WULA technical report inclusive of application status**	✓

SECTION A: ADMINISTRATIVE DETAILS

Highlight the Departmental Region in which the intended application will fall	CAPE TOWN OFFICE: REGION 1 (City of Cape Town, West Coast District	CAPE TOWN OFFICE: REGION 1 (Cape Winelands District & Overberg District)	GEORGE OFFICE: BEGION 3 (Central Karoo District & Garden Route District)	
Duplicate this section where there is more than one Proponent Name of Applicant/Proponent:	Westerhelling Investments cc			
Name of contact person for Applicant/Proponent (if other):	Mark de Agrella			
Company/ Trading name/State Department/Organ of State:	Westerhelling Investments cc			
Company Registration Number:	Ck 89/07271/23			
Postal address:	P.O BOX 10071, The Falls, Northmead			
	Benoni		Postal code:	1522
Telephone:	27(0)11 425 2420		Cell:	082 717 9249
E-mail:	jarjininv@gmail.com		Fax:	n/a
Company of EAP:	PHS Consulting			
EAP name:	Amanda Fritz-Whyte			
Postal address:	PO Box 1752, Hermanus			
			Postal code:	7200
Telephone:	028 312 1734		Cell:	082 327 2100
E-mail:	amanda@phsconsulting.co.za		Fax:	086 508 3249
Qualifications:	BSc; BSc (Hons) Geology; MSc Water Resource Management IAIAsa, Pri.Sci.Nat (118385), WISA fellow			
EAp registration no:	2019/367			
Duplicate this section where there is more than one landowner Name of landowner:	Westerhelling Investments cc			
Name of contact person for landowner (if other):	Mark de Agrella			
Postal address:	P.O BOX 10071, The Falls, Northmead			
	Benoni		Postal code:	1522
Telephone:	27(0)11 425 2420		Cell:	082 717 9249
E-mail:	jarjininv@gmail.com		Fax:	n/a
Name of Person in control of the land:	Westerhelling Investments cc			
Name of contact person for person in control of the land:	Mark de Agrella			
Postal address:	P.O BOX 10071, The Falls, Northmead			
	Benoni		Postal code:	1522
Telephone:	27(0)11 425 2420		Cell:	082 717 9249
E-mail:	jarjininv@gmail.com		Fax:	n/a

Duplicate this section where there is more than one Municipal Jurisdiction Municipality in whose area of jurisdiction the proposed activity will fall:	Swellendam Municipality
Contact person:	Ron Brunings

Postal address:	P.O Box 20		
	Swellendam	Postal code:	6740
Telephone	(028) 514 1100	Cell:	084 402 7715
E-mail:	rbrunings@swellendam.gov.za	Fax:	(028) 514 2458

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

1.	Is the proposed development (please tick):	**New**	**X**	Expansion	
2.	Is the proposed site(s) a brownfield of greenfield site? Please explain.				
The proposed site is a greenfield site (consists of natural vegetation and a dry watercourse) with an existing house, garage, grave, waste storage area and existing gravel access road.					
~~3.~~	~~**For Linear activities or developments**~~				
~~3.1.~~	~~Provide the Farm(s)/Farm Portion(s)/Erf number(s) for all routes:~~				
~~3.2.~~	~~Development footprint of the proposed development for all alternatives.~~	~~m²~~			
~~3.3.~~	~~Provide a description of the proposed development (e.g. for roads the length, width and width of the road reserve in the case of pipelines indicate the length and diameter) for all alternatives.~~				
~~3.4.~~	~~Indicate how access to the proposed routes will be obtained for all alternatives.~~				
~~3.5.~~	~~SG Digit codes of the Farms/Farm Portions/Erf numbers for all alternatives~~				
~~3.6.~~	~~**Starting point co-ordinates for all alternatives**~~				
	~~Latitude (S)~~	~~º~~	~~'~~	~~''~~	
	~~Longitude (E)~~	~~º~~	~~'~~	~~''~~	
	~~**Middle point co-ordinates for all alternatives**~~				
	~~Latitude (S)~~	~~º~~	~~'~~	~~''~~	
	~~Longitude (E)~~	~~º~~	~~'~~	~~''~~	
	~~**End point co-ordinates for all alternatives**~~				
	~~Latitude (S)~~	~~º~~	~~'~~	~~''~~	
	~~Longitude (E)~~	~~º~~	~~'~~	~~''~~	
Note: For Linear activities or developments longer than 500m, a map indicating the co-ordinates for every 100m along the route must be attached to this BAR as Appendix A3.					
4.	**Other developments**				
4.1.	Property size(s) of all proposed site(s):			30 400m² (subdivided portion of Erf 134 which is 856000m²)	
4.2.	Developed footprint of the existing facility and associated infrastructure (if applicable):			Current house, garage, waste collection, braai area estimated at 6000m²	
4.3.	Development footprint of the proposed development and associated infrastructure size(s) for all alternatives:			Roads: 1498m² Conservation Areas: 16748m² Residential Units:12154m²	
4.4.	Provide a detailed description of the proposed development and its associated infrastructure (This must include details of e.g. buildings, structures, infrastructure, storage facilities, sewage/effluent treatment and holding facilities).				
It is proposed to rezone a 3.04ha portion of Erf 134 from Agricultural Zone (AZ) to Subdivisional Area in terms of Section 15(2)(a) of the Swellendam Municipal Planning Bylaw of November 2020. The following zonings are proposed for various portions of the site: Residential Zone 1(R1), Natural Resource Zone, Private Open Space (PrOS), Public Open Space, and Transport Zone (TZ) (Public Road) in terms of Section 3 of the Swellendam Municipality Integrated Zoning Scheme, June 2020, to permit the construction of an additional 20 single dwelling units in accordance with the proposed layout contained in this application. More than 53% of the land will remain in its natural					

form.

The proposed portion to be developed from here on, will be referred to as 'the site'. The remainder of the erf (81.9ha) that occurs to the West of the Infanta Main Road, will remain zoned for agriculture. This remainder of the erf does not form part of this application.

The areas to be rezoned are as follows:

Proposed Zone	**Size**	**Percentage of developable area**
Transport (TZ) (public road):	2 817.9m²	9%
Private Open Space (PrOS):	47m²	0.15%
Public Open Space	3 983m²	13%
Natural Resource Zone	12 113m²	39.8%
Residential 1(R1)	11 557m²	38%

The subdivision of a 3.04ha portion of Erf 134 into the following portions:
- Twenty-one Single dwelling erven (of which one is existing);
- One erf of Natural Resource Zone;
- One erf of Private Open Space;
- Two erven of Public Open Space
- Two portions – public road.

The site is located within the demarcated urban edge of Infanta and has been earmarked for urban expansion, residential development in particular.

PROPOSAL
It is proposed to subdivide the site into 21 separate erven (twenty vacant erven for new dwellings and an erf for the existing house). Erf sizes vary between 321m² and 81 582m², with 14 of the plots larger than 460m². The gross density of the land to be rezoned will be 6,9 units per hectare. This compares very favourably with the existing patterns of development in Infanta.

15 units will be single storey and 5 will be double storey. The existing dwelling, garage, braai place, waste collection room and grave on site, will remain. Refer to **Figure 1 and Figure 2**.

Figure 1: Existing Dwelling and garage in the background

Figure 2: Braai area

The 20 erven will be sold off under freehold, and a Homeowners Association will be established in order to regulate the development of the entire property in accordance with a set of approved Design Guidelines. All building plans submitted to the local planning authority will have to comply with the approved Design Guidelines and must be endorsed by the Homeowners Association.

The proposed Design Guidelines prescribe the following development parameters:

- Development Platforms and setbacks

All development will have to be in accordance with a defined development platform. Each development platform will depict a designated area within which the building footprint must be located. No part of a residence, garage, car port, external deck or patio will be permitted outside of the development platform. Required setback lines for each erf will be depicted on each development platform.

- Coverage and Building Footprint

Coverage will be 50% of the site area of each specific erf. This means that 6 757m² or 22% of the entire 3.04ha site will be set aside for potential building footprints.

- Building Form & Shape

The Design Guidelines present various examples of the desired building form. Refer to **Figure 3.**

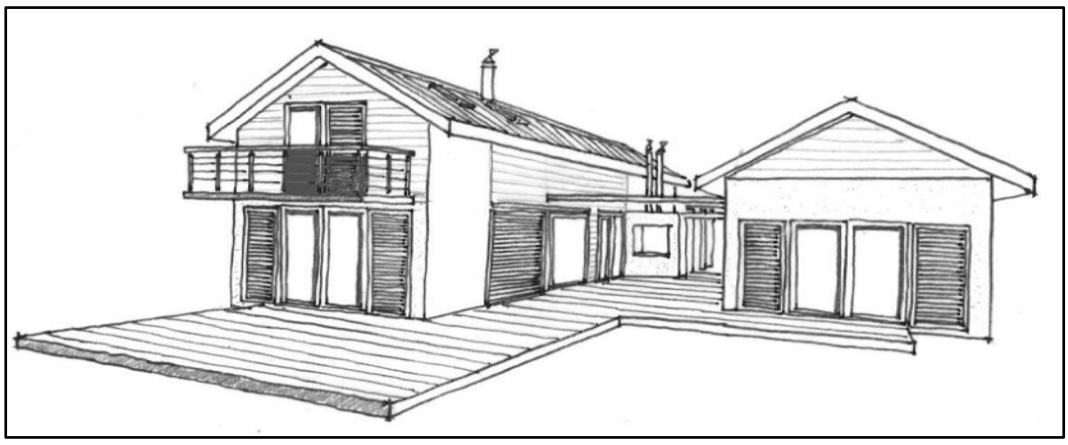

Figure 3: An example of the contemporary coastal architecture proposed.

- Garages

Garages with storage space will be permitted.

- Cut and fill

All building forms are to be directly attached to the ground. No posts, columns or stilts will be permitted in order to raise buildings above natural ground level. Only external timber decks will be allowed to be raised above the natural ground level.

- Height Restrictions

The height of buildings will be measured vertically to the natural ground level /slope of the site. The maximum height for single story dwellings will be 4.5m to midpoint of roof and the maximum height for double story dwellings will be 6.5m to midpoint of roof. Only five properties have been identified as suitable for double story units. All the remaining properties will only be permitted to be developed with single storey dwelling units. No deviations from these height parameters will be permitted.

- Roofs

Roofs are to be double pitched with a roof pitch of 30 degrees. Flat roof single story elements will be permitted as links. These will have to be secondary elements. All roofs in the development will be pre-coloured, either dolphin grey or charcoal grey, however no natural anodised aluminium roofs or raw corrugated iron profiled roofs will be permitted, thus no reflection or glaze will occur.

- Walls

All exterior walls are to consist of brick work with a combination of plaster and paint finish and fiber cement board cladding. At least 30 % of the building is to be covered with horizontally fixed boards (ship lapping) in an aesthetically pleasing / designed way. Timber or aluminium shuttering will be permitted to form part of exterior facades.

- Doors and Windows

The Design Guidelines present various examples of windows to be permitted (**Appendix G1**). Window proportions are to be vertically proportioned and orientated.

- Fireplaces, braais and chimneys

Flues will be required to be of the circular stainless-steel type and not exceed 300mm in diameter. Stainless steel rotating or fixed cowl will be permitted. Spark arrestors will have to be installed on all fireplaces or braais.

- Driveways & Hard surfaces

Driveways will not be permitted to be totally covered with a water impermeable surface finish. Impermeable hard surfaces such as exposed aggregate pavers or rough natural stone will be permitted in 430mm wide bands to improve traction for vehicles. The area in-between these strips will have to be planted with appropriate indigenous ground cover as per the Landscaping Design Guidelines (**Appendix G1**).

- Exterior Lighting

Garden lighting will only be permitted in the form of solar lamps. Omni-directional luminaires will have to be fitted with louvered grilles or eye-lids to direct light downwards to prevent light pollution and disturbance.

- Security

No external burglar bars will be permitted.

- Coastal path

A raised walkway will be constructed along the current fence line for public use.

- Fencing

Internal fencing of individual properties is proposed to be timber fences. All timber fences to be constructed to a max. height of 1,2m. comprising of appropriately treated external quality timber picket fence on timber posts. Gates in timber picket fencing are to be the same picket fence design, unpainted and appropriately treated.

No fencing on the seaward side of the property will be permitted. No fencing will be permitted on either side of the ecological corridor.

- The proposed internal road system

The width of the internal road has been kept to minimal yet acceptable width of 6 metres, with a one metre dropped curb on either side, thus representing a street space of 8 metres. The internal road system will not be gated and will be accessible to visitors and the general public.

- Double/Second dwelling units

No double or second dwelling units will be permitted on any of the new single residential erven.

- Subdivision

No further subdivision of any of the new single residential erven will be permitted.

THE PROPOSED VEHICULAR ACCESS POINTS TO THE SITE

Access to the individual erven will be by means of two roads leading off the Infanta Malgas District Road 268. The exact positioning of these two entry points has been determined by the specialist traffic consultants. Access to the proposed 5 erven located in the southern sector of the applicant property will be taken off Hoek Street.

THE PROPOSED OPEN SPACE SYSTEM

Two large areas will be set aside as open spaces. These areas will be protected by the assignment of a Private Open Space (PrOS) zoning to these two areas. This area of 15 239.70m² represents 50% of the entire developable area. While pedestrian access to these areas will be possible, such access will be limited and controlled due to conservation considerations. The protected areas will be clearly demarcated.

THE COASTAL WALKWAY

It is proposed to create a public walkway along the eastern edge of the residential erven. This walkway will provide safe and defined public pedestrian access along the coastline. Construction of the walkway will be undertaken by the developer, and the maintenance of the walkway will be the responsibility of the Homeowner's Association.

FLOODLINES

For additional safety, the houses close to the watercourse should be built with floor levels at an elevation to allow a freeboard of at least 400mm above the 100-year flood line levels.

WATER DEMAND AND SUPPLY

The estimated Annual Average Daily Demand (AADD) for the development is as follows:

21 Single Residential Erven (small) - 800 ℓ/unit/day 16,8 kℓ/day

Total AADD 16,8 kℓ/day or 0,194 ℓ/s

It is proposed to supply water from a dual source of both rainwater and borehole water.

Rainwater Supply
With the expected Mean Annual Precipitation (MAP) of 430mm/year, an average roof size of 215m² and 80% efficiency rate the expected annually rainwater harvesting per unit will be around 74m^3/household/annum. It is proposed that the harvesting of rainwater be used for potable water consumption. Each household will be required to have a 5m^3 water tank for rainwater harvesting.

Borehole Water Supply

Two boreholes (134A and 134C) are located on Erf 134. A 72-hour pumping test on borehole 134C (Van Biljon, 2014) confirmed a sustainable yield of 25m^3/day, with a maximum of 48m^3/day under optimal conditions. This yield exceeds the development's estimated potable demand of 16.8m^3/day (≈ 6,312m^3/a). Including provision for firefighting, the total annual water demand is estimated at 7,665m^3/a (21m^3/day).

Borehole BH134C at the site was tested in June 2020 with a 48-hour pumping program, including a Stepped Discharge Test, Constant Discharge Test, and Recovery Monitoring, to assess its productivity and aquifer properties. The tests determined the sustainable yield, calculated using the FC-Method, at 32.4m^3/day (11,826m^3/year). Water quality analysis showed elevated salinity (Na, Cl, EC, TDS) typical of the Bokkeveld Group and total coliforms above operational limits, indicating microbial contamination from soil. The borehole can supply sufficient water for the development but requires treatment for potable use.

Figure 4: Borehole 134C on Erf 134 (indicated by red circle) (Geohydrological report, September 2025)

Water Storage and Fire Fighting

The proposed development, with houses of floor area over 200m², is classified, with respect to firefighting, as low-risk group 1 by the Red Book (2004). To achieve the minimal low risk group 1 residual water pressure of 7m and the firefighting flow rate of 900 ℓ/minute, a 125mm Ø water supply pipeline is required from the reservoir to the development. Borehole 134C is located to the south of Main Road 268. It is recommended that a 130kℓ SBS Tank reservoir be constructed near (the unused) borehole 134A. The size of the reservoir is determined by the required firefighting capacity (108kℓ) plus the daily demand of 16,8kℓ/day. To ensure that sufficient firefighting capabilities exist, the supply pipeline from the reservoir to the development will consist of a 125mm Ø Class 9 uPVC water main complete with isolating valves, fire hydrants and erf connections. (Drawing HESRIV-573-W1). A servitude should be registered for the pipeline route.

Water Link Services

A new 125mm Ø, Class 9, uPVC water main will be constructed between the reservoir and development complete with isolating valves, fire hydrants and erf connections. An 200mm Ø corrosion protected steel sleeve will cross Main Road 268 between the two fence lines. An 125mm Ø HDPE fusion welded water main will be constructed through the steel sleeve. Water mains parallel to Main Road 268 will be constructed within the 5m building line. Erf connections will consist of HDPE PE80 PN12,5 pipes and terminated with endcaps.

ELECTRICITY

Eskom supplies the area with a 22kV overhead line network. The formalised Infanta residential area has underground reticulation networks, whilst the various farms in the area are fed via an overhead line network. The development will be supplied from the existing 22kV overhead line network along the access road going into Infanta. The existing house is fed from a 25kVA pole transformer. This transformer will have to be upgraded to accommodate the required 115kVA. This electrical demand is based on 28 units, however, only 20 additional units are proposed. The low voltage distribution system will be supplied from the abovementioned transformer via underground copper cable supplying strategically positioned distribution kiosks.

Confirmation from Eskom that sufficient capacity exists on the 22kV network to supply the required load and the electrical report will be included in the draft BAR for comment.

SEWAGE

It is proposed that each erf be fitted with an on-site WWTW Package Plant to handle the expected sewage flow. The factory built activated sludge sewage treatment plant will produce effluent that meets the Department of Water Affairs General Standards. According to the Manufacturer's (Maskam Water) design criteria the system consists over the following qualities:

- Odourless and quiet.
- The installed is underground.
- Has a small footprint.
- Effluent meets the South African DWS General Standard.
- Includes nitrification and de-nitrification cycles.

The smallest available model is the ZF450 which has a capacity to treat 1,500ℓ/day which is well above the expected 640ℓ/day sewage flow per household. The water can be recycled for non-potable usage such as flushing toilets, with the remaining effluent being used for irrigation or being discharged underground to a soak-away. Alternatively, all the effluent can be discharged to a soak-away as the surrounding soil is sand and very porous.

STORMWATER

Stormwater Management Strategy

It is estimated that stormwater runoff, depending on erf coverage, will increase by approximately 25% post development. The following measures are proposed to mitigate the impact of post development stormwater runoff downstream from the proposed development:

- Installation of 5,0kℓ water tanks on each residential erf will contribute to the attenuation of initial runoffs. The tank overflow will be directed to underground soakaways. With the expected Mean Annual Precipitation (MAP) of 430mm/year, an average roof size of 215m² and 80% efficiency rate the expected annually rainwater harvesting per unit will be around 74kℓ/household.
- The runoff from any hardened surface, within the developed plots, will be directed towards gardens using strategic landscaping with native vegetation to intercept the runoff.
- The concentration of stormwater runoff will be minimised through the application of landscaping techniques, i.e. by creating grass lined swales, undulations and depressions. These cutoff swales will intercept any overland flow, which will discourage erf runoff to road surfaces.
- Stormwater from road surfaces will be released into the water course through energy dissipating Reno Mattresses structures.

Stormwater Design

Stormwater infrastructure will be constructed in accordance with the standard requirements and specifications as agreed with the Swellendam Municipality. The 100-year floodlines were determined and falls outside the development area. Design criteria adopted for the development regarding stormwater infrastructure is summarised as follows:

Runoff rates will be determined according to the Rational Method.

Flood recurrence interval: 2 years

Pipe material: Concrete

Pipe class: 75D

Pipe diameters: Minimum 375mm Ø up to diameter as required

Bedding: Class C

Inlets: Kerb and grid inlet structure for the northern erven.

: Open stone pitched channel, in stormwater servitude, for the southern erven.

Manholes: Point of deflections on pipes

SOLID WASTE

The expected volume of solid waste generated, for the specific development, will be seasonal. The highest volume of solid waste will be generated during the December-January period with other peaks around school holidays. Low volumes of waste will be generated during winter months. It is expected that between 0,15 to 0,25m³/household/week, solid waste, will be generated.
Homeowners will be expected to deliver household solid waste to a Waste Transfer Station that will be located at one of the two entrances to the development. Swellendam Municipality will service the transfer station on Tuesday's and transport the un-compacted solid waste to the Swellendam Municipal Solid Waste Site. No treatment of waste to occur on site.

