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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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)

THE PROPOSED STOMPNEUS BAY INTEGRATED RESIDENTIAL DEVELOPMENT PROGRAMME ("IRDP") HOUSING DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE OF APPROXIMATELY 5.9HA ON PORTION 4 OF FARM DUYKER EILAND NO. 6, ST. HELENA BAY.
DEA&DP REFERENCE NUMBER:
16/3/3/6/7/1/F4/26/3178/24.
DATED JULY 2025

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

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

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

3. *Submission of documentation, reports and other correspondence:*

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

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

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

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

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

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

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

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

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

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

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

9. Unless otherwise indicated by the Department, one hard copy and one electronic copy of this BAR must be submitted to the Department at the postal address given below or by delivery thereof to the Registry Office of the Department. Reasonable access to copies of this Report must be provided to the relevant Organs of State for consultation purposes, which may, if so indicated by the Department, include providing a printed copy to a specific Organ of State.

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

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

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

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

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

15. Where this Department is also identified as the Licencing Authority to decide on applications under the National Environmental Management: Air Quality Act (Act No. 29 of 2004) ('NEM:AQA"), the submission of the Report must also be made as follows, for-
    Waste Management Licence Applications, this report must also (i.e., another hard copy and electronic copy) be submitted for the attention of the Department's Waste Management Directorate (Tel: 021-483-2728/2705 and Fax: 021-483-4425) at the same postal address as the Cape Town Office.

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

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

MAPS

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

	• Sensitive environmental elements within 100m of the site must be included on the site plan, including (but not limited to): o Watercourses / Rivers / Wetlands o Flood lines (*i.e.,* 1:100 year, 1:50 year and 1:10 year where applicable); o Coastal Risk Zones as delineated for the Western Cape by the Department of Environmental Affairs and Development Planning ("DEA&DP"): o Ridges; o Cultural and historical features/landscapes; o Areas with indigenous vegetation (even if degraded or infested with alien species). • Whenever the slope of the site exceeds 1:10, a contour map of the site must be submitted. • North arrow A map/site plan must also be provided at an appropriate scale, which superimposes the proposed development and its associated structures and infrastructure on the environmental sensitivities of the preferred and alternative sites indicating any areas that should be avoided, including buffer areas.
Site photographs	Colour photographs of the site that shows the overall condition of the site and its surroundings (taken on the site and taken from outside the site) with a description of each photograph. The vantage points from which the photographs were taken must be indicated on the site plan, or locality plan as applicable. If available, please also provide a recent aerial photograph. Photographs must be attached to this BAR as **Appendix C**. The aerial photograph(s) should be supplemented with additional photographs of relevant features on the site. Date of photographs must be included. Please note that the above requirements must be duplicated for all alternative sites.
Biodiversity Overlay Map:	A map of the relevant biodiversity information and conditions must be provided as an overlay map on the property/site plan. The Map must be attached to this BAR as **Appendix D**.
Linear activities or development and multiple properties	GPS co-ordinates must be provided in degrees, minutes and seconds using the Hartebeeshoek 94 WGS84 co-ordinate system. Where numerous properties/sites are involved (linear activities) you must attach a list of the Farm Name(s)/Portion(s)/Erf number(s) to this BAR as an Appendix. For linear activities that are longer than 500m, please provide a map with the co-ordinates taken every 100m along the route to this BAR as **Appendix A3**.

ACRONYMS

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

ATTACHMENTS

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

The following checklist of attachments must be completed.

APPENDIX			**✓ (Tick) or x (cross)**
Appendix A:	**Maps**		
	Appendix A1:	**Locality 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**	X NA
	Appendix A3:	**Map with the GPS co-ordinates for linear activities**	X NA
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;**	X NA
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**	Comments will be included in the Appendix F Comments and Response report once received and before final is submitted.
	Appendix E2:	**Copy of comment from Cape Nature**	Comments will be included in the Appendix F Comments and Response report once received and before final is submitted.
	Appendix E3:	**Final Comment from the DWS**	Comments will be included in the

			Appendix F Comments and Response report once received and before final is submitted.
	Appendix E4:	**Comment from the DEA: Oceans and Coast**	NA
	Appendix E5:	**Comment from the DAFF**	NA
	Appendix E6:	**Comment from WCG: Transport and Public Works**	NA
	Appendix E7:	**Comment from WCG: DoA**	NA
	Appendix E8:	**Comment from WCG: DHS**	NA
	Appendix E9:	**Comment from WCG: DoH**	NA
	Appendix E10:	**Comment from DEA&DP: Pollution Management**	Comments will be included in the Appendix F Comments and Response report once received and before final is submitted.
	Appendix E11:	**Comment from DEA&DP: Waste Management**	Comments will be included in the Appendix F Comments and Response report once received and before final is submitted.
	Appendix E12:	**Comment from DEA&DP: Biodiversity**	NA
	Appendix E13:	**Comment from DEA&DP: Air Quality**	NA
	Appendix E14:	**Comment from DEA&DP: Coastal Management**	NA

	Appendix E15:	**Comment from the local authority**	Comments will be included in the Appendix F Comments and Response report once received and before final is submitted.
	Appendix E16:	**Confirmation of all services (water, electricity, sewage, solid waste management)**	Will be included in draft BAR.
	Appendix E17:	**Comment from the District Municipality**	Comments will be included in the Appendix F Comments and Response report once received and before final is submitted.
	Appendix E18:	**Copy of an exemption notice**	NA
	Appendix E19	**Pre-approval for the reclamation of land**	NA
	Appendix E20:	**Proof of agreement/TOR of the specialist studies conducted.**	NA
	Appendix E21:	**Proof of land use rights**	NA
	Appendix E22:	**Proof of public participation agreement for linear activities**	NA
Appendix F:	**Public participation information: including a copy of the register of I&APs, the comments and responses Report, proof of notices, advertisements and any other public participation information as is required.**		✓
Appendix G:	**Specialist Report(s)**		✓
Appendix H:	**EMPr**		✓
Appendix I:	**Screening tool report**		✓
Appendix J:	**The impact and risk assessment for each alternative**		✓
Appendix K:	**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**		**X**

Appendix L: Other	**Services report** **Rezoning Motivation Report**	✓

SECTION A: ADMINISTRATIVE DETAILS

Highlight the Departmental Region in which the intended application will fall	CAPE TOWN OFFICE: REGION 1		~~GEORGE OFFICE: BEGION 3~~
	~~(City of Cape Town,~~ West Coast District	~~(Cape Winelands District & Overberg District)~~	~~(Central Karoo District & Garden Route District)~~
Duplicate this section where there is more than one Proponent Name of Applicant/Proponent:	Saldanha Bay Municipality		
Name of contact person for Applicant/Proponent (if other):	Municipal Manager		
Company/ Trading name/State Department/Organ of State:	Saldanha Bay Municipality		
Company Registration Number:			
Postal address:	Private Bag X12		
	Vredenburg		Postal code: 7380
Telephone:	+27(0) 22 701 7000		Cell: NA
E-mail:	mun@sbm.gov.za		Fax: 022 715 1518
Company of EAP:	Enviro-EAP (Pty) Ltd		
EAP name:	Nicolaas Hanekom		
Postal address:	PO Box 205		
	Agulhas		Postal code: 7287
Telephone:	( ) NA		Cell: 0769636450
E-mail:	admin@enviro-eap.co.za		Fax: ( )NA
Qualifications:	M.Tech Nature Conservation. Cape Peninsula University of Technology. EMS ISO 14001. North West University Environmental Audit ISO 19011. North West University		
EAP registration no:	2020/1146		
Duplicate this section where there is more than one landowner Name of landowner:	Same as proponent		
Name of contact person for landowner (if other):			
Postal address:			
			Postal code:
Telephone:	( )		Cell:
E-mail:			Fax: ( )
Name of Person in control of the land:	Same as proponent		
Name of contact person for person in control of the land:			
Postal address:			
			Postal code:
Telephone:	( )		Cell:
E-mail:			Fax: ( )

Duplicate this section where there is more than one Municipal Jurisdiction Municipality in whose area of jurisdiction the proposed activity will fall:	Saldanha Bay Municipality	
Contact person:	Municipal Manager	
Postal address:	Private Bag X12	
	Vredenburg	Postal code: 7380

Telephone	022 701 7000	Cell: NA
E-mail:	mun@sbm.gov.za	Fax: 022 715 1518

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

1.	Is the proposed development (please tick):	New	✓	~~Expansion~~	
2.	Is the proposed site(s) a brownfield of greenfield site? Please explain.				
Greenfields. Development of housing outside urban area.					
3.	**For Linear activities or developments**				
3.1.	Provide the Farm(s)/Farm Portion(s)/Erf number(s) for all routes:				
Portion 4 of Farm 6, Malmesbury RD					
3.2.	Development footprint of the proposed development for all alternatives.				NA m²

The proposed development includes the following:

- 185 residential Zone 1 erven (approx. 120m² erven) for IRDP housing;
- 3 Open Space Zone I erven;
- 1 Institutional Zone I (Crèche);
- 1 Institutional Zone II (Church)
- roads situated in the 10m road reserves will be 5,5m and 5,0m wide, and associated infrastructure and services

It is therefore the intention to subdivide and rezone an area of ±5.9ha of said portion of land for the purpose of establishing a housing project

New 160 mm and 110 mm diameter uPVC Class 12 water pipelines will be installed within the road reserves 1,0 m from the erf boundary. The water network will be connected (at five places) to the existing 150 / 75 mm Ø main supply water pipeline situated east of the proposed development adjacent to Boundary Road and Main Street.
New 160 mm diameter uPVC 400 KPa sewerage pipelines be installed for the internal sewer network, 1,50 m from the erf boundary. The sewer network will connect at various places to the existing 250 mm diameter outfall sewer running through the development.
A 375mm Ø / 450mm Ø underground stormwater pipe system with grid inlets will be constructed in the road reserve to ensure sufficient drainage from the area. Storm water of the section of Mercury Street drains via the roads to catch pits, from where it is drains through underground stormwater pipelines. The stormwater discharges into existing stormwater pond to the north-eastern side of the site. Storm water of the surrounding Viking Crescent and section of Mercury Street drains via the roads to catch pits (end of road), from where it drains through underground stormwater pipes. The stormwater discharges into existing stormwater pond to the north-eastern side of the site. No subsoil storm water drainage system exists next to the existing roads.

The following external stormwater attenuation dams and networks is proposed to be upgraded:

- An earth berm/cut-off channel is recommended along the south-west boundary of the proposed development to prevent runoff from the larger catchment area to enter the development properties.
- Catchment A (new facility): A new attenuation facility (with new fencing) is proposed for the new development area which will reduce up to the 1 in 100-year post-developed peak runoff to the 1 in 2-year pre-developed runoff. An emergency overflow will also form part of the design of the storage facility should a storm exceeding the 1 in 100-year storm occur.

Catchment B (existing facility): It is recommended that the existing attenuation facility be extended, an emergency overflow be constructed, and the extended facility be fenced off.

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.

Roads of approximately 1.4km long situated in the 10m road reserves will be 5,5m and 5,0m wide, and associated infrastructure and services.
New 160 mm and 110 mm diameter uPVC Class 12 water pipelines will be installed within the road reserves 1,0 m from the erf boundary. The water network will be connected (at five places) to the existing 150 / 75 mm Ø main supply water pipeline situated east of the proposed development adjacent to Boundary Road and Main Street.

New 160 mm diameter uPVC 400 KPa sewerage pipelines be installed for the internal sewer network, 1,50 m from the erf boundary. The sewer network will connect at various places to the existing 250 mm diameter outfall sewer running through the development.
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The following external stormwater attenuation dams and networks is proposed to be upgraded:

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- Catchment A (new facility): A new attenuation facility (with new fencing) is proposed for the new development area which will reduce up to the 1 in 100-year post-developed peak runoff to the 1 in 2-year pre-developed runoff. An emergency overflow will also form part of the design of the storage facility should a storm exceeding the 1 in 100-year storm occur.

Catchment B (existing facility): It is recommended that the existing attenuation facility be extended, an emergency overflow be constructed, and the extended facility be fenced off.

3.4.	Indicate how access to the proposed routes will be obtained for all alternatives.

The proposed developable area gains access from Mercury Street, to the west, and Concorde Drive, to the north.

3.5.	SG Digit codes of the Farms/Farm Portions/Erf numbers for all alternatives	C	0	4	6	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	4

3.6.	**Starting point co-ordinates for all alternatives**			
	Latitude (S)	32°	43′	46.93″
	Longitude (E)	17°	58′	34.23″
	Middle point co-ordinates for all alternatives			
	Latitude (S)	32°	43′	49.82″
	Longitude (E)	17°	58′	31.57″
	End point co-ordinates for all alternatives			
	Latitude (S)	32°	43′	39.06″
	Longitude (E)	17°	58′	21.99″

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 NOI as an Appendix.

