



**Western Cape  
Government**

Department of Environmental Affairs and  
Development Planning

# **BASIC ASSESSMENT REPORT**

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

**APRIL 2024**



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### 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):	
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)

#### **BASIC ASSESSMENT FOR THE PROPOSED EXPANSION OF THE RESIDENTIAL DWELLING ON PORTION 134 OF FARM 559, ROOI-ELS, OVERSTRAND DISTRICT, TO INCLUDE A GARAGE**

The proposed development entails the expansion of the approved residential dwelling on Portion 134 of Farm 559 to include a garage. Portion 134 of Farm 559 is a small (24.02 ha) farm located in Rooi-Els, on the eastern side of False Bay in the Western Cape. The property extends across both sides of the R44 between Rooi-Els and Betty's Bay. The property is accessed off the R44 via a minor road, which splits to lead to a neighbouring property to the south (Portion 46 of Farm 559), and northwards, into the proposed development area (Refer farm outline in red in Figure 1). Aerial imagery indicates that a residential dwelling and associated access was present within the proposed development site by August 1988. Between February and March 2017, a fire destroyed the original house, and the site was subsequently abandoned.

In 2023/2024, a Basic Assessment process was undertaken for the proposed development of a residential dwelling and a garage on two separate development footprints within the property (refer to Figure 2). In April 2024, Environmental Authorisation was granted (DEADP Ref. 16/3/3/1/E2/33/1059/23) for the development of the residential dwelling. The authorisation covered the construction of a house to replace a previous house destroyed by fire in 2017; an ancillary building and a conservancy tank located within a development footprint totalling approximately 1 155 m<sup>2</sup>. Subsequently, the Overstrand Municipality approved building plans in terms of the National Building Regulations, for a house, ancillary building, and conservancy tank with a combined

footprint of 480 m<sup>2</sup>, located within the EA-approved development footprint of 1 155m<sup>2</sup>. Construction of the Municipal-approved house and ancillary building is currently underway.

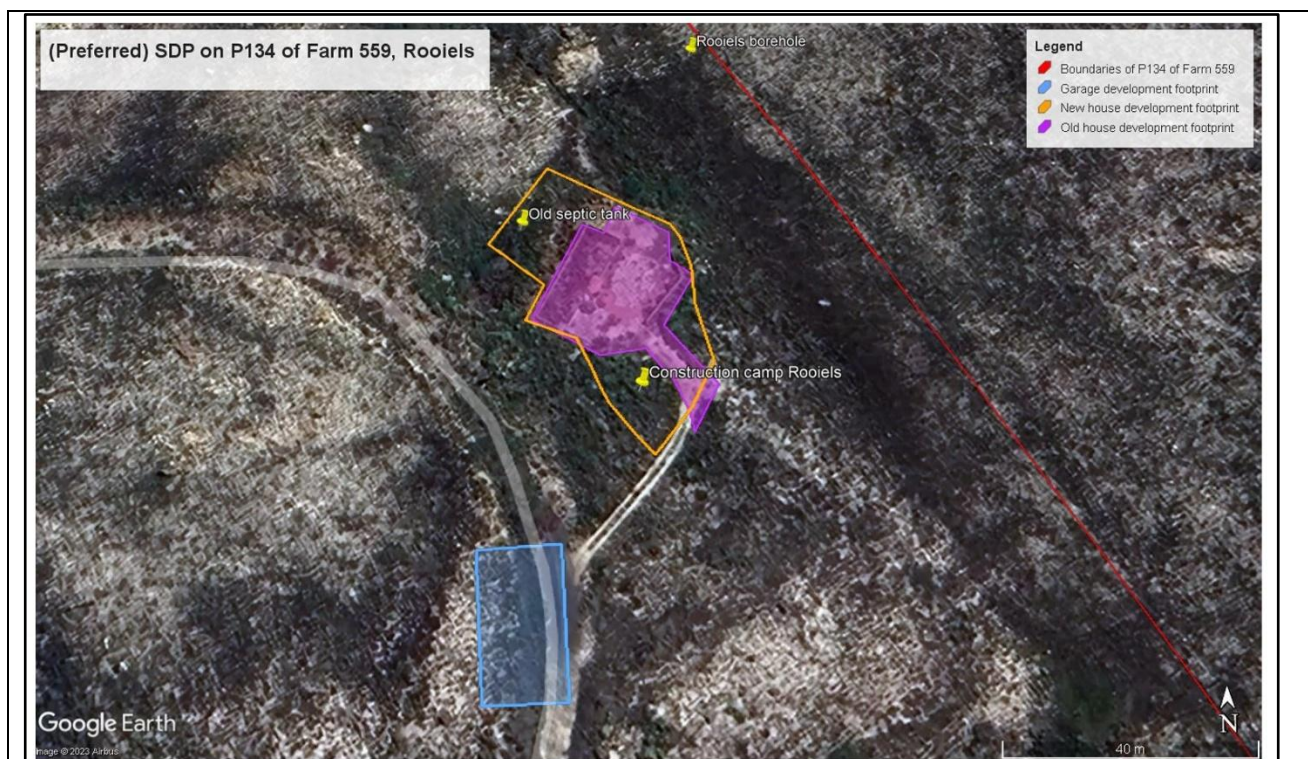
The previously proposed garage, located on a separate development footprint, was not authorised as part of the EA in 2024.

The applicant now proposes to expand the approved residential dwelling by adding a garage with a building footprint of approximately 328m<sup>2</sup>, located entirely within the previously approved EA development footprint of 1 155m<sup>2</sup>. No additional indigenous vegetation clearance or expansion of the disturbed area is required. The proposed garage will accommodate the owner's everyday vehicles, serve as private storage for the owner's collection of vintage cars and motorcycles, and house equipment required for on-site rehabilitation, conservation, and fire protection activities. The total development footprint of all buildings with the inclusion of the new garage will be 808m<sup>2</sup> inside the EA approved development footprint 1 155m<sup>2</sup> (refer Figure 3)

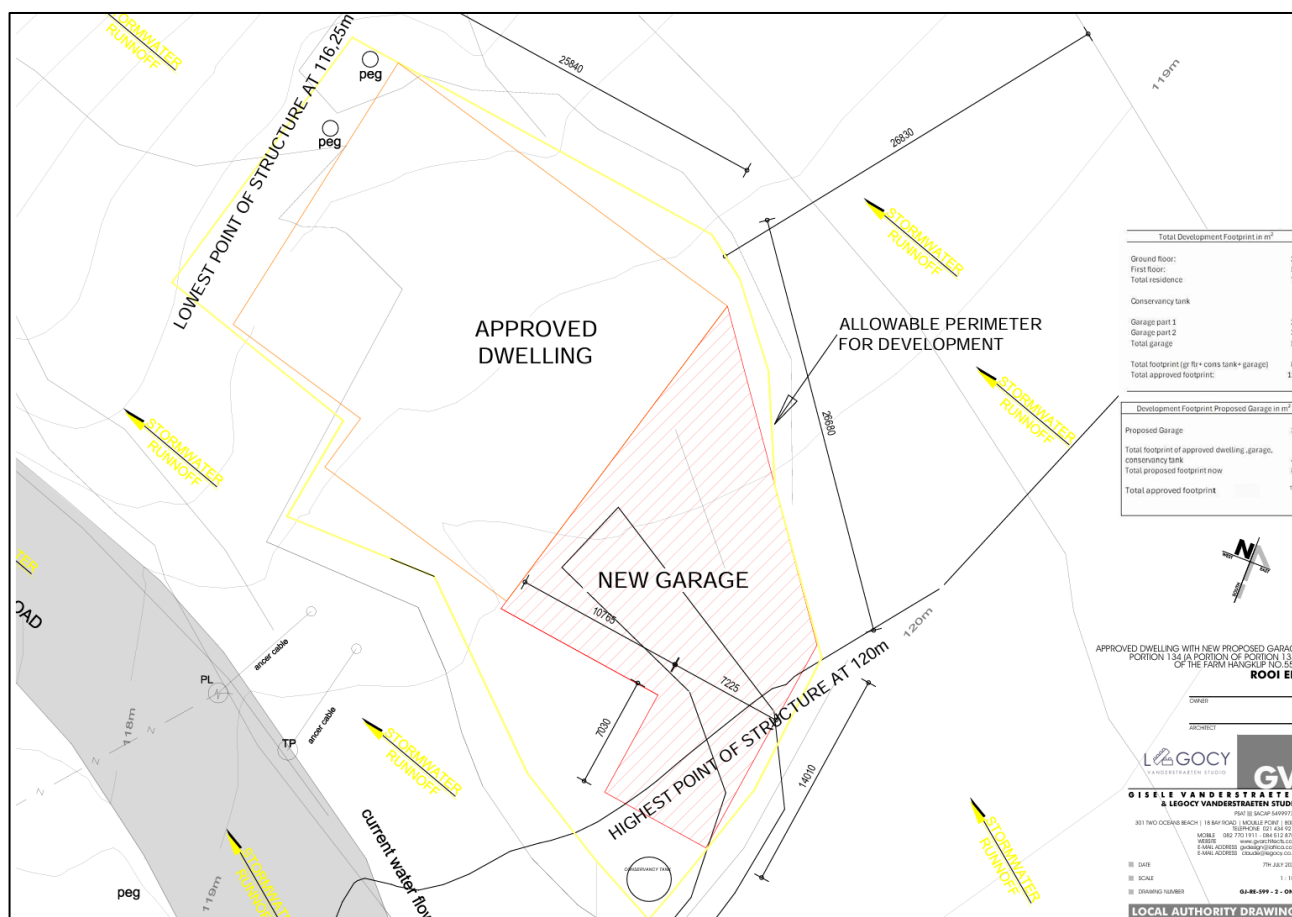
The location of the new garage is within 32 m of delineated on-site wetlands, thereby triggering a NEMA Listed Activity in its own right. As such, even though the garage is proposed entirely within the previously authorised development footprint, a new Basic Assessment Process is required to assess the relevant listed activity. This updated draft Basic Assessment Report has therefore been compiled to apply for environmental authorisation for the new garage.



**Figure 1: Locality Map (Farm outline shown in red)**



**Figure 2: Initial 2023/2024 BAR Site Development Plan (the garage indicated by the blue block was not approved and is currently proposed to be moved to within the house development footprint indicated by the orange outline)**



**Figure 3: Proposed site development plan for the new garage (The EA approved development footprint is outlined in yellow)**

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

1. **The purpose** of this template is to provide a format for the Basic Assessment report as set out in Appendix 1 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"), Environmental Impact Assessment ("EIA") Regulations, 2014 (as amended) in order to ultimately obtain Environmental Authorisation.
2. The Environmental Impact Assessment ("EIA") Regulations is defined in terms of Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") hereinafter referred to as the "NEMA EIA Regulations".

3. *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](mailto: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](mailto: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)
<p>The completed Form must be sent via electronic mail to: <a href="mailto:DEADPEIAAdmin@westerncape.gov.za">DEADPEIAAdmin@westerncape.gov.za</a></p> <p>Queries should be directed to the Directorate: Development Management (Region 1) at: E-mail: <a href="mailto:DEADPEIAAdmin@westerncape.gov.za">DEADPEIAAdmin@westerncape.gov.za</a> Tel: (021) 483-5829</p> <p>Western Cape Government Department of Environmental Affairs and Development Planning Attention: Directorate: Development Management (Region 1) Private Bag X 9086 Cape Town, 8000</p>	<p>The completed Form must be sent via electronic mail to: <a href="mailto:DEADPEIAAdmin.George@westerncape.gov.za">DEADPEIAAdmin.George@westerncape.gov.za</a></p> <p>Queries should be directed to the Directorate: Development Management (Region 3) at: E-mail: <a href="mailto:DEADPEIAAdmin.George@westerncape.gov.za">DEADPEIAAdmin.George@westerncape.gov.za</a> Tel: (044) 814-2006</p> <p>Western Cape Government Department of Environmental Affairs and Development Planning Attention: Directorate: Development Management (Region 3) Private Bag X 6509 George, 6530</p>

## 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:	<p>The scale of the locality map must be at least 1:50 000.</p> <p>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.</p> <p>The map must indicate the following:</p> <ul style="list-style-type: none"> <li>an accurate indication of the project site position as well as the positions of the alternative sites, if any;</li> <li>road names or numbers of all the major roads as well as the roads that provide access to the site(s)</li> <li>a north arrow;</li> <li>a legend; and</li> <li>a linear scale.</li> </ul> <p>For ocean based or aquatic activity, the coordinates must be provided within which the activity is to be undertaken and a map at an appropriate scale clearly indicating the area within which the activity is to be undertaken.</p> <p>Where comment from the Western Cape Government: Transport and Public Works is required, a map illustrating the properties (owned by the Western Cape Government: Transport and Public Works) that will be affected by the proposed development must be included in the Report.</p>
Provide a detailed site development plan / site map (see below) as Appendix B1 to this BAR; and if applicable, all alternative properties and locations.	
Site Plan:	<p>Detailed site development plan(s) must be prepared for each alternative site or alternative activity. The site plans must contain or conform to the following:</p> <ul style="list-style-type: none"> <li>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.</li> <li>The property boundaries and numbers of all the properties within 50m of the site must be indicated on the site plan.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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 <b>must</b> be clearly indicated on the site plan.</li> <li>Servitudes and an indication of the purpose of each servitude must be indicated on the site plan.</li> <li>Sensitive environmental elements within 100m of the site must be included on the site plan, including (but not limited to): <ul style="list-style-type: none"> <li>Watercourses / Rivers / Wetlands</li> <li>Flood lines (i.e., 1:100 year, 1:50 year and 1:10 year where applicable);</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>o Coastal Risk Zones as delineated for the Western Cape by the Department of Environmental Affairs and Development Planning ("DEA&amp;DP"):</li> <li>o Ridges;</li> <li>o Cultural and historical features/landscapes;</li> <li>o Areas with indigenous vegetation (even if degraded or infested with alien species).</li> </ul> <ul style="list-style-type: none"> <li>• Whenever the slope of the site exceeds 1:10, a contour map of the site must be submitted.</li> <li>• North arrow</li> </ul> <p>A map/site plan must also be provided at an appropriate scale, which superimposes the proposed development and its associated structures and infrastructure on the environmental sensitivities of the preferred and alternative sites indicating any areas that should be avoided, including buffer areas.</p>
Site photographs	<p>Colour photographs of the site that shows the overall condition of the site and its surroundings (taken on the site and taken from outside the site) with a description of each photograph. The vantage points from which the photographs were taken must be indicated on the site plan, or locality plan as applicable. If available, please also provide a recent aerial photograph. Photographs must be attached to this BAR as <b>Appendix C</b>. The aerial photograph(s) should be supplemented with additional photographs of relevant features on the site. Date of photographs must be included. Please note that the above requirements must be duplicated for all alternative sites.</p>
Biodiversity Overlay Map:	<p>A map of the relevant biodiversity information and conditions must be provided as an overlay map on the property/site plan. The Map must be attached to this BAR as <b>Appendix D</b>.</p>
Linear activities or development and multiple properties	<p>GPS co-ordinates must be provided in degrees, minutes and seconds using the Hartebeeshoek 94 WGS84 co-ordinate system.</p> <p>Where numerous properties/sites are involved (linear activities) you must attach a list of the Farm Name(s)/Portion(s)/Erf number(s) to this BAR as an Appendix.</p> <p>For linear activities that are longer than 500m, please provide a map with the co-ordinates taken every 100m along the route to this BAR as <b>Appendix A3</b>.</p>

## ACRONYMS

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

## ATTACHMENTS

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

The following checklist of attachments must be completed.

APPENDIX			✓ (Tick) or x (cross)
Appendix A:	Maps		
	Appendix A1:	Locality Map	✓
	Appendix A2:	Coastal Risk Zones as delineated in terms of ICMA for the Western Cape by the Department of Environmental Affairs and Development Planning	n/a
	Appendix A3:	Map with the GPS co-ordinates for linear activities	n/a
Appendix B:	Appendix B1:	Site development plan(s)	✓
	Appendix B2	A map of appropriate scale, which superimposes the proposed development and its associated structures and infrastructure on the environmental sensitivities of the preferred site, indicating any areas that should be avoided, including buffer areas;	✓
Appendix C:	Photographs		✓
Appendix D:	Biodiversity overlay map		✓
Appendix E:	Permit(s) / license(s) / exemption notice, agreements, comments from State Department/Organs of state and service letters from the municipality.		
	Appendix E1:	Final comment/ROD from HWC	Still to be provided
	Appendix E2:	Copy of comment from Cape Nature	✓ Additional comment to be obtained
	Appendix E3:	Final Comment from the DWS	Still to be provided
	Appendix E4:	Comment from the DEA: Oceans and Coast	n/a
	Appendix E5:	Comment from the DAFF	n/a
	Appendix E6:	Comment from WCG: Transport and Public Works	Still to be provided
	Appendix E7:	Comment from WCG: DoA	Still to be provided
	Appendix E8:	Comment from WCG: DHS	n/a


	<b>Appendix E9:</b>	<b>Comment from WCG: DoH</b>	n/a
	<b>Appendix E10:</b>	<b>Comment from DEA&amp;DP: Pollution Management</b>	Still to be provided
	<b>Appendix E11:</b>	<b>Comment from DEA&amp;DP: Waste Management</b>	n/a
	<b>Appendix E12:</b>	<b>Comment from DEA&amp;DP: Biodiversity</b>	Still to be provided
	<b>Appendix E13:</b>	<b>Comment from DEA&amp;DP: Air Quality</b>	n/a
	<b>Appendix E14:</b>	<b>Comment from DEA&amp;DP: Coastal Management</b>	n/a
	<b>Appendix E15:</b>	<b>Comment from the local authority</b>	Still to be provided
	<b>Appendix E16:</b>	<b>Confirmation of all services (water, electricity, solid waste management)</b>	✓
	<b>Appendix E17:</b>	<b>Comment from the District Municipality</b>	Still to be provided
	<b>Appendix E18:</b>	<b>Copy of an exemption notice</b>	n/a
	<b>Appendix E19</b>	<b>Pre-approval for the reclamation of land</b>	n/a
	<b>Appendix E20:</b>	<b>Proof of agreement/TOR of the specialist studies conducted.</b>	Included in specialist reports in Appendix G
	<b>Appendix E21:</b>	<b>Proof of land use rights</b>	✓
	<b>Appendix E22:</b>	<b>Proof of public participation agreement for linear activities</b>	n/a
<b>Appendix F:</b>	<b>Public participation information: including a copy of the register of I&amp;APs, the comments and responses Report, proof of notices, advertisements and any other public participation information as is required.</b>		Still to be provided
<b>Appendix G:</b>	<b>Specialist Report(s): G1: Aquatic Ecosystems Impact Assessment (and addendum) G2: Ecological Impact Assessment G3: Visual Impact Assessment (and addendum)</b>		✓ ✓ ✓
<b>Appendix H:</b>	<b>EMPr</b>		✓
<b>Appendix I:</b>	<b>I1: Screening tool report I2: Site Sensitivity Verification Report</b>		✓ ✓
<b>Appendix J:</b>	<b>The impact and risk assessment for each alternative</b>		✓

