



**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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(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)

SWARTLAND MUNICIPALITY THE PROPOSED SECOND PHASE OF THE DARLING HOUSING DEVELOPMENT, DARLING, WESTERN CAPE PROVINCE DEA&DP REFERENCE NUMBER: 16/3/3/1/F5/5/2024/26 DATED AUGUST 2026 Darling Housing phase 2 on remainder of erf 551 will consists of 315 Residential Zone 2 erven (Single); 72 Residential Zone 2 erven (Walkup); 1 Community Zone 1 (crèche) erf; 1 Community Zone 2 (church) erf; 1 Community Zone 1 (School) erf; 2 Open Space Zone 1 erven; 2 Authority Zone erf; Transport Zone 2 erf with a Total Development area of approximately 12.1905ha. The stormwater infrastructure installed next to the road will be longer than 1km in length with a peak throughput of 120 litres per second or more and discharged into the existing stormwater infrastructure to the west and south. The development infrastructure will be bigger than 100 square metres within 32m (15m buffer between development and wetland edge) from the wetland. The internal road infrastructure is wider than 8m and longer than 1km in length. The development will result in the clearing of more than 300 square meters of critically endangered Swartland Granite Renosterveld.

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

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

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

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

DEADPEIAAdmin@westerncape.gov.za

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"):

	○ Ridges; ○ Cultural and historical features/landscapes; ○ Areas with indigenous vegetation (even if degraded or infested with alien species). ● Whenever the slope of the site exceeds 1:10, a contour map of the site must be submitted. ● North arrow A map/site plan must also be provided at an appropriate scale, which superimposes the proposed development and its associated structures and infrastructure on the environmental sensitivities of the preferred and alternative sites indicating any areas that should be avoided, including buffer areas.
Site photographs	Colour photographs of the site that shows the overall condition of the site and its surroundings (taken on the site and taken from outside the site) with a description of each photograph. The vantage points from which the photographs were taken must be indicated on the site plan, or locality plan as applicable. If available, please also provide a recent aerial photograph. Photographs must be attached to this BAR as Appendix C. The aerial photograph(s) should be supplemented with additional photographs of relevant features on the site. Date of photographs must be included. Please note that the above requirements must be duplicated for all alternative sites.
Biodiversity Overlay Map:	A map of the relevant biodiversity information and conditions must be provided as an overlay map on the property/site plan. The Map must be attached to this BAR as Appendix D.
Linear activities or development and multiple properties	GPS co-ordinates must be provided in degrees, minutes and seconds using the Hartebeeshoek 94 WGS84 co-ordinate system. Where numerous properties/sites are involved (linear activities) you must attach a list of the Farm Name(s)/Portion(s)/Erf number(s) to this BAR as an Appendix. For linear activities that are longer than 500m, please provide a map with the co-ordinates taken every 100m along the route to this BAR as Appendix A3.

ACRONYMS

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

ATTACHMENTS

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

The following checklist of attachments must be completed.

APPENDIX			✓ (Tick) or x (cross)
Appendix A:	Maps		
	Appendix A1:	Locality 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;	✓
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	✓
	Appendix E2:	Copy of comment from Cape Nature	Comments was included in the Appendix F Comments and Response report.
	Appendix E3:	Final Comment from the DWS	Comments was included in the Appendix F Comments and Response report.
	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	Comments will be included in the Appendix F Comments and Response report.
	Appendix E7:	Comment from WCG: DoA	Comments will be included in the Appendix F Comments and Response report.
	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.
	Appendix E11:	Comment from DEA&DP: Waste Management	Comments will be included in the Appendix F Comments and Response report.
	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.
	Appendix E16:	Confirmation of all services (water, electricity, sewage, solid waste management)	✓

	Appendix E17:	Comment from the District Municipality	Comments will be included in the Appendix F Comments and Response report.
	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	Rezoning motivation report & Services Report		✓

SECTION A: ADMINISTRATIVE DETAILS

Highlight the Departmental Region in which the intended application will fall	CAPE TOWN OFFICE: REGION 1		GEORGE OFFICE: REGION 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: Name of contact person for Applicant/Proponent (if other): Company/ Trading name/State Department/Organ of State:	Swartland Local Municipality		
	Municipal Manager		
	Swartland Local Municipality		

Company Registration Number:		
Postal address:	Private Bag X52	
	Malmesbury	Postal code: 7299
Telephone:	+27(0) 22 487 9400	Cell: NA
E-mail:	swartlandmun@swartland.org.za	Fax: NA
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:	nicolaas@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	Same as proponent above	
Name of landowner:		
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 landowner above	
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	Swartland Municipality	
Municipality in whose area of jurisdiction the proposed activity will fall:		
Contact person:	Municipal Manager	
Postal address:	Private Bag X52	
	Malmesbury	Postal code: 7299
Telephone:	+27(0) 22 487 9400	Cell: NA
E-mail:	swartlandmun@swartland.org.za	Fax: NA

SECTION B: CONFIRMATION OF SPECIFIC PROJECT DETAILS AS INCLUDED 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.				
Greenfield – Although an erf, it is outside the urban area as defined by the NEMA EIA regulations.					
3.	For Linear activities or developments				
3.1.	Provide the Farm(s)/Farm Portion(s)/Erf number(s) for all routes:				
NA					
3.2.	Development footprint of the proposed development for all alternatives.				m ²
NA					
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.				