4.	**Other developments**	
4.1.	Property size(s) of all proposed site(s):	618.46ha
4.2.	Developed footprint of the existing facility and associated infrastructure (if applicable):	0ha
4.3.	Development footprint of the proposed development and associated infrastructure size(s) for all alternatives:	±5.9ha
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).	

The proposed development includes the following:

- 185 residential Zone 1 erven (approx. 120m^2 erven) for IRDP housing;
- 3 Open Space Zone I erven;
- 1 Institutional Zone I (Crèche);
- 1 Institutional Zone II (Church)

- roads situated in the 10m road reserves will be 5,5m and 5,0m wide, and associated infrastructure and services

It is therefore the intention to subdivide and rezone an area of ±5.9ha of said portion of land for the purpose of establishing a housing project

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The following external stormwater attenuation dams and networks is proposed to be upgraded:

- An earth berm/cut-off channel is recommended along the south-west boundary of the proposed development to prevent runoff from the larger catchment area to enter the development properties.
- Catchment A (new facility): A new attenuation facility (with new fencing) is proposed for the new development area which will reduce up to the 1 in 100-year post-developed peak runoff to the 1 in 2-year pre-developed runoff. An emergency overflow will also form part of the design of the storage facility should a storm exceeding the 1 in 100-year storm occur.
- Catchment B (existing facility): It is recommended that the existing attenuation facility be extended, an emergency overflow be constructed, and the extended facility be fenced off.

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

The proposed developable area gains access from Mercury Street, to the west, and Concorde Drive, to the north.

4.6.	SG Digit code(s) of the proposed site(s) for all alternatives:	C	0	4	6	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	4

4.7.	Coordinates of the proposed site(s) for all alternatives:			
	Latitude (S)	32°	43′	48.97″
	Longitude (E)	17°	58′	33.31″

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

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
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. A HWC NID will be submitted to obtain HWC comments if an HIA is required or not.	YES	~~NO~~
The National Water Act, 1998 (Act No. 36 of 1998) ("NWA"). If yes, attach a copy of the comment from the DWS as Appendix E3.	~~YES~~	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
The National Environmental Management Waste Act (Act No. 59 of 2008) ("NEM:WA")	~~YES~~	NO
The National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004 ("NEMBA").	~~YES~~	NO
The National Environmental Management: Protected Areas Act, 2003 (Act No. 57 of 2003) ("NEMPAA").	~~YES~~	NO
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

3. Other legislation

List any other legislation that is applicable to the proposed activity or development.		
LEGISLATION	**ADMINISTERING AUTHORITY and how it is relevant to this application**	**TYPE Permit/license/authorisation/comment / relevant consideration**
Constitution of the Republic of South Africa, 1996	General application to individual rights of all on and adjacent to the sites.	Public Participation Process to be conducted
National Environmental Management Act, 1998 (Act No. 107 of 1998) [NEMA] and relevant regulations	Western Cape Department of Environmental Affairs and Development Planning	Environmental Authorisation Application
National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008) [NEMWA] and relevant regulations	Department of Environmental Affairs	Waste management requirements.
National Environmental Management: Biodiversity Act 10 of 2004 [NEMBA]	Western Cape Department of Environmental Affairs and Development Planning	N/A
National Water Act, 1998 (Act No. 36 of 1998) [NWA] and relevant regulations	Department of Water Affairs	N/A
Conservation of Agricultural Resources Act, 43 of 1983 [CARA]	National Department of Agriculture, forestry and Fisheries Western Cape Department of Agriculture	N/A
National Health Act, 61of 2003 [NHA]		N/A
Fencing Act, 31 of 1963 [FA]		N/A
National Building Regulations and Building Standards Act 103 of 1977 [NBRBSA] and relevant regulations		N/A
National Heritage Resources Act 25 of 1999 [NHRA]	Heritage Western Cape South African Heritage Resource Agency	NID
National Veld and Forest Fire Act 101 of 1998 [NVFFA]		N/A
Fertilizers, Farm Feeds, Agricultural Remedies And Stock Remedies Act, 36 Of 1947 [FFFARSRA] and Relevant Regulations	National Department of Agriculture, forestry and Fisheries Western Cape Department of Agriculture	N/A

Western Cape Noise Control Regulations [P.N. 200/2003]		NA
Section 42 of Spatial Planning and Land Use Management Act (16 of 2013) ("SPLUMA")	Saldanha Bay Municipality	NA
Western Cape Land Use Planning Act, 2014 ("LUPA")	Saldanha Bay Municipality	NA

4. Policies

Explain which policies and by-laws were considered and how the proposed activity or development complies and responds to these policies.		
POLICY/BY-LAW	**ADMINISTERING AUTHORITY and how it is relevant to this application**	**TYPE Permit/license/authorisation/comment / relevant consideration**
Saldanha Bay Municipality Spatial Development Framework	Saldanha Bay Municipality	Rezoning required
Saldanha Bay Municipality Spatial Development Framework	Saldanha Bay Municipality	Rezoning required

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.		
GUIDELINES	**ADMINISTERING AUTHORITY and how it is relevant to this application**	**TYPE Permit/license/authorisation/comment / relevant consideration**
Guideline on Public Participation	Western Cape Department of Environmental Affairs and Development Planning	The public participation guideline is used to determine the requirements in terms of implementing the public participation process during the basic assessment process to be conducted. The guideline was also used to determine the most effective communication strategies for public participation.
Guidelines on Alternatives	Western Cape Department of Environmental Affairs and Development Planning	The guidelines for alternatives assessment was used to develop a methodology for alternatives assessment. This methodology was applied to determine and assess the most viable alternatives to the project. The assessment was undertaken against the baseline environment (i.e. the no-go option).
Guideline on Need and desirability	Western Cape Department of Environmental Affairs and Development Planning	The guideline was taken into account to determine whether the project complied according to the concept of Best Practicable Environmental Option as well as environmental and social sustainability.
Guideline for EMP's	Western Cape Department of Environmental Affairs and Development Planning	The guideline for EMP's was taken into account to determine the most effective minimize, mitigation and management measures to minimise or prevent the potential environmental

		impacts identified during the basic assessment process
Guideline for Specialist Reports	Western Cape Department of Environmental Affairs and Development Planning	The guideline for the specialists reports were provided to the appointed specialist for compliance when compiling a specialist report.

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 protocol (Published in Government Notice No. 648 GOVERNMENT GAZETTE 4542110 MAY 2019. Published in Government Notice No. 1150 GOVERNMENT GAZETTE 43855 30 October 2020. Published in Government Notice No. Government Notice No. 320, Government Gazette 43110: 20 March 2020. These gazettes are also available free online at www.gpwonline.co.za) provides the criteria for the reporting of requirements for the assessment and reporting of impacts as identified in the DEA Screening tool report. Published in Government Notice No. 320 GOVERNMENT GAZETTE 43110 20 MARCH 2020 GAZETTED FOR IMPLEMENTATION: BIODIVERSITY PROTOCOL FOR THE SPECIALIST ASSESSMENT AND MINIMUM REPORT CONTENT REQUIREMENTS FOR ENVIRONMENTAL IMPACTS ON TERRESTRIAL BIODIVERSITY **Compliance Statement.** Published in Government Notice No. 1150 GOVERNMENT GAZETTE 43855 30 OCTOBER 2020 GAZETTED FOR IMPLEMENTATION: TERRESTRIAL PLANT SPECIES PROTOCOL FOR THE SPECIALIST ASSESSMENT AND MINIMUM REPORT CONTENT REQUIREMENTS FOR ENVIRONMENTAL IMPACTS ON TERRESTRIAL PLANT SPECIES – **Compliance Statement.** Published in Government Notice No. 1150 GOVERNMENT GAZETTE 43855 30 OCTOBER 2020 GAZETTED FOR IMPLEMENTATION: TERRESTRIAL ANIMAL SPECIES PROTOCOL FOR THE SPECIALIST ASSESSMENT AND MINIMUM REPORT CONTENT REQUIREMENTS FOR ENVIRONMENTAL IMPACTS ON TERRESTRIAL ANIMAL SPECIES – **Compliance Statement.** Other Protocols: 2017 Western Cape Biodiversity Spatial Plan The WCBSP has been consulted in relation to the development proposal. The development proposal complies with the requirements of the spatial plan through the implementation of recommendations made in consultation with the administrating authority / stakeholder. Western Cape Provincial Spatial Development Framework The proposed development complies with the objectives and goals manifested in the WCPSDF which is realised in the Municipal IDP. Saldanha Bay Municipality Integrated Development Plan The proposed development complies with the objectives and goals manifested in the Saldanha Bay Municipality IDP. EADP 0028/2014 One Environmental Management System The application complies with the circular in terms of implementing and integrated application process with the involvement of critical stakeholders from the start of the application process.

SECTION D: APPLICABLE LISTED ACTIVITIES

List the applicable activities in terms of the NEMA EIA Regulations

Activity No(s):	Provide the relevant **Basic Assessment Activities** as set out in **Listing Notice 1**	Describe the portion of the proposed development to which the applicable listed activity relates.
Activity 9: The development of infrastructure exceeding 1 000 metres in length for the bulk transportation of water or storm water— (i) with an internal diameter of 0,36 metres or more; or (ii) with a peak throughput of 120 litres per second or more; excluding where—		The stormwater infrastructure will exceeding 1 000 metres in length for the bulk transportation of storm water with an internal diameter of 0,36 metres or more.

(a) such infrastructure is for bulk transportation of water or storm water or storm water drainage inside a road reserve or railway line reserve; or (b) where such development will occur within an urban area.	
Activity 24: The development of a road— (i) ~~for which an environmental authorisation was obtained for the route determination in terms of activity 5 in Government Notice 387 of 2006 or activity 18 in Government Notice 545 of 2010; or~~ (ii) with a reserve wider than 13,5 meters, or where no reserve exists where the road is wider than 8 metres; but excluding a road— (a) which is identified and included in activity 27 in Listing Notice 2 of 2014; (b) where the entire road falls within an urban area; or (c) which is 1 kilometre or shorter.	Internal roads of 10m wide and longer than 1km.
Activity 27: The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for-	Listed. The proposed development will result in the clearing of approximately 3ha.
Activity 28: Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development— (i) ~~will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or~~ (ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare; excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.	Listed. The proposed development outside urban area and bigger than 1ha in size. Land is zoned agriculture and was used for purposes on or after 1 April 1998.
Activity No(s): Provide the relevant **Basic Assessment Activities** as set out in **Listing Notice 3**	Describe the portion of the proposed development to which the applicable listed activity relates.
Activity 4: The development of a road wider than 4 metres with a reserve less than 13,5 metres. (i) Western Cape ~~(i) Areas zoned for use as public open space or equivalent zoning;~~ (ii) Areas outside urban areas; (aa) Areas containing indigenous vegetation; ~~(bb) Areas on the estuary side of the development setback line or in an estuarine functional zone where no such setback line has been determined; or~~ ~~(iii) Inside urban areas:~~ ~~(aa) Areas zoned for conservation use; or~~ ~~(bb) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority.~~	Internal roads of 10m wide and longer than 1km.

Activity 12: The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan. (i) Western Cape (i) Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004; (ii) Within critical biodiversity areas identified in bioregional plans; (iii) Within the littoral active zone or 100 metres inland from high water mark of the sea or an estuarine functional zone, whichever distance is the greater, excluding where such removal will occur behind the development setback line on erven in urban areas; (iv) On land, where, at the time of the coming into effect of this Notice or thereafter such land was zoned open space, conservation or had an equivalent zoning; or (v) On land designated for protection or conservation purposes in an Environmental Management Framework adopted in the prescribed manner, or a Spatial Development Framework adopted by the MEC or Minister.	The development will result in the clearing of more than 300 square meters of critically endangered Saldanha Granite Strandveld.

Activity No(s):	Provide the relevant **Scoping and EIR Activities** as set out in **Listing Notice 2**	Describe the portion of the proposed development to which the applicable listed activity relates.
N/A		

Note:

- Only those activities listed which will be applied for shall be considered for authorisation. The onus is on the Applicant to ensure that all applicable listed activities are included in the application. Environmental Authorisation must be obtained prior to commencement with each applicable listed activity. If a specific listed activity is not included in an Environmental Authorisation, a new application for Environmental Authorisation will have to be submitted.

- The Minister responsible for mineral resources is the Competent Authority to deal with all applications where the listed or specified activity is directly related to-

  (a) prospecting or exploration of a mineral or petroleum resource; or
  (b) extraction and primary processing of a mineral or petroleum resource.