<b>Appendix K:</b>	<b>Need and desirability for the proposed activity or development in terms of this Department's guideline on Need and Desirability (March 2013)/DEA Integrated Environmental Management Guideline</b>	✓
<b>Appendix L:</b>	<b>Existing Environmental Authorisation for P134 of Farm 559 Rooi Els</b>	✓
<b>Appendix M:</b>	<b>Water Use Registration for P134 of Farm 559 Rooi Els</b>	✓
<b>Appendix N:</b>	<b>Proof of relaxation of floorspace</b>	✓
<b>Appendix O:</b>	<b>Concept Stormwater Runoff Plan</b>	✓
<b>Appendix.....</b>	<b>Any other attachments must be included as subsequent appendices</b>	n/a

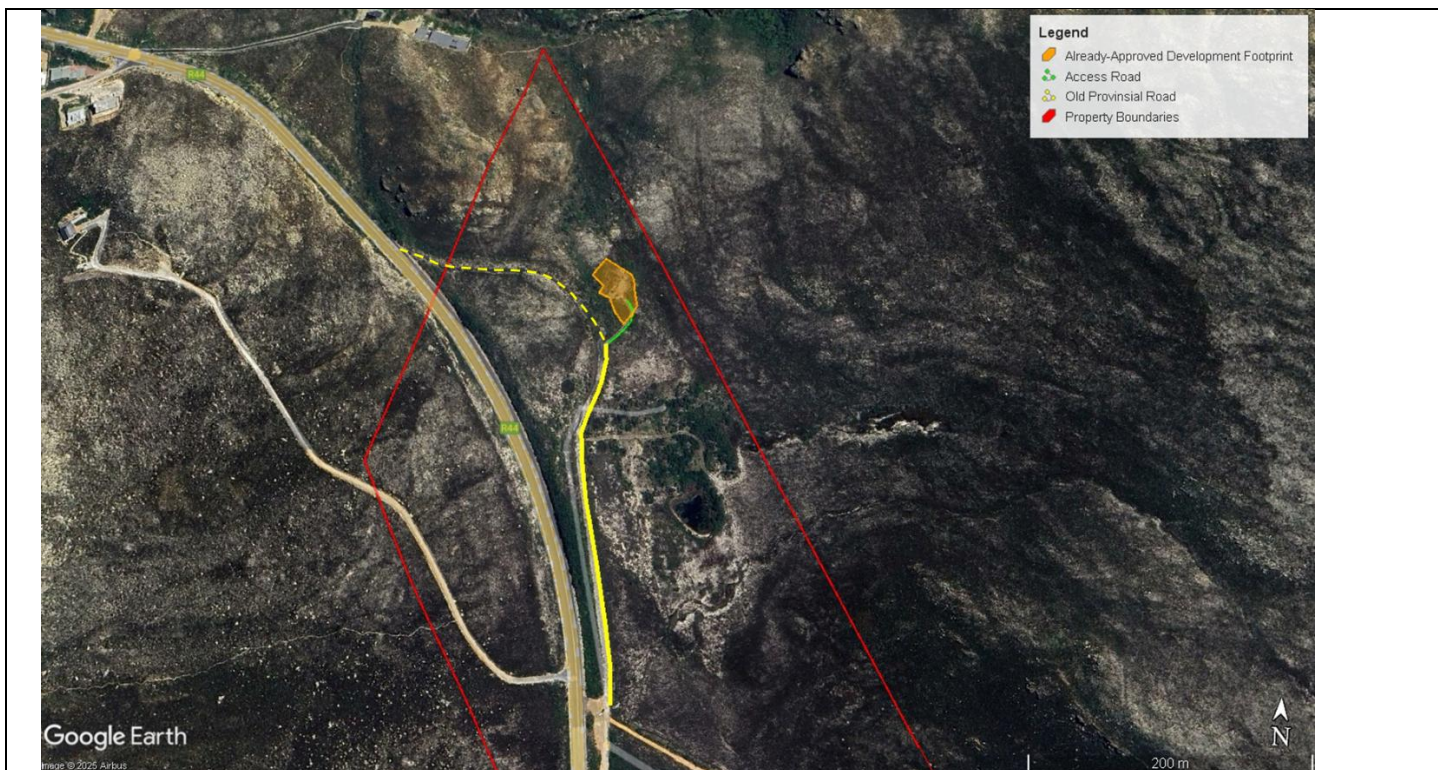
## SECTION A: ADMINISTRATIVE DETAILS

Highlight the Departmental Region in which the intended application will fall	<b>CAPE TOWN OFFICE: REGION 1 X</b>		GEORGE OFFICE: REGION 3
	(City of Cape Town, West Coast District)	<b>(Cape Winelands District &amp; Overberg District) X</b>	(Central Karoo District & Garden Route District)
<b>Duplicate this section where there is more than one Proponent</b>	Fynbos Rooi Els (Pty) Ltd		
Name of Applicant/Proponent:	JG Joubert		
Name of contact person for Applicant/Proponent (if other):	Fynbos Rooi Els (Pty) Ltd		
Company/ Trading name/State Department/Organ of State:	2021/670166/07		
Company Registration Number:	Posbus 66569, Woodhill, Pretoria		
Postal address:	Postal code: 0076		
Telephone:	+27(0) 123456210	Cell: +27(0) 832852958	
E-mail:	gerhard@praxiscc.co.za	Fax: n/a	
Company of EAP:	PHS Consulting		
EAP name:	Candidate: Olivia Brunings		
Postal address:	EAP: Amanda Fritz-Whyte		
Telephone:	PO Box 1752, Hermanus		
E-mail:	Postal code: 7200		
Qualifications:	+27(0) 28 312 1734		
EAP registration no:	Cell: +27(0) 82 327 2100		
	amanda@phsconsulting.co.za & olivia@phsconsulting.co.za		
	Fax: n/a		
	BSc; BSc (Hons) Geology; MSc Water Resource Management		
	Candidate: 2023/6743		
	EAP: 2019/367		
<b>Duplicate this section where there is more than one landowner</b>	Fynbos Rooi Els (Pty) Ltd		
Name of landowner:	JG Joubert		
Name of contact person for landowner (if other):	Same as above		
Postal address:	Postal code:		
Telephone:	( )	Cell:	
E-mail:		Fax: ( )	
Name of Person in control of the land:	JG Joubert		
Name of contact person for person in control of the land:	JG Joubert		
Postal address:	Same as above		
Telephone:	Postal code:		
E-mail:	( )	Cell:	
		Fax: ( )	
<b>Duplicate this section where there is more than one Municipal Jurisdiction</b>	Overstrand Municipality (within Overberg District Municipality jurisdiction)		
Municipality in whose area of jurisdiction the proposed activity will fall:	Liezl de Villiers		
Contact person:	P.O Box 20, Hermanus		
Postal address:	Postal code: 7200		
Telephone:	028 316 3724	Cell: n/a	
E-mail:	ldevilliers@overstrand.gov.za	Fax: n/a	

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

1.	Is the proposed development (please tick):	New		Expansion	X
2.	Is the proposed site(s) a brownfield of greenfield site? Please explain.				
<p>The proposed garage is considered to occur on a brownfield site because it takes place within an area that has already been transformed by past and existing development activities. A house previously existed on the site but was destroyed by fire in 2017. In 2024, Environmental Authorisation was granted for a new dwelling, ancillary building, and conservancy tank within a defined disturbance footprint of approximately 1 155 m². The remains of the old house, along with associated infrastructure and access roads, formed the basis for classifying the site as brownfield within the 2024 application. The proposed garage will now be constructed as an extension to the already-approved dwelling within this same authorised disturbance footprint, meaning no additional transformation of natural or undeveloped land is required. As such, the site is classified as brownfield, reflecting its previously disturbed and developed nature.</p>					
					
Photo 1: View looking northwest, showing old house platform, driveway and access road (Helme,2022).					
3.	For Linear activities or developments - N/A – No Linear activities applied for				
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)	°	'	''
	Longitude (E)	°	'	''
	<b>Middle point co-ordinates for all alternatives</b>			
	Latitude (S)	°	'	''
	Longitude (E)	°	'	''
	<b>End point co-ordinates for all alternatives</b>			
	Latitude (S)	°	'	''
	Longitude (E)	°	'	''
<b>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.</b>				
4.	<b>Other developments</b>			
4.1.	Property size(s) of all proposed site(s):			24.02 ha
4.2.	Developed footprint of the existing facility and associated infrastructure (if applicable):			1155 m <sup>2</sup> (total approved development footprint)
4.3.	Development footprint of the proposed development and associated infrastructure size(s) for all alternatives:			Approximately 328m <sup>2</sup> , all of which will fall within the approved development footprint of the existing facility
4.4.	Provide a detailed description of the proposed development and its associated infrastructure (This must include details of e.g. buildings, structures, infrastructure, storage facilities, sewage/effluent treatment and holding facilities).			
<p>The proposed development entails the expansion of the already-approved residential dwelling on Portion 134 of Farm 559, Rooi-El's by adding a new garage with a building footprint of approximately 328m<sup>2</sup>, located entirely within the EA approved development footprint of 1 155m<sup>2</sup>. No additional indigenous vegetation clearance or expansion of the disturbed area is required. The proposed garage will accommodate the owner's everyday vehicles, serve as private storage for the owner's collection of vintage cars and motorcycles, and house equipment required for on-site rehabilitation, conservation, and fire protection activities.</p> <p>The following project scope is proposed (preferred alternative):</p> <ul style="list-style-type: none"> <li>- Development of a new garage with a total footprint of approximately 328 m<sup>2</sup>.</li> <li>- Stormwater management measures onsite will include rainwater tanks, permeable indigenous grass blocks for paving and indigenous landscaping</li> <li>- The property is accessed via an existing road that branches from the R44 and leads to the residential footprint. No new access roads are required.</li> <li>- All required services be connected to the existing service infrastructure already established for the approved residential development: <ul style="list-style-type: none"> <li>o Domestic water requirements will be met through an existing borehole on the property. No additional abstraction or water supply infrastructure is proposed.</li> <li>o The site is already serviced by an Eskom electricity connection, which will also provide power to the new garage.</li> </ul> </li> </ul>				
4.5.	Indicate how access to the proposed site(s) will be obtained for all alternatives.			
<p>The property extends across both sides of the R44 between Rooi-El's and Betty's Bay. The property is accessed off the R44 via a minor road, which splits to lead to a neighbouring property to the south (Portion 46 of Farm 559), and northwards, into the study area. The road that currently provides access to the development site comprises two road portions (refer to Figure 4):</p> <ol style="list-style-type: none"> <li>1. A portion of an old provincial road (indicated in yellow in Figure 4). This road was constructed prior to 1960 and is therefore considered lawful. This road portion was decommissioned sometime between 1980 and 1998 and is no longer provincially maintained.</li> <li>2. An access road (indicated in green in Figure 4) from the old provincial road to the original onsite residential dwelling. This road was developed prior to 1998 and did not trigger a listed activity under ECA, which was the prevailing environmental legislation at the time of development. This road is therefore considered lawful.</li> </ol>				



**Figure 4: Existing access to the proposed development site**

4.6.	SG Digit code(s) of the proposed site(s) for all alternatives:	C	0	1	3	0	0	0	0	0	0	0	0	0	5	9	0	0	1	3		
4.7.	Coordinates of the proposed site(s) for all alternatives:																					
	Latitude (S)							°34							'18							"18.51
	Longitude (E)							°18							'49							"40.36

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

The National Environmental Management: Integrated Coastal Management Act, 2008 (Act No. 24 of 2008) ("ICMA"). If yes, attach a copy of the comment from the relevant competent authority as Appendix E4 and the pre-approval for the reclamation of land as Appendix E19.	YES	NO X
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	NO X
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.  <b>A General Authorisation in terms of S21(c) and (i) of the NWA has been registered for the entirety of the EA-approved development footprint within which the garage is proposed.</b>  <b>The on site borehole is used for Schedule 1 domestic supply and requires no authorisation.</b>	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	NO X
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	NO X

### 3. Other legislation

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

### 4. Policies

Explain which policies were considered and how the proposed activity or development complies and responds to these policies.
<p>The following policies were considered:</p> <ul style="list-style-type: none"> <li>Overstrand IDF: Towards 2050 - Draft Strategic Environmental Management Framework</li> <li>Overstrand Municipality Environmental Management Overlay Zone Regulations 2020</li> <li>Overstrand Municipality SDF 2020</li> <li>Overstrand IDP 2022 – 2027</li> <li>Western Cape Biodiversity Spatial Plan (2017)</li> <li>Western Cape Provincial Spatial Development Framework (PSDF) (2014)</li> </ul> <p>The <b>Overstrand draft Environmental Management Framework (EMF)</b> is an environmental planning tool that identifies where land uses are most compatible or incompatible with environmental opportunities and constraints. Key recommendations relevant to the proposed development include:</p> <ul style="list-style-type: none"> <li>Rural areas: Spatial planning must consider the existing urban edge, the scenic value of the mountainous environment, and an altitudinal restriction contour (proposed at 140 m above mean sea level).</li> <li>Natural habitats: Fragmentation of continuous natural areas should be avoided. Decisions affecting pristine or threatened (critically endangered, endangered, or vulnerable) ecosystems should be informed by specialist biodiversity assessments and spatial planning should consider the National Protected Area Expansion Strategy (NPAES).</li> <li>Endangered and critically endangered ecosystems: Prevent further habitat loss or degradation. Activities that do not disrupt ecosystem functioning or further disturb the natural environment are considered appropriate in these systems.</li> </ul> <p>In line with these requirements, the original development footprint for the residential dwelling was selected following both a terrestrial Ecological Impact Assessment and an Aquatic Ecosystems Impact Assessment.</p> <p>The proposed development entails the expansion of the already-approved residential dwelling on Portion 134 of Farm 559, Rooi-Els by adding a garage with a building footprint of approximately 328m<sup>2</sup> located entirely within the EA approved development footprint.</p> <p>No additional vegetation clearance is required; the site is already disturbed, with services and access established.</p> <p>The 24.02 ha property lies along an important scenic corridor, and the approved disturbance footprint—including the proposed garage—covers less than 1% of the total area. The remainder of the site will remain in its natural state, with the applicant committed to ongoing alien invasive plant removal and rehabilitation of previously disturbed areas. The applicant is a member of the Rooi-Els Conservancy and is in the process of entering into a Biodiversity Stewardship Agreement with Cape Nature.</p>

The development is consistent with the Overstrand EMF as it:

- Avoids new habitat loss by remaining within the approved development footprint.
- Maintains ecological connectivity and does not disrupt ecosystem functioning.
- Is expected to have a low visual impact along this important scenic corridor.
- Incorporates conservation actions that will enhance long-term ecological health and aesthetic value.

Through these measures, the proposed development will not only minimise its environmental impacts but also contribute to the conservation objectives for the area.

The **Overstrand Municipality Environmental Management Overlay Zone (EMOZ) Regulations 2020** aims to provide a mechanism through which the Council can issue and apply specific guidelines in terms of spatial development. The Overstrand Municipality EMOZ Regulations define 5 specific environmental management overlay zones:

1. Coastal Protection Environmental Management Overlay Zone
2. Mountain Catchment Environmental Management Overlay Zone
3. Protected Area Buffer Environmental Management Overlay Zone
4. Riverine Environmental Management Overlay Zone
5. Urban Conservation Environmental Management Overlay Zone

The proposed development site is located within the Protected Area Buffer Overlay Zone. As such there are certain restrictions and general management regulations that must be taken into consideration. Schedule A of the Overstrand Municipality EMOZ regulations outlines prohibited activities within overlay zones while Schedule B outlines activities that require council permission and Schedule C outlines general regulations that must be considered within all 5 overlay zones. The proposed development does not trigger any prohibited activities; however, the following activity requires council consent: Construction or placement of any permanent object, building, shelter, pathway or structure.

The proposed development activities aim to align with the general regulations outlined for EMOZs. An Environmental Management Plan (EMPr) which covers the planning and design, construction and operation phase of the development will be developed. The EMPr will recommend that all alien invasive species are removed from the proposed development site and will outline detailed fire management measures that include the establishment and maintenance of firebreaks along the perimeter of the site and around infrastructure. The development will ensure that adequate space is available for the safe storage and maintenance of equipment necessary to implement ongoing conservation measures and fire protection activities. The applicant will also maintain their memberships of the Greater Overberg Fire Protection Association and the Rooiels Conservancy and are in the process of entering into a firebreak and Biodiversity Stewardship agreement with Cape Nature.

The **Overstrand Municipal Spatial Development Framework (SDF)** aims to promote the conservation of the natural environment in which Rooi Els is located and build the tourism industry based on the ecological and heritage value of the region. The MSDF aims to restrict development beyond the defined urban edge to maintain the unique village characteristics of the settlement. To this end a spatial development proposal has been developed. The proposed site is located in an area designated as a 'sensitive development area'. The proposed project has taken the ecologically sensitive nature of the site into account and is located entirely within the available space of an already-approved development footprint. This already-approved footprint was determined through an iterative process involving a terrestrial ecology specialist, an aquatic ecology specialist, the EAP, and the applicant. The majority of the site will remain in its natural state, with additional conservation actions to be implemented, including various rehabilitation actions and alien invasive plant control. The development will ensure that adequate space is available for the safe storage and maintenance of equipment necessary to implement ongoing conservation measures and fire protection activities. Furthermore, the applicant will retain their memberships with the Greater Overberg Fire Protection Association and the

Rooiels Conservancy and are in the process of entering into a firebreak and Biodiversity Stewardship Agreement with CapeNature.