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
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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	DWS confirm that a General Authorization is applicable.
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, 61 of 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

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
SWARTLAND MUNICIPALITY: MUNICIPAL LAND USE PLANNING BY-LAW—2020	Swartland 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 45421 10 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 DFFE Screening tool report.

Published in Government Notice No. 320 GOVERNMENT GAZETTE 431 10 20 MARCH 2020 GAZETTED FOR IMPLEMENTATION: BIODIVERSITY PROTOCOL FOR THE SPECIALIST ASSESSMENT AND MINIMUM REPORT CONTENT REQUIREMENTS FOR ENVIRONMENTAL IMPACTS ON TERRESTRIAL BIODIVERSITY

Terrestrial Biodiversity Assessment required.

Published in Government Notice No. 320 GOVERNMENT GAZETTE 431 10 20 MARCH 2020 GAZETTED FOR IMPLEMENTATION: BIODIVERSITY PROTOCOL FOR THE SPECIALIST ASSESSMENT AND MINIMUM REPORT CONTENT REQUIREMENTS FOR ENVIRONMENTAL IMPACTS ON AQUATIC BIODIVERSITY –

Aquatic Biodiversity Compliance statement required.

Published in Government Notice No. 1150 GOVERNMENT GAZETTE 43855 30 OCTOBER 2020 GAZETTED FOR IMPLEMENTATION: PLANT SPECIES PROTOCOL FOR THE SPECIALIST ASSESSMENT AND MINIMUM REPORT CONTENT REQUIREMENTS FOR ENVIRONMENTAL IMPACTS ON PLANT SPECIES –

Plant Species Compliance statement required.

Published in Government Notice No. 1150 GOVERNMENT GAZETTE 43855 30 OCTOBER 2020 GAZETTED FOR IMPLEMENTATION: ANIMAL SPECIES PROTOCOL FOR THE SPECIALIST ASSESSMENT AND MINIMUM REPORT CONTENT REQUIREMENTS FOR ENVIRONMENTAL IMPACTS ON ANIMAL SPECIES –**Animal Species Compliance statement required.**

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 WCPSPDF which is realised in the Municipal IDP.

Swartland Municipality Integrated Development Plan

The proposed development complies with the objectives and goals manifested in the Swartland 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 <u>proposed development</u> 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— (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.		The stormwater infrastructure installed next to the road will be longer than 1km in length with a peak throughput of 120 litres per second or more;
Activity 12: The development of— (i) dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 100 square metres; or (ii) infrastructure or structures with a physical footprint of 100 square metres or more; where such development occurs— (a) within a watercourse;		The development infrastructure will be bigger than 100 square metres within 32m from the wetland.

(b) in front of a development setback; or (c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse— excluding— (aa) the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour; (bb) where such development activities are related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies; (cc) activities listed in activity 14 in Listing Notice 2 of 2014 or activity 14 in Listing Notice 3 of 2014, in which case that activity applies; (dd) where such development occurs within an urban area; (ee) where such development occurs within existing roads, road reserves or railway line reserves; or (ff)the development of temporary infrastructure or structures where such infrastructure or structures will be removed within 6 weeks of the commencement of the development and where indigenous vegetation will not be cleared.	
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.	The road infrastructure is wider than 8m and longer than 1km in length.
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 12ha.
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;	Listed. The proposed development outside urban area and bigger than 5ha in size.

excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.		
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.		The road network will be 8m wide and longer than 1000 m.
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. <u>(i) Western Cape</u> (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 Swartland Granite Renosterveld.
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.
	Darling Housing phase 2 on remainder of erf 551 will consists of 315 Residential Zone 2 erven (Single); 72 Residential Zone 2 erven (Walkup); 1 Community Zone 1 (crèche) erf; 1 Community Zone 2 (church) erf; 1 Community Zone 1 (School) erf; 2 Open Space Zone 1 erven; 2 Authority Zone erf; Transport Zone 2 erf with a Total Development area of approximately 12.1905ha. The stormwater infrastructure installed next to the road will be longer than 1km in length with a peak throughput of 120 litres per second or more and discharged into the existing stormwater infrastructure to the west and south. The development infrastructure will be bigger than 100 square metres within 32m (15m buffer between development and wetland edge) from the wetland. The internal road infrastructure is wider than 8m and longer than 1km in length. The development will result in the clearing of more than 300 square meters of critically endangered Swartland Granite Renosterveld.
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.
	Not in line with the existing landuse rights. Rezoning required.
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.
	No such conflict exists.
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 March 2014. The main guiding principle on which the PSDF is based is spatial justice, sustainability and resilience, spatial efficiency, accessibility, quality and liveability. 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 and provide capable public services. 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 at Darling focuses on the integration of different land uses and mixed densities to create integrated sustainable settlements. The design of the development incorporates the use of the natural fall of the land and incorporate service-effective blocks to ensure the sustainable use of service resources.