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

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

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

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

SECTION E: PLANNING CONTEXT AND NEED AND DESIRABILITY

1.	Provide a description of the preferred alternative.

The proposed development includes the following:

- 185 residential Zone 1 erven (approx. 120m^2 erven) for IRDP housing;
- 3 Open Space Zone I erven;
- 1 Institutional Zone I (Crèche);
- 1 Institutional Zone II (Church)
- roads situated in the 10m road reserves will be 5,5m and 5,0m wide, and associated infrastructure and services

It is therefore the intention to subdivide and rezone an area of ±5.9ha of said portion of land for the purpose of establishing a housing project

New 160 mm and 110 mm diameter uPVC Class 12 water pipelines will be installed within the road reserves 1,0 m from the erf boundary. The water network will be connected (at five places) to the existing 150 / 75 mm Ø main supply water pipeline situated east of the proposed development adjacent to Boundary Road and Main Street.
New 160 mm diameter uPVC 400 KPa sewerage pipelines be installed for the internal sewer network, 1,50 m from the erf boundary. The sewer network will connect at various places to the existing 250 mm diameter outfall sewer running through the development.
A 375mm Ø / 450mm Ø underground stormwater pipe system with grid inlets will be constructed in the road reserve to ensure sufficient drainage from the area. Storm water of the section of Mercury Street drains via the roads to catch pits, from where it is drains through underground stormwater pipelines. The stormwater discharges into existing stormwater pond to the north-eastern side of the site. Storm water of the surrounding Viking Crescent and section of Mercury Street drains via the roads to catch pits (end of road), from where it drains through underground stormwater pipes. The stormwater discharges into existing stormwater pond to the north-eastern side of the site. No subsoil storm water drainage system exists next to the existing roads.

The following external stormwater attenuation dams and networks is proposed to be upgraded:

- An earth berm/cut-off channel is recommended along the south-west boundary of the proposed development to prevent runoff from the larger catchment area to enter the development properties.
- Catchment A (new facility): A new attenuation facility (with new fencing) is proposed for the new development area which will reduce up to the 1 in 100-year post-developed peak runoff to the 1 in 2-year pre-developed runoff. An emergency overflow will also form part of the design of the storage facility should a storm exceeding the 1 in 100-year storm occur.

Catchment B (existing facility): It is recommended that the existing attenuation facility be extended, an emergency overflow be constructed, and the extended facility be fenced off.

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.

To allow for the subdivision of the properties, all properties will be rezoned to Subdivisional Area as required in Section 20(2) of the *Saldanha Bay Land Use Planning By-Law 2022*. Rezonings are applied for in terms of *Section 15(2)(a) of the Saldanha Bay Land Use Planning By-Law 2020*. Portion A of Portion 4 of Farm 6 is proposed for further subdivision to accommodate the STOMPNEUS BAY HOUSING PROJECT.

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.

Development area must be rezoned in terms of Section 15(2)(a) of the Saldanha Bay Municipal Land Use Planning By-Law 2022 from Agriculture Zone to Subdivisional Area to establish the following zonings within the development:

- Residential Zone IV
- Open Space Zone I
- Institutional Zone I
- Institutional Zone II
- Transport Zone II

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

The Western Cape Provincial Spatial Development Framework (PSDF) was approved and published in 2014 and Chapter 4 was amended in 2020. The main guiding principle on which the PSDF is based is the need to achieve sustainable development. Development proposals are only seen as being sustainable when they are ecologically justifiable, socially equitable and economically viable, or otherwise referred to as the triple bottom line approach.
The PSDF supports and contributes to the National Development Plan (NDP) of 2012 which strives to eliminate poverty and reduce inequality by creating jobs and livelihoods, transform urban spaces, expand infrastructure, provide capable public services, etc. The proposed housing project will support the NDP initiative by creating a sustainable settlement in a suitable location and improving the infrastructure increasing the availability to more people in the area. The PSDF further supports the OneCape 2040 initiative on the following key transition areas of the OneCape vision:

- Integrated neighbourhoods and upgrading the built environment
- Integrated services planning and provision
- Design and produce settlements that addresses resource scarcity
- Healthy, accessible, liveable, multi-opportunity communities

The proposed development focus on the integration of different land uses to create integrated sustainable settlements. The design of the development incorporated the use of the natural fall of the land and service-effective blocks to ensure the sustainable use of service resources. The proposed housing development further comply with the PSDF's spatial agendas, key transitions, themes and resources as follow:

- Develop mixed-use and compact settlements through competitiveness, social inclusion, quality of life, efficient delivery of affordable services and resilience to environmental hazards and human safety.
- Increase densities in appropriate locations aligned with resources and space economy.
- Integration of complementary land uses.
- Public transport orientation and walkable neighbourhoods.
- Integrated, clustered and well located community facilities.
- Connect economic and social opportunities.
- Cluster activities and promote urban settlements rather than suburban settlements.
- Settlements that include sense of place, accessible settlement patterns, mixed land uses and densities, facilities and social services.
- Improving the efficiency and inclusivity of urban space economies, and the quality of their living environments to attract and terrain the skills required by the services orientated urban economy.

The following aims of the PSDF are relevant to this application and the proposed development complies with these policies:

- **Policy R1: Protect Biodiversity and Ecosystem services:**
  - Delineate urban edges in municipal SDFs to divert urban growth pressures away from critical biodiversity areas – *the proposed development is located within the Urban Edge of St Helena Bay and will not affect any CBAs.*
- **Policy R3: Safeguard the Western Cape's Agricultural and Mineral resources, and manage their sustainable use:**
  - Reconcile ecosystem requirements with conflicting land development pressures through proactive spatial planning, and application of a land use management system that safeguards biodiversity, protects resources and opens up opportunities for improved livelihoods and jobs – *the development is located on vacant land and there is minimal loss of natural resources that forms part of an ecological system. The design incorporates efficient use of services and allocated erven for community uses that will contribute to job opportunities and healthy lifestyles.*
- **Policy R4: Recycle and recover waste, deliver clean sources of energy to urban consumers, shift from private to public transport, and adapt to mitigate against climate change:**
  - Provide low income areas with access to electricity and/or off grid renewable energy sources, and systematically upgrade informal settlements – *all erven within the development will be connected to electricity and this project supports the decreasing of informal settlements by providing housing in this area as part of an IRDP project.*
  - Avoid developing new residential areas in proximity to agricultural areas that utilise crop spraying – *the development area is not within spraying distance of any agricultural land.*

- Protect agricultural land that holds long term food security value from urban encroachment – *the development land has not been cultivated in the last 10 years. This is one of the reasons the town expansion was proposed here, to ensure minimal loss of valuable agricultural land.*

- **Policy R5: Safeguard cultural and scenic assets:**
  - Protect heritage and scenic assets from inappropriate development and land use change – *the landscape does not have high heritage or scenic assets, although a heritage NID will be submitted for approval of said assumption.*
  - The delineation of urban edges have significant implications from a scenic perspective, especially with respect to the protection of natural and cultural landscapes from urban encroachment, defining an appropriate interface between urban development and significant landscapes, and protecting the visual and agricultural setting of historical settlements – *the proposed development area is on fairly even land and not visible from any major scenic routes.*
- **Policy E1: Use regional infrastructure investment to leverage economic growth:**
  - Promote denser settlement patterns to support the transition to public transport, and mixed land use patterns to reduce the need for travel and create walkable neighbourhoods – *sufficient social and economic opportunities are provided to create a walkable neighbourhood for basic needs.*
  - Designing human settlements to accommodate infrastructural smart grids – *the design includes a grid pattern as close as possible with smaller pockets to ensure sense place is not lost.*
  - Invest in public transport and non-motorised transport (NMT) infrastructure – *provision is made for sidewalks next to all roads to support and encourage NMT.*
- **Policy S1: Protect, manage and enhance the sense of place, cultural and scenic landscape:**
  - Prevent settlement encroachment into viable agricultural areas, scenic landscapes and biodiversity areas – *the developable area has not been farmed and is not high potential agricultural land or conservation worthy.*
  - Promote smart growth ensuring the efficient use of land and infrastructure by containing urban sprawl and prioritising infill – *the proposed development is located within the urban edge of St Helena B, although it is an expansion development.*
- **Policy S2: Improve provincial, Inter and Intra-regional accessibility:**
  - Built environment projects should focus on compacting and connecting urban development and clustering public facilities along these connections – *the road system is designed for optimal movability and access to the surrounding neighbourhoods. The social uses are also located in close proximity to these main routes.*
  - Develop human settlement patterns that are compact and accessible so that all can access the opportunities of urban environments – *as mentioned the design of the development incorporated effective movement through road network design and NMT with small central nodes of mixed uses. All the erven is within walking distance of social opportunities.*
- **Policy S3: Promote compact, mixed use and integrated settlements:**
  - In order to secure a more sustainable future settlement planning and development should achieve higher densities – compact settlements save people time and money, as travel distances are shorter and cheaper – *the development is focussed on medium-high density development. It also allows for social services within walking distance of each erf.*
- **Policy S4: Balance and coordinate the delivery of facilities and social services:**
  - Use a set of facility provision guidelines and indicators namely the Development Parameters: a quick reference for the provision of facilities within settlements of the Western Cape – *the Development Parameters document was used to determine the social needs for the development.*
  - In order to ensure that current and future developments take place in a holistic, integrated and sustainable manner, equitable and accessible distribution of social services and facilities are required – *the development makes provision for all social uses needed in a sustainable human settlement of this size.*
  - Balance sustainable service delivery and equitable access to education and health services – *the development will be fully serviced and opportunities was created for an ECD.*
- **Policy S5: Promote sustainable, integrated and inclusive housing in formal and informal markets:**
  - Investment in housing must ensure optimal and sustainable use of all resources, including financial, land, social and infrastructure components – *the development is compact and cost effective and will decrease the housing backlog in St Helena Bay.*

- Provide a wide choice of housing typologies and tenure options, based on economic, fiscal, and social affordability. Incremental housing development to be pursued, with phased service provision to accelerate housing provision – *there is opportunity for two alternative house typologies, although the zoning remains the same.*
- Ensure that all housing delivery projects are founded on principles of sustainability and based on integrated development planning – *the development is mainly focused on integration between uses and the surrounding environment to ensure walkability and sustainability for future generations.*
- Provide households with the residential environments, mobility and access to opportunities that support productive activities and reduce levels of exclusion from opportunity – *all social opportunities are proposed within this development. Available opportunities is further strengthened by encouraging people to create economic opportunities from home.*
- Achieve a wider range of housing opportunities with regards to diversity of tenure, size, density, height and quality in order to promote a ladder of upward mobility for households to progress as economic circumstances change over time – *the development supplies housing that supports growth from IRDP to single residential.*

4.2	The Integrated Development Plan of the local municipality.

Saldanha Bay 2nd Review of the 5th Generation Integrated Development Plan (IDP) (2024)
There are currently 13 124 applicants on the waiting list, of which most of the applicants are in Vredenburg and then followed by Saldanha and St Helena Bay. The waiting list increases by 100 – 150 each month. This project will alleviate this number with 185 new opportunities for residential erven.
The IDP has identified strategic focus areas with strategic objective and the proposed housing project will support these focus areas as follows:

- Community collaboration; foster community development – the development creates community opportunities to grow the social uses in the area with the proposed crèche and church. The public open spaces will also support community gathering,
- Economic; diversify the economy and creation of sustainable jobs – the proposed development will create temporary jobs during construction and home occupation opportunities will be promoted.
- Safety; implement intervention for a safe community and environmental protection – the proposed development is on an area of less environmental importance which does not link to another biodiversity corridor.
- Services, provide reliable, effective and affordable services – the latest cost effective services will be supplied to the development during construction and the design supports natural flow of storm water and sewage as far as possible.

Housing is not a municipal mandated function, and Human Settlements Department fulfils an implementing role on behalf of the Western Cape. The development of the Stompneus Bay housing project services, have been specifically identified in the IDP as a Western Cape Government funded project. Due to an escalating housing demand in St Helena Bay the Housing Department approached the council to utilise the subject property for housing development as expansion to the Stompneus Bay residential neighbourhood.

4.3.	The Spatial Development Framework of the local municipality.

Saldanha Bay Spatial Development Framework (SDF) 2019
The *Saldanha Bay Spatial Development Framework (SDF)* of May 2019 determines the strategic policy guidelines for future development in Saldanha Bay region and in this case, in St Helena Bay. St Helena Bay compromises a long coastal strip around bays and small fishing harbours. These harbours are strung out along the coastline between two and five kilometres apart, creating a series of nodes with small convenience retail and staff housing. The 1990s and 2000s saw attempts to realise the tourism and holiday accommodation and housing potential in town.
The Saldanha Bay Municipality (SBM) is a caring institution that excels through:

- Accelerated economic growth for community prosperity
- Establishment of high quality and sustainable services
- Commitment to responsive and transparent governance
- The creation of a safe and healthy environment
- Long term financial sustainability

The proposed Stompneus Bay Housing project complies with all these municipal aims of service provision to the community.