Refer to **Appendix G1** Architectural Guidelines; **Appendix G3** Civil Engineering Services report; **Appendix G4** Electrical Services report; **Appendix E2 to E4** services confirmation letters.

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

There is an existing access road (from MR268) from the northern section of the site that will be used to access the northern section of the proposed development. The southern access point to the 5 units South of the watercourse will be off will be taken off Hoek Street

Access off this road, will likely be subject to an agreement to be reached with the Municipality in terms of its construction and hardening to requisite specifications.

The existing road network has sufficient spare capacity to accommodate the proposed development and the expected additional trips to and from the proposed development will have an insignificant impact on the surrounding road network.

The internal road reserves are 8m wide. The access road as well as the internal road network will consist of 4,5m wide road surfaces. Road finishing will consist of 60mm Interlocking segmented paving with stormwater pipework, open stone pitched channel and inlet- and outlet structures. The design criteria will be based on the design standards of the Guidelines for the Provision of Engineering Services and Amenities in Residential Township Development. Suitable commercial sources for the construction materials are available within Swellendam municipal area and surrounding towns.
Input from WCG Roads was obtained and is attached as **Appendix E2**.
A Traffic Impact Statement and addendum was compiled for the proposed project and are attached as **Appendix 14A and 14B**.

4.6.	SG Digit code(s) of the proposed site(s) for all alternatives:	SG 21 code: C07300040000013400000			
4.7.	Coordinates of the proposed site(s) for all alternatives:				
	Latitude (S)		34°	25‘	07.78“
	Longitude (E)		20°	51‘	13.14“

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

1. Exemption applied for in terms of the NEMA and the NEMA EIA Regulations

Has exemption been applied for in terms of the NEMA and the NEMA EIA Regulations. If yes, include a copy of the exemption notice in Appendix E18.	YES	**NO X**

2. Is the following legislation applicable to the proposed activity or development.

The National Environmental Management: Integrated Coastal Management Act, 2008 (Act No. 24 of 2008) (“ICMA”). Refer Appendix G7A and G7B for setback line determination	**YES X**	NO
The National Heritage Resources Act, 1999 (Act No. 25 of 1999) (“NHRA”). If yes, attach a copy of the comment from Heritage Western Cape as Appendix E1.	**YES X**	NO
The National Water Act, 1998 (Act No. 36 of 1998) (“NWA”). If yes, attach a copy of the comment from the DWS as Appendix E3. **A WULA has been lodged with BOCMA – refer Appendix M.**	**YES X**	NO
The National Environmental Management: Air Quality Act, 2004 (Act No. 39 of 2004) (“NEM: AQA”). If yes, attach a copy of the comment from the relevant authorities as Appendix E13.	YES	**NO X**
The National Environmental Management Waste Act (Act No. 59 of 2008) (“NEM: WA”)	YES	**NO X**
The National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004 (“NEMBA”).	**YES X**	NO
The National Environmental Management: Protected Areas Act, 2003 (Act No. 57 of 2003) (“NEMPAA”).	YES	**NO X**
The Conservation of Agricultural Resources Act, 1983 (Act No. 43 of 1983). If yes, attach comment from the relevant competent authority as Appendix E5.	**YES X**	NO

3. Other legislation

List any other legislation that is applicable to the proposed activity or development.

Spatial Planning and Land Use Management Act, 2017 (SPLUMA)

The Spatial Planning and Land Use Management Act, 2017 (SPLUMA) sets out a set of applicable development principles for assessment of all land use matters: spatial justice; spatial sustainability; efficiency; spatial resilience; and good administration.

Compliance with the Development Principles of SPLUMA (Section 7. of SPLUMA):

(a) The principle of spatial justice -

The proposal will provide job opportunities during construction and limited job opportunities during operations.

(b) The principle of spatial sustainability -

The development will be carried out in a sensitive manner that will not impact negatively on the sensitive environment but be fully in compliance with the specialist studies undertaken for the area and the subsequent recommendations. Only a small portion of the larger is to be developed in the area delineated in the SDF, thereby reducing urban sprawl. The development represents infill of a portion of land adjacent to surrounded residential development. The development will be privately developed. All costs will be carried by the developer, and no onerous burden will be placed on the Municipality / state.

Services will for the most part be off grid. The developer will, in consultation with the Municipality, pay the required services contributions. Further, rates charges will be payable to the Municipality once the development has been completed and occupied. Thus, this criterion is/will be fully met. Needless to say, the development will result in the collection of additional rates that could be utilised to protect areas worthy of protection.

(c) The principle of efficiency

The proposed development will make use of use of existing resources and infrastructure. Most services will be off- grid including water and sanitation. The existing road infrastructure is sufficient for the scale of development proposed. This has been confirmed by the provincial road authority and the traffic engineers employed to assess this aspect of the proposal.

(d) The principle of spatial resilience

The development is set behind the coastal setback line and away from any sensitive ecosystems identified in the Breede River Management Plan. Land with high conservation value will remain as such and be protected.

4. Policies

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

Western Cape Provincial Spatial Development Framework (2014)

The Provincial Spatial Development Framework (PSDF) is the overarching policy document in the Western Cape outlining mandatory measures and guidelines for addressing current challenges and directing the future growth and development of the Province.

Local Spatial Development Frameworks need to align themselves with the spatial principles contained in the WCPSDP. The document describes the rural space-economy agenda, which is not only about agricultural development, it is also about broad based agrarian transformation, diversifying rural economic activities, including tourism and functional ecosystems. Local government fulfils crucial support roles in the implementation of the national Comprehensive Rural Development Programme (CRDP). The CRDP is targeted at 15 rural development nodes across the Province where participatory community-based planning is targeted at agrarian transformation as well as strategic investments in economic and social infrastructure. Swellendam as a whole is identified as one of these nodes (see extract below). The application complies with the principles contained in the WCPSDF.

Specific PSDF directives which potentially have bearing on the Erf 134 development include:
Sustainable development.
Optimize the provincial settlement pattern with regard to where people live and the availability of resources, particularly water, land and future economic potential for growth (Mandatory directive).

Sense of place
Foreign or unsympathetic styles of site layout and buildings shall be discouraged in urban settlements and rural areas so as to strengthen the local sense of place and minimize visual impact (Mandatory).

The developer intends to enforce context-appropriate architectural guidelines on all buyers. Refer to the Architectural Guidelines and Landscape Plan included as **Appendix G1.**

Swellendam IDP

The Swellendam IDP states that Infanta falls within Ward 3, Rural Node. The spatial settlement pattern of this area can be described as dislocated with development having taken place in three compact yet separate clusters; Infanta, Kontiki and Infanta Park.

Constraints noted include: High-energy coastline with limited safe bathing areas, very remote location and sensitive environment, which limits development opportunities, and very limited infrastructure capacity. No municipal water provision service is currently being rendered to the villages of Infanta due to funding constraints.

Swellendam Spatial Development Framework (SDF) May 2020

The Swellendam Spatial Development Framework (SDF),2020, identifies the area in question as falling within the urban edge and as an urban extension area, the scale and form of which is to be determined by an Integrated Environmental Management (IEM) processes. The planning document which is the product of an extensive public participatory programme undertaken, has been adopted by the Swellendam Municipality. The proposed change in land use is for land

positioned inside the designated urban edge and is in keeping with the Swellendam (SDF) (approved by the Swellendam Municipality). This document identifies the proposed uses as 'desired' land uses.
This Spatial Development Framework (SDF) is the most credible representation of the present-day local spatial planning paradigm. The composite map included in the SDF clearly shows the area in question as an area situated within the urban edge of Infanta and identifies the land suitable for residential development. The proposed rezoning of the site in question for residential purposes is therefore entirely in keeping with current and up to date planning policy. While the document provides a clear indication of the positioning of the Urban Edge Line and the number of dwelling unit opportunities, notional areas are presented for land to be developed and areas to be retained as natural open space. These "zones" are essentially schematic and the document makes it very clear that the exact detail of any proposal must be informed by all the necessary specialist studies required to address all pertinent issues.
At the time that the Swellendam Local Spatial Development Framework was compiled, no such detailed studies were undertaken and for this reason the diagrams provided indicate notional concepts. A series of specialist studies undertaken by respected specialists in their various fields have now been completed and the recommendations contained in these studies have informed the exact nature of the development concept proposed. On-site specialist analysis of flora and fauna has resulted in area specific evaluations. What has become clear from the results of these studies is that it is simply not possible to assign specific uses to the site without undertaking such specialist studies, as many of the critical issues are quite area specific. This is something that the Swellendam SDF acknowledged.
The public access road indicated in the Growth Management Plan which is notionally positioned on the northern boundary of the property, cannot be accommodated in that position on Erf 134. This is due to the fact that a large portion of the northwestern corner of erf 134 has been identified in the specialist study undertaken, to have extremely high conservation status. The Specialist studies undertaken have therefore necessitated the revision of the initial design proposal to ensure that no development or access of any manner occurs on this part of the property. The proposed point of vehicular entry on the Growth Management Plan is also not acceptable to the Provincial Roads Engineer due to obscured site lines at that point. This is due to the contoured landscape. For this reason, the access indicated on the Growth Management Plan requires revision. It is therefore proposed that the access way as proposed in this application, be utilised to link up with the reminder of the road, as per the Growth Management Plan, on the adjacent property. Furthermore, it is simply not physically possible to locate parking in the northeast corner of the property as there is an existing grave of significance in this area which cannot be relocated. There are no physical hindrances to the accommodation of this concept on the adjoining land. There would be no objection from the applicant to such a proposal.

Swellendam Municipal By-Law on Land Use Planning, 2020

The application to rezone the land from Agricultural Zone to Subdivisional Area to permit land to be zoned Residential Zone 1, Open Space Zone 2, and Transport Zone 2 (Public Road), is made in terms of Section 15(2)(a) of the Swellendam Municipal By-Law on Land Use Planning, 2020. The application to subdivide the land in accordance with the plan of subdivision submitted is made in terms of Section 15(2) (d) of the Swellendam Municipal By-Law on Land Use Planning, 2016. The applications at hand must be assessed in terms of Section 65 of the Swellendam Municipal By-Law on Land Use Planning, 2016.

Infanta and Environs Local Spatial Development Framework (SDF)

The Infanta and Environs Local Spatial Development Framework (SDF) identify the area in question as falling within the urban edge and as an urban extension area, the scale and form of which is to be determined by an Integrated Environmental Management (IEM) process.

Please refer to the Planning Report attached as **Appendix G6** for further detail on the planning policies associated with the proposed Infanta development.

Breede River Estuarine Management Plan, June 2016

The National Estuarine Management Protocol (the Protocol), promulgated in May 2013 under the National Environmental Management: Integrated Coastal Management Act (Act No. 24 of 2008, as amended by Act No.36 of 2014), sets out the minimum requirements for individual estuarine management plans. Under the ICM Act, the default Coastal Protection Zone (CPZ) is a continuous strip of land extending from the coastal and estuarine high-water mark to at least 1 000m inland in rural areas, and 100m in urban areas, covering all areas not already zoned for residential or industrial development. The relevant municipalities are required to incorporate the default CPZ and coastal management lines and proposed coastal overlay zones, once adopted, within their spatial development frameworks and land use management systems in order to manage and regulate the use of land at the coast and ensure an adequate buffer for the estuary. A GIS development buffer of 1000m is included in the management plan. The ground truthing has been carried out on site.

A portion of the site is subject to the 100m general coastal development setback, as contemplated in the Integrated Coastal Management Act. The Act provides for more specific, urban-edge related development setbacks from provincial and local authorities. At this stage, no actual setback lines have been identified for the coastal towns situated within the Overberg District Municipality. The coastal setback line for the area and the site has not been established. A setback line assessment was performed in 2010 by PBNS (PBNS 2010). Subsequently Geoff Toms (Consultant) was requested to reappraise the setback line in terms of recently published standard methodologies (e.g. DEA&DP 2010). Refer **Appendices G7A and G7B**.

5. Guidelines

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

DEA&DP's EIA Guideline and Information Document Series

Applied to various components in the Basic Assessment process. The following guidelines were taken into account throughout this Basic Assessment process:

- Guidelines for EIA Requirements
- Guidelines for Public Participation
- Guidelines on Alternatives
- Guideline on Need and Desirability
- Guideline for Involving Biodiversity Specialists in EIA Processes
- Guideline for Environmental Management Plans

DEA&DP's Circular EADP 0028/2014: "One Environmental Management System"

This circular provides further detail and clarity on the procedure to be followed during the Basic Assessment process, where a Water Use application is lodged at the same time.

6. Protocols

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

The following themes and sensitivities were identified in the screening tool (dated October 2025):

Theme	Sensitivity rating			
	Very high	High	Medium	Low
Agriculture			X	
Animal species			X	
Aquatic biodiversity	X			
Archaeological & Cultural Heritage		X		
Civil aviation		X		
Defence				X
Palaeontology		X		
Plant Species			X	
Terrestrial Biodiversity	X			

The following studies identified in the Screening tool will not be undertaken:

- Visual impact assessment

Motivation as to why the above identified studies will not be undertaken:

STUDY NOT BEING DONE	MOTIVATION
Visual impact assessment	The impact of the sense of place was assessed as part of the social impact assessment report. Further the architectural guidelines document has made specific recommendations with relation to the building styles. The EAP is of the opinion that a visual impact assessment is not required in this instance.

See the Site Refer Sensitivity Verification Report **Appendix K**.

The specialist assessments were compiled to align with the NEMA protocols and the requirements in terms of Appendix 6 of the NEMA regs.

SECTION D: APPLICABLE LISTED ACTIVITIES

List the applicable activities in terms of the NEMA EIA Regulations

Activity No(s):	Provide the relevant **Basic Assessment Activity(ies)** as set out in **Listing Notice 1**	Describe the portion of the proposed development to which the applicable listed activity relates.
12	The development of— (i) dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 100 square metres; or (ii) infrastructure or structures with a physical footprint of 100 square metres or more; where such development occurs- (a) within a watercourse; (b) in front of a development setback; or (c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse; - excluding- (aa) the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour; (bb) where such development activities are related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies; (cc) activities listed in activity 14 in Listing Notice 2 of 2014 or activity 14 in Listing Notice 3 of 2014, in which case that activity applies; (dd) where such development occurs within an urban area; (ee) where such development occurs within existing roads, road reserves or railway line reserves; or (ff) the development of temporary infrastructure or structures where such infrastructure or structures will be removed within 6 weeks of the commencement of development and where indigenous vegetation will not be cleared.	Portions of a few of the residential units will be constructed within 32m of the watercourse on site. However, these buildings will be located outside the 1:100-year flood line and landwards of the proposed setback line.
19	The infilling or depositing of any material of more than 10m^3 into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit,	The potable pipeline, services installation and the walkway will cross the drainage line for installation,

	pebbles or rock of more than 10m3 from a watercourse; but excluding where such infilling, depositing, dredging, excavation, removal or moving – (a) will occur behind a development setback; (b) is for maintenance purposes undertaken in accordance with a maintenance management plan; (c) falls within the ambit of activity 21 in this Notice, in which case that activity applies; (d) occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or (e) where such development is related to the development of a port or harbour, in which case Activity 26 in Listing 2 of 2014 applies.	and this may require movement of more than 10m^3 material. The potable line and the services installation is landward of the setback line determined by a specialist and is excluded from this listed activity.
19A	The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from— (i) the seashore; (ii) the littoral active zone, an estuary or a distance of 100 metres inland of the high-water mark of the sea or an estuary, whichever distance is the greater; or (iii) the sea; — but excluding where such infilling, depositing, dredging, excavation, removal or moving— (a) will occur behind a development setback; (b) is for maintenance purposes undertaken in accordance with a maintenance (c) management plan; (d) falls within the ambit of activity 21 in this Notice, in which case that activity applies; (e) occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or where such development is related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies.	10m^3 of material may be excavated, moved or infilled within 100m from the high-water mark (HWM) for the establishment of the walkway. A setback line has been determined by a specialist, and no construction activities will occur in front of this line, outside of the walkway.
27	The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for- the undertaking of a linear activity; or maintenance purposes undertaken in accordance with a maintenance management plan.	More than 1ha of indigenous vegetation will be cleared for the proposed development.

Activity No(s):	Provide the relevant **Basic Assessment Activity(ies)** as set out in **Listing Notice 3**	Describe the portion of the proposed development to which the applicable listed activity relates.
4	The development of a road wider than 4 metres with a reserve less than 13,5 metres. i. Western Cape i.Areas zoned for use as public open space or equivalent zoning; ii. Areas outside urban areas; (aa) Areas containing indigenous vegetation; (bb) Areas on the estuary side of the development setback line or in an estuarine functional zone where no such setback line has been determined; or iii. Inside urban areas: (aa) Areas zoned for conservation use; or (bb) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority.	The internal roads of the development will be constructed in areas that contain indigenous vegetation therefore this activity will be triggered.
12	The clearance of an area of 300m^2 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. Western Cape (i) Within any critically 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; (ii) Within critical biodiversity areas identified in bioregional plans; (iii) Within the littoral active zone or 100m 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; (iv) On land, where at the time of coming into effect of this Notice or thereafter such land was zoned open space, conservation or had an equivalent zoning; or (v) On land designated for protection or conservation purposes in an Environmental Management Framework adopted in the prescribed manner, or a Spatial	Clearance of vegetation will exceed 300m^2 within the area seaward of the setback line determined by a specialist.

	Development Framework adopted by the MEC or Minister.	

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

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

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

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

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

SECTION E: PLANNING CONTEXT AND NEED AND DESIRABILITY

1.	Provide a description of the preferred alternative.

Alternative 3: This is the preferred alternative. It comprises of 21 erven. The existing house is to remain as is and is incorporated into the development as a separate erf. 15 new units will be single storey, and 5 new units will be double storey. Approximately 45% of the site will be developed.

This alternative makes provision for a 40m ecological corridor (20m either side of the drainage line) catering for the watercourse and surrounding Overberg Dune Strandveld. It also accommodates the 'limestone conservation area' in the northwest part of the site.

The 8m landscaped strip, as proposed by the heritage specialist, is accommodated in this layout as is the updated coastal setback line as proposed by the coastal consultant.

The following key amendments have been made to the development proposal:

- The main vehicular entrance to the majority of the units (16) has been repositioned to the existing access point and follows the existing access route.
- The lower vehicular access point to the remainder of the 5 units is off Hoek Street.
- The configuration of the erven and the road layout have been revised to address urban design and geometric layout issues.
- All the residential erven have been moved entirely out of the 40m wide ecological corridor. This 40-metre-wide corridor will now be open common ownership space dedicated as an open space system.
- This amendment means that the area to be rezoned as 'Open Space' has increased in size.
- All proposed building footprints have been revised to ensure compliance with the erosion setback line as identified by the coastal consultant.
- A pedestrian footpath has been added to provide pedestrian access from the 16-unit side of the development to the coastline.
- The Open Space component of the proposal has been increased by 5% from 50% to 55% of the entire property.

Refer to **Appendix B3** for the SDP for Alternative 3 (the preferred development alternative).

2.	Explain how the proposed development is in line with the existing land use rights of the property as you have indicated in the NOI and application form? Include the proof of the existing land use rights granted in Appendix E21.

Erf 134, Infanta, is currently zoned Agricultural Zone I in terms of the Section 8 Scheme Regulations of the Land Use Planning Ordinance (15 of 1985). The primary use permitted in terms of the Scheme is agriculture, which according to the definition, makes provision for the cultivation of the land and allows for the construction of any buildings that are reasonably connected to the main farming activities of the farm.

The activity is therefore not permitted under the existing zoning of the land. It is proposed to rezone a 3.04ha portion of Erf 134 from Agricultural Zone (AZ) to Subdivisional Area in terms of Section 15(2)(a) of the Swellendam Municipal Planning Bylaw of November 2020. The following zonings are proposed for various portions of the site: Residential Zone 1(R1),Natural Resource Zone,

Private Open Space (PrOS), Public Open Space, and Transport Zone (TZ) (Public Road) in terms of Section 3 of the Swellendam Municipality Integrated Zoning Scheme, June 2020, to permit the construction of an additional 20 single dwelling units in accordance with the proposed layout contained in this application. More than 53% of the land will remain in its natural form.

The areas to be rezoned are as follows:

Proposed Zone	**Size**	**Percentage of developable area**
Transport (TZ) (public road)	2 817.9m²	9%
Private Open Space (PrOS)	47m²	0.15%
Public Open Space	3 983m²	13%
Natural Resource Zone	12 113m²	39.8%
Residential 1(R1)	11 557m²	38%

The subdivision of a 3.04ha portion of Erf 134 in terms of Section 15(2)(d) of the Swellendam Municipality By-law on Land Use Planning, 2020, into the following portions:

- Twenty-one Single dwelling erven;
- One erf of Natural Resource Zone;
- One erf of Private Open Space;
- Two erven of Public Open Space
- Two portions - public road.