The following PSDF's key transitions are relevant to the proposed development of Darling:

- 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;
- 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;

The following aims of the PSDF are relevant to the development of the relevant properties in Darling and comply with these policies:

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.

Designing human settlements to accommodate infrastructural smart grids.

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.

Policy S2: Improve provincial, Inter and Intra-regional accessibility:

Develop human settlement patterns that are compact and accessible so that all can access the opportunities of urban environments.

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.

Promote functional integration and mixed use as a key component of achieving improved levels of settlement liveability and counter apartheid spatial patterns and decentralization through densification.

Policy S4: Balance and coordinate the delivery of facilities and social services:

Coordinate and cluster public facilities, services and government offices to increase convenience, accessibility and efficiency.

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.

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.

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.

Increase densities of settlement and dwelling units in new housing projects.

The proposed development on Erf Re/551, Darling, incorporates all said transitions and policies within the layout design, which focus on higher density, efficient societies that are walkable and provide in the needs of the beneficiary group.

4.2	The Integrated Development Plan of the local municipality.
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The Swartland Spatial Development Framework (SDF) of 2023 - 2027 guides all future development in the Swartland Municipal area. The SDF identifies the area in which the area proposed for development is located as Zone E. Zone E is a high-density residential area with supporting social and commercial facilities. Include GAP opportunities along the eastern periphery. Expand the Sport and Recreational node around the swimming pool and include educational component. Create a public recreational node with picnic areas on the eastern periphery around the dam. Allow limited industrial uses on the southeastern periphery of zone. The entire portion of Erf 551, proposed for development, falls inside the Urban Edge of Darling and is earmarked for residential and institutional development.

4.3.	The Spatial Development Framework of the local municipality.
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The Swartland Spatial Development Framework (SDF) of 2023 - 2027 guides all future development in the Swartland Municipal area. The SDF identifies the area in which the area proposed for development is located as Zone E. Zone E is a high-density residential area with supporting social and

commercial facilities. Include GAP opportunities along the eastern periphery. Expand the Sport and Recreational node around the swimming pool and include educational component. Create a public recreational node with picnic areas on the eastern periphery around the dam. Allow limited industrial uses on the southeastern periphery of zone. The entire portion of Erf 551, proposed for development, falls inside the Urban Edge of Darling and is earmarked for residential and institutional development.

4.4. The Environmental Management Framework applicable to the area.

No EMF adopted by the Department for the applicable 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.

Will not be influenced by the development. CBA was incorrectly mapped on the development site and ESA was mapped associated with depression wetland, which is outside the development footprint.

Biodiversity Priority	Proximity to Biodiversity Priority Area	Hectares Lost	Aligned to Land Management Objectives 'LMO'	
CBA1	On site	12ha	YES	NO
CBA2	NA	0	YES	NO
ESA1	NA	0	YES	NO
ESA2	NA	0	YES	NO
Protected Area (PA)	NA	0	YES	NO
Forest	NA	0	YES	NO
River NFEPA including 32m buffer	NA	0	YES	NO
Wetland NFEPA including 32m buffer	15m buffer	0	YES	NO
Strategic water source area	NA	0	YES	NO
Threatened species and Red Data listed species	NA	0	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 were changed in the BAR is the same.

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

Municipal erf on the edge of existing residential area and included in SDF for residential development.

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

All services will be linked to existing services on the border of 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).

Services are available on the edge of the development. Confirmation of bulk services 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.

No separate Appendix K will be included in the report. The need and desirability of the proposed development is included in the rezoning application motivation report appended as Appendix L.

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/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.

All State Departments and Organs of State indicated in the Notice of Intent was consulted.

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

All listed were consulted.

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

None to date

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.

Please refer to Appendix F for detail in comments and response report.