The SDF list a few principles and tools to be used for future development and the proposed development complies as follows:

- Appropriate walking distance – a desirable walking distance is between 1 and 2kms: *the proposed development is within 2km walking distance from social and economic opportunities.*
- Functional integration – 50% of all urban destinations within walking distance: *employment, worship, educational, social, recreational and education opportunities are within 2km walking distance which is more than 50% of the proposed urban destinations.*
- Infill, densification and suburbs – significant infill and densification is required in order to restructure the settlements in the area: *the proposed development is an excellent example of effective and sustainable infill development on underutilised land within the Urban Edge.*

The proposed development further complies with the following Goals and Objectives of the SDF:

- Goal 4: to address the social needs and expectations of all sections of the community to;
- Provide all sections of the community access to a full spectrum of social services and facilities – *the future residents will have access to community facilities in close proximity to their homes.*
- To ensure the provision of basic housing and services to all sections of the community – *Additional housing opportunities will be made available to all sectors of the community.*
- Encourage public participation in all issues of public concern – *the application will be taken through public participation by Saldanha Bay Municipality where the public will have the opportunity to comment on the development.*
- Goal 6: to ensure that ongoing development pressure and its spatial implications are managed in a sustainable manner that protects the unique character of the existing cultural landscape and the place-specific character and form of the existing settlement pattern to;
- Retain and strengthen the unique identity of the municipal area and its districts – *the proposed development will be expansion of the existing community of Stompneus Bay, which supports appropriate location of the project.*
- To improve the aesthetic quality of the built environment – *the proposed development will fit into the character and aesthetics of the surrounding built environment.*

The Saldanha Bay SDF identifies Farm 6/4 as a New Development Area (NDA), number 7. NDA 7 is identified for Residential Development with a density of 20 units/ha. The development proposal suggests a 36 unit/ha density which is higher than the proposed density. The proposed density of 20 units / ha is identified as low-medium density and there are only a few areas identified for higher density development.

It is important to use higher densities for housing projects to ensure a compact sustainable development, too large erven creates opportunities for backyard dwellers, creating additional pressure on the municipal systems. The housing project can be seen as a site specific project to ensure denser sustainable human settlement projects.

It is thus the purpose of this application to request a site-specific deviation from the Saldanha Bay SDF 2019 in terms of Section 22(2) of the Spatial Planning and Land Use Management Act, Act 16 of 2013. The following criteria motivates the site specific reasons:

- The proposed deviation from 20 units/ha to 36 units/ha is not excessive, seeing that it is close to the highest density allowed being 35 units/ha.
- By densifying the development it creates additional alternative housing opportunities within the St Helena Bay town, which is also located close to business and social uses.
- Higher densities flourish in housing projects, as it ensures that the space on the erven are sustainable but does not support space for backyard dwellers.
- The density further supports walkability for a more sustainable neighbourhood by providing smaller street frontages the length of the street to accommodate the units are smaller and more walkable.
- By densifying it ensure that less valuable natural environment is lost and ensure optimal use of land, as land is a scare commodity en land for housing development even more so.

Although the proposed development does not comply with the density proposal for NDA 7, it supports the overall SDF initiative of densification and promoting compact settlements which takes the natural environment into consideration.
The locality of the site is also ideal, as it is located within walking distance of business and social opportunities supporting integration of the proposed development and the existing town.

4.4.	The Environmental Management Framework applicable to the area.

Greater Saldanha Bay EMF established in the area. The erf falls inside a urban development zone and on the edge of existing residential area.

5.	Explain how comments from the relevant authorities and/or specialist(s) with respect to biodiversity have influenced the proposed development.

Comments received on Draft BAR will be used to amend the final BAR if required.

6.	Explain how the Western Cape Biodiversity Spatial Plan (including the guidelines in the handbook) has influenced the proposed development.

Poor quality incorrectly mapped as CBA on small disturbed area.

	Biodiversity Priority	Proximity to Biodiversity Priority Area	Hectares Lost	Aligned to 'LMO'	
	CBA1	N/A		YES	NO
	CBA2	N/A		YES	NO
	ESA1	N/A		YES	~~NO~~
	ESA2	N/A		YES	NO
	Protected Area (PA)	N/A		YES	NO
	Forest	N/A		YES	NO
	River NFEPA including 32m buffer	N/A		YES	NO
	Wetland NFEPA including 32m buffer	N/A		YES	NO
	Strategic water source area	N/A		YES	NO
	Threatened species and Red Data listed species	N/A		YES	NO

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

Not applicable.

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.

The screening report submitted with the NOI form does not differs from the one included in pre-application draft BAR.

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

The proposed development will not have a significant adverse cumulative impact on the population or traditional customs and practices. The proposed development will provide much needed residential sites for beneficiaries. The proposed development will have the following Socio-economic benefits for the town of St Helena Bay and the direct area:

- Economic growth and job creation: the project will create local construction jobs during implementation and the upgrading of services will attract business opportunities in the surrounding precinct.
- Improved living standards: the project will provide the residents with a safer and healthier living environment, for example it reduce overcrowding and disposal of waste in the streets.
- Social stability and community development: the provision of serviced erven will in turn reduce poverty and improve stability for low-income families and it will create a sense of community and belonging.

Social services and amenities: the development creates opportunities for a crèche and church which will further promote the sense of community and promote social well-being.

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

Will make use of existing roads and infrastructure surrounding the development.

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).

Will connect to surrounding existing services. Proof will be included in final BAR.

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.
None	

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.

NA

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

Yes, PPP as per the NOI and EA application was and is being followed. Proof of all PPP conducted thus far is available under Appendix F.

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

DEA&DP: Development Management CapeNature DEA&DP: Pollution and Chemicals Management DEA&DP: Waste Management Department of Water and Sanitation Heritage Western Cape Saldanha Bay Municipality West Coast District Municipality Department: Transport and Public Works Western Cape Government: Department of Infrastructure

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

All were consulted.

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

This will be indicated in the Final 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.

None to date, will be included in the Final 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
1.2.	Provide the name and or company who conducted the specialist study.		
NA			
1.3.	Indicate above which aquifer your proposed development will be located and explain how this has influenced your proposed development.		
Aquifer Type and Yield Classification: Intergranular and fractured 0.0 - 0.1 l/s Aquifer Susceptibility Susceptibility: Least Aquifer Vulnerability Vulnerability: Least Aquifer Classification Classification: Poor Groundwater Quality EC (mS/m): > 520 Depth to Groundwater Depth (mbgl): 12.83 Groundwater Recharge Recharge (mm/a): 8.51 Source: CapeFarmMapper dated 2 July 2025.			
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.		
Depth to Groundwater Depth (mbgl): 12.83 Source: CapeFarmMapper dated 2 July 2025.			

2. Surface water

2.1.	Was a specialist study conducted?	~~YES~~	NO
2.2.	Provide the name and/or company who conducted the specialist study.		
NA			
2.3.	Explain how the presence of watercourse(s) and/or wetlands on the property(ies) has influenced your proposed development.		
Not applicable. No surface water features in close proximity to the site.			

3. Coastal Environment

3.1.	Was a specialist study conducted?	~~YES~~	NO
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	~~NO~~
4.2.	Provide the name and/or company who conducted the specialist studies.		

Terrestrial Biodiversity Compliance Statement - Terrestrial Biodiversity Compliance Statement in terms of the protocols was conducted by Nicolaas Hanekom
Plant Species - Plant Species compliance statement in terms of the protocols was conducted by Nicolaas Hanekom
Animal Species Assessment - Animal Species compliance statement in terms of the protocols was conducted by Nicolaas Hanekom

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.

- 1:50 000 topographic mapping sourced from the Surveyor General's office;
- Aerial imagery sourced from Google Earth.
- Aerial imagery sourced from ESRI.
- Vegetation types and their conservation status was extracted from the South African National Vegetation Map (South African National Biodiversity Institute (2006-2018). The Vegetation Map of South Africa, Lesotho and Swaziland, Mucina, L., Rutherford, M.C. and Powrie, L.W. (Editors), Online, http://bgis.sanbi.org/Projects/Detail/186, Version 2018.).
- Information on plant and animal species recorded for the Quarter Degree Squares (QDS) was extracted from the SABIF/SIBIS database hosted by SANBI.
- The IUCN conservation status of the species in the list was also extracted from the database and is based on the Threatened Species Programme, Red List of South African Plants (2011).
- Threatened Ecosystem data was extracted from the National List of Threatened Ecosystems 2010.
- Freshwater and wetland information was extracted from the National Freshwater Ecosystem Priority Areas assessment, NFEPA (Nel et al. 2011) and National Wetlands Map.
- Important catchments and protected areas expansion areas were extracted from the National Protected Areas Expansion Strategy 2008 (NPAES).
- CapeNature (2024). 2023 Western Cape Biodiversity Spatial Plan and Guidelines. Biodiversity Capabilities, CapeNature. Link: https://www.capenature.co.za/western-cape-biodiversity-spatial-plan.

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.

Poor quality incorrectly mapped as CBA on small disturbed area.

	Biodiversity Priority	Proximity to Biodiversity Priority Area	Hectares Lost	Aligned to 'LMO'	
	CBA1	N/A		YES	NO
	CBA2	N/A		YES	NO
	ESA1	N/A		YES	~~NO~~
	ESA2	N/A		YES	NO
	Protected Area (PA)	N/A		YES	NO
	Forest	N/A		YES	NO
	River NFEPA including 32m buffer	N/A		YES	NO
	Wetland NFEPA including 32m buffer	N/A		YES	NO
	Strategic water source area	N/A		YES	NO
	Threatened species and Red Data listed species	N/A		YES	NO

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.

Conservation value and sensitivity (terms which are often used interchangeably in ecological assessments) of habitats are a product of species diversity, plant community composition, rarity of habitat, degree of habitat degradation, rarity of species, ecological viability and connectivity, vulnerability to impacts, and reversibility of threats (which in this case generally refers to the rehabilitation potential of the habitat; high sensitivity habitats having low rehabilitation potential). According to *The Vegetation Map of South African, Lesotho and Swaziland* (VEGMAP), (Rebelo *et al*. 2006 in Mucina & Rutherford, 2006; SANBI, 2018) the vegetation of study area is Saldanha Granite Strandveld, with an critically endangered (CN) ecosystem status.

The Western Cape Biodiversity Spatial Plan (WCBSP) is the outcome of a systematic biodiversity planning exercise developed at a relatively fine scale (1:10 000 to 1:50 000) that is used to guide development through identification of both terrestrial and aquatic conservation priorities (Pool-Stanvliet et al. 2017). The WCSBP defines five broad biodiversity priority categories ranging from Core Biodiversity Areas (CBAs) through to Ecological Support Areas (ESAs) through to highly modified areas rated as No Natural Remaining (NNRs) areas. Each category is given a desired management objective and these spatial data were used to inform whether any potentially affected aquatic ecosystems are considered within any of the biodiversity priority categories to establish the desirability of water resource development and make recommendations within this assessment.

Critical Biodiversity Areas were incorrectly mapped on the site. During the site visit, it was evident that the vegetation structure is degraded as a result of surrounding urban development and impacts. Only pioneer plant species were recorded on site and the vegetation structure and ecological habitat on site is not representative of the vegetation characteristics of Saldanha Granite Strandveld. The botanical conservation value of this entire area is Low, and hence no map of the constraints on this site is provided.

The information gathered from the site survey does differs from the Environmental Screen report. The development of the site as per the proposed Site Development Plan would have a **low negative** impact.

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.

NA

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

No indigenous fauna species or their habitats is present on the site due to the low botanical value of the site.

5. Geographical Aspects

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

The site is on a flat slope gradients.
According to the geotechnical assessment conducted (refer to Appendix G) the site is underlain by a mantle of dune sands (Q5) greater than 3m in thickness in the southern and central areas, overlying poorly to well cemented calcrete. The dune soils thin out in the northern area, where they are underlain by granite bedrock.

It is considered that conditions prevailing at the site are generally favourable for the proposed development, provided the recommendations given in this report are adhered to.

Recommendations for earthworks and drainage to promote the stable development are given. The site has been classified into Site Classes C and C1 in terms of the NHBRC site classification system.

6. Heritage Resources

6.1.	Was a specialist study conducted?	~~YES~~	NO
6.2.	Provide the name and/or company who conducted the specialist study.		
NA			

6.3.	Explain how areas that contain sensitive heritage resources have influenced the proposed development.
	Heritage Western Cape Notice of Intent to Develop form will be submitted to HWC. Await Heritage Western Cape comment.

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.
There is no culturally or historically significant elements as defined in Section 2 of the NHRA that will be affected by the development.

8. Socio/Economic Aspects

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

Historically Vredenburg developed from a farming community, with the town of Vredenburg being founded in 1862 when a church was built at a water spring. During 1880, the first government school was built followed by the post office in 1886. A shortage of fresh water slowed the growth of Vredenburg with the town gaining Municipal Status in 1932.
Source: Saldanha Bay Municipality Integrated Development Plan.

Introduction

Saldanha Bay Municipality (WC014) is a local municipality located on the West Coast of South Africa, approximately 140 kilometers north of Cape Town. It forms part of the West Coast District Municipality (DC1), situated in the Western Cape Province. The Swartland Municipality borders the municipality in the west by the Atlantic Ocean, in the north by the Bergrivier Municipality and the east.