The **Overstrand Integrated Development Plan (IDP)** highlights the importance of biodiversity conservation within its management region. The Overstrand Municipal area includes the Kogelberg Biosphere Reserve which is a core part of the highly biodiverse Cape Floral Kingdom. The development site is located within the Kogelberg Biosphere Reserve and borders the Kogelberg Nature Reserve to the northeast. This highlights the high conservation value of the site. Furthermore, the proposed development site is located within the Boland SWSA for surface water. The preservation of this key water source area will ensure the continued provision of this valuable ecosystem service. The proposed project aims to utilize the property in a way that minimizes the development footprint in an ecologically sensitive area. Conservation will be the key land use on the remaining open areas onsite, thereby contributing to biodiversity conservation within a key conservation area within the Overstrand management region.

The **Western Cape Biodiversity Spatial Plan (WCBSP) (2017)** aims to guide sustainable development by providing a synthesis of biodiversity information to decision-makers. The main map categories are CBAs (Terrestrial and Aquatic), ESAs (Critical and Other), Other Natural Remaining Areas and No Natural Remaining Areas. The first two mentioned categories represent the biodiversity priority areas which should be maintained in a natural to near-natural state. The last two mentioned categories are not considered as priority areas and a loss of biodiversity within these areas may be acceptable.

The majority of the proposed development site, with the exception of the R44 road, access roads through the site and the original house development footprint, is classified as a terrestrial CBA. An aquatic CBA is also identified in the southern section of the site and wetlands identified on the site during the freshwater study are also ranked as CBAs. Based on the objectives defined for CBAs, the site should not be allowed to degrade further but should rather be rehabilitated. The intended use of the property is in line with these objectives as the applicant aims to minimize the development footprint within the site and improve the ecological condition of the remaining natural areas onsite through the removal of alien invasive vegetation and rehabilitation of disturbed areas. The development will ensure that adequate space is available for the safe storage and maintenance of equipment necessary to implement ongoing conservation measures and fire protection activities. Furthermore, the applicant will retain their memberships with the Greater Overberg Fire Protection Association and the Rooiels Conservancy and are in the process of entering into a firebreak and Biodiversity Stewardship Agreement with CapeNature.

The **Western Cape Provincial SDF** is a planning document that guides district and local spatial initiatives such as IDP's and SDF's. It aims to create a coherent framework for the province's urban and rural areas. The current economic state with high levels of unemployment, especially amongst the youth, and recent job losses in agriculture, all add to the high levels of rural poverty and unemployment. The PSDF emphasizes the importance and need for economic growth, job creation and poverty alleviation. The proposed project will create direct and indirect job opportunities during the construction phase.

The Western Cape economy is founded on the province's unique asset base. These include farming resources, natural capital (i.e., biological diversity) and varied scenic and cultural resources which are the attraction that makes the Western Cape the country's premier tourism destination. Tourism in the rural areas of the Western Cape is often based on scenic tour routes. The Provincial SDF therefore emphasizes the importance of conserving provincial scenic resources. The proposed development site, approximately 24.02 ha in extent, is situated along an important scenic corridor. As the development will occur entirely within an already-approved footprint, no additional land area will be disturbed. The majority of the site will remain undeveloped and will be maintained in a natural state with rehabilitation activities and clearing of alien invasive vegetation taking place onsite. The applicant is also in the process of entering into a Biodiversity Stewardship Agreement with Cape Nature. As confirmed by a visual assessment, the location of the new garage within the already-approved footprint will serve to minimize potential additional visual impacts along the scenic corridor as far as possible.

The Western Cape PSDF highlights the importance of safeguarding the province's inland and coastal water sources and protecting the province's unique biodiversity and associated ecosystem services. The PSDF identifies both water and

biological diversity as a key factor underpinning the provincial economy and ecosystem services. The historical water deficits experienced in the province will undoubtedly be intensified by climate change, thereby placing increasing emphasis on the need to protect key water sources in the province. To maintain spatial continuity and connectivity in the biodiversity network the PSDF emphasizes the importance of preventing urban expansion and the intrusion of agricultural activities into CBAs. The development site is located within a terrestrial CBA, adjacent to a watershed boundary, and borders the Kogelberg Nature Reserve to the northeast. The proposed project aims to utilize the property in a way that minimizes the development footprint in an ecologically sensitive area by placing the new garage entirely within the already-approved development footprint. The remainder of the site will be conserved and suitably managed. No agriculture is proposed on site. Conservation of this land area will contribute to protecting important provincial water resources and maintain spatial connectivity downslope of the Kogelberg Nature Reserve thereby addressing key challenges highlighted in the Western Cape SDF.

## 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.

The following guidelines were considered:

- Guidelines for EMP's (June 2015) - Ensures that all the management actions identified throughout the EIA process are clearly outlined and implemented throughout the construction, operation, and decommissioning phases of a project. The EMP is included as Appendix H.
- Guidelines on Alternatives (March 2013)- Ensures that alternative design, layout, site or technology in terms of the proposed project is assessed as well as the no go option. Discussion on Alternatives is included as section H in this report.
- Circular EADP 0028/2014: One Environmental Management System - Ensures that the process under NEMA and the process under the NWA are run concurrently to inform each other and minimise delays.
- Guideline for involving Biodiversity Specialists in the EIA process (2005)- Ensures the engagement of a Biodiversity specialist is done under certain conditions and with a specific output to facilitate decision making and impact assessment. The need for a Freshwater Ecologist and a Terrestrial Ecologist was identified, and specialist input obtained for the NEMA process. These reports are attached as Appendix G1 and G2.
- Guideline on Need and Desirability (2017) - The BAR report illustrates the need and desirability of the proposed expansion project at this site. Discussion on need and desirability is included in Appendix K to this report.
- Guideline on Public Participation (2017) - Public participation must take place during the BAR process for the process to be transparent and allow for I&APs' comments and concerns to be raised and subsequently addressed. Where applicable the proposed project scope is influenced by I&AP input. Proof of PPP is included in Appendix F.
- Guideline for Involving Visual and Aesthetic Specialists in EIA processes (2005) - Ensures the engagement of a Visual specialist is done under certain conditions and with a specific output to facilitate decision making and impact assessment. The need for a Visual Assessment was identified during the 2024 BAR Public Participation process and the report is attached as Appendix G3.

## 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 protocols are applicable to the proposed project:

1. Site sensitivity verification requirements where specialist assessment is required but no specific assessment protocol has been prescribed (GN320 in GG43110 dated 20 March 2020)
2. Protocol for the specialist assessment and minimum report content requirements for environmental impacts on terrestrial biodiversity (GN320 in GG43110 dated 20 March 2020)

3. Protocol for the specialist assessment and minimum report content requirements for environmental impacts on aquatic biodiversity (GN320 in GG43110 dated 20 March 2020)
4. Protocol for the specialist assessment and minimum report content requirements for environmental impacts on terrestrial plant species (GN1150 in GG43855 dated 30 October 2020)
5. Protocol for the specialist assessment and minimum report content requirements for environmental impacts on terrestrial animal species (GN1150 in GG43855 dated 30 October 2020)

A Freshwater Ecological specialist report was completed for the proposed project, which indicates compliance with protocol 3 above.

A Terrestrial Biodiversity Assessment report was completed for the proposed project, which indicates compliance with protocols 2, 4 and 5 above.

A Visual Impact Assessment and addendum letter was completed for the proposed project, which indicated compliance with protocol 1 above.

Refer Screening document and Site Sensitivity Analyses in Appendix I.

## SECTION D: APPLICABLE LISTED ACTIVITIES

List the applicable activities in terms of the NEMA EIA Regulations

Activity No(s):	Provide the relevant <b>Basic Assessment Activity(ies)</b> as set out in <b>Listing Notice 1</b>	Describe the portion of the proposed development to which the applicable listed activity relates.
Listing Notice 1 – <b>Activity Number 48</b>	<p><b>The expansion of-</b></p> <ul style="list-style-type: none"> <li>(i) canals where the canal is expanded by 100 square metres or more in size;</li> <li>(ii) channels where the channel is expanded by 100 square metres or more in size;</li> <li>(iii) bridges where the bridge is expanded by 100 square metres or more in size;</li> <li>(iv) dams, where the dam, including infrastructure and water surface area, is expanded by 100 square metres or more in size;</li> <li>(v) weirs, where the weir, including infrastructure and water surface area, is expanded by 100 square metres or more in size;</li> <li>(vi) bulk storm water outlet structures where the bulk storm water outlet structure is expanded by 100 square metres or more in size; or</li> <li>(vii) marinas where the marina is expanded by 100 square metres or more in size;</li> </ul> <p><b>(i) infrastructure or structures where the physical footprint is expanded by 100 square metres or more; or</b></p> <ul style="list-style-type: none"> <li>(ii) dams or weirs, where the dam or weir, including infrastructure and water surface area, is expanded by 100 square metres or more;</li> </ul> <p>where such expansion or expansion and related operation occurs-</p> <ul style="list-style-type: none"> <li>(a) within a watercourse;</li> <li>(b) in front of a development setback; or</li> <li><b>(c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse;</b></li> </ul> <p>excluding-</p> <ul style="list-style-type: none"> <li>(a) the expansion of infrastructure or structures within existing ports or harbours</li> </ul>	<p>None of the exclusions of the listed activity apply. The existing approved residential dwelling makes this proposed development an expansion activity. The proposed garage development exceeds the 100m<sup>2</sup> threshold and will be located within 32m of a wetland.</p>

	<p>that will not increase the development footprint of the port or harbour; (</p> <p>(b) where such expansion activities are related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies;</p> <p>(c) 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;</p> <p>(d) where such expansion occurs within an urban area; or</p> <p>(e) where such expansion occurs within existing roads or road reserves.</p>	
Activity No(s):	Provide the relevant <b>Basic Assessment Activity(ies)</b> as set out in <b>Listing Notice 3</b>	Describe the portion of the proposed development to which the applicable listed activity relates.
Listing Notice 3 – <b>Activity Number 23</b>	<p>The expansion of—</p> <p>(i) dams or weirs where the dam or weir is expanded by 10 square metres or more; or</p> <p><b>(ii) infrastructure or structures where the physical footprint is expanded by 10 square metres or more;</b></p> <p>where such [development] expansion occurs—</p> <p>(a) within a watercourse;</p> <p>(b) in front of a development setback adopted in the prescribed manner; or</p> <p><b>(c) if no development setback has been adopted, within 32 metres of a watercourse, measured from the edge of a watercourse;</b></p> <p>excluding the expansion of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour.</p> <p><b>i. Western Cape</b></p> <p><b>i. Outside urban areas:</b></p> <p>(aa) A protected area identified in terms of NEMPAA, excluding conservancies;</p> <p>(bb) National Protected Area Expansion Strategy Focus areas;</p> <p>(cc) World Heritage Sites;</p> <p>(dd) Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority;</p> <p>(ee) Sites or areas listed in terms of an international convention;</p> <p><b>(ff) Critical biodiversity areas or ecosystem service areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans;</b></p> <p><b>(gg) Core areas in biosphere reserves; or</b></p> <p>(hh) Areas on the estuary side of the development setback line or in an estuarine functional zone where no such setback line has been determined.</p>	<p>None of the exclusions of the listed activity apply. The existing approved residential dwelling makes this proposed development an expansion activity. The proposed garage development exceeds the 10m<sup>2</sup> threshold and will be located within 32m of a wetland, in the Western Cape, within a terrestrial critical biodiversity area in the core of the Koggelberg Biosphere Reserve.</p>

**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 <b>Basic Assessment Activity(ies)</b> as set out in <b>Category A</b>	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 <b>Listed Activity(ies)</b>	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.
<p>The proposed development entails the expansion of the already-approved residential dwelling on Portion 134 of Farm 559, Rooi-El's to add a garage. The garage will be located entirely within the already-approved development footprint, and no additional transformation of undeveloped land or vegetation clearance will be required. The proposed garage will accommodate the owner's everyday vehicles, serve as private storage for the owner's collection of vintage cars and motorcycles, and house equipment required for on-site rehabilitation, conservation, and fire protection activities.</p> <p>The following project scope is proposed (preferred alternative):</p> <ul style="list-style-type: none"> <li>- Development of a new garage with a total footprint of approximately 328 m<sup>2</sup> to be located entirely within the already-approved development footprint.</li> <li>- Stormwater management measures onsite will include rainwater tanks, permeable indigenous grass blocks for paving and indigenous landscaping</li> <li>- The property is accessed via an existing road that branches from the R44 and leads to the residential footprint. No new access roads are required.</li> <li>- All required services will be connected to the existing service infrastructure already established for the approved residential development: <ul style="list-style-type: none"> <li>o Domestic water requirements will be met through an existing borehole on the property. No additional abstraction or water supply infrastructure is proposed.</li> <li>o The site is already serviced by an Eskom electricity connection, which will also provide power to the new garage</li> </ul> </li> </ul>	
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.
<p>The proposed development site is zoned 'Rural Zone 2: Conservation Usage (R2)' with consent use (Refer to zoning certificate in Appendix E21). Primary use for the property is listed as 'conservation use, dwelling house, guest rooms, home occupation'. Following consultation with the Overstrand Local Municipality Planning Department, the appointed Town and Land Use Planner has confirmed that the proposed development is permissible within the primary rights of the property. Under the current zoning (Rural Zone 2: Conservation</p>	

Usage), the maximum allowable floor space per cadastral unit is 800 m <sup>2</sup> . However, the municipality has approved a relaxation of this restriction to allow floor space in excess of 800 m <sup>2</sup> (refer to Appendix N).	
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.
The proposed development does not conflict with any existing approvals for the proposed site. The proposed garage is an extension of the already-approved residential dwelling, positioned entirely within the available space of the already-authorised development footprint.	
4.	Explain how the proposed development will be in line with the following?
4.1	The Provincial Spatial Development Framework.
<p>The Western Cape Provincial Spatial Development Framework (PSDF) is a planning document that guides district and local spatial initiatives such as IDP's and SDF's. It aims to create a coherent framework for the province's urban and rural areas. The current economic state with high levels of unemployment, especially amongst the youth, and recent job losses in agriculture, all add to the high levels of rural poverty and unemployment. The PSDF emphasizes the importance and need for economic growth, job creation and poverty alleviation. The proposed project will create direct and indirect job opportunities during the construction phase.</p> <p>The Western Cape economy is founded on the province's unique asset base. These include farming resources, natural capital (i.e., biological diversity) and varied scenic and cultural resources which are the attraction that makes the Western Cape the country's premier tourism destination. Tourism in the rural areas of the Western Cape is often based on scenic tour routes. The Provincial SDF therefore emphasizes the importance of conserving provincial scenic resources. The proposed development site, approximately 24.02 ha in extent, is situated along an important scenic corridor. As the development will occur entirely within an already-approved footprint, no additional land area will be disturbed. The majority of the site will remain undeveloped and will be maintained in a natural state with rehabilitation activities and clearing of alien invasive vegetation taking place onsite. The applicant is also in the process of entering into a Biodiversity Stewardship Agreement with Cape Nature. The location of the new garage within the already-approved footprint will serve to avoid potential visual impacts along the scenic corridor as far as possible.</p> <p>The Western Cape PSDF highlights the importance of safeguarding the province's inland and coastal water sources and protecting the province's unique biodiversity and associated ecosystem services. The PSDF identifies both water and biological diversity as a key factor underpinning the provincial economy and ecosystem services. The historical water deficits experienced in the province will undoubtedly be intensified by climate change thereby placing increasing emphasis on the need to protect key water sources in the province. To maintain spatial continuity and connectivity in the biodiversity network the PSDF emphasizes the importance of preventing urban expansion and the intrusion of agricultural activities into CBAs. The development site is located within a terrestrial CBA, adjacent to a watershed boundary, and borders the Kogelberg Nature Reserve to the northeast. The proposed project aims to utilize the property in a way that minimizes the development footprint in an ecologically sensitive area by placing the new garage entirely within the already-approved development footprint. The remainder of the site will be conserved and suitably managed. No agriculture is proposed on site. The existing onsite dam will remain; however it will not be utilized. Conservation of this land area will contribute to protecting important provincial water resources and maintain spatial connectivity downslope of the Kogelberg Nature Reserve thereby addressing key challenges highlighted in the Western Cape SDF.</p>	

4.2	The Integrated Development Plan of the local municipality.
<p>The Overstrand Integrated Development Plan (IDP) highlights the importance of biodiversity conservation within its management region. The Overstrand Municipal area includes the Kogelberg Biosphere Reserve which is a core part of the highly biodiverse Cape Floral Kingdom. The development site is located within the Kogelberg Biosphere Reserve and borders the Kogelberg Nature Reserve to the northeast. This highlights the high conservation value of the site. Furthermore, the proposed development site is located within the Boland SWSA for surface water. The preservation of this key water source area will ensure the continued provision of this valuable ecosystem service. The proposed project aims to utilize the property in a way that minimizes the development footprint in an ecologically sensitive area. Conservation will be the key land use on the remaining open areas onsite, thereby contributing to biodiversity conservation within a key conservation area within the Overstrand management region.</p>	
4.3.	The Spatial Development Framework of the local municipality.
<p>The Overstrand Municipal Spatial Development Framework (SDF) aims to promote the conservation of the natural environment in which Rooi Els is located and build the tourism industry based on the ecological and heritage value of the region. The MSDF aims to restrict development beyond the defined urban edge to maintain the unique village characteristics of the settlement. To this end a spatial development proposal has been developed. The proposed site is located in an area designated as a 'sensitive development area'. The proposed project has taken the ecologically sensitive nature of the site into account and is located entirely within the available space of an already-approved development footprint. This already-approved footprint was determined through an iterative process involving a terrestrial ecology specialist, an aquatic ecology specialist, the EAP, and the applicant. The majority of the site will remain in its natural state, with additional conservation actions to be implemented, including various rehabilitation actions and alien invasive plant control. The development will ensure that adequate space is available for the safe storage and maintenance of equipment necessary to implement ongoing conservation measures and fire protection activities. Furthermore, the applicant will retain their memberships with the Greater Overberg Fire Protection Association and the Rooiels Conservancy and are in the process of entering into a firebreak and Biodiversity Stewardship Agreement with CapeNature.</p>	
4.4.	The Environmental Management Framework applicable to the area.
<p>The <b>Overstrand Municipality Environmental Management Overlay Zone (EMOZ) Regulations 2020</b> aims to provide a mechanism through which the Council can issue and apply specific guidelines in terms of spatial development. The Overstrand Municipality EMOZ Regulations define 5 specific environmental management overlay zones:</p> <ol style="list-style-type: none"> <li>6. Coastal Protection Environmental Management Overlay Zone</li> <li>7. Mountain Catchment Environmental Management Overlay Zone</li> <li>8. Protected Area Buffer Environmental Management Overlay Zone</li> <li>9. Riverine Environmental Management Overlay Zone</li> <li>10. Urban Conservation Environmental Management Overlay Zone</li> </ol> <p>The proposed development site is located within the Protected Area Buffer Overlay Zone. As such there are certain restrictions and general management regulations that must be taken into consideration. Schedule A of the Overstrand Municipality EMOZ regulations outlines prohibited activities within overlay zones while</p>	

Schedule B outlines activities that require council permission and Schedule C outlines general regulations that must be considered within all 5 overlay zones. The proposed development does not trigger any prohibited activities; however, the following activity requires council consent: Construction or placement of any permanent object, building, shelter, pathway or structure.