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.		
Source: CapeFarmMapper dated 23 June 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): 7.77 Aquifer Classification Classification: Minor Aquifer Vulnerability Vulnerability: Moderate SWSA Groundwater Name: West Coast Aquifer Criteria: National Area (ha): 458631.92 Aquifer Susceptibility Susceptibility: Medium-high Aquifer Type and Yield Classification: Intergranular and fractured 0.1 - 0.5 l/s Groundwater Recharge Recharge (mm/a): 25.02 Groundwater Quality EC (mS/m): 150 - 370 Source: CapeFarmMapper dated 11 March 2026			

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.		
Nick Steytler of EnviroSwift			
2.3.	Explain how the presence of watercourse(s) and/or wetlands on the property(ies) has influenced your proposed development.		
A depression wetland was mapped and it is protected with an approximately 15m buffer from the proposed 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.		
	Nicolaas Hanekom from EnviroEAP (Pty)Ltd		
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.		
	Swartland Granite Renosterveld was mapped to historically occur on site. This vegetation type Vegetation and Landscape Features consist of moderate foot slopes and undulating plains supporting a mosaic of grasslands/herblands and medium dense, microphyllous shrublands dominated by renosterbos <i>Dicerotheramnus rhinocerotis</i> (Mucina and Rutherford 2006) of which none was recorded on site. Overall, while the study area occurs within a regionally important and threatened ecosystem and is spatially classified as a CBA, the site itself is ecologically compromised and supports pioneer plants and a depauperate faunal assemblage dominated by generalist and disturbance tolerant species. These findings indicate that the ecological sensitivity of the site is driven primarily by its regional conservation context rather than its current on-site biodiversity value, and this distinction is critical for informing impact significance and the application of appropriate mitigation measures. The plant species recorded during the survey are <i>Bromus diandrus</i>, <i>Lupines luteus</i> (pasture crop planted by farmers which is an indication of the historical disturbance of the site), <i>Ehrharta villosa</i> var. <i>maxima</i>, <i>Vicia benghalensis</i>, <i>Cynodon dactylon</i> and <i>Cotula coronopifolia</i>.		
4.4.	Explain how the objectives and management guidelines of the Biodiversity Spatial Plan have been used and how has this influenced your proposed development.		
	The CBA is contested, in which regard it is noted that in certain cases, very small fragments of CBA are often outliers from the process of developing the BSP and can be considered as errors.		
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.		
	Will not be influenced by the development. The CBA is contested, in which regard it is noted that in certain cases, very small fragments of CBA are often outliers from the process of developing the BSP and can be considered as errors.		
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.		
	The proposed second-phase low-cost housing development is situated along the north-eastern boundary of Darling in the Western Cape Province. The development footprint occurs within the Swartland Granite Renosterveld vegetation type, which is classified as Endangered under the 2022 National Red List of Ecosystems. This status reflects extensive historical transformation, with approximately 80% of the original extent irreversibly lost, largely due to agricultural expansion and, to a lesser extent, urban development. As a result, remaining fragments of this ecosystem are of high conservation concern at a regional scale. According to spatial data from the Western Cape BSP, the majority of the proposed development area overlaps with a CBA 1: Terrestrial. CBA 1 areas are formally recognised as essential for meeting biodiversity conservation targets and maintaining ecosystem functioning and ecological infrastructure and are therefore generally expected to remain in a natural or near-natural state. However, despite its formal CBA 1 classification, the ecological condition of the study site is highly degraded. The vegetation structure and species composition are inconsistent with intact Swartland Granite Renosterveld, largely due to repeated fire events that have substantially reduced the fynbos component and resulted in dominance by fire-tolerant grass species. Vegetation diversity across the site is low, and the area is further impacted by significant anthropogenic disturbances, including multiple locations where untreated sewage is discharged directly into the surrounding environment and widespread illegal dumping associated with adjacent informal settlements. Collectively, these pressures have resulted in a transformed landscape that no longer reflects the ecological characteristics or conservation value typically associated with a CBA 1 area. Faunal surveys recorded a total of 36 animal species, of which invertebrates comprised the majority. Invertebrate diversity was low, mainly dominated by ants, with Hymenoptera accounting for the majority of species recorded. Such patterns are characteristic of disturbed environments, as invertebrate communities are sensitive indicators of habitat degradation. Vertebrate diversity was low and strongly dominated by avifauna, with mammals, reptiles, and amphibians each represented by a single species. Similarly, the vertebrate assemblage was dominated by disturbance-tolerant and urban-associated species, particularly seed-eating birds adapted to grass-dominated and peri-urban environments. Ground-dwelling vertebrates were recorded in very low abundance and diversity. Amongst these were one alien and two indigenous species known to tolerate		

anthropogenic disturbance. The faunal composition therefore reflects a simplified and degraded ecosystem with limited ecological complexity. No SCC were recorded during the field assessment. Given the highly disturbed condition of the site, the absence of sensitive, range-restricted, or habitat-specialist species, and the dominance of generalist fauna, the proposed development is not expected to result in significant impacts on animal species at a local or regional scale. While SCC are known to occur within the broader region, their occurrence is more likely in less disturbed areas where remnant patches of intact natural vegetation persist. The limited size, altered ecological condition, and ongoing anthropogenic pressures at the study site reduce its suitability for such species. Based on the findings of the assessment, and considering the existing levels of disturbance, the extent of the proposed development footprint, and the limited potential for additional ecological impact, it is the specialist's opinion that the proposed second-phase low-cost housing development constitutes an acceptable and appropriate land use. No ecological constraints have been identified that would preclude the development from proceeding, provided that all recommended mitigation and environmental management measures are implemented in full.