The Saldanha Bay Municipality covers an area of 2 015 km² (approximately 166 565,48 hectares) and has a coastline of 238km. In total 6.5% of the geographical land are urban land and 93.5% rural land. Overall Saldanha Bay municipality constitutes 6.4% of the entire West Coast geographical land making it the smallest municipal area in the district. The area includes the towns of Hopefield; Langebaan, Saldanha, Jacobsbaai, Vredenburg, Paternoster and St Helenabaai. The administrative office of SBM is located in Vredenburg, with satellite offices in Hopefield, St Helena Bay, Paternoster, Saldanha and Langebaan.

In 2020[1], the economy of Saldanha Bay was valued at R10 918.7 billion (current prices) and employed 48 438 people. Historical trends between 2016 and 2020 indicate that the municipal area realized an average annual growth rate of -0.2 per cent. The 2020 recession made a substantial dent in the average growth rate over the period, but load shedding and the drought within the Province also played a major role in prior years.

Estimates for 2021 however indicate a marked recovery in growth (6.0 per cent) from the effects of the COVID-19 related restrictions to economic activity in 2020. It was largely driven by growth in the community, social and personal services (9.2 per cent); agriculture, forestry and fishing (8.3 per cent); wholesale and retail trade, catering and accommodation (7.6 per cent) as tourism activity resumed, and manufacturing (7.4 per cent). The mining and quarrying (-16.1 per cent) and construction (-4.6 per cent) sectors
were the only sectors that experienced further economic decline after the easing of restrictions.

Despite the anticipated economic recovery predicted in relation to 2021 recorded figures, the economy continued to shed jobs, with an estimated 1 570 net jobs lost. This was largely driven by job losses in the wholesale & retail trade, catering & accommodation (-360 jobs); manufacturing (-157 jobs); and agriculture, forestry & fishing (-924) sectors, reflecting that employment creation is lagging the improved GDP upswing in key sectors.

[1] The 2022 Socio-Economic Profile Saldanha Bay Municipality. Western Cape Government.

Formal and Informal Employment

It is estimated that Saldanha Bay's total employed persons will amount to 46 868 workers in 2021, of which 38 657 (82.5 per cent) are employed in the formal sector and 8 211 (17.5 per cent) are informally employed. Employment in the formal sector remained relatively constant with an annual average increase of only 0.1 per cent from 2016 to 2020 while the trend for the informal sector regressed from 25.2 per cent of total employment in 2016 to an anticipated 20.4 per cent in 2020. The informal economy was responsible for the majority of the job losses in 2021. This is a concern as the informal economy should be able to act as a buffer during times of economic recession.

In 2020, the formally employed consisted mainly of low-skilled (40.3 per cent) and semi-skilled (39.8 per cent) workers. The skilled category only contributed 19.9 per cent to total formal employment. The skilled and low-skilled categories grew at a pace of 1.4 and 0.1 per cent per annum respectively from 2016 to 2020 and notably outpaced semi-skilled employment which contracted at a rate of 0.4 per cent per annum. The growth in the skilled categories reflects the increasing market demand for skilled labour and the need for skills development initiatives, especially within the dominant tertiary sector in the municipal area.

Unemployment

It is estimated that the effect of COVID-19 continued to result in job losses in 2021, with a total of 1 570 jobs lost. The sector with the most job losses was the agriculture sector, with 924 jobs lost. It is interesting to note that this sector was the leading contributor in terms of GDPR growth in 2020, but also shed the most jobs between 2020 and 2021. Skills development is therefore a priority focus area to ensure that potential workers have the necessary skills to be employed in the current job market. The only sectors that are estimated to have created jobs in 2021 are the general government and community services sectors.

Population

As of 2022, 26 per cent of the West Coast Districts' population resides in the Saldanha Bay municipal area. The population of the municipal area totals 125 687 persons in 2022 and is estimated to grow to 136 611 persons by 2026. This equates to an estimated average annual growth rate of 2.1 per cent for the period. The estimated population growth rate of Saldanha Bay is therefore 0.4 percentage points higher than the estimated average annual population growth rate of the West Coast District's at 1.7 per cent.

Sex Ratio

The overall sex ratio (SR) depicts the number of males per 100 females in the population. The data indicates that as of 2022, there are more females than males in the Saldanha Bay municipal area with a ratio of 50.2 per cent (females) to 49.8 per cent (males). The sex ratio, at 99, means that for every 100 women there are 99 men. The ratio increases slightly towards 2023 (99.9) and remains relatively unchanged from 2024 to 2026, hovering at 100.1 – 100.3. This could be attributed to various factors such as the potential inflow of working males to the municipal area or an increase in female mortality rates.

Age Cohorts

The infographic also depicts the population composition of the municipal area per age cohort. These groupings are expressed as a dependency ratio which indicates those who are part of the workforce (Age 15 – 64) and those who are dependent on them (children or senior citizens). A higher dependency ratio implies greater pressure on social systems and the delivery of basic services. Between 2022 and 2026, the largest population growth (2.8 per cent) was recorded in the 65+ age category. This reflects possible improvements in life expectancy (an ageing population) or that more people are choosing the Saldanha Bay municipal area as a retirement destination. Steady growth is also expected in the working age cohort, which results in an overall decrease in the dependency ratio towards 2026.

Household sizes

The average size of households is expected to marginally decline from 3.3 – 3.1 people per household from 2022 to 2026. Contributing factors to the trend of a constant average household size include, but are not limited to, lower fertility rates, ageing population, divorce, cultural patterns surrounding intergenerational co-residence, as well as socio-economic factors that shape trends in employment, education, and housing markets.

Population density

Population density is the measurement of the number of people that make up a population in a defined area. Factors affecting population density include economic, social, connectivity/location and accessibility factors. These figures improve responsiveness to rapid urbanization and assists municipalities with planning and budgeting for effective service delivery and combatting environmental risks. In 2022, the population density of the Saldanha Bay municipal area was 62 persons per square kilometre.

Access to education

Education is one of the primary resources of change, its role is to help people acquire knowledge and skills, which can , in turn be used to acquire jobs.

Learner enrolment

A total of 19 976 learners were enrolled in 2021 in the Saldanha Bay Municipal area, accounting for 29.8 per cent of all learners enrolled across the West Coast District. With the projected municipal population growth rate anticipated to be 2.6 per cent compared to the District figure of 1.7 per cent in 2026, added pressure will be placed on the registration of learners entering the primary school phase, thereby placing this category under increased pressure going forward.

Learner-teacher ratio

Learner teacher ratios is a method of evaluating educational systems to gain an understanding of the individual attention available to students and to determine what the teacher workload is. Learner- teacher ratio upper limits of 40:1 in ordinary primary schools and 35:1 in ordinary high schools are set by the Department of Education. Low learner-teacher ratios are associated with more interaction between teachers and learners which could contribute to better quality education. According to the 2021 Schools Realities Publications, the learner teacher ratio is high for government-only paid teachers, meaning that teachers paid by government are faced with larger numbers of learners per teacher.

Although the learner teacher ratio marginally decreased from 32.0 in 2019 to 31.6 learners per teacher in 2021, it is still below the recommended range for learner-teacher ratios of 35:1 - 40:1, indicating acceptable classroom sizes in terms of the learner-teacher ratio.

Learner Retention

The learner retention rate measures the proportion of learners in Grade 12, who were in Grade 10 two years prior. Learner retention rates can be affected by low socio-economic background, student attitudes towards education, critical thinking skills, study skills and other personal circumstances which can make it difficult for the learner to focus on education. Overcrowded classrooms are also blamed as being the main driver of high learner drop out rates.

Although the learner retention rate in the Saldanha Bay municipal area improved from 64.3 per cent in 2020 to 75.6 per cent in 2021, more than 20 per cent of the learners did not successfully complete their grade 12 certificate, which has potential labour market implications in the medium to long term.

Education outcomes (Matric Pass Rates)

Education remains one of the key avenues through which the state is involved in the economy. In preparing individuals for future engagement in the labour market, policy choices and decisions in the sphere of education play a critical role in determining the extent to which future economic and poverty reduction plans can be realised. Saldanha Bay's matric pass rate regressed from 80.7 per cent in 2020 to 75.5 per cent in 2021, thereby recording the lowest matric pass rate for the West Coast District in 2021.

Education Infrastructure/ Number of schools

The number of schools within Saldanha Bay municipal area is recorded at 23 in 2021. A total of R193 million will be spent in the Saldanha Bay municipal area across the MTREF period. This allocation will be used for new and replacement infrastructure in the following schools; Hopefield Primary School, Panarama Primary School, Saldanha Primary School, St. Helenabaai High School, St. Helenabaai Intermediate School, as well as the Saldanha Technical School.

Number of no-fee schools

The No-fee Schools policy abolishes school fees in the poorest 40 per cent of schools nationally for learners from Grade R to Grade 9. As per the policy schools that do not charge fees will be allocated a larger amount of funding from the national budget per learner to make up for the fees that would have been charged.

The proportion of no-fee schools in the Saldanha Bay municipal area is recorded at 56.5 per cent in 2021, making it the lowest ranking percentage across the West Coast District in 2021 for this category. The recorded percentage is also considerably below the West District average of 71.9 per cent.

Schools with libraries and media centres

As mentioned earlier , there were 23 schools in the Saldanha Bay area in 2021 of which 14 (61 per cent) were equipped with libraries. The availability of library facilities within schools contribute towards narrowing the academic attainment gap by allowing students access to information which is directly linked to improved education outcomes.

Healthcare facilities

In 2021, the Saldanha Bay municipal area had 8 fixed primary healthcare facilities. The municipal area also had 3 mobile/satellite clinics, one district hospital and no regional hospitals. For TB and ART patients, individuals have access to 11 TB clinics and 7 ART treatment sites.

HIV/AIDS & Tuberculosis

The number of clients (patients) that remain committed to their antiretroviral treatment (ART) plan in the Saldanha Bay municipal area increased by 142 patients between 2020/21 and 2021/22. In total, 4 094 registered patients received antiretroviral treatment in the municipal area in 2021/22. In turn, the number of new patients receiving ART decreased from 635 in 2020/21 to 471 in 2021/22.

There has been an annual increase of 3.8 per cent between 2020/21 (655) and 2021/22 (680) in the number of registered patients receiving TB treatment in the municipal area.

Child health

The immunisation coverage rate for children under the age of one in the municipal area marginally declined from 61.2 per cent in 2020/21 to 59.5 per cent in 2021/22. The overall WCD rate also improved from 69.0 per cent to 69.5 per cent across the same period. The number of malnourished children under five years of age (severe acute malnutrition) per 100 000 people reported 0 cases in 2021/22 from the 0.4 figure recorded in 2020/21. The neonatal mortality rate (deaths per 1 000 live births before 28 days of life) for the municipal area declined from 4.4 in 2020/21 to 7.0 in 2021/22. The rate was just

below the WCD average of 7.2 in 2021/22. A total of 9.2 per cent of all babies born in facility in the municipal area in 2021/22 weighed less than 2 500 grams, indicating possible challenges with long-term maternal malnutrition and poor health care during pregnancy.

Maternal health

In 2021/22, the Saldanha Bay municipal area recorded zero maternal deaths and 13.2 per cent of all pregnancies were to children and young women between the ages of 10 – 19 years (teenage pregnancies). The number of teenage pregnancies remained constant when compared to the previous year's (2020/21), as well as the termination of pregnancy rate (0.8 per cent) which remained unchanged across this period.

Emergency medical services

The provision of more operational ambulances can provide greater coverage of emergency medical services. The Saldanha Bay municipal area had a total of 0.4 ambulances per 10 000 people in 2021 servicing the region in 2021. This number only refers to Provincial ambulances and excludes all private service providers and remained unchanged between 2020/21 and 2021/22.

GDPR Per Capita

An increase in the Gross Domestic Product per Region (GDPR) per capita, i.e. GDPR per person, is experienced only if the economic growth rate exceeds the population growth rate. At R61 352 in 2021, West Coast District's real GDPR per capita is below that of the Western Cape's figure of R81 650 for the same period. However, Saldanha Bay has outperformed both the District and the Province by recording a per capita income figure of R73 175 in 2021.

This figure is the highest recorded across the West Coast District in 2021. While the 2021 figure has regressed moderately for the period 2015 – 2021, the robust economic potential of the municipality is highlighted by its persistent high level of per capita incomes recorded, despite the recent recessionary economic environment coupled with COVID-19 which restricted economic activity both regionally and globally.

Income Inequality

South Africa suffers among the highest levels of inequality in the world when measured by the commonly used Gini index. Inequality manifests itself through a skewed income distribution, unequal access to opportunities, and regional disparities.