The remainder of the current Erf 134 (which entails the vast majority of Erf 134 located to the South of Main Road 268), will not be rezoned and will remain zoned for agriculture, and remain in its current natural vegetated state. Over 40% of the 3.04ha portion is conservation worthy and therefore not desirable for agricultural use, and the remainder of the land is largely comprised of limestone with very low agricultural potential. There is no associated loss of food production or agricultural productivity associated with the rezoning of this agricultural land.

For more detail refer to the Planning Motivation Report attached as **Appendix G6**.

3.	Explain how potential conflict with respect to existing approvals for the proposed site (as indicated in the NOI/and or application form) and the proposed development have been resolved.

There are no existing approvals.

4.	Explain how the proposed development will be in line with the following?
4.1	The Provincial Spatial Development Framework.

The Provincial Spatial Development Framework (PSDF) is the overarching policy document in the Western Cape outlining mandatory measures and guidelines for addressing current challenges and directing the future growth and development of the Province.

Local Spatial Development Frameworks need to align themselves with the spatial principles contained in the WCPSDP. The document describes the rural space-economy agenda, which is not only about agricultural development, it is also about broad based agrarian transformation, diversifying rural economic activities, including tourism and functional ecosystems. Local government fulfils crucial support roles in the implementation of the national Comprehensive Rural Development Programme (CRDP). The CRDP is targeted at 15 rural development nodes across the Province where participatory community-based planning is targeted at agrarian transformation as well as strategic investments in economic and social infrastructure. Swellendam as a whole is identified as one of these nodes (see extract below). The application complies with the principles contained in the WCPSDF.

Specific PSDF directives which potential have bearing on the Erf 134 development include:

Sustainable development

Optimise the provincial settlement pattern with regard to where people live and the availability of resources, particularly water, land and future economic potential for growth (Mandatory directive).

According to the Social Specialist, Tony Barbour, the water supply and the sinking of further boreholes in urban Infanta has been identified as a key concern in the Draft 2012-2017 IDP, as well as by many Infanta residents, and is acknowledged as a given constraint to economic, residential and tourism development in the area. The Infanta area does not currently accommodate

any significant economic activity, and has limited short-medium term growth potential, including growth in the tourism sector. The near-pristine setting of Infanta, surrounded by significant conservation areas, and still largely untouched by one-upmanship pavilion-style architecture and urban trappings increasingly prevailing elsewhere in the coastal WCP, does however contribute to a sense of uniqueness that is valued by the majority of property owners.

Sense of place

Foreign or unsympathetic styles of site layout and buildings shall be discouraged in urban settlements and rural areas so as to strengthen the local sense of place and minimize visual impact (Mandatory).

The developer intends to enforce context-appropriate architectural guidelines on all buyers. Refer to the Architectural Guidelines and Landscape Plan included as **Appendix G1.**

4.2	The Integrated Development Plan of the local municipality.

SWELLENDAM MUNICIPALITY INTEGRATED DEVELOPMENT PLAN (IDP)

The vision of the Swellendam Local Municipality (SLM) is "A visionary Municipality that strives towards prosperity for all through cooperative participation and high-quality service delivery". The mission is:

- Providing a transparent and accountable government by rendering affordable and sustainable services and encouraging economic and social development through community participation;
- Transparent institutional and infrastructure development;
- Sustainable local economic development and the establishment of public/private partnerships;
- Governance for the people by the people;
- Service delivery through integrity.

The IDP identifies seven Strategic Objectives (SOs), namely:

- Enhance access to basic services and address maintenance backlogs (SO1);
- Create a safe and healthy living environment (SO2);
- Develop integrated and sustainable settlements with the view to correct spatial imbalances (SO3);
- Enhance economic development with focus on both first and second economies (SO4);
- Promote good governance and community participation (SO5);
- Create a capacitated, people-centered institution (SO6);
- Improve financial viability and management (SO7)

Five Key Performance Areas (KPA's) are listed in the IDP, namely:

- Basic service delivery
- Economic development
- Good governance and public participation
- Institutional development and transformation
- Financial management

The IDP notes that the SLM covers an area of approximately 3 840km² and consists of several towns and settlements, including Infanta. Infanta is in Ward 3 and is identified as a Rural Node. The IDP notes that the origins of Infanta are believed to be linked to the need for a 'pilot' to assist ships entering the mouth of the Breede River in the 1820's. The 'pilot' was stationed on the beach at Infanta with his residence on the farm Rietfontein. The original Infanta Allotment area was surveyed in the early 1920's for the subdivision of a few "4000 and 8000 square feet plots" for the purposes of erecting beach houses for a small number of the prominent families in Swellendam. Further subdivisions in the area occurred in the 1940's to create the settlement of Kontiki along the banks of the river northeast of the original settlement of Infanta. Based on the available aerial photography for the area most of the growth in and around Infanta occurred before 1967. The total number of structures had increased to 145 by 2000, with growth being focused mainly around Infanta Park (established in the late 1980's as a Resort zoning), with minor infill development taking place in Infanta. The IDP notes that the spatial settlement pattern of the area can be described as dislocated with development having taken place in three compact yet separate clusters; Infanta, Kontiki and Infanta Park.

The opportunities associated with Infanta are linked to its character as a coastal holiday town, located next to the mouth of the Breede River. The constraints are linked to the high energy coastline with limited safe bathing areas, remote location and limited infrastructure, all of which limit development opportunities. The constraints are also viewed by many local homeowners as a benefit in that it adds to the value of the area.

4.3.	The Spatial Development Framework of the local municipality.

The Swellendam Spatial Development Framework (SDF) dated 2020, identifies the area in question as falling within the urban edge and as an urban extension area. A public access road and a parking area are indicated immediately to the north of the site, adjacent to its northern boundary. The area abutting what is termed a natural drainage feature is identified as an open

space area. The associated Growth Management Plan depicts two zones identified as B and C with a suggested collective number of 18 additional units. Refer **Figure 5.**

This Spatial Development Framework (SDF) is the most credible representation of the present-day local spatial planning paradigm. The composite map included in the SDF clearly shows the area in question as an area situated within the urban edge of Infanta and identifies the land suitable for residential development. The proposed rezoning of the site in question for residential purposes is therefore entirely in keeping with current and up to date planning policy. While the document provides a clear indication of the positioning of the Urban Edge Line and the number of dwelling unit opportunities, notional areas are presented for land to be developed and areas to be retained as natural open space. These "zones" are essentially schematic and the document makes it very clear that the exact detail of any proposal must be informed by all the necessary specialist studies required to address all pertinent issues.

At the time that the Swellendam Local Spatial Development Framework was compiled, no such detailed studies were undertaken and for this reason the diagrams provided indicate notional concepts. A series of specialist studies undertaken by respected specialists in their various fields have now been completed and the recommendations contained in these studies have informed the exact nature of the development concept proposed. On-site specialist analysis of flora and fauna has resulted in area specific evaluations. What has become clear from the results of these studies is that it is simply not possible to assign specific uses to the site without undertaking such specialist studies, as many of the critical issues are quite area specific. This is something that the Swellendam SDF acknowledged.

The public access road indicated in the Growth Management Plan which is notionally positioned on the northern boundary of the property, cannot be accommodated in that position on Erf 134. This is due to the fact that a large portion of the northwestern corner of Erf 134 has been identified in the specialist study undertaken, to have extremely high conservation status. The Specialist studies undertaken have therefore necessitated the revision of the initial design proposal to ensure that no development or access of any manner occurs on this part of the property. The proposed point of vehicular entry on the Growth Management Plan is also not acceptable to the Provincial Roads Engineer due to obscured site lines at that point. This is due to the contoured landscape. For this reason, the access indicated on the Growth Management Plan requires revision. It is therefore proposed that the access way as proposed in this application be utilised to link up with the remainder of the road, as per the Growth Management Plan, on the adjacent property. Furthermore, it is simply not physically possible to locate parking in the northeast corner of the property as there is an existing grave of significance in this area which cannot be relocated. There are no physical hindrances to the accommodation of this concept on the adjoining land. There would be no objection from the applicant to such a proposal.

The proposed additional 20 units are therefore in line with this Growth Plan –Refer **Figure 5.** With reference to the proposed development, the site is located within the defined rural edge of Infanta., in an area that has been identified for future residential development. The developer has also addressed the issue of services, and the design considers issues of scale.

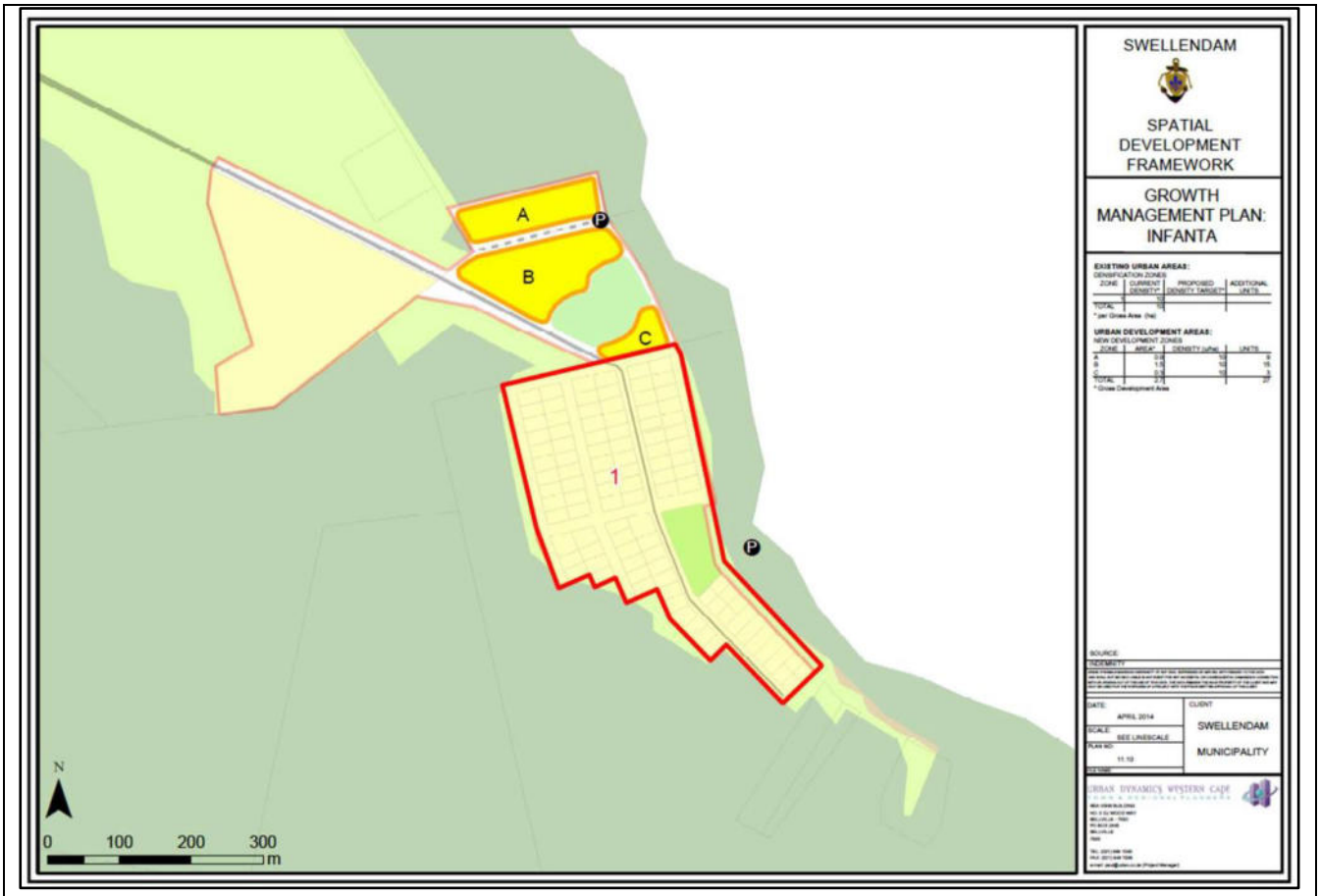

Figure 5: **Growth Management Plan for Infanta (Planning Motivation report, November 2025)**

4.4.	The Environmental Management Framework applicable to the area.
No EMF has been adopted for this area.	
5.	Explain how comments from the relevant authorities and/or specialist(s) with respect to biodiversity have influenced the proposed development.
Comments will be obtained from the relevant authorities during the pre-application PPP and included in the revised draft BAR, which will be circulated for an additional 30-day PPP during the statutory process.	
6.	Explain how the Western Cape Biodiversity Spatial Plan (including the guidelines in the handbook) has influenced the proposed development.
Figure 6 below indicates the CBAs that were identified for the study area. A portion of the development will fall within a Critical Biodiversity Area and an Ecological Support Area. A botanical and freshwater specialist was approached to identify sensitive vegetation on site.	

Figure 6: Critical Biodiversity Areas identified for Erf 134

NOTE: According to the October 2025 Screening tool report a critical biodiversity area has been identified for the eastern section of the site, while the western corner of the site is indicated as ecological support area – refer **Figure 7**.

The Botanical Impact Assessment for the site confirmed the mapping in Figure 6 rather than the updated Screening tool Figure 7.

CBAs are areas in a natural condition that are required to meet biodiversity targets, for species, ecosystems or ecological processes and infrastructure. The management objective for this CBA is as follows: Maintain 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. It should be noted that only a small corner of the CBA overlaps the proposed development where most of the area has already been cleared. The remainder of the CBA area will be conserved.

Ecological Support Areas 2 are areas that are not essential for meeting biodiversity targets, but that play an important role in supporting the functioning of PAs or CBAs and are often vital for delivering ecosystem services. The management objective of ESA2 is to restore and/or manage to minimize impact on ecological processes and ecological infrastructure functioning, especially soil and water-related services, and to allow for faunal movement. To this end the layout of the development has made adequate accommodation for the river corridor contained in the ecological support area with an appropriate buffer to protect the water course corridor.

Refer Freshwater Ecological Report **Appendix G8** and Botanical Impact Assessment **Appendix G9**. A faunal compliance statement was also completed and found that none of the bird and invertebrate SCC that were flagged by the screening tool report are of significance to the proposed development – and thus they do not present any constraints in the context of the proposed development. The current layout (Alt. 3) makes provision for units of undeveloped terrain (eco-zones), which to some degree will allow for ecological functioning to be maintained. Additionally, the general habitat management recommendations and mitigation measures as per the botanical assessment (McDonald 2021) must be complied with.

Figure 7: CBA and ESA map from October 2025 screening tool (2023 WCBSP)

7.	Explain how the proposed development is in line with the intention/purpose of the relevant zones as defined in the ICMA.

The proposed Cape Infanta residential development is situated in the 1000m Breede River estuary management buffer - Refer **Figure 8**. The following management objectives as stipulated in the Breede River Estuarine Management Plan might be applicable to the proposed development.

- Reduce bank de-stabilization and erosion, and habitat degradation.
- Minimise water pollution.
- Regulate recreational use in and around the estuary, including water-based and aviation activities, through effective compliance management
- Implement an estuary zonation plan that directs infrastructural development and other land use practices (e.g. agriculture) within the various development setback lines/buffer zones
- Ensure that all proposed developments within the development buffer zones adhere to the EIA process.

The development will be located behind a delineated erosion setback line. It is not foreseen that the development will produce any significant water pollution. The development area has been earmarked within the municipal plans for development. The proposed development is following a Basic Assessment Process for the identified listed activities.

The development falls inside the 100m coastal setback line, the coastal management line, and the coastal protection zone - refer **Figure 9**. However, a setback line assessment was performed to guide the development. A coastal erosion setback line has been identified as 10m landward of the +6m MSL elevation contour for the site – refer **Figure 10**. For further details on the development setback line assessment refer to **Appendix G7A** and **Appendix G7B**.

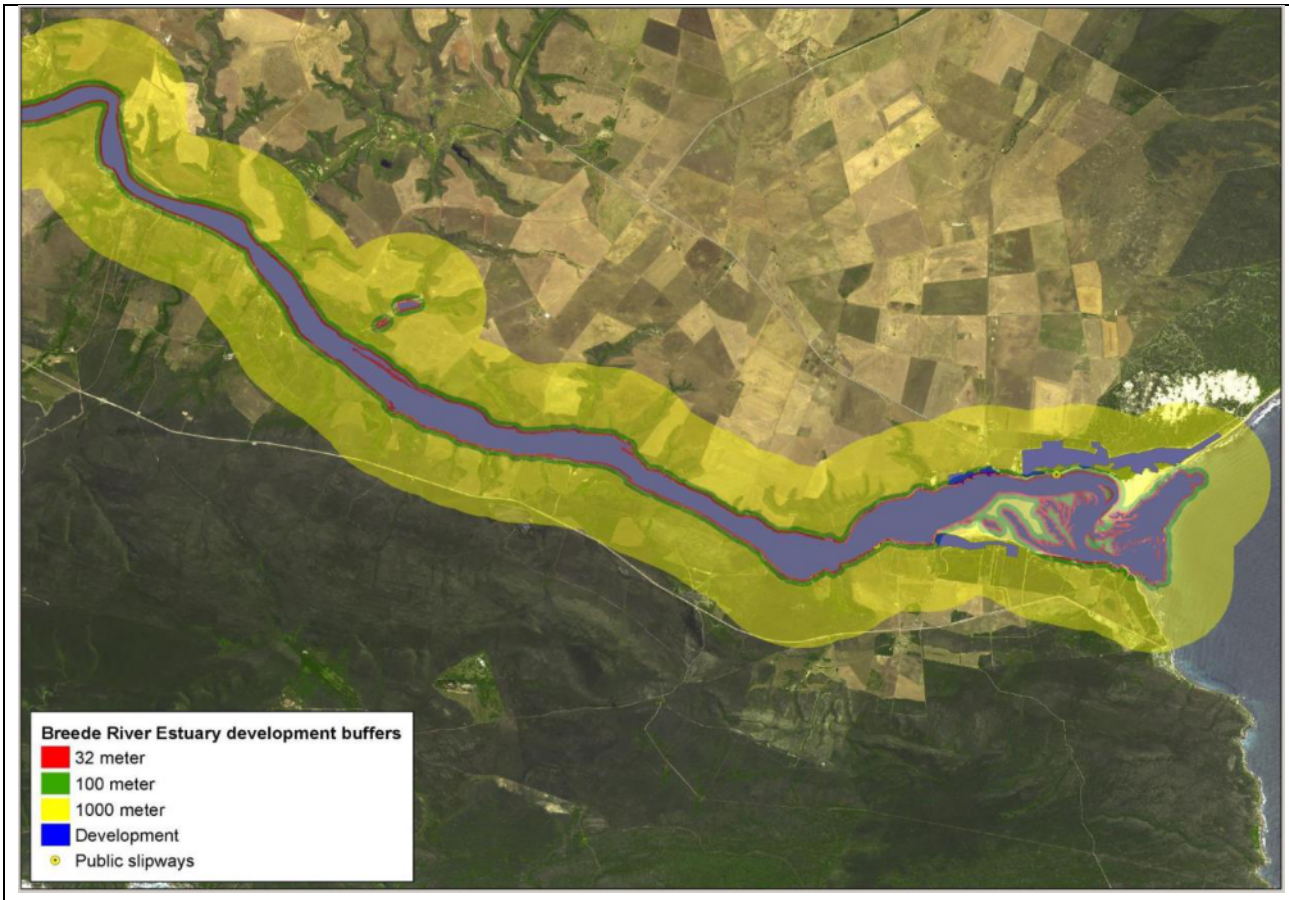

Figure 8: Breede River estuary management buffers

Figure 9: Overberg coastal management setback lines

Figure 10: Derived setback line for flooding and erosion indicated in white; PBNS setback line indicated in blue

8.	Explain whether the screening report has changed from the one submitted together with the application form. The screening report must be attached as Appendix I.

An updated screening report has been compiled – dated October 2025.

The screening tool report remains the same as the site and proposed footprint has not changed. Refer Screening Report attached as **Appendix I**.

9.	Explain how the proposed development will optimise vacant land available within an urban area.

The Growth Management Plan for Infanta suggests that the site be developed with 18 units. The applicant proposes a total of 21 units for the site, of which one is existing and 20 new.

10.	Explain how the proposed development will optimise the use of existing resources and infrastructure.

The development will make use of groundwater for water supply. Household package treatment works will be used to treat sewage generated on site. Existing roads will be used for access to the site.