The proposed development activities aim to align with the general regulations outlined for EMOZs. An Environmental Management Plan (EMPr) which covers the planning and design, construction and operation phase of the development will be developed. The EMPr will recommend that all alien invasive species are removed from the proposed development site and will outline detailed fire management measures that include the establishment and maintenance of firebreaks along the perimeter of the site and around infrastructure. The development will ensure that adequate space is available for the safe storage and maintenance of equipment necessary to implement ongoing conservation measures and fire protection activities. The applicant will also maintain their memberships of the Greater Overberg Fire Protection Association and the Rooiels Conservancy and are in the process of entering into a firebreak and Biodiversity Stewardship agreement with Cape Nature.

5.	Explain how comments from the relevant authorities and/or specialist(s) with respect to biodiversity have influenced the proposed development.
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Comments from relevant authorities will be obtained during the application PPP and integrated where relevant.

The proposed development will be situated entirely within the Environmental Authorisation–approved development footprint, the location and layout of which was determined through an iterative process between the EAP, the Aquatic Specialist, and the Terrestrial Ecologist during the 2023/2024 Basic Assessment process. The current proposal to construct a garage falls fully within this approved footprint. Consequently, the ecological sensitivities and constraints identified during the original assessment remain applicable, and the design continues to reflect specialist recommendations. The Ecological Assessment undertaken during the 2023/2024 BAR process remains unchanged while the Aquatic and Visual Assessments have been updated to reflect the revised location of the proposed garage.

The findings and recommendations of the specialists directly shaped the approved layout, ensuring avoidance of sensitive features, minimisation of indigenous vegetation clearance, and the appropriate positioning of infrastructure. Key refinements introduced in response to specialist input included:

- Consolidating the development footprint within previously disturbed areas to avoid additional disturbance to wetland systems and limit impacts on indigenous vegetation.
- Designing a more compact layout to reduce the extent of transformation in unaltered areas.

In addition to the amendments to the layout and design, both the Freshwater Ecologist and the Terrestrial Biodiversity Specialist outlined mitigation measures to be implemented during the detailed design, construction, and operational phases of the development. These measures have been incorporated in full into the EMPr (Appendix H).

6.	Explain how the Western Cape Biodiversity Spatial Plan (including the guidelines in the handbook) has influenced the proposed development.
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The **Western Cape Biodiversity Spatial Plan (WCBSPP) (2017)** aims to guide sustainable development by providing a synthesis of biodiversity information to decision-makers. The main map categories are CBAs (Terrestrial and Aquatic), ESAs (Critical and Other), Other Natural Remaining Areas and No Natural Remaining Areas. The first

two mentioned categories represent the biodiversity priority areas which should be maintained in a natural to near-natural state. The last two mentioned categories are not considered as priority areas and a loss of biodiversity within these areas may be acceptable.

The majority of the proposed development site, with the exception of the R44 road, access roads through the site and the original house development footprint, is classified as a terrestrial CBA. An aquatic CBA is also identified in the southern section of the site and wetlands identified on the site during the freshwater study are also ranked as CBAs. Based on the objectives defined for CBAs, the site should not be allowed to degrade further but should rather be rehabilitated. The intended use of the property is in line with these objectives as the applicant aims to minimize the development footprint within the site and improve the ecological condition of the remaining natural areas onsite through the removal of alien invasive vegetation and rehabilitation of disturbed areas. The development will ensure that adequate space is available for the safe storage and maintenance of equipment necessary to implement ongoing conservation measures and fire protection activities. Furthermore, the applicant will retain their memberships with the Greater Overberg Fire Protection Association and the Rooiels Conservancy and is in the process of entering into a firebreak and Biodiversity Stewardship Agreement with CapeNature.

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

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.
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No changes.

9.	Explain how the proposed development will optimise vacant land available within an urban area.
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The proposed development site is located outside the urban area.

10.	Explain how the proposed development will optimise the use of existing resources and infrastructure.
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The new proposed development will be located entirely within the Environmentally Authorised development footprint for the house located onsite. The new development will therefore make use of existing access roads, the existing borehole, and the existing Eskom electrical infrastructure. All services infrastructure will be located above ground in the road reserve.

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).
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There are no additional services required for the site. The existing Eskom services will be used. Domestic water supply will be from the existing borehole on site. The local municipality was queried regarding the provision of solid waste services, and they confirmed that the service is not provided by OLM. The landowner will make use of the closest transfer station for general and recyclable waste disposal which is located at the entrance to Pringle Bay. No new bathrooms are proposed, as the approved development already includes sufficient facilities.

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.
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Please refer to Appendix K

## SECTION F: PUBLIC PARTICIPATION

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

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

N/A – No linear activities applied for

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

To be completed after 30-day PPP for the draft BAR.

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

The following State departments and organs of State are included in the planned PPP for the draft BAR:

- DEA&DP
- Overberg District Municipality
- Overstrand Local Municipality
- Overstrand Local Municipality (Planning)
- BOCMA
- CapeNature
- WC Department of Infrastructure
- WC Department of Agriculture
- Ward Councillor (Ward 10)
- Heritage Western Cape
- Kogelberg Biosphere Reserve
- Rooi Els Ratepayers Association
- DEADP's Directorate Pollution & Chemicals Management
- Friends of Rooiels
- WWF

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

To be completed after initial 30-day PPP for draft BAR.

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

To be completed after initial 30-day PPP for draft BAR.

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.

To be completed after initial 30-day PPP for draft BAR.

### Note:

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

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

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

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

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

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

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

## SECTION G: DESCRIPTION OF THE RECEIVING ENVIRONMENT

All specialist studies must be attached as Appendix G.

### 1. Groundwater

1.1.	Was a specialist study conducted?	YES	NO X
1.2.	Provide the name and or company who conducted the specialist study.		
-			
1.3.	Indicate above which aquifer your proposed development will be located and explain how this has influenced your proposed development.		
-			
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.		
-			

### 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.		
Company: Liz Day Consulting			
Consultant: Dr Liz Day			
2.3.	Explain how the presence of watercourse(s) and/or wetlands on the property(ies) has influenced your proposed development.		

An aquatic baseline survey was undertaken in 2023 as part of the initial NEMA application process. This survey confirmed the presence of wetlands across the property, including in the vicinity of the former burnt-out dwelling, along the access road, both up- and downslope of the onsite dam, and extensively upslope of the existing berm (see Figure 11; Appendix G1, pp. 13–19). The aquatic specialist confirmed that the original house had been constructed within a seep wetland, resulting in permanent alteration of that system.



**Figure 5: Aquatic ecosystems on and associated with the site (Map extracted from the Aquatic Ecosystems Impact Assessment – Figure 2.5 on page 16 in Appendix G1) – farm outline shown in white**

The delineated wetland features, together with the degraded footprint of the former house, were key informants in defining the now-approved development footprint for the replacement dwelling. This footprint was developed iteratively through consultation between the aquatic specialist, the applicant, and the EAP to ensure that ecological sensitivities, including wetlands and watercourses, were adequately addressed during the planning process.

The initial 2023 Basic Assessment Report also included a separate footprint for a garage. However, DEA&DP did not authorise this element due to its location within a Terrestrial and Aquatic Critically Biodiversity Area, within close proximity to a wetland and the fact that it would require the installation of its own conservancy tank. In response, the current proposal has been revised to integrate the garage within the authorised footprint, directly adjacent to the approved dwelling. This ensures that no further encroachment into wetland or watercourse areas will occur, and no additional conservancy tank is required.

An addendum to the aquatic specialist report confirmed that, although an overall no-development alternative remains the preferred option from an ecological perspective, the revised proposal is preferred when compared to the previous application, which included a separate free-standing garage. The no-development alternative is, however, not considered practical given the landowners' reasonable need to utilise the previously approved development footprint and to support secure vehicle and equipment storage, ongoing property management, and conservation and fire-protection activities onsite. By consolidating all development within a single, already disturbed node, the revised proposal avoids new encroachment into sensitive areas and represents a more environmentally responsible design solution.

While this approach concentrates development-related impacts within one footprint, the primary additional concern identified was a minor increase in stormwater runoff from hardened surfaces. The aquatic specialist concluded that, provided the recommended stormwater management measures are implemented, the inclusion of the garage would result in negligible additional impacts beyond those already assessed and authorised. These mitigation measures have been incorporated into the development design, the impact assessment, and the EMPr.

### 3. Coastal Environment

3.1.	Was a specialist study conducted?	YES	<b>NO X</b>
3.2.	Provide the name and/or company who conducted the specialist study.		
-			
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.		
-			
3.4.	Explain how estuary management plans (if applicable) has influenced the proposed development.		
-			
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

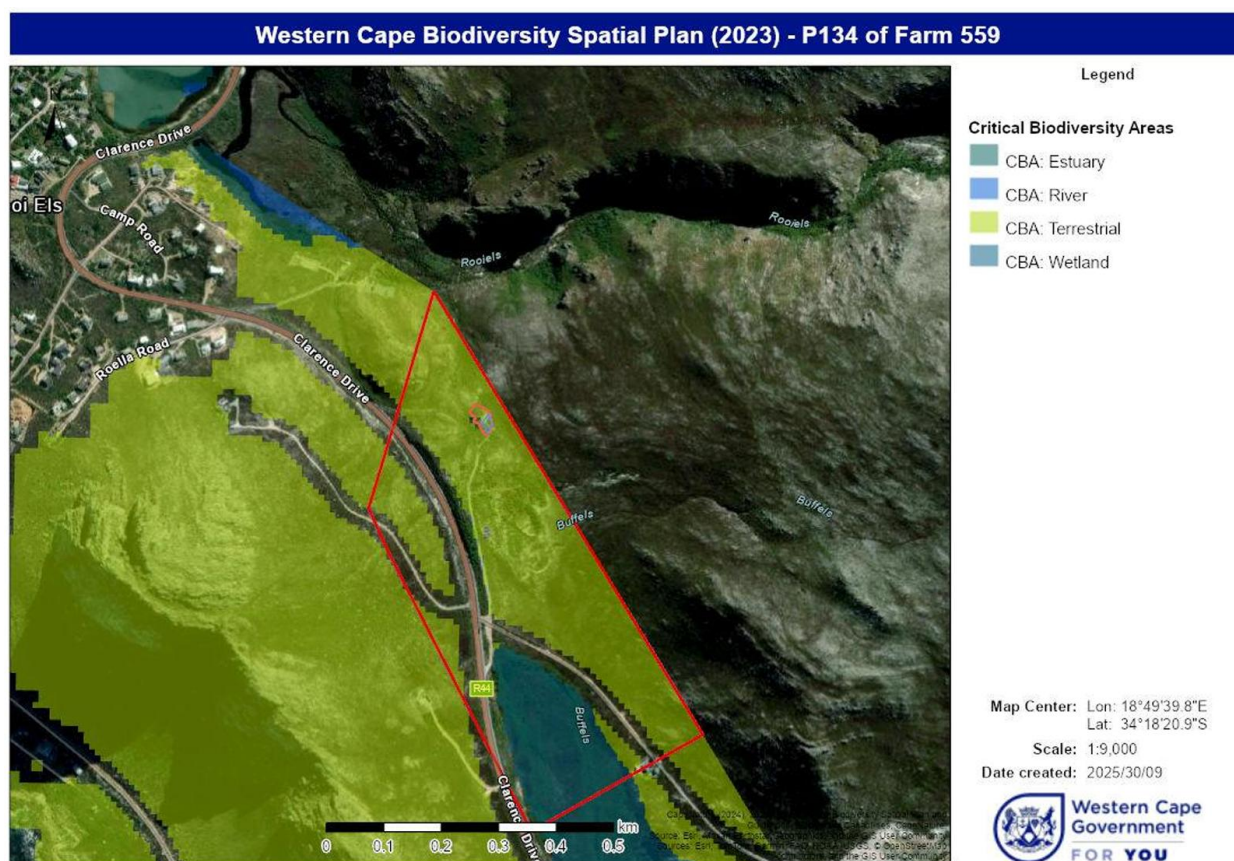
4.1.	Were specialist studies conducted?	YES X	NO
4.2.	Provide the name and/or company who conducted the specialist studies.		
Company: Nick Helme Botanical Surveys			
Consultant: Nick Helme			
4.3.	Explain which systematic conservation planning and other biodiversity informants such as vegetation maps, NFEPA, NSBA etc. have been used and how has this influenced your proposed development.		
<p>An ecological impact assessment was undertaken which incorporated both a botanical assessment and plant species assessment. The following systematic conservation planning, and biodiversity informants were utilized:</p> <ul style="list-style-type: none"><li>- National Environmental Screening Tool<ul style="list-style-type: none"><li>o Animal Species Theme Sensitivity (High)</li><li>o Aquatic Biodiversity Theme Sensitivity (Very High)</li><li>o Plant Species Theme Sensitivity (Medium)</li><li>o Terrestrial Biodiversity Theme Sensitivity (Very High)</li></ul></li><li>- The Western Cape Biodiversity Spatial Plan: The WCBSP indicates that the entire site is located within a CBA1 (terrestrial), with the exception of the disturbed areas associated with the R44, the old house development footprint and the onsite access roads. Areas classified as CBA1 are essential for meeting biodiversity targets and should be maintained in a natural or near-natural state. Only low-impact, biodiversity-sensitive land uses are appropriate in these areas (Appendix G2 – page 5). Based on the objectives defined for CBAs, the site should not be allowed to degrade further but should rather be rehabilitated</li><li>- The SA Vegetation map (Mucina &amp; Rutherford, 2018 update): The natural vegetation on the site is listed as Critically Endangered Kogelberg Sandstone Fynbos. This vegetation type is very well conserved; however, it is exceptionally species rich, and supports many local endemics, and it is thus listed as Critically Endangered, not as a result of reduced extent (Appendix G2 – page 6). As such the proposed development will take place on primarily previously disturbed land which is unlikely to support SoCC.</li><li>- It should further be noted that the current development is proposed within an Environmentally Authorised development footprint and as such not further vegetation clearance is required.</li></ul>			
4.4.	Explain how the objectives and management guidelines of the Biodiversity Spatial Plan have been used and how has this influenced your proposed development.		

The Western Cape Biodiversity Spatial Plan (WCBSP) (refer to Figure 6) identifies the majority of the site, with the exception of the R44 road, existing access roads, and the original house development footprint, as a terrestrial Critical Biodiversity Area (CBA). An aquatic CBA is also present in the southern portion of the site, and wetlands delineated during the freshwater study have similarly been classified as CBAs.

In line with the WCBSP objectives, CBAs should not be further degraded and should, where possible, be rehabilitated to support biodiversity persistence and ecosystem functioning. The proposed development has been informed by these objectives in the following ways:

- Location within an already-approved footprint: The garage will be constructed entirely within the previously authorised residential development footprint, meaning no additional clearing or disturbance of natural vegetation will occur.
- Avoidance of CBAs: By restricting the development to the existing disturbance area, all terrestrial and aquatic CBAs outside of this footprint will remain intact and undisturbed.
- Rehabilitation and ecological improvement: The applicant is committed to improving the condition of the broader site through the removal of alien invasive vegetation and the rehabilitation of previously disturbed areas, directly supporting the WCBSP objective to enhance ecological integrity. Note that the dam on site will remain.
- Conservation commitments: The remainder of the property will be conserved in line with WCBSP guidelines. The applicant will retain membership with the Greater Overberg Fire Protection Association and the Rooiels Conservancy, and is in the process of entering into a firebreak and Biodiversity Stewardship Agreement with CapeNature. These measures will secure ongoing biodiversity management and long-term conservation outcomes.

Accordingly, the proposed development not only avoids further biodiversity loss but actively contributes to the WCBSP's objectives by ensuring the persistence of CBAs on site, rehabilitating degraded areas, and formalising conservation and fire protection management.



4.5.	Explain what impact the proposed development will have on the site-specific features and/or function of the Biodiversity Spatial Plan category and how has this influenced the proposed development.
	<p>According to the Ecological Impact Assessment, the site is situated within the South-west Fynbos Bioregion, part of the Greater Cape Floristic Region, which is globally recognised for its exceptional species richness and high conservation significance. The natural vegetation is classified as <i>Kogelberg Sandstone Fynbos</i>, listed as Critically Endangered due to the presence of numerous local endemics. The majority of the site is also mapped as a Terrestrial Critical Biodiversity Area.</p> <p>The ecological survey confirmed that the most degraded areas of the site are concentrated around the footprint of the former burnt-out house, the old driveway, and previously disturbed areas near the dam. These areas support lower plant species diversity compared to the surrounding High sensitivity natural vegetation. Two near-threatened plant Species of Conservation Concern (SoCC), <i>Serruria elongata</i> and <i>S. adscendens</i>, were recorded onsite, but less than five individuals of each were noted within the now approved development footprint, with larger populations found in intact, higher sensitivity areas outside the approved footprint. Similarly, faunal sensitivity is expected to mirror botanical sensitivity, with intact areas supporting the greatest diversity.</p> <p>In recognition of these sensitivities, the approved development footprint was deliberately designed to consolidate development within the most degraded, previously disturbed node, thereby avoiding further fragmentation of intact vegetation or loss of sensitive habitats. While the footprint for the approved dwelling did result in some unavoidable loss of natural vegetation, the terrestrial biodiversity specialist concluded at the time that the overall ecological impact of that initial proposal would be acceptable, with a Low to Medium negative significance rating.</p> <p>The initial 2023 BAR included a separate footprint for a garage; however, this was not authorised by DEA&amp;DP due to its location within sensitive wetland-associated habitats, the requirement for a separate conservancy tank, and disturbance of additional Terrestrial and Aquatic CBA areas. In response, the current proposal has been revised to integrate the garage directly within the authorised footprint, adjacent to the approved dwelling. This ensures that no further encroachment into undisturbed CBA areas occurs and that all impacts remain confined to the already disturbed node.</p> <p>From a site-specific perspective, the ecological function of the mapped CBA within the approved footprint has already been compromised due to historical disturbance and the current approved development. Locating the garage within this same footprint avoids additional loss of intact fynbos vegetation, prevents further habitat fragmentation, and maintains ecological connectivity across the remainder of the site.</p> <p>The proposal is therefore consistent with the objectives of the Biodiversity Spatial Plan, as it avoids further vegetation removal, consolidates disturbance, and ensures that the broader ecological integrity of the site and surrounding landscape is maintained.</p>
4.6.	If your proposed development is located in a protected area, explain how the proposed development is in line with the protected area management plan.
	<p>The proposed development is not located within a protected area, it is however located in the Terrestrial buffer area of the Kogelberg Nature Reserve and within the Kogelberg Biosphere Reserve and is in line with the associated Overstrand EMOZ as outlined in Section E point 4.4 of this report and the strategic objectives set out for the biosphere reserve.</p>
4.7.	Explain how the presence of fauna on and adjacent to the proposed development has influenced your proposed development.