5. Geographical Aspects

Explain whether any geographical aspects will be affected and how has this influenced the proposed activity or development.
Will not have an effect on the development. Area on a flat area with stormwater discharged into the existing stormwater infrastructure to the west and south.

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.		
	No sensitive heritage resources were mapped. A Heritage Western Cape NID was submitted to HWC. HWC comment that since there is no reason to believe that the proposed development will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.		

7. Historical and Cultural Aspects

Explain whether there are any culturally or historically significant elements as defined in Section 2 of the NHRA that will be affected and how has this influenced the proposed development.
No sensitive heritage resources were mapped. A Heritage Western Cape NID was submitted to HWC. HWC comment that since there is no reason to believe that the proposed development will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.

8. Socio/Economic Aspects

8.1.	Describe the existing social and economic characteristics of the community in the vicinity of the proposed site.
	Current state of Swartland Municipality Socio Characteristics¹ In 2020, Swartland area's economy was valued at R8.983 billion (current prices) and employed 43 200 people. Historical trends between 2016 and 2020 indicates that the municipal economy grew marginally at an average annual growth rate of 0.1 per cent. Although the secondary sector contracted, the primary and tertiary sectors continued to grow at 2.1 and 0.3 per cent respectively. The growth can be attributed to the good growth in the agriculture, forestry & fishing sector (2.1 per cent) as well as relatively strong growth in the finance, insurance, real estate & business services (2.0 per cent) and general government (2.3 per cent) sectors. 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 (6.6 per cent) from the effects of the COVID-19 related restrictions to economic activity in 2020. This growth was driven by recovery growth in a number of sectors, including manufacturing (9.5

¹ <https://www.westerncape.gov.za/provincial-treasury/resource-library/socio-economic-profiles-2022>

per cent) wholesale & retail trade, catering & accommodation (8.1 per cent); finance, insurance, real estate & business services (4.2 per cent); agriculture, forestry and fishing (8.5 per cent) and community, social and personal services (8.2 per cent) sectors. The mining & quarrying (-13.5 per cent) and construction (-3.4 per cent) sectors were the only sectors that experienced further economic decline after the easing of restrictions. Despite the economic recovery experienced in 2021, the economy continued to shed jobs, with an estimated 739 net jobs lost. This was largely driven by job losses in the agriculture, forestry & fishing (-313), wholesale & retail trade, catering & accommodation (-306 jobs) and construction (-108) sectors, reflecting that employment creation is lagging the improved GDP. Only the community, social & personal services (122) and general government (58) sectors were able to create jobs during the year.	
8.2.	Explain the socio-economic value/contribution of the proposed development.
The proposed residential development on the edge of the town and earmarked for residential development in the municipal SDF will ensure provision of much needed housing opportunities as identified by the municipality.	
8.3.	Explain what social initiatives will be implemented by applicant to address the needs of the community and to uplift the area.
Residential erven that will provide in the need of the community.	
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 housing opportunities.	

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.	
Darling Housing phase 2 on remainder of erf 551 will consists of 315 Residential Zone 2 erven (Single); 72 Residential Zone 2 erven (Walkup); 1 Community Zone 1 (crèche) erf; 1 Community Zone 2 (church) erf; 1 Community Zone 1 (School) erf; 2 Open Space Zone 1 erven; 2 Authority Zone erf; Transport Zone 2 erf with a Total Development area of approximately 12.1905ha. The stormwater infrastructure installed next to the road will be longer than 1km in length with a peak throughput of 120 litres per second or more and discharged into the existing stormwater infrastructure to the west and south. The development infrastructure will be bigger than 100 square metres within 32m (15m buffer between development and wetland edge) from the wetland. The internal road infrastructure is wider than 8m and longer than 1km in length. The development will result in the clearing of more than 300 square meters of critically endangered Swartland Granite Renosterveld.	
Provide a description of any other property and site alternatives investigated.	
The bigger erf 551 that belong to Swartland Municipality was investigated for alternative sites, but the were not feasible or reasonable because the site identified link to existing services and was determined by the municipality as the feasible site location. The investigation focus on need and desirability, the number of housing beneficiaries and then the size of the development and bulk services were assessed to determine the appropriate development area on the erf.	
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 utilize the erf as identified for residential development in terms of town planning principles to address beneficiaries listed in terms of human settlements program identified for Darling. After assessing the needs and qualifications criteria, no one qualified for GAP erven and therefore the GAP erven were change due to its need and desirability does not exists. It is however still single residential. Number of even and layout are still the same. Footprint of erven and development still the same. The GAP erven were just change due to its need and desirability does not exists, but is still single residential use.	
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. The housing development layout was designed to link to existing services and to utilize the erf as identified for residential development in terms of town planning principles to address beneficiaries listed in terms of human settlements program identified for Darling. The following was added as proof in the investigation of alternatives. After assessing the needs and qualifications criteria, no one qualified for GAP erven and therefore the GAP erven were change due to its need and	