11.	Explain whether the necessary services are available and whether the local authority has confirmed sufficient, spare, unallocated service capacity. (Confirmation of all services must be included in Appendix E16).

The development will not make use of municipal services for potable supply and sewage treatment. See response to point 10 above. The solid waste from site will be moved to a transfer station on site from where it will be collected by the municipality and taken for recycling and disposal

Availability of ESKOM supply has been confirmed – refer **Appendix E3**.

12.	In addition to the above, explain the need and desirability of the proposed activity or development in terms of this Department's guideline on Need and Desirability (March 2013) or the DEA's Integrated Environmental Management Guideline on Need and Desirability. This may be attached to this BAR as Appendix K.

Need for the project.

The Spatial Development Framework (SDF) dated May 2020, identifies the area in question as falling within the urban edge and as an urban extension area, the scale and form of which is to be determined by an Integrated Environmental Management (IEM) process.

The Growth Management Plan of Infanta depicts two zones on the site, identified as B and C, and suggested collective number of 18 units to be developed on the property.

Therefor the need for additional accommodation development at this location has been identified by municipal planning.

Desirability of the project

The total capital expenditure for the development will be in the region of R 50 million.

It is estimated that each house would take ~ 8-10 months to construct and employ 15-20 people (including sub-contractors) at any given time. Of this total 10 would be semi-skilled artisans and 8-10 would be skilled builders and sub-contractors.

The semi-skilled workers would be employed for 4-6 months, while the skilled builders and sub-contractors for 2-3 months. If one assumes that the housing component is developed over a 5-8 year period, this will equate to on average 3-4 houses constructed per annum. The construction of the housing component therefore has the potential to create in the region of 60-80 construction related employment opportunities per annum for a period of 5-8 years.

Of this approximately 50 (70 %) of the employment opportunities will be for low skilled workers and 20 (30 %) for skilled workers. The majority of these unskilled workers are likely to be Historically Disadvantaged members of the community.

SECTION F: PUBLIC PARTICIPATION

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

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

Not applicable to this development proposal.

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

The pre-application draft Basic Assessment Report (BAR) will be made available for a 30-day commenting period from **13 November up to and inclusive of 12 December 2025**. All Organs of State will be notified in terms of Section 24O (2) and (3) of NEMA to provide comment within the 30-day commenting period.

The following procedures will be undertaken to notify all potential I&APs and relevant State Departments:

- Notification boards in Afrikaans and English will be fixed in conspicuous locations at the site boundary.
- A notice will be placed in the Langeberg bulletin, in Afrikaans and English.
- Notification letters will be sent via email. The following potential I&APs will be notified:
    - Occupiers of land adjacent to the site,
    - Key I&APS:
        - The Ward Councillor
- The pre-app draft BAR will be distributed via email to the Organs of State or any State Departments with jurisdiction regarding any aspect of this application. The following departments will be notified:
    - Heritage Western Cape
    - Breede-Gouritz Catchment Management Agency
    - DEA: Oceans and Coast
    - Department of Environmental Affairs and Development Planning: Coastal Management
    - Department of Agriculture
    - Department of Transport and Public Works
    - Department of Environmental Affairs and Development Planning: Waste Management
    - CapeNature
    - Swellendam Local Municipality
    - Overberg District Municipality

All comments and concerns raised on the pre-application draft BAR will be included in the Comments and Responses report.

NOTE: this PPP is based on previous rounds of PPP conducted, and previous inputs / comments received.

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

To be completed once pre-application PPP completed

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

To be completed once pre-application PPP completed

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

To be completed once pre-application PPP completed

6. Provide a summary of the issues raised by I&APs and an indication of the manner in which the issues were incorporated into the development proposal.

Note: the issues listed below were raised during the previous Pre-application PPP in October and November 2021. Additional issues raised during the November 2025 pre-application PPP will be updated in this section once PPP is completed.

Key Issues Raised and Their Incorporation

1. Environmental Concerns

- **Critical Biodiversity Areas (CBAs)**: The Swellendam Municipality and DEA&DP emphasized the development's location within CBAs, particularly areas designated as "no-go" zones, such as the De Hoop Limestone Fynbos. Adjustments include excluding development from these high-sensitivity zones and proposing conservation measures, such as alien vegetation clearing and a biodiversity management plan.
- **Coastal Setback Lines**: DEA&DP highlighted the site's position in the Coastal Protection Zone (CPZ) and potential encroachment into the Littoral Active Zone. To address this, an erosion setback line was delineated, ensuring that no construction occurs within the dynamic coastal zone.
- **Flood Risk**: The 1:100-year floodline delineation was incorporated, and development is confined outside this zone. This minimizes risks of flooding and erosion, aligning with DEA&DP recommendations.

2. Traffic and Infrastructure

- **Increased Traffic Volumes**: The Swellendam Municipality raised concerns about the impact of additional vehicles on existing roads, particularly the poorly maintained gravel roads leading to Infanta. In response, the proposal includes upgrades to access roads to meet municipal standards, though these will remain the responsibility of the developer, not the municipality.
- **Road Layout and Maintenance**: Internal roads will be designed per the "Red Book" and municipal specifications. A Service Level Agreement will be established, ensuring road and stormwater infrastructure maintenance by the developer.

3. Sewage Management

- **Septic Tanks and Soakaways**: The Breede-Olifants Catchment Management Agency (BOCMA) opposed the septic tank systems due to pollution risks and recommended conservancy tanks. Instead, the proposal now includes individual package treatment plants for each housing unit. These systems will recycle treated wastewater for non-potable uses (e.g., irrigation) and safely discharge any remaining treated effluent underground.
- **Compliance with Water Act**: The design aligns with the National Water Act requirements, with safeguards to prevent water pollution and ensure effective sewage disposal.

4. Spatial Planning and Land Use

- **Urban Edge Compliance**: The Swellendam Municipality queried compliance with the Spatial Development Framework (SDF). The development lies within the urban edge and aligns with the SDF's guidelines for residential zoning. However, additional provisions like public parking and access roads were integrated based on feedback.
- **Subdivision and Zoning**: The land will be rezoned to accommodate residential units, private open spaces, and transportation infrastructure. Conservation zones will remain undisturbed, addressing municipal and DEA&DP concerns about sustainable land use.

5. Water Resources

- **Borehole Supply**: Groundwater abstraction was identified as a critical concern due to potential impacts on neighbouring boreholes. A geohydrological study confirmed that the borehole's sustainable yield is sufficient for the development's water needs. Regular monitoring and compliance with SANS 241 standards for water quality are planned.

- **Municipal Agreement**: A Service Level Agreement will clarify responsibilities for water supply infrastructure between the developer and the Swellendam Municipality.

6. Public Access and Amenities

- **Community Integration**: The development ensures public beach access and includes a pedestrian walkway, addressing DEA&DP's concern about equitable coastal use.

Note:

A register of all the I&AP's notified, including the Organs of State, and all the registered I&APs must be included in Appendix F. The register must be maintained and made available to any person requesting access to the register in writing.

The EAP must notify I&AP's that all information submitted by I&AP's becomes public information.

Your attention is drawn to Regulation 40 (3) of the NEMA EIA Regulations which states that *"Potential or registered interested and affected parties, including the competent authority, may be provided with an opportunity to comment on reports and plans contemplated in subregulation (1) prior to submission of an application but **must** be provided with an opportunity to comment on such reports once an application has been submitted to the competent authority."*

All the comments received from I&APs on the pre -application BAR (if applicable and the draft BAR must be recorded, responded to and included in the Comments and Responses Report and must be included in Appendix F.

All information obtained during the PPP (the minutes of any meetings held by the EAP with I&APs and other role players wherein the views of the participants are recorded) and must be included in Appendix F.

Please note that proof of the PPP conducted must be included in Appendix F. In terms of the required "proof" the following is required:

- a site map showing where the site notice was displayed, dated photographs showing the notice displayed on site and a copy of the text displayed on the notice;
- in terms of the written notices given, a copy of the written notice sent, as well as:
  - if registered mail was sent, a list of the registered mail sent (showing the registered mail number, the name of the person the mail was sent to, the address of the person and the date the registered mail was sent);
  - if normal mail was sent, a list of the mail sent (showing the name of the person the mail was sent to, the address of the person, the date the mail was sent, and the signature of the post office worker or the post office stamp indicating that the letter was sent);
  - if a facsimile was sent, a copy of the facsimile Report;
  - if an electronic mail was sent, a copy of the electronic mail sent; and
  - if a "mail drop" was done, a signed register of "mail drops" received (showing the name of the person the notice was handed to, the address of the person, the date, and the signature of the person); and
- a copy of the newspaper advertisement ("newspaper clipping") that was placed, indicating the name of the newspaper and date of publication (of such quality that the wording in the advertisement is legible).

SECTION G: DESCRIPTION OF THE RECEIVING ENVIRONMENT

All specialist studies must be attached as Appendix G.

1. Groundwater

1.1.	Was a specialist study conducted?	**YES X**	NO
1.2.	Provide the name and or company who conducted the specialist study.		
An initial Geohydrological assessment was conducted in 2005 by Dr Roger Parsons (Parsons and Associates) – refer **Appendix G15**. An additional Geohydrological assessment was conducted in 2020 and updated in 2025 by Marius Terblanche (GPT Consulting) – refer **Appendix G2**.			
1.3.	Indicate above which aquifer your proposed development will be located and explain how this has influenced your proposed development.		
The area surrounding Erf 134 Infanta consists of the fractured secondary Table Mountain Group aquifer. These aquifers are classified as major aquifers. Major aquifers as highly permeable formations with known or probable presence of significant fracturing. Such aquifers may be highly productive and able to support large groundwater abstraction.			
1.4.	Indicate the depth of groundwater and explain how the depth of groundwater and type of aquifer (if present) has influenced your proposed development.		
The mean groundwater level is 11m below ground level. Based on pump testing that was conducted in the production borehole on the site, a total of 32.4m³/day can be abstracted sustainably. It is not foreseen that the development will have any impact on the aquifer. The Hydrogeological report is attached as **Appendix G2**. Two boreholes (134A and 134C) are located on Erf 134. A 72-hour pumping test on borehole 134C (Van Biljon, 2014) confirmed a sustainable yield of 25m³/day, with a maximum of 48m³/day under optimal conditions. This yield exceeds the development's estimated potable demand of 16.8m³/day (≈ 6,312m³/a). Including provision for firefighting, the total annual water demand is estimated at 7,665m³/a (21m³/day). Borehole BH134C at the site was tested in June 2020 with a 48-hour pumping program, including a Stepped Discharge Test, Constant Discharge Test, and Recovery Monitoring, to assess its productivity and aquifer properties. The tests determined the sustainable yield, calculated using the FC-Method, at 32.4m³/day (11,826m³/year). Water quality analysis showed elevated salinity (Na, Cl, EC, TDS) typical of the Bokkeveld Group and total coliforms above operational limits, indicating microbial contamination from soil. The borehole can supply sufficient water for the development but requires treatment for potable use.			

2. Surface water

2.1.	Was a specialist study conducted?	**YES X**	NO
2.2.	Provide the name and/or company who conducted the specialist study.		
K Snaddon - Freshwater Consulting Group			
2.3.	Explain how the presence of watercourse(s) and/or wetlands on the property(ies) has influenced your proposed development.		

A small ephemeral stream crosses the property, entering erf 134 along its south-eastern border. The stream flows along the southern portion of the property before entering the sea. The stream lies in the Breede River catchment and Breede River Water Management Area.

In terms of both riparian and instream integrity, the stream is considered to be a **Category A (natural)** stream, as there is no significant abstraction of water from the stream, little modification to the channel and stream bed, and the surrounding vegetation is largely intact, with the exception of the section of stream flowing through Erf 134.

In terms of ecological importance and sensitivity, only the abiotic component could be assessed, placing the stream in the '**high**' category. Due to its ephemeral nature, the stream is highly sensitive to changes in water quantity and quality, as any change will alter the characteristics of the stream. The stream is not highly important in terms of the provision of aquatic or semi-aquatic habitat, or as refuge for aquatic and semi-aquatic fauna and flora, due to the fact that the stream corridor is primarily a terrestrial feature, except during the days when there is flow in the stream.

In summary, the PES of the stream is Category A, while the ecological management class for the stream is Class B. Future development in the stream's catchment and management of the stream must ensure that the stream remains in its current state, with no deterioration in management class**. Overall, the stream can be considered to be of very high conservation importance**. Due to the largely terrestrial nature of the stream corridor, it is important to also consider the conservation importance of the surrounding dunes and vegetation, and the requirements of any fauna that may use the stream corridor for dispersal, refuge, etc.

All three development alternatives provide for a sufficient wide (40m) corridor around the watercourse. The establishment of such a corridor will protect the watercourse/stream and the surrounding dunes that contribute runoff to the stream during rainfall.

See the Freshwater Specialist Report attached as **Appendix G8** for further details.

3. Coastal Environment

3.1.	Was a specialist study conducted?	**YES X**	NO
3.2.	Provide the name and/or company who conducted the specialist study.		
Geoff. Toms (Coastal Consultant)			
3.3.	Explain how the relevant considerations of Section 63 of the ICMA were taken into account and explain how this influenced your proposed development.		
The development falls inside the 100m coastal setback line, the coastal management line, and the coastal protection zone – refer **Figure 10** above. However, the property in question is earmarked for development by the municipality. Since the property does fall within these coastal zones, consideration was made in terms of how far the development can be extended towards the coast. Therefor a setback line assessment was performed to guide the development. A setback line for flooding and erosion has been determined as 10m landward of the +6m MSL elevation contour for the site – refer **Figure 10** above. For further details on the development setback line assessment refer to **Appendix G7A** and **Appendix G7B**.			
3.4.	Explain how estuary management plans (if applicable) have influenced the proposed development.		
The development falls inside the 100m coastal setback line, the coastal management line, and the coastal protection zone however a setback line assessment was conducted, and a development setback line was established. The development will be outside this defined development setback line. See **Figure 10** above.			
3.5.	Explain how the modelled coastal risk zones, the coastal protection zone, littoral active zone and estuarine functional zones, have influenced the proposed development.		

4. Biodiversity

4.1.	Were specialist studies conducted?	**YES X**	NO
4.2.	Provide the name and/or company who conducted the specialist studies.		
Faunal Compliance Statement: Marius Burger, Sungazer Consulting (**Appendix G10**) Botanical Assessment: Dr Dave McDonald, Bergwind Botanical Surveys and Tours (**Appendix G9**)			
4.3.	Explain which systematic conservation planning and other biodiversity informants such as vegetation maps, NFEPA, NSBA etc. have been used and how has this influenced your proposed development.		

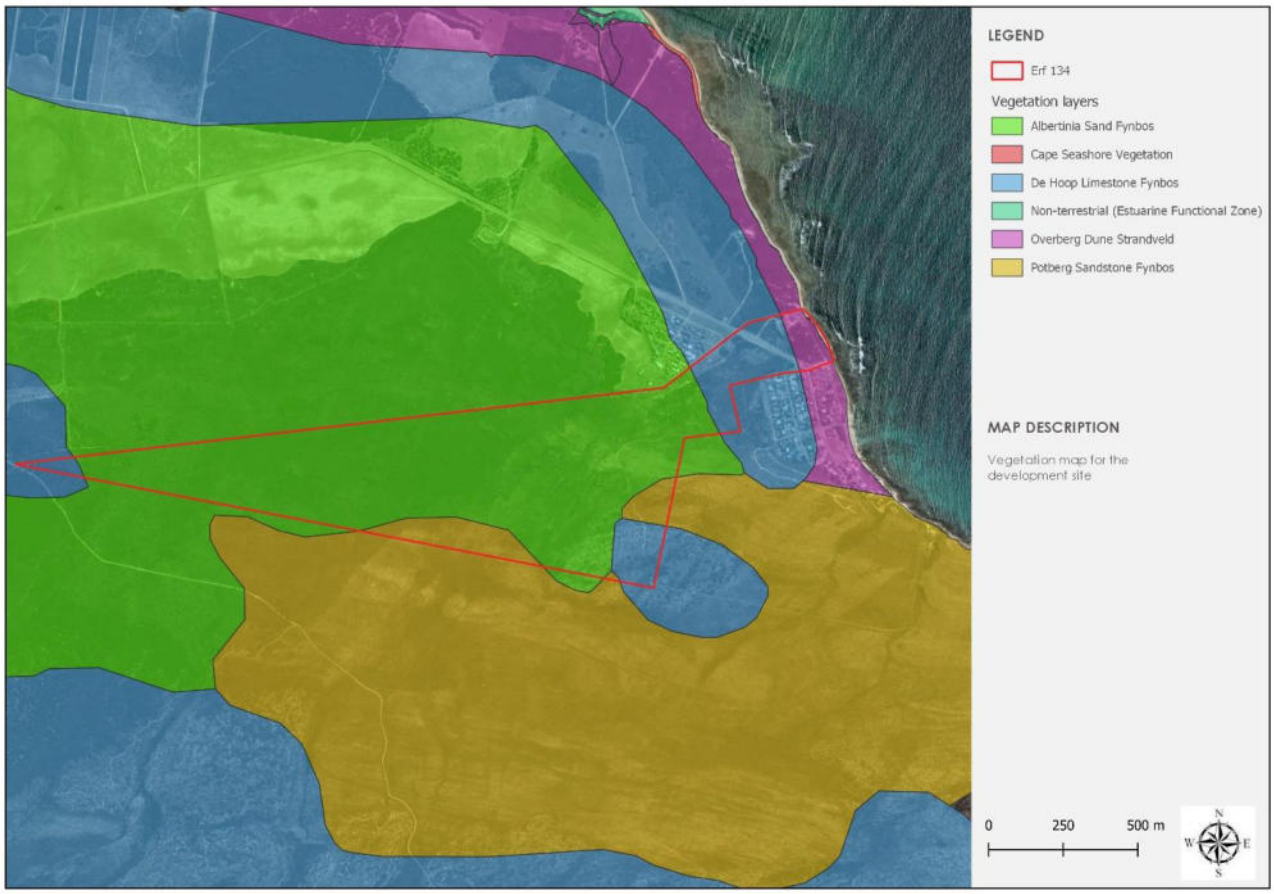

Figure 11: Vegetation types for the study area

Presence of flora and influence on the development

In the Infanta area four principal vegetation types occur, namely Potberg Sandstone Fynbos, Albertinia Sand Fynbos, De Hoop Limestone Fynbos and Overberg Dune Strandveld. These vegetation types closely reflect the soil-types derived from the substrates on which they occur; Potberg Sandstone Fynbos is found on the hard, quartzitic sandstone of the Potberg Mountains, Albertinia Sand Fynbos is found on the acid regic sands at lower altitude, De Hoop Limestone Fynbos is strongly associated with the calcarenite limestone and the Overberg Dune Strandveld is associated with the deeper, calcareous wind-blown dune-sands of the Strandveld Formation.

Two vegetation types were identified for the site namely Overberg Dune Strandveld and De Hoop Limestone Fynbos - Refer **Figure 12**. On a regional and national scale Overberg Dune Strandveld is considered Endangered. De Hoop Limestone Fynbos is classified as Least Threatened, but this classification should be treated with circumspection at the local scale at Infanta. Even the rating of Ecological Support Area for Erf 134 should be reviewed and raised to a Critical Biodiversity Area given the sensitivity (presence of numerous endemic and threatened species) on the De Hoop Limestone Fynbos on the site.

The limestone fynbos is rich in species with numerous endemic species, and those recorded include *Acmadenia* sp., *Asparagus capensis, Berkheya coriacea*, *Carpobrotus acinaciformis*, *Crassula* sp., *Delosperma litorale*, *Diosma echinulata*, *Erica oblongiflora* **(CR)**, *Euchaetis meridionalis*, *Ficinia praemorsa*, *Hermannia trifoliata*, *Ischyrolepis leptoclados*, *Jamesbritennia* sp., *Lampranthus* sp., *Leucadendron meridianum*, *Leucadendron muirii*, *Metalasia calcicola, Phylica* sp. (1), *Phylica* sp. (2), *Protea obtusifolia* **(NT)**, *Pseudoselago serrata*, *Seriphium* cf. *capitatum*, *Syncarpha paniculata, Thamnochortus insignis, Zygophyllum* cf. *fuscatum* **(VU)** and *Zygophyllum flexuosum.*

Erica oblongiflora (**Figure 12**) was previously known from only one locality near Groot Hagelkraal west of Cape Agulhas near Pearly Beach. The discovery of this species at Erf 134, Cape Infanta is not only the single other population now known but it is an eastward range extension of 120km for this species. This is highly significant and of high conservation importance.