The National Environmental Screening Tool indicated that the site has a High Animal Species Sensitivity and according to the Screening Tool the following species-specific sensitivities were identified:

Sensitivity	Feature(s)
High	Aves-Circus maurus
High	Aves-Falco biarmicus
Medium	Aves-Turnix hottentottus
Medium	Invertebrate-Aneuryphymus montanus

The specialist assessment found that the habitat within the broader site context is in an intact, natural state and thus likely supports a largely intact suite of fynbos fauna. The faunal species recorded onsite are indicated in the Ecological Assessment conducted (Appendix G2 – page 11). Furthermore, the site is located directly adjacent to the Kogelberg Nature Reserve which is known to support a wide variety of faunal species. No faunal SoCC were noted onsite, however one avifaunal SoCC was recorded near the site. It should further be noted that the proposed development will be located entirely within an already approved development footprint. As such no habitat loss or displacement of faunal species is likely to occur beyond what has already been assessed and approved. While some disturbance may occur during the construction, this is unlikely to result in significant impacts as sufficient intact natural systems are present in the immediate surroundings to which fauna can temporarily relocate.

## 5. Geographical Aspects

Explain whether any geographical aspects will be affected and how has this influenced the proposed activity or development.

No geographical aspects will be influenced by the proposed project.

## 6. Heritage Resources

6.1.	Was a specialist study conducted?	YES	<b>NO X</b>
6.2.	Provide the name and/or company who conducted the specialist study.		
-			
6.3.	Explain how areas that contain sensitive heritage resources have influenced the proposed development.		
-			

## 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.

No culturally or historically significant elements will be affected by the proposed project.

## 8. Socio/Economic Aspects

8.1.	Describe the existing social and economic characteristics of the community in the vicinity of the proposed site.
The project site is located approximately 1km southeast of the rural settlement of Rooi Els. According to the Overstrand SDF, Rooi Els had a total population of 218 individuals in 2019. The population growth rate in the settlement is also very low. The economy is based primarily on tourism with a small business node.	
8.2.	Explain the socio-economic value/contribution of the proposed development.
The proposed development will result in both direct and indirect job creation during the construction phase. The majority of the site will remain undeveloped, and the owner is committed to the conservation of its natural state which will enhance and preserve the scenic beauty of the region on which the Rooi Els tourism economy is based.	
8.3.	Explain what social initiatives will be implemented by applicant to address the needs of the community and to uplift the area.

<p>The applicant's social contribution to the area will primarily be realised through environmental conservation that supports the broader community's interest in maintaining the ecological integrity and scenic value of Rooiels and its surrounds. The undeveloped portion of the site will be actively managed to conserve the natural systems and scenic beauty of the area. The applicant belongs to the Rooiels Conservancy and is in the process of entering into a biodiversity stewardship agreement with Cape Nature, which will formally secure the conservation value of the remaining undeveloped land.</p>	
8.4.	<p>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.</p> <p>The ecological impacts of the proposed project do not impact on people's environmental right in terms of access to resources, with no perceived opportunity cost. There is also no loss of amenity, or air quality impacts, outside those localised to the site during the construction phase. Potential water quality impacts can be sufficiently mitigated, and impacts are highly unlikely to extend beyond the immediate development extent. The nuisance factors (dust, smoke, and noise) will be highly localised and limited to the construction phase. No health impacts are anticipated. The proposed garage is set back from the R44, and the scale of the proposed development is deemed small. The visual impact assessment undertaken for the proposed development and subsequent addendum letter found that since the proposed expansion is inside the existing approved development footprint and that the building is lower and behind the approved building, the findings and recommendations of the October 2023 VIA for the development footprint remain the same. The October 2023 VIA concluded that, with implementation of suitable mitigation measures, the development will not change the visual landscape or area's character, and the visual impact received a low significance rating. The majority of the site will be conserved in its natural state thereby maintaining the scenic beauty and sense of place among local residents.</p>

## SECTION H: ALTERNATIVES, METHODOLOGY AND ASSESSMENT OF ALTERNATIVES

### 1. Details of the alternatives identified and considered

1.1.	<p>Property and site alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.</p> <p>Provide a description of the preferred property and site alternative.</p> <p>The preferred property for the proposed development is Portion 134 of Farm 559, Rooi-El. The property extends across both sides of the R44 between Rooi-El and Betty's Bay and is 24.02ha in size. The property is accessed off the R44 via a minor road, which splits to lead to a neighbouring property to the south (Portion 46 of Farm 559), and northwards, into the proposed development area.</p> <p>The preferred development site is located within the northeastern portion of the property, east of the R44, where historical disturbance has already occurred. A dwelling previously occupied this area prior to 1998, accompanied by associated infrastructure such as an access road. The original house was destroyed during a wildfire in 2017, after which the site was abandoned.</p> <p>In 2023/2024, a Basic Assessment process was undertaken for the proposed development of a residential dwelling and a garage on two separate development footprints within the property. In April 2024, an Environmental Authorisation (DEADP Ref. 16/3/31/E2/33/1059/23) was issued for the construction of the dwelling to replace the house lost in the 2017 fire, an ancillary building and conservancy tank located within a development footprint totalling approximately 1 155 m<sup>2</sup>. Subsequently, the Overstrand Municipality approved building plans in terms of the National Building Regulations, for a house, ancillary building, and conservancy tank with a combined footprint of 480 m<sup>2</sup>, located within the EA-approved development footprint of approximately 1 155m<sup>2</sup>. Construction of the Municipal-approved house and ancillary building is currently underway.</p> <p>The previously proposed garage on a separate development footprint was not approved as part of the 2024 EA due to its potential to introduce new disturbance into sensitive areas.</p> <p>To meet the applicant's operational needs while minimising additional habitat disturbance, the current preferred site alternative places the proposed ±328 m<sup>2</sup> garage directly adjacent to the approved dwelling, on its southwestern side, entirely within the existing EA-approved development footprint. By consolidating all infrastructure within this already authorised footprint, the preferred alternative avoids any new transformation of undisturbed land. No additional indigenous vegetation clearance or</p>
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expansion of the disturbed area is required. The proposed garage will accommodate the owner's everyday vehicles, serve as private storage for the owner's collection of vintage cars and motorcycles, and house equipment required for on-site rehabilitation, conservation, and fire protection activities.
Provide a description of any other property and site alternatives investigated.
<p>No property alternatives were investigated, as the applicant is the owner of the property and intends to reside on and actively manage the property. The applicant also requires a secure storage facility to accommodate a private vintage vehicle collection and to safely store conservation management and firefighting equipment. Although the dwelling has already been approved, a garage is necessary to support these operational and personal requirements.</p> <p>A site alternative was, however, investigated during the initial Basic Assessment process completed in 2023/2024 (refer Figure 2). In that earlier proposal, the garage was to be located on a separate, free-standing development footprint situated to the southeast of the approved residential dwelling (Figure 2). This alternative footprint was positioned adjacent to and partially overlapping the existing access road. This site alternative was however not approved by DEADP due to its location within a Terrestrial and Aquatic Critically Biodiversity Area, within close proximity to a wetland and the fact that it would require the installation of its own conservancy tank.</p> <p>To meet the applicant's operational needs while minimising additional habitat disturbance, the revised layout consolidates the proposed ±328 m² garage within the previously approved EA development footprint of approximately 1 155 m². By consolidating all infrastructure within this already authorised footprint, the preferred alternative avoids any new transformation of undisturbed land.</p>
Provide a motivation for the preferred property and site alternative including the outcome of the site selection matrix.
<p>The preferred property for the proposed development is Portion 134 of Farm 559, Rooi-El, owned by the applicant. The preferred site alternative is the already-approved EA development footprint of approximately 1 155m² in extent. In April 2024, an EA (DEADP Ref. 16/3/3/1/E2/33/1059/23) was granted for the construction of a dwelling, ancillary building, and conservancy tank within this footprint to replace the house lost in the 2017 fire. The approved footprint was developed through an iterative process between the EAP, specialists, and the applicant during the 2023/2024 Basic Assessment.</p> <p>The current proposal places the garage within this same approved footprint, rather than on a separate footprint as originally proposed. This approach enables the applicant to meet their need for secure storage while avoiding any additional vegetation clearing or new habitat disturbance. From an aquatic ecological perspective, the revised layout is considered acceptable and preferred to the initial proposal, while the visual impacts remain within acceptable limits.</p>
Provide a full description of the process followed to reach the preferred alternative within the site.
<p>No property alternatives were investigated, as the applicant is the owner of the property and intends to reside on and actively manage the property. The applicant also requires a secure storage facility to accommodate a private vintage vehicle collection and to safely store conservation management and firefighting equipment. Although the dwelling has already been approved, a garage is necessary to support these operational and personal requirements.</p> <p>In the initial 2023 Basic Assessment process, a garage was proposed on a separate development footprint (Figure 2). This was not approved by DEADP due to its location within a Terrestrial and Aquatic Critically Biodiversity Area, within close proximity to a wetland and the fact that it would require the installation of its own conservancy tank. In response, the current proposal has been revised to integrate the garage within the authorised development footprint, thereby avoiding additional encroachment into sensitive habitats.</p> <p>The authorised footprint within which the current proposal is located, was developed iteratively between the Freshwater Ecologist, Terrestrial Biodiversity Specialist, the applicant, and the EAP. Both specialists compiled baseline assessments and provided detailed input that guided the refinement of the development layout. Buffers were applied, infrastructure was repositioned outside of sensitive areas, and the overall layout was redesigned to avoid wetland systems and minimise indigenous vegetation clearance.</p>

The findings and recommendations of the specialists directly shaped the approved development footprint, ensuring avoidance of sensitive features, minimisation of indigenous vegetation clearance, and the appropriate positioning of infrastructure. Key refinements introduced in response to specialist input included:

- Consolidating the development footprint within previously disturbed areas to avoid wetland systems and limit impacts on indigenous vegetation.
- Adjusting infrastructure placement to maintain surface and subsurface hydrological connectivity.
- Designing a more compact layout to reduce the extent of transformation in unaltered areas.

The current garage is proposed entirely within the approved development footprint and will therefore not result in any further vegetation clearance or disturbance of natural areas beyond already approved.

Provide a detailed motivation if no property and site alternatives were considered.

No alternative properties were considered, as the applicant owns Portion 134 of Farm 559, Rooi-Els, and intends to reside on and actively manage the property. The proposed development is therefore limited to this property. The proposed development relates to expansion of an existing, authorised activity on this property. The project entails expanding the approved residential development by incorporating a garage within the already-approved development footprint. The proposed development is in line with the existing land use rights and will maintain the scenic character of the region. The proposed development will take place in an already approved and serviced development footprint. No additional indigenous vegetation clearance or expansion of the disturbed area is required. The remainder of the site will be managed for conservation purposes.

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

Positive impacts:

- The site will be utilized for residential and conservation purposes.
- The proposed development layout consolidates development within an already disturbed footprint, avoiding further land transformation.
- No clearance of indigenous vegetation, preserving biodiversity.
- Alien species will be managed and cleared from the site on a regular basis.
- Disturbed / degraded areas within the development property will be rehabilitated as part of the landowners ongoing conservation efforts.
- The development proposal complies with land use rights and planning approvals, preventing unlawful or ad hoc development.
- The development proposal maintains the scenic and visual character of the area by integrating with existing structures.
- The development will lead to temporary employment opportunities during construction.
- On site storage of fire fighting equipment which allows a shorter response period during fire season.

Negative impacts:

- Minor construction-related impacts such as noise, dust, and potential temporary disturbance to local fauna.
- General waste from construction site camp
- Possible sedimentation resulting from the stockpiling of construction materials and use of fill material, and resultant water quality impairment downstream.
- Possible water quality impairment because of the presence and operation of construction vehicles and machinery near and within onsite watercourses which could result in fuel spills and other contaminant inputs.
- Disturbance to the bed and banks of the onsite seep wetlands during construction of the garage.
- Increased hardened surfaces within a sensitive area.
- Slight increase in built footprint within the approved area, which may marginally contribute to cumulative visual impacts.

	<ul style="list-style-type: none"> <li>• Possible increase in impermeable surfaces, with limited potential effect on stormwater runoff (although manageable through design).</li> <li>• Generation of general waste</li> <li>• Consumption of resources (electricity and water)</li> </ul>
1.2.	Activity alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.
Provide a description of the preferred activity alternative.	
<p>The preferred activity alternative entails the development of a new garage with a footprint of approximately 328 m<sup>2</sup> to expand the already-approved residential dwelling on Portion 134 of Farm 559, Rooi-Els. The garage will be constructed entirely within the boundaries of the already-approved development footprint, ensuring that no additional transformation of undeveloped land is required (refer Figure 3). Stormwater management measures onsite will include rainwater tanks, permeable indigenous grass blocks for paving and indigenous landscaping.</p>	
Provide a description of any other activity alternatives investigated.	
<p>No activity alternatives were considered for this project. The applicant is the owner of the property and intends to reside on and actively manage the property. The proposed development relates to an existing, authorised residential activity on Portion 134 of Farm 559, Rooi-Els. The applicant however also requires a secure storage facility to accommodate a private vintage vehicle collection and to safely store conservation management and firefighting equipment. Although the residential dwelling has already been approved, a garage is necessary to support these operational and personal requirements. The expansion, which involves incorporating a garage within the already-approved development footprint, is consistent with the existing land use zoning and rights and development within the already approved development footprint will minimize environmental impact of the proposed development and maintain the scenic character of the region.</p>	
Provide a motivation for the preferred activity alternative.	
<p>The preferred activity alternative, the construction of a 328 m<sup>2</sup> garage within the already-approved residential footprint on Portion 134 of Farm 559, Rooi-Els, is the most appropriate option as it meets the landowners' functional needs while avoiding additional environmental impacts. The garage will be developed entirely within the authorised footprint, ensuring no further clearance of indigenous vegetation or disturbance of undisturbed land. It aligns with existing land use rights, complies with approvals, and maintains the scenic character of the area. This option therefore provides a practical balance between residential requirements and environmental sustainability.</p>	
Provide a detailed motivation if no activity alternatives exist.	
<p>No activity alternatives were considered, as only a garage can fulfil the specific need onsite. The garage is required to provide secure, weather-protected storage for private vintage vehicles, tools, and equipment essential for property upkeep, alien vegetation control, and conservation management. Open or temporary storage solutions would not adequately protect these assets from environmental damage or theft. Furthermore, the site is located within a high fire-risk area, and the garage will serve as secure storage for firefighting equipment necessary for rapid response and effective fire preparedness. The proposed garage is therefore the only practical and suitable option to meet these operational and safety requirements.</p>	
List the positive and negative impacts that the activity alternatives will have on the environment.	
<p><u>Positive impacts:</u></p> <ul style="list-style-type: none"> <li>• The site will be utilized for residential and conservation purposes.</li> <li>• The proposed development layout consolidates development within an already disturbed footprint, avoiding further land transformation.</li> <li>• No clearance of indigenous vegetation, preserving biodiversity.</li> <li>• Alien species will be managed and cleared from the site on a regular basis.</li> <li>• Disturbed / degraded areas within the development property will be rehabilitated as part of the landowners ongoing conservation efforts.</li> </ul>	

- The development proposal complies with land use rights and planning approvals, preventing unlawful or ad hoc development.
- The development proposal maintains the scenic and visual character of the area by integrating with existing structures.
- The development will lead to temporary employment opportunities during construction.
- On site storage of fire fighting equipment which allows a shorter response period during fire season.

Negative impacts:

- Minor construction-related impacts such as noise, dust, and potential temporary disturbance to local fauna.
- General waste from construction site camp
- Possible sedimentation resulting from the stockpiling of construction materials and use of fill material, and resultant water quality impairment downstream.
- Possible water quality impairment because of the presence and operation of construction vehicles and machinery near and within onsite watercourses which could result in fuel spills and other contaminant inputs.
- Disturbance to the bed and banks of the onsite seep wetlands during construction of the garage.
- Increased hardened surfaces within a sensitive area.
- Slight increase in built footprint within the approved area, which may marginally to cumulative visual impacts.
- Possible increase in impermeable surfaces, with limited potential effect on stormwater runoff (although manageable through design).
- Generation of general waste
- Consumption of resources (electricity and water)

1.3.	Design or layout alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts
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Provide a description of the preferred design or layout alternative.

The proposed development involves the expansion of the already-approved residential dwelling on Portion 134 of Farm 559, Rooi-El, through the addition of a new garage. This garage will be situated entirely within the previously approved development footprint, requiring no further transformation of undeveloped land or clearance of natural vegetation. The approved footprint, within which the garage is proposed, was determined through an iterative process between the project team and specialists, ensuring that environmental and site-specific considerations were addressed. The preferred layout alternative is shown in Figure 3 of this document. The approved development footprint is located in the northeastern section of the site, east of the R44, with the garage addition proposed directly southeast of the approved residential dwelling. The following project scope is proposed (preferred alternative):

- Development of a new garage with a total footprint of approximately 328 m<sup>2</sup> directly southeast of the approved residential dwelling.
- Stormwater management measures onsite will include rainwater tanks, permeable indigenous grass blocks for paving and indigenous landscaping
- The property is accessed via an existing road that branches from the R44 and leads to the residential footprint. No new access roads are required.
- All required services—namely water and electricity—will be connected to the existing service infrastructure already established for the approved residential development:
  - o Domestic water requirements will be met through an existing borehole on the property. No additional abstraction or water supply infrastructure is proposed.
  - o The site is already serviced by an Eskom electricity connection, which will also provide power to the new garage.
  - o No new bathrooms are proposed as part of the garage development.