The National Development Plan (NDP) has set a target of reducing income inequality in South Africa from a Gini coefficient of 0.7 in 2010 to 0.6 by 2030. Income inequality has increased in West Coast District between 2015 (0.58) and 2021 (0.61). These disparities in income are certain to worsen across the ensuing MTREF given the potential aftereffects of the COVID-19 pandemic. Saldanha Bay has displayed a similar trend to that of the District's trajectory with inequality levels worsening from 0.59 in 2015 to 0.62 in 2021.

Poverty Line

The Upper Bound Poverty Line (UBPL) head count ratio is the proportion of the population living below the UBPL i.e., that cannot afford to purchase adequate levels of food and non-food items. The UBPL in South Africa is R1 227 (in April 2019 prices) per person per month.

Poverty affects the social development of communities through lower life expectancy, malnutrition and food insecurity, higher exposure to crime and substance abuse, lower educational attainment and poor living conditions. The NDP aims to eliminate poverty by 2030.

In 2021, 59.13 per cent of Saldanha Bay's population fell below the UBPL. The 2021 figure has remained relatively constant for the periods 2015 and 2018 respectively. Saldanha Bay along with Matzikama (58.61 per cent in 2021) represent the highest proportion of people living in poverty across the West

Coast District, while the Saldanha Bay figure of 59.13 per cent is marginally above that of the District figure (57.17 per cent) recorded in 2021.

The Constitution stipulates that every citizen has the right to access to adequate housing and that the state must take reasonable legislative and other measures within its available resources to achieve the progressive realisation of this right. Access to housing also includes access to services such as potable water, basic sanitation, safe energy sources and refuse removal services, to ensure that households enjoy a decent standard of living.

This section considers to what extent this has been achieved by reflecting on the latest available information from Quantec Research for 2021. The latest official statistics was collected by Statistics South Africa for the 2016 Community Survey; the 2021 Census will provide the updated official statistics. The information on free basic services is obtained from Statistics South Africa's Non-Financial Census of Municipalities survey findings.

Housing and Household Services

With a total of 28 976 households in the Saldanha Bay municipal area, 80.5 per cent had access to formal housing. This is lower than the West Coast District average of 87.9 per cent. The area also had a substantially higher proportion of informal dwellings, a total of 19.1 per cent compared with the District's total of 11.4 per cent.

Service access levels within the municipal area were considerably higher than the access to formal housing, with access to piped water inside dwelling/yard or communal/neighbour's tap at 99.6 per cent, access to a flush or chemical toilet at 98.8 per cent, access to electricity (including a generator) for lighting at 98.0 per cent and the removal of refuse at least weekly by local authority at 98.1 per cent of households. These access levels were above the District figures for electricity and refuse removal services.

Free Basic Services

Municipalities also provide a package of free basic services to households who are financially vulnerable and struggle to pay for services. The number of households receiving free basic services in the Saldanha Bay municipal area has gradually increased in 2020 across the board in relation to the package of free basic services delivered to indigents. The stressed economic conditions is expected to exert additional pressure on household income, which will likely increase the demand for free basic services and in turn the number of indigent households. However, this is area specific and dependent on the qualifying criteria which is used.

Murder

Murder is defined as the unlawful and intentional killing of another person.
Within the Saldanha Bay area, the actual number of murders declined from 37 in 2019/20 to 32 in 2020/21, decreasing further to 27 in 2021/22. Saldanha Bay municipal area's murder rate (per 100 000 people) followed a similar trend declining from 26 in 2020/21 to 22 in 2021/22, the murder rate for the West Coast District however marginally increased from 26 to 28 (per 100 000 people) for the same period.

Sexual Offences

Sexual offences include rape (updated to the new definition of rape to provide for the inclusion of male rape), sex work, pornography, public indecency and human trafficking.
In 2021, there were 84 sexual offences in the Saldanha Bay area which amounts to 18 per cent of the District total of 457. The incidence of sexual offences (per 100 000 people) in the municipal area (68) was considerably lower than that of the District (98) in 2021/22.
Drug-related Offences

Drug-related crimes refer to the situation where the perpetrator is found to be in possession of, under the influence of, or selling illegal drugs.

Drug-related crime within the Saldanha Bay area increased from 738 cases in 2020/21 to 836 cases in 2021/22. The West Coast District's drug-related offences followed a similar trend increasing from 3 601 in 2020/21 to 4 139 in 2021/22. When considering the rate per 100 000 people, Saldanha Bay compared favourably with a recorded 677 cases compared to the District's 883 cases.

Driving under the influence (DUI)

A situation where the driver of a vehicle is found to be over the legal blood alcohol limit.
The number of cases of driving under the influence of alcohol or drugs in the Saldanha Bay area decreased sharply from 111 in 2020/21 to 67 in 2021/22. This translates into a rate of 54 per 100 000 people in 2021/22, which is considerably below the District figure of 94 for the same period.

Road user fatalities

Road users that died in or during a crash i.e. drivers, cyclists, passengers, pedestrians.

The number of road user fatalities in the Saldanha Bay area decreased from 29 in 2020/21 to 23 in 2021/22, while the number of fatal crashes followed a similar trend declining from 18 to 15 for the same period.

Residential Burglaries

The unlawful entry of a residential structure with the intent to commit a crime, usually a theft. The number of residential burglaries in the Saldanha Bay area decreased from 1 048 1n 2020/21 to 919 in 2021/22. Saldanha Bay municipal area's rate of 744 per 100 000 population is considerably above that of the District's 479 recorded for 2021/22 which is a cause for concern.

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

The proposed development will not have a significant adverse cumulative impact on the population or traditional customs and practices. The proposed development will provide much needed residential sites for beneficiaries. The proposed development will have the following Socio-economic benefits for the town of St Helena Bay and the direct area:

- Economic growth and job creation: the project will create local construction jobs during implementation and the upgrading of services will attract business opportunities in the surrounding precinct.
- Improved living standards: the project will provide the residents with a safer and healthier living environment, for example it reduce overcrowding and disposal of waste in the streets.
- Social stability and community development: the provision of serviced erven will in turn reduce poverty and improve stability for low-income families and it will create a sense of community and belonging.
- Social services and amenities: the development creates opportunities for a crèche and church which will further promote the sense of community and promote social well-being.

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

None other than provision of housing.

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

It is not expected that the proposed development will have any significant negative impacts on people's health. In fact it will have a positive impact as it will ensure that Saldanha Bay Municipality can provide much needed housing.

SECTION H: ALTERNATIVES, METHODOLOGY AND ASSESSMENT OF ALTERNATIVES

1. Details of the alternatives identified and considered

1.1.	Property and site alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.

Provide a description of the preferred property and sites alternative.

Subdivision of **Portion 4 of Farm 6, Malmesbury RD,** in terms of *Section 15(2)(d) of the Saldanha Bay Municipal Land Use Planning By-Law 2022* to establish Portion A and a Remainder

The proposed development includes the following:

- 185 residential Zone 1 erven (approx. 120m^2 erven) for IRDP housing;
- 3 Open Space Zone I erven;
- 1 Institutional Zone I (Crèche);
- 1 Institutional Zone II (Church)
- roads situated in the 10m road reserves will be 5,5m and 5,0m wide, and associated infrastructure and services

It is therefore the intention to subdivide and rezone an area of ±5.9ha of said portion of land for the purpose of establishing a housing project

New 160 mm and 110 mm diameter uPVC Class 12 water pipelines will be installed within the road reserves 1,0 m from the erf boundary. The water network will be connected (at five places) to the existing 150 / 75 mm Ø main supply water pipeline situated east of the proposed development adjacent to Boundary Road and Main Street.
New 160 mm diameter uPVC 400 KPa sewerage pipelines be installed for the internal sewer network, 1,50 m from the erf boundary. The sewer network will connect at various places to the existing 250 mm diameter outfall sewer running through the development.
A 375mm Ø / 450mm Ø underground stormwater pipe system with grid inlets will be constructed in the road reserve to ensure sufficient drainage from the area. Storm water of the section of Mercury Street drains via the roads to catch pits, from where it is drains through underground stormwater pipelines. The stormwater discharges into existing stormwater pond to the north-eastern side of the site. Storm water of the surrounding Viking Crescent and section of Mercury Street drains via the roads to catch pits (end of road), from where it drains through underground stormwater pipes. The stormwater discharges into existing stormwater pond to the north-eastern side of the site. No subsoil storm water drainage system exists next to the existing roads.

The following external stormwater attenuation dams and networks is proposed to be upgraded:

- An earth berm/cut-off channel is recommended along the south-west boundary of the proposed development to prevent runoff from the larger catchment area to enter the development properties.
- Catchment A (new facility): A new attenuation facility (with new fencing) is proposed for the new development area which will reduce up to the 1 in 100-year post-developed peak runoff to the 1 in 2-year pre-developed runoff. An emergency overflow will also form part of the design of the storage facility should a storm exceeding the 1 in 100-year storm occur.

Catchment B (existing facility): It is recommended that the existing attenuation facility be extended, an emergency overflow be constructed, and the extended facility be fenced off.

Provide a description of any other property and site alternatives investigated.

Not applicable

Provide a motivation for the preferred property and site alternative including the outcome of the site selection matrix.

The housing development layout was designed to link to existing services and to fill in the development area surrounded by existing urban development and to accommodate community infrastructure. Various layout alternatives were considered and assessed against the various infrastructure and site limitations within the development footprint. A look at the need and desirability input indicate popular local support for both the concept, density and place. The proposed layout plan is based on a planning analysis, topographical survey, infrastructure constraints and other design considerations which were identified as part of the investigation process. The proposed site is considered suitable for the development of a residential development within the St Helena Bay Urban Edge.

The locality of the development site was created around the existing neighbourhood to support natural expansion of the area and to promote integration. The main access points will be from Mercury Street and Concorde Drive, also known as provincial Minor Road 7664. Mercury Street is already built in a loop to give access to the most western row of erven of the existing neighbourhood and erven was created next to this road to gain direct access of it. The road is then further proposed to create a grid pattern with a secondary loop that will connect to Concorde Drive in the north. This will create an effective transport route for public transport vehicles like taxi mini busses.

Provide a full description of the process followed to reach the preferred alternative within the site.

The municipality considered all available sites for developed and identified this area to develop much needed housing project.

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

The municipality considered all available sites for developed and identified this area to develop much needed housing project.

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

Refer to Section H4 below for a list of all the positive and negative impacts assessed.

1.2.	Activity alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.

Provide a description of the preferred activity alternative.

Subdivision of **Portion 4 of Farm 6, Malmesbury RD,** in terms of *Section 15(2)(d) of the Saldanha Bay Municipal Land Use Planning By-Law 2022* to establish Portion A and a Remainder

The proposed development includes the following:

- 185 residential Zone 1 erven (approx. 120m^2 erven) for IRDP housing;
- 3 Open Space Zone I erven;
- 1 Institutional Zone I (Crèche);
- 1 Institutional Zone II (Church)
- roads situated in the 10m road reserves will be 5,5m and 5,0m wide, and associated infrastructure and services

It is therefore the intention to subdivide and rezone an area of ±5.9ha of said portion of land for the purpose of establishing a housing project

New 160 mm and 110 mm diameter uPVC Class 12 water pipelines will be installed within the road reserves 1,0 m from the erf boundary. The water network will be connected (at five places) to the existing 150 / 75 mm Ø main supply water pipeline situated east of the proposed development adjacent to Boundary Road and Main Street.
New 160 mm diameter uPVC 400 KPa sewerage pipelines be installed for the internal sewer network, 1,50 m from the erf boundary. The sewer network will connect at various places to the existing 250 mm diameter outfall sewer running through the development.
A 375mm Ø / 450mm Ø underground stormwater pipe system with grid inlets will be constructed in the road reserve to ensure sufficient drainage from the area. Storm water of the section of Mercury Street drains via the roads to catch pits, from where it is drains through underground stormwater pipelines. The stormwater discharges into existing stormwater pond to the north-eastern side of the site. Storm water of the surrounding Viking Crescent and section of Mercury Street drains via the roads to catch pits (end of road), from where it drains through underground stormwater pipes. The stormwater discharges into existing stormwater pond to the north-eastern side of the site. No subsoil storm water drainage system exists next to the existing roads.

The following external stormwater attenuation dams and networks is proposed to be upgraded:

- An earth berm/cut-off channel is recommended along the south-west boundary of the proposed development to prevent runoff from the larger catchment area to enter the development properties.
- Catchment A (new facility): A new attenuation facility (with new fencing) is proposed for the new development area which will reduce up to the 1 in 100-year post-developed peak runoff to the 1 in 2-year pre-developed runoff. An emergency overflow will also form part of the design of the storage facility should a storm exceeding the 1 in 100-year storm occur.

Catchment B (existing facility): It is recommended that the existing attenuation facility be extended, an emergency overflow be constructed, and the extended facility be fenced off.

Provide a description of any other activity alternatives investigated.

No other activity alternative exists or was assessed. It is specific to the development of housing.

Provide a motivation for the preferred activity alternative.