Figure 12: *Erica oblongiflora*

Originally calcareous dunes would have extended upslope from the coastline to an ecotonal area at the edge of the limestone outcrop. To the south of the house the dunes have remained intact except that they have been heavily invaded by alien wattles (mainly Acacia cyclops) and manatoka (Myoporum tenuifolium). The infestation of wattles was cleared prior to 2005 and now the dune thicket has become dense and almost impenetrable in places. Where the dune thicket vegetation is open, low herbaceous and succulent species are to be found. Species found in the dune vegetation include, *Babiana nana, Bassia diffusa, Brunsvigia orientalis, Bulbine lagopus, Crassula expansa subsp. filicaulis, Drosanthemum hispidum, Ehrharta calycina, Felicia amoena subsp. latifolia, Jordaaniella dubia, Lycium cinereum, Massonia depressa, Mesembryanthemum crystallinum, Metalasia muricata, Osteospermum moniliferum, Passerina ericoides, Phylica sp. (2), , Roepera morgsana, Searsia crenata, Searsia glauca, Searsia laevigata Searsia lucida, Tetragonia fruticosa, Thesium sp. and Zygophyllum flexuosum.*

Due to the endemic species diversity found in the De Hoop Limestone Fynbos area and the identification species of conservation concern, the De Hoop Limestone Fynbos area has been assigned a high sensitivity and has been set aside as a conservation area (**Figure 13**). The Overberg Dune Strandveld Vegetation has been assigned a low sensitivity and will be the site where the residential units are proposed. Refer to the Botanical Assessment attached as **Appendix G9** for further details.

Figure 13: **Vegetation of the study area**

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

A critical biodiversity area has been identified for the western corner of the site, while the stream corridor is classified as an ecological support area.

CBAs are areas in a natural condition that are required to meet biodiversity targets, for species, ecosystems or ecological processes and infrastructure. The management objective for this CBA is as follows: Maintain 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. It should be noted that only a small corner of the CBA overlaps the proposed development where most of the area has already been cleared. The remainder of the CBA area will be conserved. Refer to **Figure 14** below.

Figure 14: **CBAs identified for the site (green polygon)**

Ecological Support Areas 2 are areas that are not essential for meeting biodiversity targets, but that play an important role in supporting the functioning of PAs or CBAs and are often vital for delivering ecosystem services. The management objective of ESA2 is to restore and/or manage to minimize impact on ecological processes and ecological infrastructure functioning, especially soil and water-related services, and to allow for faunal movement. To this end the layout of the development has made adequate accommodation for the river corridor contained in the ecological support area with an appropriate buffer to protect the water course corridor.

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

The western corner of the site has been demarcated as a Limestone Fynbos Conservation area and will be demarcated as a no-go area. A sufficient wide (40m) corridor around the watercourse is provided for in the development layout. See **Appendix D2** for the site sensitivity plan.

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

The proposed development is not located within a protected area.

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

A Site Sensitivity Verification (SSV) assessment was carried out by the faunal specialist for the north-eastern Portion of Erf 134 based on the findings of a previous screening tool report that was formulated for the site. The table below provides the detail of the species that were identified:

Sensitivity	Group	Taxon
HIGH/MEDIUM	Aves (birds)	*Neotis denhami* – Denham's Bustard
HIGH	Aves (birds)	*Circus maurus* – Black Harrier
MEDIUM	Aves (birds)	*Circus ranivorus* – African Marsh Harrier
MEDIUM	Aves (birds)	*Bradypterus sylvaticus* – Knysna Warbler
MEDIUM	Aves (birds)	*Turnix hottentottus* – Fynbos Buttonquail
MEDIUM	Insecta (insects)	*Aneuryphymus montanus* – Yellow-winged Agile Grasshopper
MEDIUM	Insecta (insects)	*Chrysoritis brooksi tearei* – Brook's opal
MEDIUM	Insecta (insects)	*Trimenia malagrida maryae* – Scarce Mountain Copper
MEDIUM	Insecta (insects)	Sensitive species 4*

Birds

A total of 297 bird species is expected to occur in the general region of the study area, with 157 species confirmed in the same pentad (3425_2050) as the study area (SABAP2). Of the bird species recorded in pentad 3425_2050, 17 species are considered species of conservation concern (SCC). These include seven Near Threatened (NT) species, five Vulnerable (VU) species, and five Endangered (EN) species.

None of these SCC were observed during the July 2010/23 site surveys.

The seven NT species are *Thalassarche cauta* (Shy Albatross), *Microcarbo coronatus* (Crowned Cormorant), *Grus paradisea* (Blue Crane), *Phoenicopterus roseus* (Greater Flamingo), *Certhilauda* brevirostris (Agulhas Long-billed Lark), *Ardenna* grisea (Sooty Shearwater), and *Campethera notata* (Knysna Woodpecker). The five VU species are *Neotis denhami* (Denham's Bustard), *Morus capensis* (Cape Gannet), *Afrotis afra* (Southern Black Korhaan), Procellaria aequinoctialis (White-chinned Petrel), and Hydroprogne caspia (Caspian Tern). The five EN species are Phalacrocorax neglectus (Bank Cormorant), *Phalacrocorax capensis* (Cape Cormorant), *Circus maurus* (Black Harrier), *Spheniscus demersus* (African Penguin), and *Stercorarius antarcticus* (Brown Skua). The STR listed an additional two bird SCC, namely *Circus ranivorus* (African Marsh Harrier – EN) and *Bradypterus sylvaticus* (Knysna Warbler – VU).

Most of the bird SCC are seabirds or waterbirds. Such birds include the albatross, petrel, skua, shearwater, penguin, cormorant, tern, and flamingo. While individuals of these birds may be observed flying over the study area or close to shore, they will not utilise the study area for foraging or breeding purposes due to lack of suitable habitat. As such, they were assessed as having a zero likelihood of occurrence on site, whereas the remainder of SCC were assessed as having a low to moderate chance of occurrence.

Invertebrates

Due to the vast diversity of invertebrates, it was not feasible to compile a complete list of invertebrates on site. The species list presented in this assessment is therefore limited to four insect SCC that were identified by the STR, namely Aneuryphymus montanus (Yellow-winged Agile Grasshopper – VU), Chrysoritis brooksi tearei (Riversdal Opal – EN), *Trimenia malagrida maryae* – Scarce Mountain Copper (EN), and Sensitive Species 4. None of these SCC were observed during the July 2010/23 site surveys.

As per the SSV assessment, it was concluded that the site of the proposed development is unlikely to support any of the bird and invertebrate species of conservation concern (SCC) that were flagged by the screening tool report, nor any of the additional bird SCC that are known from the general region. The site is too small to be of any significant value to any of these bird SCC, and these all have low probabilities of utilising this site. Although the size of the site may be somewhat better suited to accommodate invertebrate (insect) SCC, the species flagged by the screening tool report are unlikely to occur at or sporadically utilise this property. The Animal Species Theme rating of MEDIUM sensitivity for this area is thus not appropriate and should instead be considered as being of LOW sensitivity in the context of these SCC. As such, it is not necessary to

compile a terrestrial animal species assessment for this proposed development, and thus the specialist SSV assessment should suffice for the basic assessment process. Likewise, these results also negate the need for an impact assessment component.

In summary, this faunal assessment concludes that none of the bird and invertebrate SCC that were flagged by the screening tool report are of significance to the proposed development – and thus they do not present any constraints in the context of the proposed development. The current layout (Alt. 3) makes provision for units of undeveloped terrain (eco-zones), which to some degree will allow for ecological functioning to be maintained. Additionally, the general habitat management recommendations and mitigation measures as per the botanical assessment (**Appendix G9**) must be complied with.

NOTE: The 2025 and the 2021 Screening tool report are included in **Appendix I**. the latest SSV (**Appendix K**) is based on the 2025 Screening tool report. Previous specialist reports contain information related to the 2021 Screening tool report where appropriate.

5. Geographical Aspects

Explain whether any geographical aspects will be affected and how has this influenced the proposed activity or development.
All impacts to watercourse features associated with the site have been dealt with in the previous section. There are no other geographical aspects, other than the stream, that will be impacted.

6. Heritage Resources

6.1.	Was a specialist study conducted?	**YES X**	NO
6.2.	Provide the name and/or company who conducted the specialist study.		
Heritage Statement & Archaeological Assessment: Nicholas Baumann (**Appendix G11A & B, and G12**)			
6.3.	Explain how areas that contain sensitive heritage resources have influenced the proposed development.		

Heritage Statement

There are only two structures built on the property, a modern house with a dominant central lantern, and an unattached garage. There are thus no built structures on the site which could be considered to have heritage significance.

The immediate context is typical of 1950s coastal holiday architecture, and, apart from a relative consistency in massing and form, and what in most instances could be regarded as an appropriate built form response to a coastal setting, could not be considered to have heritage significance.

The only distinctive natural feature in an otherwise flat and sloping landscape is the relatively shallow natural drainage feature which bisects the two land parcels.

The social focus and central point of gravity of the village is an open space system, in the form of a village green, located adjacent to the slipway in the centre of the older village.

The only aspect of heritage significance related to the site and its immediate environs is the relatively open, natural and undisturbed nature of the site and the sensitivity of the coastal zone.

Provision has been made for a landscaped strip of land adjacent to the main access road of approximately 8 metres, with guidelines to ensure appropriate boundary walls and to ensure that the immediately adjacent erven do not present their rear elevations to the main access road into the village. An aspect of this landscaped strip should be the retention of the high point of the site, at the southern tip and immediately adjacent to the existing residential area to the south-east as a natural green area. Further, sufficient set-back lines should be established along the natural drainage feature to ensure sufficient views across the site to the sea.

See the Heritage Statement attached as **Appendix G11A & B** for further details.

Archaeological assessment

Due to the sensitive nature of undisturbed coastal location, the Archaeological Contracts Office at UCT was appointed to conduct an archaeological survey and to determine whether any archaeological resources were evident on the site.

Marine shell deposits were evident across the site but represented very ephemeral sites with little or no significance. Three localities did, however, reveal denser surface accumulations of shellfish and artefactual material which appeared to mark sites of more frequent activity and occupation.

The archaeological report further stated that due to the prevailing sandy conditions and the pre-colonial signature on the landscape there is the possibility that precolonial burials could be located within the development footprint.

The report recommended that shovel testing be undertaken to evaluate the content, depth and extent of the three accumulations identified in **Figure 15** below (indicated with yellow dashed lines) in order to assess if mitigation or conservation is required and/or to determine to what extent planning could be modified to avoid impacting the material. As burials may be present, the necessary protocols should be in place for dealing with the remains, particularly during the construction phase of the project. The excavation report was submitted to HWC. HWC made recommendations that radiocarbon dating is required for the material from CI03 and CI18.

See the Archaeological Assessment **Appendix G12** for further information.

The Heritage Statement (**Appendix G11**) and Archaeological Impact Assessment (**Appendix G12**) was submitted to HWC in September 2010 and final comment was received from HWC in December 2010. This comment stated that the findings and recommendations of the abovementioned reports are endorsed, all bulk-earthworks must be monitored, and a monitoring report must be submitted to HWC on completion of the project, and the development may proceed. (**Appendix E1** – Letter 1).

Subsequent to the comment received from HWC in 2010 an excavation report was submitted for the three sites identified in the Archaeological Assessment. HWC advised that radiocarbon dating is required for the material from CI03 and CI18. See **Appendix E1B** - Letter 2.

Further, the proposed layout changed slightly with a reduction in units. HWC were informed of these changes. Heritage Western Cape were once again informed of the latest layout with the new access roads in December 2016 and responded, in April 2017, stating that their comment from 2010 is still valid (**Appendix E1C** – Letter 3)

Figure 18: **The location of archaeological occurrences on the site where shovel tests were conducted (indicated in yellow dashed lines)**

A letter from the Heritage specialist (dated 31 October 2024) is attached in **Appendix G11B**, informing HWC that:

- There has been a further slight deviation in the layout.
- The deviation will result in no impact on any identified heritage resources.
- The only difference is a slight change to erven 14,15 and 16 and the road layout. The footpath has also shifted to between erven 11 and 12.
- The reason for the diversion is that the internal roads were too narrow, necessitating some widening.
- All the setbacks and areas to be protected remain the same.
- As stated there will be no impact on heritage resources.

It was stated that the original ROD remains valid and that the development may proceed according to the revised SDP.

7. Historical and Cultural Aspects

Explain whether there are any culturally or historically significant elements as defined in Section 2 of the NHRA that will be affected and how has this influenced the proposed development.
See above.

8. Socio/Economic Aspects

8.1.	Describe the existing social and economic characteristics of the community in the vicinity of the proposed site.

The following information has been taken from the Social Impact Assessment report (**Appendix G13**).

The village of Infanta is located within Ward 3 of the Swellendam Local Municipality (SLM). Ward 3 includes a large area, in which the Infanta area is anomalous in that the majority of homes are holiday homes owned by people that live outside of the SLM.

The demographic data should therefore be viewed within the context that the coastal village of Infanta is essentially a small holiday village with a small permanent population, which represents a small percentage of the total population of Ward 3 and the SLM. The majority of homeowners are White and likely to be better educated and fall in a higher income bracket than the majority of the population of Ward 3 and the SLM.

Population

According to Census 2011, the Swellendam Municipality (SLM) had a population of ~ 35 916. This population had increased to 40 211 by 2016 (Community Household Survey, 2016). Based on the 2016 Community Survey data, the population of Ward 3 was 6 633 (16% of the population of the SLM), which represents a marginal increase of 521 people from 2001. The majority of population in Ward 3 in 2016 was Coloured (78.7%), followed by Whites (13.4%) and Black Africans (7.4%). The main language spoken was Afrikaans (89.8%), followed by English (4.5%) and IsiXhosa (3.2%). The SLM SDF (2014) estimates that the permanent population of Infanta will be 286 in 2023.

In terms of age structure, 27.8% of the population were younger than 15 in 2016, compared to 26.1% in 2011. 65.8% of the population in 2016 were between the age of 18 and 64, which typically falls within the economically active age group. This is marginally lower than the figure of 66.6% in 2011. The remaining 6.4% were in the 65 and older age group compared to 7.3% in 2016 (Community Survey 2016).

Households

The total number of households in the SLM increased from 10 139 in 2011 to 11 678 in 2016. Of this total 96.0% were formal, an increase of 7.7% from 2011. The increase in population has therefore also been accompanied by increase in the number of formal dwellings. The average size of households remained the same, namely 3.4%. The number of households in Ward 3 in 2016 was 1 940. Of this total, 87.2% lived in formal dwellings (house and or semi-detached house), while 8.2% lived in informal dwellings.

Dependency ratio

The decrease in the percentage of economically active people in the economy also translated into an increase in the dependency ration from 50.2 to 52.0 in 2016. The rate is however predicted to move towards 49 by 2023 (IDP, 2017-2022). The increase in the dependency ratio reflects greater pressure on the working age portion of the population (15-64), which has negative social, economic and labour market implications.

Household income

The poverty gap indicator produced by the World Bank Development Research Group measures poverty using information from household per capita income/consumption. This indicator illustrates the average shortfall of the total population from the poverty line. This measurement is used to reflect the intensity of poverty, which is based on living on less than R3 200 per month (R 38 400 per annum) for an average sized household. Based on this measure, in the region of 54.6% of the households in Ward 3 live close to or below the poverty line. Of this total 3.8% of households indicated that they had no form of formal income. The low-income levels in Ward 3 reflect the limited formal employment opportunities in the area the dependence on the seasonal tourism and agricultural sector. The low-income levels are a major concern given that an increasing number of individuals and households are likely to be dependent on social grants. The low-income levels also result in reduced spending in the local economy and less tax and rates revenue for the district and local municipality.

Education levels

Based on the 2016 Community Survey, 3.7% of the population over the age of 20 in the SLM had not formal education, down from 5.4% in 2011. In addition, the percentage of the population over the age of 20 with matric increased significantly from 20.7% in 2011 to 32.0% in 2016. The figures for Ward 3 were 5.3% with no education and 18.6% with matric (Community Household Survey 2016). This reflects the rural nature of Ward 3 and the reduced opportunities in terms of access to good education facilities, especially for farm children.

The SLM contributed 13.0% (R1.730 billion) to the ODM economy in 2015. The GDP growth averaged 4.8% per annum over the period 2005 –2015, which was significantly above the District average of 4.0%. The growth after 2008 financial crisis was 3.7%, which was also higher than the District average of 3.0%. The SLM employed 13.0% (16 330 labourers) of the Overberg District's labour force in 2015, with employment growth averaging 2.4% cent per annum since 2005, which was above the overall district employment growth rate of 2.2% per annum for the same period. The SLM has however experienced job losses

(especially in the agriculture, forestry and fishing sector) prior to and during the recession. Despite this approximately 3 635 (net) additional jobs were created since 2005.

Primary Sector

Agriculture, Forestry and Fishing

In terms of sectors, the Agriculture, Forestry and Fishing sector made up 11.2% (R193.9 million) of the SLM GDP in 2015. The sector employed 19.4% of the work force in the SLM. This figure has contracted by 2.6% per annum for the period 2005 –2015, which is a key concern, specifically when compared to the other sectors in the economy. The labour force in the primary sector is characterised by a relatively large proportion of unskilled labour, with 61.8% falling within the low-skill sector. The semi-skilled sector employs only 17.3%, while the skilled sector employs the remaining 3%. The informal sector makes up 17.9% of the industry's workforce and was the only sector to experience long-term growth (0.9% per annum) over the period 2005 –2015. Since 2010 growth in the informal sector has grown at 3% per annum.

Secondary Sector

Manufacturing

The manufacturing sector contributed 8.7% (R150.8 million) towards the Municipality's GDP in 2015, and experienced growth of 5.2% per annum on average over the period 2005 –2015. GDP growth post 2010 has also been good, averaging at 4.5% for period 2010 –2015. In terms of employment the manufacturing industry employed 4.9% of the Municipality's workforce. Most of the workers fall within the semi-skilled category (48.9%), followed by the low-skilled (23.2%) and the skilled category (10.1%). A further 17.8% operate within the informal sector, which recorded the best growth of 5.2% average growth from 2005 –2015.

Construction

The construction sector made up 5.1% (R87.5million) of the Municipality's GDP in 2015, making it the smallest sector in the region. However, despite this construction has been the fastest growing industry since 2005, with growth averaging 8.5% per annum. Growth in the sector did however slow to 4.6% for the post financial crisis period 2010–2015. In terms of employment the sector employed only 6.6% of the Municipality's workforce. In terms of categories, 34.8% were semi-skilled, followed by low-skilled with 14.3% and skilled, 4%.

Tertiary Sector

Commercial Services

The commercial services encompass the wholesale and retail trade, catering and accommodation, transport, storage and communication and finance, insurance, real estate and business services industries. This sector contributed 55% (R951.8million) to the municipal GDP, making it the largest contributor. The industry grew strongly over the period 2005 –2015, at an annual average of 6.1%, compared to the overall municipal average of 4.8%. The sector also performed relatively well in the post-recessionary period continuing to grow at a rate of 5.1% per annum on average, making it the fastest growing sector since 2010. In terms of employment, the commercial services employed 43.9% of the municipality's workforce, making it the largest employer in the SLM.

Most of the work force are semi-skilled (35.3%), followed by 15% low skilled and 13.6 % classified as skilled. The low-skilled/semi-skilled/skilled workforce has shown moderate growth both prior to and post-recession. Informal employment within the commercial services industry makes up 36.1% of the industry's workforce and has experienced robust growth of 12.5% per annum since 2005 and lower but still strong growth of 6.4% per annum between 2010 and 2015.

Government and Community, Social and Personal Services

The general government & community, social and personal services contributed 18.4% (R 317.5 million) to the municipal GDP in 2015, making it the second biggest sector in the SLM. The industry experienced growth of 4.0% per annum over the period 2005-2015.This fell to 3.5% per annum since 2010. In terms of employment, the sector employs 24.8% of the workforce, making it the second largest employer. Employment growth over the period 2005 –2015 averaged 4.1% per annum. The majority (34.9%) of the workforce are classified as low skilled, followed by 22.7 in the skilled category and 21.5 % in the semi-skilled category.

Employment Profile

In terms of employment, the sectors that contributed most to employment in the SLM in 2015 were wholesale and retail trade, catering and accommodation (27.4%) Finance, insurance, real estate, and business services sector (19.7%) Community, social and personal services sector (17%). These three sectors accounted for over 64.1% of the employment opportunities within the SLM. However, only the agriculture, forestry, and fishing sector and mining and quarrying sectors continued to shed jobs after the recession but at a higher rate. The greatest number of jobs created between 2004 and 2015 in the SLM has been due to growth within the wholesale and retail trade, catering and accommodation and the finance, insurance, real estate, and business services sector.