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

An alternative site and layout for the garage was initially considered on a separate development footprint to the south of the approved residential dwelling. In this layout, the garage was proposed over and adjacent to the existing access road (refer Figure 2). The footprint would have been situated primarily within an already disturbed area associated with the decommissioned provincial access road; however, a portion of natural terrestrial habitat would also have been affected.

The alternative garage footprint would have covered an area of approximately 375 m<sup>2</sup>, of which roughly 110 m<sup>2</sup> coincided with the previously disturbed surface of the decommissioned access road. A conservancy tank was also proposed within this footprint. This layout and site alternative was not approved by DEADP due to its location within a Terrestrial and Aquatic Critically Biodiversity Area, within close proximity to a wetland and the fact that it would require the installation of its own conservancy tank.

Provide a motivation for the preferred design or layout alternative.

The preferred alternative is the inclusion of the proposed garage within the already-approved residential development footprint. This layout was selected as it consolidates all associated infrastructure within a single, previously approved node, thereby avoiding the need to extend development into additional natural areas. By situating the garage directly adjacent to the existing dwelling, the proposal makes optimal use of the transformed space already authorised for residential use.

This approach reduces the extent of new disturbance and prevents further fragmentation of natural habitat, which would have been unavoidable under the alternative previous layout. It also simplifies the provision of services and access, as no additional infrastructure corridors are required beyond those already approved. In addition, placing the garage within the existing footprint ensures that all construction, operational activities, and long-term maintenance remain confined to a single node, thereby limiting cumulative ecological impacts and improving overall site management.

In summary, the preferred design alternative minimises environmental impacts, aligns with the principle of avoiding unnecessary disturbance of natural systems, and supports sustainable land-use planning while still meeting the functional needs of the development

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

No design or layout alternative exists. The Preferred Alternative was derived from the previous NEMA process in 2023/ 2024.

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

Positive impacts:

- The site will be utilized for residential and conservation purposes.
- The proposed development layout consolidates development within an already disturbed footprint, avoiding further land transformation.
- No clearance of indigenous vegetation, preserving biodiversity.
- Alien species will be managed and cleared from the site on a regular basis.
- Disturbed / degraded areas within the development property will be rehabilitated as part of the landowners ongoing conservation efforts.
- The development proposal complies with land use rights and planning approvals, preventing unlawful or ad hoc development.
- The development proposal maintains the scenic and visual character of the area by integrating with existing structures.
- The development will lead to temporary employment opportunities during construction.

Negative impacts:

- Minor construction-related impacts such as noise, dust, and potential temporary disturbance to local fauna.
- General waste from construction site camp
- Possible sedimentation resulting from the stockpiling of construction materials and use of fill material, and resultant water quality impairment downstream.

<ul style="list-style-type: none"> <li>• Possible water quality impairment because of the presence and operation of construction vehicles and machinery near and within onsite watercourses which could result in fuel spills and other contaminant inputs.</li> <li>• Disturbance to the bed and banks of the onsite seep wetlands during construction of the garage.</li> <li>• Increased hardened surfaces within a sensitive area.</li> <li>• Slight increase in built footprint within the approved area, which may marginally to cumulative visual impacts.</li> <li>• Possible increase in impermeable surfaces, with limited potential effect on stormwater runoff (although manageable through design).</li> <li>• Generation of general waste</li> <li>• Consumption of resources (electricity and water)</li> </ul>	
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:	
There are no technology alternatives as the proposed project is for the construction of a garage. Resource demand is limited to minimal water and electricity usage.	
Provide a description of any other technology alternatives investigated.	
n/a	
Provide a motivation for the preferred technology alternative.	
There are no technology alternatives as the proposed project is for the construction of a garage.	
Provide a detailed motivation if no alternatives exist.	
There are no technology alternatives as the proposed project is for the construction of a garage.	
List the positive and negative impacts that the technology alternatives will have on the environment.	
There are no technology alternatives as the proposed project is for the construction of a garage.	
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 operational alternatives as the proposed project is for the construction of a garage. The site will be used as residential dwelling with an adjacent garage, and the rest of the farm will be conserved.	
Provide a description of any other operational alternatives investigated.	
n/a	
Provide a motivation for the preferred operational alternative.	
There are no operational alternatives as the proposed project is for the construction of a garage. The site will be used as residential dwelling with an adjacent garage, and the rest of the farm will be conserved.	
Provide a detailed motivation if no alternatives exist.	
There are no operational alternatives as the proposed project is for the construction of a garage. The site will be used as residential dwelling with an adjacent garage, and the rest of the farm will be conserved.	
List the positive and negative impacts that the operational alternatives will have on the environment.	
<u>Positive impacts:</u> <ul style="list-style-type: none"> <li>• The site will be utilized for residential and conservation purposes.</li> <li>• The proposed development layout consolidates development within an already disturbed footprint, avoiding further land transformation.</li> <li>• No clearance of indigenous vegetation, preserving biodiversity.</li> <li>• Alien species will be managed and cleared from the site on a regular basis.</li> </ul>	

- Disturbed / degraded areas within the development property will be rehabilitated as part of the landowners ongoing conservation efforts.
- The development proposal complies with land use rights and planning approvals, preventing unlawful or ad hoc development.
- The development proposal maintains the scenic and visual character of the area by integrating with existing structures.
- The development will lead to temporary employment opportunities during construction.

Negative impacts:

- Minor construction-related impacts such as noise, dust, and potential temporary disturbance to local fauna.
- General waste from construction site camp
- Possible sedimentation resulting from the stockpiling of construction materials and use of fill material, and resultant water quality impairment downstream.
- Possible water quality impairment because of the presence and operation of construction vehicles and machinery near and within onsite watercourses which could result in fuel spills and other contaminant inputs.
- Disturbance to the bed and banks of the onsite seep wetlands during construction of the garage.
- Increased hardened surfaces within a sensitive area.
- Slight increase in built footprint within the approved area, which may marginally to cumulative visual impacts.
- Possible increase in impermeable surfaces, with limited potential effect on stormwater runoff (although manageable through design).
- Generation of general waste
- Consumption of resources (electricity and water)

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, where the development of the new garage is not pursued, was evaluated and the following potential impacts identified:

- 1) No further increase in hardened surfaces within the EA-approved development footprint
- 2) Reduced usability of the property due to the absence of a garage
- 3) No new economic opportunities generated onsite.

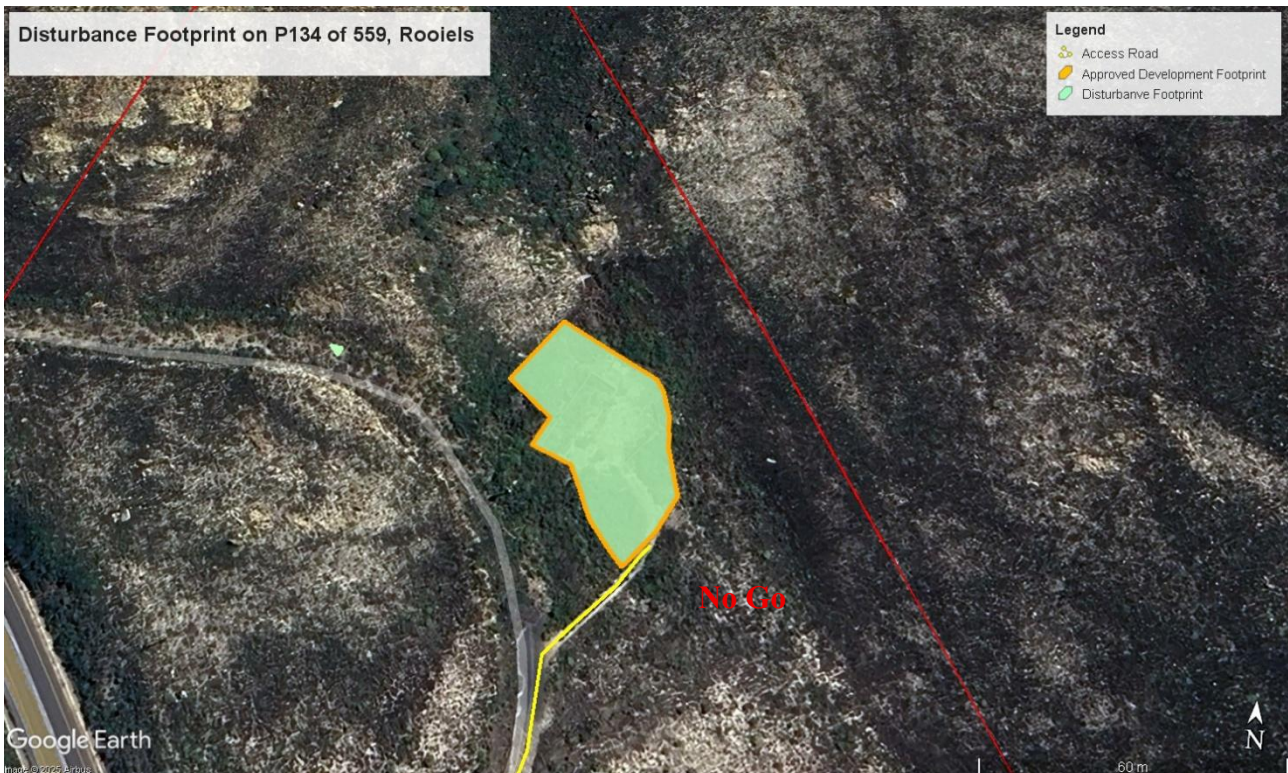
The No-Go Alternative avoids any further construction-related disturbance and additional runoff impacts but has its own drawbacks. The absence of a garage reduces the long-term functionality and usability of the property. The property would lack secure storage for vehicles, conservation equipment, and fire protection resources, which may negatively affect fire preparedness and compromise the capacity to undertake effective on-site conservation management. The 'No-Go' option would represent a marginal reduction in economic investment in the property, as it foregoes the construction of infrastructure that supports the sustainable use of the site. In addition, it would eliminate the opportunity for short-term employment creation associated with the construction phase.

An addendum to the aquatic specialist report confirmed that, although a no-development alternative remains the preferred option from a purely aquatic ecological perspective, the revised proposal is preferred when compared to the previous alternative, which included a separate free-standing garage. The no-development alternative is, however, not considered practical given the landowners' reasonable need to reinstate and utilise the previously approved development footprint to support secure vehicle and equipment storage, ongoing property management, and conservation and fire-protection activities onsite.

Given that the proposed garage addition is located entirely within the already-approved development footprint, no further transformation of undeveloped land or clearance of natural vegetation is required. By consolidating all development within a single, already disturbed node, the revised proposal avoids new encroachment into sensitive areas and represents a more

environmentally responsible design solution. The environmental benefits of the 'No-Go' option are limited, while the social, functional, and management-related drawbacks are tangible. For these reasons, the 'No-Go' option is not preferred.	
1.7.	Provide an explanation as to whether any other alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts, or detailed motivation if no reasonable or feasible alternatives exist.
No other alternatives exist.	
1.8.	Provide a concluding statement indicating the preferred alternatives, including the preferred location of the activity.
The preferred alternative is to develop a garage within the already NEMA-approved development footprint on Portion 134 of Farm 559, Rooi-El's. This alternative ensures that no additional transformation of undeveloped land or clearance of natural vegetation is required, as the garage is positioned directly southeast of the authorised residential dwelling entirely within the approved footprint. This option consolidates all infrastructure within a single, disturbed node, thereby avoiding further encroachment into sensitive habitats or ecological features.	

## 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).	
<p>No Go' areas were identified by the aquatic and terrestrial biodiversity specialists (Appendix G1 and Appendix G2). Given the ecologically sensitive nature of the development site and the presence of wetlands, all areas outside the approved development footprint are classified as 'No Go' areas (Figure 7). As outlined in the aquatic ecosystems impact assessment (Appendix G1), all construction disturbance must be strictly confined to the already approved development footprint. The approved disturbance footprints must be fenced and only allow access to the development footprint from the existing access road. The EMPr (Appendix H) also strictly outlines that only the area to be developed will be cleared in order to ensure there are no open areas that would be vulnerable to erosion and may cause dust.</p>	
 <p><b>Figure 7: Disturbance footprint for the proposed development.</b> The property boundary is indicated in red. Construction activities are only permitted within the green disturbance footprints. The road indicated in yellow may be used for site access, stockpiling of material and parking for construction vehicles. Please note that the location of the access road indicated in this map is purely for illustrative purposes and cannot be regarded as definite (as there is distortion on the google image when kmz files are overlain). The remainder of the site is classified as 'No Go' areas in terms of construction activities.</p>	

### 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 significance of each impact identified was assessed according to the following variables (evaluation components):

**Significance** is the product of probability and severity. Probability describes the likelihood of the impact actually occurring, and is rated as follows:

#### Probability

Probability		
Improbable	Low possibility of impact to occur either because of design or historic experience.	Rating = 1
Probable	Distinct possibility that impact will occur.	Rating = 2
Highly probable	Most likely that impact will occur.	Rating = 3
Definite	Impact will occur, in the case of adverse impacts regardless of any prevention measures.	Rating = 4

The **severity factor** is calculated from the factors given to "intensity" and "duration". Intensity and duration factors are awarded to each impact, as described below.

The **intensity factor** is awarded to each impact according to the following method:

Intensity factor		
Low intensity	Natural and man-made functions not affected.	Factor 1
Medium intensity	Environment affected but natural and man-made functions and processes continue.	Factor 2
High intensity	Environment affected - natural or man-made functions are altered to the extent that it will temporarily or permanently cease or become dysfunctional.	Factor 3

**Duration** is assessed and a factor awarded in accordance with the following:

Duration		
Short term	<1 to 5 years	Factor 1
Medium term	5 to 15 years	Factor 2
Long term	Impact will only cease after the operational life of the activity, either because of natural process or by human intervention	Factor 3
Permanent	Mitigation, either by natural process or by human intervention, will not occur in such a way or in such a time span that the impact can be considered transient	Factor 4

The **severity rating** is obtained from calculating a severity factor and comparing the severity factor to the rating in the table below. For example:

$$\begin{aligned}
 \text{The severity factor} &= \text{intensity factor} \times \text{duration factor} \\
 &= 2 \times 3 \\
 &= 6
 \end{aligned}$$

A **severity factor** of six (6) equals a severity rating of medium severity (rating 3) as per table below:

Rating	Factor
Low severity (rating 2)	Calculated values 2 to 4

Medium severity (rating 3)	Calculated values 5 to 8
High severity (rating 4)	Calculated values 9 to 12
Very high severity (rating 5)	Calculated values 13 to 16
Severity factors below 3 indicate no impact	

**A significance rating is calculated by multiplying the severity rating with the probability rating.**

The **significance rating** should influence the development project as described below:

Significance rating		
Low significance	Calculated significance rating 4 to 6	Positive impact and negative impacts of low significance should have no influence on the proposed development project.
Medium significance	Calculated significance rating >6 to 15	Positive impact: Should weigh towards a decision to continue.  Negative impact: Should be mitigated to a level where the impact would be of medium significance before project can be approved.
High significance	Calculated significance rating 16 and more	Positive impact: Should weigh towards a decision to continue, should be enhanced in final design.  Negative impact: Should weigh towards a decision to terminate proposal, or mitigation should be performed to reduce significance to at least medium significance rating.

The impacts were assessed for the preferred and alternative and for the "no - go" option, with and without the implementation of proposed mitigation measures.

**Cumulative impact:** in relation to an activity, means the past, current and reasonably foreseeable future impact of an activity, considered together with the impact of activities associated with that activity that in itself may not be significant, but may become significant when added to the existing and reasonably foreseeable impacts eventuating from similar or diverse activities.

#### 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 impact assessment.**

## 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.
<p><b><u>Aquatic Biodiversity:</u></b></p> <p><u>Summary of findings:</u></p> <p>The aquatic biodiversity impact assessment and addendum letter (Appendix G1) confirmed that while the no-development alternative remains the most ecologically preferred option, the revised proposal—which consolidates the garage within the existing, approved development footprint—is preferred over the previous application that included a separate, free-standing garage. The no-development alternative was not considered practical given the landowner's reasonable need for secure</p>	

storage of vehicles and equipment to support ongoing property management, conservation activities, and fire protection on site.

Although concentrating development within one footprint may slightly increase stormwater runoff from hardened surfaces, the aquatic specialist concluded that, with the implementation of the recommended stormwater management measures, the inclusion of the garage would result in negligible additional impacts beyond those already assessed and authorised. The proposed development is therefore considered acceptable from an aquatic ecosystem perspective, provided all mitigation measures outlined in the specialist report and EMPr are implemented.

Summary of impacts:

- Minor increase in hardened surfaces (roof and access area) leading to a slight rise in stormwater runoff and peak discharge.
- Localised reduction in infiltration and dissipation capacity on-site.
- Very slight potential for increased concentrated flows into the seep systems east and west of the development footprint.
- Risk of localised wetland degradation due to proximity of works to watercourses.
- Potential disturbance from inappropriate storage of construction materials and rubble stockpiles.
- Possible spillover of site camps/laydown areas into undisturbed areas, given limited space within the footprint.
- Increased sedimentation and contamination risk (e.g. cement inputs, polluted runoff) entering adjacent watercourses.
- Disturbance from machinery movement and potential blasting for foundations.
- Concentration of development-related impacts within one footprint, reducing available buffer areas.
- Cumulative hydrological impacts slightly higher than for the approved dwelling alone, but remaining low overall.
- Loss of limited additional space for natural stormwater attenuation within the platform.
- Slightly higher cumulative effect due to concentration of activities within one disturbed node.
- Overall cumulative impact remains of low negative significance relative to the scale of the property.