desirability does not exist. It is however still single residential. Number of erven and layout are still the same. Footprint of erven and development still the same. The GAP erven were just change due to its need and desirability does not exist, but is still single residential use.	
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.	
Darling Housing phase 2 on remainder of erf 551 will consist of 315 Residential Zone 2 erven (Single); 72 Residential Zone 2 erven (Walkup); 1 Community Zone 1 (crèche) erf; 1 Community Zone 2 (church) erf; 1 Community Zone 1 (School) erf; 2 Open Space Zone 1 erven; 2 Authority Zone erf; Transport Zone 2 erf with a Total Development area of approximately 12.1905ha. The stormwater infrastructure installed next to the road will be longer than 1km in length with a peak throughput of 120 litres per second or more and discharged into the existing stormwater infrastructure to the west and south. The development infrastructure will be bigger than 100 square metres within 32m (15m buffer between development and wetland edge) from the wetland. The internal road infrastructure is wider than 8m and longer than 1km in length. The development will result in the clearing of more than 300 square meters of critically endangered Swartland Granite Renosterveld.	
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 utilize the erf as identified for residential development to its full potential in terms of town planning principles.	
Provide a detailed motivation if no activity alternatives exist.	
No activity alternatives were assessed or exist. The application is to develop much needed 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.	
Darling Housing phase 2 on remainder of erf 551 will consist of 315 Residential Zone 2 erven (Single); 72 Residential Zone 2 erven (Walkup); 1 Community Zone 1 (crèche) erf; 1 Community Zone 2 (church) erf; 1 Community Zone 1 (School) erf; 2 Open Space Zone 1 erven; 2 Authority Zone erf; Transport Zone 2 erf with a Total Development area of approximately 12.1905ha. The stormwater infrastructure installed next to the road will be longer than 1km in length with a peak throughput of 120 litres per second or more and discharged into the existing stormwater infrastructure to the west and south. The development infrastructure will be bigger than 100 square metres within 32m (15m buffer between development and wetland edge) from the wetland. The internal road infrastructure is wider than 8m and longer than 1km in length. The development will result in the clearing of more than 300 square meters of critically endangered Swartland Granite Renosterveld.	
Provide a description of any other design or layout alternatives investigated.	
Design and layout alternatives were investigated. After assessing the needs and qualifications criteria, no one qualified for GAP erven and therefore the GAP erven were change due to its need and desirability does not exist. It is however still single residential. Number of erven and layout are still the same. Footprint of erven and development still the same. The GAP erven were just change due to its need and desirability does not exist, but is still single residential use.	
Provide a motivation for the preferred design or layout alternative.	
The housing development layout was designed to link to existing services and to utilize the erf as identified for residential development to its full potential in terms of town planning principles. After assessing the needs and qualifications criteria, no one qualified for GAP erven and therefore the GAP erven were change due to its need and desirability does not exist. It is however still single residential. Number of erven and layout are still the same. Footprint of erven and development still the same. The GAP erven were just change due to its need and desirability does not exist, but is still single residential use.	

Provide a detailed motivation if no design or layout alternatives exist.	
After assessing the needs and qualifications criteria, no one qualified for GAP erven and therefore the GAP erven were change due to its need and desirability does not exists. It is however still single residential. Number of even and layout are still the same. Footprint of erven and development still the same. The GAP erven were just change due to its need and desirability does not exists, but is still single residential use.	
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 crucial and much needed housing will not be provided.	

1.7.	Provide an explanation as to whether any other alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts, or detailed motivation if no reasonable or feasible alternatives exist.
None applicable.	
1.8.	Provide a concluding statement indicating the preferred alternatives, including the preferred location of the activity.
Swartland municipality has identified the need for residential erven to provide in the housing needs. The proposed development will provide much needed services even to the local community.	

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. Especially the south eastern area where the depression wetland must be demarcated and act as a no go area.