Sectoral employment

According to the 2012-2017 SLM IDP, 73% of the SLM population may be classified as unskilled (SLM; 2012). The largest employer in Ward 3 is the Agricultural sector, which accounts for 38% of the formal employment in the area. This corresponds to the Swellendam Municipal area as a whole. This sector is followed by the Community Services sector (15%), the Community Services sector (4.2%), and the Wholesale and Retail Trade sector (13%).

(See **Appendix G13A & B** for more details).

8.2.	Explain the socio-economic value/contribution of the proposed development.

The building contractors and sub-contractors appointed to construct the houses are likely to be based on Swellendam and Bredasdorp. The majority of the building supplies are also likely to be sourced from local building suppliers based in Swellendam and Bredasdorp. The proposed development will therefore benefit local businesses in the area.

8.3.	Explain what social initiatives will be implemented by applicant to address the needs of the community and to uplift the area.

The building contractors and sub-contractors appointed to construct the houses are likely to be based on Swellendam and Bredasdorp. The majority of the building supplies are also likely to be sourced from local building suppliers based in Swellendam and Bredasdorp. The proposed development will therefore benefit local businesses in the area.

8.4.	Explain whether the proposed development will impact on people's health and well-being (e.g. in terms of noise, odours, visual character and sense of place etc) and how has this influenced the proposed development.

Potential impacts on people's health and wellbeing:

- Security and safety impacts associated with the presence of construction workers;
- Risk of veld fires associated with construction related activities;
- Noise, dust and safety impacts associated with construction vehicles.

Nuisance factors such as noise and dust have been mitigated in the EMPr. The EMPr also addresses security of the site, safety impacts associated with the presence of construction workers and fire prevention.

The impact of the sense of place was assessed as part of the social impact assessment report. Further the architectural guidelines have made specific recommendations with relation to the building styles.

SECTION H: ALTERNATIVES, METHODOLOGY AND ASSESSMENT OF ALTERNATIVES

1. Details of the alternatives identified and considered

1.1.	Property and site alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.
Provide a description of the preferred property and site alternative.	
The preferred property/site alternative is Erf 134. There are no other property or site alternatives investigated.	
Provide a description of any other property and site alternatives investigated.	
Not applicable.	
Provide a motivation for the preferred property and site alternative including the outcome of the site selectin matrix.	
The preferred property/site alternative is Erf 134. There are no other property or site alternatives investigated.	
Provide a full description of the process followed to reach the preferred alternative within the site.	
Not applicable.	
Provide a detailed motivation if no property and site alternatives were considered.	
No property or site alternatives were considered the Applicant wants to construct residential units on a property owned by the Applicant. The Applicant does not own any other properties in the area to consider as site alternatives.	
List the positive and negative impacts that the property and site alternatives will have on the environment.	
Not applicable.	
1.2.	Activity alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.
Provide a description of the preferred activity alternative.	
The preferred activity alternative involved the rezoning and subdivision of a portion of Erf 134 for the purpose of a residential development. The following zonings are proposed for various portions of the site: Residential Zone 1(R1), Natural Resource Zone, Private Open Space (PrOS), Public Open Space, and Transport Zone (TZ) (Public Road) in terms of Section 3 of the Swellendam Municipality Integrated Zoning Scheme, June 2020, to permit the construction of an additional 20 single dwelling units in accordance with the proposed layout contained in this application.	
Provide a description of any other activity alternatives investigated.	
There were no other feasible activity alternatives investigated.	
Provide a motivation for the preferred activity alternative.	
The activity alternative is preferred because the site is located within the demarcated urban edge of Infanta and has been earmarked for urban expansion, residential development in particular. No feasible activity alternative exists.	
Provide a detailed motivation if no activity alternatives exist.	
There are no other activity alternatives considered because the site has been earmarked for urban development. The site is zoned as Agriculture Zone 1 but does not have any agricultural potential.	
List the positive and negative impacts that the activity alternatives will have on the environment.	
See Section 1.3 below for all the positive and negative impacts identified.	
1.3.	Design or layout alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts
Provide a description of the preferred design or layout alternative.	
Alternative 3: This is the preferred alternative. It comprises of 21 erven. The existing house is to remain as is and incorporated into the development as a separate erf. 15 of the additional units will be single storey and 5 will be double storey. Approximately 45% of the site will be developed. This alternative also makes provision for: • a 40m ecological corridor catering for the watercourse and surrounding Overberg Dune Strandveld. • a 'limestone conservation area' in the northwest part of the site, however, the existing access road will be maintained through this conservation area. • an 8m heritage setback line • a coastal setback line as proposed by the coastal specialist.	

The following key amendments have been made to the development proposals that were presented for Alternatives 1 and 2:

- The main vehicular entrance to the majority of the units (16) has been repositioned to the existing access point and follows the existing access route.
- The lower vehicular access point to the remainder of the 5 units is now indicated as two possible options. Either option is acceptable from a traffic engineering perspective. The final option will rely on whether the existing unmade road is formalised as a road.
- The configuration of the erven and the road layout have been revised to address urban design and geometric layout issues raised by some of the objectors who made reference to a conceptual proposal put forward by Jonathan Hill.
- All the residential erven have been moved entirely out of the 40m wide ecological corridor. This 40-metre-wide ecological corridor will now be open common ownership space dedicated as an open space system.
- This amendment means that the area to be rezoned as 'Open Space' has increased in size.
- All proposed building footprints have been revised to ensure compliance with the erosion setback line as identified by the Coastal Consultant.
- A pedestrian footpath has been added to provide pedestrian access from the 16-unit side of the development to the coastline.
- The Open Space component of the proposal has been increased by 5% from 50% to 55% of the entire property.

See **Appendix B3** for the Alternative 3 layout.

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

Alternative 1: This alternative comprises 23 erven, 16 of which would be single storey and 7 would be double storey. This alternative was produced through an iterative process where a number of specialist baseline studies were undertaken and their resulting opportunities, constraints and recommendations were used to design this layout alternative.

This alternative allows for the conservation of some of the De Hoop Lime Fynbos on the site, a 40m ecological corridor over the stream area and the coastal setback line as originally proposed by Pieter Badenhorst.

This alternative was assessed by the specialists but was found to be unacceptable from a botanical point of view as there was an encroachment into the recommended botanical conservation area. See **Appendix B1** for the Alternative 1 layout.

Alternative 2: This alternative comprises of 21 erven. The existing house is to remain and is incorporated into the development as a separate erf. 15 units will be single storey and 5 will be double storey. Approximately 50% of the site will be developed.

This alternative also makes provision for a 40m ecological corridor catering for the watercourse and surrounding Overberg Dune Strandveld. It also accommodates the 'limestone conservation area' in the northwest part of the site.

The 8m landscaped strip, as proposed by the heritage specialist, is accommodated in this layout as is the updated coastal setback line as proposed by the coastal specialist

Two access roads are proposed and are in accordance with the recommendations of the traffic specialist. However, the road authorities have indicated that they do not support the access points. See **Appendix B2** for the Alternative 2 layout.

Provide a motivation for the preferred design or layout alternative.

The preferred alternative (Alternative 3) makes provision for a 40m ecological corridor, an 8m landscape setback line from the road, a coastal set back line and a limestone fynbos conservation area.

The road authorities indicated that they do not support the access points as proposed in Alternatives 1 and 2. The main vehicular entrance to the majority of the units (16) has been repositioned in the preferred alternative to the existing access point and follows the existing access route to the existing dwelling on the property.

The lower vehicular access point to the remainder of the 5 units is now indicated as two possible options. Either option is acceptable from a traffic engineering perspective. The final option will rely on whether the existing unmade road is formalised as a road or not. See the Roads Authorities Letter attached as **Appendix E2** giving consent to the proposed access routes. See also the Traffic Impact Statement attached as **Appendix G14A** and the Traffic Impact Statement Addendum Letter attached as **Appendix G14B.**

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

Layout alternatives are discussed above.

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

Planning design and development phase			
Impact	**Alternative 1**	**Alternative 2**	**Alternative 3 (Preferred)**
Damage the soil structure and destroy or shade out plants growing in and around the stream.	Negligible	Negligible	Negligible
Pollution of the stream corridor through leakage of fuels, oils, etc. from construction machinery.	Low negative	Low negative	Low negative
Destruction or deterioration of freshwater habitat as a result of foot and vehicular traffic.	Negligible	Negligible	Negligible
Disturbance of freshwater fauna and flora due to light and noise pollution.	Low negative	Low negative	Low negative
Introduction and spread of alien invasives – top material brought onto the site, for filling and landscaping can lead to the introduction of alien or invasive seed banks.	Low to Medium negative	Low to Medium negative	Low to Medium negative
Employment and business opportunities during the construction phase.	Medium positive	Medium positive	Medium positive
Risks posed by presence of construction workers, including petty theft and crime.	Low negative	Low negative	Low negative
Potential risk to the area's natural resources, such as poaching etc.	Low negative	Low negative	Low negative
Increased risk of veld fires.	Low negative	Low negative	Low negative
Potential noise, dust and safety impacts associated with movement of construction related traffic to and from the site.	Low negative	Low negative	Low negative
Impact on vegetation and botany	High negative	Low negative	Low negative
Impact of rising main on botany in conservation area	N/A	High negative	Low negative
Traffic Impacts during construction	Low negative	Low negative	Low negative

Operation phase			
Impact	**Alternative 1**	**Alternative 2**	**Alternative 3**
Disturbance of on-site and adjacent fauna due to the presence of residential units and their occupants.	Low negative	Low negative	Low negative
Development of open space impacting the movement and health of fauna and flora.	Low negative	Low negative	Low negative
Pollution of the watercourse and coastline from stormwater.	Low negative	Low negative	Low negative
Pollution of the watercourse, groundwater and coastline through on-site treatment of wastewater.	Low negative	Low negative	Low negative
Increased volumes of runoff negatively impacting the hydrology of the coastline.	Low negative	Low negative	Low negative
Abstraction of water from groundwater resources with risk of drawdown of local water table.	Low negative	Low negative	Low negative
Disturbance of fauna and flora through noise light and trampling.	Low negative	Low negative	Low negative
Introduction and spread of alien invasives through landscaping activities and gardening.	Low negative	Low negative	Low negative
Clearing alien vegetation from the site.	Negligible	Negligible	Negligible
Creation of opportunities for new homeowners	Medium positive	Medium positive	Medium positive
Impact on sense of place	Low negative	Low negative	Low negative
Impact on amenities	Low positive	Low positive	Low positive

Impact on vegetation and botany	Low negative	Low negative	Low negative
Impact of rising main on botany in conservation area	N/A	Low negative	Low negative
Traffic Impacts during operation	Low negative	Low negative	Low negative

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

Provide a description of the preferred technology alternative:

The applicant is proposing the use of individual package treatment plants to treat the household sewage as the primary option for treatment of sewage.

Primary option for treatment of sewage

The primary option for the treatment of sewage is household package treatment works. The selected package is the Maskam Water ™ Fusion Series Treatment System. The smallest available model is the ZF450 which has a capacity of 1 500l/day which is well in excess of the expected 800 l/day of sewage. The system has a length of 2 160mm by 1 120mm wide by 1 580mm in height (2.16m x 1.12m x 1.58m). It draws 58 watts of electrical power.

The system requires a 6 monthly service. Owing to the distances from major centres we expect a Homeowner's Association to schedule the servicing so that as many as possible are serviced by one visit of the technician and staff.

The water can be recycled for non-potable usage such as flushing toilets, with the remaining effluent being used for irrigation or being discharged underground to a soak-away. Alternatively, all the effluent can be discharged to a soak-away as the surrounding soil is sand and is very porous.

Provide a description of any other technology alternatives investigated.

The alternative option for treatment of the household sewage is by making use of septic tanks and soakaways.

Alternative option for treatment of sewage

It is well known, and stated by the Red Book (2004), that the performance of septic tanks is determined by the permeability of the receiving soil. For this reason, and to thoroughly consider any potential pollution risks, the civil engineer commissioned a report by Parsons & Associates Specialist Groundwater Consultants to determine the risk of the septic tanks and soakaway system. The report is site specific and considers the area around erf 134 such as the Infanta Village and the Infanta Park, as well as the nearby ocean. The Report is attached as **Appendix G5**.

Key aspects of the Parsons (2020) report are:

i. The proposed number and low density of septic tanks is less than currently the case in the Village and at Infanta Park;

ii. The proposed soakaways are further from the existing boreholes at the Village than the soakaways already in the Village;

iii. The boreholes used to supply water to Infanta Park and those to be used to supply the proposed development are distant (more than 450m) and upgradient of the planned septic tanks. Both considerations render it impossible for the planned septic tanks to impact the water supply and the groundwater users; and

iv. Three independent site-specific hydrogeological investigations in and around Infanta have reached the same conclusions.

Parsons & Associates Specialist Groundwater Consultants (2020) concluded that: "*Based on a consideration of existing knowledge and a review of the risk of impacting other water users or the environment, it is motivated that the use of septic tanks with soakaways be the preferred means of managing sewage to be generated at the proposed development. This motivation is based on worldwide experience in the use of septic tanks, local research and site-specific experience and observations*".

An operational plan to ensure good operating procedures and maintenance is presented as **Appendix H** of the services report. The operational plan includes measures to ensure that the sludge and scum do not leave the tanks and damage the percolation systems. The recommendation for the usage of septic tanks and soakaways is based upon the distance from other wastewater treatment options (conservancy tanks, Swellendam Wastewater Treatment Works), the regular maintenance requirements of micro-package plants, and the perfect efficacy of the existing septic tanks in the area.

Provide a motivation for the preferred technology alternative.

The preferred option for treating and disposal of the household sewage was selected because the proposal to use septic tanks and soakaways is not supported by the municipality.

Provide a detailed motivation if no alternatives exist.

There are two alternatives for treating and disposal of household sewage:

1. Preferred option is by making use of individual package treatment plants to treat the household sewage as the primary option for treatment of sewage.

2. The alternative option for treatment of the household sewage is by making use of septic tanks and soakaways.

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

Pollution of the watercourse, groundwater and coastline through on-site treatment of wastewater.

1.5.	Operational alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.

Provide a description of the preferred operational alternative.

There are no operation alternatives for this proposal.

Provide a description of any other operational alternatives investigated.

There are no operation alternatives for this proposal.

Provide a motivation for the preferred operational alternative.

There are no operation alternatives for this proposal.

Provide a detailed motivation if no alternatives exist.

The proposal is for a residential development and therefore operational alternatives are not applicable.

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

There are no operation alternatives for this proposal.

1.6.	The option of not implementing the activity (the 'No-Go' Option).

Provide an explanation as to why the 'No-Go' Option is not preferred.

The no-go option would entail the erf not being rezoned with no future developments. The no-go option is not preferred because the site has already been earmarked for development in the spatial planning of the local municipality. The Growth Management Plan of Infanta depicts two zones on the site, identified as B and C, with a suggested collective number of 18 units. See the Need and desirability section for more details.

Further, the total capital expenditure of the development will be in the region of R50 million. The construction of the housing component has the potential to create in the region of 60-80 construction related employment opportunities per annum for a period of 5-8 years.

The building contractors and sub-contractors appointed to construct the houses are likely to be based on Swellendam and Bredasdorp. The majority of the building supplies are also likely to be sourced from local building suppliers based in Swellendam and Bredasdorp. The proposed development will therefore benefit local businesses in the area

Therefore, should the no-go option be preferred any economic benefits from the development would be forfeited.

1.7.	Provide and explanation as to whether any other alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts, or detailed motivation if no reasonable or feasible alternatives exist.

No alternatives other than the three presented above were considered.

1.8.	Provide a concluding statement indicating the preferred alternatives, including the preferred location of the activity.

The preferred property/site alternative is Erf 134. There are no other property or site alternatives investigated.

The preferred activity alternative involved the rezoning and subdivision of a portion of Erf 134 for the purpose of a residential development. The portion will be rezoned from Agriculture Zone 1 to Residential Zone 1, Open Space Zone 2 and Transport Zone 2 (public road).

The preferred layout alternative involves the development of an additional 20 residential units on the site. The site will therefore contain 21 residential erven including the existing dwelling located on site. 15 units will be single storey and 5 will be double storey.

This alternative makes provision for:

- a 40m ecological corridor catering for the watercourse and surrounding Overberg Dune Strandveld.
- a 'limestone conservation area' in the northwest part of the site, however, the existing access road will be maintained through this conservation area.
- an 8m heritage setback line
- a coastal setback line as proposed by the coastal specialist.

The applicant is proposing the use of individual package treatment plants to treat the household sewage as the primary option for treatment of sewage.

2. "No-Go" areas

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

The following no go areas have been identified for the site:

- 40-meter ecological corridor catering for a watercourse.
- Limestone Fynbos conservation area.
- 8-meter heritage setback line.
- Coastal setback line

3. Methodology to determine the significance ratings of the potential environmental impacts and risks associated with the alternatives.

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

The criteria are drawn from the EIA Regulations published by the Department of Environmental Affairs and Tourism (April 1998) in terms of the Environmental Conservation Act, 1989 (Act No. 73 of 1989), the latest Basic Assessment Report (BAR) template provided by DEA&DP, and the DEA&DP Guidelines for involving Biodiversity Specialists in EIA Processes, 2005. These criteria include:

Nature of the impact

This is an appraisal of the type of effect (positive or negative) the construction, operation and maintenance of a development would have on the affected environment. This description should include what is to be affected.

Extent of the impact

Extent defines the physical extent or spatial scale of the impact. The impact could:

- Site specific: limited to the site.
- Local: limited to the site and the immediate surrounding area (1-10km)
- Regional: covers an area that includes an entire geographic region or extends beyond one region to another.
- National: across national boundaries and may have national implications.

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: beyond the operational phase, but not permanently).
- Permanent: where mitigation either by natural processes or by human intervention will not occur in such a way or in such time span that the impact can be considered transient.

Consequence of Impact

Indicate how the activity will affect the environment.

Probability of occurrence

Probability describes the likelihood of the impact occurring. The likelihood can be described as:

- Improbable/unlikely: low likelihood of the impact occurring
- Probable: distinct possibility the impact will occur
- Highly probable: most likely that the impact will occur
- Definite: impact will occur regardless of any prevention measures.

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.

Reversibility

This refers to the degree to which an impact can be reversed.

- **Fully reversible:** where the impact can be completely reversed.
- **Partly reversible:** where the impact can be partially reversed.
- **Irreversible:** where the impact is permanent.

Indirect impacts

Indirect impacts are secondary impacts and usually occur at a different place or time. Specialists will need to elaborate on any indirect or secondary impacts of proposed activities. If there are no indirect impacts

specialist will need to briefly explain so.

Cumulative impact

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. Cumulative impacts prior to and post mitigation must be assessed. 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.

Degree to which impact can be avoided

This indicates the degree to which an impact can be avoided. The degree of avoidance can either be high (impact is completely avoidable), moderate (impact is avoidable with moderate mitigation), low (the impact is difficult to avoid and will require significant mitigation measures) or unavoidable (the impact cannot be avoided even with significant mitigation measures).

Can the impact be avoided and if so, how can it be avoided (example: demarcation of no-go areas).

Degree to which impact can be managed

This indicates the degree to which an impact can be managed. The degree of management can either be high (impact is completely manageable), moderate (impact is manageable with moderate mitigation), low (the impact is difficult to manage and will require significant mitigation measures) or unmanageable (the impact cannot be managed even with significant mitigation measures).

How can the impact be managed over time (example: clearance of alien vegetation).

Residual impacts

Residual impacts are those impacts that remain following the implementation of mitigation measures. Residual impacts must be identified and discussed. If there are no residual impacts, the specialist will need to briefly explain that the activity will have no residual impacts.

Degree to which an impact can be mitigated

This indicates the degree to which an impact can be reduced. The degree of mitigation can either be high (the impact can be fully mitigated), moderate (the impact can be partly mitigated) or not mitigated at all.

Significance

Based on a synthesis of the information contained in the above-described procedure, the significance of

the potential impacts can be assessed (prior and post mitigation) in terms of the following significance

criteria:

- No impact
- 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.

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

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

Please refer to **Appendix J** for the impacts and risks identified for each alternative.

SECTION I: FINDINGS, IMPACT MANAGEMENT AND MITIGATION MEASURES

1.	Provide a summary of the findings and impact management measures identified by all Specialist and an indication of how these findings and recommendations have influenced the proposed development.

Hydrogeological assessment findings and recommendations:

Borehole BH134C at the site was tested in June 2020 with a 48-hour pumping program, including a Stepped Discharge Test, Constant Discharge Test, and Recovery Monitoring, to assess its productivity and aquifer properties. The tests determined the sustainable yield, calculated using the FC-Method, at 32.4m³/day (11 826m³/year). Water quality analysis showed elevated salinity (Na, Cl, EC, TDS) typical of the Bokkeveld Group and total coliforms above operational limits, indicating microbial contamination. The borehole can supply sufficient water for the development but requires treatment for potable use.