The housing development layout was designed to link to existing services and to fill in the development area surrounded by existing urban development and to accommodate community infrastructure. Various layout alternatives were considered and assessed against the various infrastructure and site limitations within the development footprint. A look at the need and desirability input indicate popular local support for both the concept, density and place. The proposed layout plan is based on a planning analysis, topographical survey, infrastructure constraints and other design considerations which were identified as part of the investigation process. The proposed site is considered suitable for the development of a residential development within the St Helena Bay Urban Edge.

The locality of the development site was created around the existing neighbourhood to support natural expansion of the area and to promote integration. The main access points will be from Mercury Street and Concorde Drive, also known as provincial Minor Road 7664. Mercury Street is already built in a loop to give access to the most western row of erven of the existing neighbourhood and erven was created next to this road to gain direct access of it. The road is then further proposed to create a grid pattern with a secondary loop that will connect to Concorde Drive in the north. This will create an effective transport route for public transport vehicles like taxi mini busses.

Provide a detailed motivation if no activity alternatives exist.

No activity alternatives were assessed or exists. The application is to develop much needing houses.

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

Refer to Section H4 below for a list of all the positive and negative impacts assessed.

1.3.	Design or layout alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts

Provide a description of the preferred design or layout alternative.

Subdivision of **Portion 4 of Farm 6, Malmesbury RD,** in terms of *Section 15(2)(d) of the Saldanha Bay Municipal Land Use Planning By-Law 2022* to establish Portion A and a Remainder

The proposed development includes the following:

- 185 residential Zone 1 erven (approx. 120m^2 erven) for IRDP housing;
- 3 Open Space Zone I erven;
- 1 Institutional Zone I (Crèche);
- 1 Institutional Zone II (Church)
- roads situated in the 10m road reserves will be 5,5m and 5,0m wide, and associated infrastructure and services

It is therefore the intention to subdivide and rezone an area of ±5.9ha of said portion of land for the purpose of establishing a housing project

New 160 mm and 110 mm diameter uPVC Class 12 water pipelines will be installed within the road reserves 1,0 m from the erf boundary. The water network will be connected (at five places) to the existing 150 / 75 mm Ø main supply water pipeline situated east of the proposed development adjacent to Boundary Road and Main Street.
New 160 mm diameter uPVC 400 KPa sewerage pipelines be installed for the internal sewer network, 1,50 m from the erf boundary. The sewer network will connect at various places to the existing 250 mm diameter outfall sewer running through the development.
A 375mm Ø / 450mm Ø underground stormwater pipe system with grid inlets will be constructed in the road reserve to ensure sufficient drainage from the area. Storm water of the section of Mercury Street drains via the roads to catch pits, from where it is drains through underground stormwater pipelines. The stormwater discharges into existing stormwater pond to the north-eastern side of the site. Storm water of the surrounding Viking Crescent and section of Mercury Street drains via the roads to catch pits (end of road), from where it drains through underground stormwater pipes. The stormwater discharges into existing stormwater pond to the north-eastern side of the site. No subsoil storm water drainage system exists next to the existing roads.

The following external stormwater attenuation dams and networks is proposed to be upgraded:

- An earth berm/cut-off channel is recommended along the south-west boundary of the proposed development to prevent runoff from the larger catchment area to enter the development properties.
- Catchment A (new facility): A new attenuation facility (with new fencing) is proposed for the new development area which will reduce up to the 1 in 100-year post-developed peak runoff to the 1 in 2-year pre-developed runoff. An emergency overflow will also form part of the design of the storage facility should a storm exceeding the 1 in 100-year storm occur.

Catchment B (existing facility): It is recommended that the existing attenuation facility be extended, an emergency overflow be constructed, and the extended facility be fenced off.

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

The proposed development of IRDP erven, on portion 4 of farm 6 in Stompneus Bay (St Helena Bay).
The proposed development includes the following:
214 residential Zone 1 erven (approx. 120m2 erven) for IRDP housing;
1 place of public worship (1087m2);

1 institutional zone erf – cheche (1081m2)
roads situated in the 10m road reserves will be 5,5m and 5,0m wide, and
associated infrastructure and services

Provide a motivation for the preferred design or layout alternative.

The housing development layout was designed to link to existing services and to fill in the development area surrounded by existing urban development and to accommodate community infrastructure. Various layout alternatives were considered and assessed against the various infrastructure and site limitations within the development footprint. A look at the need and desirability input indicate popular local support for both the concept, density and place. The proposed layout plan is based on a planning analysis, topographical survey, infrastructure constraints and other design considerations which were identified as part of the investigation process. The proposed site is considered suitable for the development of a residential development within the St Helena Bay Urban Edge.

The locality of the development site was created around the existing neighbourhood to support natural expansion of the area and to promote integration. The main access points will be from Mercury Street and Concorde Drive, also known as provincial Minor Road 7664. Mercury Street is already built in a loop to give access to the most western row of erven of the existing neighbourhood and erven was created next to this road to gain direct access of it. The road is then further proposed to create a grid pattern with a secondary loop that will connect to Concorde Drive in the north. This will create an effective transport route for public transport vehicles like taxi mini busses.

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

Not applicable. The housing development layout was designed to link to existing services and to fill in the development area surrounded by existing urban development and to accommodate community infrastructure.

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

Refer to Section H4 below for a list of all the positive and negative impacts assessed.

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

Provide a description of the preferred technology alternative:

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

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

The only technological alternatives assessed and considered, were the use of water conservation:
Ensure that toilet systems are duel flush and 6 litre water holding capacity.

Provide a description of any other technology alternatives investigated.

No other technological alternatives were considered.

Provide a motivation for the preferred technology alternative.

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

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

The only technological alternatives assessed and considered, were the use of water conservation:
Ensure that toilet systems are duel flush and 6 litre water holding capacity.

Provide a detailed motivation if no alternatives exist.

The technological alternatives will ensure that the development is more energy and water efficient.

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

The technological alternatives will ensure that the development is more energy and water efficient.

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

Provide a description of the preferred operational alternative.

Operational alternatives were not assessed as they are not feasible or reasonable. The proposed development application is to develop housing.

Provide a description of any other operational alternatives investigated.
Operational alternatives were not assessed as they are not feasible or reasonable. The proposed development application is to develop housing.
Provide a motivation for the preferred operational alternative.
Operational alternatives were not assessed as they are not feasible or reasonable. The proposed development application is to develop housing.
Provide a detailed motivation if no alternatives exist.
Operational alternatives were not assessed as they are not feasible or reasonable. The proposed development application is to develop housing.
List the positive and negative impacts that the operational alternatives will have on the environment.
Operational alternatives were not assessed as they are not feasible or reasonable. The proposed development application is to develop housing.

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 site will not be develop and therefore crutial and much needed housing will not be provided.

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

None applicable.

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

The housing development layout was designed to link to existing services and to fill in the development area surrounded by existing urban development and to accommodate community infrastructure. Various layout alternatives were considered and assessed against the various infrastructure and site limitations within the development footprint. A look at the need and desirability input indicate popular local support for both the concept, density and place. The proposed layout plan is based on a planning analysis, topographical survey, infrastructure constraints and other design considerations which were identified as part of the investigation process. The proposed site is considered suitable for the development of a residential development within the St Helena Bay Urban Edge.

The locality of the development site was created around the existing neighbourhood to support natural expansion of the area and to promote integration. The main access points will be from Mercury Street and Concorde Drive, also known as provincial Minor Road 7664. Mercury Street is already built in a loop to give access to the most western row of erven of the existing neighbourhood and erven was created next to this road to gain direct access of it. The road is then further proposed to create a grid pattern with a secondary loop that will connect to Concorde Drive in the north. This will create an effective transport route for public transport vehicles like taxi mini busses.

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).
No no-go areas have been identified in the proposed development area. All areas outside the development footprint is regarded as no go areas.

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 assessment criteria were developed based on the Department of Environmental Affair's Integrated Environmental Management Series guideline documents.

Criteria	**Description**		
Nature	a description of what causes the effect, what will be affected, and how it will be affected.		
	Type	**Score**	**Description**
Extent (E)	None (No)	1	Footprint
	Site (S)	2	On site or within 100 m of the site
	Local (L)	3	Within a 20 km radius of the centre of the site
	Regional (R)	4	Beyond a 20 km radius of the site
	National (Na)	5	Crossing provincial boundaries or on a national / land wide scale
Duration (D)	Short term (S)	1	0 – 1 years

	Short to medium (S-M)	2	2 – 5 years
	Medium term (M)	3	5 – 15 years
	Long term (L)	4	> 15 years
	Permanent(P)	5	Will not cease
Magnitude (M)	Small (S)	0	will have no effect on the environment
	Minor (Mi)	2	will not result in an impact on processes
	Low (L)	4	will cause a slight impact on processes
	Moderate (Mo)	6	processes continuing but in a modified way
	High (H)	8	processes are altered to the extent that they temporarily cease
	Very high (VH)	10	results in complete destruction of patterns and permanent cessation of processes.
Probability (P) the likelihood of the impact actually occurring. Probability is estimated on a scale, and a score assigned	Very improbable (VP)	1	probably will not happen
	Improbable (I)	2	some possibility, but low likelihood
	Probable (P)	3	distinct possibility
	Highly probable (HP)	4	most likely
	Definite (D)	5	impact will occur regardless of any prevention measures
Significance (S)	Determined through a synthesis of the characteristics described above: **S = (E+D+M) x P** Significance can be assessed as low, medium or high		
Low: < 30 points:	The impact would not have a direct influence on the decision to develop in the area		
Medium: 30 – 60 points:	The impact could influence the decision to develop in the area unless it is effectively mitigated		
High: > 60 points:	The impact must have an influence on the decision process to develop in the area		
No significance	When no impact will occur or the impact will not affect the environment		
Status	Positive (+)		Negative (-)
The degree to which the impact can be reversed	Completely reversible (R)	90-100%	The impact can be mostly to completely reversed with the implementation of the correct mitigation and rehabilitation measures.
	Partly reversible (PR)	6-89%	The impact can be partly reversed providing that mitigation measures as stipulated in the EMP are implemented and rehabilitation measures are undertaken
	Irreversible (IR)	0-5%	The impact cannot be reversed, regardless of the mitigation or rehabilitation measures taking place
The degree to which the impact may cause irreplaceable loss of resources	Resource will not be lost (R)	1	The resource will not be lost or destroyed provided that mitigation and rehabilitation measures as stipulated in the EMP are implemented
	Resource may be partly destroyed (PR)	2	Partial loss or destruction of the resources will occur even though all management and mitigation measures as stipulated in the EMP are implemented
	Resource cannot be replaced (IR)	3	The resource cannot be replaced no matter which management or mitigation measures are implemented.
The degree to which the impact can be mitigated	Completely mitigatable (CM)	1	The impact can be completely mitigated providing that all management and mitigation measures as stipulated in the EMP are implemented
	Partly mitigatable (PM)	2	The impact cannot be completely mitigated even though all management and mitigation measures as stipulated in the EMP are implemented. Implementation of these measures will provide a measure of mitigatibility
	Un-mitigatable (UM)	3	The impact cannot be mitigated no matter which management or mitigation measures are implemented.

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.

Preferred and only alternative	**CONSTRUCTION PHASE** • Increase in stormwater runoff (medium negative impact before mitigation and low negative impact after mitigation) • Groundwater pollution (medium negative impact before mitigation and low negative impact after mitigation) • Noise due to construction machinery (low negative impact before mitigation and low negative impact after mitigation) • Visual impact of construction of proposed development (medium negative impact before mitigation and low negative impact after mitigation) • Traffic impact of construction of proposed development (Low negative impact before mitigation and low negative impact after mitigation). Existing

	access roads will be used during construction. Vehicle traffic will be low and insignificant and not impact on traffic. **OPERATIONAL PHASE** • Increase in stormwater runoff (medium negative impact before mitigation and low negative impact with mitigation measures); • Groundwater pollution (high negative impact before mitigation and low negative impact after mitigation) • Visual impact of development of proposed development (very low negative impact before mitigation and very low negative impact after mitigation). Residential urban development inside urban area surrounded by urban infrastructure • Traffic impact of development of proposed development (Low negative impact before mitigation and low negative impact after mitigation). Existing access roads will be used. Vehicle traffic will be low and insignificant and not impact on traffic. • Socio-Economic of development of proposed development (High positive impact. In terms of the Growth Potential Town Study, ST Helena Bay has been identified to have a very high housing need. **DECOMMISSIONING AND CLOSURE PHASE** • The decommissioning of the facility is not anticipated in the near future. Impacts during this phase will however be similar to that of the construction phase. Mitigation and management measures will be related to the technology of the day and needs to be discussed at such time as decommissioning will occur. All structures must be removed and the area rehabilitated to the state as before construction had commenced (dependent upon the end land use agreement). Waste, where possible must be recycled. All concrete introduced must be removed off site to a licensed waste facility.
No-go/ No development Alternative:	The No-Go option will result in the site remaining as it is and not be develop.
Refer to Appendix J for detailed impact assessment tables	

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.