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 Affairs' 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:		
	$S = (E+D+M) \times P$ 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 mitigatability
	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 on edge of existing town. • Socio-Economic of development of proposed development (High positive impact. In terms of the identified 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.
Aquatic Biodiversity (Steytler N. 2026. Aquatic Biodiversity Compliance Statement. Proposed development of low cost housing opportunities, Remainder of Erf 551, Darling, Swartland Municipality, Western Cape). Available desktop resources indicate that the site contains no aquatic biodiversity features and map only a depression wetland, indicated as a CBA wetland on the WCBSP (2023), approximately 15m east of the southern portion of the proposed site. Groundtruthing confirmed the presence of the CBA wetland and another depression wetland approximately 120m to the north of the proposed site. The proposed development is therefore confirmed to be within the NWA Regulated Area of these mapped wetlands and accordingly the wetlands need to be groundtruthed to confirm their presence and if present, risks to the wetlands assessed. If after the implementation of practicable mitigation measures, the wetlands are determined to still be at risk then a Water Use Authorisation in terms of the NWA with additional reporting requirements is necessary. While an analysis of topography and in particular the Surface Flow Direction Map (see Figure 12) suggests that while stormwater flows predominantly in a north-east direction (i.e. stormwater run-off from the site, the main conduit for impacts on the wetland system, will not be directly towards the CBA wetland), there is still a quantifiable risk to the wetland thereby necessitating mitigation. Given that this assessment confirms that an aquatic ecosystem, a CBA wetland, occurs within 32m of the site boundary, Activity 12 of LN 1 is potentially triggered. Also, the lack of any aquatic biodiversity within the site supports the Screening Report output which is that the site has a LOW Aquatic Biodiversity sensitivity. In terms of the NWA, provided the recommended mitigation measures summarised below are implemented then the proposed development will not pose any risk to the only aquatic ecosystems at potential risk, the depression wetlands situated approximately 15m to the east of the southern portion of the site and approximately 120 m to the north of the site: • The stormwater management approach must be based on SUDS and the stormwater must be managed both in terms of quantity (i.e. that post-development flows do not exceed pre-development flows) and in terms of quality (i.e. that key nutrients and suspended solids are reduced significant). • Formulate and implement of an Environmental Management Plan (EMP) to manage potential environmental impacts associated with the construction phase. • Ensure that the 15m buffer area between the development edge and the wetland edge is maintained in a vegetated state in perpetuity. • Ensure that the wetland and its 15m buffer area is off-limits to construction vehicles, machinery and workers for the duration of the construction phase. Animal Species (De Villiers FA & Swart C. 2026. Terrestrial animal compliance statements for the proposed second phase of the Darling housing development, Darling, Western Cape Province. Draft Report. Report no. 2337/1 prepared by Anchor Environmental Consultants (Pty) Ltd for CK Rumboll and Partners (Pty) Ltd. 38 pp.+ Appendices; The proposed second-phase low-cost housing development is situated along the north-eastern boundary of Darling in the Western Cape Province. The development footprint occurs within the Swartland Granite Renosterveld vegetation type, which is classified as Endangered under the 2022 National Red List of Ecosystems. This status reflects extensive historical transformation, with approximately 80% of the original extent irreversibly lost, largely due to agricultural expansion and, to a lesser extent, urban development. As a result, remaining fragments of this ecosystem are of high conservation concern at a regional scale. According to spatial data from the Western Cape BSP, the majority of the proposed development area overlaps with a CBA 1: Terrestrial. CBA 1 areas are formally recognised as essential for meeting biodiversity conservation targets and maintaining ecosystem functioning and ecological infrastructure and are therefore generally expected to remain in a natural or near-natural state. However, despite its formal CBA 1 classification, the ecological condition of the study site is highly degraded. The vegetation structure and species composition are inconsistent with intact Swartland Granite Renosterveld, largely due to repeated fire events that have substantially reduced the fynbos component and resulted in dominance by fire-tolerant grass species. Vegetation	