A groundwater monitoring network is proposed to track water levels, abstraction volumes, and water quality on a quarterly basis to detect potential impacts and ensure sustainable use. Borehole BH134C will serve as the main abstraction and monitoring point, with BH134A, BH05, BH06, BH07, and BH09 used for additional level and quality monitoring. Key variables include groundwater levels, pumping volumes, major ions, pH, EC, TDS, and possible contaminants such as hydrocarbons and coliforms. The network will remain flexible to accommodate future changes or risks.

Sewage treatment through package plant per house:

It is proposed that each erf be fitted with an on-site WWTW Package Plant to handle the expected sewage flow. The factory built activated sludge sewage treatment plant will produce effluent that meets the Department of Water Affairs General Standards. According to the Manufacturer's (Maskam Water) design criteria the system consists over the following qualities:

- Odourless and quiet.
- The installed is underground.
- Has a small footprint.
- Effluent meets the South African DWS General Standard.
- Includes nitrification and de-nitrification cycles.

The smallest available model is the ZF450 which has a capacity to treat 1,500ℓ/day which is well above the expected 640ℓ/day sewage flow per household. The water can be recycled for non-potable usage such as flushing toilets, with the remaining effluent being used for irrigation or being discharged underground to a soak-away. Alternatively, all the effluent can be discharged to a soak-away as the surrounding soil is sand and very porous.

Faunal assessment findings and recommendations:

As per the SSV assessment, it was concluded that the site of the proposed development is unlikely to support any of the bird and invertebrate species of conservation concern (SCC) that were flagged by the screening tool report, nor any of the additional bird SCC that are known from the general region. The site is too small to be of any significant value to any of these bird SCC, and these all have low probabilities of utilising this site. Although the size of the site may be somewhat better suited to accommodate invertebrate (insect) SCC, the species flagged by the screening tool report are unlikely to occur at or sporadically utilise this property. The Animal Species Theme rating of MEDIUM sensitivity for this area (for is thus not appropriate and should instead be considered as being of LOW sensitivity in the context of these SCC. As such, it is not necessary to compile a terrestrial animal species assessment for this proposed development, and thus the specialist SSV assessment should suffice for the basic assessment process. Likewise, these results also negate the need for an impact assessment component.

In summary, this faunal assessment concludes that none of the bird and invertebrate SCC that were flagged by the screening tool report are of significance to the proposed development – and thus they do not present any constraints in the context of the proposed development. The current layout (Alt. 3) makes provision for units of undeveloped terrain (eco-zones), which to some degree will allow for ecological functioning to be maintained. Additionally, the general habitat management recommendations and mitigation measures as per the botanical assessment (McDonald 2021) must be complied with.

Freshwater assessment findings and recommendations:

There are several potential negative impacts associated with the construction of Alternatives 1, 2 and 3, the most significant of which is the introduction of alien plant species through the use of topsoil for filling and landscaping on the site.

Alternatives 1, 2 and 3 will result in the hardening of the property and the loss of terrestrial open space. This would impact on the movement of flora and fauna both in and out of the stream corridor, and across the erf to the coast or up the slopes. While the open spaces within the development – in the north-western corner and around the watercourse – will mitigate to some extent against the impacts associated with the loss of open space and hardening of the property, there is limited connectivity between these two areas. These spaces are connected by a fairly narrow corridor along the western edge of the property adjacent to the gravel road. The movement of fauna and flora across the site would be improved through the absence of any fences between the houses, thus allowing fauna to move between the houses.

Other potential concerns about the operational phase of the residential development (all three Alternatives) are the generation and management of stormwater and water from the septic tanks. The stream is ephemeral and any change in hydrology or pollution of the watercourse due to the introduction of residential stormwater runoff, or to seepage from septic tanks soakaways will change the nature of the system, and lead to a deterioration in the quality of habitat provided within the corridor. This may also lead to a cumulative effect over time, should more developments occur in the area. This impact was assessed as being of low to medium significance before mitigation, and of low significance with mitigation.

While the abstraction of groundwater may lead to the drawdown of local groundwater resources, this is likely to be of low intensity and so of low significance. However, the cumulative effect of this impact may increase in significance should further developments be proposed in the area.

Alternatives 1, 2 and 3 address the following specific concerns from a freshwater ecological perspective:

- More open space within the development for the infiltration of runoff and precipitation;
- A smaller hardened footprint, and so less stormwater generated, and;
- A sufficiently wide (40m) corridor around the watercourse is accommodated by the layout. The establishment of such a corridor will protect the watercourse/stream and the surrounding dunes that contribute runoff to the stream during rainfall. The erven in Alternative 3 are all outside of the watercourse corridor.

The width of the watercourse corridor was determined, as is best practice, according to the width of the channel, its flow patterns (ephemeral, in this case), condition (good condition), and the nature of the proposed activity surrounding the river (the nature of the impact influences the width of the buffer required to protect the system from the impact). The minimum buffer for rivers according to the National Buffer Guidelines, is 15m from the edge of the active channel (MacFarlane et al., 2014), and it must include the 1:100 year floodline. In this case, the edge of the channel is difficult to identify, so a total setback of 20m from the centreline is considered to be adequate. The corridor boundaries are outside of the 1:100-year floodline.

Botanical specialist findings and recommendations:

Two vegetation types are found in the designated study area on Erf 134 Infanta, namely De Hoop Limestone Fynbos and Overberg Dune Strandveld. On a regional and national scale Overberg Dune Strandveld is considered Least Threatened. De Hoop Limestone Fynbos is also rated as Least Threatened, but this classification should be treated with circumspection at the local scale at Infanta. The sensitivity rating of the vegetation on site should be reviewed since a number of endemic and threatened species were found on the De Hoop Limestone Fynbos site. One of the critically endangered fynbos species found on site is the Erica oblongiflora. This is a highly significant discovery and together with the presence of other Red List plant species, makes the limestone part of the study site extremely conservation worthy.

The constraints analysis based on the botanical survey of the eastern section of Erf 134 determined the high importance of conservation of the area of De Hoop Limestone Fynbos whereas the area of Overberg Dune Strandveld was found to have lower conservation value, permitting development with no significant botanical constraints.

It is strongly recommended that a management plan should be compiled to ensure the correct management of the conservation area of De Hoop Limestone Fynbos and the 'watercourse biodiversity corridor'.

Attention should be paid to the high incidence of alien invasive species, in particular Acacia cyclops (rooikrans) on the property. These alien invasive plants must be controlled but note should also be taken of the large quantity of seed in the soil. Construction disturbance on the site would stimulate germination of the dormant seed and in addition no soil which could contaminate other places should be removed from the site.

If the recommendations made in this report and the mitigation measures required are strictly observed, the proposed development with adjunct activities would be supported from a botanical perspective.

Social impact assessment findings and recommendations:

The total capital expenditure of the development will be in the region of R50 million. The construction of the housing component has the potential to create in the region of 60-80 construction related employment opportunities per annum for a period of 5-8 years. Of this approximately 50 (70%) of the employment opportunities will be for low skilled workers and 20 (30%) for skilled workers. The majority of these unskilled workers are likely to be historically disadvantaged members of the community.

The building contractors and sub-contractors appointed to construct the houses are likely to be based in Swellendam and Bredasdorp. The majority of the building supplies are also likely to be sourced from local building suppliers based in Swellendam and Bredasdorp. The proposed development will therefore benefit local businesses in the area.

The findings of the SIA indicate that the establishment of the residential units is unlikely per se to "destroy" the current charm and character of Infanta. The proposed development is located in an area that has been identified in the SLM SDF for future urban development in Infanta. The majority of new houses are also likely to be vacant for most of the year.

The development of "Plettenberg Bay" type houses will have a potential to impact the current character of Infanta. Further, the establishment of a gated security type development will also conflict with the current character of Infanta and further may create tension between existing homeowners and new homeowners.

The potential impact on existing beach and coastal amenities was raised as a concern by a number of local homeowners in Infanta. The key issues raised are linked to limited area for safe swimming, small beach area and conflicts related to access to the slipway. The concern is that the proposed development will exacerbate the current problems due to the increase in the number of local residents, specifically over the peak holiday periods. While the proposed development will result in an increase in the number of people in Infanta over peak holiday season periods, which in turn will put pressure on the existing amenities, this is not regarded as an adequate or reasonable reason to prevent the proposed development from proceeding. The pressure on existing amenities is over a relatively short period of the year, namely 2-3 weeks.

Heritage assessment findings and recommendations:

Based on the available information it is concluded that the heritage significance of the site, apart from potential archaeological resources, is low and the impacts on identified resources, predominantly the view from the main access road is also likely to be low.

Archaeological assessment findings:

While archaeological material is widespread on the site, it tends to be most concentrated in three places. Artefacts are associated with the shellfish remains there and suggest that these were more focussed points on the landscape. The prevailing sandy conditions and pre-colonial signature on the landscape means there is an increased possibility that pre-colonial burials could be located within the development footprint.

Setback line assessment findings:

The setback line for flooding and erosion has been derived as 10m landward of the +6m MSL elevation contour.

See section below for all mitigation measures proposed by specialists.

2.	List the impact management measures that were identified by all Specialist that will be included in the EMPr

The following mitigation measures are proposed by the Hydrogeological specialist:

- The monitoring as recommended in the Hydrogeological assessment should be established prior to operation. The water level monitoring should be conducted weekly for the first three months of operation and if no significant water level decline is observed, the monitoring can be conducted on a monthly basis. Alternatively, automatic water level measurement in the form of pressure transducers can be installed to aid in this process. Logs of flow meter readings should also be kept, and the flowmeter should also be read once per week.
- The monitoring data (water levels, rainfall and chemistry) should be kept in an electronic database for further analysis should this be required.
- The recommended pump cycle for the borehole is 12 hours per day. If the pump cycle is to be extended, the maximum daily volume for each borehole must not be exceeded and the pumping rate must be reduced to sustainable rates.
- It is recommended that the hydrocensus be repeated once every 2 years to ensure that no new groundwater users are affected. The hydrocensus should extend to a 1km radius around the site boundary.
- The regional groundwater table must be maintained to ensure that schedule 1 water users adjacent to the site have adequate water supply for basic human needs.

The following mitigation measures are proposed by the freshwater specialist:

- Ensure that all building materials and equipment are stored at least 50m away from the watercourse corridor, as demarcated prior to construction.
- Materials should be stored in piles that do not exceed 1.5m in height and should be protected from the wind, to prevent spread of fine materials across the site.
- Any construction activities close to the stream cease during periods of heavy rain, to reduce the risks of contamination of the stream and ocean through rainfall and runoff.
- Machinery prone to oil or fuel leakage must be located at least 50m away from any sensitive ecosystem, and the area bunded in order to contain leakages.
- Water pumps and cement mixers shall have drip trays to contain oil and fuel leaks – these must be cleaned regularly.
- Suitable toilet and wash facilities must be provided to avoid the use of sensitive areas for these activities.
- The watercourse corridor must be well marked during the pre-construction phase.
- Pathways and access roads must be routed away from the stream corridor and coastline.
- The construction site and access pathways should avoid sensitive areas, which must be demarcated during the pre-construction phase. If lights are used, these should be directed away from the stream corridor and coastline.
- Any animals found during site preparation or construction must be recorded and handed to the ECO.
- An education programme for all employees must be run at the start of construction, and when new contractor teams start on site.
- All soils and top material must be bought from a reliable source and must be free of alien seeds or alien grass runners.
- The proposed stormwater management system, if implemented in full, would adequately mitigate against the negative impacts associated with the generation, storage and discharge of stormwater on the site. It is understood that all stormwater generated by the development will be minimised at the point of accumulation, with only high discharge volumes and natural runoff being directed towards the watercourse and coastline.
- The pipe carrying water under the road must be cleaned out, so that this does not pose a flood risk for the proposed development.
- Both permanent residents and occasional visitors must be encouraged to use water sparingly, as groundwater is a precious resource, and the impacts of increased abstraction relatively unknown.
- Use of rainwater must be facilitated through construction of rainwater tanks and use of rainwater encouraged.
- Only locally indigenous plants shall be allowed in gardens and landscaped areas. Grassed lawns must be of indigenous species, such as *Cynodon dactylon* (kweekgras).
- Residential and road lights should be directed away from the stream corridor and coastline.
- Residents, visitors and their pets should be discouraged from walking into and through the stream corridor. Boardwalks can be used to allow pedestrian access into the corridor, while protecting the fauna and flora.
- The stream corridor should be planted with appropriate indigenous vegetation, where necessary, and a barrier provided between landscaped areas (gardens or roadsides) and the corridor (e.g. a pathway).
- Kikuyu grass should not be allowed on the site.
- Road reserves can be grassed with indigenous species such as *Cynodon dactylon* (kweekgras).
- The spread of alien plant species into the natural areas must be prevented and monitored.

NOTE: mitigation measures linked to septic tank installation have been omitted. Preferred alternative for sewage treatment is package plant per house.

<u>The following mitigation measures were proposed by the botanical specialist:</u>

- The main mitigation for the entire development would be the setting aside of a conservation area. That area must be carefully managed in the long term to ensure that alien invasive plant species are controlled and do not outcompete the sensitive fynbos.
- The proposed Alternative 3 pipeline route (preferred) would be along the northern boundary of the 'conservation area'. During construction, the management of material that is removed from the pipeline trench is vital. The trenched material should be temporarily deposited on the existing entrance track, separating the top 300mm of material from the 'subsoil'. When the soil material is returned to the trench, the subsoil should be returned first and then the topsoil. This would facilitate more rapid regeneration of the fynbos from the soil-stored seedbank. The working area should be kept to a minimum width and at no time should the excavated material be 'dumped' on vegetation outside the working area. Once the pipeline has been laid, an important ongoing mitigation measure would be to regularly check for and remove any invasive alien plant species.

<u>The following mitigation measures are proposed by the social socialist:</u>

- The developer must inform the local authorities, local community leaders, organizations and councillors of the project and the potential job opportunities for locals.
- The developer must establish a database of local construction companies in the area, specifically SMME's owned and run by HDI's, prior to the commencement of the tender process for the bulk services component of the project. These companies should be notified of the tender process and invited to bid for project related work.

- The developer, in consultation with the appointed contractor/s, must look to employing a percentage of the labour required for the construction phase from the local area in order to maximize opportunities for members from the local HD communities;
- In terms of the individual property owners, they are free to employ the building contractors of their choice, however the EMPr will recommend that local contractors must be employed. Given the location of Infanta the majority of property owners are likely to employ locally based building contractors.
- For the bulk services phase, the construction workers will be required to stay in a facility located to the West of the site on the developer's property during the week. No construction workers will be permitted to stay in the facility over weekends. The contractor must transport all construction workers to their homes on Friday afternoon and back to site on Monday morning. The duration of the bulk services phase will be 4-6 months.
- The facility has three rooms and an ablution room. The suitability of the facility to accommodate workers should be confirmed by the local authorities before commencement of the construction phase.
- The contractors appointed by the developer and individual homeowners must ensure that all workers employed on the project are informed at the outset of the construction phase that any construction workers found guilty of poaching and or theft will be dismissed and charged. All dismissals must be in accordance with South African labour legislation. In addition, with the exception of security personnel, no construction workers should be allowed to remain on the site over weekends. The contractor should make necessary arrangements to transport workers to and from the area on a weekly basis.
- It is recommended that the developer appoint the EIA consultants to prepare a General Environmental Management Plan (EMP) that must be implemented by all private owners.

<u>The following mitigation measures apply to both the bulk civil component of the development and to individual homeowners:</u>

- Contractors must ensure that open fires on the site for cooking or heating are not allowed except in designated areas.
- Contractors must ensure that construction related activities that pose a potential fire risk, such as welding etc., are properly managed and are confined to areas where the risk of fires has been reduced. Measures to reduce the risk of fires include clearing working areas and avoiding working in high wind conditions when the risk of fires is greater. In this regard special care must be taken during the high risk dry, windy summer months.
- Contractors must provide adequate firefighting equipment on-site;
- Contractors must provide fire-fighting training to selected construction staff;
- In the event of a fire being caused by construction workers and or construction activities, the appointed contractors must compensate property owners, including farmers, for any damage caused to their properties and losses incurred. The contractor should also compensate the firefighting costs borne by farmers and local authorities. Construction activities should not be permitted over weekends, specifically long weekends (such as the Easter Weekend) and the December school holidays, specifically the period 14 December to 6 January. This is to reduce the impact on those people who live in Infanta permanently and or who visit the area over weekends and holiday times.
- Construction activities during weekdays should be confined to the following hours – 07h30 and 17h30. This is to reduce the impact on the permanent residents of Infanta or and people who visit the area during the week.
- Dust suppression measures must be implemented for heavy vehicles such as wetting of gravel roads on a regular basis and ensuring that vehicles used to transport sand and building materials are fitted with tarpaulins or covers.
- All vehicles must be road-worthy and drivers must be qualified, made aware of the potential road safety issues, and need for strict speed limits.
- The developer must ensure that strict design guidelines that are in keeping with the current scale of development in Infanta and are sympathetic to the local environment are attached to the deed of sale for all properties. As indicated above, Architectural Guidelines for the development have been drawn up by IG Architects and Urban Design. These guidelines appear to address the concerns raised by local residents.
- The establishment of a security type estate, with controlled access is not recommended or supported. As indicated above, the developer has indicated that public access to the area will not be controlled or restricted.
- The Infanta Ratepayers and Residents Association, in consultation with the local authorities, must investigate the need to up-grade the existing slipway and the option of developing a tidal pool.
- The SLM SDF notes that the municipality is responsible for upgrading the slipway. The Infanta Ratepayers and Residents Association, in consultation with the local authorities, must investigate the need to up-grade the existing slipway and the option of developing a tidal pool.

<u>The following mitigation measures are proposed by the heritage specialist</u>

- The provision of a landscaped strip adjacent to the main access road of approximately 8m with guidelines to ensure appropriate boundary wall treatment and to ensure that the immediately adjacent erven do not present their rear elevations to the main access road to the village.
- An aspect of this landscaped strip should be the retention of the high point of the site at the southern tip and immediately adjacent to the existing residential area to the southeast as a natural green area.

- Sufficient set-back lines should be established along the natural drainage feature to ensure sufficient views across the site to the sea.
- The band of green space in front of the existing village should be used as a guide to the establishment of the set-back line.

The following mitigation measures are proposed by the archaeological specialist:

- Radio-carbon dating is required for sites Ci03 and Ci18 as identified in the Archaeological assessment.
- As burials may be present on the broader site, a protocol should be in place for dealing with the remains, particularly during the construction phase of the project

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

No impact management measures have been identified that will not be implemented. All mitigation measures identified by specialists will be included as conditions for the approval.

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

It is foreseen that the development will have a positive impact on the surrounding communities. It is expected that the construction phase of the housing development will in the region of 60-80 construction related employment opportunities per annum over a 5–8-year period. Of this approximately 50 (70%) of the employment opportunities will be for low skilled workers and 20 (30%) for skilled workers. The majority of these unskilled workers are likely to be historically disadvantaged members of the community. The building contractors and sub-contractors appointed to construct the houses are likely to be based in Swellendam and Bredasdorp. The majority of the building supplies are also likely to be sourced from local building suppliers based in Swellendam and Bredasdorp. The proposed development will therefore benefit local businesses in the area.

The findings of the SIA indicate that the establishment of the residential units is unlikely *per se* to "destroy" the current charm and character of Infanta.

The potential impact on existing beach and coastal amenities was raised as a concern by a number of local homeowners in Infanta. The pressure on existing amenities is over a relatively short period of the year, namely 2-3 weeks.

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

The property is located on the Infanta coastline and within the 100m coastal setback line. The location of the site can be seen as a climate change risk into the future. However, a setback line for flooding and erosion has been established as 10m landward of the +6m MSL elevation contour for the site. This setback line has been taken into account in formulating the preferred development alternative 3.

6.	Explain whether there are any conflicting recommendations between the specialists. If so, explain how these have been addressed and resolved.

There are no conflicting recommendations among the specialists. All specialists are in agreement regarding the constraints on site and how the development layout accommodates for them.

7.	Explain how the findings and recommendations of the different specialist studies have been integrated to inform the most appropriate mitigation measures that should be implemented to manage the potential impacts of the proposed activity or development.

The mitigation measures and recommendations provided by the specialist study and the EAP are the most appropriate as it is based on the findings of the specialists and the EAP. If this project is approved all recommendations should be conditions of the EA.