TRAFFIC IMPACT STATEMENT

A Traffic Impact Statement (TIS) was done by Sturgeon Consulting. The TIS recommendations are summarised below.

a) This TIS is in support of the application for the proposed development on Portion 4 of Farm 6 in St Helena Bay, Western Cape.

b) The proposed development will consist of 214 IRDP residential units (now 185 units), a crèche (±50 learners) and a church (±200 seats).

c) Main Street (MR533) in the vicinity of the site is currently being upgraded, due to be completed early December 2024.

d) A Stop/Go was in place at the Main Street (MR533) / Concorde Drive (OP7664) intersection during the site visit and traffic counts.

e) The capacity analyses of the existing 2024 traffic operations indicated that both of the study intersections are currently operating at acceptable levels of service (LOS) with minimal average delays during both peak hours.

f) The proposed development has the potential to generate 76 new trips during the AM peak hour (22 in, 54 out) and 74 new trips during the PM peak hour (50 in, 24 out).

g) The proposed development will be accessed via two locations.

h) The proposed main access will be located along Concorde Drive (OP7664) approximately 85m east of the Concorde Drive (OP7664) / Concorde Drive (north-south) intersection and approximately 190 southwest of the Concorde Drive (OP7664) / Star Crescent intersection.

i) Star Crescent, located approximately 80m southwest of the Main Street (MR533) / Concorde Drive (OP7664) intersection, will be utilised as a secondary access for the proposed development via Smartie Town.
j) The proposed main access will have a two-lane cross-section with one lane per direction.
k) The proposed main access will be stop-controlled on the development side.
l) Star Crescent, the secondary access, has a two-lane cross-section with one lane per direction and is stop-controlled on the Smartie Town side.
m) The proposed main access will have sufficient access spacing available along Concorde Drive (OP7664) in both directions.
n) No dedicated right- or left turn lanes are warranted at the Main Street (MR533) / Concorde Drive (OP7664) intersection, the Concorde Drive (OP7664) / Star Crescent intersection or the Concorde Drive (OP7664) / Proposed Main Access intersection.
o) No upgrades are necessary at any of the intersections.
p) Sufficient SSD is available at the proposed main access along Concorde Drive (OP7664) in both directions.
q) The capacity analyses of the total 2024 traffic operations indicated that both study intersections and the Concorde Drive (OP7664) / Proposed Main Access intersection is expected to operate at acceptable levels of service (LOS) with minimal average delays during both peak hours.
r) Parking should be addressed at the detailed SDP stage and satisfy the relevant parking requirements contained in the *Saldanha Bay Municipality Integrated Zoning Scheme By-Law, March 2020*.
s) No sidewalks are present along Main Street (MR533) / Concorde Drive (OP7664) in the vicinity.
t) Low volumes of pedestrians were observed walking in the gravel shoulders of the roads.
u) Public transport shelters were observed along Main Street (MR533) in the site vicinity.
v) Minibus taxis were observed operating along Main Street (MR533) and OP7664.
w) No additional non-motorised – or public transport facilities are proposed in the vicinity of the site.
x) A public transport stop/embayment will be constructed along Main Street (MR533), approximately 300m southeast of the Main Street (MR533) / Concorde Drive (OP7664) intersection, as part of the planned upgrading with Ero Engineers
y) The detailed design of the proposed main access on OP7664 is approved by the responsible Road Authority.

Terrestrial Biodiversity
The Project Area Of Influence (PAOI) mapped for this area in the screen toll report was mapped very high. The assess Site Ecological importance is very low, which is confirmed by the fact that the area was not mapped CBA or ESA, except for the small incorrectly mapped area. As can be noted from the photograph and historical images, the area was heavily impacted in the past and the vegetation structures compromised in such an extent that the vegetation recorded during the site survey consists of pioneer plants such as *Aizoon paniculatum, Oncosiphon suffruticosum, Bromus pectinatus, Lycium tetrandrum, Lycium ferocissimum, Trachyandra divaricate, Eriocephalus racemosus, Leysera gnaphalodes, Carpobrotus quadrifidus, Osteospermum incanum subsp. incanum*, *Lapeirousia anceps, Ruschia macowanii* (definitely not *Ruschia langebaanensis* determined from the time of flowering. *Ruschia langebaanensis* flowers from May to July and *Ruschia macowanii* from September to November), *Hermannia scabra, Hermannia humifusa, Euphorbia burmannii, Senecio sarcoides, Felicia tenella, Dimorphoheca pluvialis,* and *Drosanthemum floribundum*.

The information gathered from the site sensitivity verification does differs from the Environmental Screen report classification of very-high sensitivity. The development of the site would have a Low Negative impact with no mitigations required. The proposed development is therefore supported from a terrestrial biodiversity perspective.

Animal Species
The Department of Environmental Affairs screening report from the national web based environmental screening tool reported a "low sensitivity for one animal species. High sensitive areas were mapped on northern and western edges of the development (*Circus maurus*). The site sensitivity verification and specialist assessment does not differ from the designation of "low" animal species as identified in the national web based environmental screening tool. After the site sensitivity and verification, no species of Conservation Concern or the specie listed in the Environmental Screen report were not recorded or are likely to be impacted on site. The development of the whole area would have a Low Negative impact on animal species. This report presents the findings of the Animal Species Impact Assessment

that was prepared by Nicolaas Hanekom as part of the application process in terms of the proposed development.

Plant Species

The PAOI mapped for this area in the screen toll report was very low and medium. The assess Site Ecological importance is very low, which is confirmed by the fact that the area was not mapped CBA or ESA, except for the small incorrectly mapped area mapped as medium in screen tool report. As can be noted from the photograph and historical images, the area was heavily impacted in the past and the vegetation structures compromised in such an extent that the vegetation recorded during the site survey consists mostly of pioneer plants such as *Aizoon paniculatum, Oncosiphon suffruticosum, Bromus pectinatus, Lycium tetrandrum, Lycium ferocissimum, Trachyandra divaricate, Eriocephalus racemosus, Leysera gnaphalodes, Carpobrotus quadrifidus, Osteospermum incanum subsp. incanum*, *Lapeirousia anceps, Ruschia macowanii* (definitely not *Ruschia langebaanensis* determined from the time of flowering. *Ruschia langebaanensis* flowers from May to July and *Ruschia macowanii* from September to November), *Hermannia scabra, Hermannia humifusa, Euphorbia burmannii, Senecio sarcoides, Felicia tenella, Dimorphoheca pluvialis,* and *Drosanthemum floribundum*.

The information gathered from the site sensitivity verification does differs from the Environmental Screen report classification of medium sensitivity applicable to the mapped CBA only. The rest of the site was correctly mapped as low sensitivity in the screen tool report. The development of the site would have a Low Negative impact with no mitigations required.

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

None other than the ones already included in the EMPr

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

None. All will be implemented.

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

Only possible impact on surrounding communities is dust and noise during construction. No further impacts will occur.

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

It is not expected that the proposed development will contribute to climate change. Development of housing next to and inland of an urban area.

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

Not applicable.

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

All specialists recommendations have been included in the EMPr requirements.

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

The key mitigation measures recommended should be impact avoidance. Where adverse impacts cannot reasonably be avoided, the activities should be managed through the effective implementation of the EMP with a strong emphasis on post-construction rehabilitation where required.

In order to determine the best practicable environmental option for the development proposal the site was assessed by the EAP and all potential environmental constraints were identified to avoid negative impacts. Impacts identified that could not be avoided have been mitigated and managed as per the EMPr requirements.

As such the mitigation hierarchy has been effectively applied to this development proposal resulting in the best practicable environmental option (preferred alternative) presented for consideration by the competent authority.

SECTION J: GENERAL

1. Environmental Impact Statement

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

CONSTRUCTION PHASE

- Increase in stormwater runoff (medium negative impact before mitigation and low negative impact after mitigation)
- Groundwater pollution (medium negative impact before mitigation and low negative impact after mitigation)
- Noise due to construction machinery (low negative impact before mitigation and low negative impact after mitigation)
- Visual impact of construction of proposed development (medium negative impact before mitigation and low negative impact after mitigation)
- Traffic impact of construction of proposed development (Low negative impact before mitigation and low negative impact after mitigation). Existing access roads will be used during construction. Vehicle traffic will be low and insignificant and not impact on traffic.

OPERATIONAL PHASE

- Increase in stormwater runoff (medium negative impact before mitigation and low negative impact with mitigation measures);
- Groundwater pollution (high negative impact before mitigation and low negative impact after mitigation)
- Visual impact of development of proposed development (very low negative impact before mitigation and very low negative impact after mitigation). Residential urban development inside urban area surrounded by urban infrastructure
- Traffic impact of development of proposed development (Low negative impact before mitigation and low negative impact after mitigation). Existing access roads will be used. Vehicle traffic will be low and insignificant and not impact on traffic.
- Socio-Economic of development of proposed development (High positive impact. In terms of the Growth Potential Town Study, ST Helena Bay has been identified to have a very high housing need.

DECOMMISSIONING AND CLOSURE PHASE

- The decommissioning of the facility is not anticipated in the near future. Impacts during this phase will however be similar to that of the construction phase. Mitigation and management measures will be related to the technology of the day and needs to be discussed at such time as decommissioning will occur. All structures must be removed and the area rehabilitated to the state as before construction had commenced (dependent upon the end land use agreement). Waste, where possible must be recycled. All concrete introduced must be removed off site to a licensed waste facility.

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 B
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.
Refer to Section H4 for a summary of the potential impact findings.	

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

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

CONSTRUCTION PHASE

- Increase in stormwater runoff (medium negative impact before mitigation and low negative impact after mitigation)
- Groundwater pollution (medium negative impact before mitigation and low negative impact after mitigation)

- Noise due to construction machinery (low negative impact before mitigation and low negative impact after mitigation)
- Visual impact of construction of proposed development (medium negative impact before mitigation and low negative impact after mitigation)
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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.
Impact mitigation measures as per the EMPr must be fully complied with.	
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 authorized. The location of the proposed activity is site specific. No approving the development will result in no housing development which will result in shortage of housing oppertunities.	
2.4.	Provide a description of any assumptions, uncertainties and gaps in knowledge that relate to the assessment and mitigation measures proposed.
	EAP is only knowledgeable with regards to the potential environmental and ecosystems aspects. In undertaking the investigation and compiling this report, the following has been assumed: • The information provided by the client is accurate and unbiased; • The scope of this investigation is to assess the direct and cumulative environmental impacts associated with the development; and • Should the proposed project be authorised, the applicant will incorporate the recommendations and mitigation measures outlined in this BAR, the EMP and the EA into the detailed design and construction contract specifications and operational management system for the proposed project.
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.

i.	the period within which commencement must occur;	Within 5 years of obtaining Environmental Authorisation
ii.	the period for which the environmental authorisation is granted and the date on which the development proposal will have been concluded, where the environmental authorisation does not include operational aspects;	Within 10 years of obtaining Environmental Authorisation

iii.	the period for which the portion of the environmental authorisation that deals with non-operational aspects is granted; and	Not applicable
iv.	the period for which the portion of the environmental authorisation that deals with operational aspects is granted.	Not applicable.

3. Water

Since the Western Cape is a water scarce area explain what measures will be implemented to avoid the use of potable water during the development and operational phase and what measures will be implemented to reduce your water demand, save water and measures to reuse or recycle water.
Water saving measures taken during operations: • Water pipes have water savers on with manual shutoff valves/taps • Handbasins/urinals have pushbutton taps • Cleaning is done with dry methods as much as possible before using water Water meter readings are taken to monitor usage and make adjustments or repair faults if needed.

4. Waste

Explain what measures have been taken to reduce, reuse or recycle waste.
All waste generated will be collected by municipality in terms of waste management collection and services.

5. Energy Efficiency

8.1.	Explain what design measures have been taken to ensure that the development proposal will be energy efficient.
The following energy saving measures are implemented: LED lights will be installed were possible in terms of health and safety requirements.	

SECTION K: DECLARATIONS

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.

S. Vogt — 14/7/25

Signature of the Applicant: Date:

Saldanha Bay Municipality

Name of company (if applicable):

DECLARATION OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER ("EAP")

I **Nicolaas Willem Hanekom**, EAP Registration number **2020/1146** 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;

2/7/2025

Signature of the EAP: Date:

Enviro-EAP (Pty) Ltd

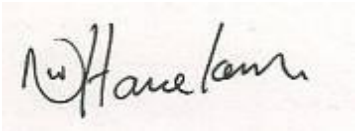
Name of company (if applicable):

DECLARATION OF THE SPECIALIST

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

I **Nicolaas Willem Hanekom**, 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
- 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.



Nicolaas Hanekom
Pri.Sci.Nat (Ecology) 004415 **5 July 2025**

Signature of the ~~EAP~~/ Specialist: Date:

Enviro-EAP (Pty) Ltd

Name of company (if applicable):