Summary of impact management measures:

- Mitigation measures included in Day (2023) to address all impacts associated with the now-authorised residential development (all phases) must be implemented as specified in that document.
- No new parking or road access areas may be created beyond the approved development footprint.
- The development must be confined to the approved development footprint or a lesser extent.
- New services (e.g. cables, pipelines) to the site, if desired, must be routed within the existing road prism and not as additional services corridors or footprints.
- Stormwater dissipation measures must be included in architectural and road / parking design to ensure that runoff is dissipated to pre-construction levels within the total building footprints - useful measures could include the use of gravel stormwater dissipation areas or "rain gardens" and the provision of extended detention areas within the disturbance footprints; rainwater tanks also provide some attenuation function, up until the point that they are full. The inclusion of grassblocks in the current proposed design is supported, provided that they overlie areas into which infiltration can occur (i.e. not overlying bedrock).
  - o The required interventions must be quantified, shown on plan and approved by at least the project aquatic ecologist and preferably by relevant officials from Cape Nature and the local municipality (refer Appendix O)
- Raised boardwalks / decks should be used where possible in preference to paving, since the former would allow the passage of seepage water beneath built structures.
- Existing indigenous vegetation abutting the final built structures should be retained as far as possible and the creation of a "garden" / lawn areas in the wetland seeps should not take place.
- The developed portions of the site including roadways may not be grassed / lawned or vegetated with vegetation that is not locally sourced (propagated from site material) and locally indigenous – non-invasive, non-indigenous plants may be kept within the identified development footprints, provided that they are controlled in containers.

- The Construction Phase Environmental Management Programme for the authorised development should be expanded to incorporate measures to address impacts associated with the addition of the garage development;
- The approved disturbance footprint must be fenced, prior to the start of any construction activities – construction disturbance must be confined to the approved development footprint. Fencing must allow access from the road sides only;
- Fencing around the disturbance footprint may be temporary but must nevertheless comprise steel mesh fencing that will indicate a significant barrier to construction workers and contractors – no cement / concrete may be used in installation of fencing;
- Areas outside of the fenced areas, excluding the existing road, must be regarded as “no go areas” during construction – this would require considerable construction phase planning, which must be shown in detailed design-phase documentation;
- The disturbed road surface could be used for stockpiles of construction material and waste; f. No blasting of rock may take place – the development footprints need to be based on a “tread lightly” approach, minimizing their footprints;
- Any existing rubble and/or construction waste from the site must be removed from site and disposed of at an appropriate (legal) location;
- No construction that takes place from 1m above natural ground level or lower and that requires any active excavation, use of cement, concrete, sand, gravel or any other material likely to wash into wetlands abutting construction areas may take place between 1 May and 30 September of any year, to minimize impacts to sensitive areas;
- Waste sites; stockpiles; machinery storage areas and all other aspects of construction that require storage space may only be accommodated along the existing road footprint or within the proposed development footprint (including the authorized development footprint). These areas must be agreed on prior to construction commencement and must be managed by the ECO (or similar) in terms of best practice codes, that include allowance for bunding of refuelling areas and management of vehicles and waste
- An on-site waste management programme must be implemented that effectively controls the management and disposal waste on the site during construction;
- Following completion of construction, a freshwater ecologist must assess the construction sites and outline measures, where necessary, for rehabilitation of disturbed wetland areas, including, where necessary, requirements for manual or machine re shaping, manual ripping of compacted areas and replanting of disturbed zones. Implementation of these measures must be overseen by the ECO (or similar) in collaboration with the project freshwater ecologist.

#### **Terrestrial Biodiversity:**

##### Summary of findings:

The Ecological Impact Assessment (Appendix G2) undertaken for the initial BAR remains applicable to the current proposal. That assessment confirmed that the site is located within a terrestrial Critical Biodiversity Area (CBA) and supports vegetation of high ecological sensitivity. Two plant Species of Conservation Concern (SoCC) were recorded within the approved development footprint.

Although the site is ecologically sensitive, the specialist concluded that the impacts associated with the initial development could be mitigated to acceptable levels.

As the garage is now proposed entirely within the already-approved development footprint, no additional transformation of natural habitat will occur, and no new impacts on terrestrial biodiversity are anticipated beyond those already assessed and mitigated.

##### Summary of impact management measures:

- All approved development footprints should be surveyed and clearly demarcated on site prior to any site preparation. The footprint should be temporarily fenced off from the natural areas, to limit disturbance of the latter. This temporary fencing should be sturdy and clearly visible – such as coloured rope attached to poles.
- No disturbance or dumping of materials outside this working area should be allowed.

- Firebreaks around the development should be cut annually in early November. These firebreaks should be a maximum of 5m wide and should be within 15m of the development footprint. No soil disturbance may be caused during firebreak cutting, which should be undertaken with handheld brush cutters.
- Alien invasive plant management should be undertaken on the entire property as soon as possible, and again within two years of any development, using only appropriate methodology (see Martens et al 2021).
- No herbicide should be sprayed anywhere on site.

#### **Visual Impacts:**

##### **Summary of findings:**

The Visual Impact Assessment (Appendix G3, October 2023) determined that the site is sporadically visible and largely screened by the topography. At certain pinch points, the approved development will be briefly visible while driving in a southerly direction along the R44, but only for a few seconds at typical travel speeds (60–80 km/h). The site lies below the watershed/viewshed, and the approved maximum roof height of 8 m ensures that the dwelling aligns with the R44 berm and remains visually unobtrusive when viewed from the south and west. Any visibility will be horizontal rather than vertical, with charcoal-coloured roofs and earthy tone walls blending into the Kogelberg backdrop.

The addendum letter (2025) confirms that the development is confined to a single footprint, which was already assessed in full (1 155 m<sup>2</sup> footprint) and authorised. Importantly:

- The development footprint was previously disturbed and re-established following fire damage, meaning the development is not entirely new.
- The development footprint is situated below the watershed, further reducing visual exposure.
- The proposed garage expansion is located within the already approved development footprint, behind the authorised dwelling, and at a roof height lower than the approved 8m dwelling.

As a result, the expansion does not introduce new visual impacts beyond those already assessed. In fact, current proposal, the overall visual sensitivities are reduced. The October 2023 VIA findings and recommendations for the approved development footprint therefore remain valid. Provided the development conforms to architectural guidelines and is complemented by landscaping and restoration of disturbed areas, the buildings will be absorbed into the natural surrounds, and the visual impact is expected to remain of low to moderate sensitivity.

##### **Summary of impact management measures:**

- Development on the footprints as determined in the NEMA process.
- Rehabilitation of the old roadworks stockpile area.
- Cutting for level footprint into the topography opposed to sitting on top, no forward or upward encroachment.
- The use of natural materials, like stone and wood for finishes.
- All roof materials are to be charcoal coloured roof sheeting which meets 30-year warranty requirements. All roof hardware (vents, stacks, flashing etc) must colour match the roofing materials, or be encased into structures.
- Roof pitches should be as flat as possible as per the concept on the SDP.
- Only painted plaster or bagged walls with a matt finish to be applied and no face-brick.
- No bright or light colour paint to be used on the plastered walls, use only natural darker tones. Tones of grey to charcoal has been proven as the best mitigating colour for visual impact.
- The colours of windows, fascia's, doors, shutters etc should be consistent and compliment the wall colours, preferably natural wood, grey or charcoal frames.
- Lighting is required for the security and safety. However, all lighting shall be directed solely towards the buildings or downwards if attached to the building.
- Ground lighting should be mounted on low bollards.
- No high mast lighting will be allowed, and no lighting shall be directed off the site into the surrounding nature.
- Energy saving lights are required and no "naked" spotlights will be allowed.
- Warm white outside light bulbs are to be used.

- Landscaping should only take place with indigenous and endemic plants.
- Due to the high windspeeds exotic trees do not grow successfully, however some indigenous shrubs and trees do reach considerable heights.
- Due to fire risk it's advised that "fire-scaping" is applied by planting vegetation that is not prone to burn.
- A local landscape consultant should be approached for advice on both wind and fire prone vegetation

**The findings of the specialist assessments influenced the preferred alternative as follows:**

The findings of the specialist assessments directly informed the preferred development alternative and continue to guide the current proposal. The authorised footprint was developed iteratively between the freshwater and terrestrial specialists, the EAP, and the landowner to consolidate development within already disturbed areas, avoid intact wetlands and sensitive vegetation, and maintain ecological processes.

From a visual perspective, the Rooi-Els area is part of a scenic corridor, and the Visual Impact Assessment confirmed that the approved layout—positioned below the watershed—would have a low significance impact if architectural guidelines, landscaping, and rehabilitation measures were implemented. As the proposed garage addition is within the same footprint and lower than the approved dwelling, no new visual impacts arise.

The freshwater and terrestrial studies shaped the compact layout by ensuring development remained within degraded zones, maintaining hydrological connectivity, and relocating the septic system out of a wetland. Initially, the garage was proposed on a separate footprint south of the dwelling, which would have introduced additional disturbance within a Critical Biodiversity Area and required a separate conservancy tank. In response to specialist recommendations and the authorisation outcome, the garage has been repositioned within the approved footprint, avoiding further transformation of natural land.

All identified impacts and recommended mitigation measures from the specialists have been incorporated into the Environmental Management Programme (EMPr) and will be applied during design, construction, and operation.

2.	List the impact management measures that were identified by all Specialist that will be included in the EMPr
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All the management methods outlined by specialists and summarised in the preceding point, excluding those outlined in point 3 below, will be included in the EMPr for the development.

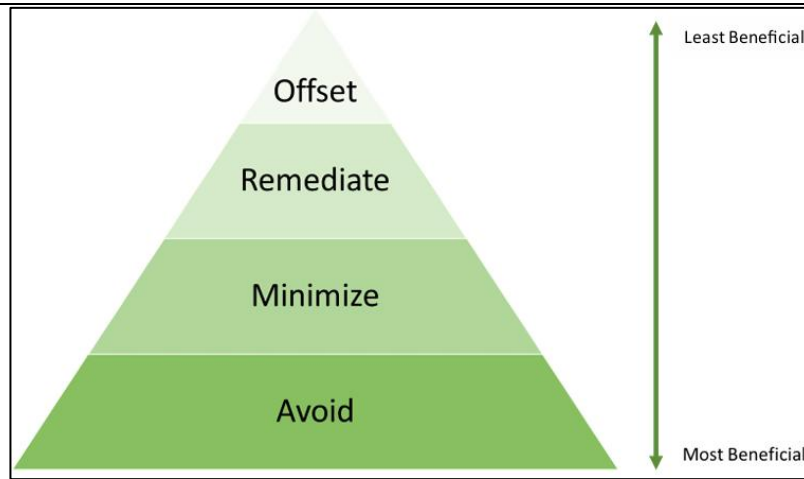
3.	List the specialist investigations and the impact management measures that will <b>not</b> be implemented and provide an explanation as to why these measures will not be implemented.
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As per the aquatic ecosystem impact assessment (Appendix G1) it was recommended that a construction phase EMPr must be outlined and implemented. A single EMPr was developed in which both the construction and operational phases of the development were addressed. The aquatic ecosystem impact assessment also recommends that the old burnt-out septic tank is removed from the site. However, given that the tank is located within a wetland and already overgrown and inert, removal will result in greater disturbance to the wetland. The tank is empty and will not be used in future but will remain in situ. In addition, the ecological report states that "*All approved development footprints should be surveyed and clearly demarcated on site prior to any site preparation. An additional maximum of 2m working space around these footprints should be allowed for.*". However, based on the recommended mitigation measures in the aquatic specialist report, all disturbance must be confined to the approved development footprint. The 2m working space concession provided for in the ecological assessment will therefore not be allowed.

4.	Explain how the proposed development will impact the surrounding communities.
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The proposed development will have a small positive impact on the surrounding communities as temporary direct and indirect jobs will be created for skilled and unskilled labour during the construction phase. The proposed development will not negatively impact on surrounding communities. There will be no loss of amenity, or air quality impacts. Potential water quality impacts can be sufficiently mitigated, and impacts are highly unlikely to extend beyond the immediate development extent. The nuisance factors (dust, smoke and noise) will be highly localised and limited to the construction phase. No health impacts are anticipated. The proposed garage is set back from the R44, and the scale of the proposed development is deemed small. The visual impact assessment undertaken found that the site is sporadically visible and due to topography mostly hidden. It was concluded that the development will not change the visual landscape or area's character, and the visual impact received a low significance rating. Further positive impacts include sufficient storage capacity to effectively action ongoing conservation actions onsite such

as alien invasive vegetation clearance and storage of firefighting equipment for quicker response during fire season. The applicant is also part of the Rooiels Conservancy and is in the process of formalizing a biodiversity stewardship agreement with Cape Nature, which will formally secure the conservation value of the remaining undeveloped land.	
5.	<p>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.</p> <p>According to the Western Cape Department of Environmental Affairs, Development and Planning, the province will experience an increase in annual temperatures, increased maximum temperature, more heat waves, fewer frost days, reduced rainfall, sea-level rise, increased fire risks, and increased frequency and intensity of severe weather events.</p> <p>Increased fire risk is the primary factor that will influence the proposed development. The proposed development is located within a fire dependant ecosystem that requires regular burns to maintain ecosystem integrity. The risk of fire was identified by the Botanical specialist and the proposed mitigation included in the EMPr. In addition, a detailed, site-specific, fire management plan for both the construction and operational phase of the development has been included in the EMPr (Appendix H). These measures include the implementation of firebreaks within 15m of the proposed infrastructure as well as along the farm boundary as prescribed by the National Veld and Forest Fire Act (No. 101 of 1998). The landowner is aware of the implications of the proposed development locality and owns suitable firefighting equipment including a tractor, brush cutters and a vehicle FORM NO. BAR10/2019 Page 55 of 72 fully equipped to fight fires should the need arise. The owner is a member of the Greater Overberg Fire Protection Agency.</p> <p>Furthermore, given the high fire risk at the proposed development locality and the high financial value of the private vehicles that will be stored onsite, an evacuation plan has been outlined whereby if any fires which pose a risk to the development are detected in the vicinity of the site, all vehicles will be evacuated. This evacuation plan has been included in the EMPr.</p> <p>The risk of increased drought conditions is not anticipated to have an influence on the development – the landscaping will be endemic and indigenous (where needed) and irrigation needs are minimal, thus making the development more drought resilient. Domestic water needs are anticipated to be basic and will be supplied from the borehole on site.</p> <p>Preservation of the strategic water area on site will benefit the downstream environment and the provision of rainwater tanks as part of the concept stormwater runoff plan will ensure that water remains available for drinking and firefighting.</p>
6.	<p>Explain whether there are any conflicting recommendations between the specialists. If so, explain how these have been addressed and resolved.</p> <p>The ecological report states that <i>"All approved development footprints should be surveyed and clearly demarcated on site prior to any site preparation. <u>An additional maximum of 2m working space</u> around these footprints should be allowed for."</i>. However, based on the recommended mitigation measures in the aquatic specialist report, all disturbance must be confined to the approved development footprint. The 2m working space concession provided for in the ecological assessment will therefore not be allowed and all disturbance must be confined to the approved development footprint.</p>
7.	<p>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.</p> <p>The impacts identified and the proposed mitigation measures outlined by the terrestrial, aquatic and visual specialists were included in the EMPr for the project and will be implemented during the design, planning and construction and operational phases of the development.</p>
8.	<p>Explain how the mitigation hierarchy has been applied to arrive at the best practicable environmental option.</p> <p>The NEMA EIA regulations require that a hierarchical approach is taken with regards to impact management. Implementation of the mitigation hierarchy requires that potential impact management measures are implemented in order from the most beneficial method of impact mitigation to the least beneficial method of impact mitigation. A visual illustration of the mitigation hierarchy is provided in Figure 8.</p>



**Figure 8: The mitigation hierarchy**

This hierarchy was applied to identify the best practicable and environmentally sensitive layout option for the proposed development:

**Avoidance:** This is the first step of the mitigation hierarchy which comprises measures taken to avoid impacts from the outset, such as careful spatial or temporal placement of infrastructure or disturbance. The preferred development layout takes sensitive areas into consideration and is placed within the already-authorised development footprint thereby avoiding habitat loss, intact wetlands and sensitive habitats.

**Minimisation:** This entails measures taken to reduce the duration, intensity and/or extent of impacts that cannot be completely avoided. All mitigation measures have been included in management documents (OEMPR and CEMPR) for approval and implementation during the various phases of the development management.

**Rehabilitation:** This entails measures taken to improve degraded or removed ecosystems following exposure to impacts that cannot be completely avoided or minimised. Following completion of construction, a freshwater ecologist must assess the construction sites and outline measures, where necessary, for rehabilitation of disturbed wetland areas, including, where necessary, requirements for manual or machine re shaping, manual ripping of compacted areas and replanting of disturbed zones. Implementation of these measures must be overseen by the ECO (or similar) in collaboration with the project freshwater ecologist. Furthermore, the proposed development site will be managed for conservation with existing disturbed areas onsite being rehabilitated.

**Offset:** this entails measures taken to compensate for any residual, adverse impacts after full implementation of the previous three steps of the mitigation hierarchy. No offset required.

## SECTION J: GENERAL

### 1. Environmental Impact Statement

1.1.	Provide a summary of the key findings of the EIA.
<p>The key findings of the EIA indicate that the proposed development will have both positive and negative impacts, however, all negative impacts can be significantly mitigated through implementation of reasonable and practical mitigation measures.</p> <p><u>Positive Impacts:</u></p> <ul style="list-style-type: none"> <li>• The proposed development will allow suitable space for storage of conservation and fire protection equipment.</li> <li>• The site will be utilized for residential and conservation purposes.</li> <li>• The proposed development layout consolidates development within an already disturbed footprint, avoiding further land transformation.</li> <li>• No clearance of indigenous vegetation, preserving biodiversity.</li> </ul>	

- Alien species will be managed and cleared from the site on a regular basis.
- Disturbed / degraded areas within the development property will be rehabilitated as part of the landowners ongoing conservation efforts.
- The development proposal complies with land use rights and planning approvals, preventing unlawful or ad hoc development.
- The development proposal maintains the scenic and visual character of the area by integrating with existing structures.
- The development will lead to temporary employment opportunities during construction.