diversity across the site is low, and the area is further impacted by significant anthropogenic disturbances, including multiple locations where untreated sewage is discharged directly into the surrounding environment and widespread illegal dumping associated with adjacent informal settlements. Collectively, these pressures have resulted in a transformed landscape that no longer reflects the ecological characteristics or conservation value typically associated with a CBA 1 area. Faunal surveys recorded a total of 36 animal species, of which invertebrates comprised the majority. Invertebrate diversity was low, mainly dominated by ants, with Hymenoptera accounting for the majority of species recorded. Such patterns are characteristic of disturbed environments, as invertebrate communities are sensitive indicators of habitat degradation. Vertebrate diversity was low and strongly dominated by avifauna, with mammals, reptiles, and amphibians each represented by a single species. Similarly, the vertebrate assemblage was dominated by disturbance-tolerant and urban-associated species, particularly seed-eating birds adapted to grass-dominated and peri-urban environments. Ground-dwelling vertebrates were recorded in very low abundance and diversity. Amongst these were one alien and two indigenous species known to tolerate anthropogenic disturbance. The faunal composition therefore reflects a simplified and degraded ecosystem with limited ecological complexity. No SCC were recorded during the field assessment. Given the highly disturbed condition of the site, the absence of sensitive, range-restricted, or habitat-specialist species, and the dominance of generalist fauna, the proposed development is not expected to result in significant impacts on animal species at a local or regional scale. While SCC are known to occur within the broader region, their occurrence is more likely in less disturbed areas where remnant patches of intact natural vegetation persist. The limited size, altered ecological condition, and ongoing anthropogenic pressures at the study site reduce its suitability for such species. Based on the findings of the assessment, and considering the existing levels of disturbance, the extent of the proposed development footprint, and the limited potential for additional ecological impact, it is the specialist's opinion that the proposed second-phase low-cost housing development constitutes an acceptable and appropriate land use. No ecological constraints have been identified that would preclude the development from proceeding, provided that all recommended mitigation and environmental management measures are implemented in full.

Terrestrial Biodiversity (Hanekom N. 2026. Terrestrial Biodiversity Assessment. Proposed development of low cost housing opportunities, Remainder of Erf 551, Darling, Swartland Municipality, Western Cape).

The sampling and analysis of the site, provides suitable data and results to present an informed decision on the local ecology and terrestrial biodiversity features. The lists of species for the site are based on those observed at the site as well as those likely to occur in the area based on their distribution and habitat preferences. This represents a sufficiently conservative and cautious approach. During the site visits, the different biodiversity features, habitat, vegetation and landscape units present were identified and recorded in the field. Walk-through-surveys were conducted of representative habitats and areas of interest and species observed were recorded. Searches for listed species of conservation concern at the site were conducted, but none were observed which required the recording of their location.

Overall, while the study area occurs within a regionally important and threatened ecosystem and is spatially classified as a CBA, the site itself is ecologically compromised and supports pioneer plants and a depauperate faunal assemblage dominated by generalist and disturbance tolerant species. These findings indicate that the ecological sensitivity of the site is driven primarily by its regional conservation context rather than its current on-site biodiversity value, and this distinction is critical for informing impact significance and the application of appropriate mitigation measures.

No additional survey or further assessment is in the authors view recommended.

The proposed area as per the Site Development Plan will have relatively little terrestrial biodiversity and ecological impact on sensitivity areas and the surrounding terrestrial biodiversity features provided that the development stays within the Site Development Plan area and appropriate mitigation measures included in the impact table above are included in the EMP and adhered to.

Traffic Impact Statement (SKCMasakwizwe Engineers. 2025. Traffic Impact Statement. Proposed development of low cost housing opportunities, Remainder of Erf 551, Darling, Swartland Municipality, Western Cape).

The impact of the traffic generated by this development was assessed in accordance with the Manual

for Traffic Impact Studies, published by the Department of Transport. The study showed that the proposed development will increase the traffic through the Disa Road intersection by 50%. The introduction of an additional access (Okkerneut Street intersection) will relieve the traffic on the Disa Road intersection. The post development traffic volumes on the intersection will be lower than the predevelopment traffic volumes during AM and PM peak hours. The paved sidewalk will be extended along Evita Bezuidenhout Street from the Disa Street intersection to the Okkerneut Street intersection. We are of the opinion that by introducing the above mitigation measures, that the additional traffic generated by the development will have a negligible impact on the future road networking system and should be approved from a traffic and transportation perspective.

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 on edge of existing residential area away from wetland.

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.

The specialist recommendations were included in EMPr.

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 on edge of development
- Socio-Economic of development of proposed development (High positive impact. In terms of the identified 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)
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	Refer to Appendix B. No environmental sensitive areas identified for the development area and all surrounding areas must be demarcated and handled as no go areas.
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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.
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Refer to Section H4 for a summary of the potential impact findings. After assessing the needs and qualifications criteria, no one qualified for GAP erven and therefore the GAP erven were change due to its need and desirability does not exists. It is however still single residential. Number of even and layout are still the same. Footprint of erven and development still the same. The GAP erven were just change due to its need and desirability does not exists, but is still single residential use.

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
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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 on edge of existing residential area.
- Socio-Economic of development of proposed development (High positive impact. In terms of the identified 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.

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 opportunities.

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, Madeleine Pophia Terblanche, ID number 6410020147083, in my personal capacity or duly authorised thereto hereby declare/affirm that all the information submitted or to be submitted as part of this application form is true and correct, and that:

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

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


Signature of the Applicant:

17/03/2026
Date:

o.b.o. SWARTLAND 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;



19/08/2026

Signature of the EAP:

Date:

Enviro-EAP (Pty) Ltd

Name of company (if applicable):