8.	Explain how the mitigation hierarchy has been applied to arrive at the best practicable environmental option.

The mitigation hierarchy was considered in the BA process. The tiers of the mitigation hierarchy from top to bottom are avoid or prevent, minimise, rehabilitate and offset. This hierarchy was applied as follow.

- **Avoid or prevent:** The preferred layout (Alternative 3) has avoided developing in identified sensitive areas such as the limestone fynbos area and the stream corridor. A setback line for flooding and erosion has been established as 10m landward of the +6m MSL elevation contour for the site.

- **Minimise:** Impacts were minimised by restricting the development to lesser sensitive vegetation types, encouraging water usage minimisation and reuse on site, and developing specialist mitigation measures to minimise impacts identified.

- **Rehabilitate:** The limestone fynbos area and 40-meter stream corridor will be conserved and cleared of alien invasive vegetation.

- **Offset**: No offset is required.

SECTION J: GENERAL

1. Environmental Impact Statement

1.1.	Provide a summary of the key findings of the EIA.

- The intention is to rezone and subdivide a 3.04ha portion of Erf 134, Infanta, for the purposes of a residential development. The portion will be rezoned from Agriculture to Residential Zone 1(R1), Natural Resource Zone, Private Open Space (PrOS), Public Open Space, and Transport Zone (TZ) (Public Road) in terms of Section 3 of the Swellendam Municipality Integrated Zoning Scheme, June 2020,

- The site is located within the demarcated urban edge of Infanta and has been earmarked for urban expansion, residential development in particular.

- Consideration is therefore being given to the construction of 20 additional free-standing single dwelling residential units, on the site. There is an existing dwelling on the site which will be incorporated into the development. Of the proposed additional units 15 will be single storey and 5 will be double storey.

- Each unit will have its own package treatment system for treatment of sewage

- Water will be supplied from a dual source of both rainwater and borehole water. There is sufficient borehole water on the property if the existing borehole BH134C, is used. The water is acceptable for human consumption post treatment.

- Electricity will be obtained from Eskom's existing 22kV overhead line network along the access road going into Infanta.

- Access will be off the existing Infanta Road which transects Erf 134. The access roads will be rezoned to Transport Zone 2 (public road) and ownership of this land will be transferred to the local authority.

- The preferred alternative makes provision for a 40m ecological corridor catering for the watercourse and surrounding Overberg Dune Strandveld. It also accommodates the 'limestone conservation area' in the northwest part of the site, however, the existing access road will be maintained through this conservation area. The 8m landscaped strip, as proposed by the heritage specialist, is accommodated in the preferred layout, as is the identified coastal setback line.

- The Infanta and Environs Local Spatial Development Framework (SDF) identify the area in question as falling within the urban edge and as an urban extension area.

<u>Specialist findings:</u>

- According to the faunal specialist the site is not particularly important from a faunal perspective, nor does it meet the criteria of a no-go development zone. The site does however contain threatened plant species and zones of botanical importance (see McDonald 2010, 2013). A small ephemeral stream which traverses the site is considered to be of high conservation importance (Snaddon 2010, 2013).

- De Hoop Limestone Fynbos site has been identified as a highly important for conservation due to a number of endemic and threatened species found on the De Hoop Limestone Fynbos site. One of the critically endangered fynbos species found on site is the *Erica oblongiflora.*

- An ephemeral stream crosses Erf 134. The stream only flows during heavy rainfall events. The overall sensitivity of the stream is considered to be very high conservation importance. A 40m wide ecological corridor was recommended by the freshwater specialist.

- The total capital expenditure of the development will be in the region of R50 million. The construction of the housing component has the potential to create in the region of 60-80 construction related employment opportunities per annum for a period of 5-8 years.

- It is concluded that the heritage significance of the site, is low and the impacts on identified resources, predominantly the view from the main access road is also likely to be low.
- The coastal setback line for flooding and erosion has been derived as 10m landward of the +6m MSL elevation contour.
- The following no go areas have been identified for the site:
  - 40m ecological corridor catering for a watercourse.
  - Limestone Fynbos conservation area.
  - 8m heritage setback line.
  - Coastal setback line

1.2.	Provide a map that that superimposes the preferred activity and its associated structures and infrastructure on the environmental sensitivities of the preferred site indicating any areas that should be avoided, including buffers. (Attach map to this BAR as Appendix B2)

See **Appendix D2** for a map illustrating the development layout and environmental constraints.

1.3.	Provide a summary of the positive and negative impacts and risks that the proposed activity or development and alternatives will have on the environment and community.

Planning design and development phase			
Impact	**Alternative 1**	**Alternative 2**	**Alternative 3**
Impacts on Fauna	Low to medium negative.	Low to medium negative.	Low to medium negative.
Damage the soil structure and destroy or shade out plants growing in and around the stream.	Negligible	Negligible	Negligible
Pollution of the stream corridor through leakage of fuels, oils, etc. from construction machinery.	Low negative	Low negative	Low negative
Destruction or deterioration of freshwater habitat as a result of foot and vehicular traffic.	Negligible	Negligible	Negligible
Disturbance of freshwater fauna and flora due to light and noise pollution.	Low negative	Low negative	Low negative
Introduction and spread of alien invasives – top material brought onto the site, for filling and landscaping can lead to the introduction of alien or invasive seed banks.	Low to Medium negative	Low to Medium negative	Low to Medium negative
Potential impacts on the vegetation and flora.	High negative	Low negative	Low negative
Employment and business opportunities during the construction phase.	Medium positive	Medium positive	Medium positive
Risks posed by presence of construction workers, including petty theft and crime.	Low negative	Low negative	Low negative
Potential risk to the area's natural resources, such as poaching etc.	Low negative	Low negative	Low negative
Increased risk of veld fires.	Low negative	Low negative	Low negative
Potential noise, dust and safety impacts associated with movement of construction related traffic to and from the site.	Low negative	Low negative	Low negative
Damage to the Infanta – Malgas District Road	Low negative	Low negative	Low negative
Impact of rising main on botany in conservation area	High negative	Low negative	High positive

Operation phase			
Impact	**Alternative 1**	**Alternative 2**	**Alternative 3**
Disturbance of on-site and adjacent fauna due to the presence of residential units and their occupants.	Low negative	Low negative	Low negative

Development of open space impacting the movement and health of fauna and flora.	Low negative	Low negative	Low negative
Pollution of the watercourse and coastline from stormwater.	Low negative	Low negative	Low negative
Pollution of the watercourse, groundwater and coastline through on-site treatment of wastewater.	Low negative	Low negative	Low negative
Increased volumes of runoff negatively impacting the hydrology of the coastline.	Low negative	Low negative	Low negative
Abstraction of water from groundwater resources with risk of drawdown of local water table.	Low negative	Low negative	Low negative
Disturbance of fauna and flora through noise light and trampling.	Low negative	Low negative	Low negative
Introduction and spread of alien invasives through landscaping activities and gardening.	Low negative	Low negative	Low negative
Clearing alien vegetation from the site.	Negligible	Negligible	Negligible
Creation of opportunities for new homeowners	Medium positive	Medium positive	Medium positive
Impact on sense of place	Low negative	Low negative	Low negative
Impact on amenities	Low positive	Low positive	Low positive
Impact on vegetation and botany	Low negative	Low negative	Low negative
Impact of rising main on botany in conservation area	Low negative	Low negative	High Positive
Traffic Impacts during operation	Low negative	Low negative	Low negative

2. Recommendation of the Environmental Assessment Practitioner ("EAP")

2.1.	Provide Impact management outcomes (based on the assessment and where applicable, specialist assessments) for the proposed activity or development for inclusion in the EMPr

The following impact management outcomes for the proposed development are included in the EMPr.

PRE-DEVELOPMENT PHASE

a) Site demarcation and site establishment: the development footprint must be kept to the demarcated site area to avoid any impacts to the surrounding environment.

b) Demarcation of No-Go areas: although there are no specific no go areas on the site, no development is to be allowed beyond the construction area.

c) Access roads: Minimise impact to the environment through only using planned access to the site.

d) Fencing: Ensure safe and controlled access to the site through the erection of fencing and gates where required.

e) Site facilities: Provide clean toilet facilities, eating areas and potable water to all staff in an effort to minimise the risk of disease and impact to the environment and health impacts.

DEVELOPMENT PHASE

a) Workshop, equipment maintenance and storage areas: Soil, surface water and groundwater contamination are minimized.

b) Storage, handling, use and disposal of hazardous substances: Safe storage, handling, use and disposal of hazardous substances.

c) Cement / Concrete Batching: To control concrete and cement batching activities in order to minimise spillages and contamination of soil, surface water and groundwater.

d) General aesthetics: Neat and well-maintained site to minimise visual impacts.

e) Traffic accommodation: Minimize traffic impact.

f) Solid waste management: Wastes are appropriately stored, handled and safely disposed of at a licensed waste facility.

g) Hazardous waste management: Hazardous wastes are appropriately stored, handled and safely disposed of at a licensed waste facility.

h) Noise control: To prevent unnecessary noise to the environment by ensuring that noise from construction activity is mitigated, as far as possible.

i) Dust control: Dust prevention measures are applied to minimise the generation of dust.

j) Storm- and wastewater management: To avoid pollution and erosion because of storm- or wastewater runoff.

k) Topsoil use: Impacts on the environment are minimised when topsoil is removed, and sufficient topsoil is available for rehabilitation.

l) Stockpiling and stockpile areas: To reduce erosion and sedimentation because of stockpiling.

m) Protection of heritage resources (if any): Impact to heritage resources is minimised.

n) Emergency procedures: Emergency procedures are in place to enable a rapid and effective response to all types of environmental emergencies.

o) Fire Prevention: Prevention of uncontrollable fires.

p) Site safety and security: All safety and security measures are in place.

q) Public safety: All precautions are taken where possible to minimise the risk of injury, harm or complaints.

r) Landscaping and rehabilitation: No environmental degradation occurs as a result of the development

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

- The De Hoop Limestone Fynbos site must be set aside for conservation and must be carefully managed in the long term to ensure that alien invasive plant species are controlled and do not outcompete the sensitive fynbos. A management plan should be compiled to ensure the correct management of the conservation area of De Hoop Limestone Fynbos and the 'watercourse biodiversity corridor'.
- The monitoring as recommended in the Hydrogeological assessment should be established prior to operation. The water level monitoring should be conducted weekly for the first three months of operation and if no significant water level decline is observed, the monitoring can be conducted on a monthly basis. Alternatively, automatic water level measurement in the form of pressure transducers can be installed to aid in this process. Logs of flow meter readings should also be kept, and the flowmeter should also be read once per month.
- Follow up sampling during use of the borehole will be required to determine the continued suitability of the water for domestic consumption. Should traces of coliforms be detected during the sampling further treatment will be required.
- The EMPr must be implemented during the construction phase.
- The pipe carrying water under the road must be cleaned out, so that this does not pose a flood risk for the proposed development.
- Use of rainwater must be facilitated through construction of rainwater tanks and use of rainwater encouraged.
- Only locally indigenous plants shall be allowed in gardens and landscaped areas. Grassed lawns must be of indigenous species, such as *Cynodon dactylon* (kweekgras).
- Residential and road lights should be directed away from the stream corridor and coastline.
- The stream corridor should be planted with appropriate indigenous vegetation, where necessary, and a barrier provided between landscaped areas (gardens or roadsides) and the corridor (e.g. a pathway).
- Kikuyu grass should not be allowed on the site.
- Road reserves can be grassed with indigenous species such as *Cynodon dactylon* (kweekgras).
- The spread of alien plant species into the natural areas must be prevented and monitored.
- For the bulk services phase, the construction workers will be required to stay in a facility located to the West of the site on the developer's property during the week. No construction workers will be permitted to stay in the facility over weekends. The contractor must transport all construction workers to their homes on Friday afternoon and back to site on Monday morning. The duration of the bulk services phase will be 4-6 months.

- In the advent of a fire being caused by construction workers and or construction activities, the appointed contractors must compensate property owners, including farmers, for any damage caused to their properties and losses incurred. The contractor should also compensate the firefighting costs borne by farmers and local authorities.
- The developer must ensure that strict design guidelines that are in keeping with the current scale of development in Infanta and are sympathetic to the local environment are attached to the deed of sale for all properties. As indicated above, Architectural Guidelines for the development have been drawn up by IG Architects and Urban Design. These guidelines appear to address the concerns raised by local residents.
- The establishment of a security type estate, with controlled access is not recommended or supported. As indicated above, the developer has indicated that public access to the area will not be controlled or restricted.
- The provision of a landscaped strip adjacent to the main access road of approximately 8m with guidelines to ensure appropriate boundary wall treatment and to ensure that the immediately adjacent even do not present their rear elevations to the main access road to the village.
- An aspect of this landscaped strip should be the retention of the high point of the site at the southern tip and immediately adjacent to the existing residential area to the southeast as a natural green area.
- Radio-carbon dating is required for sites Ci03 and Ci18 as identified in the Archaeological assessment.
- All bulk earthworks must be monitored and require a monitoring report to be submitted to HWC upon completion of the project.
- Water provided for domestic use must comply with the SANS 241: 2015 guidelines for drinking water. Regular monitoring must be done to ensure compliance. Monitoring data of drinking water quality to be supplied to the development must be available upon request.
- Water tanks are required at each development unit and must form part of the water infrastructure to ensure that water is used sustainably.
- The proponent must ensure that all invasive alien plants, particularly *Acacia cyclops*, are completely removed from the site. Ongoing monitoring must be implemented to prevent re-establishment or further invasion by such species. Additionally, the conservation area on either side of the road must be securely fenced to restrict access from the entrance road.
- During the 'operational' phase, residents would have access to the 'green' areas. However, these areas must be strictly observed and not seen as areas for dumping of garden refuse and other waste material. The 'green' areas must also be managed to foster the biodiversity and should not become 'gardens'

2.3.	Provide a reasoned opinion as to whether the proposed activity or development should or should not be authorised, and if the opinion is that it should be authorised, any conditions that should be included in the authorisation.

The EAP is of the opinion that Alternative 3 (the preferred development proposal) should be authorised. The site is located within the demarcated urban edge of Infanta and has been earmarked for urban expansion, residential development in particular.

The proposed development will make use of household package treatment works for sewage treatment. The treated effluent will either be used for toilet flushing, irrigation or released into a soakaway. An assessment was conducted on the impact of the soakaways on the groundwater, and it was determined that the proposed use of septic tanks by the 21 residential units poses a very low risk to either other water users or the environment. This alternative has however been discarded.

Water will be supplied by rainwater harvesting and an existing borehole located on the greater Erf.

The yield tests indicate that the annual yield of the borehole is sufficient to supply the water requirements for the development.

Electricity will be obtained from Eskom's existing 22kV overhead line network along the access road going into Infanta.

The EAP is further of the opinion that a low-density development as proposed will have a low impact on the natural environment. According to the faunal specialist the site is not particularly important from a faunal perspective, nor does it meet the criteria of a no-go development zone. The site does however contain threatened plant species and zones of botanical importance (see McDonald 2021) however this area will be earmarked for conservation. A small ephemeral stream which traverses the site is considered to be of high conservation importance (Snaddon 2010, 2013).

The following no go areas have been identified for the site:

i. 40m ecological corridor catering for a watercourse.
ii. Limestone Fynbos conservation area.
iii. 8m heritage setback line.
iv. Coastal setback line

The EAP believes that the no go areas identified are sufficient for protecting natural resources.

Further, considering the capital expenditure (in the region of R50 million) and the potential to create job opportunities (60-80 construction related employment opportunities per annum for a period of 5-8 years) it can be concluded that the proposed development will have a positive impact on the local economy.

2.4.	Provide a description of any assumptions, uncertainties and gaps in knowledge that relate to the assessment and mitigation measures proposed.

ASSUMPTIONS

The following assumptions are made:

- All mitigation, management, and monitoring measures prescribed in this BAR and the accompanying EMPr will be implemented by the developer. Management of the site is essential, and the mitigation measures recommended by the specialists must be implemented. This has a major bearing on the reliability of the predictions of significance of impact.
- The construction and management of this proposed activity will be in line with the recommendations in this report, which will be enforced by the implementation of the detailed EMPr. Much of the long-term success lies in the effective implementation of the measures prescribed in the EMPr.

UNCERTAINTIES

Uncertainties result when mitigation measures are proposed and must be implemented. The management and implementation of these mitigation measures must be monitored and managed correctly to ensure that all mitigation measures identified are brought to fruition.

GAPS IN KNOWLEDGE

At this stage there are no identified gaps in knowledge within this report.

2.5.	The period for which the EA is required, the date the activity will be concluded and when the post construction monitoring requirements should be finalised.

The EA, if granted, must be valid for at least 10 years.

An Environmental Control Officer (ECO) must be appointed to oversee the construction of the services infrastructure (including the implementation of the EMPr and any applicable conditions of the environmental authorisation). ECO monitoring (site visits) must be undertaken at least twice a month, until such time that the construction of the services infrastructure is completed.

The construction of individual houses must adhere to the requirements of the House Construction Environmental Management Plan (CEMP) included under **Appendix I** of the EMPr (**Appendix H**). The individual homeowners must comply with the House CEMP, and the HOA must oversee compliance with the House CEMP.

An Environmental Audit must be undertaken within 1 month of completion of the installation of services and every second year until the completion of all units on site.

3. Water

Since the Western Cape is a water scarce area explain what measures will be implemented to avoid the use of potable water during the development and operational phase and what measures will be implemented to reduce your water demand, save water and measures to reuse or recycle water.
Water will be supplied from a dual source of both rainwater and borehole water. There is sufficient borehole water on the property if the existing borehole BH134C, is used. The water is acceptable for human consumption post treatment.

4. Waste

Explain what measures have been taken to reduce, reuse or recycle waste.
Waste separation and recycling will be actively encouraged within the development.

5. Energy Efficiency

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

The following energy saving devices and methods are recommended:

Lighting

- Install energy efficient light bulbs (CFLs and/or LEDs) throughout the building.
- External lights fittings should direct light downwards.
- Use daylight whenever possible in lieu of artificial light.
- External lighting for pathways, pedestrian areas etc to deploy renewable solar lighting where ever practical to do so.

Water heating

- Use geyser blankets where necessary.
- Insulation of hot water pipes.
- All geysers must be fitted with timers and are to be installed vertically, if possible, as they are more energy efficient than horizontal geysers.
- Solar geysers, gas geysers and heat pumps should be considered and used where possible.

Mini-electric geysers are also an option.

SECTION K: DECLARATIONS

DECLARATION OF THE APPLICANT

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

I Mark de Agrella, ID number 6010235202085 in my personal capacity or duly authorised thereto hereby declare/affirm that all the information submitted or to be submitted as part of this application form is true and correct, and that:

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

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

Signature of the Applicant: _____ Date: 6/11/2025

Westerhelling Investments CC

Name of company (if applicable):

DECLARATION OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER ("EAP")

I Amanda Fritz-Whyte, EAP Registration number 2019/ 367 as the appointed EAP hereby declare/affirm the correctness of the:

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

Amanda Fritz-Whyte

Signature of the EAP:

12 November 2025

Date:

PHS Consulting

Name of company (if applicable):

DECLARATION OF THE REVIEW EAP – N/A

I ……, EAP Registration number …….. as the appointed Review EAP hereby declare/affirm that:

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

Signature of the EAP: Date:

Name of company (if applicable):

DECLARATION OF THE SPECIALIST – NOTE DECLARATIONS AND SIGNATURES INCLUDED PER SPECIALIST REPORT

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

I ...., as the appointed Specialist hereby declare/affirm the correctness of the information provided or to be provided as part of the application, and that:

- In terms of the general requirement to be independent:
    - other than fair remuneration for work performed in terms of this application, have no business, financial, personal or other interest in the development proposal or application and that there are no circumstances that may compromise my objectivity; or
    - am not independent, but another specialist (the "Review Specialist") that meets the general requirements set out in Regulation 13 of the NEMA EIA Regulations has been appointed to review my work (Note: a declaration by the review specialist must be submitted);
- In terms of the remainder of the general requirements for a specialist, have throughout this EIA process met all of the requirements;
- I have disclosed to the applicant, the EAP, the Review EAP (if applicable), the Department and I&APs all material information that has or may have the potential to influence the decision of the Department or the objectivity of any Report, plan or document prepared or to be prepared as part of the application; and
- I am aware that a false declaration is an offence in terms of Regulation 48 of the EIA Regulations.

Signature of the Specialist: ______________________ Date: ______________________

Name of company (if applicable): ______________________

DECLARATION OF THE REVIEW SPECIALIST – N/A

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

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

Signature of the Specialist: Date:

Name of company (if applicable):