Negative impacts:

- Minor construction-related impacts such as noise, dust, and potential temporary disturbance to local fauna.
- General waste from construction site camp
- Possible sedimentation resulting from the stockpiling of construction materials and use of fill material, and resultant water quality impairment downstream.
- Possible water quality impairment because of the presence and operation of construction vehicles and machinery near and within onsite watercourses which could result in fuel spills and other contaminant inputs.
- Disturbance to the bed and banks of the onsite seep wetlands during construction of the garage.
- Increased hardened surfaces within a sensitive area.
- Slight increase in built footprint within the approved area, which may marginally to cumulative visual impacts.
- Possible increase in impermeable surfaces, with limited potential effect on stormwater runoff (although manageable through design).
- Generation of general waste
- Consumption of resources (electricity and water)

As per the findings of the impact assessment it has been determined that the proposed development is environmentally and socially acceptable provided that the identified mitigation measures are strictly implemented.

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)
	Refer to Appendix B2
1.3.	Provide a summary of the positive and negative impacts and risks that the proposed activity or development and alternatives will have on the environment and community.

Please note that during the 2023/2024 Basic Assessment process, an alternative layout was considered in which the garage was located on a separate development footprint south of the approved dwelling, partly over the decommissioned provincial access road. This layout was the preferred alternative at the time and was fully assessed in the previous BAR. However, DEADP did not approve the separate garage footprint as it was located within a Terrestrial and Aquatic Critical Biodiversity Area, in close proximity to a wetland, and required its own conservancy tank and service infrastructure.

The current preferred alternative now places the proposed garage entirely within the already-approved EA development footprint ( $\pm 1\,155\text{ m}^2$ ), directly adjacent to the approved dwelling. This revised layout has been assessed together with the no-go alternative:

	IDENTIFIED IMPACTS	SIGNIFICANCE PRIOR TO MITIGATION	SIGNIFICANCE POST MITIGATION
PREFERRED ALTERNATIVE	<b>Construction phase</b>		
	1 – Increased hardened surfaced within the approved development footprint	LOW (-)	LOW (-)
	2 – Nuisance factors (dust, smoke, and noise)	LOW (-)	LOW (-)
	3 – Physical impacts onsite	LOW (-)	LOW (-)
	4 – Employment opportunities	LOW (+)	LOW (+)
	5 – Generation of general waste (construction)	LOW (-)	LOW (-)

	6 – Stockpiling construction materials & associated water quality impacts	LOW (-)	LOW (-)
	7 – Operation of construction vehicles near and within wetlands	LOW (-)	LOW (-)
	8 – Disturbance of beds and banks of onsite wetlands	LOW (-)	LOW (-)
	9 - Wetland surrounding the house development footprint together with the previously disturbed terrestrial area between the dam and old house footprint will be rehabilitated after completion of construction	LOW (+)	LOW (+)
	10 - Potential visual impacts	LOW (-)	LOW (-)
	<b>Operational and Maintenance phase</b>		
	1- Ongoing use of the site for residential and conservation purposes with additional storage	LOW (+)	LOW (+)
	2 – Disruption of the natural fire regime	LOW (-)	LOW (-)
	3 – Disturbance of natural land	LOW (-)	LOW (-)
	5 – Removal of alien vegetation	LOW (+)	LOW (+)
	6 - Consumption of resources (water and electricity)	LOW (-)	LOW (-)
	7 - Increased hardened surfaces within the approved development footprint	LOW (-)	LOW (-)
<b>NO GO ALTERNATIVE</b>	<b>IDENTIFIED IMPACTS</b>	<b>SIGNIFICANCE PRIOR TO MITIGATION</b>	<b>SIGNIFICANCE POST MITIGATION</b>
	1 - No further increase in hardened surfaces within the EA-approved development footprint	VERY LOW (+)	VERY LOW (+)
	2 - Reduced usability of the property due to the absence of a garage	LOW (-)	LOW (-)
	3 - No new economic opportunities generated onsite	LOW (-)	LOW (-)

## 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 EMP
<p><b>Objective: Protect the adjacent and surrounding wetlands</b></p> <p>Impacts to Avoid:</p> <ul style="list-style-type: none"> <li>- Sedimentation of watercourses</li> <li>- Stockpiling of erodible materials near onsite watercourses</li> <li>- Uncovered stockpiles of erodible materials</li> <li>- Contamination of watercourses o Contaminated runoff o Petrochemical spills</li> <li>- Erosion along the banks of onsite watercourses</li> <li>- Prolonged exposure of bare soil</li> </ul>	

Impact Management Action:

- Implement all mitigation measures recommended by the aquatic specialist and outlined in the EMPr.
- Ensure that all activities take place within the approved development footprint.
- Ensure daily motoring is implemented onsite.
- Provide cleared areas and additional areas vulnerable to erosion with a suitable cover.
- Ensure stockpiles of erodible materials are suitable covered and located within approved storage areas (development footprint and road)
- Rehabilitate affected wetlands surrounding the house development footprint once construction has been completed.

**Objective: Minimize disturbance to terrestrial biodiversity**

Impacts to Avoid:

- Loss of SoCC.
- Harm to faunal species.

Impact Management Action:

- Implement all mitigation measures recommended by the terrestrial biodiversity specialist and outlined in the EMPr.
- Ensure that all activities take place within the approved development footprint.
- No vegetation clearing may take place outside the approved development footprint.
- Rehabilitate affected land area surrounding the house development footprint together with the previously disturbed terrestrial area between the dam and old house footprint once construction has been completed.
- The Kogelberg Biosphere Reserve Botanical Society must be contacted prior to vegetation clearing to allow suitable search and rescue to be implemented

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.

- All mitigation measures outlined by specialists must be implemented.
- The approved Environmental Management Programme (EMPr) must be implemented.
- An Environmental Control Officer (ECO) must be appointed to monitor compliance and implementation of the approved EMPr, all specialist outlined mitigation measures, and all Environmental Authorisation conditions.
- A freshwater ecologist must have sign-off that the final architectural design and layout has considered and responded to the impacts identified in this report, before construction commences.
- Following completion of construction, the freshwater ecologist must assess the construction sites and outline measures, where necessary, for rehabilitation of disturbed wetland areas, including where necessary requirements for manual or machine re-shaping, manual ripping of compacted areas, and replanting of disturbed zones. Implementation of these measures must be overseen by the ECO (or similar) in collaboration with the freshwater ecologist.
- A five yearly audit of the site should be undertaken by a wetland ecologist (ideally from Cape Nature otherwise other independent specialist) funded by the landowner to ensure that the conditions of development authorisation are being implemented.

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 proposed development should be authorised for the following reasons:

- The proposed development will occur within an existing approved development footprint, with an existing access road and service infrastructure already in place.
- Specialist studies have confirmed that, with the implementation of reasonable and practical mitigation measures, the development will be acceptable from aquatic and terrestrial biodiversity and visual perspectives.
- The layout of the proposed development was designed to minimise disturbance within the ecologically sensitive area, meeting the landowner's needs while protecting environmental integrity.
- The landowners have demonstrated a commitment to conserving the remaining undeveloped portions of the property. The surrounding terrestrial and wetland areas, together with the previously disturbed area between the dam and old house footprint, will be rehabilitated following construction.
- The landowner is in the process of entering into a Biodiversity Stewardship Agreement with Cape Nature.

- Alien vegetation will be removed as part of ongoing site rehabilitation and conservation management efforts.
- The development will be set back from the R44, within an approved development footprint resulting in a low visual impact. It will not alter the visual landscape or character of the area, as confirmed by the Visual Impact Assessment.
- The proposed activity is in line with existing land use rights and compatible with permitted activities within the protected area buffer zone.
- Development will be confined to the portion of the farm located east of the R44, avoiding any expansion beyond the intended area.

The following conditions should be included in the Environmental Authorisation:

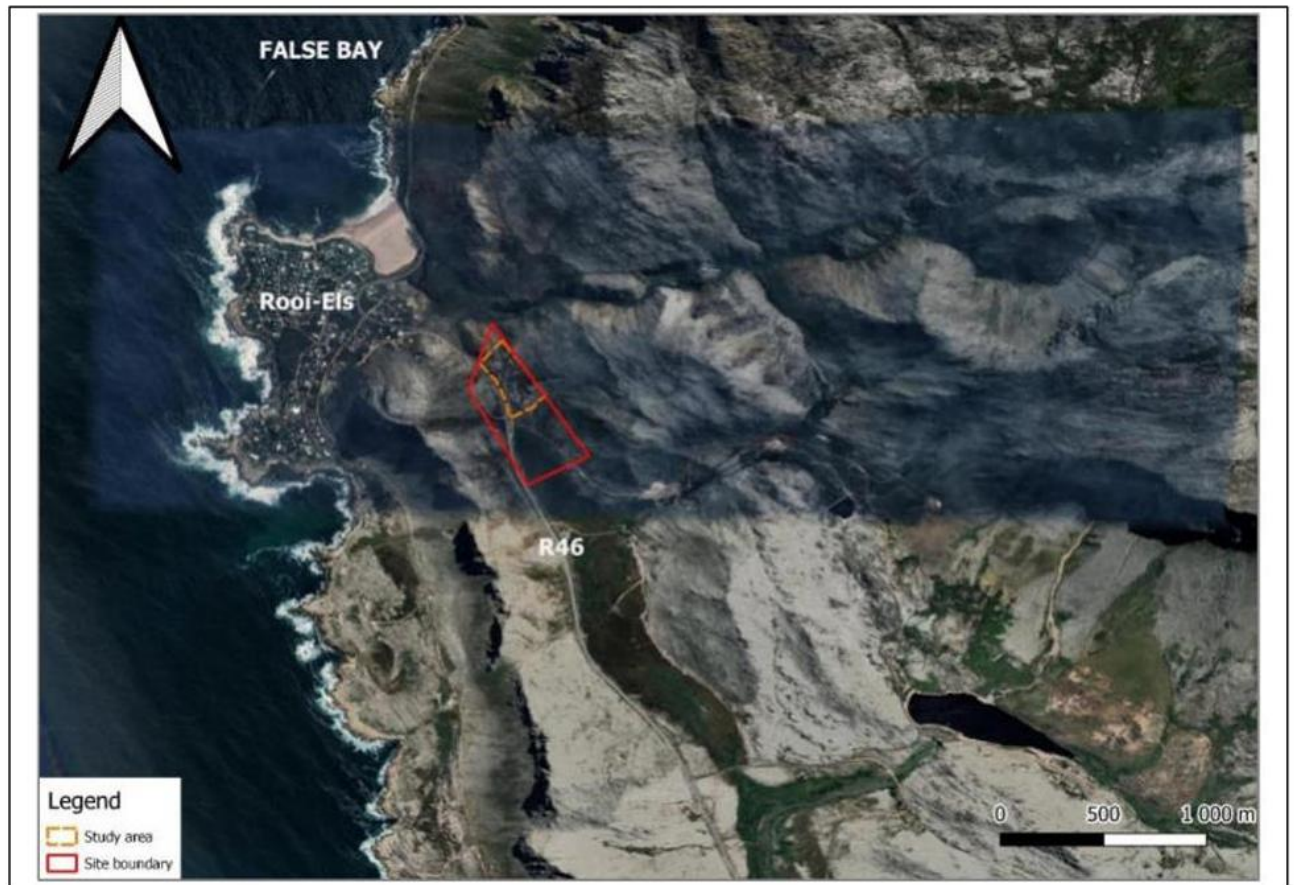
- All mitigation measures and management requirements outlined in the Environmental Management Programme (EMPr) (Appendix H), including its Appendices must be implemented in full.
- All specialist recommendations and mitigation measures contained within the following reports and their amendments must be implemented in full:
  - Aquatic Impact Assessment (Appendix G1)
  - Ecological Impact Assessment (Appendix G2)
  - Visual Impact Assessment (Appendix G3)
- No expansion of the development footprint beyond the approved area may occur without prior environmental authorisation.
- Stormwater management measures must be implemented to prevent erosion, sedimentation, or pollution of adjacent wetlands or watercourses.

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

The following assumptions, limitations and uncertainties pertain to the aquatic ecosystems impact assessment (Page 5 of Appendix G1):

- The study focused on the study area indicated in Figure 1.1 (refer Figure 9) and did not include assessment of the full extent of the site, or physical delineation of the watercourses west of the existing development footprint, as these would not be physically impacted by the proposed development and were relatively inaccessible;
- The aquatic study relied on the botanical assessment of Helme (2021) for the identification of any species of conservation concern in wetland areas;
- Note that accurate identification of the extent of wetlands in some areas was difficult, as a result of the sandy, leached soils and shallow soils on rock. Sandy coastal regions in the Western Cape have been highlighted in Job (2009) as difficult to delineate using soil hydromorphic indicators, as such soils are typically low in iron and magnesium and thus often do not form mottles even when exposed to a shallow fluctuating water table. As a result, the delineation of temporary wetlands in this study relied rather on clear bands of saturated surface soils in mid spring (early October), and the presence in places of known obligate wetland plant species. Mapped wetland extent is thus presented with Low to Medium confidence only, although mapped extent in the area likely to be affected by proposed construction is of medium to high confidence;
- Past disturbance in and around the existing housing footprint has disturbed surface and subsurface conditions, altering flow and infiltration patterns in this area.



**Figure 9: Location of Portion 134 of Farm 559 Rooi-Els (red polygon) with the study area marked in orange (Figure 1.1 on page 5 of the Aquatic Ecosystems Report – Appendix G1).**

#### **Terrestrial Biodiversity, Plant Species Assessment and Animal Species Assessment**

The following limitations and assumptions pertain to the ecological impact assessment (Page 3 of Appendix G2):

- The site was visited on 7 September 2021, which is within the optimal spring flowering season in this winter rainfall area, and thus most of the likely annual and geophytic species were evident or identifiable. Most (but not all) of the potential localised and threatened species in the area can still be identified when not flowering, provided that the observer has experience with the species concerned and is able to identify sterile or fruiting material. Virtually all perennials were identifiable. The seasonal constraints on the comprehensiveness of the botanical observations and findings are thus believed to be relatively unimportant.
- Time series Google Earth imagery was examined, showing changes over time. The confidence levels in the botanical findings are considered to be high in terms of seasonality. It is always possible that certain cryptic species and populations could have been missed during a once off survey, some of which may be rare or threatened. It is thus possible that some of the areas were assessed as being of lower conservation value/sensitivity than they in fact are.
- This ecological study is not a detailed freshwater or wetland assessment, and a separate freshwater specialist study has been undertaken at the baseline and EIA stages, and all wetland mapping and description on site is thus deferred to the wetland specialist.
- In order to supplement the species data a habitat-based approach was used, in which overall habitat quality, as determined by species richness and presence of key indicator species, is used to determine conservation value (aka quality) – which is a term often used interchangeably (but incorrectly) with “sensitivity”. Because the term sensitivity is generally better understood and is more widely used it was continuously used in the report.
- Faunal observations were purely incidental, and no camera trapping or pitfall trapping was undertaken, and habitat quality is deemed to be a key surrogate for faunal sensitivity.

**Visual Impact Assessment:**

None indicated.

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 is required to be valid for at least 5 years from date of authorisation, and it is estimated that construction should be between 12 to 14 months.
- A final site visit will be required 1 month post completion of construction as per the EMPr.
- A five yearly audit of the site should be undertaken by a wetland ecologist (ideally from CapeNature otherwise other independent specialist funded by the landowner) to ensure that the conditions of development authorization are being implemented.

### 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.

**Construction Phase:**

- No running water will be utilized for the cleaning of equipment; buckets will be used instead.
- Rainwater capturing and use onsite will be considered and encouraged.
- Alien vegetation will be removed from the development area.
- No cement batching will be done on site.
- Water from the existing borehole will be used for construction activities.

**Operational Phase:**

- Water wise indigenous vegetation will be used for landscaping purposes where required.
- The development design will consider, and where suitable, implement water saving technology.
- An existing onsite borehole will be utilized for domestic water purposes.
- Water abstracted from the borehole will be measured by a meter and read monthly.
- The water reticulation system will be checked on a regular basis for leaks in pipes or taps to prevent unnecessary water losses.
- Water captured from roofs into tanks will be used for landscaping irrigation to minimise the need for abstraction from the borehole.

### 4. Waste

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

Suitable waste management measures have been outlined within the site EMPr:

**Construction Phase:**

- An integrated waste management approach should be undertaken in which the generation of waste is firstly avoided as far as possible, then reduced, reused, recycled and finally disposed of.
- Multiple secured (water tight and windproof) onsite bins with weighed down lids that effectively contain waste must be provided onsite. Food waste and recyclables must be separated on site through use of clearly labelled bins for the various categories (food, paper, glass, plastic, etc.).
- Where necessary, skips must be provided onsite to collect large construction waste.
- All bins and skips must be located within the development footprint, must be protected from wind disposal, and must be easily accessible.

- All bins and skips must be regularly emptied, waste must be appropriately disposed of at registered offsite waste disposal site and recyclables must be dropped off at a collection point for recycling. Waste slips must be obtained as proof and suitably filed.
- All onsite labour must be appropriately educated on environmental awareness and handling of waste products.
- Littering is prohibited and appropriate signage must be put up to remind workers.
- Burning or burying of waste onsite is not permitted.
- All waste bins/ skips should be covered to discourage scavenger animals/ birds.

Operational Phase:

- Implementation of a domestic recycling system is encouraged.
- All domestic waste must be appropriately disposed of at a registered offsite waste facility and/or recycling collection point.
- Burning or burying of waste onsite is not permitted.
- All waste bins/ skips should be covered to discourage scavenger animals/ birds

## 5. Energy Efficiency

8.1.	Explain what design measures have been taken to ensure that the development proposal will be energy efficient.
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- |   |
|---|
| <ul style="list-style-type: none"> <li>- Energy efficient design features such as LED lights will be considered and implemented where appropriate.</li> <li>- Energy supply will be supplemented with solar.</li> </ul> |
|---|

## SECTION K: DECLARATIONS

PLEASE NOTE: SIGNED DECLARATIONS WILL BE INCLUDED IN THE FINAL SUBMISSION TO DEADP

### DECLARATION OF THE APPLICANT

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

I....., ID number .....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.

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Signature of the Applicant:

Date:

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Name of company (if applicable):

## DECLARATION OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER ("EAP")

I ....., EAP Registration number ..... 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;

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Signature of the EAP:

Date:

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Name of company (if applicable):

## DECLARATION OF THE REVIEW EAP

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.

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Signature of the EAP:

Date:

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Name of company (if applicable):

## DECLARATION OF THE SPECIALIST

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

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

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

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Signature of the EAP:

Date:

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Name of company (if applicable):

## DECLARATION OF THE REVIEW SPECIALIST

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.

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Signature of the EAP:

Date:

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Name of company (if applicable):